

1160 Sayers Road Regional Football Facility Training Precinct

DEVELOPMENT PLAN REPORT



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Contents

Purpose of development plan	3
Background	4
Context	5
Proposed use	7
Detailed Development Plan	8
Subdivision	15
Functional Layout Plans	16
Bushfire Management Plan	17
Open Space & Landscaping	18
Acoustic Impact & Noise Attenuation	21
Traffic Management Plan	22
Environmentally Sustainable Design	24
Environmental Protection Authority Plan	25
Environmental Management Framework	26
Construction Management Plan	26
Native Vegetation	27
Waste Management	28
Amenity Protection	28
Stormwater & Infrastructure Servicing	29
Appendices	31

Purpose of the Development Plan



Approval of Amendment C254

In February 2021, the Minister for Planning approved Amendment C254 to the Wyndham Planning Scheme to facilitate the Wyndham City Stadium. The Amendment applies a Special Controls Overlay to the land with an Incorporated Document providing a framework guiding the future use and development of the land. The Incorporated Document identifies four precincts: Training/Mixed Use; Stadium; Residential; and Commercial.

Under the Incorporated Document, a two-stage approval process is required. Under the first stage, a Concept Master Plan (and various technical reports) must be approved by the Minister. Under the second stage, precinct Development Plan (and more technical reports) must be approved by Council. The Training/Mixed Use Precinct is identified as one of four precincts in the Incorporated Document.

This Development Plan responds to the training use of the Precinct. The Mixed Use stage will form part of a separate Development Plan.

Ratio prepared the Concept Master Plan which was approved by the Minister for Planning on 19 January 2022.



C254wynd Map of Land subject to the Incorporated Document



Incorporated Documents Requirements

The purpose of the Training Precinct Development Plan is to facilitate the use and development of the land described in the Incorporated Document Clause 3 for the (Wyndham A-League Football Stadium Project (the Project) as the Training/ Mixed Use Precinct on Map 1 for the purposes of training.

Purpose of the Development Plan

Clause 7 of the Incorporated Document requires that before commencing any use or development for a precinct or stage, detailed development plans must be submitted to and approved by the responsible authority. The Development Plan must be generally in accordance with the approved Concept Master Plan.

The Development Plan must include, as appropriate:

- a) The boundaries and dimensions of the site.
- b) A description of the proposed uses, buildings and works, the staging of those uses, buildings or works and indicative timing of delivery.
- c) Plans, elevations and sectional drawings for all development, including pedestrian access, vehicle and bicycle access, loading and other services.
- d) Height of proposed buildings (Australia Height Datum).
- e) Detailed site layout plans including the location of public open space, linkages to adjoining land, on site connections and other building and landscaping links.
- f) The location of landscaped areas, garden areas and recreational facilities.
- g) Details of the utility services associated with the proposed development.
- h) The location and details of all lighting and how it will be designed to avoid or reduce any significant offsite impacts due to the emission of light.
- i) Details of any wayfinding signs, advertising signs or advertisements proposed to be constructed or displayed on the land.
- j) Finished Lot Levels, or Finished Floor Levels if agreed in writing by the responsible authority.
- k) Materials and finishes.

In addition, the Incorporated Document requires the following reports to be submitted with each Development Plan:

- Clause 2 Environmental Protection Authority Plan
- Clause 21 Bushfire Management Plan
- Clause 22 Landscape Management Plan
- Clause 24 Acoustic Impact and Noise Attenuation
- Clause 25 Traffic Management Plan
- Clause 27 ESD Statement
- Clause 31 Environmental Management Framework
- Clause 31 Construction Management Plan
- Clause 33 Native Vegetation
- Clause 34 Waste Management
- Clause 35-46 Stormwater & Infrastructure Servicing
- Clause 51 Amenity Protection

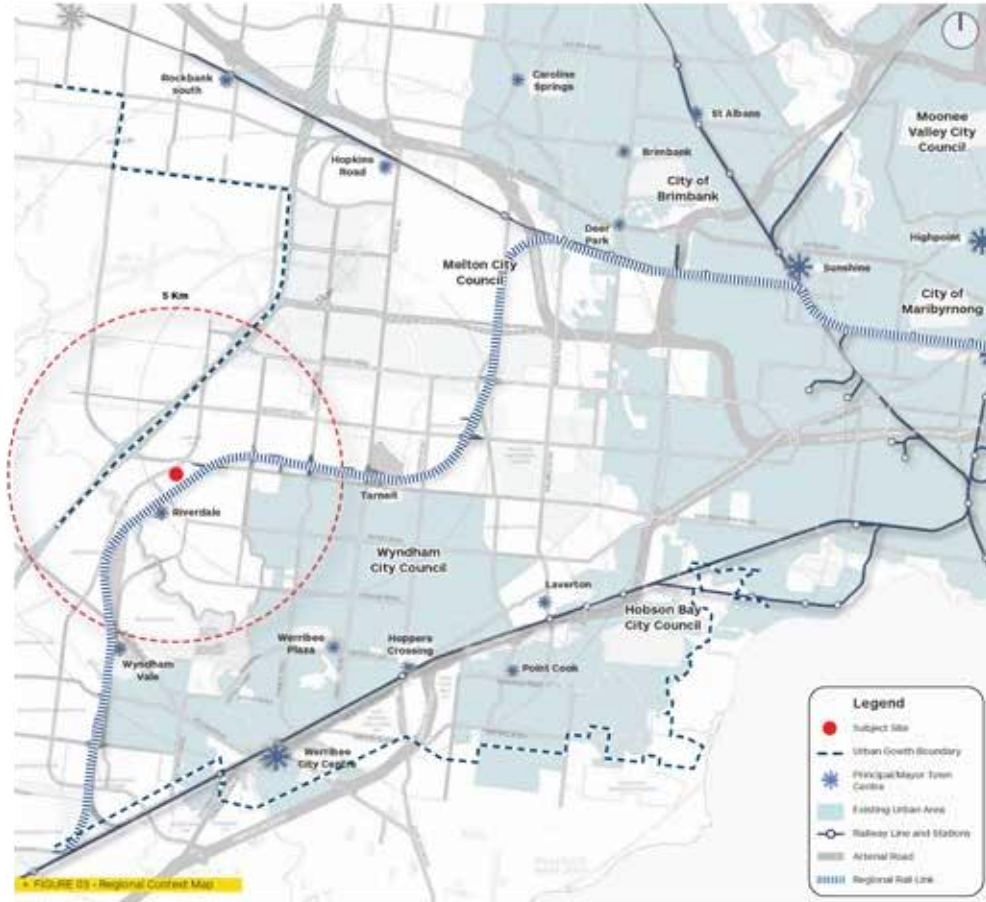
Reports identified in the Incorporated Document but not applicable for this precinct include:

- Clause 11 – Façade Strategy (Stadium)
- Clause 19 – Residential Development
- Clause 26 – Green Travel Plan

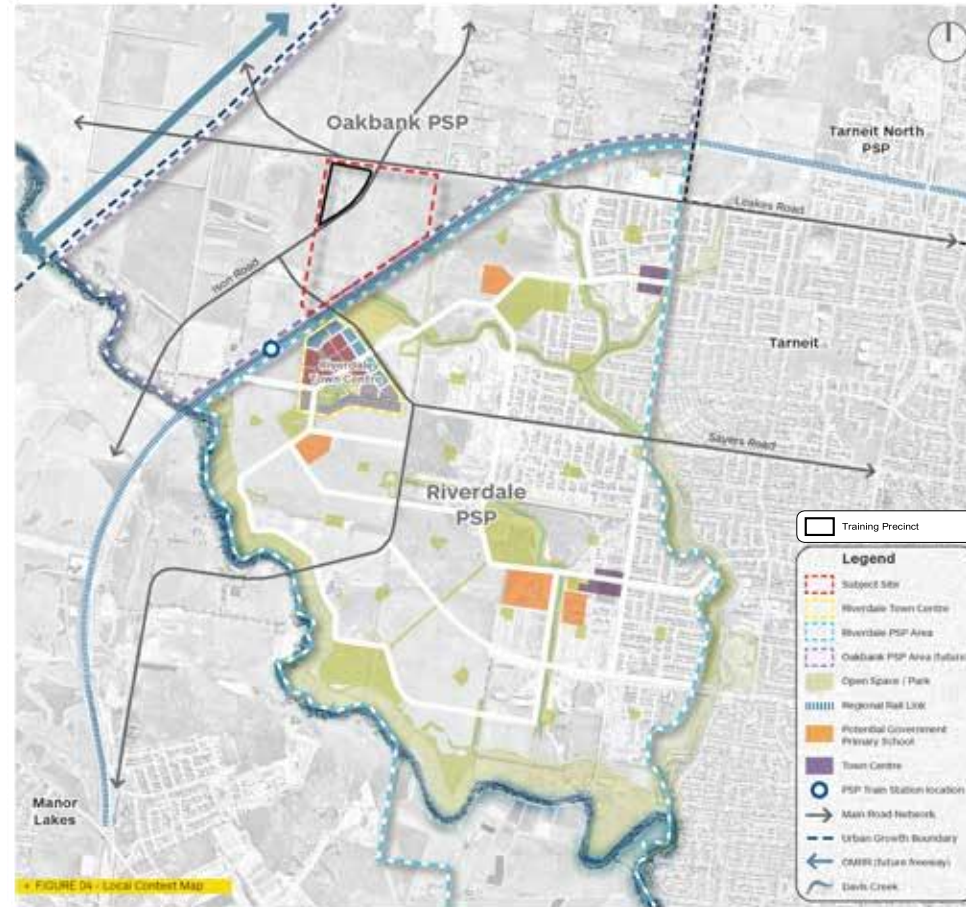


Training Precinct Site Plan with indicative adjacent lots

Context



Ratio Concept Masterplan Report: Regional Context Map



Ratio Concept Masterplan Report: Local Context Map

Site Context

Currently Leakes Road comprises a narrow gravel roadway along the site frontage and is the only road access with recent links to the overpass at the RRL to the east. Leakes Road is proposed to be widened and improved and linked with the planned main road network through the wider area.

The broader precinct development also comprises of the following:

- 15,000 seat stadium, with 4-level facility building plus roof
- Indoor Arena
- FIFA standard pitch – for football use
- Multi-level transit hub and car parking building
- Function, club and operational facilities
- Commercial/mixed-use precinct including retail, hospitality, office, hotel and apartments
- On grade carpark with general lighting and high vehicle access to arena
- Residential precinct that may accommodate up to 700 dwellings in apartments, townhouses and standalone dwellings.

Planning Context

The land is zoned within the Urban Growth Zone (UGZ) as is the land in the surrounding area to the north, east and west. The overall precinct site is a large undeveloped parcel of approximately 62 hectares. It is irregularly shaped, with an existing road frontage to Leakes Road of 783m and a frontage to the unconstructed Sewells Road to the east of 431m. It also has an interface to the RRL of 573m to the south and a western boundary length of 899m. The training precinct is located at the North-West corner of the facility.

Transport

The site also benefits from direct road connections along Leakes Road to the planned Tarneit major town centre (5km east) and the Outer Metropolitan Ring Road (OMRR) freeway alignment (3 km west), providing excellent regional connectivity as the wider area develops. The site is located north of the RRL which currently provides a rail link between Melbourne and Geelong. The Regional Rail Link (RRL) has two existing railway stations in Wyndham and three proposed stations, including at Sayers Road to the south-east of the stadium. The Sayers Road station will be in the future Riverdale Major Town Centre.

Local Context

The training facility in the local context is positioned between Leakes Road to the north and Ison Road that wraps around on the South-east. The site benefits from direct road connections along Leakes Road.

The site and surrounding land are currently undeveloped, but within an area earmarked for urban development as part of the future Oakbank Precinct Structure Plan (PSP). Development is already occurring to the east and along the Leakes Road and Sayers Road spines, and the site will in time integrate into the wider development of Tarneit.

Partial Approval

This Development Plan only applies to the training facilities elements in the precinct. A future Development Plan will be submitted for the remaining parts of the precinct. The training precinct refers to the scope identified in site plan, excluding the multi-use/commercial sites within this lot.

Council Land

The Training Precinct is on land owned by Wyndham City Council (the Council). It is known as 1160 Sayers Road (North), Tarneit.

Agreement between WMG and Council

Council and Western Melbourne Group (WMG), have entered into an agreement whereby Council will construct the pavilion, three pitches and associated works and WMG will make a financial contribution to the capital works. Council will lease the land and facilities to WMG.

Approval of amendment by the Minister and Incorporated Document

The Minister for Planning approved a planning scheme amendment for the site in February 2021. The amendment applies a Special Controls Overlay (SCO) and Incorporated Document into the Wyndham Planning Scheme.

Regional Context

The site is located within Melbourne’s Western Region, approx. 8km north-west of Werribee and approx. 30km west of Melbourne CBD. Positioned in the West Growth Corridor Plan, this region is one of Australia’s fastest growing regions.

As noted in Ratio’s Concept Masterplan Report (2021), the City of Wyndham forms a significant proportion of the Western Region and itself is one of the country’s fastest growing municipalities. Growth in the region and the city will be shaped and facilitated by major strategic transport projects.

PSPs

The site is within the Oakbank area PSP, for which no PSP has yet been prepared. The site is located at the southern edge of the Oakbank PSP area with interface to the RRL to the south and future roads to the north and east. Land to the south of the railway line is in the Riverdale PSP area. A PSP for Riverdale was approved in 2014 with further detailed information outlined in Ratio's Concept Masterplan Report.

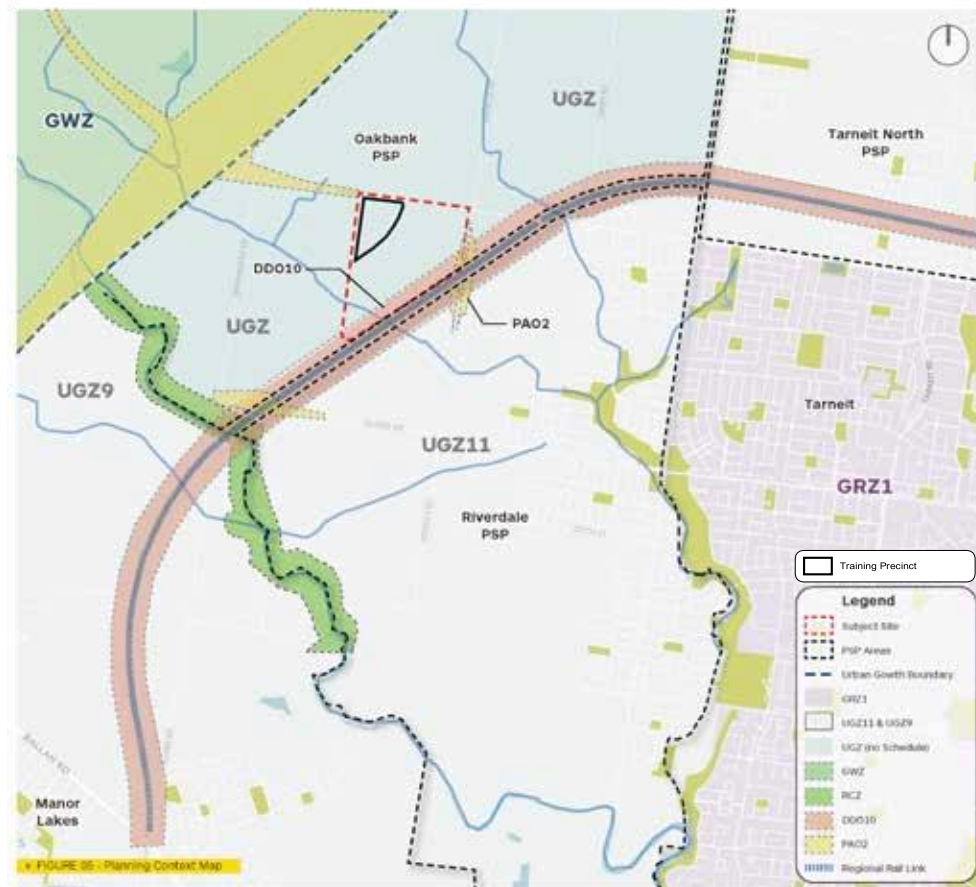
Riverdale PSP

The Riverdale PSP is located to the south-east of the subject site on the opposite side of the RRL. The Riverdale PSP establishes a network of vehicle and active transport connections, open spaces, and a land use framework that a masterplan for the subject site needs to consider and respond to.

A road connection across the railway line is proposed in the form of an extension to Sayers Road which connects with the south-western corner of the site. The proposed Riverdale Major Town Centre (MTC) is located directly across the railway at the south-western corner of the site, with the proposed rail station just to the west.

Riverdale Major Town Centre (MTC)

The Riverdale Major Town Centre (MTC) is located to the south of the RRL. The Riverdale PSP states that the MTC will be a significant activity centre providing employment, retailing, recreational facilities higher density housing. An Urban Design Framework (UDF) is to be prepared for the MTC.



Proposed Use

Training Precinct

The proposed Training Facility will include three fields of play, a pavilion and a community public amenities facility, in addition to ancillary car parking and public gathering and circulation spaces.

The fields of play include a natural turf main Stadium pitch to the east of the proposed pavilion, the primary purpose of which is for elite level training and A-League football matches. It is proposed to include spectator capacity of 5,000, including approximately 1,000 formal seats within a western grandstand forming part of the pavilion and a 2500 seat terraced grandstand to the east of the Stadium pitch. The remaining spectator spaces are provided as a combination of terraced landscaped elements, temporary seating and standing room to the north, east and south of the main Stadium pitch.

A second Training turf pitch to the west of the proposed pavilion will serve as a training pitch for elite and academy level players, and will be available for community use. Both the Stadium and training turf pitches will be occupied by Western United Football Club throughout the year, with a short off-season period between around May and July for elite programs.

The third pitch proposed for the site is to be a Synthetic turf field of play located in the southern end of the site. This high-use pitch will be designated for community use. The community public amenities building is proposed to be located adjacent to this pitch.

The proposed pavilion is described in more detail below.

It is anticipated that the Synthetic community pitch will be used predominantly on weekends for matches and during weekday afternoons and evenings for training. It will also be used intermittently during weekdays for school matches or tournaments.

The Stadium and training turf pitches will be used throughout the week for training, with elite level players attending site during the day, and academy / junior teams training in the afternoon and evening. In accordance with Council policy for active open space facilities and the EPA (Residential noise) Regulations 2018:

- no training can be conducted outside of the following hours;
 - Before 7.00am on weekdays
 - Before 9.00am on weekends
 - After 10.00pm on Sundays to Thursdays inclusive
 - After 11.00pm Fridays and Saturdays
- all lighting of pitches must be turned off by 11.00pm
- all patrons must vacate the facility by 1am. This includes the use of the Function Room in the grandstand.

It is anticipated that up to 28 A-League men's and women's games may be played during the season between October and May, with double headers potentially reducing the number of match days. There is an expected average attendance of around 1,200-1,500 spectators, peaking at 3,000-5,000 for derbies and finals.

Training Pavilion

The proposed pavilion will be a two-level sports pavilion providing training and match day facilities at ground level and administrative and social functions on the upper level.

More specifically, the ground level will include elite and community level change rooms and amenities for players and officials, as well as first aid and medical spaces, a prayer room and baby change / feeding space. It will include gymnasium and recovery spaces for elite level training and competition. Ancillary provision will include public amenities, kiosk and

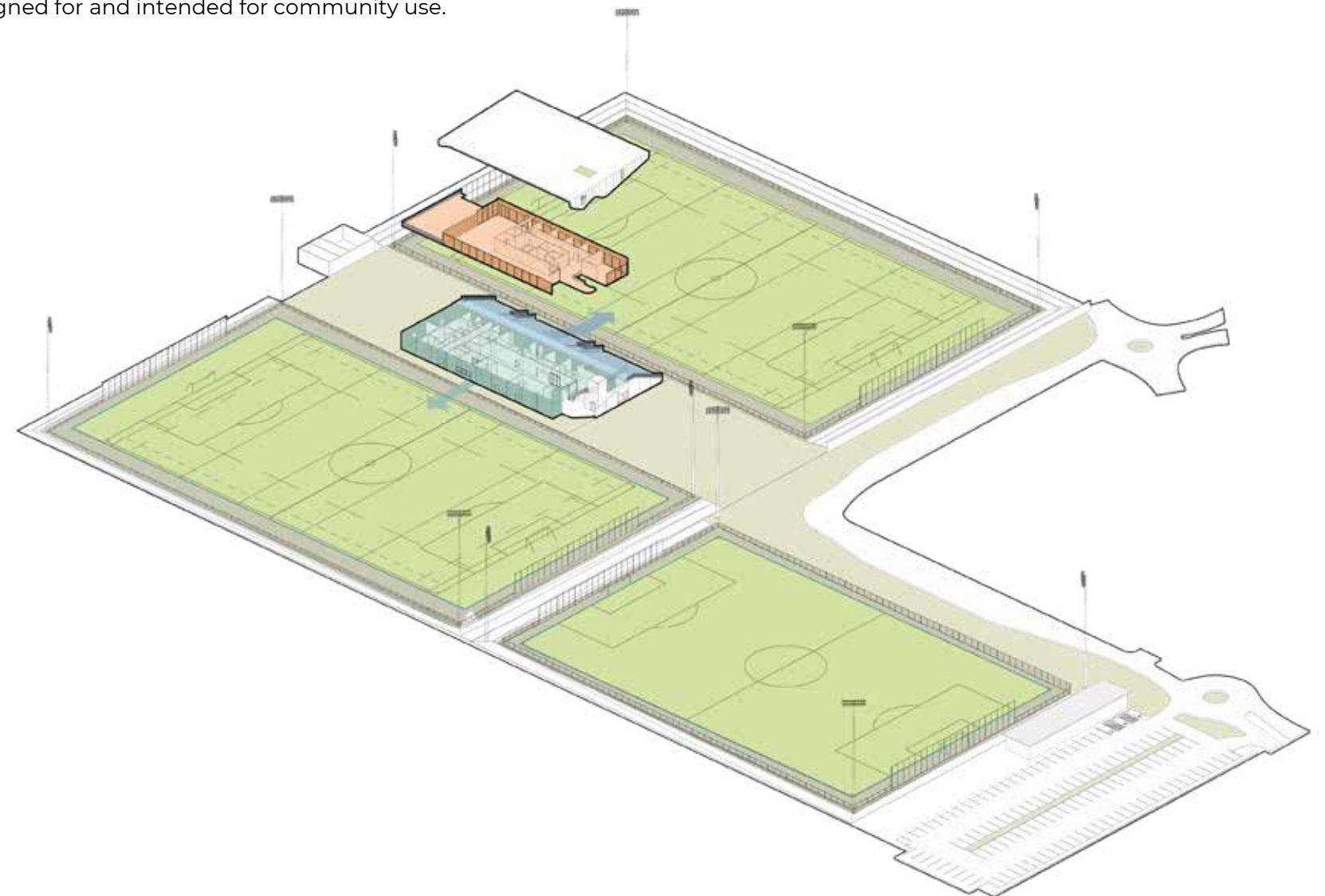
storage spaces. A service compound is proposed to the north of the pavilion, with direct access from Leakes Road.

A formal entry will provide circulation to the upper level. Football Club administration space will be housed on the upper level with access to Coaches Boxes and Media Rooms which will serve as meeting rooms and offices during non-event periods. A function room with associated kitchen and sanitary facilities are also provided, with capacity for future expansion above the ground level floorplate to the north.

Community Use

As noted above, the third (synthetic) pitch is designated for community use. The natural turf training field will also be available from time to time for community use.

The main pavilion includes six team change rooms, two of which are purpose-designed for elite level teams and will be the home of the Western United A-League and W-League teams. The other four change rooms, while located for temporary and intermittent use by elite level teams, are designed for and intended for community use.



Training Precinct exploded isometric: Training pitch and building relationship diagram

Detailed Development Plan

The Detailed Development Plan for the Training Precinct has been developed generally in accordance with the Concept Master Plan under condition 1 (wynd254).

Training Precinct

The proposed training precinct will create a new major sports hub in Melbourne's west comprised of the following:

- 3 no. international level standard playing fields;
 - 1 no. Football/Rugby Field (Stadium Pitch) - reinforced turf
 - 1 no. Football/Rugby Field (Training Pitch) - reinforced turf
 - 1 no. Multi-Purpose Field (Community Pitch) - synthetic turf
- Exterior plazas and pitch seating,
- Fixed spectator seating,
- Function and media spaces,
- High performance sport and operational facilities,
- On grade carpark facilities,
- Pedestrian / open public space,
- Car Parking,
- Groundskeeper Compound,
- Shared Services Building, and
- Amenities Block (community)

Training Pavilion Facility (2-storey)

- WCC/WMG Training Facility,
- High-Performance & Gym Facilities,
- Associated wet change facilities,
- Staff Facilities
- Kiosk/Public WCs,
- Community Change Rooms,
- First Aid room, and
- Future expansion

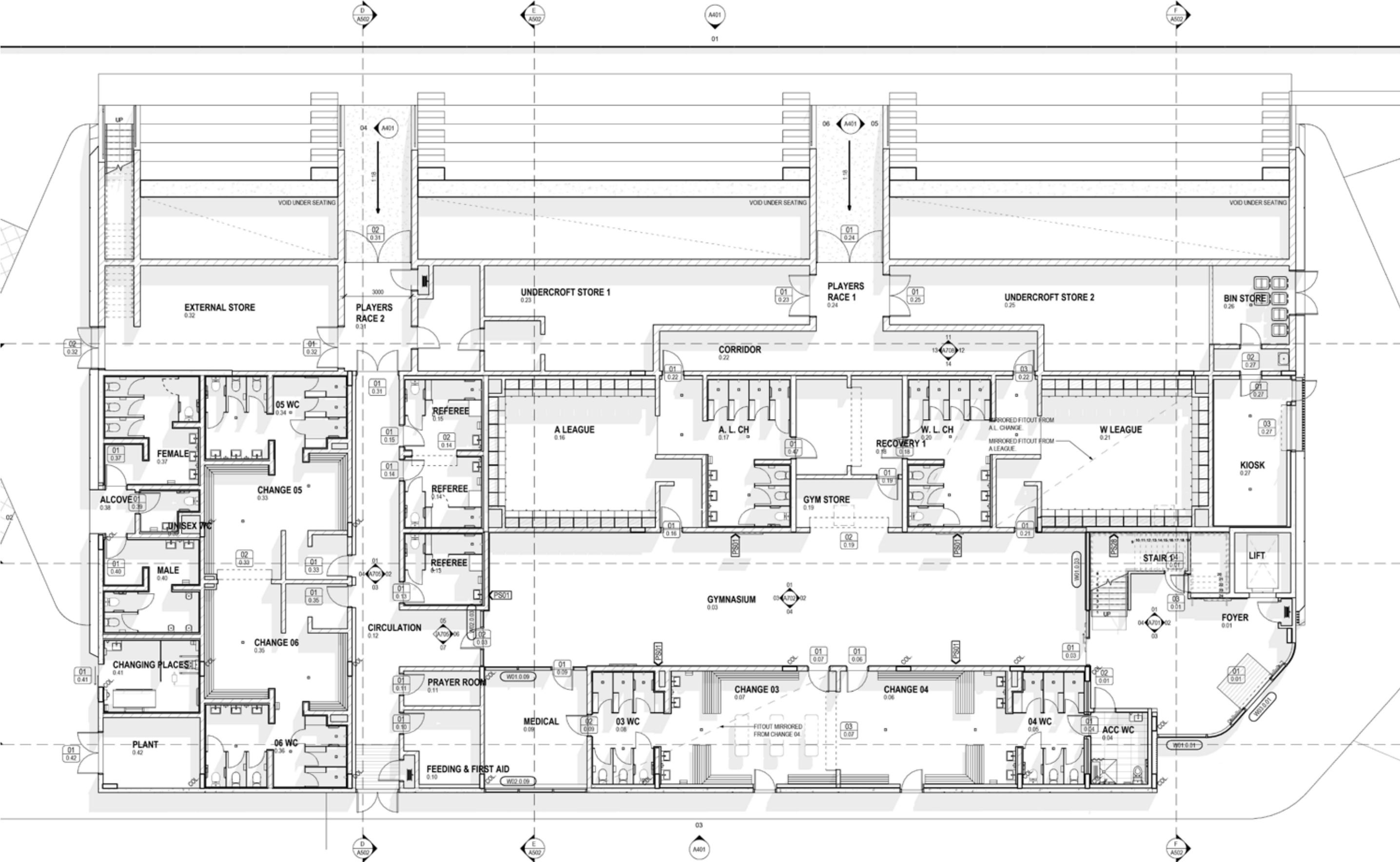
Materiality & Finishes

The design for the training pavilion has considered the impact of the surrounding vast untouched landscape associated with the facility, forming two components integrated into a single building. The form is a grounded mass with a transparent light first floor. The visual bulk and scale are compact and functional with a curved exterior responding to user movement flows.

Pinned between two high-performance grade pitches, the building is neatly placed with the North and South elevations with welcoming entrances. The proposed materiality has a heavy perimeter precast concrete that unifies the ground plane allowing the landscape to blend into the entrances. Accents of aluminium batten screening to the glazed fronts and a lightweight roof construction that folds vertically with a panelised cladding system to aid with breaking up the larger functional mass. Metal paneling clads these larger forms with opportunity to add tonal and textural variation, to further reduce their visual impact. The integration of Bunurong Boon Wurrung indigenous and the connection to their geography will be worked through with local representatives to fold into the landscape feature design.

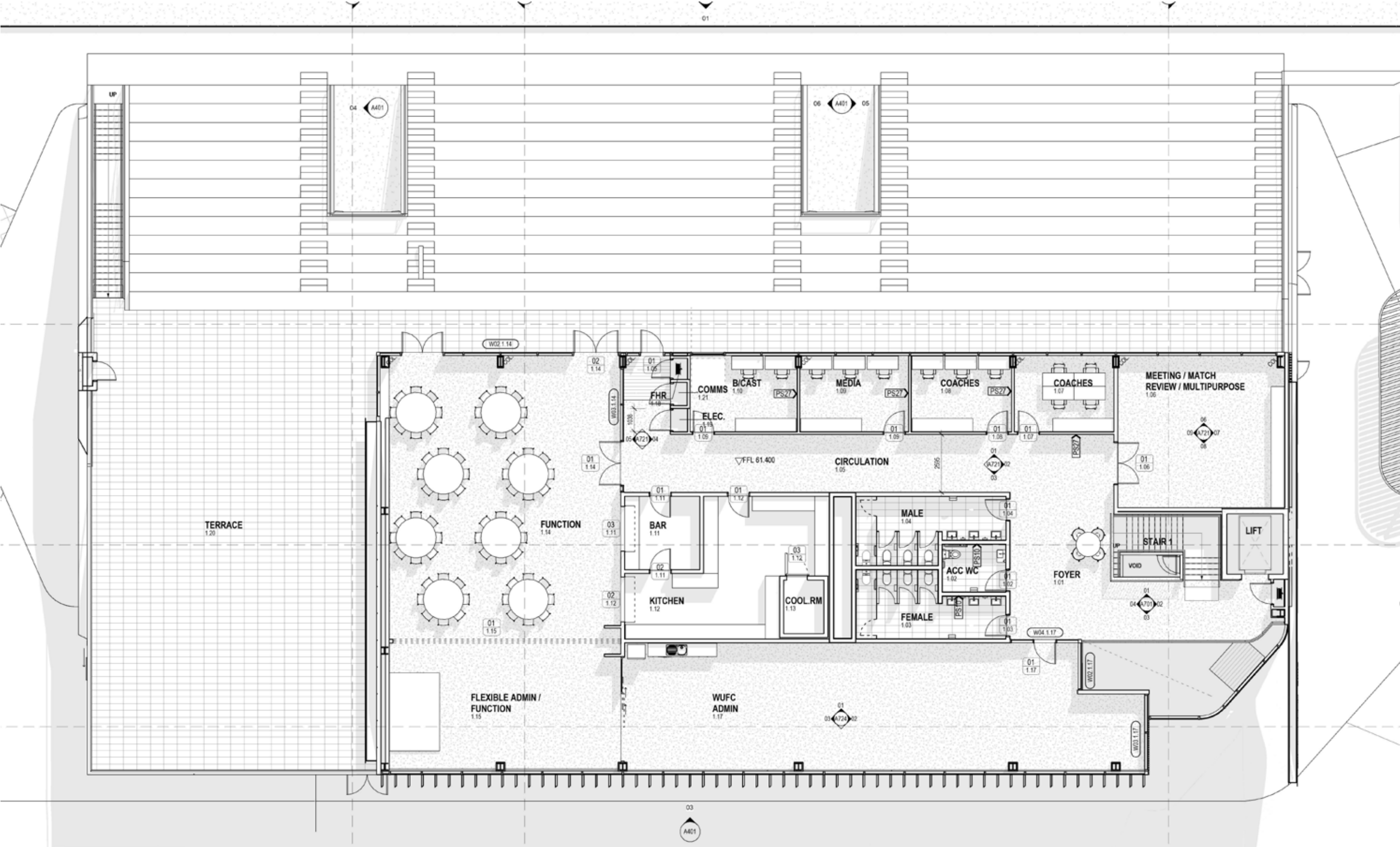


Detailed Development Plan



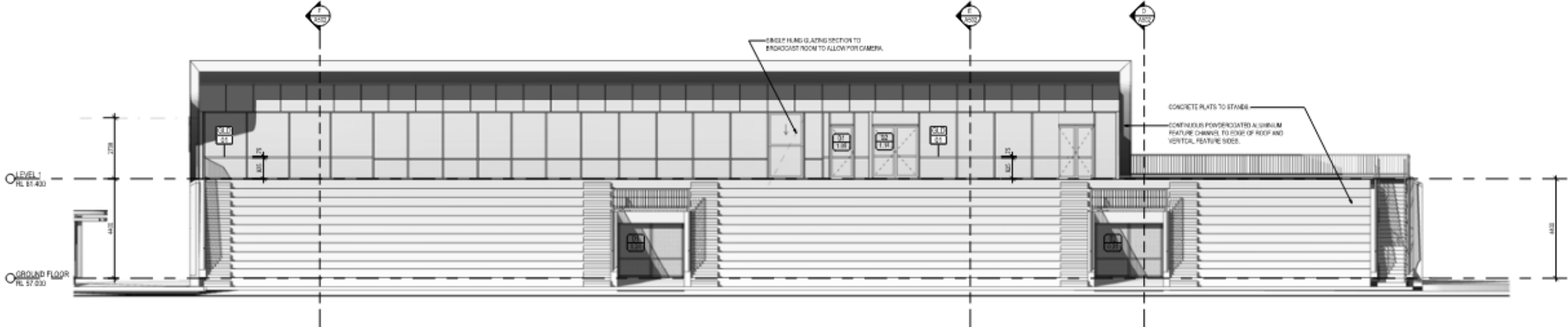
Ground Floor Plan (High-performance Zone) @ 1:200

Detailed Development Plan

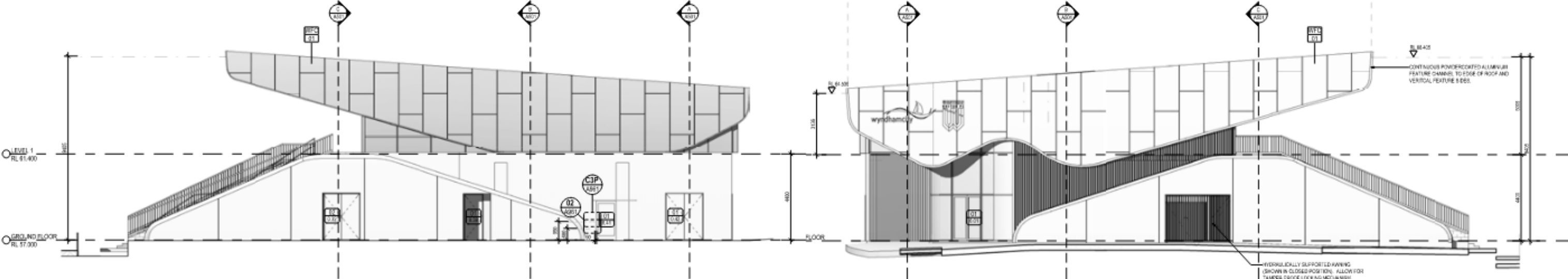


First Floor Plan (Administration & Events) @ 1:200

Detailed Development Plan

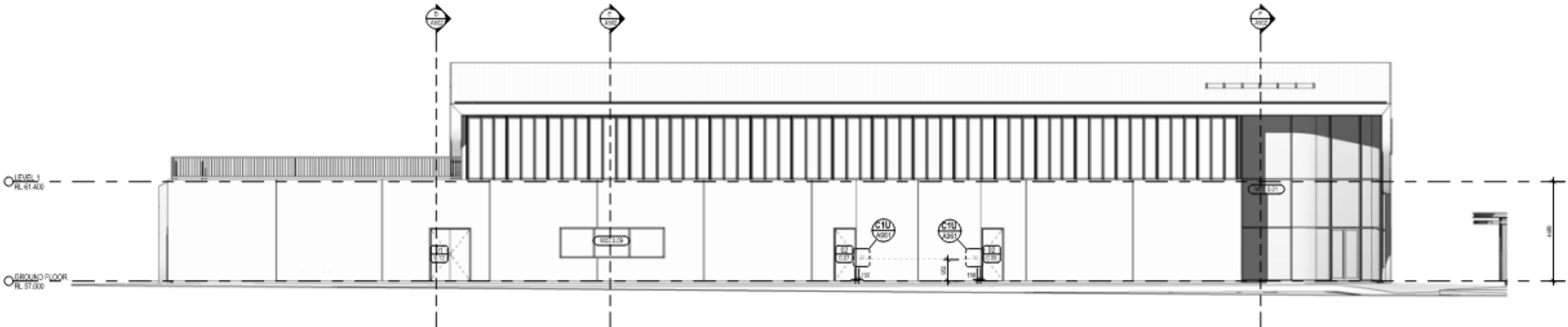


Western Elevation @ 1:200



Northern Elevation @ 1:200

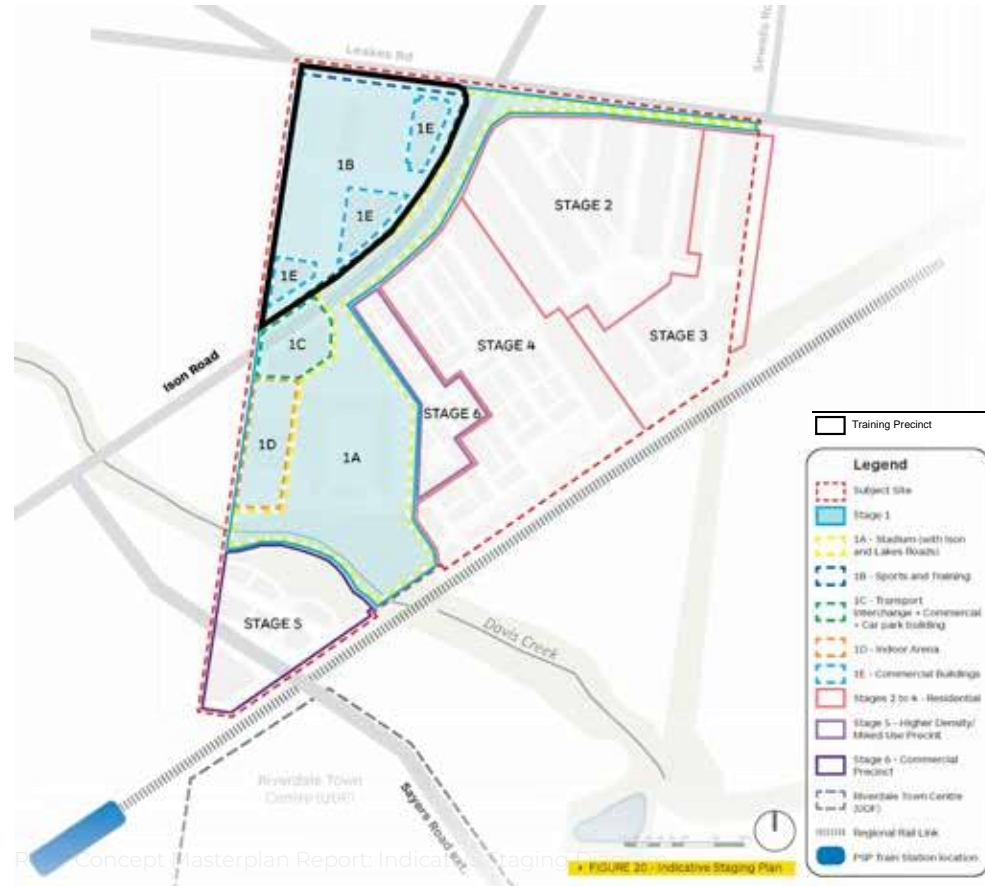
Southern Elevation @ 1:200



Eastern Elevation @ 1:200

Detailed Development Plan

Timeline



The proposed development will be completed ideally in a single phase of construction, with two timeframes; pitch establishment and construction, and the pavilion construction. The delivery timeframe is driven by the FIFA Women's Cup 2023, with completion of construction by April 2023. All modes of travel and construction access will be via Leakes Road. The infrastructure proposed to support this will include:

- An upgrade of Leakes Road (RRL) to Ison Road) to urban standard with new intersections between Leakes Road and Ison Road;
- New utilities and services will be connecting through from Leakes Road with connection to the new training precinct and provision for future development on the surrounding commercial site areas.
- Generally, the training precinct pitches will be established prior to the construction of the buildings.

Staging Diagram

Services

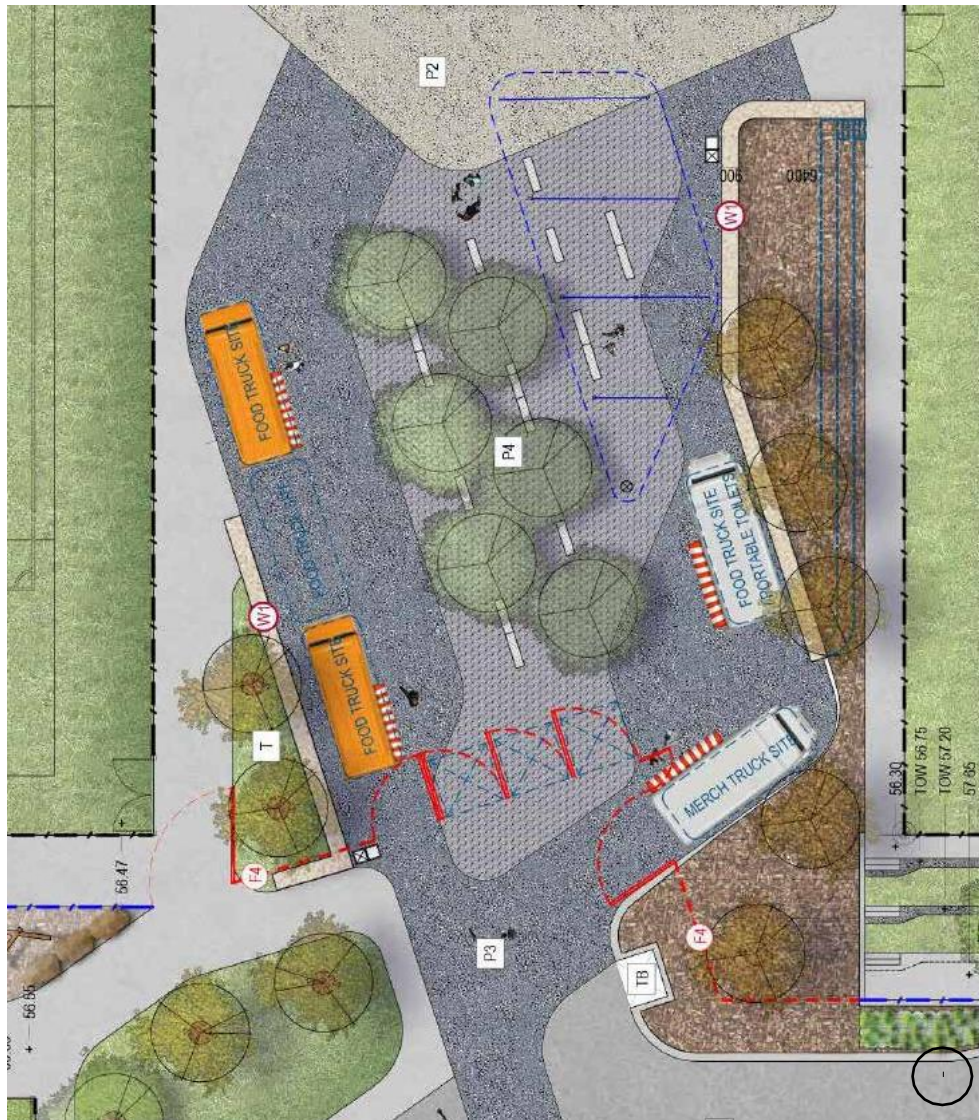
Details of the utility services associated with the proposed development will be outlined in the Stormwater & Infrastructure Servicing section below.

Lighting

The site will be comprised of two tiers of lighting; general lighting for wayfinding, vehicle and pedestrian, building and ambient effects, and secondly pitch lighting.

Stadium Pitch Lighting is proposed to be to a standard of 1000 lux for match day and broadcasting requirements. Lighting levels are designed to have a sustained level of 1000lux, after lights have passed the establishment period. The Training pitch and third Synthetic pitch lighting is proposed to be to a standard of 200lux. Lighting levels are designed to have a sustained level of 200lux, after lights have passed the establishment period, and lighting on all pitches are designed to have the ability to switch between 100lux and 200lux configurations.

Pitch lighting will meet the functional requirements for the activity, comply with Australian Standards 2560 Series and AS4282-1997 and will consider any significant offsite impact reduction where appropriate. Lighting of permanent structures must be designed and constructed to minimise light spillage to the extent practicable, to protect the amenity of adjacent surrounding residential land uses, neighbourhoods, parks, community facilities, and any known significant native fauna habitat. Lighting on permanent structures must meet the requirements of relevant standards and guidelines.



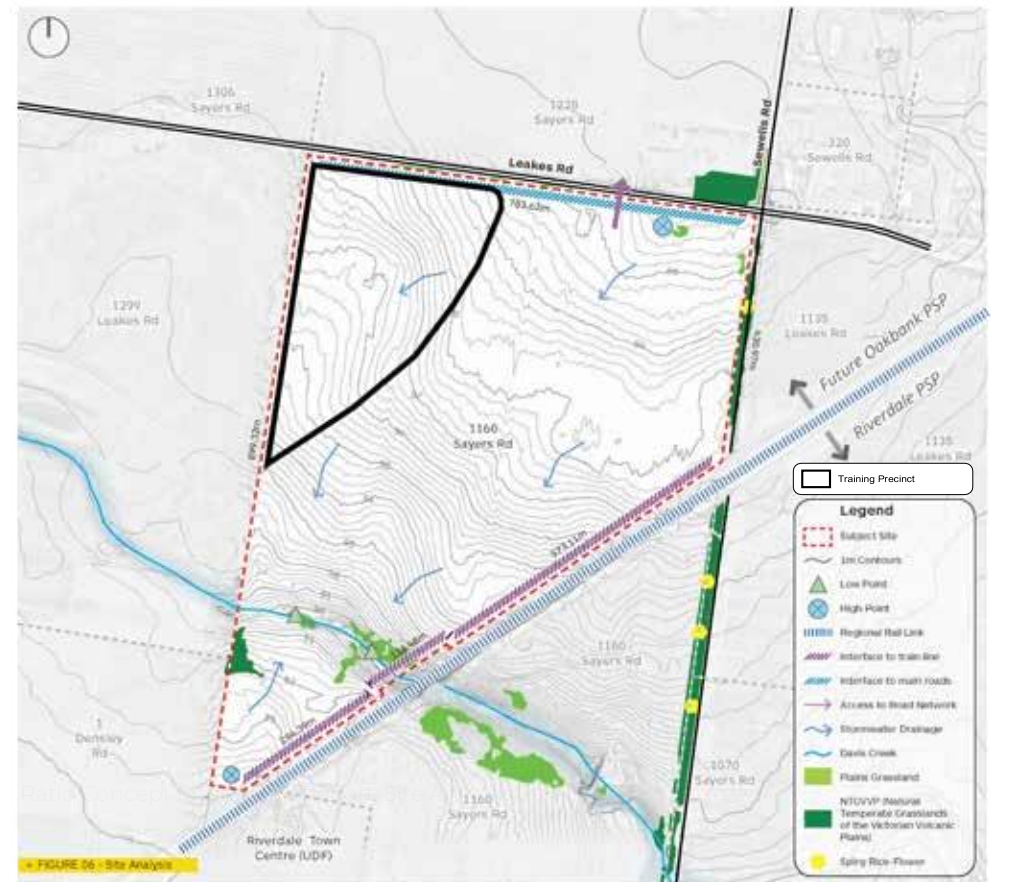
Site Image: Landscape Furniture Reference Images

Landscape

The training precinct site is focused to the western edge of the allotment, with a spine running through North-South, with an eastern arm for entry/exit. The hierarchy of paths focus on optimising the pitch use first and supplementing the pedestrian and vehicle links through the site.

Landscape buffering to the reserve is a high priority, with larger established trees rather than group planted areas are incorporated into the landscape to ensure the bushfire management plan requirements are being met.

Landscape treatments to the footpath and exterior plaza spaces are incorporated into the design and the inclusion of hard fixed furniture and soft landscape areas assist with creating an inclusive and inviting space. WSUD opportunities within the carparking landscape have been incorporated for direct runoff of hard stands.



Detailed Development Plan

Topography

The training precinct is situated North-West in the overall precinct at the highest elevation point. To the west of the training precinct is an adjacent neighbouring property that has a minimum 5 metre offset within the Title boundary of a notional footpath and seating area. The levels at the boundary fall naturally with the existing gradient.

The site levels follow the natural gradient of the site with the exception of preparing a relatively flat pitch surface for the natural turf playing surfaces to the Stadium and Training pitches. This is driven by the optimum level for FIFA pitch standards and allowing adequate drainage and irrigation. The synthetic pitch 3 has a natural gradient that follows the existing land contours leading to an on-grade carpark at the southern end of the site.

The Northern interface with Leakes Road has a level drop to the Stadium pitch, which is countered by tiered platform seating running around the perimeter of the field. This will have no negative implication on the use of the road corridor.

The Eastern and Southern interfaces remain for future development forming part of the larger precinct strategy in which the levels are currently on grade with any vehicle and pedestrian interface.

Transport & Traffic

For the overall precinct, a shared path will be constructed on the southern side of Leakes Road, commencing approximately 100m east of the residential development. The surrounding area is otherwise rural, with cyclists sharing the road with general traffic. The walking and cycling network will be expected to extend further West as planned as the urban development extends in that direction.

For the training precinct, the inner site development will interface with the vehicle and pedestrian interface of the surrounding roads. Included within the site to assist with the operation and amenity of the precinct, pedestrian footpaths will be provided to accompany all road networks, the perimeter of the pitches and access to/from the building. Access will be provided from Leakes Road and Ison Road. Cycle parking will be positioned near the carparking facility and building complex.

Further detail is provided within the Transport Impact Assessment (TIA) which forms part of Ratio's Concept Masterplan Report.

Wayfinding & Signage

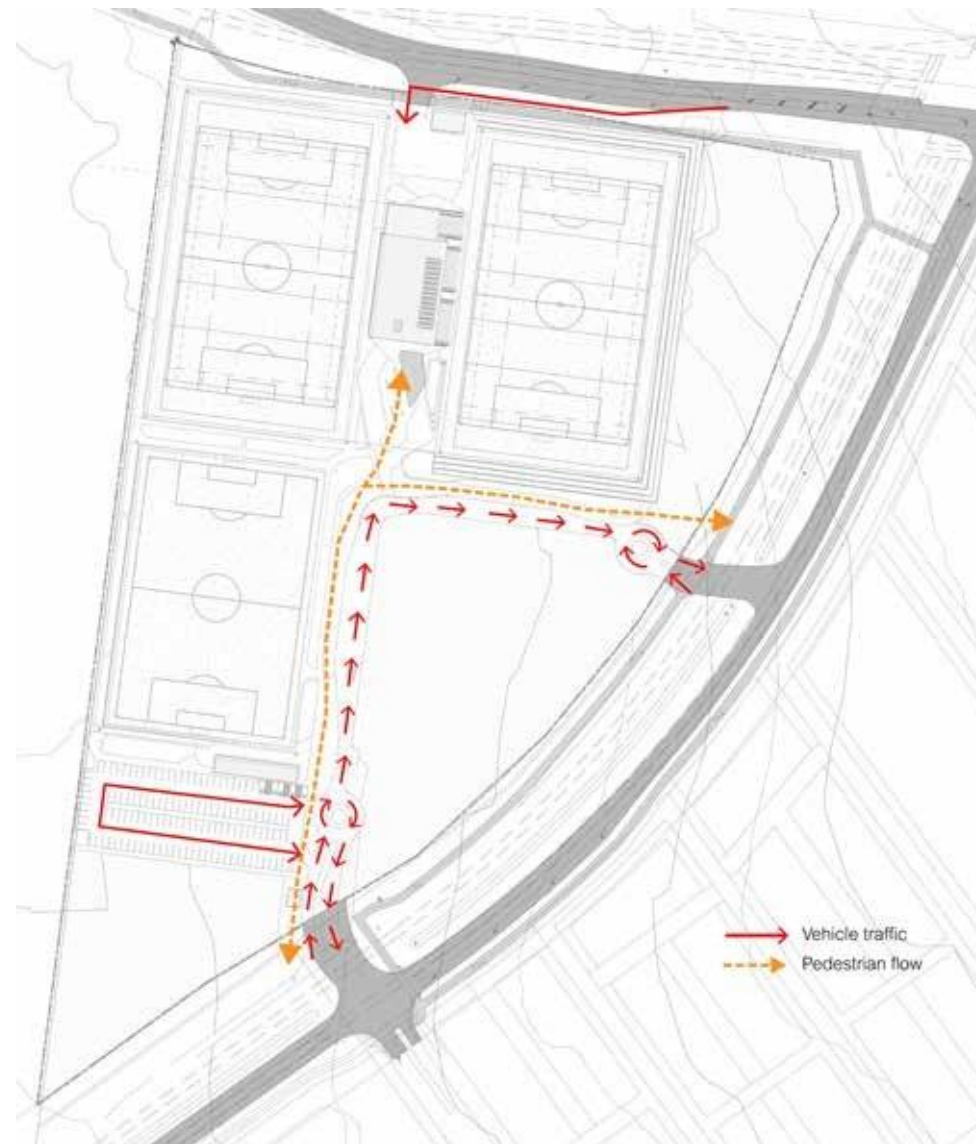
The wayfinding, signage and experiential graphics pertaining to the training precinct site and associated building facilities will link to the larger precinct signage strategy. We propose to make this conditional on the development plan application, and further information will be provided prior to construction commencing.



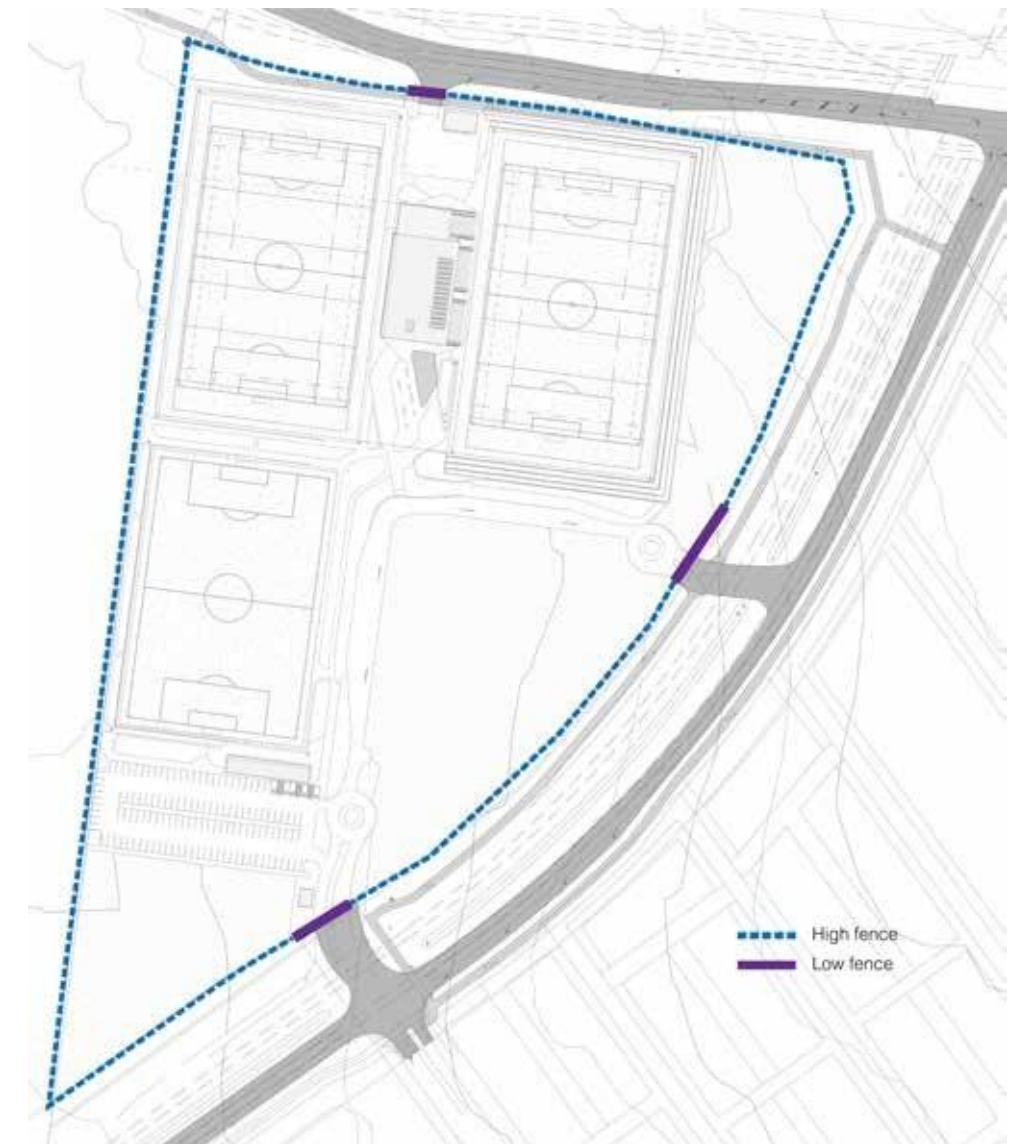
Indicative perspective of training facility building (Southern Plaza)



Indicative perspective of training facility building (Grandstand Seating)



Site Access Diagram



Fencing Diagram

Detailed Development Plan

Sustainability Strategies

The proposed training precinct is an insular site surrounded by high-performance pitches located on the periphery of the boundary with the main football pavilion situated in the centre. The rationale of the positioning of the pitches and training facility was two-fold; adhering to FIFA's privacy requirements and maximising the site for efficiency in layout.

A significant criterion for the sporting bodies using and occupying the training facility is they require a high level of privacy. The building position and training pitches are carefully positioned with adequate street setback and limits the external impact. The training facility building is located within the centre of the training site and the fields surround the site boundary.

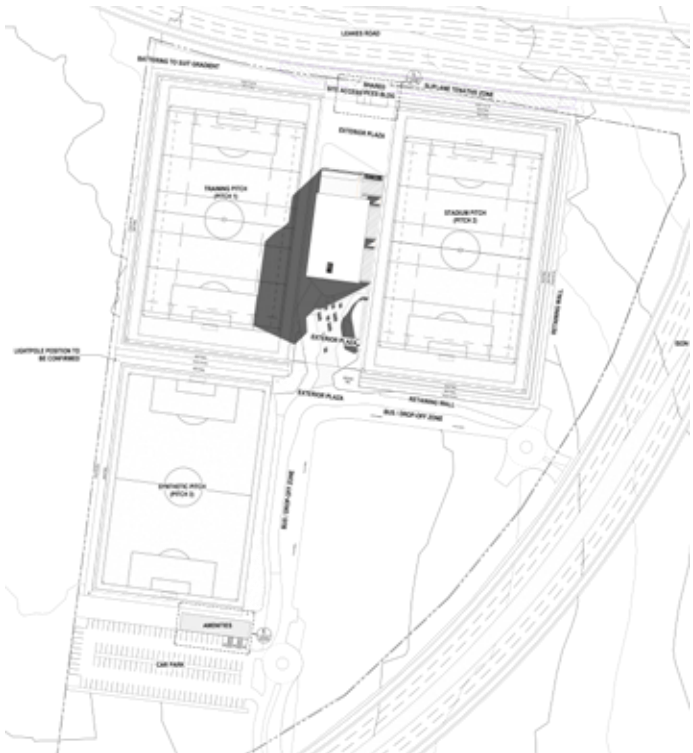
The building has been carefully positioned and set-back from the pitch to minimise the overshadowing affects. The public interface has a long pedestrian and vehicle path to the facility as proposed in the Ratio Concept Masterplan Report, with large open spaces adjacent to the football pitches for maximising the use of the courtyard during match day events. The proposal is inclusive of ESD strategies to minimise heat gain and optimise the indoor comfort of the training facility.

Notable Features

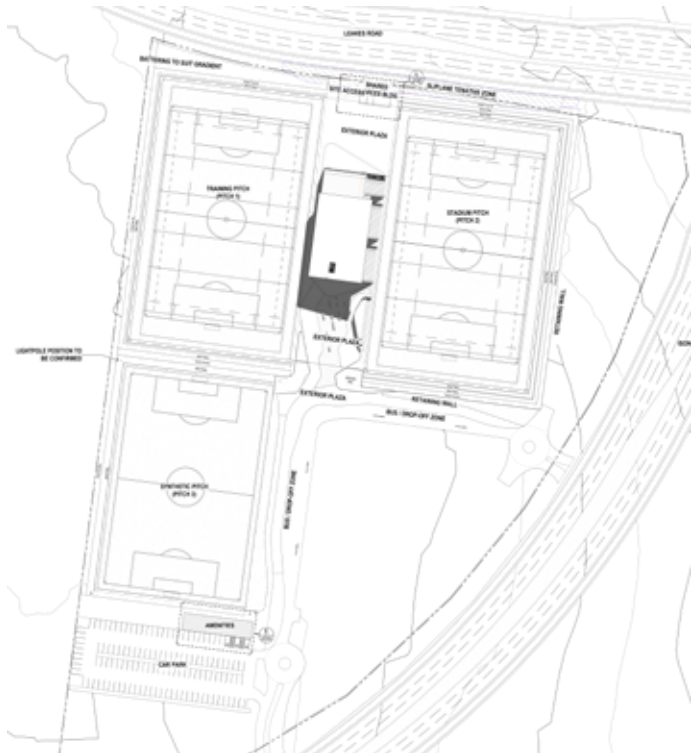
During the assessment carried out by Nature Advisory, the classified vegetation in the form of grassland was recorded to the north, west and south-west. Slope was determined under each of these areas of classified vegetation. Nature Advisory's report has found no area where remnant vegetation is prevalent within the extent of the proposed Football Facility.



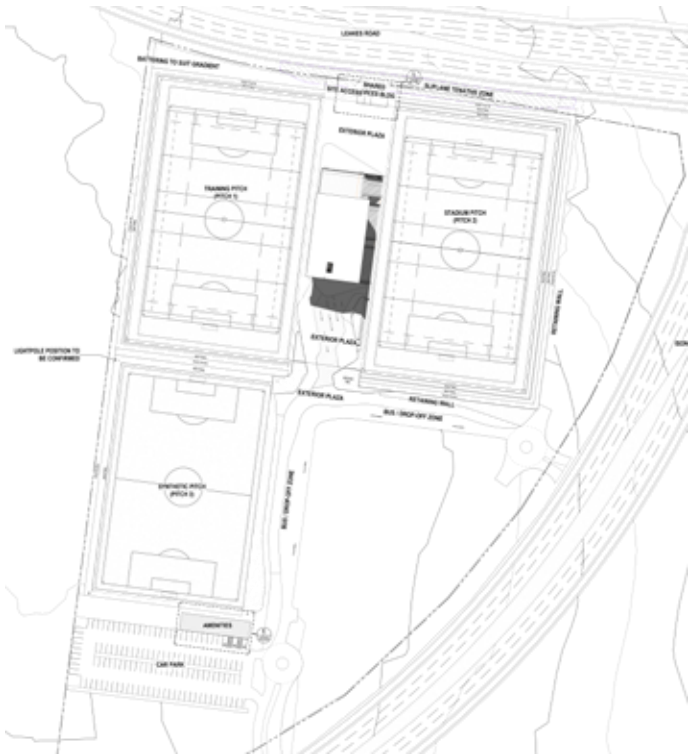
Ratio Concept Masterplan Report: Site Photos



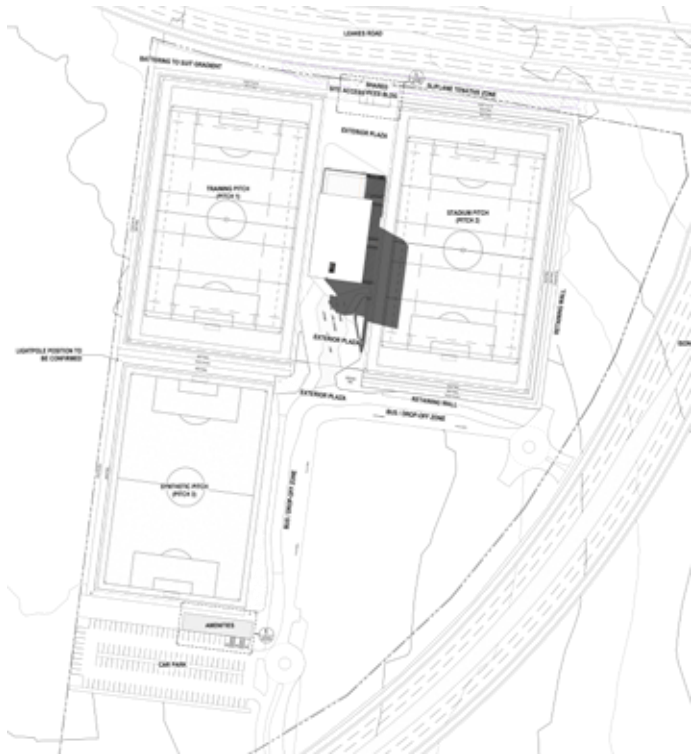
Solar Analysis: June 22 (Winter) - 9am



Solar Analysis: June 22 (Winter) - 11am



Solar Analysis: June 22 (Winter) - 1pm

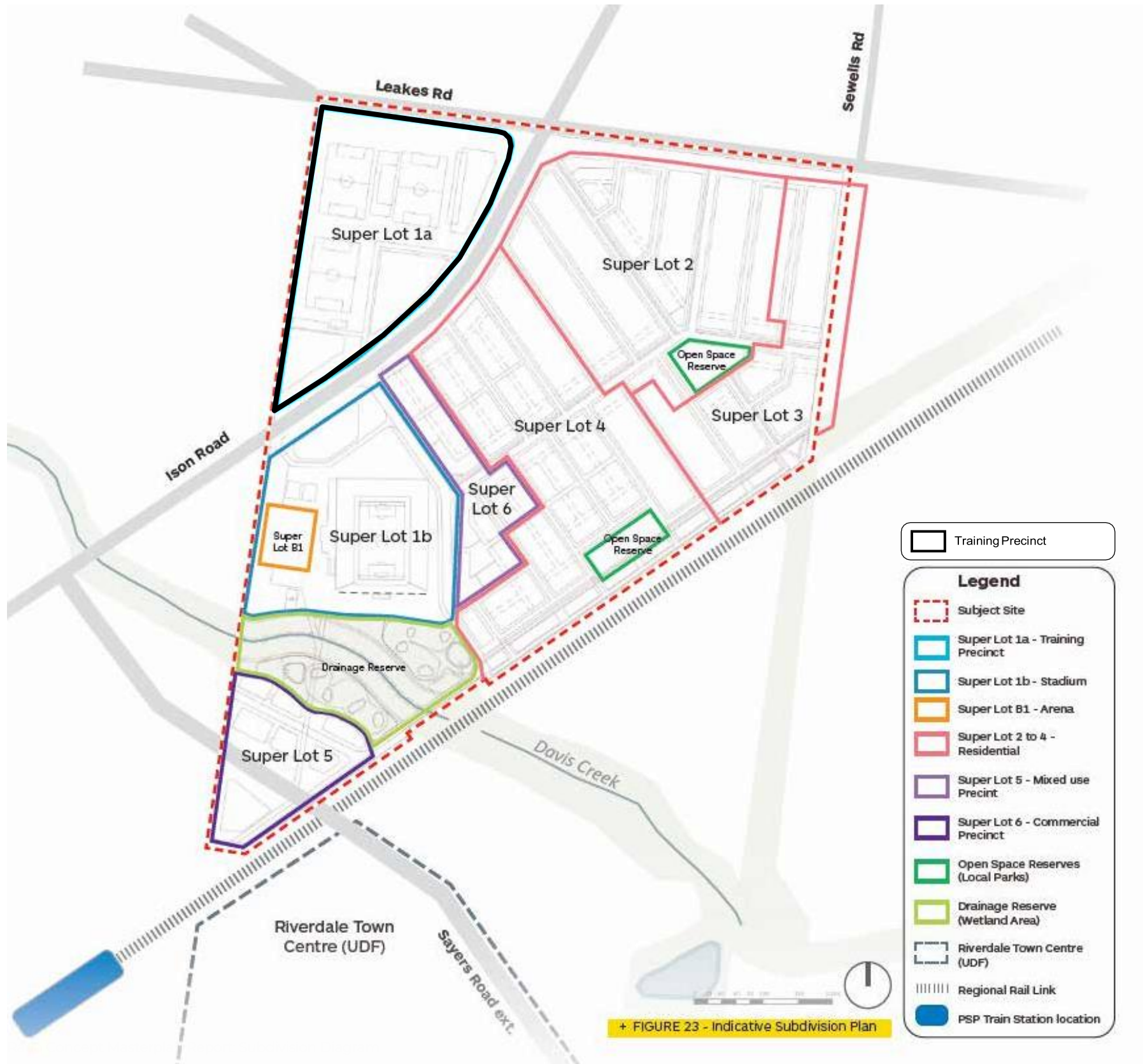


Solar Analysis: June 22 (Winter) - 3pm

Subdivision

The Training Precinct is contained in Super lot 1a and forms part of Super Lot 1 – Sport Precinct (Stadium and Training Facilities). Refer to Ratio's Concept Master Plan for the indicative subdivision layout.

The configuration of this super lot layout may change with the written consent of the responsible authority.



Functional Layout Plans

Construction & Engineering plans and the certification of the relevant plan will be submitted to the responsible authority. The documentation provided will be in accordance with the endorsed Subdivision Plan and the endorsed Stormwater Management Strategy. It is proposed to make this conditional on the development plan application, and further information will be provided prior to construction commencing.

Bushfire Management Plan

DELWP Policy

The report prepared by Nature Advisory in March 2021, responds to the requirements of Clause 13.02 Bushfire in the State Planning Policy Framework and Planning Advisory Note 68 - Bushfire State Planning Policy (DELWP 2018) for land covered by BPA mapping that is not covered by the BMO and addresses requirements relating to: Subdivision layout and design; defensible space and construction; and water supply and access.

The site is situated in broader landscape Type One as defined in the relevant technical guidance (DELWP 2017) and an assessment of landscape hazards identified that the surrounding landscape includes low-density residential lots to the north-east, residential development (or land earmarked for residential development) to the east, cleared agricultural land to the north, south and west and the Werribee River to the south-west.

Vegetation Requirements

The vast majority of the study area has been subject to decades of native vegetation removal and agricultural practices such as ploughing and cropping. The Sayers Road property had been freshly ploughed and cropped at the time of the assessment. Surrounding land predominantly supported private farmland to the north, south and west. Vegetation in the study area consisted of a mixture of planted trees and shrubs, introduced grassland vegetation, native grassland/grassy wetland vegetation and scattered indigenous shrubs.

Proposed Development Response

The land lies within the urban growth boundary, which is designated for future urban growth. As such the land has been pre-selected for development through the Victorian State Government's metropolitan strategy. No location within the development will have a radiant heat flux above 12.5 kilowatts/square metre under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia 2009). The defensible zone is classified to the West with a 35m offset from the boundary. All maintenance measures are in place for the declared fire danger period, including debris removal and lawn maintenance. Plant positioning on the site is away from buildings and/or flammable objects with size requirements adhering to the restrictions.

Proposed fencing will be PVC lined metal wire fencing. The proposed emergency vehicle services access will enter from Ison Road on the southern interface with a 6m paved driveway access (suitable for all weather) leading to the training facility building and northern pitches. The access has no height obstructions from entry to the site leading to the building. The proposed roading interface has an inner radius suitable for all emergency services vehicles, the gradient of the road is below the 1:8 ratio and has a 30-tonne load limit.

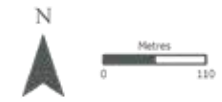


Figure 1: Bushfire hazard site assessment

Project: 1160 Sayers Rd, Tarnit Client: Western Melbourne Group Date: 09/03/2021

- Site
- Study area
- Proposed layout
- Defensible space (BAL 12.5) - 19m
- Defensible space (BAL 12.5) - 35m
- Classified vegetation**
- Grassland

Training Precinct



Nature Advisory
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 www.natureadvisory.com.au
 03 9815 2111 - info@natureadvisory.com.au



Nature Advisory: Grassland vegetation at the Northern extent of Sayers Road property



Nature Advisory: Grassland vegetation at the Sewells Road reserve conservation area

Open Space & Landscaping

Site Image's proposed landscape management plan as identified below in accordance with the Concept Master Plan (condition 1):

Tree & Plant Selection

Please see below the tree and plant selection schedule and note the following dot points with regards to Tree and plant selection, design, site preparation, installation and management:

a. Plant selection is in accordance with the following documents:

- i. Riverdale Precinct Structure Plan
- ii. Wyndham Landscape Guidelines 2018
- iii. Wyndham City WSUD Selection & Design Guidelines 2018
- iv. Wyndham City "Habitat Heroes" Booklet
- v. Wyndham City Forest and Habitat Strategy
- vi. Appendix Item 15. Flora and Fauna Report

b. Notes on tree installation:

- i. "Street and Park trees shall be supplied at a minimum height of 1.5 metres (unless otherwise approved) with the calliper and container size reflecting the height of the tree, the tree must be self-supporting in accordance with AS2303 -15"
- ii. "Mass planting of trees in other areas i.e. drainage reserves may be tube-stock, planted in accordance with Wyndham's Tree Planting Specification"

c. Notes on shrubs, grasses & groundcover:

- i. All garden beds shall be edged, by concrete, steel edge or similar
- ii. Garden beds and/or mass planted areas shall be designed to allow easy passage between beds and other objects for a ride on mower with a 1800mm cutting deck
- iii. Structure of massed plantings will generally have low plants to the edges and taller plants to the rear or middle;
- iv. Planted garden beds may facilitate nature-based play and planting structure should reflect smaller plants at the front and larger plants in the centre;
- v. The structure of planting shall consider CPTED principles with regard to passive surveillance;
- vi. In the situation where planting areas are proposed to median or back of kerb areas: where approved, a setback of 500mm from the back of kerb and 500mm from a pedestrian crossing or road intersection will be required; Plants must have a maximum height at maturity of 450mm (trees excepted);

d. Notes on soil management prior to planting

- i. A soil test and analysis shall be undertaken, and a report presented to Council prior to establishment of vegetation to ensure that the soil properties will sustain successful establishment and longevity of the proposed vegetation and that the soil contains no contamination. Where identified by the soil test, appropriate amelioration of the site/planting area must be undertaken.
- ii. The site must be re-tested following amelioration and the results presented to Council for approval prior to any planting. A

CODE	Botanical Name	Common Name	Height x Width (M)	Size
MP	Massplanting to Bioretention Gardens and Bio-swales Grasses & Groundcovers			
AS	Atriplex semibaccata	Berry Saltbush	0.8 x 1.5-2.0	150MM
BB	Bulbine bulbosa	Bulbine Lily	0.5-0.8 x 0.3-0.5	150MM
BM	Bothriochloa macra	Redleg Grass	0.2-1.0 x 0.2	150MM
DB	Dianella brevicaulis	Coast Flax-lily	0.3-0.6 x 0.3-0.6	150MM
DS	Dicanthium sericeum	Silky Blue-grass	1.0 x 0.0	150MM
CA	Chrysocephalum apiculatum	Common Everlasting	0.2-0.3 x 0.4-0.5	150MM
CT	Carex tereticaulis	Common Sedge	0.6-1.0 x 0.6-1.0	150MM
FN	Ficinia nodosa	Knobby Club-rush	1.0 x 1.0	150MM
JP	Juncus pallidus	Pale Rush	2.0 x 1.0	150MM
LL	Lomandra longifolia	Spiny-headed Mat-rush	1.0-1.5 x 1.3	150MM
LM	Linum marginale	Native flax	0.4-0.6 x 0.2-0.3	150MM
MS	Microlena stipoides	Weeping Grass	0.3-1.0 x 0.6	150MM
PL	Poa labillardierei var. labillardierei	Common Tussock Grass	1.3 x 0.3-0.8	150MM
TT	Themeda triandra	Kangaroo Grass	1.5 x 0.5	150MM

CODE	Botanical Name	Common Name	Height x Width (M)	Size
T	Trees			
AC	Acacia implexa	Lightwood	5.0-15.0 x 4.0-7.0	75L
AL	Allocasuarina littoralis	Black She-Oak	8.0-10.0 x 4.0-7.0	75L
AV	Allocasuarina verticillata	Drooping She-Oak	4.0-10.0 x 2.0-6.0	75L
EL	Eucalyptus leucoxylon connata	Yellow Gum	12.0 x 5.0	75L
EM	Eucalyptus melliodora	Yellow Box	10.0-15.- x 8.0-10.0	75L
EP	Eucalyptus polyanthemos vestita	Red Box	7.0-25.0 x 5.0-15.0	75L

minimum topsoil depth of 200mm is required where vegetation is to be established.
 iii. The construction site soil shall be managed to separate topsoil from sub soil. Care must be taken to ensure that in-situ ground conditions are replicated when profiling the disturbed soil to finished levels.

Open Space Arrangement & Access Arrangements

The Landscape Design will include the following Publicly accessible Open Space areas:

• **Building forecourt & southern plaza landscape** (public access with fencing for private events):

This zone will comprise an open paved building forecourt area with central permeable paved area and tall canopy trees for passive shade. Fixed low wall seats will retain level changes and provide low maintenance flexible seating options. Fixed seating, in accordance with Wyndham City's furniture palette is to be installed throughout the central canopy tree zone. The area will have the capacity for up to 5 food trucks, and additional portable toilet facilities with retractable fencing for use during events.

• **Club access zone & northern plaza landscape** (private club access, with some access for amenities during events):

This area is designed similarly to the Main Southern Plaza in terms of materiality, planting design and access requirements, but will remain generally for private club use a significant portion of the year. During match day, event provisions will be located in the Southern Plaza with public WCs and broadcast vehicles in the Northern Plaza.

• Linear pathway systems:

Comprising minimum width 2.5 wide public access paths in accordance with Wyndham City's shared pathway guidelines. These paths will have adjacent linear tree planting and garden areas to reduce their thermal heat mass and provide passive shade.

• Public amenities landscape:

With similar materiality to the rest of development and inclusive of fixed seating in an open treed area with permeable pavement for meeting and waiting at amenities.

Landscape surface treatment schedule:

Please see below the surface treatment selection schedule and note the following dot points with regards to Design, Installation and management of selected items.

Open Space & Landscaping

• Notes on lawn turf

- i. Designs shall provide for areas to be accessible by a ride on mower with an 1800 metre cutting deck and allow for a 3000m turning circle around trees, furniture or other structures;
- ii. Gradients shall be equal to or flatter than 1:6;
- iii. Where grade differences in lawn areas are proposed, the change in grade shall be achieved through mounding/sloping with a gradient equal to or flatter than 1:6 to ensure ease of maintenance and a surface suitable for mowing. Any proposed grade changes must either be a natural slope or utilise a retaining wall with appropriate barriers and access points. The use of structural elements that are not a formalised retaining wall, to create mounding will not be approved;
- iv. Turf areas shall be bordered by road and or garden kerb/edge, paths or other approved solid material;

Water sensitive design outcomes:

e. Install **permeable pavement** to key hardstand areas to maximise on-site filtration of water to the ground. Ensure sub-grade treatment is appropriate to improve infiltration of water to the water table.

f. Where possible, the planted areas are to be designed for **passive irrigation** via surrounding run-off, reducing the need for additional irrigation.

g. **WSUD interventions** to be included will be in accordance with the "Wyndham City WSUD Selection & Design Guidelines 2018" and include the following key components where viable:

- i. Main garden areas: Bio-infiltration Systems. "Bioretention systems may be constructed without a liner to encourage filtration of the stormwater into the surrounding soils. Unlined systems can be used to recharge the local water table and to reduce net stormwater runoff volumes discharged to downstream waterways."
- ii. Linear gardens (adjacent to paths) & tree planting areas: Swales. "A swale is a shallow, linear, vegetated channel that is designed to convey stormwater flows and remove gross pollutants and medium to coarse sediments. Swales are constructed with a gentle longitudinal gradient (1-4%) to ensure that the stormwater is conveyed slowly downstream. Vegetation within the base of the swale spreads the water flow across the channel, slows the water velocity, traps gross pollutants and promotes sediment deposition within the base of the channel."

The design allows for all high use turf areas (to central Plaza landscape) be irrigated to maintain their viability in periods of drought. Where possible, the planted areas are to be designed for passive irrigation via surrounding run-off, reducing the need for excess run-off. Plant species to be selected are all Indigenous plant species which, once established will tolerate periods of drought.

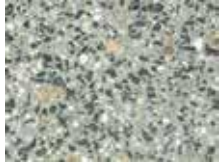





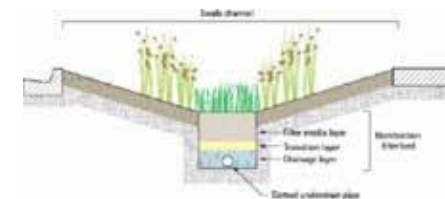
Landscape Treatment	Image	Description	Location
Hard Landscape Treatment			
Exposed Aggregate Concrete (Type 01)		Light coloured Exposed Aggregate Pavement to match or tie in with internal floor finish	Plaza Landscapes to Building Thresholds as Entry Feature
Exposed Aggregate Concrete (Type 02)		Basalt/Dark coloured Ex-posed Aggregate concrete	Plaza Landscapes to transition spaces in plaza, and flexible use zones for parking of food vans etc
Permeable Pavers		Modular permeable paver to match adjacent exposed aggregate finishes	Centrally to Plaza land-scapes and adjacent to Amenities Block with tall clean trunked shade trees and fixed seating
Tuscan Topping		Permeable surface for improved drainage	to non-trafficable zones where adjacent surfaces require additional drain-age or selectively to tree planting areas with seating to maintain permeability to root zones
Soft Landscape Treatment			
Turf		Natural Turf: Pennisetum cladestinum (Kikuyu) established through installation of sod or sprigs	Adacent to central plaza landscapes and to tiered seating as shown
Organic Mulch & Organic Softfall		Sustainably sourced, non-toxic Organic Mulch	to planted areas (where not subject to WSUD treatment) and play-space to designed depths



Diagram (left)
WSUD Feature: Bio-infiltration System / For all viable garden beds
Diagram & Photo (right)
WSUD Feature: Drainage Swale / For all linear gardens adjacent to paths, roadways & for linear tree planting areas
Wyndham City WSUD Selection and Design Guidelines 2018









Open Space & Landscaping

Fixtures & furniture schedule:

• Notes on **furniture & fixtures selection**: Proposed furniture must consider and address the following:

- i. All furniture is to be constructed of either steel, aluminium, recycled plastic, composite timber/recycled plastic, repurposed timber or FSC timber
- ii. All seats, tables, and benches shall be set in a hard stand/paved area and accommodate wheelchair access;
- iii. Drinking fountains shall be included adjacent to play spaces. Drinking fountains shall be combination units including bubbler, bottle refill and animal bowl. They shall; be wheelchair accessible positioned on accessible pathways, include appropriate drainage and be installed with an isolating valve in a valve box near the drinking fountain; and
- iv. Furniture shall be selected from Councils Suite of Furniture Manual.

Landscape Treatment	Image	Description	Location
Furniture Selection			
Bench Seat		In accordance with Wyndham City Councils Furniture Palette and Specifications	Centrally to Plaza Landscapes adjacent to Amenities area.
Bollards		In accordance with Wyndham City Councils Furniture Palette and Specifications	
Bike Hoops		In accordance with Wyndham City Councils Furniture Palette and Specifications	Adjacent to car-park and entry areas and amenities block
Drinking Fountains		Multi-functional (drinking fountain, bottle tap, dog water bowl), DDA compliant.	Adjacent to playground
Rubbish Bins		In accordance with Wyndham City Councils Furniture Palette and Specifications	In key locations to collect rubbish such as points of access
Signage		In accordance with Wyndham Council's signage Strategy.	

Acoustic Impact & Noise Attenuation

The following colour coded matrix provides a response to the requirements of Wyndham City Council to provide clarification on reasonable and practical acoustic outcomes for this project. The requirements have been separated into three different aspects of the project:

- Plaza Building/Pavilion
- Training Pitches
- PA Noise (if applicable).

The colours within the matrix indicate:

- **Green:** Planning requirements are able to be addressed
- **Yellow:** Planning requirements can be partially addressed and/or planning requirements can be addressed via updated policy documents.
- **Red:** Planning requirements are not able to be addressed or are not relevant to the aspect of the project.

Condition 24 of the Wyndham A-league Football Stadium Project Incorporated Document June 2022 requires an Acoustic Report that addresses compliance with EPA publications and any mitigating measures to minimize the impact of noise on the surrounding environment.

Council Requirements	Plaza Building/Pavilion	Training pitches	PA Noise (if applicable)
Describes how noise from all Precincts will comply with the requirements of the Concept Master Plan, unless otherwise agreed to in writing by the responsible authority.	The Concept Masterplan refers to State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (SEPP N-1). No other requirements are noted within the Concept Masterplan document. As of 1 July 2021, SEPP N-1 has been superseded by Environmental Protection Regulations and EPA 1826 - Noise Protocol. Typical plant noise emissions will be assessed to achieve noise limits in accordance with the EPA Noise Protocol.	Noise associated with activity or crowds for training pitches is not covered under the Environmental Protection Regulations, EPA 1826 - Noise Protocol or any other regulatory guidance. If the training pitches were to be used for events, the music noise emissions could be assessed for outdoor events under the Environmental Protection Regulations and EPA Noise Protocol.	N/A
Demonstrates how the construction, uses or commencement of activities for each Precinct will meet relevant noise limits as per State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2 (SEPP N-2) and State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (SEPP N-1).	As of 1 July 2021, SEPP N-2 for music noise assessment has been replaced with Environmental Protection Regulations and EPA 1826 - Noise Protocol. EPA 1826 - Noise Protocol is applicable for music noise within the function space in the Plaza building. An assessment of patron noise is not proposed as it is excluded from the EPA Noise Protocol 1826 and any other relevant guidelines.	The EPA Noise Protocol 1826 (Previously SEPP N-1 and SEPP N-2) does not apply to noise from construction activities, noise from patrons, or activity noise (training and crowds) from the pitches. Construction noise can be assessed in accordance with the EPA Noise Control Guidelines which provides permitted hours for construction activity (no acoustic assessment proposed).	Noise from outdoor PA systems is not specifically covered by any Victorian regulations. PA noise will be assessed in line with a best practice approach, with limits the times of operation.
Demonstrates how noise will be managed so it does not prejudice the amenity of any surrounding residential properties. WYNDHAM PLANNING SCHEME OFFICIAL-Sensitive. All recommendations of the Acoustic Report must be implemented to the satisfaction of the Responsible Authority	Activity noise and crowd noise is not specifically covered by any Victorian regulations. Music noise from the plaza building will be mitigated in accordance with the EPA 1826 - Noise Protocol. An assessment of patron noise is not proposed as it is excluded from the EPA Noise Protocol 1826 and any other relevant guidelines.	The distance between the training pitches and nearest receivers will provide noise attenuation. However, additional mitigation for activity noise or crowd noise from the facility is not feasible as there no practical methods to attenuate these sources of noise given the large area where source noise can occur.	Noise from outdoor PA systems is not specifically covered by any Victorian regulations. However, limitations could be proposed during the night-time to control the levels of noise from the PA systems to the nearest sensitive receiver. The Training precinct PA system will be a distributed system which will utilise directional speakers aimed away from residences to limit noise impact. Consideration will also be given to EPA publication 1254.2 in terms of the PA system design.

Resonate Report: Planning Matrix

Traffic Management Plan

A Transport Impact Statement (TIA) was prepared by Ratio in April 2021 and is to be read in conjunction with the Concept Master Plan. The TIA describes the existing transport environment and planned future transport environment including the various Precinct Structure Plans (PSPs) and infrastructure projects in the area. This would need to be assessed and proposed by the site operator and be included as part of an event specific traffic management plan, if required.

Refer to Ratio's Traffic Report for the Overall precinct Traffic Engineering strategy for the effective road closure and implication on the training precinct site. Given the training precinct site has two entry points, traffic management measures can be enforced to allow for sufficient servicing to the site. However, should the internal access road for the training facility be closed during events (with bollards as per Council's advice), it would be recommended to occur between the two internal roundabouts only;

- a. To the south - this would retain access to the off-street car parking area via the roundabout, as well as to facilitate movements to / from Ison Road, enabling U-turns to occur if required.
- b. To the north - this would retain access to the future development sites (futsal / medical centre) via the roundabout, as well as to facilitate movements to / from Ison Road, enabling U-turns to occur if required.
- c. Consideration would need to be given to allowing bus access to be retained along the internal road.
- d. Consideration would need to be given to drop-off / pick-up parking and taxis as these would usually be facilitated along the internal road.

Overall Site

Ratio's Traffic Engineering analysis has taken the capacity of the stadium of 15,000 people attending. It is intended the training precinct will not be operational for a match-day event at the same time as the stadium.

The overall precinct development and connection to the Oakbank and Riverdale PSPs will be addressed in Ratio's analysis for the Stadium Design. As indicated in Ratio's Traffic Report, the future signalised intersection on Ison Road has the allowance of a high-level indicative design of future signals to link the internal site access at the training precinct and the neighbouring development. The signalised traffic intersection to the South and East on Ison Road will be carried out in the larger precinct development. Traffic management (traffic calming) devices have been considered and excluded from the training precinct development as they are unnecessary in this location due to the roundabout and 90-degree bend in the alignment.

Training Precinct

The training precinct site will have the two primary arterial routes of Leakes Road and Ison Road surrounding the site. Ison Road will create a new carriageway with a new four-way intersection at the Leakes Road interface.

The anticipated volumes for an event day (maximum 5,000 patrons in attendance) as assumed that this would be based on interim conditions:

- a) Interim layout of Ison Road and Leakes Road (two-lane two-way roads), potentially prior to signalised intersection at Ison Road / Leakes Road.
- b) with the training facility being developed first, with no connection to the west along Ison Road and prior to the future railway station.

In the interim, the training precinct will rely on other modes of transport. Travel by car will be one of those modes, until such time as bus and train services become available and the walkable catchment area around the site grows. A flexible approach to the parking will be implemented at an operational level, this could involve use of park and ride sites, sharing of off-site parking with third-parties, or use of temporary parking formations until such time the Overall precinct grows.

The training precinct allows for a provision of two left-in and left-out intersections (onto both Ison Road and Leakes Road), including the design of the left turn lanes. This has been designed to match in with the ultimate Ison Road layout (6 lane arterial) and Leakes Road layout.

The site will generally cater for the following:

- Site access for Team fleet
- Dedicated parking lot/area
- Team fleet
- Media, Guests and Workforce vehicles
- Team access from load zone to dressing rooms to pitch
- Media access from parking to Media Facility / Press Conference room and pitch/stands
- Guest access from parking to pitch/stands

The training precinct provides an inclusion of internal footpath links and provision is made of shared path access along Ison Road and Leakes Road site frontages. The proposed Leakes Road shared path will ultimately connect to an existing shared path to the east. The Multi-use/commercial buildings/lots are not included in this Development Plan.

Car Parking

The training precinct has the provision for 120 carpark spaces as required by Wyndham City Council's demand analysis. The design of the carparking provides compliant car parking layouts and the provision for on-street bus parking along the slip-lane through the middle of the site (adjacent to the Synthetic pitch and Stadium pitch). The car parking will be available for public use and specifically servicing the training facilities. It is assumed adjacent overspill carparking will be provided on the commercial / mixed-use sites once development occurs. Access to these future sites has been considered.

The training precinct has an on-grade carpark located at the South of the site, for EV vehicles, accessible carparks, and motorcycle/moped carparks. Through the preparation of concept plans and swept path assessments for the off-street carpark, on-street bus bays, access intersections onto Ison Road, and broadcast/service vehicles have been considered in the layout of the site.

Traffic Management Plan



Ratio Traffic Report: Fig 5.3 - Movement & Access Plan



Ratio Traffic Report: Fig 5.2 - Road Hierarchy

Traffic Management Plan



Interim road solution for Ison Road & Leakes Road



Ultimate road solution for Ison Road & Leakes Road

Environmentally Sustainable Design

This Environmentally Sustainable Design (ESD) Statement has been prepared to detail how the Sayers Road Regional Football Facility has responded to the Wyndham City Council ESD Planning requirements and Environmentally Sustainable Design (ESD) Framework.

The Sayers Road Regional Football Facility will implement sustainability initiatives working to create an enhanced facility that looks to minimise its environmental impacts through construction and operation. The proposed development comprises three football pitches, a stadium and a car park.

As part of a holistic assessment of the environmental performance of the development, a suite of sustainability initiatives have been proposed, which includes the following:

- Passive design principles that reduce the HVAC energy demand by a minimum of 25%: solar controlled double glazing, increased thermal insulation, effective shading and high airtightness;
- All-electric facilities that eliminate on-site fossil fuel usage and make net-zero ready;
- Highly efficient services appropriate to the needs of each space: air-cooled air-conditioning system, modulation of outdoor air based on CO2 level, heat recovery ventilation and LED lighting with automated lighting controls;
- Solar Photovoltaic systems to minimise the grid dependency, energy peak demand and greenhouse emissions;
- Water-efficient development with zero water heat rejection, low-flow water fixtures, rainwater harvesting & re-use and reduced irrigation demand;
- Stormwater management and treatment that meets and exceeds the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999);
- Occupant health and wellbeing improvement with low toxicity materials, acoustic comfort, natural daylight & views, maximise thermal comfort and active transport;
- Responsible and resilient building materials;
- Sustainable transport options including secure bike parking with end-of-trip facilities and EV charging facilities/infrastructure;
- Construction and operational waste management;
- Operational resource monitoring.

Documents referenced in the ESD statement address the following elements:

- Wyndham Planning Scheme
- National Construction Code Section J
- Wyndham Environmentally Sustainable Design (ESD) Framework.

Wyndham Planning Scheme Clause 15.01-2L Environmentally Sustainable Development requires the development to demonstrate “best practice in environmentally sustainable development”. Clause 15.01-2L includes specific objectives under the following sustainability categories:

- Energy performance;
- Water resources;
- Indoor environment quality;
- Stormwater management;
- Transport;
- Waste management; and
- Urban ecology.



Integral ESD Report: Reduction of Embodied Energy and Life Cycle Impacts

The Wyndham ESD Framework highlights the ESD principles that can be considered to incorporate into all new council building projects, asset renewal and extension of existing buildings and building maintenance works. The framework comprises council buildings ESD policies and ESD standards, that will demonstrate the ESD leadership to the community by improving energy & water efficiency and healthy indoor environments while reducing the operational costs, environmental impact and reliance on non-renewable grid electricity.

The sustainability strategy within this ESD Statement broadly responds to each of these categories in the context of the proposed development.

Environmental Protection Authority Plan

An environmental audit report has been prepared by Golder, as noted in the 18 July 2019 Report, the Environmental Audit was undertaken under Section 53X of the Victorian Environment Protection Act 1970. The list of audits is not a register of contaminated or clean sites but rather a list of properties that have been found to be suitable for the proposed land use. A search of the EPA Victoria public library for completed Environmental Audits indicated the closest site with a completed audit is approximately 5km south-east of the site. A review of the audit report indicated that it was a due diligence audit for the purpose of potential sale. The audit encompassed a surface soil investigation and was not considered to adversely affect the ground water at this site.

The desktop site history review assessed the potential for past and current activities on the site to have resulted in contamination. Below presents a summary of potential sources of contamination, details on potential contaminants that may be associated with these areas or activities and provides comment with respect to likelihood of contamination at the site. It should be noted the priority rating is not intended to infer severity or extent of impact; rather, it is the intention to indicate the potential for the contamination issue to exist.

Potential Sources	Description	Potential Chemicals of Interest	Contamination Risk Ranking
Stockpiled Waste Materials	Historical stockpiling of unknown waste materials in southern area of the site.	Broad range including asbestos, metals, TRH, PAH and waste.	Soil - Medium
			Groundwater - Low
Crop production on adjacent property	Possible application of herbicides and pesticides associated with the growing of crops on the adjacent property to the west.	OCP, OPP	Soil - Low
			Groundwater - Low

Notes:
 OCP Organochlorine Pesticides PAH Polycyclic Aromatic Hydrocarbons
 OPP Organophosphate Pesticides MAH Monocyclic Aromatic Hydrocarbons
 TRH Total Recoverable Hydrocarbons

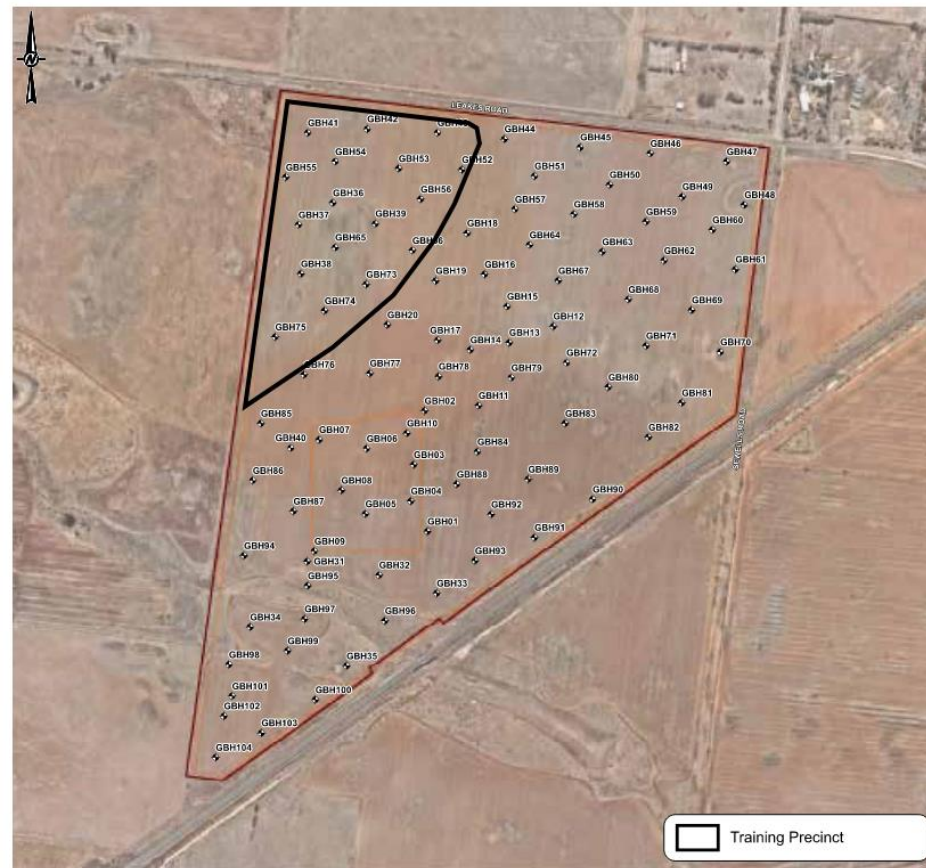
Golder Report: Table 5 - Summary of Potential Sources, Contaminants & Risk Rating

Environmental soil samples were collected from each of the 94 locations investigated during the geotechnical investigation with 33 samples being chosen for lab analysis.

5 samples were analysed for the potential contaminants typically considered for waste categorisation of soil as listed in Table 2 of EPA publication IWRG621 and 27 samples were analysed for a broad suite of potential contaminants of concern comprising metals.

All samples were assessed in the field and given a geological description and ranked for the potential presence of visual or olfactory evidence of contamination.

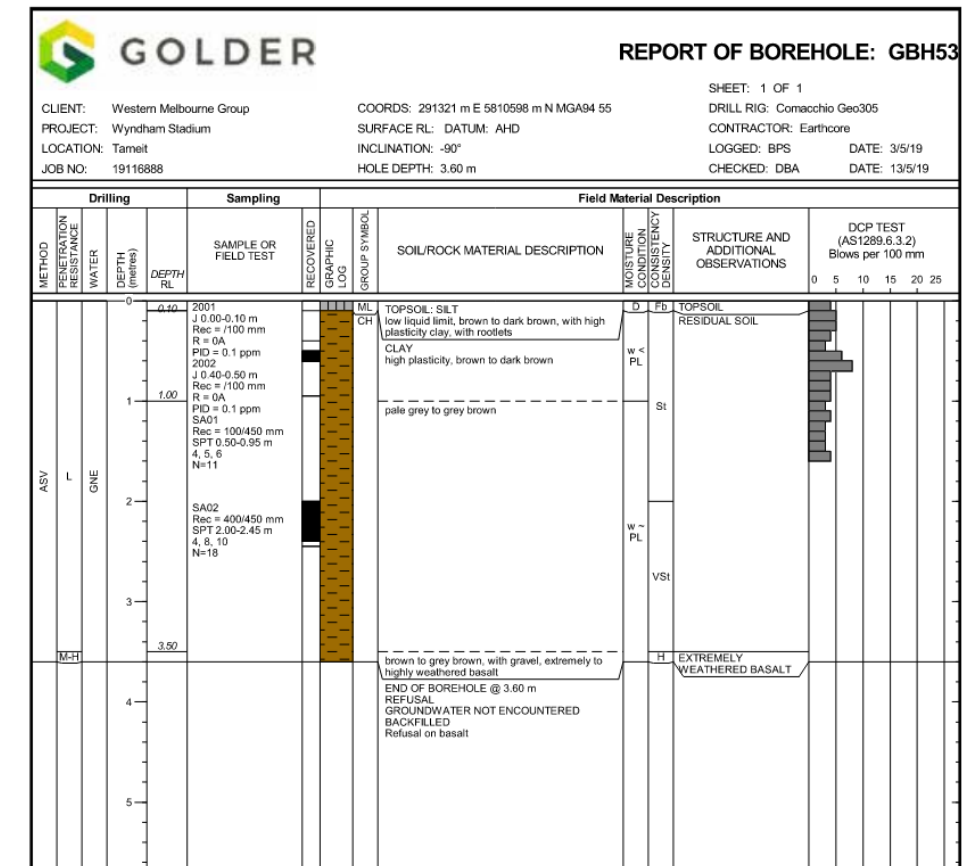
The soil at the site has been characterised as comprising of two natural horizons; an upper topsoil horizon and a lower clay horizon, inferred to represent weathering of the underlying basalt rock. No fill horizon was identified at the site.



Golder Report: Borehole Location Plan

The site history did not identify the potential point sources of contamination at the site and as such, the potential for contamination for each of the identified natural soil horizons is considered to be low. The two identified natural soil horizons observed at the site are, for the purpose of contamination assessment, considered to have similar low potential for contamination and as such have been combined to represent a single natural soil domain. The natural soils are categorised as Fill Material in accordance with EPA publication IWRG621. The soil data from the 37 samples tested during the PSCA could be used to support waste categorisation of a volume of up to 9,250 m³ of soil for off-site disposal, in accordance with EPA publication IWRG702.

The observed and reported condition of the soil at the site presents an acceptably low risk to future site occupants and ecosystems for the proposed future commercial, recreation/public open space and residential uses of the site.



Golder Report: Borehole #53 Result (training precinct)



Golder Report: South Perspective

Environmental Management Framework

The Environmental Management Framework (EMF) prepared by LRM Global has been prepared a response to the 'Amendment C254wynd' (the Amendment) which was introduced to the Wyndham Planning Scheme in February 2021 to facilitate the timely delivery of the Project for the Wyndham A-League Football Stadium Project. The EMF is applicable to northern part of Lot 3/PS701129 at 1160 Sayers Rd, Tarneit (the site).

LRM Global specifically responds to Clause 31 of the Incorporated Document states that prior to the commencement of development of each Precinct or stage, an EMF must be prepared to the satisfaction of the Responsible Authority by a suitably qualified expert. The Responsible Authority for the Project is Wyndham City Council. In accordance with the applicable requirements, the EMF includes:

Specific Environmental Performance Requirements (EPRs) to avoid, minimise, mitigate, and manage potential adverse environmental and amenity impacts during construction, including directions to:

- Reduce impacts on remnant native vegetation, terrestrial and aquatic fauna habitats and adjacent areas of ecological, environmental or landscape significance;
- Reduce noise impacts to nearby sensitive uses;
- Reduce impacts to water flow rates and water quality in nearby waterways;
- Control environmental weeds; and
- A summary of performance monitoring and reporting processes, including auditing, to ensure environmental and amenity effects are reduced and managed during construction.

It is a contractual requirement that all contractors and subcontractors comply with the requirements of this EMF document. It is the responsibility of each Head Contractor (lead contractor for each work package) to ensure all workers and subcontractors comply with the Incorporated Document, this EMF document and associated EPRs, the Concept Master Plan, the relevant Construction Management Plan/s (CMPs), and any other relevant environmental documents. It is the responsibility of Western Melbourne Group (WVG) and Wyndham City Council (WCC) to oversee the successful delivery of the Project in accordance with the aforementioned documents.

Construction Management Plan

The contractor will be required to prepare and implement a project-specific best practice Construction Management Plan (CMP) and Environmental Management Plan (EMP) from the beginning of construction works to manage operational and environmental performance, conditions and impacts arising from excavation and construction.

The EMP may follow the requirements outlined within the NSW Environmental Management Systems Guidelines 2013 or any other equivalent guidelines that are considered best practice, including the following:

- Commitment and policy
- Planning
- Implementation
- Contact information
- Monitoring, evaluation and review.

EMF Global have prepared a CMP template to be used by the Contractor and we propose to make this conditional on the development plan application, and further information will be provided prior to construction commencing.

Native Vegetation

A Flora and Fauna assessment was prepared by Nature Advisory in July 2019 for the 110-hectare area of land in Tarneit located in the Melbourne Strategic Assessment area (MSA) for the proposed stadium, training, multi-use/commercial and residential precincts study areas.

This investigation was commissioned to provide information on the obligations required under the Biodiversity Conservation Strategy (BCS), as well as identifying any potential impacts on flora and fauna matters listed under the state Flora and Fauna Guarantee Act 1988 (FFG Act) and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

The proposed management of remnant vegetation outlined below for the Sayers Road Regional Football Facility training precinct reference the key sections outlined in the Flora and Fauna assessment report.

Policy Requirements

The flora & fauna assessment was carried out by Nature Advisory Pty Ltd at the following properties for the precinct; 1160 Sayers Road and portions of 1126 Leakes Road, 1228 Leakes Road and 320 Sewells Road – as well as the Leakes Road and Sewells Road reserves adjoining these properties. The training precinct forms a portion of this property. This investigation was commissioned to provide information on the obligations required under the Biodiversity Conservation Strategy (BCS), as well as identifying any potential impacts on flora and fauna matters listed under the state Flora and Fauna Guarantee Act 1988 (FFG Act) and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

The study area lies within the Melbourne Strategic Assessment area (MSA) and no further approvals are required under the EPBC Act for urban development in these areas. As part of the Biodiversity Conservation Strategy (BCS), no permit under Clause 52.17 of the Wyndham Planning Scheme is required for the removal of native vegetation, rather a habitat compensation obligation is required by the Department of Environment, Land, Water and Planning (DELWP) to compensate for the removal of native vegetation and threatened species habitat.

Extent of remnant vegetation on the site

Vegetation in the study area consisted of a mixture of crop, planted trees and shrubs, introduced grassland vegetation, native grassland/grassy wetland vegetation and scattered indigenous shrubs. The majority of native vegetation occurred along the Davis Creek corridor, within the Sayers Road reserve, as well as the Sewells Road reserve.

The site of the proposed Sayers Road Regional Football Facility sits with in the North Western Corner of the entire Study Site, on the Western extent of Leakes Road. Nature Advisory's report has found no mentioned area where remnant vegetation is prevalent within the extent of the proposed Football Facility.

Mitigation Measures

As proposed by Nature Advisory's report - measures already taken to avoid and minimise impacts to native vegetation are provided in this report in Section 6.2 (page 43). These are copied in to the Management plan here below but it should again be noted that none of the areas identified for mitigation exist within the extent of the proposed Football Facility site.

Part 6.2. Avoidance and minimisation

"The following design measures have been undertaken for this proposal to avoid and minimise impacts to biodiversity.

- The development plan indicates that there will be no impacts to native vegetation (including NTGVVP, Small Scurf-pea and Tough Scurf-pea) within the Davis Creek corridor.
- The development plan indicates that there will be no impacts to native vegetation (including NTGVVP and ≥ 1 Spiny Rice-flower) located to the north of Leakes Road.
- The development plan indicates that there will be no impacts to native vegetation (including NTGVVP and >115 Spiny Rice-flower) associated with the conservation area comprising the southern portion of the Sewells Road reserve (south of the RRL)."

Remnant Vegetation (during construction)

Further to these areas, outside of the scope for the Football Facility Project site, it is proposed that if remnant vegetation or evidence of habitats are located on the site during preparation and construction, the contractor should manage this occurrence in line with the reports "Construction mitigation recommendations". These additional recommendations to mitigate impacts to native vegetation during construction are provided in Section 7.4. Construction mitigation recommendations (Page 47). These recommendations are copied in here:

Section 7.4. Construction mitigation recommendations

- "Establish appropriate vegetation protection zones around areas of native vegetation to be retained prior to works.
- Ensure all construction personnel are appropriately briefed prior to works, and that no construction personnel, machinery or equipment are placed inside vegetation.
- A suitably qualified zoologist should undertake a pre-clearance survey of any planted trees to be removed in the week prior to removal to identify the presence of any nests or hollows.
- If considered necessary based on the results of the pre-clearance survey, a suitably qualified zoologist should be on site during any tree removal works to capture and relocate any misplaced fauna that may be present."

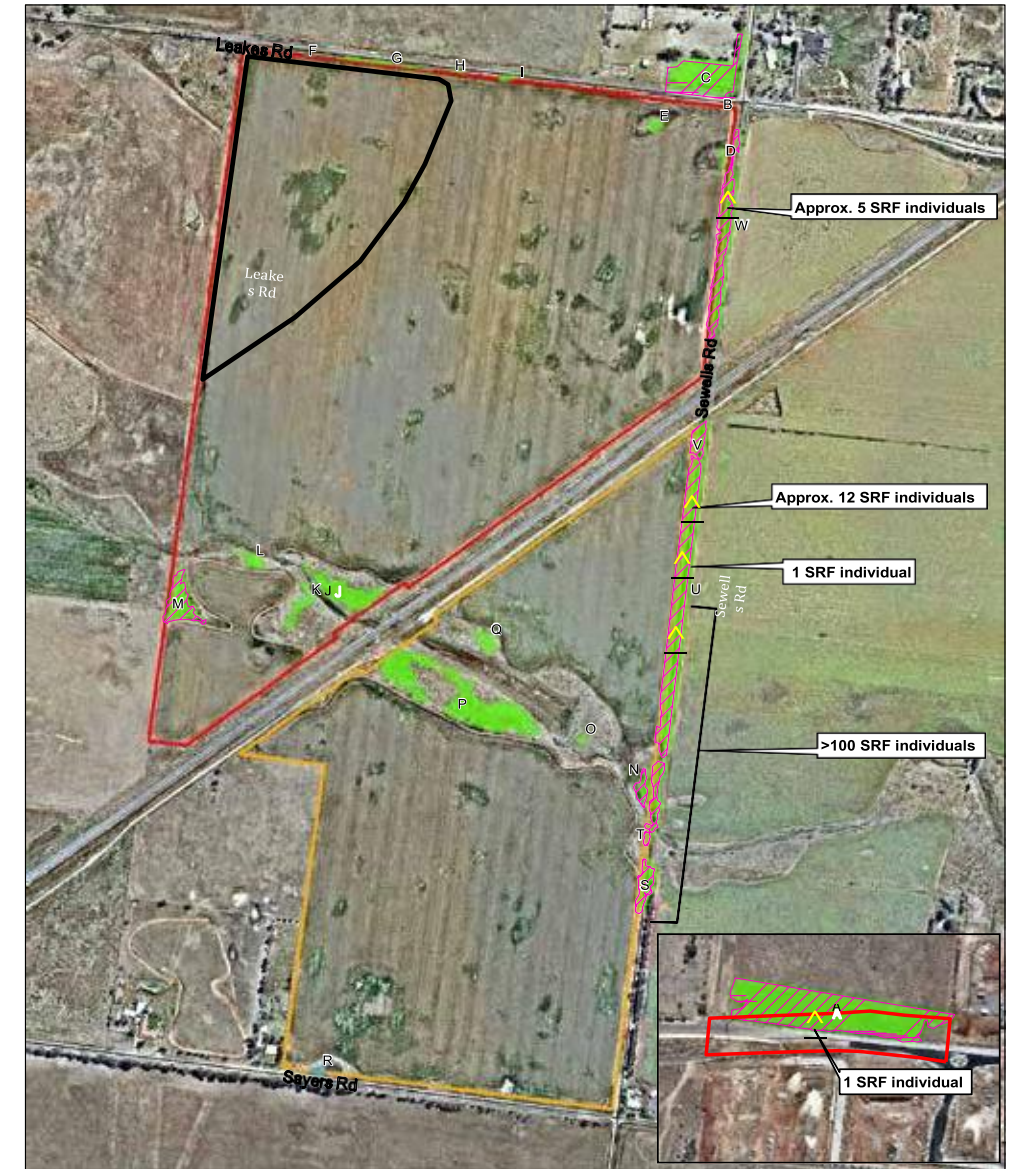
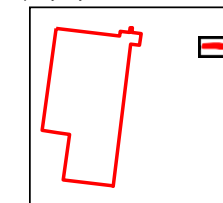


Figure 1: Study area and native vegetation

Project: 1160 Sayers Rd, Tarneit Client: WMG Holdings Company Pty Ltd Date: 26/07/2019

- Native vegetation**
- Plains Grassland
 - Plains Grassy Wetland
 - NTGVVP
 - Spiny Rice-flower locations



Metres
0 200

PO Box 337, Camberwell, Vic 3124, Australia
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Nature Advisory: Native Vegetation



Waste Management

Waste collection from the site will be consolidated and stored in a dedicated waste storage enclosure in the service compound to the north of the building. This location is directly accessible from Leaker Road for collection as required.

The waste enclosure will be sized to store waste generated within the pavilion with some additional overflow capacity for events. Approach to waste collection for events will include permanent waste receptacles around the pavilion and fields of play, and multiple portable wheelie-bins that can be deployed around event spaces. Bulk waste collection will occur on an as-needs basis with regular collections occurring for day-to-day activity and additional collections scheduled for major events.

Operational Waste

Dedicated central bin storage is provided for the development. Separate bins for the collection and management of the following waste streams (if applicable) will be provided within the facility. Bins are provided for each waste stream to be clearly marked with appropriate colours and signages.

- general waste
- paper and cardboard
- glass
- metal
- co-mingled recycling
- food & garden organics
- hard/bulky waste
- e-waste

To maximise recycling rates, recycling bins must always be provided wherever general waste is disposed.

Amenity Protection

The design for the training facilities has the inclusion of a preventive and pro-active maintenance regime for both the general landscape and building features maintenance, alongside the vital role in the provision of high-quality playing surfaces. It is considered best practice to try to identify potential problems before they appear. Typical problems include one or a combination of the following:

- Pest damage;
- Disease outbreaks;
- Heat stress;
- Weather impact from rain, frost or snow;
- Drainage, algae and black layer issues (can cause surface traction issues);
- Loss of ground cover (grass density);
- Shallow rooting and surface instability (surface traction issues for players);
- Poor micro-levels (e.g. following local turf repairs or intense training sessions);
- Accumulation of organic matter (dead grass from poor mowing building soft mat) on the playing surface;
- Infestations of undesirable weed grasses (e.g. annual meadow-grass (*Poa annua*))

The construction provision of amenity protection will be outlined in the Construction Management Plan.

Stormwater & Infrastructure Servicing

Stormwater Strategy

The stormwater management plan for the training precinct is tied into the larger precinct network at the Southern interface of the site with Ison Road, integrating with the previously endorsed Concept Master Plan as reference in the C254wynd Incorporated Document. The stormwater drainage is designed in accordance with "Australian Rainfall and Runoff" published by the Institution of Engineers Australia.

The system for the stormwater management system will form the initial stage of the Stage 1A and 1B of the precinct development. The training precinct development has considered the future development of Oakbank and Riverdale PSP requirements within the design. The design and details of conveyance for stormwater runs, detention and quality treatment are constructed to accept the discharge from the site at the highest elevation of Leakes Road down to the southern lowest point of the site. The drainage strategy allows for free draining outfall to the Southern interface with Ison Road. Documentation outlining the design are in accordance with Melbourne Water's Guidelines and requirements, and will be issued for approval from the responsible drainage authority prior to any commencement of works on site.

Stormwater runoff from training facility site needs to be detained within the confines of the site boundary. We understand the training facility development will be constructed prior to the completion and extension of Leakes Road, hence along the northern 20m wide buffer zone adjacent to site boundary, a temporary vegetated open channel is formed to divert AEP 1% overland flow from area north of the site prior to construction of Leakes Road and the associated stormwater drainage. The open channel has a capacity of approx. 2500 l/s hence a temporary restrictor weir is required to limit overland flow to AEP 5% pre development flow rates.

Pre development allowable site flow rates have been based on ARI 20 year (AEP 5%) 5 minute duration in accordance with AS 3500.3 for a green field site. Due to the nature of the existing site contours, future development site 3 has been excluded from assessments and can be treated independently via gravity storm drains towards Ison Road working with existing site contours. The preliminary discharge for ARI 20 YR, 5 minute duration is calculated as 291.5 l/s which is based on a C_p (run off coefficient) calculated as 0.11425 in accordance with AS 3500.3. Post development discharge rates for ARI 20 year (AEP 5%) 5 min duration based on the developed site will be detained to not exceed the flow rates for the pre-developed greenfield site (i.e. 291.5 l/s).

There are no site-specific requirements to water treatment other than reduction of Total suspended solids (TSS), and it has been agreed with Wyndham City Council the training facility site will discharge to the wider Wetland stormwater treatment design which forms part of the Western Melbourne Stadium and surrounding developments water treatment strategy developed to Melbourne water requirements. As such drainage contributions will be paid by the training facility site for the overall wetland water treatment strategy.



CJC Engineers Stormwater Management Strategy: Proposed Land Drainage & Retention

Stormwater & Infrastructure Servicing

Temporary Works

Temporary works proposed (retardation and sediment control) will form a part of the construction management plan works package provided by the Contractor at time of works commencing on site.

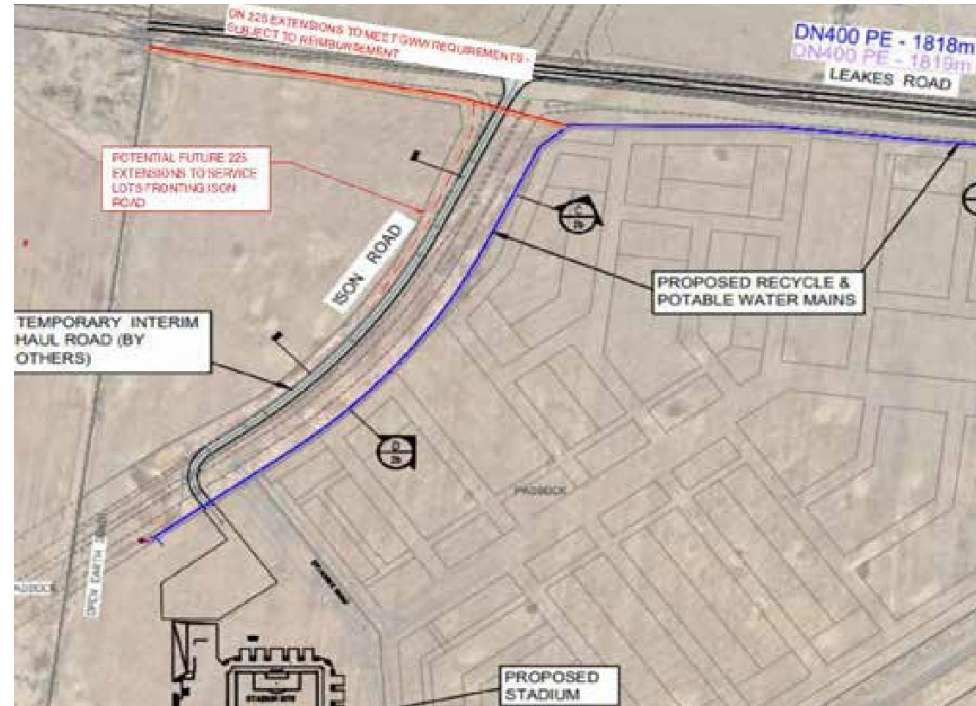
Utilities

The training precinct along with the Stadium precinct will have all sewerage, drainage, potable/non-potable water, electrical supply and telecommunication supply services located underground and connecting through either Leakes Road or Ison Road, and approved by the responsible authority prior to construction works commencing.

Hydrants will be identified with marker posts and road reflectors as applicable to the satisfaction of the relevant fire authority.

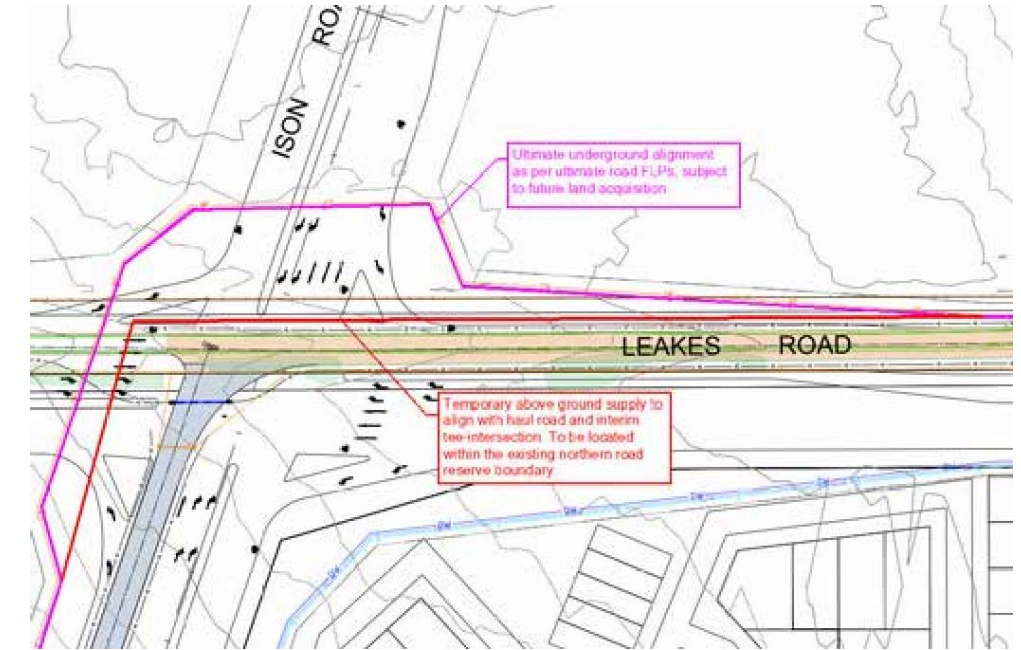
Design of gas supply will coincide with the current trunk water design and follow a similar alignment, extending west from the existing network in Leakes Road.

Water Supply



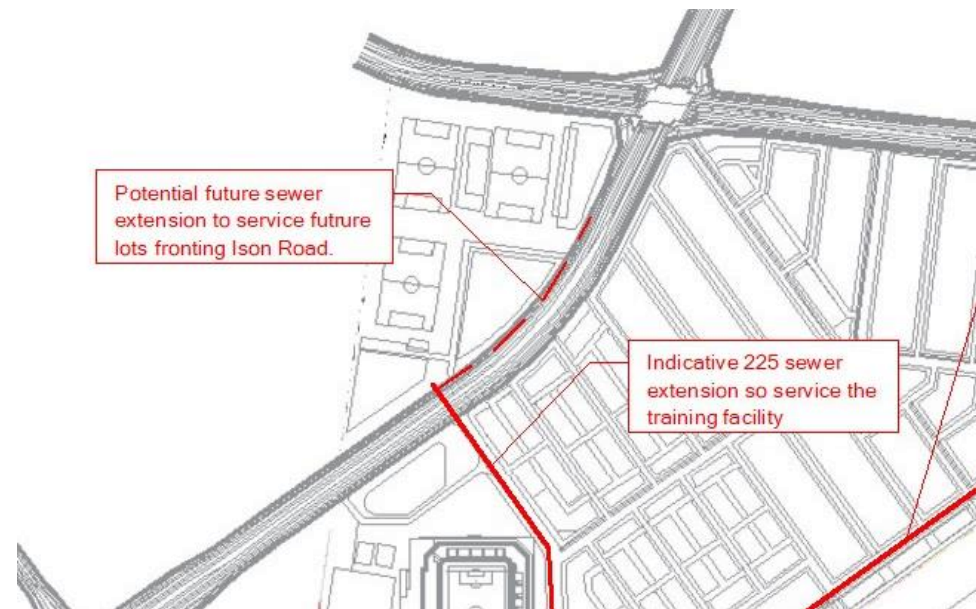
Peak Urban Servicing Infrastructure Report: Proposed Water Mains

Electrical Supply

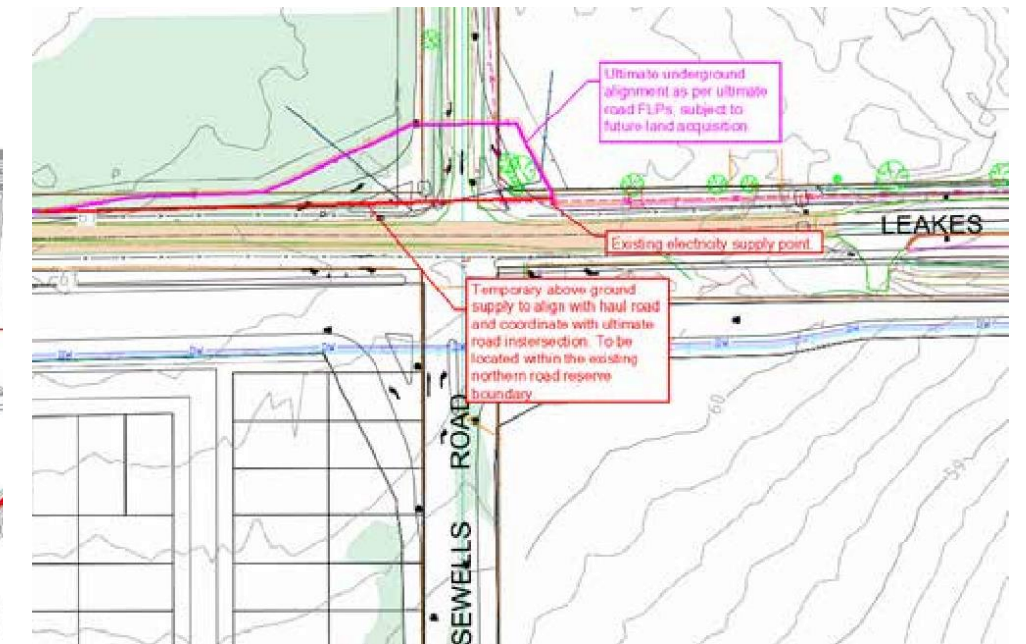


Peak Urban Servicing Infrastructure Report: Electrical Supply Option (Ison Road)

Proposed Sewer Alignments



Peak Urban Servicing Infrastructure Report: Proposed Sewer Alignment (225+)



Peak Urban Servicing Infrastructure Report: Electrical Supply Option (Sewells Road)

Appendices

Ratio Consultants – Concept Master Plan – October 2021

Nature Advisory – Flora & Fauna Report – March 2021

Site Image – Landscape Drawings – October 2021

Resonate Consultants – Acoustic Response – October 2021

Ratio Consultants - Traffic Report – May 2021

Traffic Works – Traffic Documentation – September 2021

Integral Group – Environmentally Sustainable Design Statement – October 2021

EMF GLOBAL – Environmental Management Framework – May 2021

Golder Associates Pty – Geotechnical Investigation – June 2019

CrackerJack Consultants – Stormwater Infrastructure Report – October 2021

Peak Urban – Infrastructure Servicing Report – October 2021