



# Ordinary Meeting

**Tuesday, 27 January 2026**

## ATTACHMENTS UNDER SEPARATE COVER

- CL02 Hanwood Growth Area Master Plan  
Endorsement**
- (a) Attachment 1 - Hanwood Growth Area Overall Master Plan**
  - (b) Attachment 2 - Hanwood Master Plan - Full Plan Set**
  - (c) Attachment 3 - Hanwood Master Plan Report with all Appendices**
  - (d) Attachment 4 – Submissions**
  - (e) Attachment 5 - Council Submission Summary and Review**



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GRIFFITH CITY COUNCIL

# HANWOOD GROWTH AREA CONCEPT MASTER PLAN

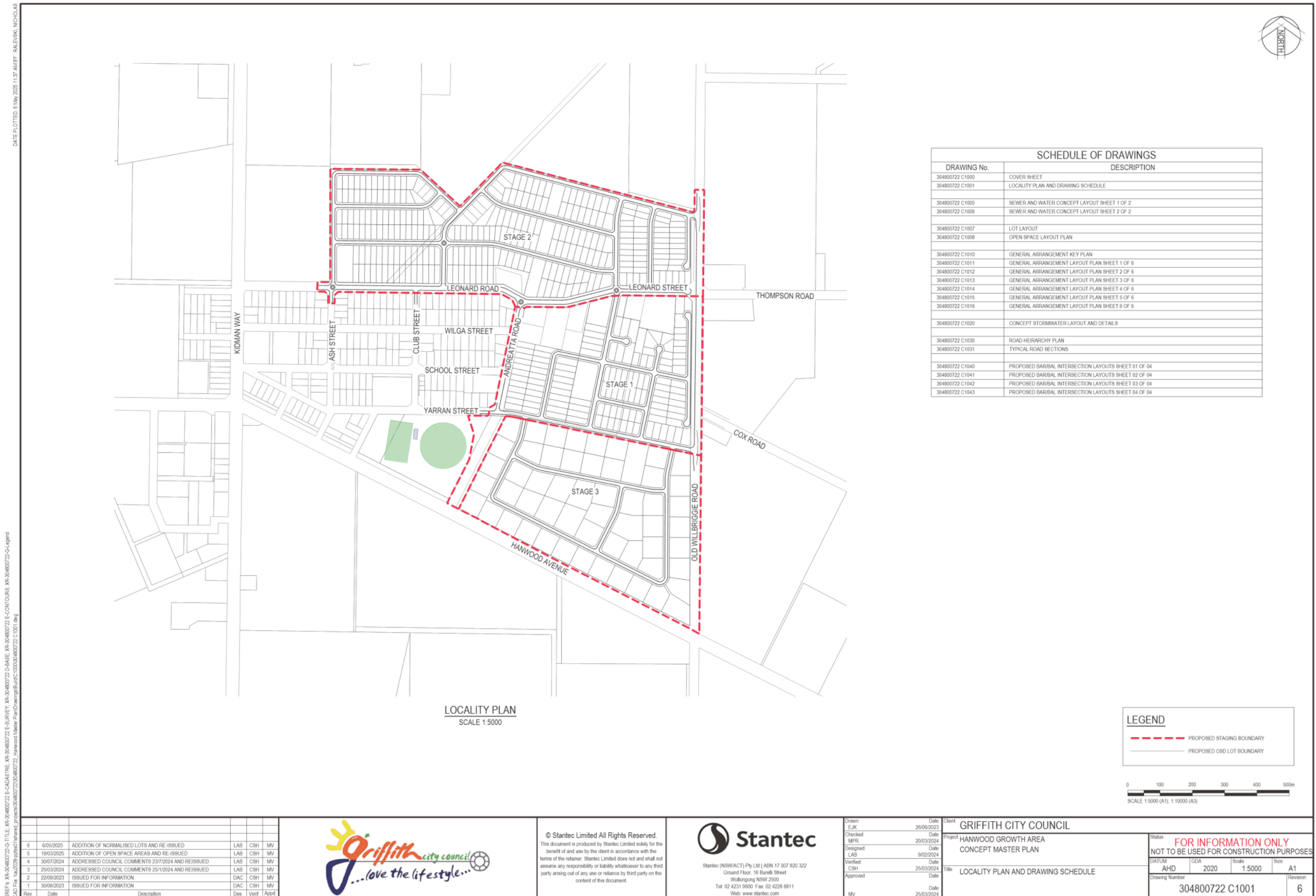
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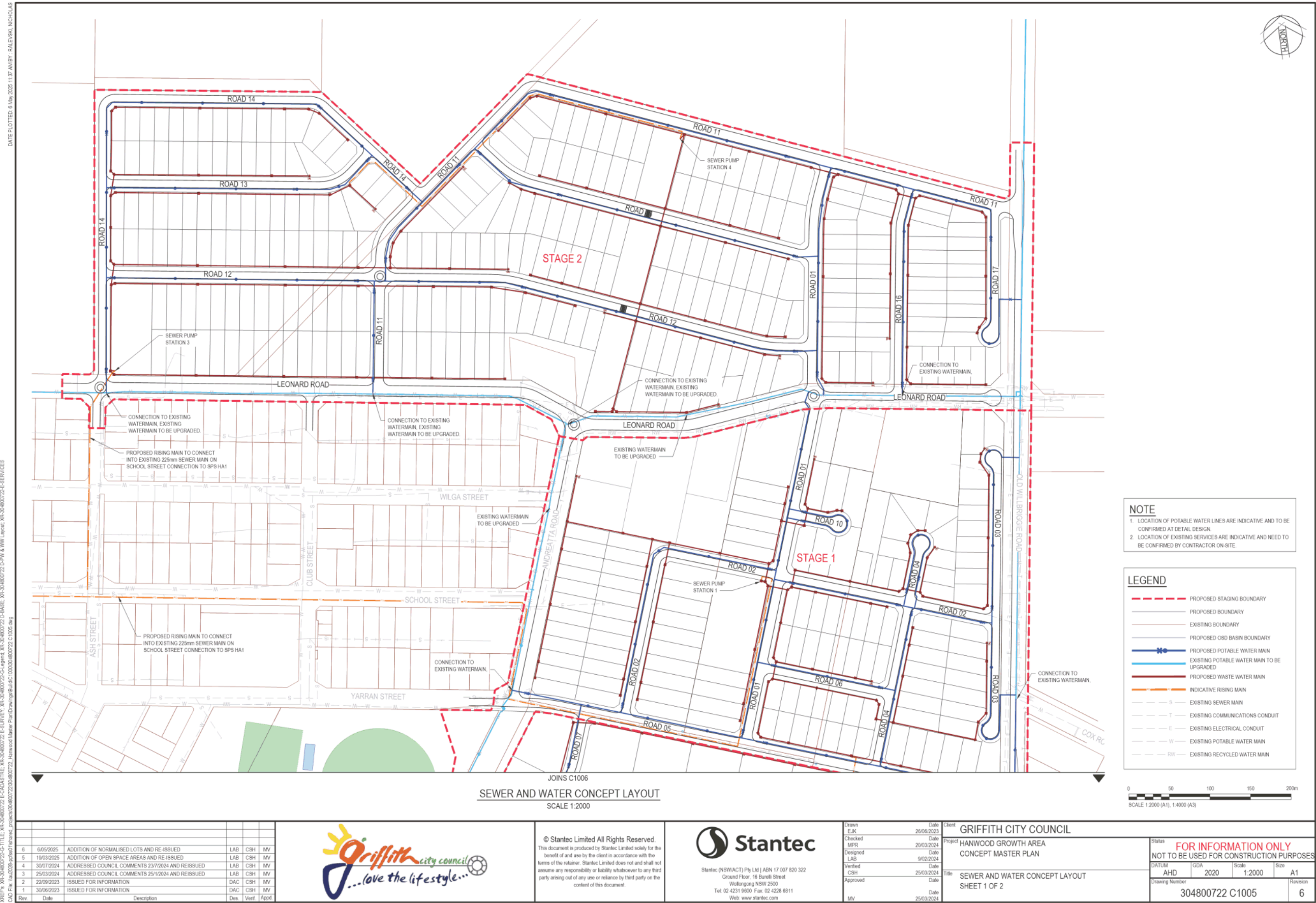
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5	19/3/2025	ADDITION OF OPEN SPACE AREAS AND RE-ISSUED	LAB	CSH	MV
4	3/07/2024	ADDRESSED COUNCIL COMMENTS 23/7/2024 AND REISSUED	LAB	CSH	MV
3	25/03/2024	ADDRESSED COUNCIL COMMENTS 23/7/2024 AND REISSUED	LAB	CSH	MV
2	22/06/2024	ISSUED FOR INFORMATION	DAC	CSH	MV
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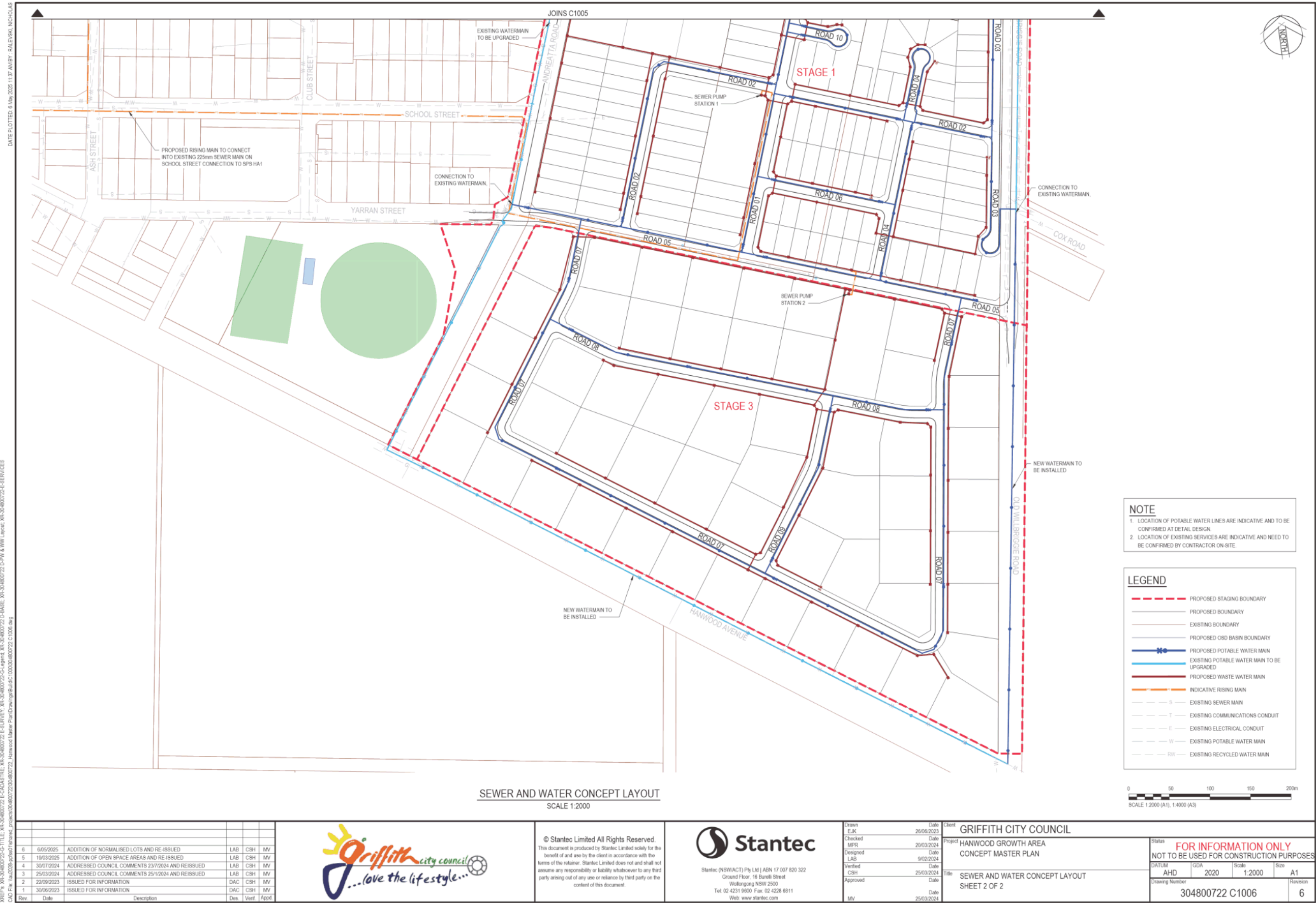
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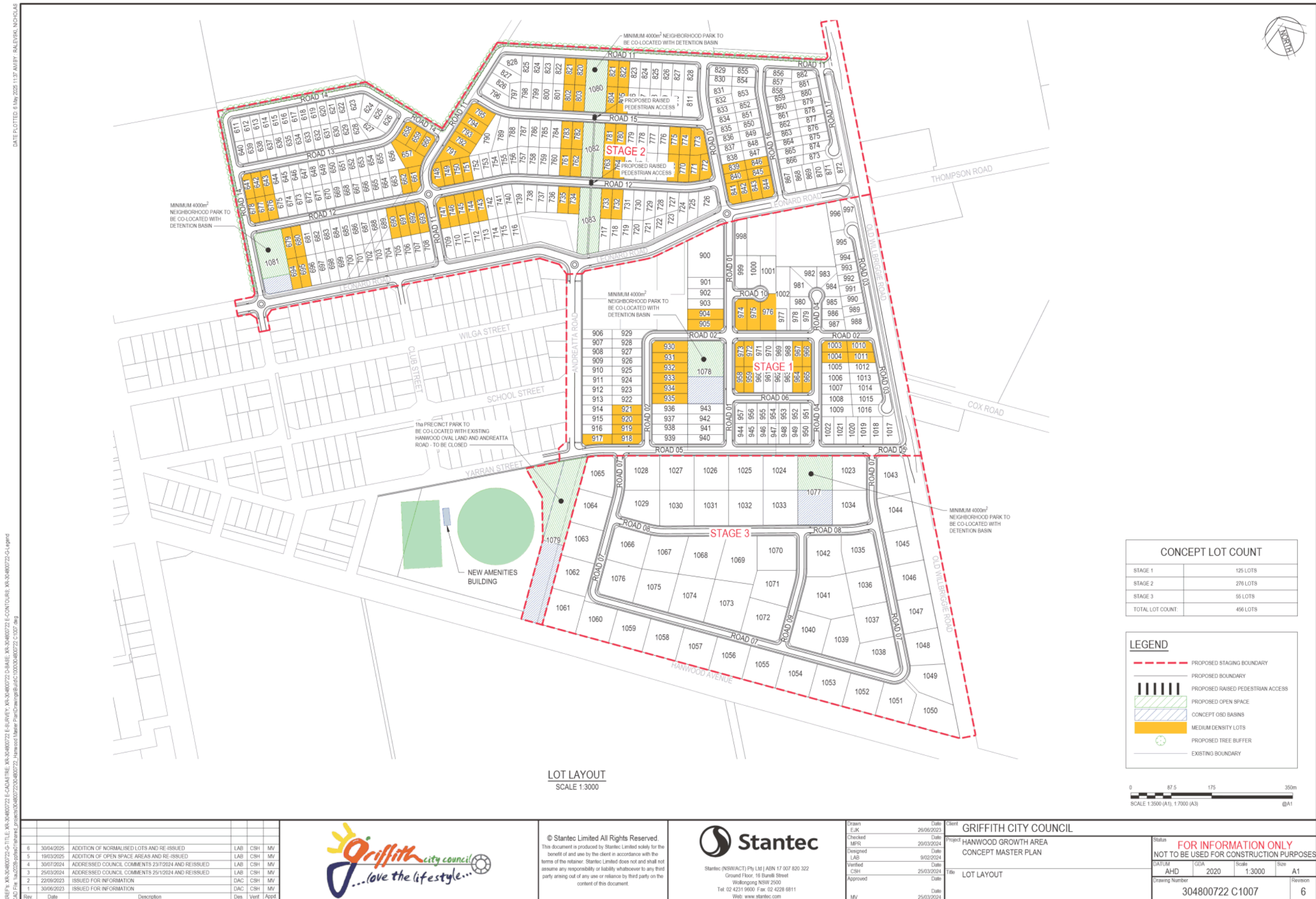






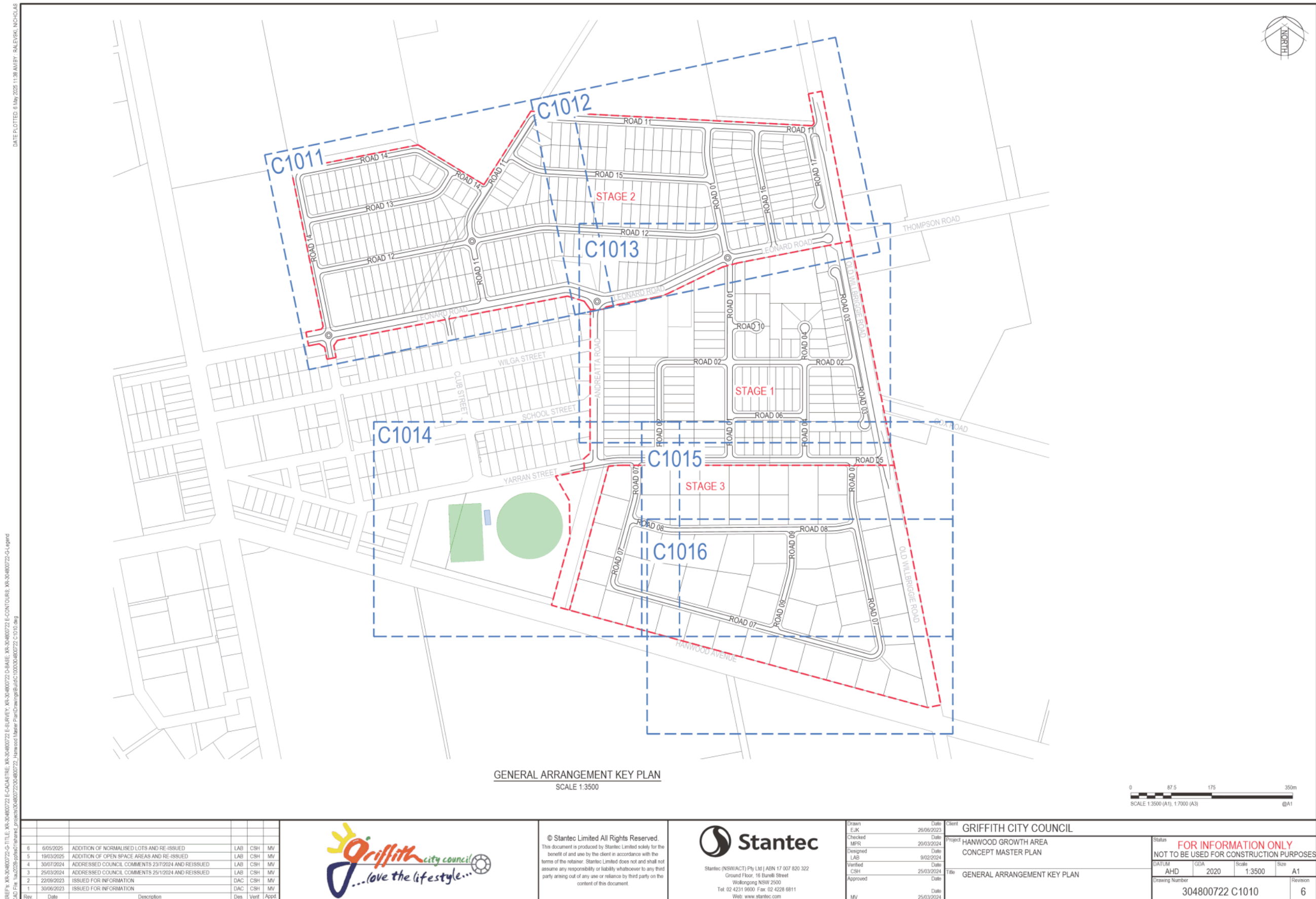




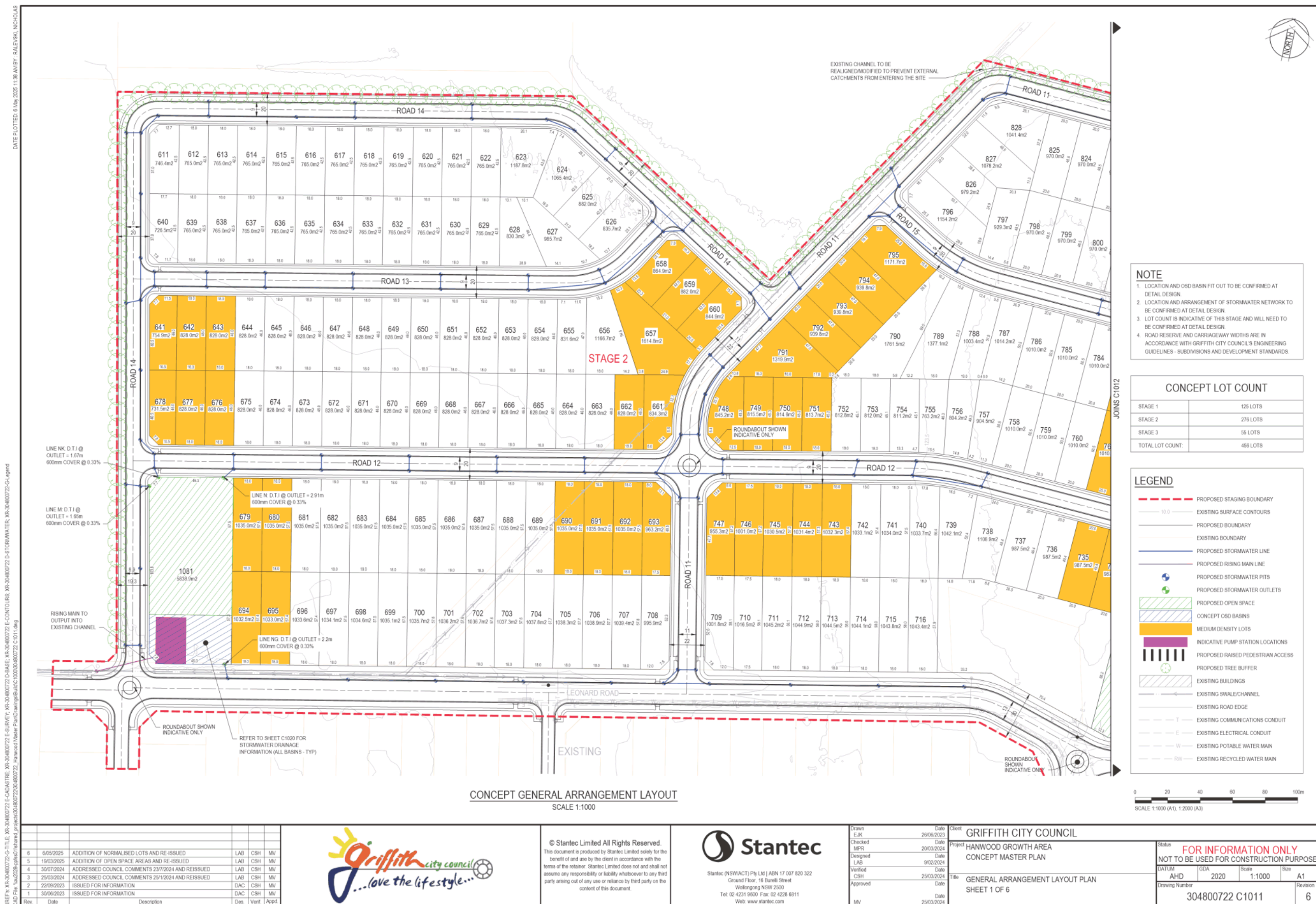




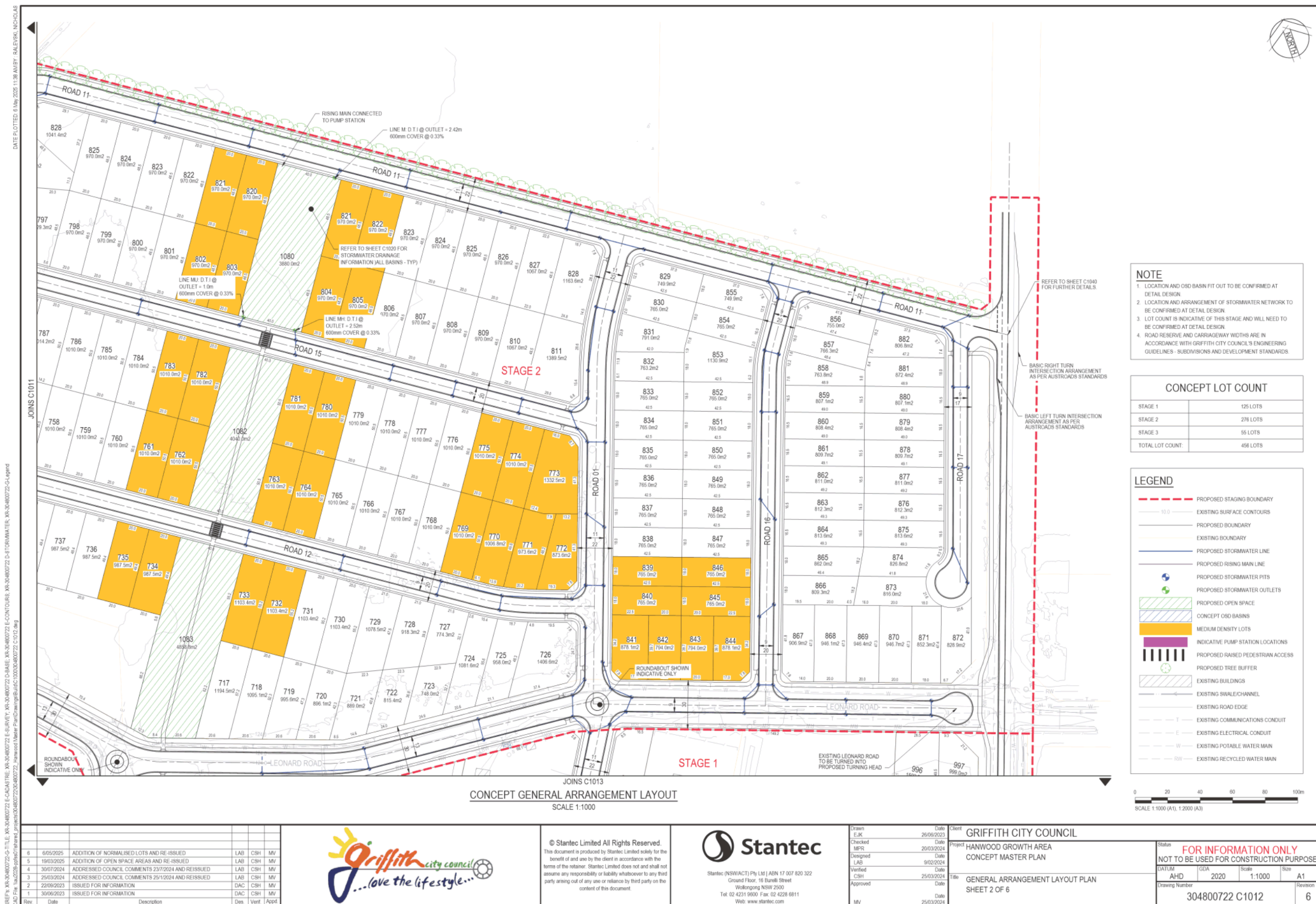




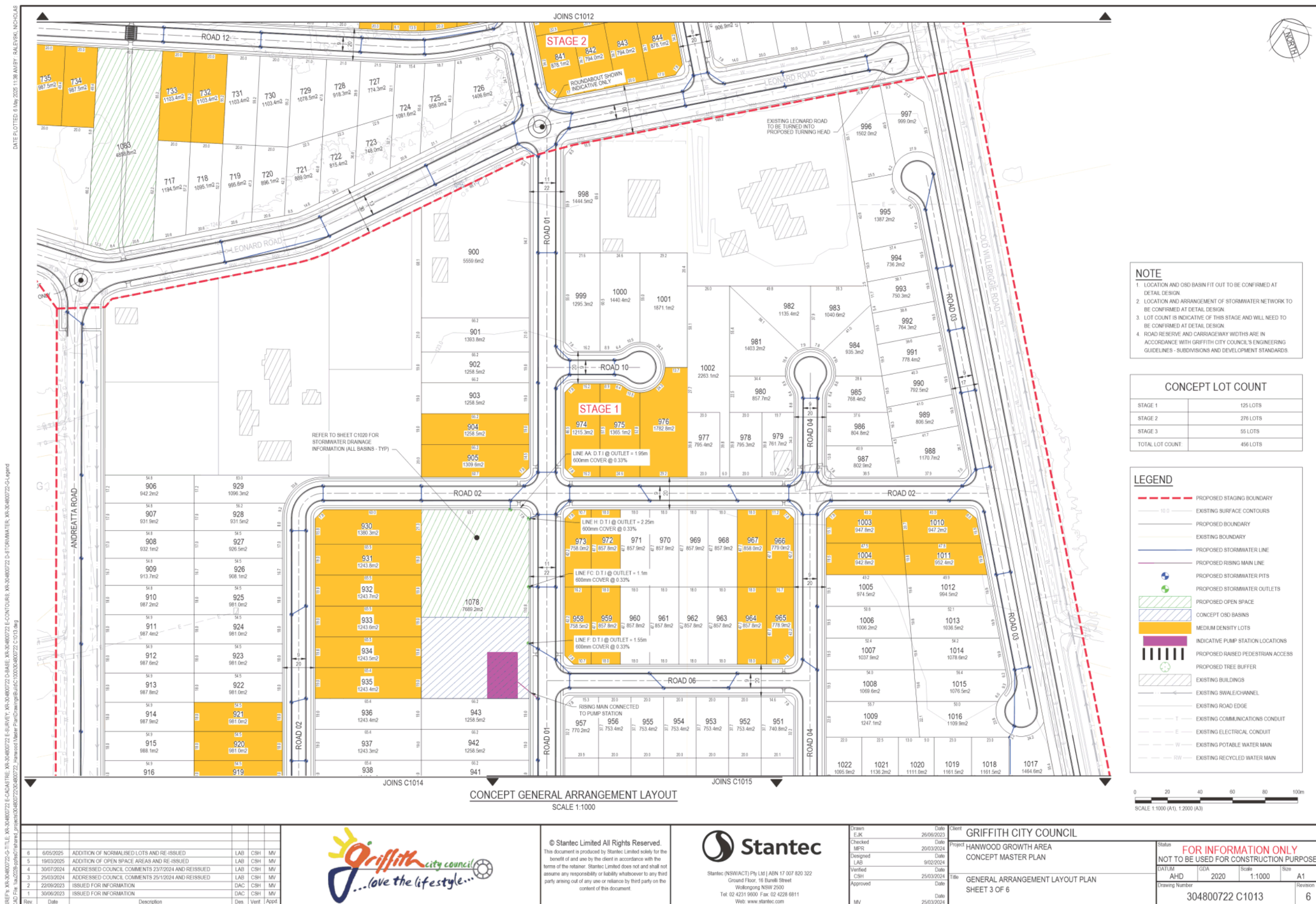


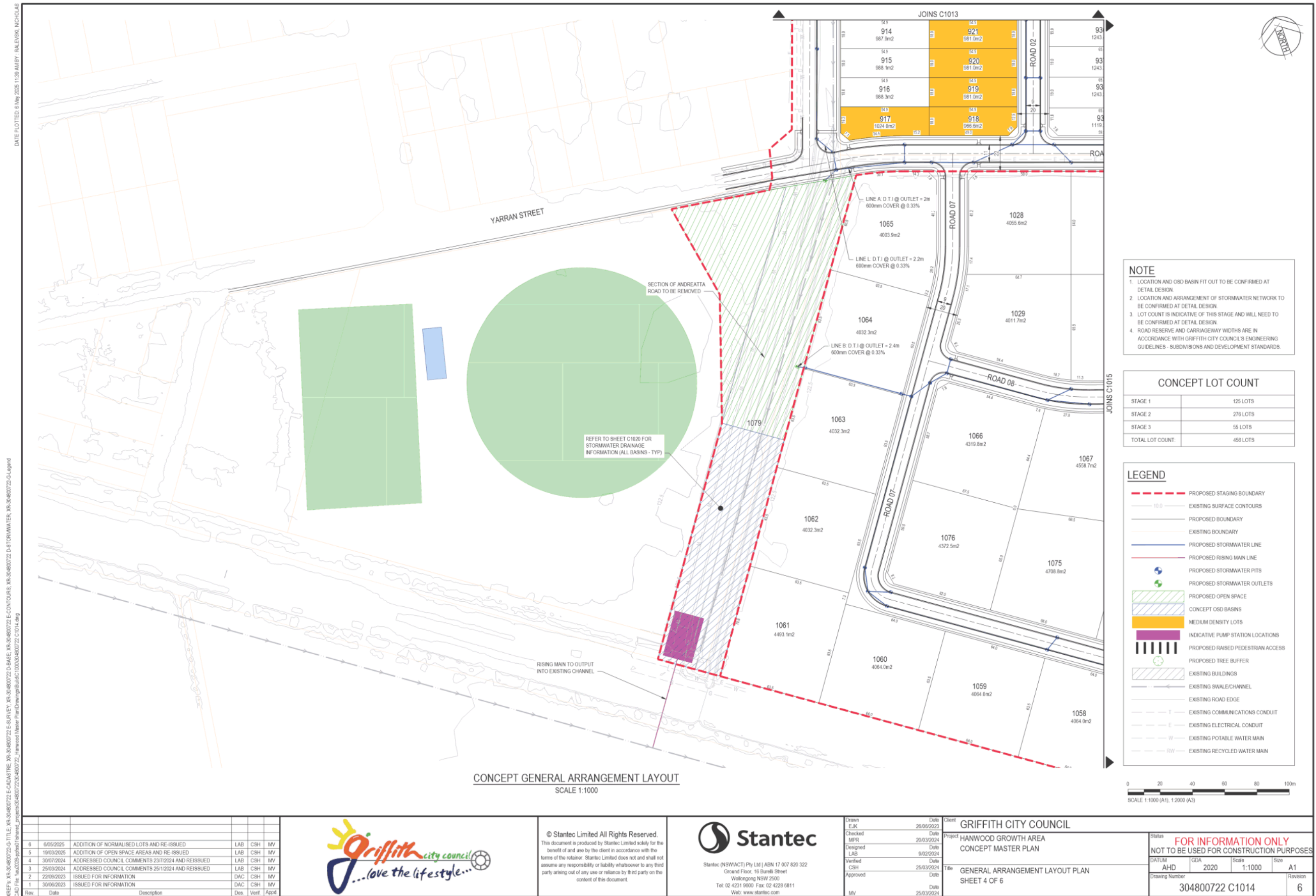




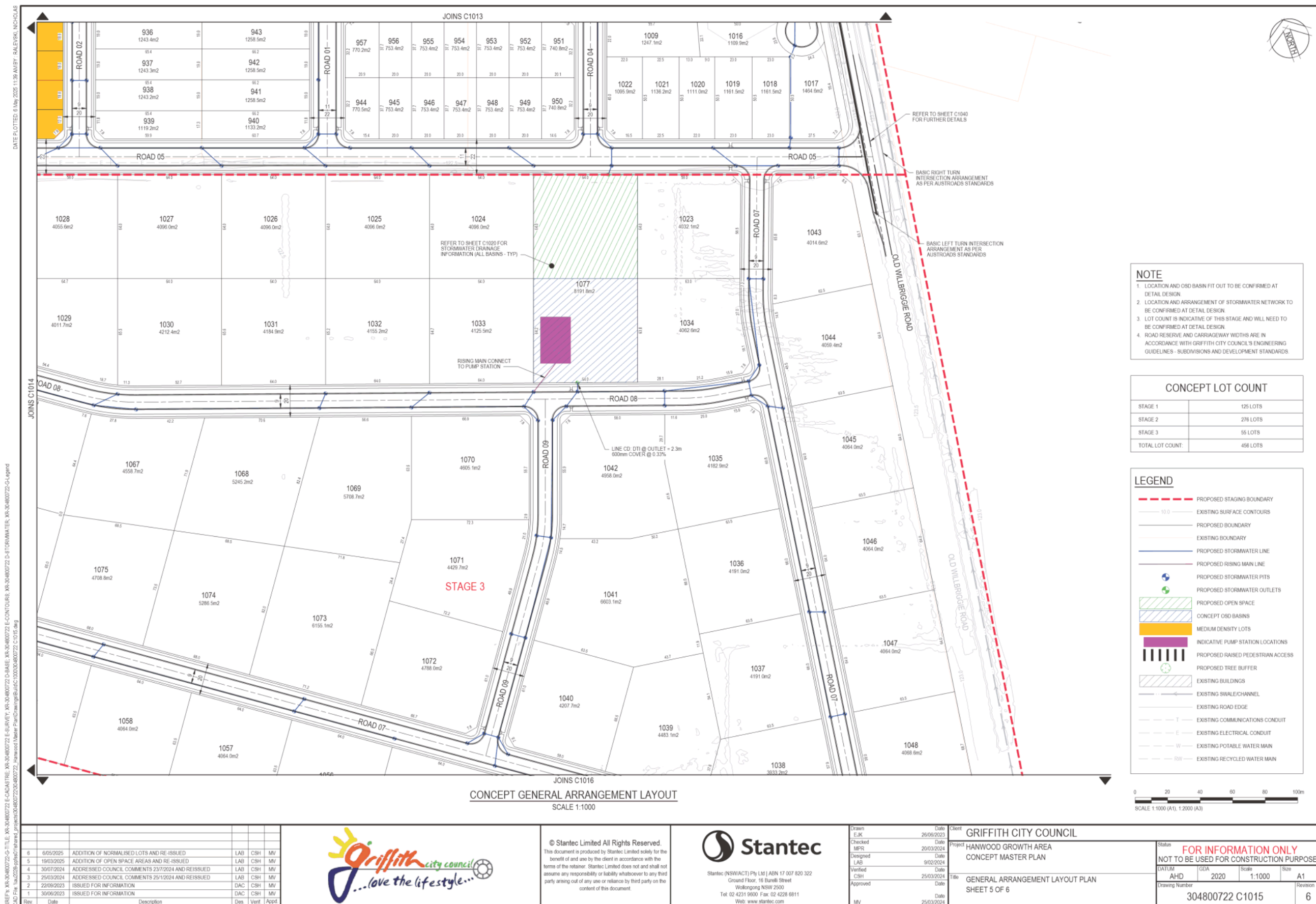


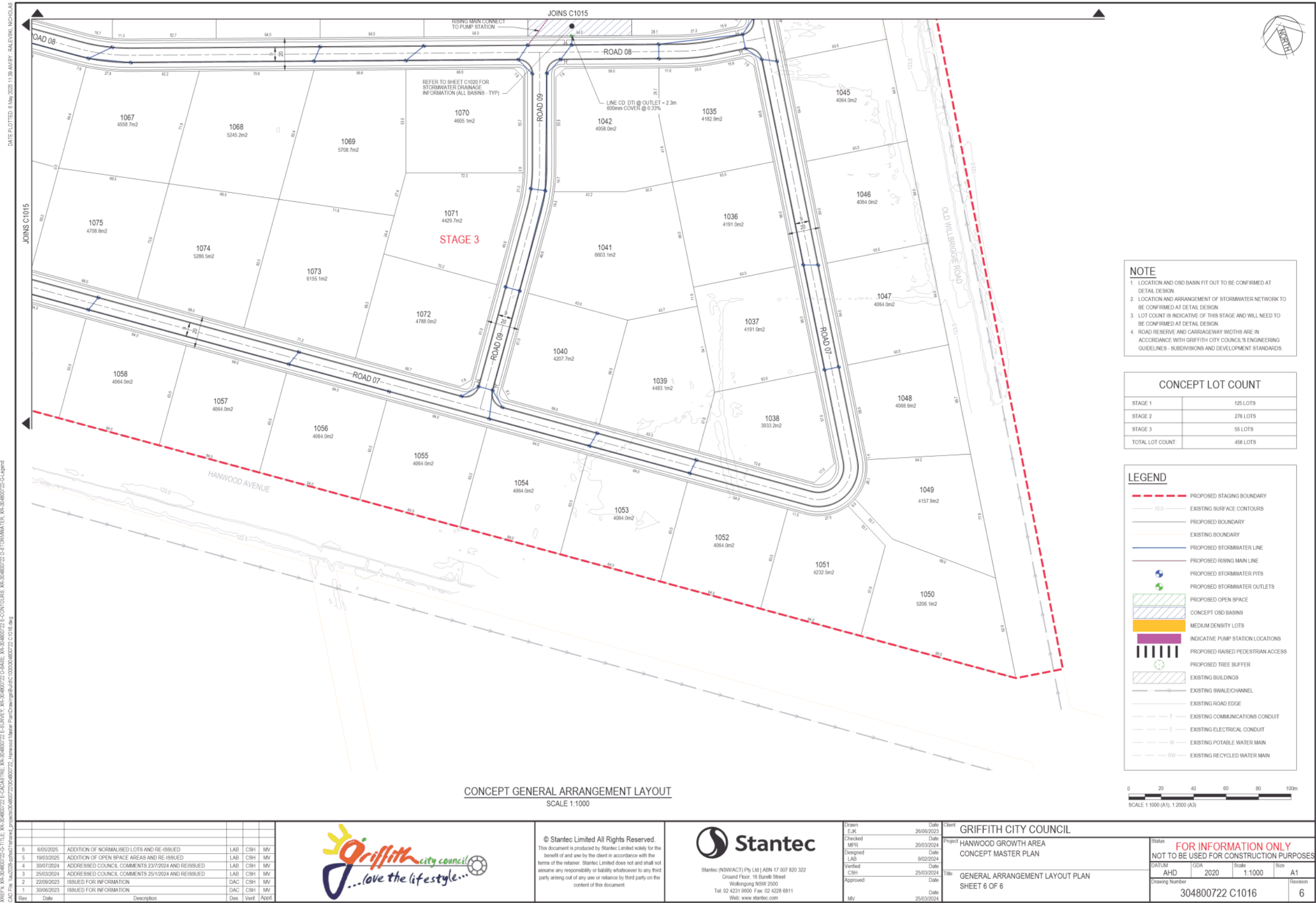




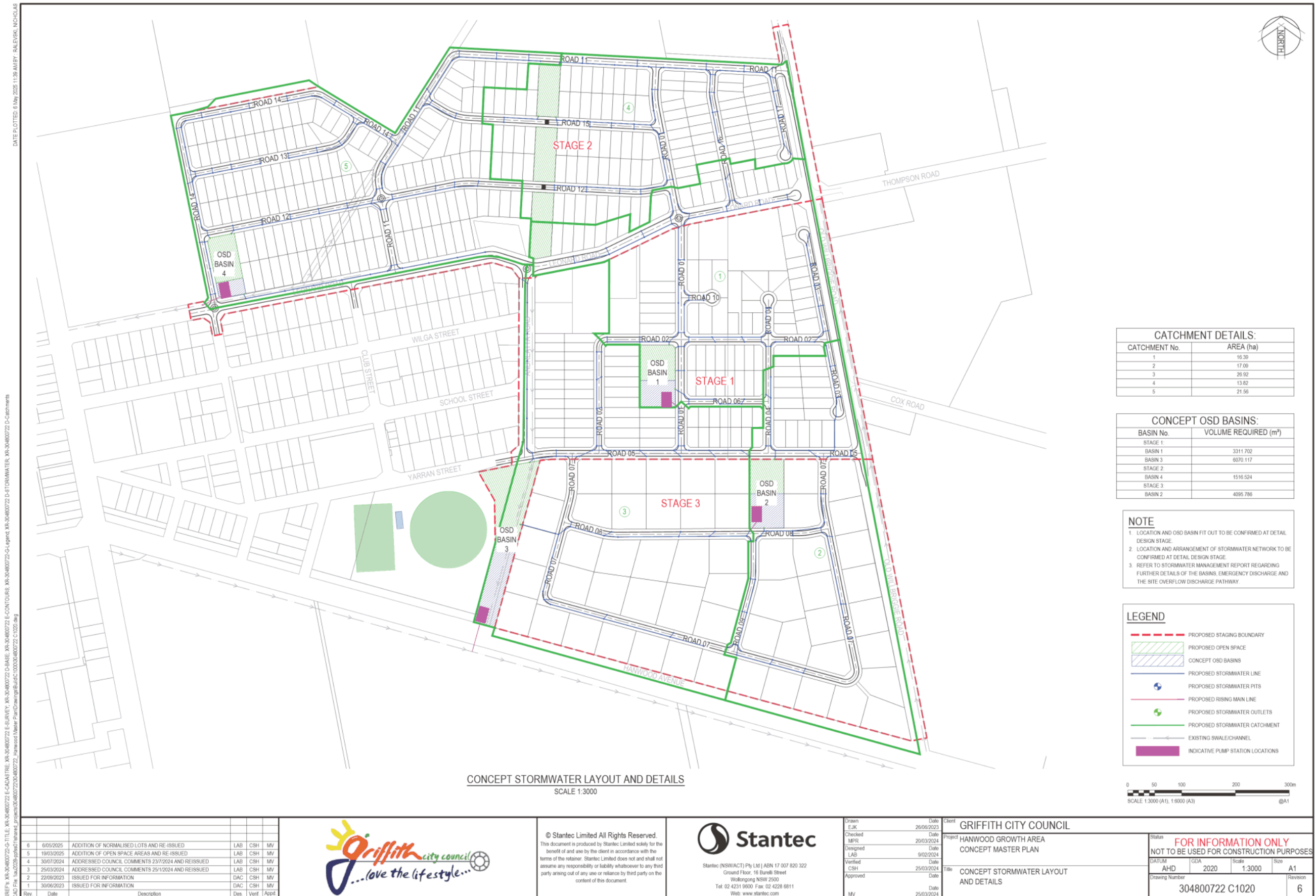


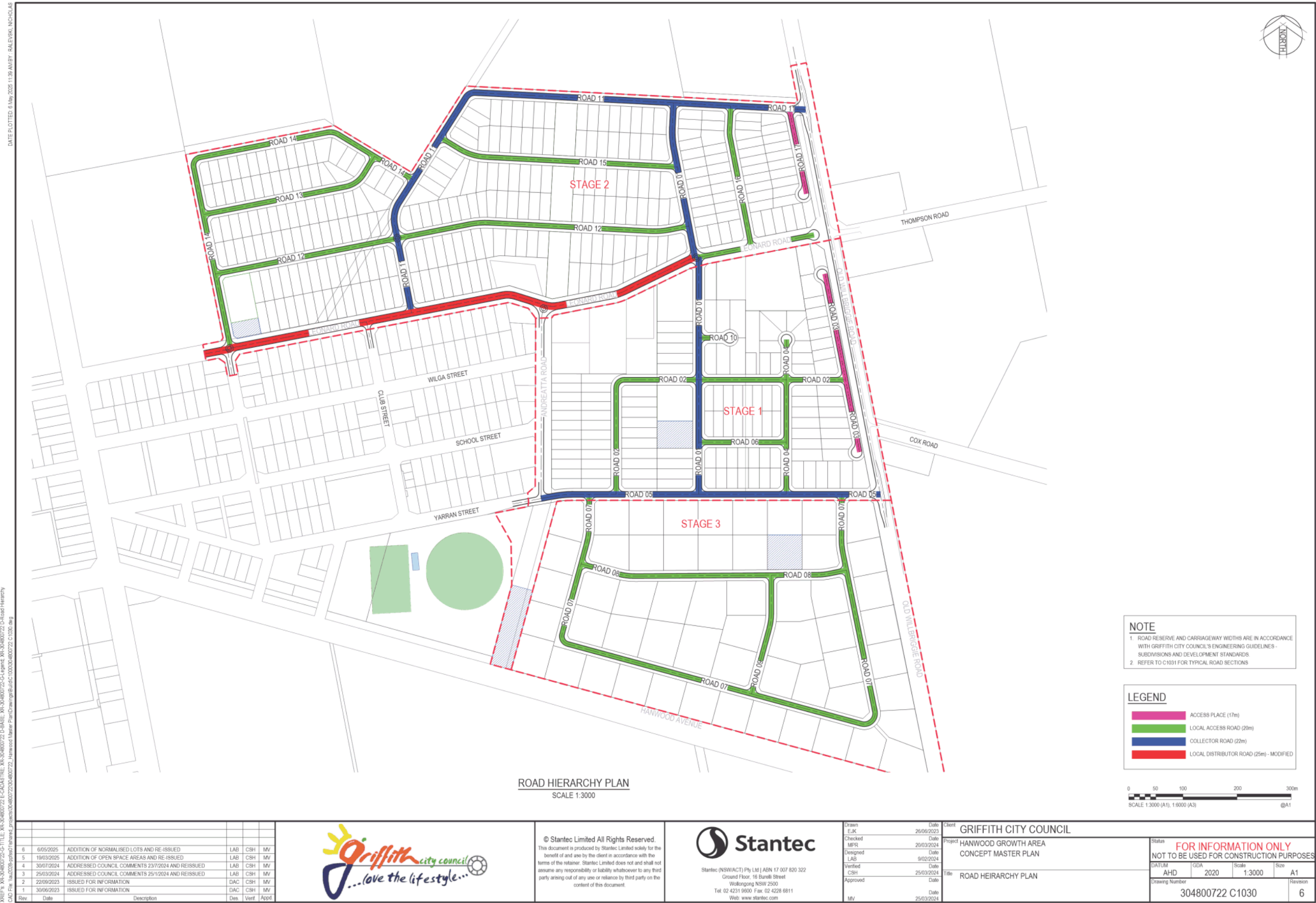




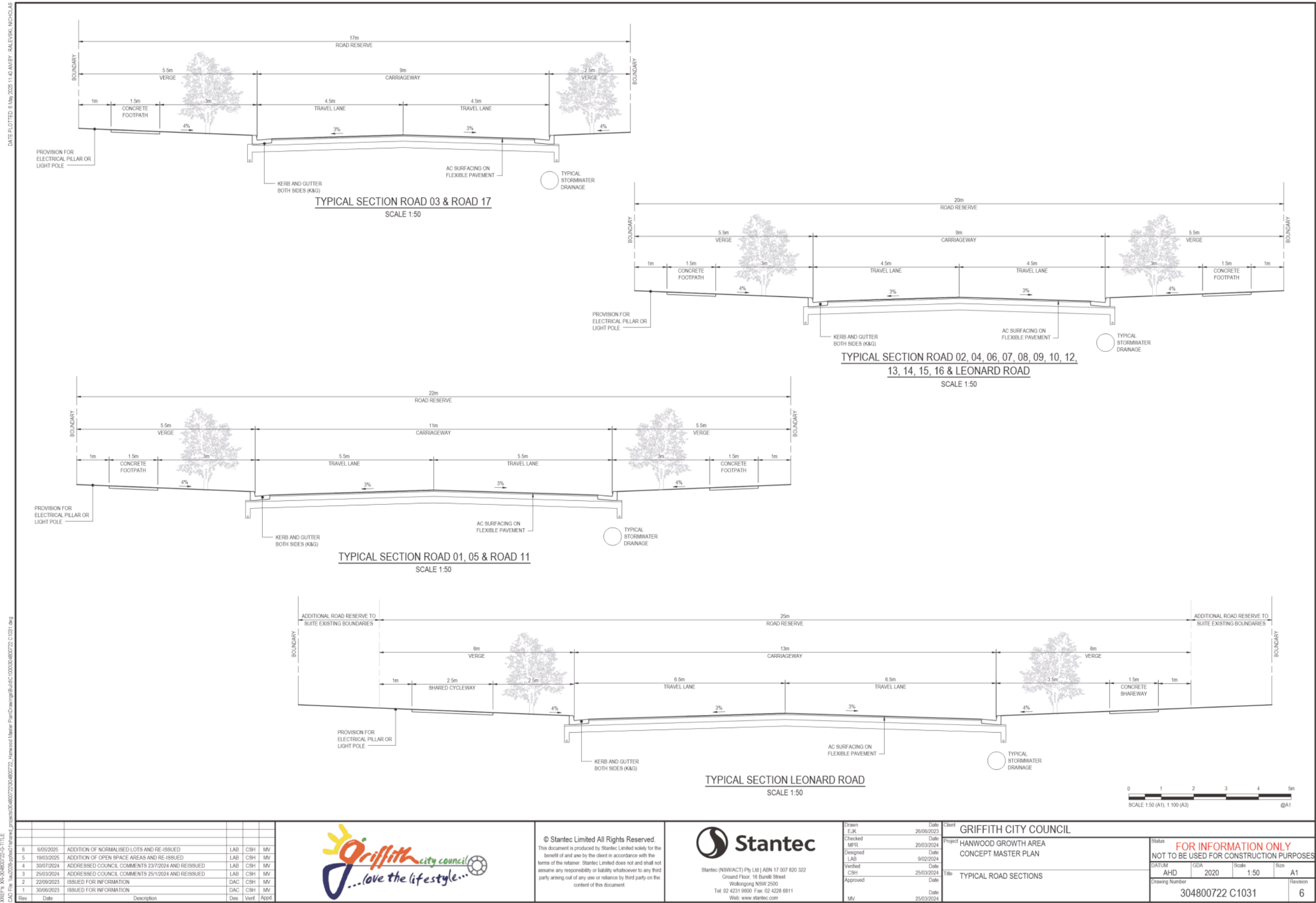


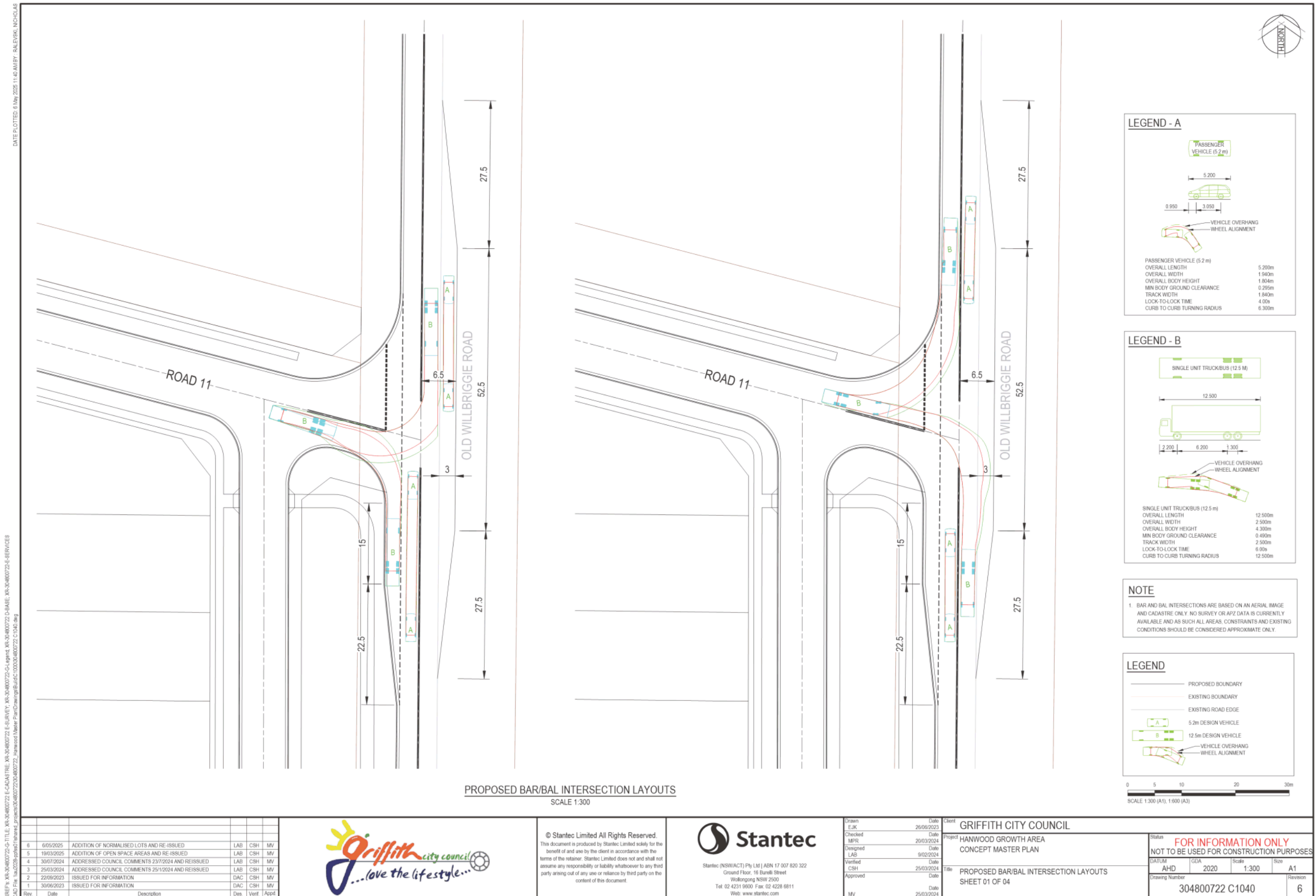




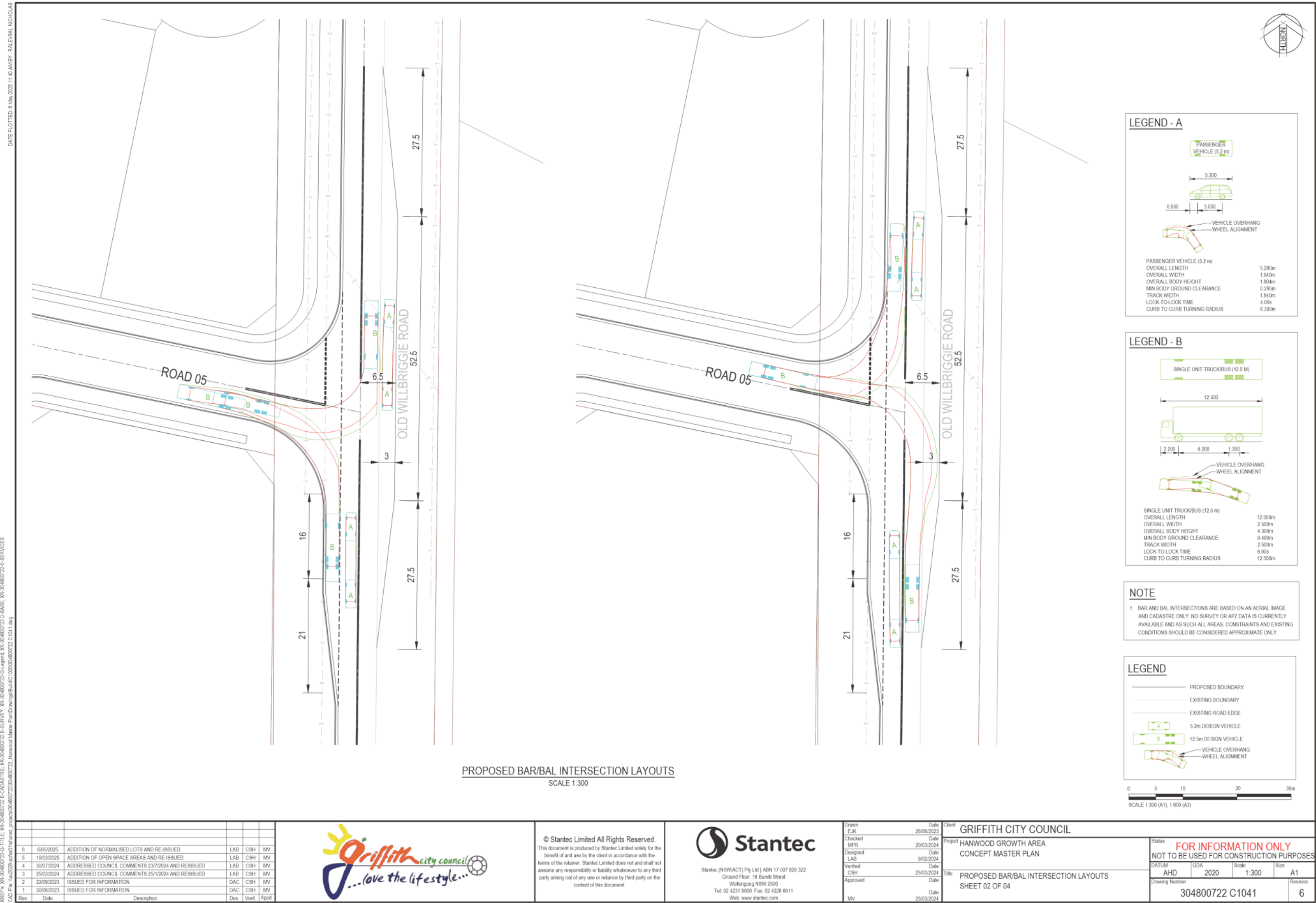


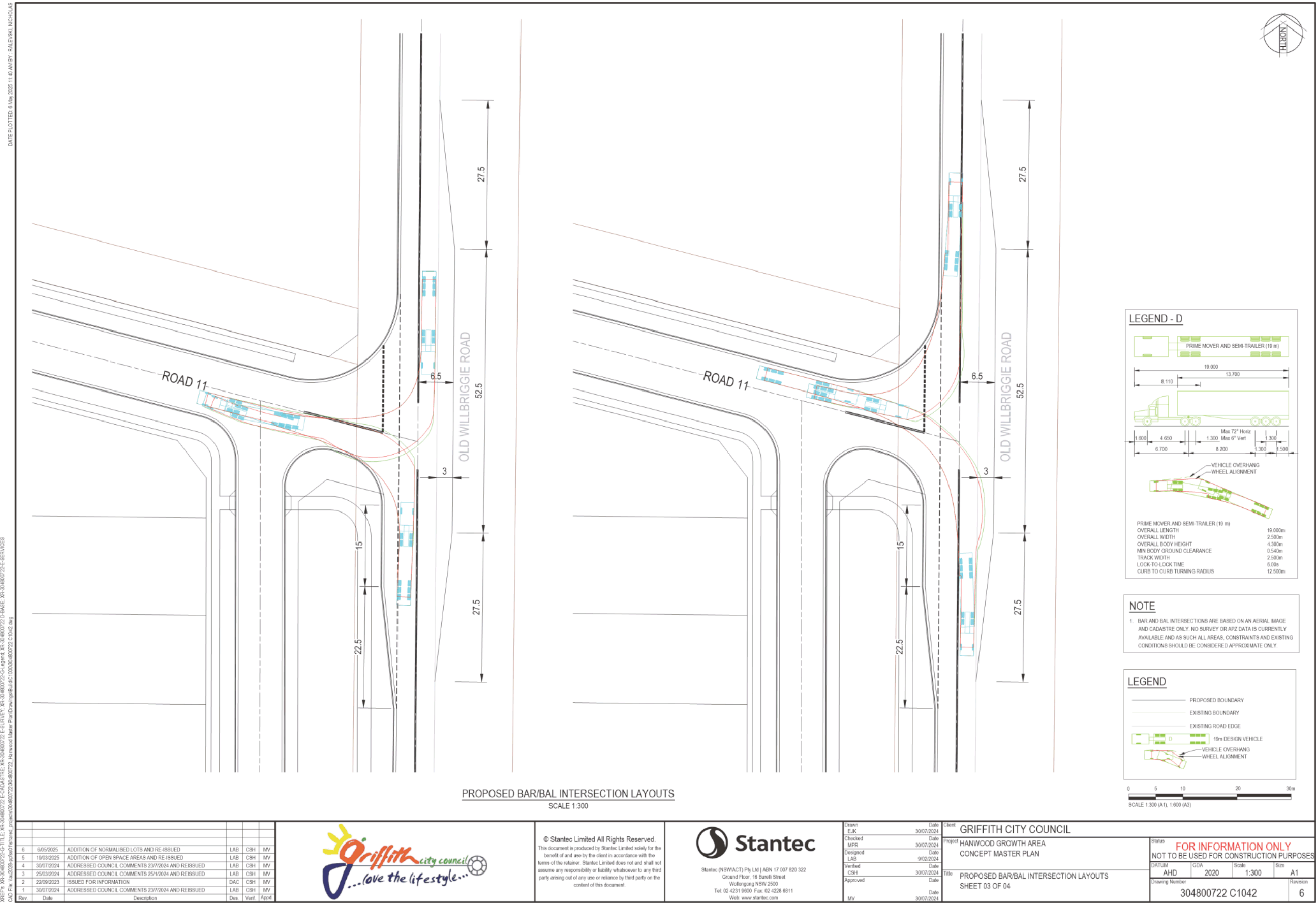




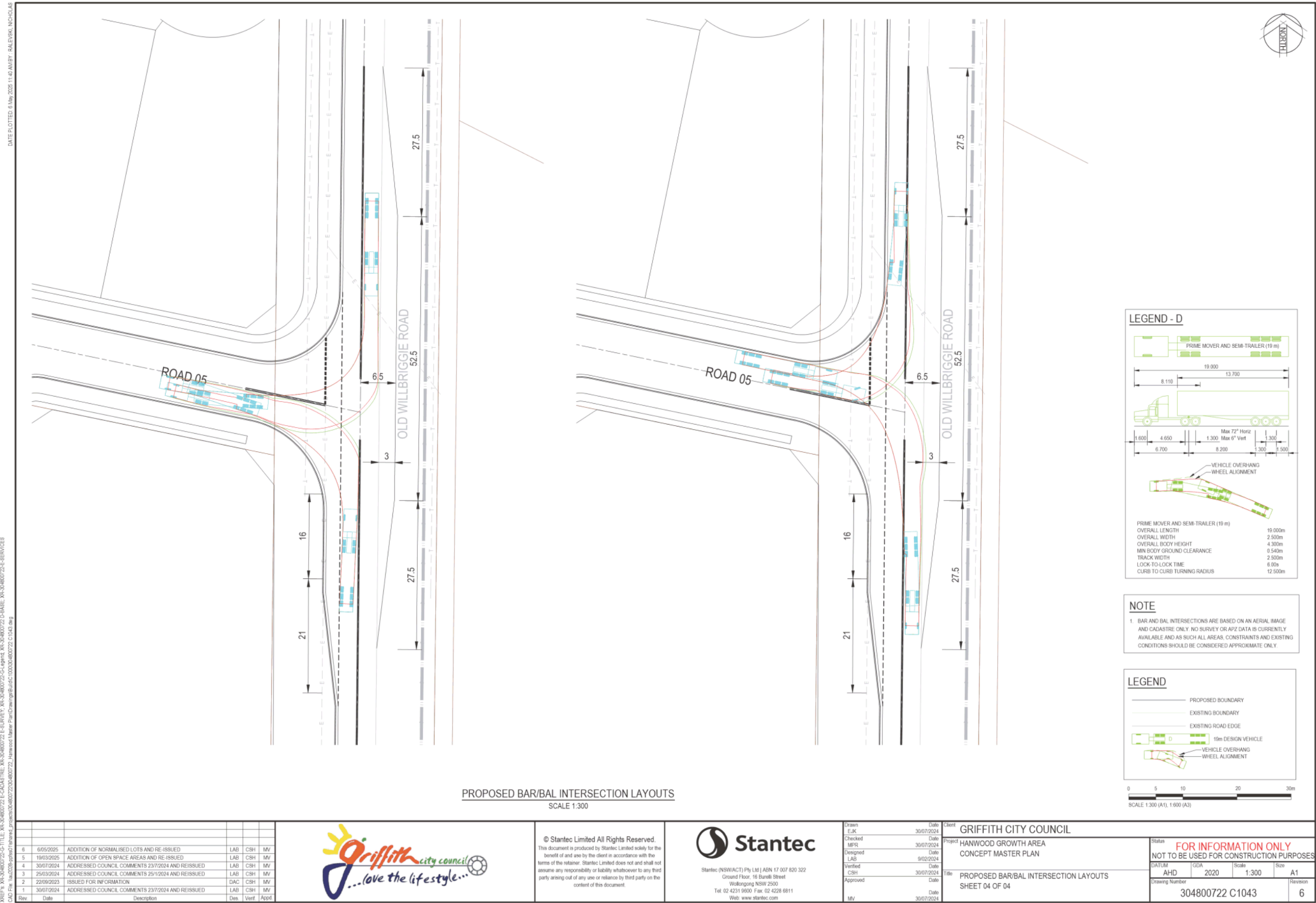






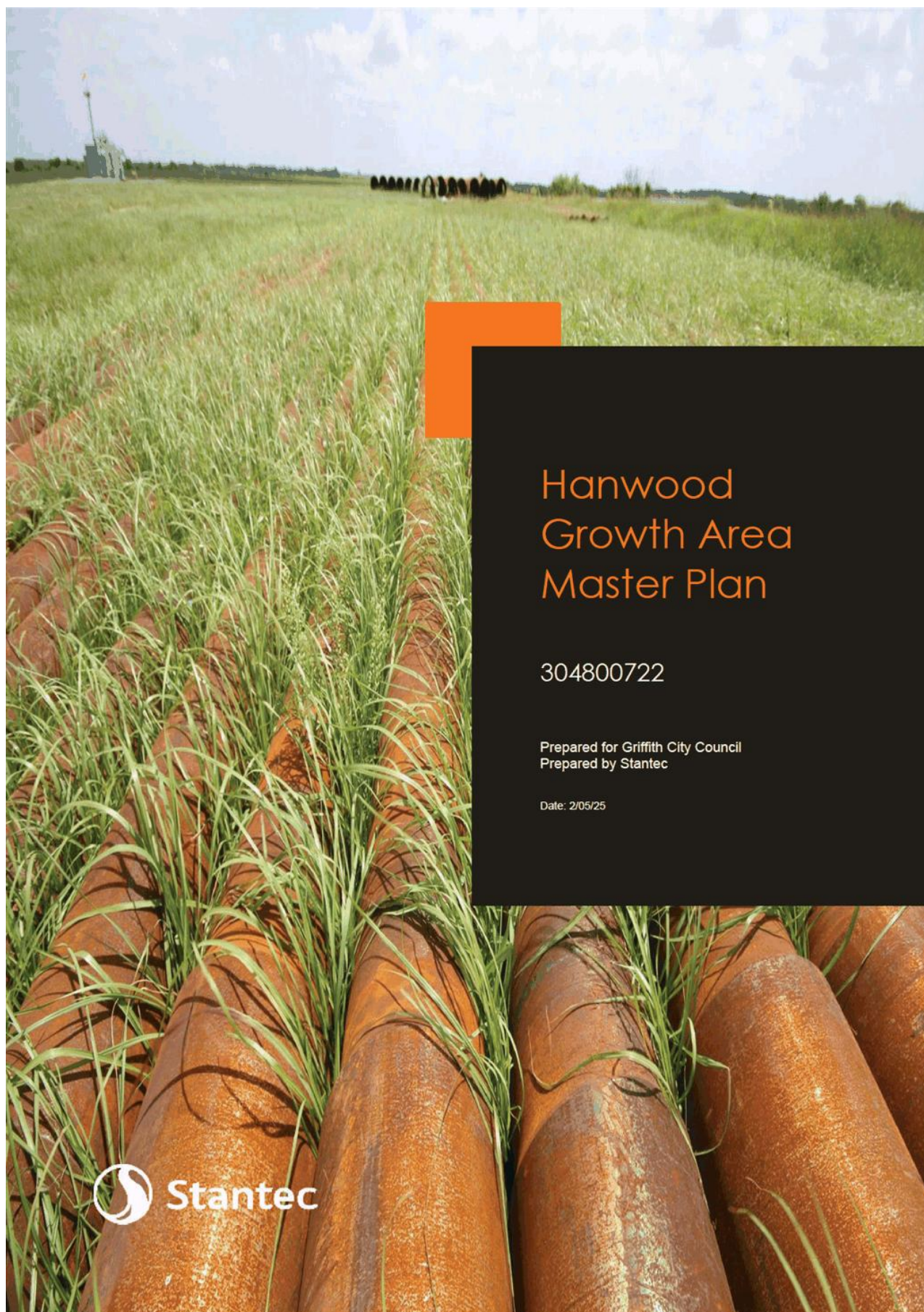






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### Community

A thoughtfully created environment that enhances the physical, social, and spiritual well-being of the inhabitants.

### Collaboration

Relationships based on trust, contribution, and a shared commitment to building sustainable communities.

### Creativity

A people-centered working environment generating thoughtful design to shape the urban landscape.



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Prepared by: **Jessica Don**

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Approved by: **Mathew Vitucci****Document History**

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1	28/09/2023	Draft Document Issue	J. Don	M. Vitucci
2	28/03/2024	Master Plan Report	J. Don	M. Vitucci
3	10/09/2024	Master Plan Report	J. Don	M. Vitucci
4	1/05/2025	Master Plan Report	J. Don	M. Vitucci



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## 1. INTRODUCTION

Griffith City Council (Council) have engaged Stantec to prepare a Master Plan for the Hanwood Growth Area.

### 1.1. BACKGROUND

Hanwood is located in the central Riverina region of New South Wales and consists largely of undeveloped land with high amounts of vegetation. The drainage infrastructure of the Hanwood area composes of overland flow channels and concrete lined channels which carry stormwater runoff ultimately to Mirrool Creek.

### 1.2. STUDY AREA

Council originally intended to release the Hanwood Growth Area through two (2) stages:

- Stage 1 consisting of 50 large residential lots and 150 standard lots over the next 10 years; and
- Stage 2 which consists of 200 residential lots, to be developed once 80% of Stage 1 has been developed.

The development will be serviced with road, drainage, water and sewer, electrical, telecommunication and gas infrastructure. Refer to **Figure 1-1** for an overview of development location and intended plans.



Figure 1-1 Hanwood Growth Area (GCC RFQ, 2021)

Stantec have divided the release area into three (3) stages to better identify Council's staging of the release area.

- Stage 1 - 125 residential lots
- Stage 2 - 282 residential lots
- Stage 3 - 55 rural residential lots

## 2. CIVIL DESIGN

### 2.1. CONCEPT LOT YIELD

Stantec's concept civil design displayed in **Figure 2-1** makes use of existing road networks, caters to existing dwellings, accounts for open space and onsite detention areas and ensures all lots are larger than the 700m<sup>2</sup> requested by Council. This layout is designed to maximise the lot yield of the development whilst incorporating large lots in Stage 1, as identified by Council. The preliminary layout has yielded 125 Standard Lots in Stage 1, 276 Lots in Stage 2, and 55 Large Residential Lots in Stage 3. Five (5) of these lots were created for use as onsite detention basins and contribute to the lot count for each stage.

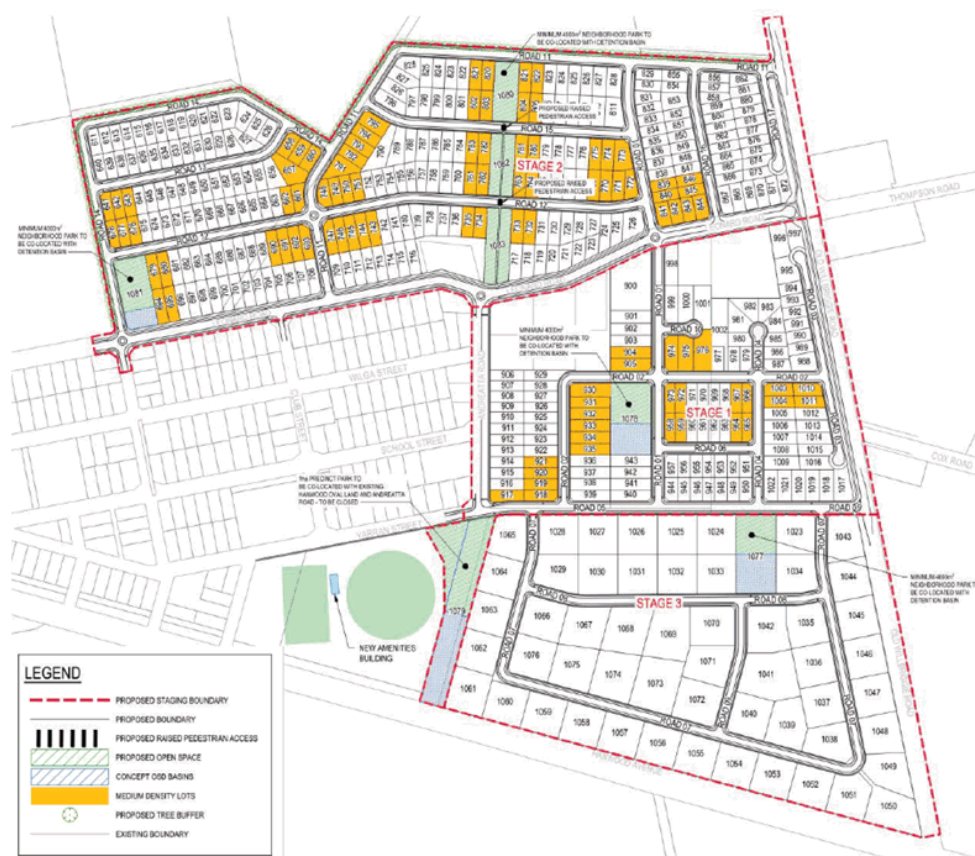


Figure 2-1 Concept Lot Layout

Recently, the Griffith Worker and Housing Shortage Task Force recommended that 50% of lots in growth areas be reserved for medium density development. In response, the layout has been updated to reflect medium density lots in 25% of the Stages 1 and 2 of the growth area in the nodes nominated by Council. The remaining 25% medium density development allocation across the growth area will be at the discretion of the developer to nominate.



## 2.2. TRAFFIC GENERATION

Stantec notes that the addition of the dwellings proposed will alter traffic generation in this area.

Stantec's preliminary design indicates there may be a total of approximately 450 lots upon the completion of the works. By assuming the following trips per residential lot, the number of AM and PM trips for the new lot count have been estimated in **Table 2-1**.

- 0.85 Trips are generated by each residential lot (low-density dwelling) in the AM Peak.
- 0.90 Trips are generated by each residential lot (low-density dwelling) in the PM Peak.

**Table 2-1 Estimated Traffic Generation rates for new lot counts.**

Land Use Classification	Additional Traffic Generation (vehicles per hour)			
	Zone	Lot Count*	2030 AM	2030 PM
Residential Lot (~700m <sup>2</sup> )	1	123	105	111
	2	280	237	251
	3	54	46	49
<b>Total</b>	-	457	388	410

\*The lot count noted above excludes the OSD basins within each stage as these lots do not contribute to the traffic generation for the precinct.

Recently, the Griffith Worker and Housing Shortage Task force recommended that 50 per cent of lots in growth areas be reserved for medium density development. This has increased the maximum dwelling yield to 660 dwellings (50 per cent increase from previous 450 lots). The increased number of dwellings has been assumed to be proportionate across the growth area.

Stantec has prepared a Traffic Impact Statement (TIS), dated 1 May 2025, (refer to **Appendix H**) which outlines the potential impact of the increased development yield on the surrounding road network. Utilising the same assumptions as well as a 15% internal trip rate, Stantec have revised the additional traffic generated to reflect the increased dwelling yield identified as part of the TIS.

**Table 2-2 Estimated Traffic Generation rates for 50% Medium Density Lift Uplift**

Land Use Classification	Additional Traffic Generation (vehicles per hour)			
	Zone	Lot Count*	2030 AM	2030 PM
Residential Lot (~700m <sup>2</sup> )	1	178	151	160
	2	404	344	364
	3	78	66	70
<b>Total</b>	-	660	561	505

The types of traffic combined with the intersections' geometries and the proposed lot layout have been considered and resulted in intersection treatments being identified and incorporated into the concept road network design. The proposed road network upgrades and considerations determined through the design process and identified as part of the TIS have been summarised in Section 2.3 of this report.

## 2.3. EXISTING ROAD ALTERATIONS

The preliminary layout compiled as a part of the concept design includes a number of alterations to existing roads. These alterations are intended to improve the safety of the existing roads with consideration of the additional traffic generated by both stages.

### Leonard Road

Stantec propose the following changes to Leonard Road:

- Upgrade of Leonard Road to a Local Distributor:

Stantec propose the upgrade of Leonard Road to a Local Distributor Road in order to accommodate increased traffic flows. The complete road hierarchy plan is discussed further in Section 2.4 of this report.



- Closure of Leonard Road at Old Willbriggie Road:

Stantec's site investigation revealed that the traffic generated by the development may not adversely impact the intersections level of service. However, there are concerns that given the geometry and the type of traffic primarily found along Old Willbriggie Road, the safety of the intersection may be adversely impacted and treatment is recommended.

The current geometry of this intersection, with Thomson Street offset to Leonard Road, creates an undesirable four-way intersection with less-than-ideal sight distances and traffic pathways for vehicles exiting Thomson Street or Leonard Road. Further, there is existing service infrastructure present adjacent to the intersection, such as power poles, and the Murrumbidgee Irrigation owned water supply infrastructure located to the north of Leonard Road. This existing infrastructure means any intersection upgrade, to realign Thomson Road or Leonard Road and improve vehicle safety, will significantly increase the cost of any upgrade works to the intersection.

Through discussion with Council, the closure of Leonard Road as shown in **Figure 2-2** was identified as the best solution to treat the intersection. This closure is recommended upon completion of Proposed Road 05 and the treatment of the intersection with Old Willbriggie Road. The construction of Proposed Road 05 and the Old Willbriggie Road intersection are to be completed as a part of the Stage 1 works to allow for the closure of Leonard Road and is also to be completed as a part of Stage 1. This staging will ensure that there is ongoing access to Old Willbriggie Road via Proposed Road 05 and local traffic will not be adversely impacted.

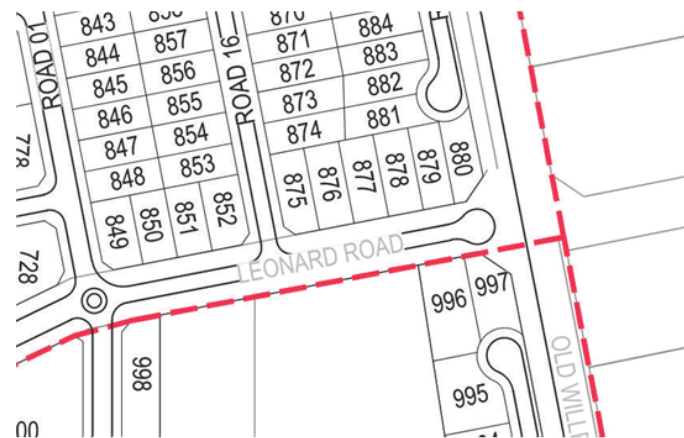


Figure 2-2 Proposed change to the Leonard Road and Old Willbriggie Road intersection

- Inclusion of a three-way roundabout at the intersection of Leonard Road and Andreatta Road:

The current alignment of this intersection presents some challenges and safety concerns due to poor intersection geometry and sight distances. With the additional Traffic Generation estimated to arise from the development of the proposed stages, treatment of this intersection is advised.

Council have requested that Stantec limit any impact to the existing farm lot on the northern side of this intersection, as much as possible. As changes to the northern lot are not desired, the treatment options for this intersection are limited. Stantec propose the installation of a three-way roundabout (shown in **Figure 2-3**), as it is considered the most suitable option to improve the safety of the intersection and limit the impact on the adjacent properties.

In addition to the construction of the roundabout, the concept design proposes minor realignments to the Leonard Road intersection approaches. This will further improve the alignment of Leonard Road through the intersection.



Figure 2-3 Proposed treatment for Leonard Road and Andreatta Road intersection

- Inclusion of four-way roundabout at the intersection of Leonard Road and Ash Street/Road 14:

The inclusion of this roundabout is intended to provide connectivity to Stage 2 whilst ensuring that the traffic flows smoothly. A roundabout was considered the most appropriate treatment as it is considered to be a safer intersection control in comparison to a four-way intersection (Austroads, 2023).

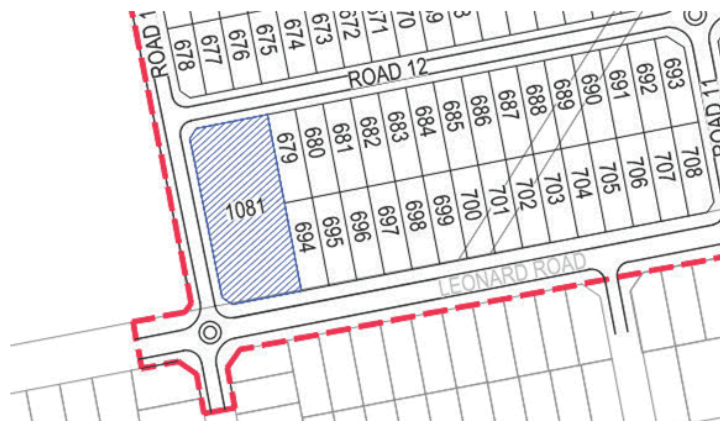


Figure 2-4 Proposed treatment for Leonard Road and Ash Street/Road 14 intersection

- Inclusion of four-way roundabout on Leonard Road and Road 1 to provide access to Stages 1 and 2:

The inclusion of this roundabout is intended provide connectivity to both Stages 1 and 2 whilst ensuring that the traffic flows smoothly. A roundabout was considered the most appropriate treatment as it is a safer intersection control in comparison to a four-way intersection (Austroads, 2023).





Figure 2-5 Proposed treatment of Leonard Road and Road 1 intersection.

### Andreatta Road

Stantec propose the following changes to Andreatta Road:

- Upgrade of Andreatta Road to a Collector Road:

Stantec propose the upgrade of Andreatta Road to a Collector Road in order to accommodate increased traffic flows. The complete road hierarchy plan is discussed further in Section 2.4 of this report.

- Conversion of the portion of Andreatta Road adjacent to Stage 3 into OSD Basin 3:

In order to assist with the management of traffic through Hanwood, Stantec propose the closure of the southern portion of Andreatta Road, between Yarran Street and Hanwood Avenue. This alteration is supported by Council and is intended to provide connectivity to Hanwood Oval in the future. Stantec have considered alternative usage of this section in the form of an onsite detention (OSD) basin for the management and treatment of stormwater runoff. The details of this OSD basin will be determined in the detailed design stage.

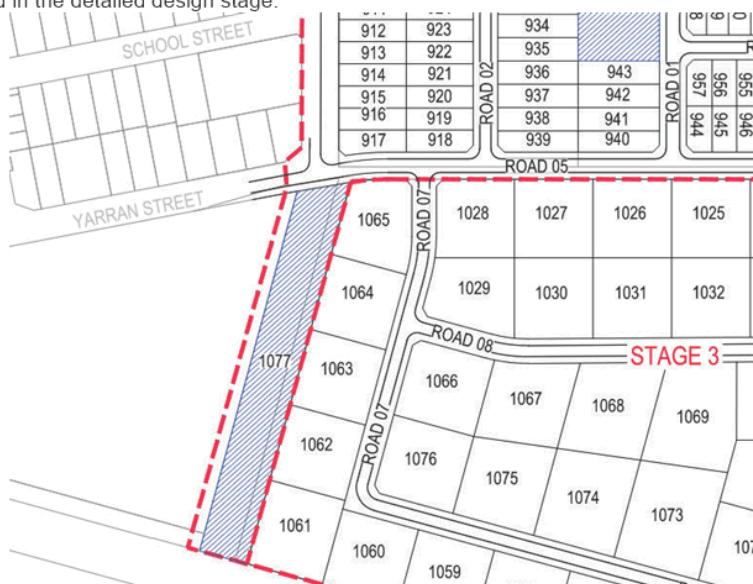


Figure 2-6 Proposed closure of Andreatta Road



### Old Willbriggie Road

Stantec propose the following changes to Old Willbriggie Road:

- Speed Limit Reduction:

Upgrades to Old Willbriggie Road have not been identified outside of the intersection treatments identified below. There may be consideration to upgrade Old Willbriggie Road to a Local Distributor, however given that there is no direct access from the proposed growth area to the road and service roads have been proposed it has not been included as part of the development of the Hanwood Growth Area.

Old Willbriggie Road currently has a speed limit of 80km/h, which given its current setting is suitable for the road function and surrounding land use. Upon development of the growth area there will be an increase to traffic volumes entering Old Willbriggie Road from the Hanwood Village and the land use of the area will change from agricultural to urban. It is recommended that the speed limit of Old Willbriggie Road is reduced to 60km/h for the full frontage of the growth area upon development. This will improve safety and amenity of the road network, the Hanwood Growth Area and the surrounding properties.

- Two new intersections with Old Willbriggie Road proposed to service the development following the closure of Leonard Road:

The intersections, as shown in **Figure 2-8** and **Figure 2-9**, will service the new stages of development, with the Road 05 intersection providing access to Stages 1 and 3 and the Road 11 intersection providing access to Stage 2. These intersections will allow residents of Hanwood access to Old Willbriggie Road following the closure of the Leonard Road intersection. Turning paths for the intersections of Roads 05 and 11 with Old Willbriggie Road are also illustrated in **Figure 2-8** and **Figure 2-9**.

Stantec's original design considered the traffic generated by 440 proposed lots and an even split of Leonard Road traffic between Road 5 and Road 11. Based upon Austroads *Guide to Traffic Management Part 6: Intersections, Interchanges and Crossing Management* (2020) it was determined that Basic (BA) intersection treatments are warranted for both intersections. Therefore, Basic Left and Basic Right (BAL/BAR) intersection treatments had been designed for these intersections.

However, due to the recent proposed medium density uplift identified by the Griffith Worker and Housing Shortage Task Force, Stantec have revisited the impacts of the release area on the Old Willbriggie Road intersections in the TIS.

Based upon the above assessment and Austroads *Guide to Traffic Management Part 6: Intersections, Interchanges and Crossing Management* (2020) it was determined that channelised (CH) intersection treatments are warranted for the right turn at both intersections (CHR). It was also determined that Basic (BA) intersection treatments are warranted for the left turns at both intersections (BAL).

Stantec have not updated the masterplan design to incorporate the channelised right turn treatments at the Old Wallbridge Road intersections. An example of this arrangement is shown below in Figure 2-7 Example Channelised Right Turn Treatment.



Figure 2-7 Example Channelised Right Turn Treatment

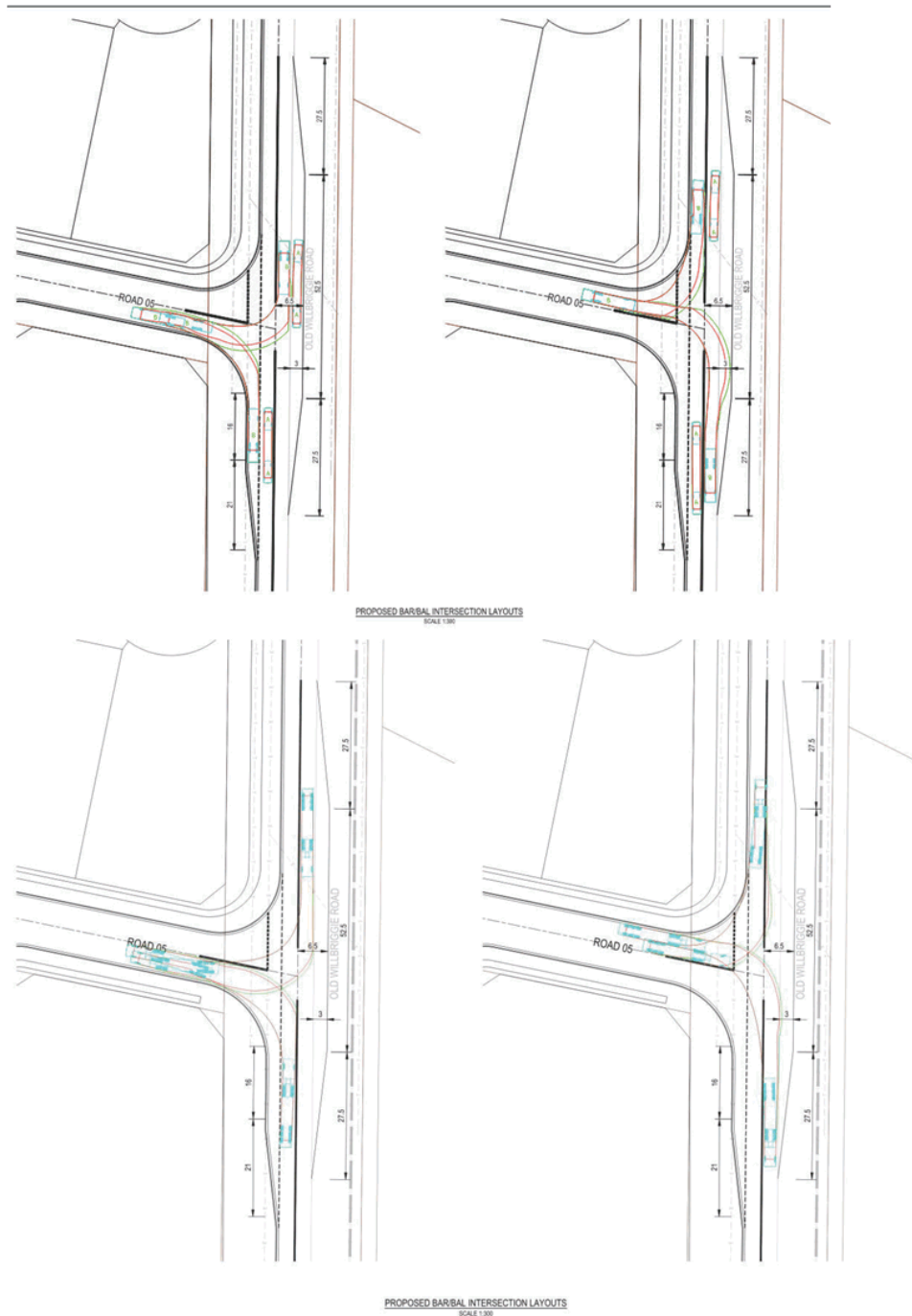


Figure 2-8 Proposed intersection of Old Willbriggie Road and Road 05 in Stage 1





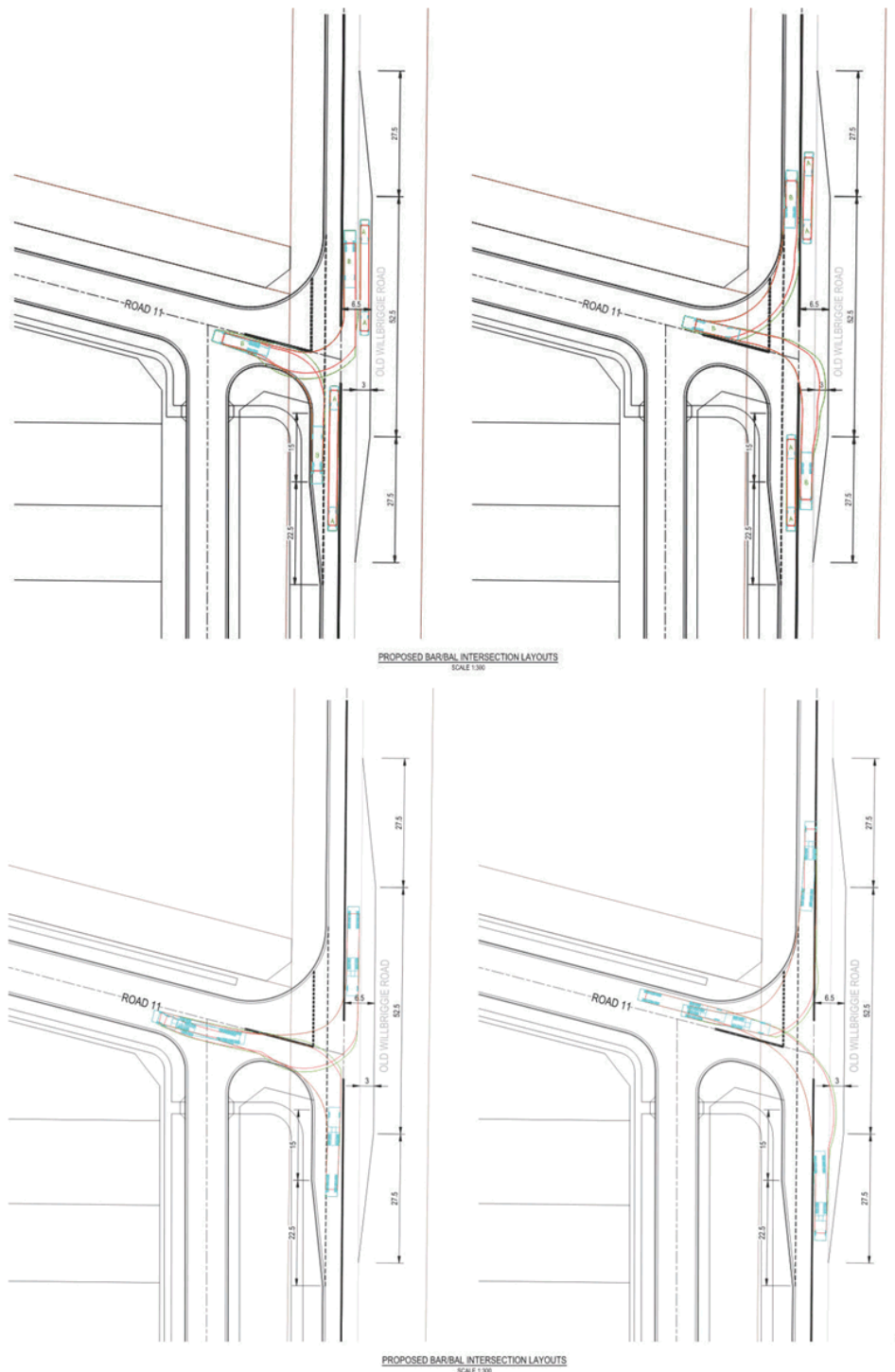


Figure 2-9 Proposed intersection of Old Willbriggie Road and Road 11 in Stage 2



### Kidman Way

Stantec propose the following changes to Kidman Way:

- Treatment of Leonard Road Intersection

Stantec's original scope did not consider Kidman Way or any intersection treatments. However, due to the recent proposed medium density uplift identified by the Griffith Worker and Housing Shortage Task Force, Stantec have revisited the impacts of the release area on the surrounding road network specifically Old Willbriggie Road and Kidman Way in the TIS.

Based upon the above assessment and Austroads *Guide to Traffic Management Part 6: Intersections, Interchanges and Crossing Management* (2020) it was determined that channelised (CH) intersection treatments are warranted for the right turn at the intersection (CHR). It was also determined that Auxiliary (AU) intersection treatments are warranted for the left turn at the intersection (AUL).

Stantec have not updated the masterplan design to incorporate the proposed intersection treatment. An example of the proposed arrangement is shown above in Figure 2-7 Example Channelised Right Turn Treatment **Figure 2-7** (CHR) and below in **Figure 2-10** (AUL).

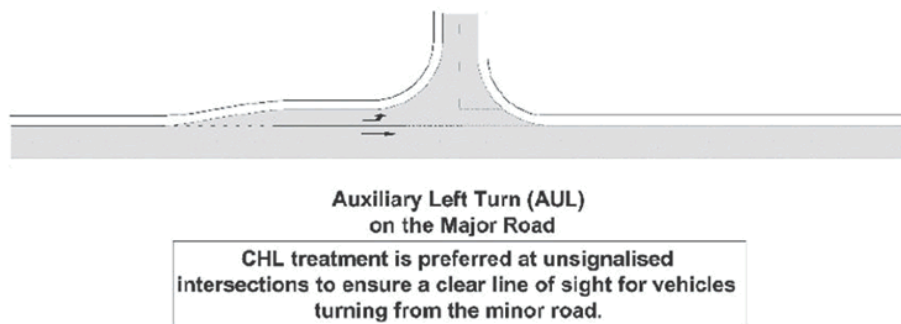


Figure 2-10 Example Auxiliary Left Turn Treatment

## 2.4. ROAD HIERARCHY

In accordance with Austroads Road Design Guidelines and Section 2.5 of Griffith Council's *Engineering Guidelines – Subdivision and Development Standards*, Stantec have developed the Road Hierarchy Plan detailed in **Figure 2-11**. This plan consists of four road types:

- Local distributor road (red).
- Collector road (blue).
- Local access road (Green).
- Access place (Cul-de-sac) (pink).

The road types are assigned based on estimated traffic usage and the number of lots each road will be servicing. Road cross sections can be found on Sheet C1031 of the design drawings in **Appendix F** of this report.



Figure 2-11 Proposed Road Hierarchy Plan



### 3. STORMWATER QUANTITY MANAGEMENT

#### 3.1. INTRODUCTION

Hanwood is located in the central Riverina region of New South Wales and consists largely of undeveloped land with high amounts of vegetation. The drainage infrastructure of the Hanwood area composes of overland flow channels and concrete lined channels which carry stormwater runoff ultimately to Mirrool Creek.

##### Purpose of The Study

The purpose of this stormwater quantity management report is to present the development of the concept stormwater drainage strategy to service the Hanwood Growth Area. The study will detail assumptions, modelling approaches, parameters, available data and recommendations for design development.

##### Design Guideline

The concept stormwater quantity management strategy was developed with reference to GCC's Subdivision and Development Standards adopted December 2008.

#### 3.2. STORMWATER QUANTITY MANAGEMENT

##### Available Data

The concept stormwater quantity management strategy was developed using the following available data:

- GCC's infrastructure survey around Stage 1. This survey in this area contains data such as spot levels, existing infrastructure, existing lots and associated buildings and existing drainage channels around the following areas:
  - Andreatta Road.
  - Leonard Road.
  - Old Willbriggie Road.

Extent of the survey can be seen in **Appendix A**.

- To gain an understanding of the overall topographic conditions, LIDAR data was used as an estimate to obtain an initial understanding of site levels and grading. The LIDAR data was then combined with the survey provided in which a triangular irregular network (TIN) was created. Extent of this data can be seen in **Appendix B**.
- Rainfall data was obtained from ARR Data Hub using the coordinates of:
  - Latitude: -34.334.
  - Longitude: 146.051.

This report should be read in conjunction with the concept masterplan prepared by Stantec for the Hanwood Growth Area.

##### Site Catchment Area

Review of the design surface created demonstrates that the site is quite flat ranging from 0.2% to 0.3%. Conversations with Council have raised the following preferences:

- The proposed development is to have conventional pit and pipe inlet system composing of lintels and roads formed with kerb and gutter.
- Major bulk earthworks to change site grading is not preferred, however some minor earthworks could be done on individual lots to grade towards desired locations.





Based on this, it is not expected that the catchment boundaries will vary significantly from the pre-developed to post-developed state. **Table 3-1** shows the catchments area in existing and developed conditions. The site was topographically separated into five (5) separate catchments using ridgelines as defining boundaries and local low points as potential location for OSD basins. Refer to **Appendix C** for a catchment overview and potential locations of OSD basins.

**Table 3-1 Comparison of Pre-Developed and Post-Developed Catchments**

Catchment Name and Area (Ha)	Pre-Development Impervious %	Post-Development Impervious %
Catchment 1: 16.39	3	60 (Refer to Section 2.5 GCC Engineering Guideline)
Catchment 2: 17.09	1	
Catchment 3: 26.92	1	
Catchment 4: 13.82	1	
Catchment 5: 21.56	1	

### On-Site Detention Strategy

As mentioned above the existing drainage strategy drains run off ultimately into Mirool Creek through various channels. The proposed staged developments will replicate this with conventional pit and pipe systems. However, the existing conditions largely consists of undeveloped vegetated land, zoning this area as residential will substantially increase the impervious percentage of the catchment, allowing for higher run-off potential.

To control the peak flow from the proposed staged development and limit it to the pre-development peak flow:

- Detention basins are proposed at local low points, see **Appendix C** for locations.
- As the site is relatively flat, the proposed lots and roads will be able to gravity drain to the basins, however, will not be able to drain out of the basins through gravitational means.
- Each basin will need to have a pump out system that will need to be maintained by GCC, the pump will need to be sized and designed to meet certain flow rates in order to match the pre-development flows.
- Basins 1 and 2 will pump out into the stormwater pit and pipe system and drain into Basin 3 which will pump out to the nearby open unlined channel on Hanwood Avenue. Similarly, Basin 4 will pump out into the stormwater pit and pipe system and drain into Basin 5 which will pump out to the nearby open unlined channel on Leonard Road.
- Areas where the staged development will be constructed over existing open unlined channels such as the channel that traverses through Stage 2 and the channel on Leonard Road, on the opposite side to the existing development will need to be re-aligned/modified to prevent external catchment flows from entering the proposed Staged Hanwood development. Existing drainage infrastructure fronting the lots on Leonard Road will also need to be amended in a similar manner.

### Hydrology Modelling

To conceptually determine the pre-development and post development flows and as well as to obtain an approx. volume estimate for the OSD basins, DRAINS modelling was conducted using the Horton-ILSAX model using ARR2019 methodologies. Rainfall data was obtained from ARR data hub, the range of storms modelled was from 5 minutes to 3 hours.





### Model Inputs and Assumptions

Table 3-2 Summary of Design Parameters and Assumptions

Parameter	Value/Description
Hydrological Model	Horton-ILSAX
Paved Area Depression Storage	1mm
Grassed Area Depression Storage	5mm
Soil Type	3
Overland Flow Calculation Method	Kinematic Wave Equation
Existing Conditions Retardance Coefficient <sup>(4)</sup>	$n^* = 0.3$ (Lawns)
Minimum Pipe Grade <sup>(1)</sup>	0.33%
Minimum Pipe Cover (Under Roads) <sup>(1)</sup>	600mm
Basin Starting Water Level	Assume Dry
Freeboard <sup>(2)</sup>	500mm
Assumed Pipe Flow Speed for Developed Catchments	2m/s
Percent Impervious <sup>(3)</sup>	42% for Houses and 85% for Roads. Adopted a 60% Impervious for lumped catchment analysis

1 - Section 4.16.1 of GCC's Subdivision and Development Standards

2 - Section 4.6.1 of GCC's Subdivision and Development Standards

3 - Section 4.14 of GCC's Subdivision and Development Standards

4 -  $n^*$  represents the retardance factor of a surface and is not equivalent to Manning's N





### On-Site Detention Model Results

The permissible site discharge (PSD) for the existing conditions were calculated for various storm events. **Appendix C** provides detail on where the value has been calculated. The site has been split into two (2) segments. Catchments 1, 2 and 3 falls towards Andreatta Road and Catchments 4 and 5 fall towards Leonard Road, thus there will be two (2) points of PSD measurements. **Table 3-3** summarises these results.

**Table 3-3 PSD (m<sup>3</sup>/s) at The Catchment Outlets for Range of Scenarios**

Scenario	Storm Event (AEP)					
	1EY	0.5EY	0.2EY	10%	2%	1%
Pre-Development Catchments (Stage 1 & 3)	0.114	0.152	0.291	0.514	1.3	1.74
Post-Development Catchments (Stage 1 & 3) – No Basin	4.0	5.22	7.32	9.22	14.3	16.6
Post-Development Catchments (Stage 1 & 3) With Basin	0.1	0.138	0.244	0.25	0.25	0.25
Pre-Development Catchments (Stage 2)	0.048	0.063	0.143	0.267	0.724	0.994
Post-Development Catchments (Stage 2) – No Basin	2.05	2.66	3.80	4.87	7.69	8.96
Post-Development Catchments (Stage 2) With Basin	0.045	0.045	0.112	0.224	0.3	0.3

To meet pre-development flows each basin was modelled with a pump system. It should be noted that these pumps out rates were determined based on the needs of meeting the pre-development flows. Actual pump out flow rates may vary and differ depending on available products and manufactures. **Table 3-4** summarises the desired pump-out flow rates for the five (5) basins at various water levels, the pump system will not engage until the desired water level is attained.

**Table 3-4 Summary of Pump-Out Flow Rates at Various Water Levels**

Basin 1 Pump		Basin 2 Pump		Basin 3 Pump		Basin 4 Pump		Basin 5 Pump	
Head Water Level	Flow Rate	Head Water Level	Flow Rate	Head Water Level	Flow Rate	Head Water Level	Flow Rate	Head Water Level	Flow Rate
(m)	(m <sup>3</sup> /s)	(m)	(m <sup>3</sup> /s)	(m)	(m <sup>3</sup> /s)	(m)	(m <sup>3</sup> /s)	(m)	(m <sup>3</sup> /s)
0.3	0.05	0.25	0.1	0.1	0.1	0.2	0.05	0.1	0.045
0.35	0.1	0.35	0.15	0.3	0.1	0.3	0.1	0.5	0.045
0.4	0.15	0.4	0.2	0.4	0.15	0.4	0.15	0.6	0.1
0.45	0.2	0.45	0.25	0.5	0.2	0.5	0.2	0.7	0.2
0.5	0.3			0.6	0.25			0.8	0.3

As the pumps act as the only form of out-flow from each basin, they will be solely the control of the flow rate leaving the basins. The performance of each basin is summarised in **Table 3-5**.



Table 3-5 Summary of Basin Performances

Basin	D.T.I of Highest Pipe <sup>1</sup> (m)	Base Footprint Area <sup>2</sup> (m <sup>2</sup> )	1% AEP Storage Volume (m <sup>3</sup> )	1% Water Depth (m)	Freeboard <sup>3</sup> (m)
Basin 1	1.95	7,230	6,900	0.95	1.0
Basin 2	2.2	4,920	6,900	1.4	0.8
Basin 3	2	12,000	17,750	1.47	0.53
Basin 4	2.4	3,876	5,450	1.4	1.0
Basin 5	2.2	9,115	11,400	1.24	0.96

1 – D.T.I : Depth to Invert, measured from the existing surface to the invert of the pipe inletting into the basin

2 – See Section 3.3: Design Assumptions, for calculation of basin area footprint

3 – Freeboard is measured by taking the difference between the D.T.I of highest pipe and the 1% AEP water depth as a conservative measure.

### 3.3. DESIGN ASSUMPTIONS

This study was conducted based on the available information and the assumptions made. Further study/more detailed information will be required at a more detailed design stage.

The following are to be noted but not limited to:

- Detailed survey of the entire proposed staging development as there may be discrepancies between LIDAR data and actual site conditions.
- Modelling assumes that each basin will start dry.
- Detailed modelling of the road network as road grading will exert some influence on the drainage design in regard to pit placement and basin depth as well as placement of diversions swales to prevent additional stormwater from entering the development site.
- The study was conducted using lumped catchments with assumed pipe flow speed, more detailed modelling will be required to determine the pipe size of the network as well as pit placement to meet overflow requirements from pits, this may also have some effect on the storage volume of each basin.
- Detailed modelling of drainage network as some lots may require inter-allotment drainage systems to achieve drainage to the desired basin, this may involve some minor earthwork to achieve this.
- The basin storage volume was calculated based on a simplistic rectangular basin and any size on drawings are indicative only, the represented 1% AEP storage volume is measured up to the water level for the 1% AEP storm and does not account the additional capacity for freeboard. Detailed modelling will be required to determine the footprint required including modelling of batters, this is to provide a more accurate stage-storage relationship and may be larger than what is indicatively shown.
- The existing open unlined channels mentioned in the “On-Site Detention Strategy” section of this report, will need to be modified/re-aligned and will require further investigations/data. Existing drainage infrastructure fronting the existing lots on Leonard Road will also need to be modified/re-aligned and will require further studies/data. This will prevent external flows from entering the proposed Hanwood development.
- An updated flood study to analyse if the development with its increased imperviousness will have implications downstream.





### 3.4. CONCLUSION

Based on the available information and assumptions made for this study, the masterplan drainage strategy for the Hanwood Growth Area is feasible for the following reasons:

- The surrounding lots around the proposed five (5) basins have adequate freeboard of minimum 500mm from the 1% AEP water level.
- The net PSD for the development is less than the pre-development condition.

It should be noted that the design and conclusion were drawn from the available data and assumptions made. Additional details/information/studies as mentioned in Section 3.3 is required to conduct more detailed design and modelling and may change the findings found in this report.

### 3.5. REFERENCES

- Griffith City Council – Request for Quotation: Hanwood Growth Area Master Plan, 2021.
- Griffith City Council – Engineering Guidelines Subdivision and Development Standards, December 2008.





## 4. POTABLE WATER

Stantec have been engaged to prepare a potable water masterplan to assist with the delivery of future potable water services and assets to service the proposed development of the Hanwood Growth Area.

This Potable Water Masterplan has been updated to reflect the increase in lot yield as directed by Council. This increase in lot yield was directed by Council in December 2024 based on the findings in the Griffith Worker and Housing Shortage Taskforce Report, stating that a 50% yield increase is required for growth areas in the region.

The potable water masterplan includes:

- Reticulation sizing, to achieve Council's minimum requirements for the required design flows.
- Reticulation alignments.
- Network pressure and fire flow capacities.
- Connection locations to the existing network, with consideration to future works based on Council's DSP.

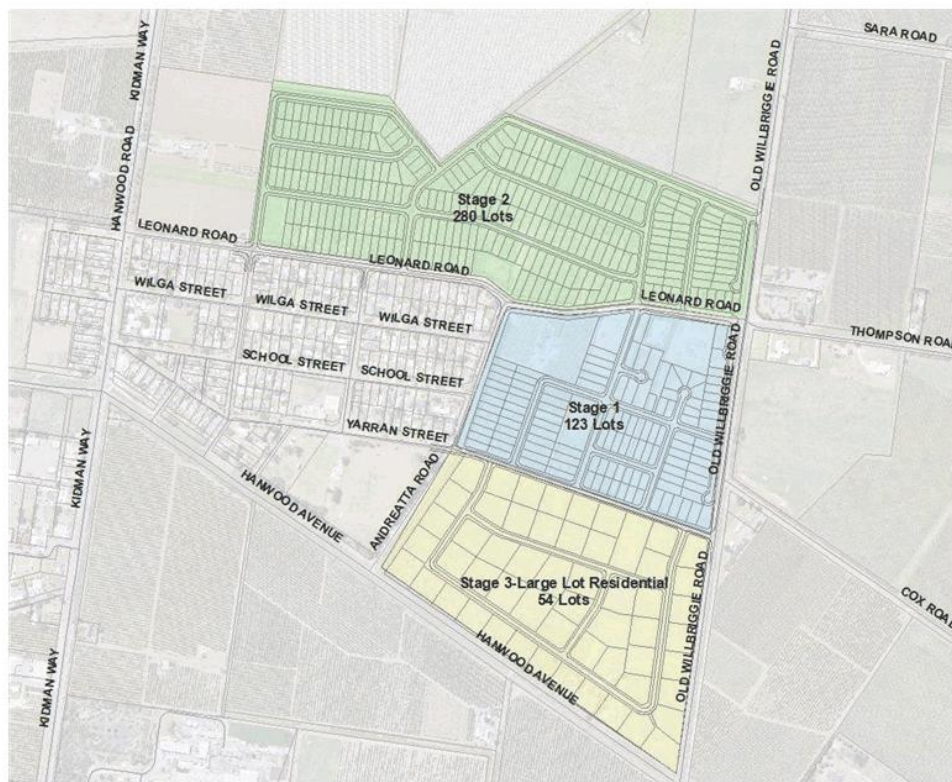


Figure 4-1 Hanwood Growth Area Development

### Potable Water Infrastructure Assessment

A hydraulic assessment was undertaken using the Council provided InfoWorks WS Pro hydraulic model of the Griffith water supply network to assess the following:

- Assess the capacity of the existing water supply network to service the Hanwood Growth area prior to upgrades being triggered.





- Assess the external water supply infrastructure required to service the full development in the Hanwood Growth Area.
- Identify staging opportunities allowing for the potential deferment of infrastructure required to service the full development demands.

### Proposed Potable Water Infrastructure and Reticulation Plan

The potable water mains have been sized and Section 4.4 of the Griffith City Council's Engineering Guidelines for Potable Water. The pipework size was based on a hydraulic demand estimate before the pipe sizes were modelled in Infoworks.

Pipe sizing within the Hanwood Growth Area ranges from DN100 to DN250 Series 2 oPVC PN16.

When the network was modelled, it was determined that some existing pipework had significant bottlenecks within the greater GCC network, where pipe sizes are inadequately sized and impact hydraulic performance considerably downstream. Existing pipes were upsized in the existing network to reduce the bottlenecks in the network and increase performance within the new reticulation network at services the Hanwood Growth Area. Therefore the existing network will require augmentation as detailed in the table below.

**Table 4-1 Potable Water Mains to be Upgraded**

Description	Reason for Upgrade	Existing Size and Type	Length	Proposed Size and Type
Leonard Road – From Kidman Way to Andretta Road	Required upsizing based on modelling report	DN100 uPVC	883m	DN250 oPVC
Leonard Road – From Andretta Road to Old Willbriggie Road	Required upsizing based on modelling report and existing AC main	DN150 AC	567m	DN250 oPVC
Andretta Road – From Leonard Road to Yarran Street	Required upsizing based on modelling report	DN150 uPVC	360m	DN250 oPVC
Andretta Road – From Yarran Street to Hanwood Avenue	Existing AC main	DN150 AC	320m	DN150 oPVC
Hanwood Avenue – From Andretta Road to Old Willbriggie Road	Existing AC main	DN150 AC	858m	DN150 oPVC
Old Willbriggie Road – From Cox Road to Leonard Road	Required upsizing based on modelling	DN80 AC	372m	DN150 oPVC

The proposed potable water network and upgrades are detailed in **Appendix D**.

### Recommendations

Stantec make the following recommendations regarding the potable water network required to service the Hanwood Growth Area.

1. The network upgrade as recommended within the Hanwood Modelling Report (304800722-R04-V04 Hanwood Potable Water Modelling Report) shall be implemented to ensure sufficient supply is provided to the Hanwood Growth Area (considering 50% increase in lot yield).
2. As referenced in 304800722-R04-V04 Hanwood Potable Water Modelling Report, firefighting requirements are not met in the Hanwood Growth Area, even after the proposed upgrades. The modelling report further reported that large areas of the greater Griffith area also don't meet firefighting requirements as per Council's Engineering Guidelines. This could be due to Council's Engineering Guidelines requiring greater flows and pressures than those stating in the Water Directorate's 2022 Fire Flow Design Guidelines, as summarised below. Council





may wish to implement a review of its current firefighting requirements to potentially align them with Water Directorate's 2022 Fire Flow Design Guidelines.

- a. Council's Engineering Guidelines
  - i. Minimum supply head of 28m is required to be achieved by any fire hydrant within the water network when drawing 11 L/s from the individual hydrant and meeting a peak instantaneous demand of 0.10 L/second/tenement throughout the system.

- b. Water Directorate's 2022 Fire Flow Design Guidelines

Minimum supply head of 15m is required to be achieved by any fire hydrant within the water network when drawing 10 L/s.





## 5. WASTEWATER

Stantec have been engaged to prepare a wastewater masterplan to assist with the delivery of future potable water services and assets to service the proposed development of the Hanwood Growth Area.

The wastewater masterplan includes:

- Assessment of the existing wastewater reticulation network within Hanwood.
- Reticulation network layout.
- Catchment analysis and determining design flows.
  - This includes an allowance of up to 50% lot yield increase through medium density housing.
- Preferred sewer pump station (SPS) locations and sizing.
- Rising main alignment, sizing and discharge location.

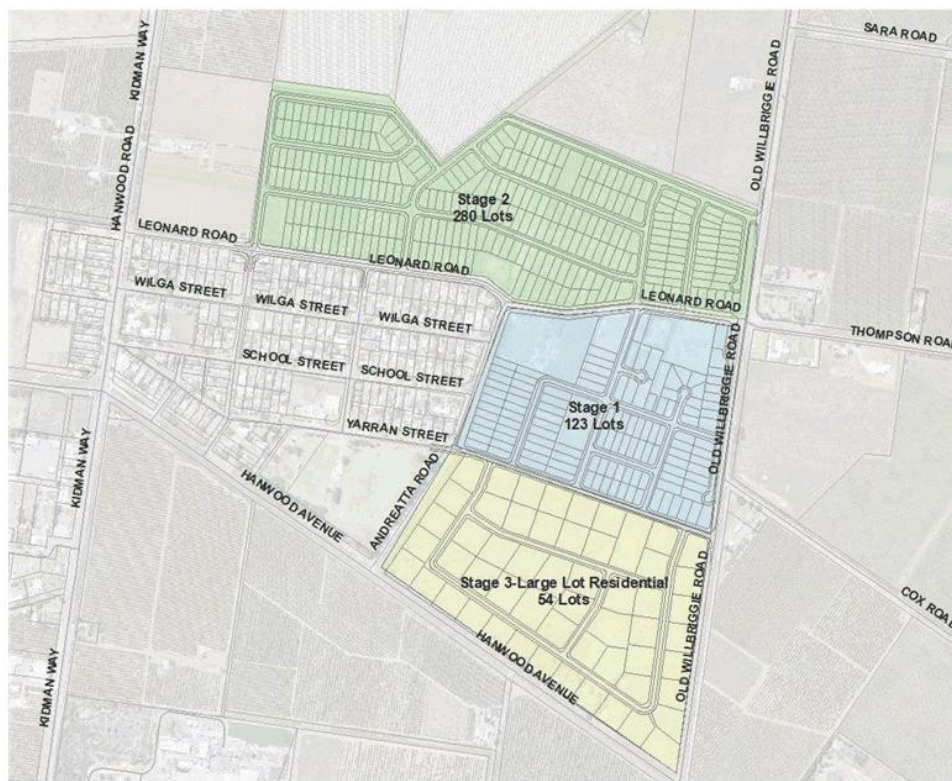


Figure 5-1 Hanwood Growth Area Development

### Recommendations

Stantec's investigation determined the following recommendations for consideration during the detailed design of the Hanwood Growth Area:

- Review of existing wastewater infrastructure in Hanwood
  - Section 3 of this report details the methods in estimating the current flows in the wastewater network based on WSA Gravity Sewer Code of Australia (Regional NSW). This is usually used for undeveloped areas to calculate predicted flows during the design phase. Considering that this area is already developed, it is recommended that



- flow testing is undertaken in the existing gravity network to determine accurate flow data.
- Pump performance data should be obtained from the existing pump stations to determine the overall performance of the pumps and if they are operating at optimum efficiency. In conjunction with existing flow data, this will provide a better understanding of when to upgrade the existing infrastructure as each stage is developed.
  - Wastewater Reticulation Masterplan
    - The wastewater masterplan provided assumes all grades at 1% as a guide to estimate the pump station depths. The gravity reticulation grades shall be optimised to reduce pump station depths during the design phase.
    - During detailed design, a review into the number of proposed pump stations should be conducted to reduce the need to deeper gravity lines, particularly for Stage 3.
    - Requirements for emergency storage should be reviewed as part of the detailed design for new pump stations.
  - Upgrades to HA1 pump station
    - It is recommended that the line between AA/1 and HA1 be upsized to a DN300 as this exceeds the maximum PDWF and PWWF flow after Stage 1 and 3 are developed.
    - Upgrades to the HA1 pump station should be staged to suit the development staging.
    - A review of the pump station and operating volumes should be conducted when the proposed flows are confirmed. As noted in Section 12.2.1, the control volume in the wet well will need to increase to accommodate the additional flow from the development.
    - It is recommended that the impellers for the HA1 pumps are exchanged as future flows increase with the Hanwood Growth Area. Alternatively, the pump could be upgraded with a smaller motor (energy saving) and then replaced by the same model but with a larger motor and a larger diameter.
    - Requirements for emergency storage should be reviewed as part of the upgrade works for the HA1 pump station.
  - Upgrades to HA1 Rising Main
    - Based on the assessment of the HA1 rising main assessment, the pump station discharge pipework will need to be upgraded before Stage 1 is developed.
    - The rising main has fatigued over time and may need to be replaced as future flows increase. Alternatives such as replacing sections of the new rising main or construction of a new rising main should be investigated as part of the detailed design.
    - If it is determined that the existing rising main is to remain operational, a condition assessment of the main should be conducted to determine the performance of the main with additional flows and pumping cycles.

The proposed potable water network and upgrades are detailed in **Appendix E**.





## 6. ELECTRICAL

Delta Star's Electrical Design has been included in this report as **Appendix I**.





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## Appendix A Survey Provided By GCC



## Appendix A Survey Provided By GCC



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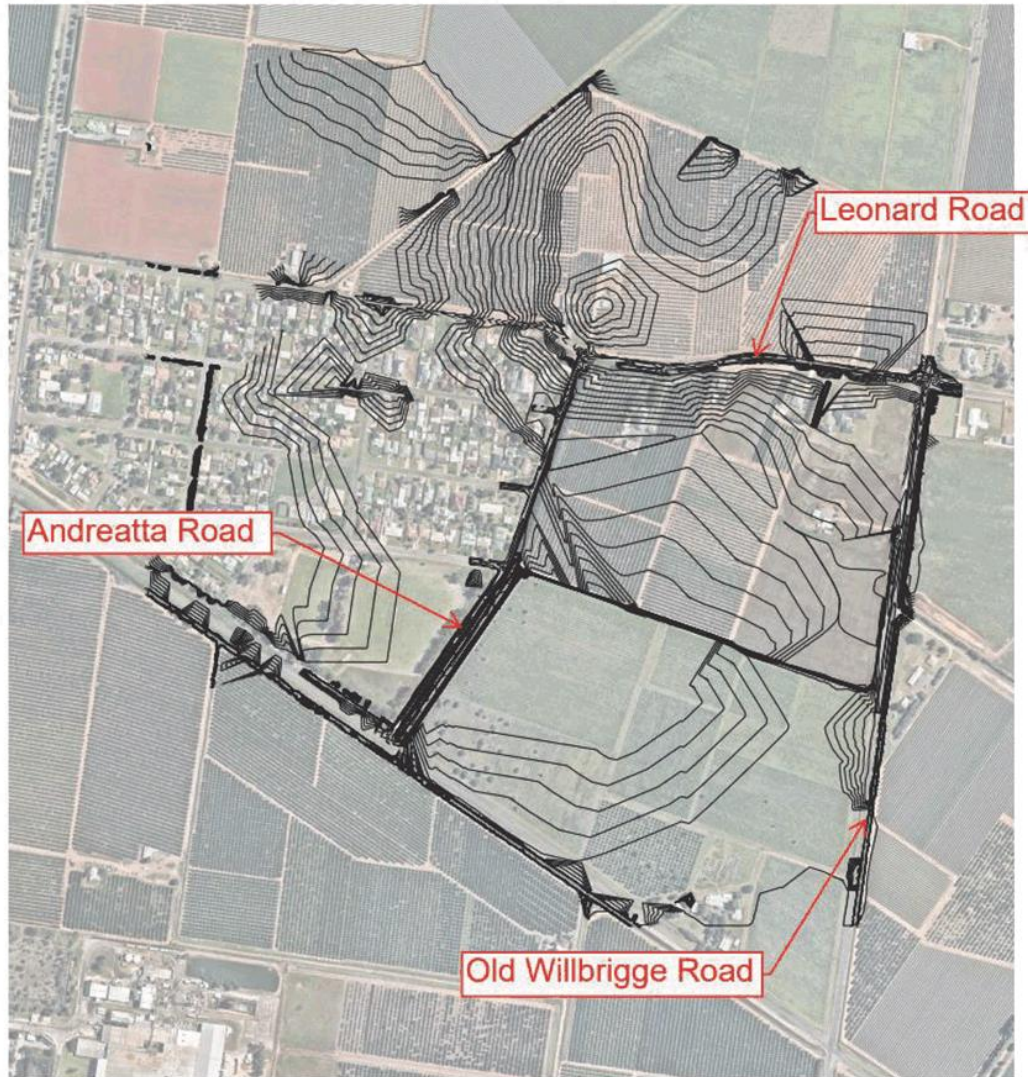
## **Appendix B**

### **Surface Generated By LIDAR and Survey**





## Appendix B Surface Generated By LIDAR and Survey

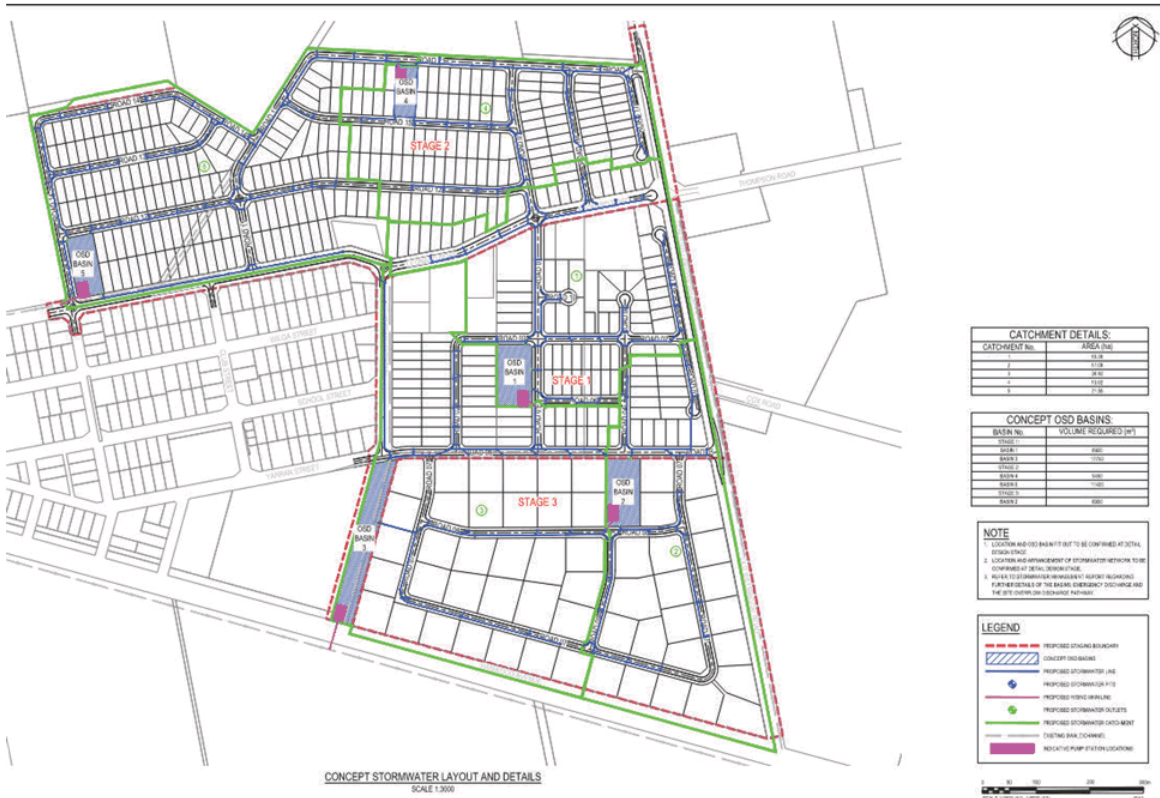


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**Appendix C**  
**Site Catchment Area**



Appendix C Site Catchment Area





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## **Appendix D**

# **Stantec's Potable Water Design Drawings**



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Appendix D   **Potable Water Design Drawings**





# HANWOOD GROWTH AREA POTABLE WATER MASTER PLAN STAGE 1-3

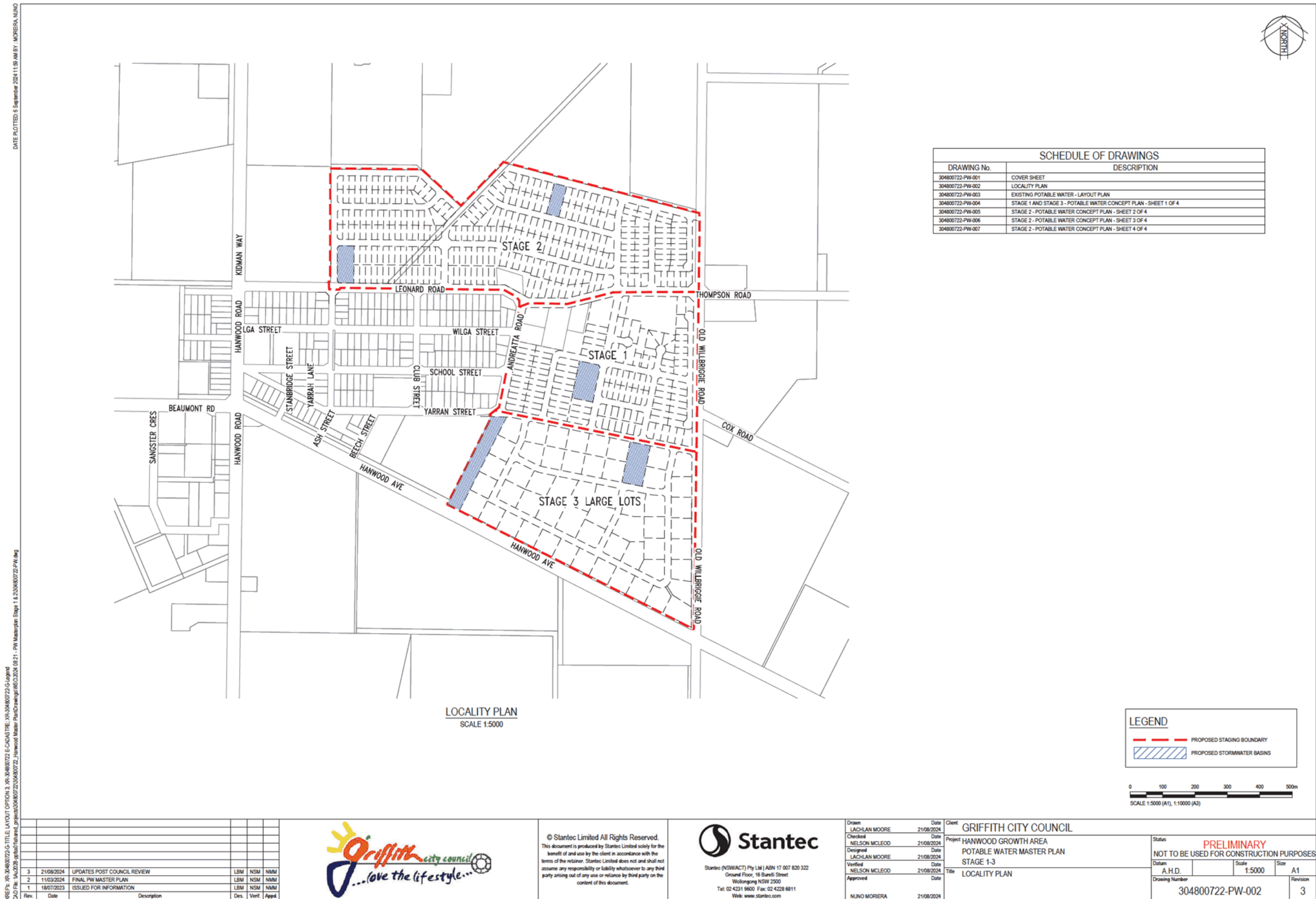
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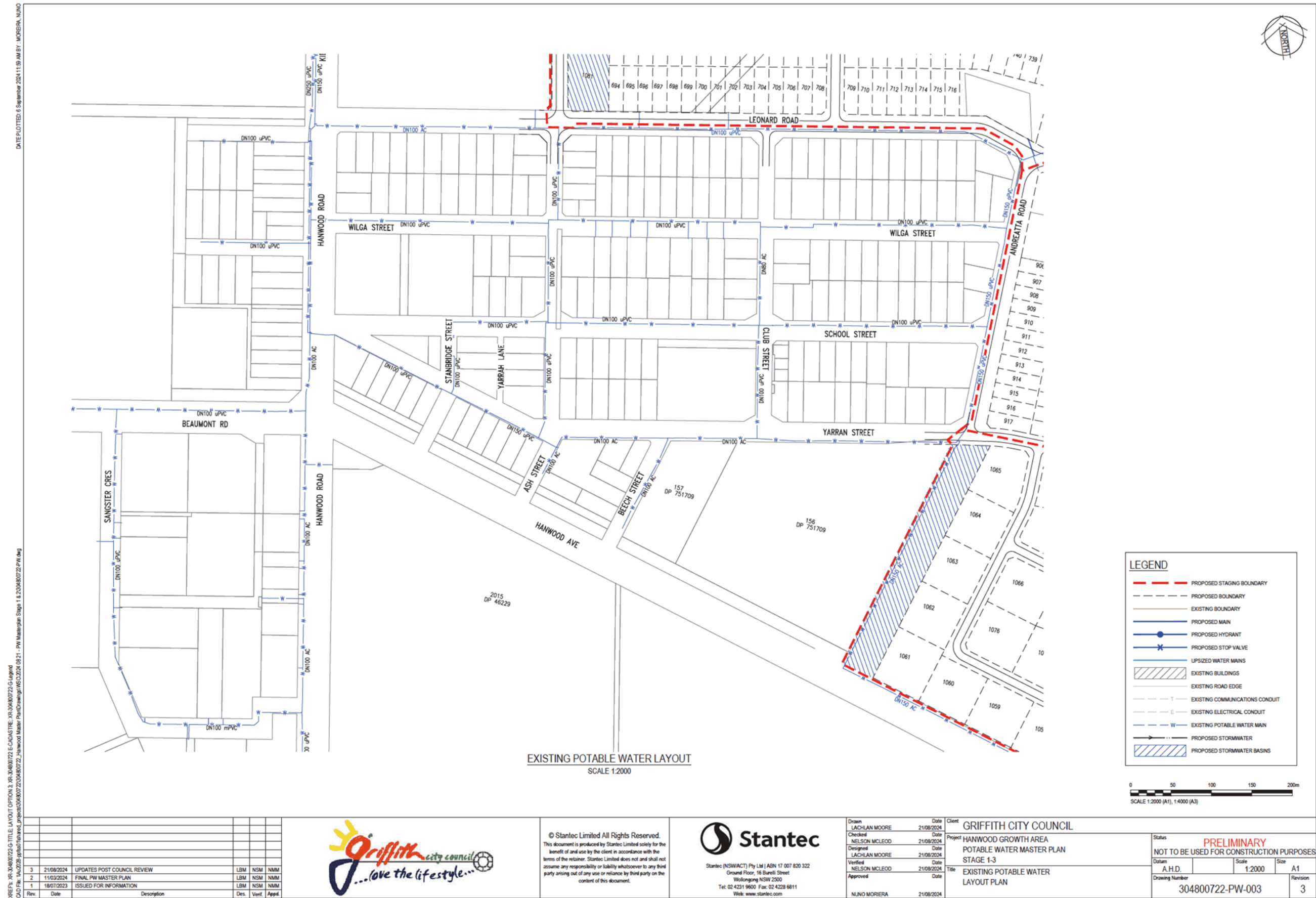
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1	18/07/2023	ISSUED FOR INFORMATION	LBM	NSM	NMA
Rev	Date	Description	Des	Verif	Approved

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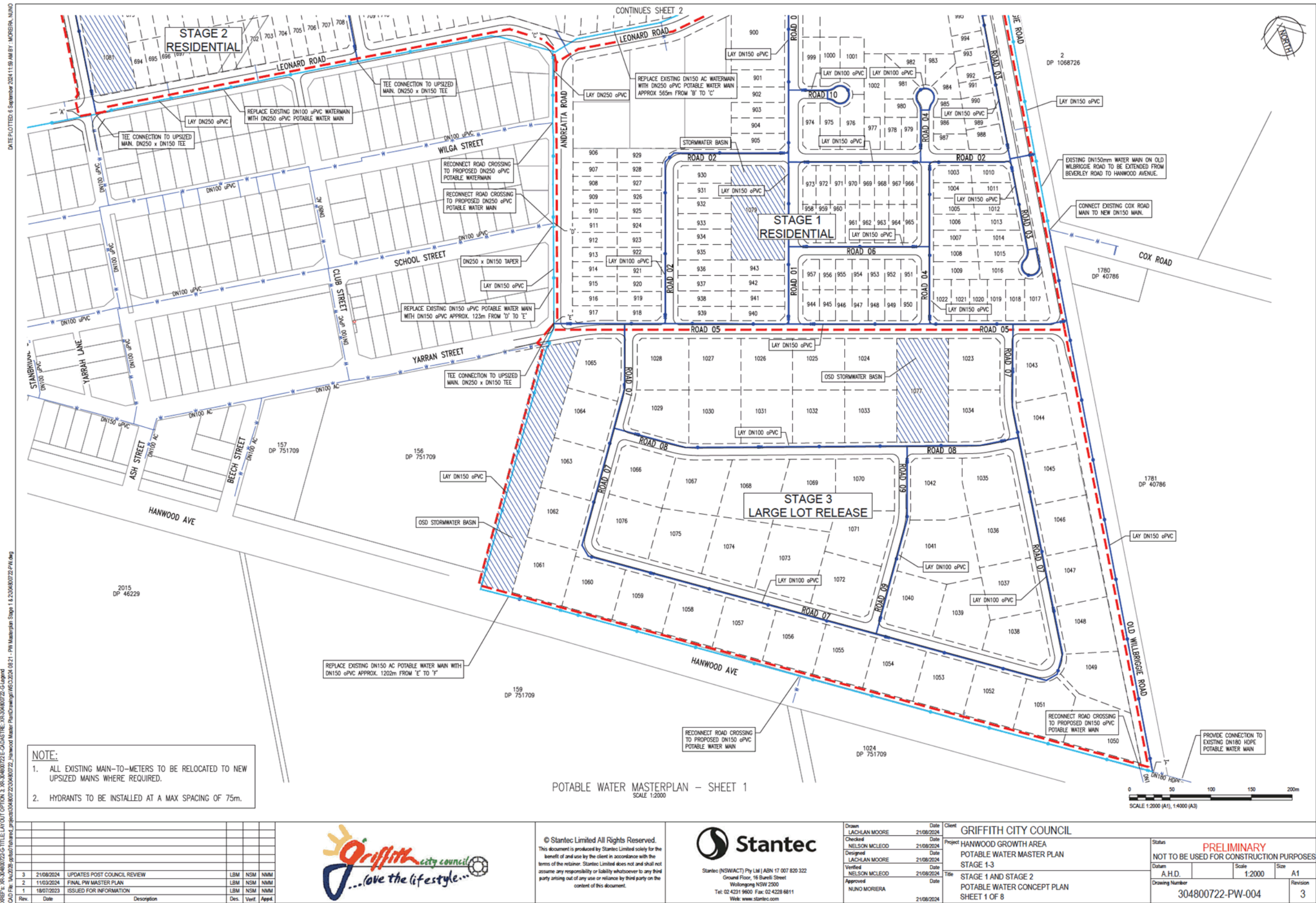
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NELSON MCLEOD	21/08/2014				
Designed	Date				
LACHLAN MOORE	21/08/2014				
Verified	Date	Drawing	Scale	Size	Revision
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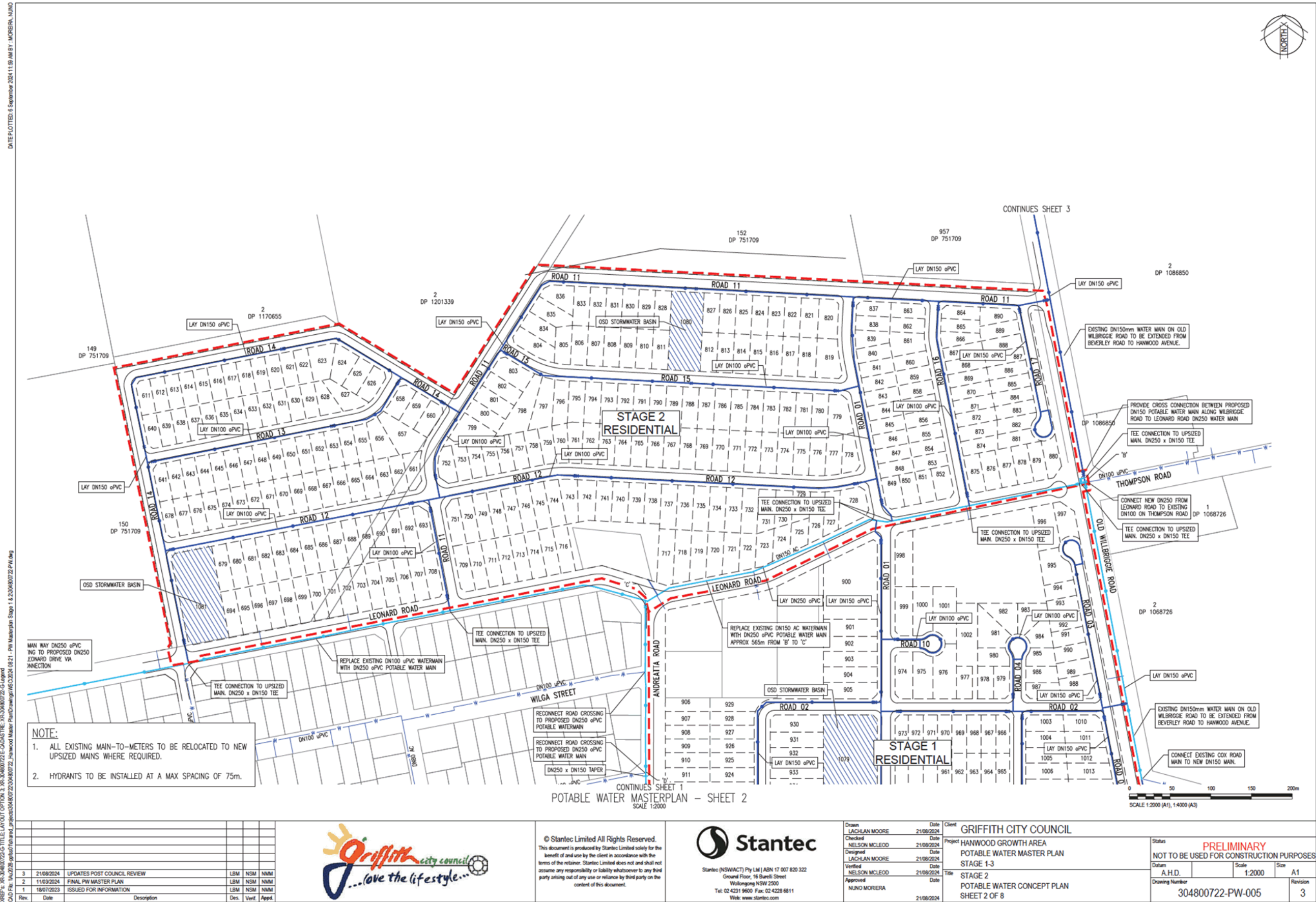


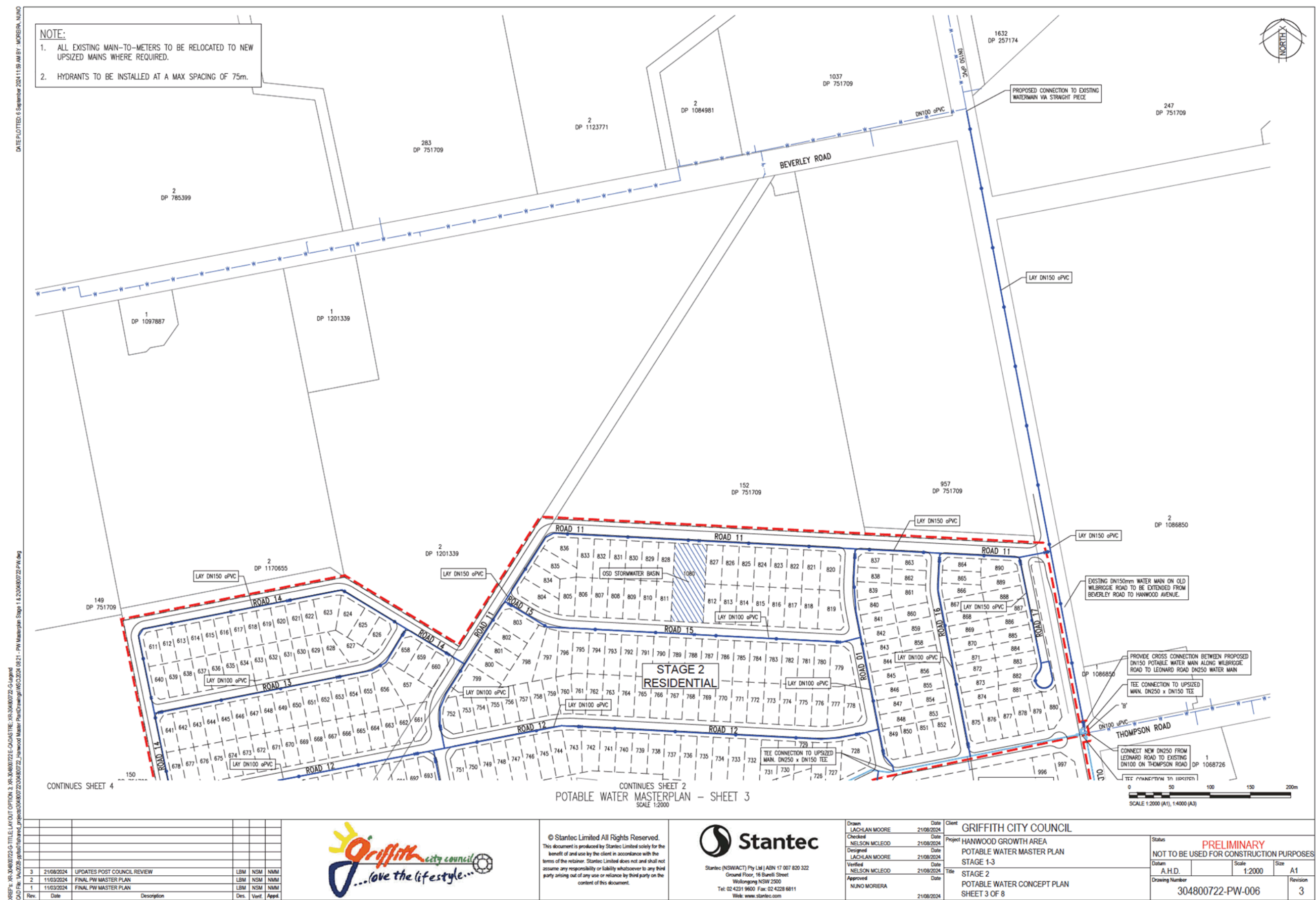




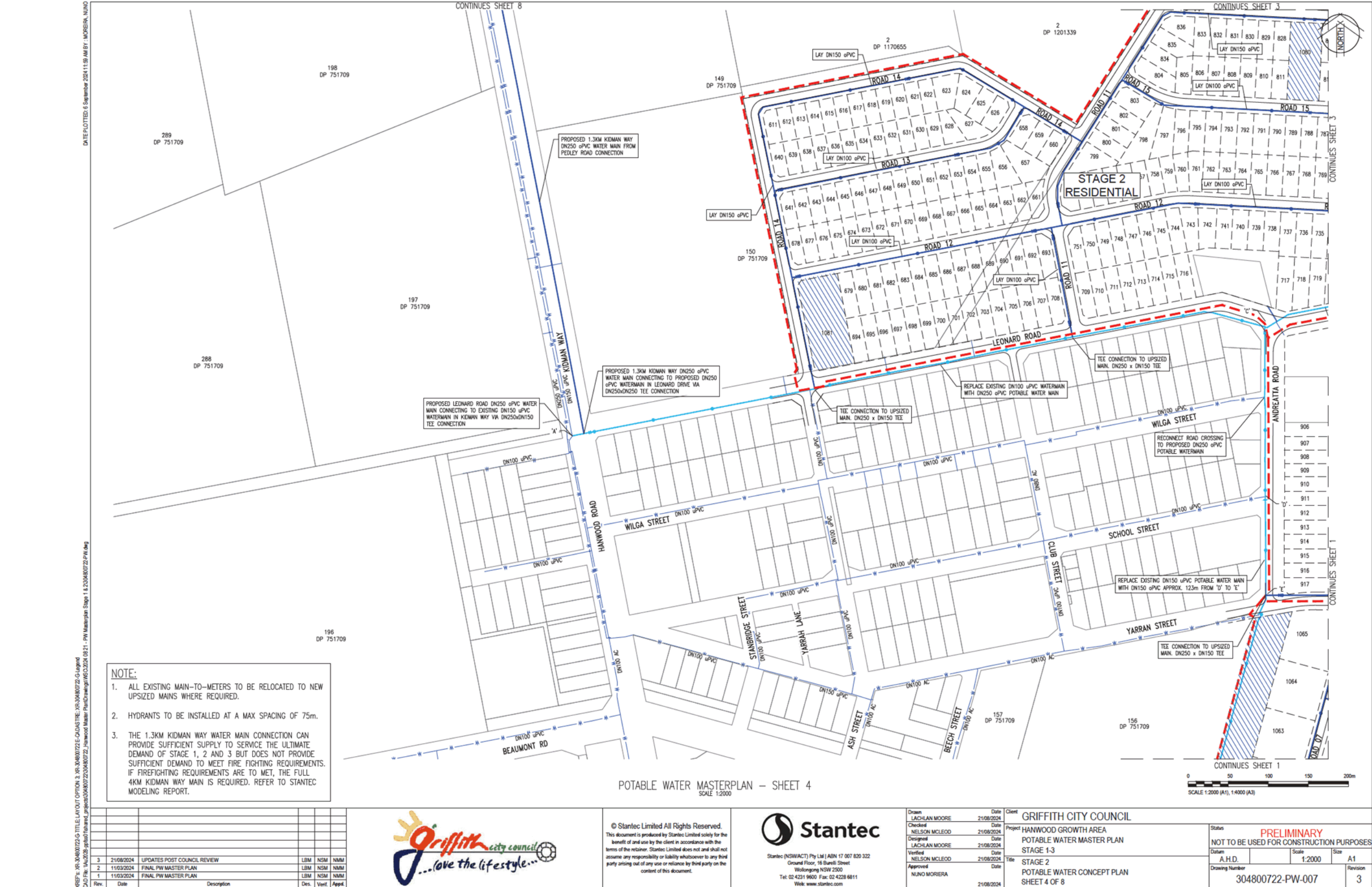




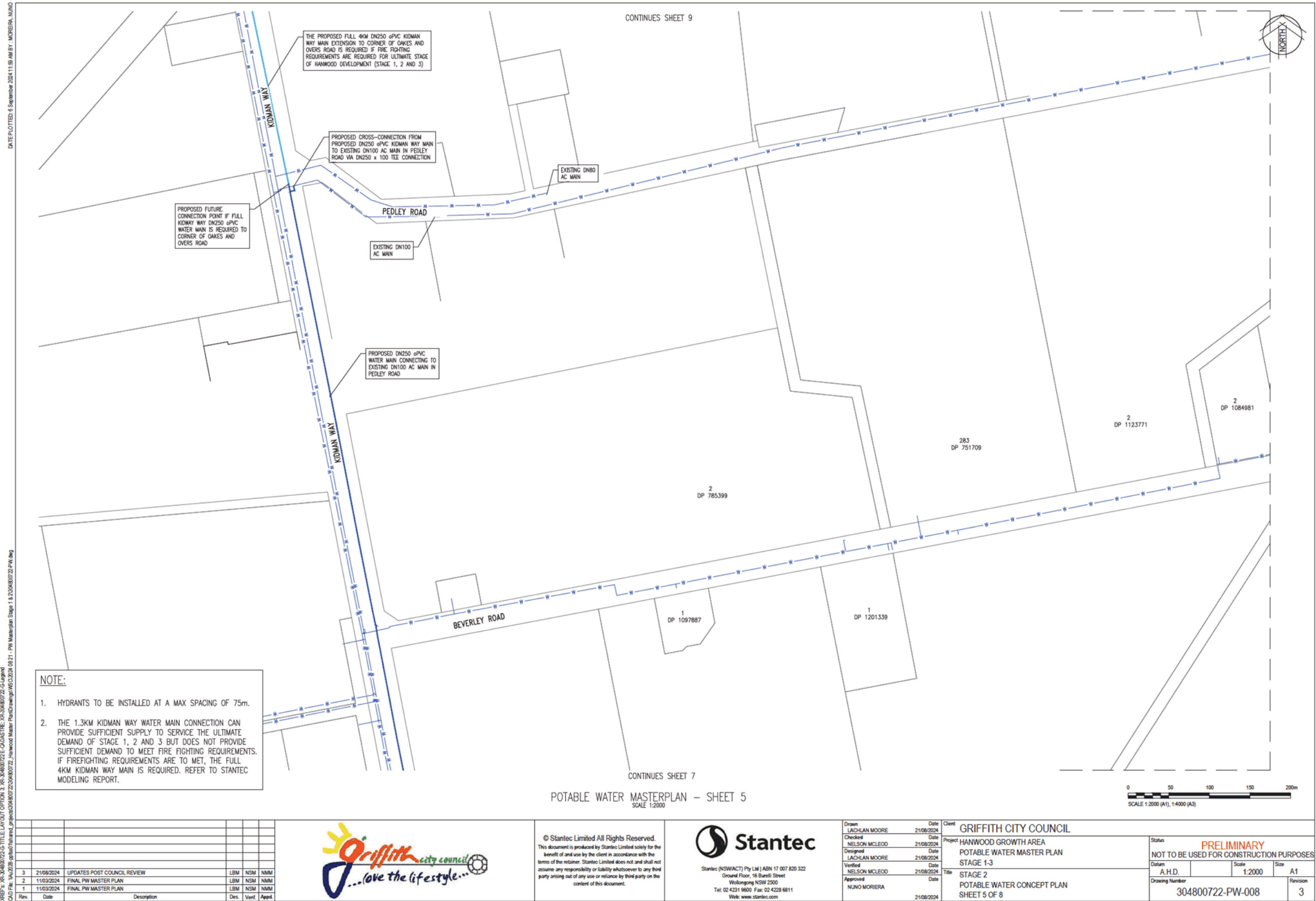


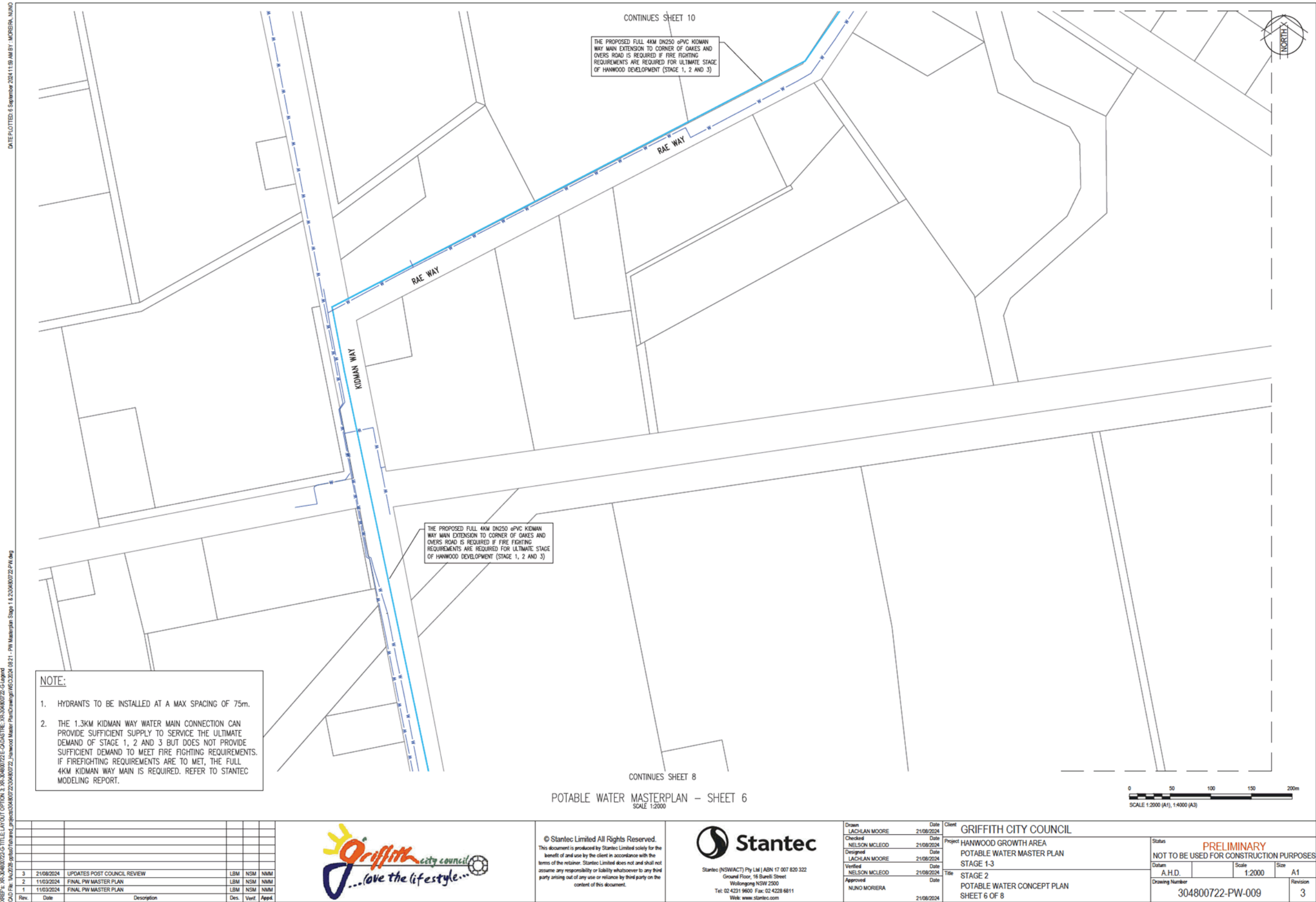


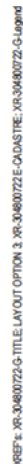




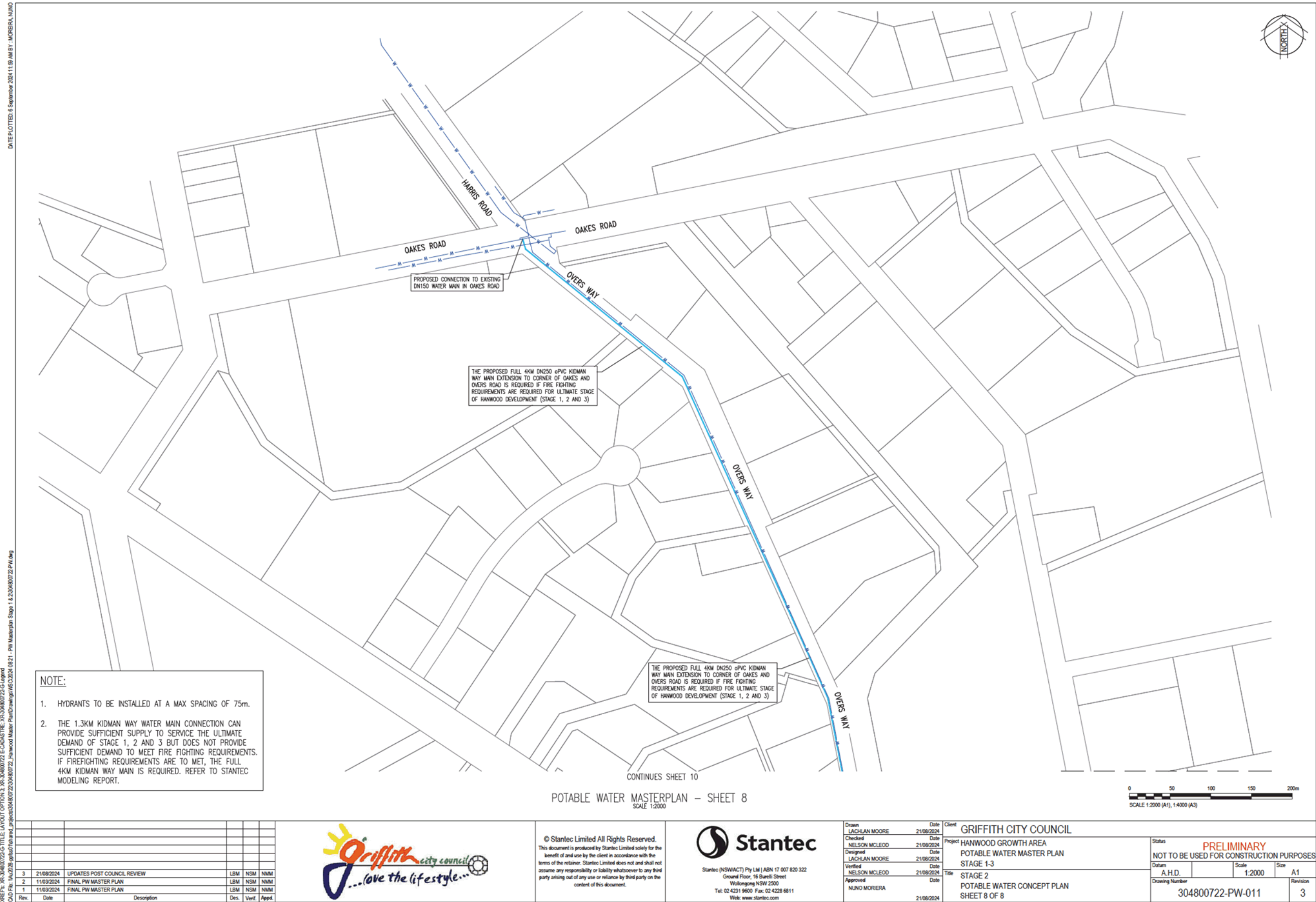














  
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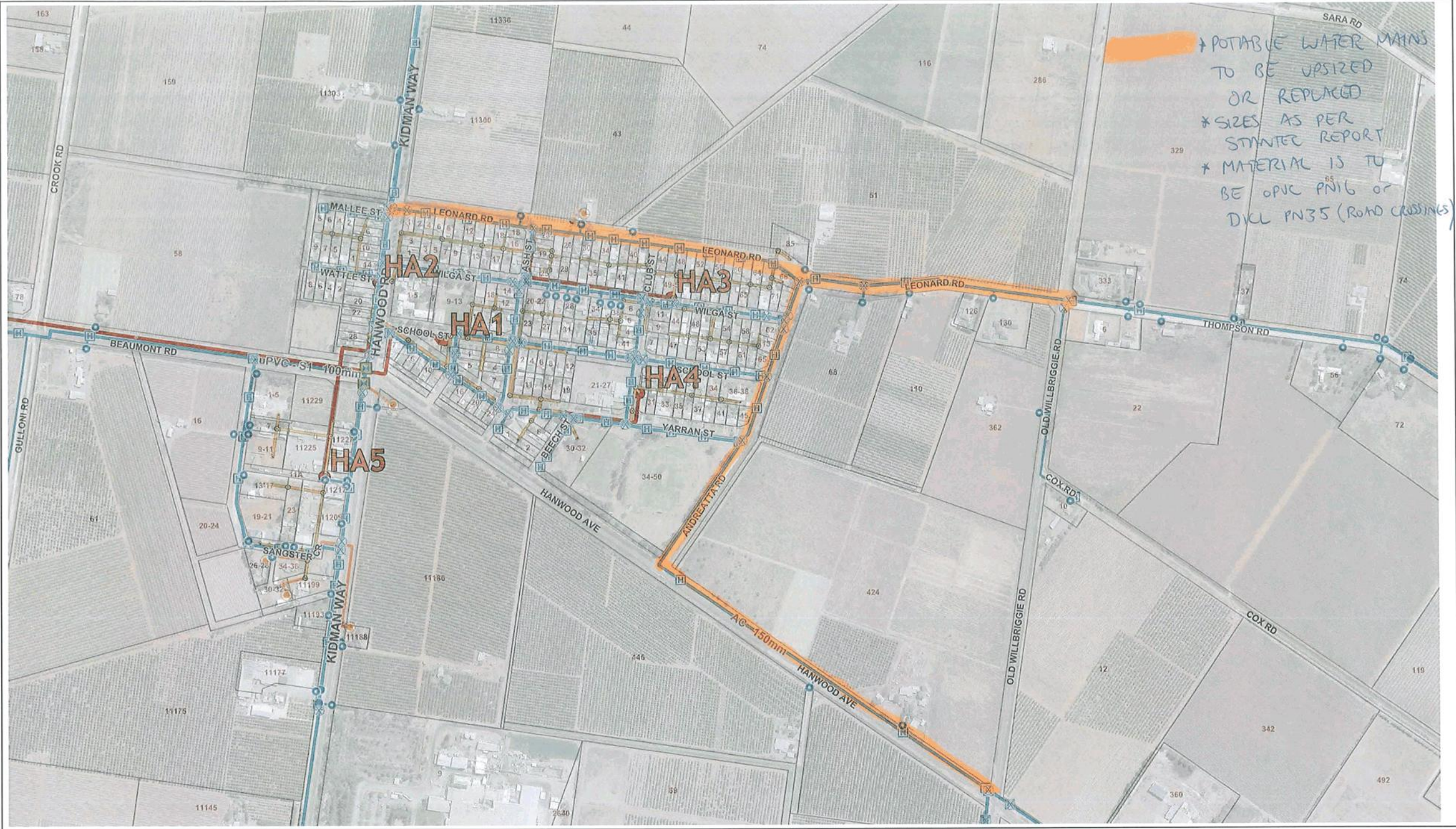
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Date: 4/08/2023

Drawn By: Paul Piccoli

Map Scale: 1:7500 at A3





  
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Projection: GDA2020 / MGA zone 55

Date: 4/08/2023

Drawn By: Paul Piccoli

Map Scale: 1:7500 at A3



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27 June 2025

Mr Brett Stonestreet  
General Manager  
Griffith City Council  
PO Box 485, Griffith NSW 2680  
[admin@griffith.nsw.gov.au](mailto:admin@griffith.nsw.gov.au)

Dear Mr Stonestreet,

**SUBMISSION – PUBLIC EXHIBITION OF THE DRAFT HANWOOD GROWTH AREA MASTER PLAN**

This submission is made on behalf of Hanwood Developments Pty Ltd in response to the draft Hanwood Growth Area Master Plan, prepared by Stantec for Griffith City Council, currently on public exhibition.

Hanwood Developments Pty Ltd is a key landowner within the draft Master Plan's proposed Stage 2 release area (Figure 1). We acknowledge and commend Council for the work undertaken to-date in preparing the draft Master Plan, which provides a strong foundation for guiding the region's future growth.

However, there are 3 amendments we would like to pursue:

1. expansion of the nominated Stage 2 land to include Lot 150, DP751709
2. greater variety in terms of lot size and housing typology, to facilitate broader housing diversity
3. flexibility in the proposed staging plan, to facilitate the release of Stage 2 concurrently with stage 1.



**Figure 1: Hanwood Growth Area Concept Master Plan - Proponent's site outlined in green**  
(Source: GCC, amended by Gyde)

Level 6, 120 Sussex Street, Sydney NSW 2000  
ABN 58 133 501 774  
[gyde.com.au](http://gyde.com.au)

# GYDE

## Expansion of the nominated Master Plan area

We request the site covered by the Master Plan is expanded to include Lot 150, DP751709 known as 11300 Kidman Way. This land is under the same control as the remainder of the Stage 2 area and can therefore be delivered as an integrated product. A letter of support for this approach has been provided by the current landowner dated 27 June 2025.

We understand that the western portion of Lot 150 DP 751709, located behind Kidman Way, is low-lying and subject to flood inundation and hence was originally excluded from Council's masterplan.

Torrent Consulting has prepared a flood analysis which identifies only minimal flood risk to the site and concludes that any potential off-site impacts can be effectively managed through appropriate design measures. The concept development as proposed in the PP, is compatible with the flood hazard of the land and can be rezoned with confidence that the flood risk at the Site can be managed through the subsequent design and approval stages.

As Hanwood is physically constrained to the south and west, with Kidman Way forming the western boundary and existing agricultural operations limiting growth to the south and east, expansion to the north of the existing Hanwood Village is seemingly the logical direction. The inclusion of 11300 Kidman Way presents a natural and strategic opportunity to accommodate housing supply and growth in the region.

## Greater housing diversity

There has been a significant body of work undertaken over the past 12 months to consider the housing needs of the local Griffith community. Building on the framework currently proposed by Council, our vision for the Stage 2 land is more ambitious and directly responds to the pressing need for increased housing supply, diversity and affordability. Our aim is to deliver a diverse, market-responsive land use outcome that aligns with both current and emerging community needs. In this regard we have prepared a Concept Master Plan as shown in Figure 2.

Delivery of this Concept Master Plan will require more than just the introduction of dual occupancy development. It will require flexibility in the permissible uses and minimum lot sizes generally associated with the RU5 zone. This flexibility is essential to improve housing affordability, which is critical to supporting Hanwood's role as a significant employment area.



Figure 2: Concept Masterplan (Proponent Site)  
(Source: MDP Architecture)



## GYDE

### Flexibility in the proposed staging plan

It is understood that Council's Master Plan proposes a staged approach, with the intent for Stage 2 to commence once 80% of Stage 1 has been developed. However, we propose a variation to this approach such that stage 2 can occur in parallel with Stage 1.

Notwithstanding that Stage 1 was rezoned for residential purposes in 2014, tangible progress has been extremely limited. More than a decade later, the area remains largely undeveloped. Two of the three farms remain in active agricultural use, and only partial subdivision has occurred on Farm 3.

The NSW Government's Local Development Performance Monitoring data (Figure 3), highlights that while an increase in development applications over the past decade points to growing intent to build housing, the comparatively slower rise in construction certificates and subdivision certificates demonstrates delays in progressing from approval to actual construction.

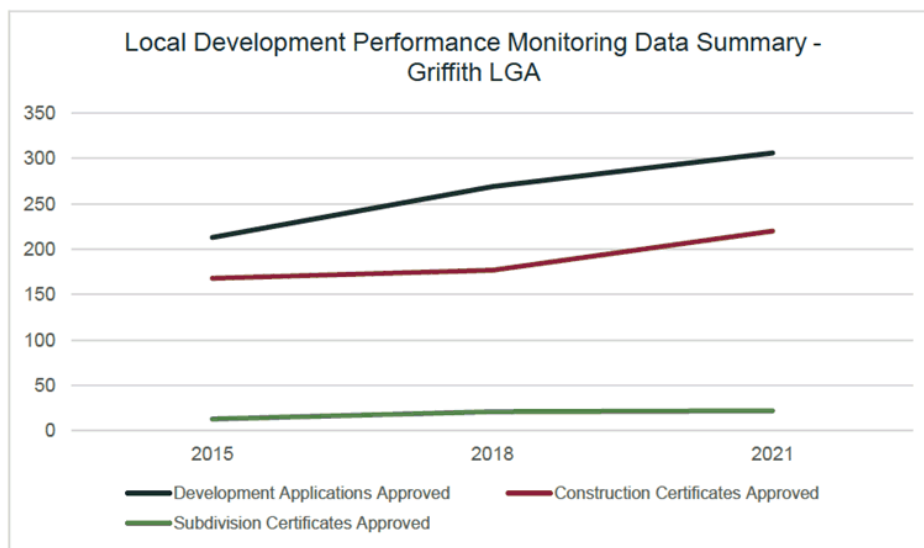


Figure 3: Summary of NSW Government LDPM data for Griffith  
(Source: Gyde, informed by LDPM data)

A Need and Demand Assessment prepared by REMPLAN on behalf of the Proponent, reinstates the demand for smaller households in Griffith, requiring more dwellings to support the existing and growing population. While theoretical supply ranges from 21.9 to 37.3 years if all zoned land is developed, this is unrealistic. At a 50% delivery rate, already above the NSW average (43.7%), supply drops to 10.9 to 18.7 years. Under a medium conversion scenario, and without the redevelopment of the Proponent's site, housing supply could fall to just six years, reinstating the need for prompt rezoning of the site for development.

There has been a significant body of work undertaken which indicates the proposed and expanded "Stage 2" area can be delivered as a viable, short-term extension of the existing Hanwood Village, without environmental impact or a significant infrastructure cost burden to Council.

This approach is particularly timely given the ongoing housing crisis, noting that nationally, only 173,000 dwellings were delivered in 2023, well short of the estimated annual need of 244,000 (ABS, 2024). Locally, the Griffith housing market reflects this shortfall, with a vacancy rate of just 0.6% and limited availability of land suitable for diverse and affordable housing.

## GYDE

### Implementation of the Master Plan

To support the growth of Hanwood Village and the implementation of our vision we have prepared a Planning Proposal (PP) supported by a suite of specialist reports which seeks to:

- rezone the expanded Stage 2 land to RU5 Village
- introduce corresponding minimum lot sizes
- permit residential flat buildings as an additional permitted use on approximately 15% of the site.

The PP offers a timely, practical, and market-responsive approach to delivering housing, infrastructure and amenity in Hanwood. This pathway has the potential to complement the draft Master Plan by addressing development opportunities without being limited by extended timelines associated with the current staging framework.

Hanwood Developments Pty Ltd is willing to undertake and/or contribute financially to the necessary infrastructure works through Council's established contributions regime and/or a Planning Agreement. These contributions will also allow Stage 1 landowners to activate or develop their land when they choose.

We thank Council for the opportunity to provide feedback on the draft Master Plan. Should you wish to discuss the contents of this letter, please do not hesitate to contact me or Luke Scobie on [REDACTED].

Yours sincerely,

~ ~

Juliet Grant  
Executive Director

[REDACTED]  
[REDACTED]

Lou Sartor

Attention: Mr. Brett Stonestreet, General Manager  
Griffith City Council  
PO Box 485, Griffith NSW 2680  
[admin@griffith.nsw.gov.au](mailto:admin@griffith.nsw.gov.au)

27 June 2025

Dear Mr Stonestreet,

**Hanwood Growth Area Concept Master Plan**

As the current owner of 43 Leonard Road, Hanwood NSW 2680, we note that your draft Master Plan includes our property. While we have no objection to our land being rezoned, we support that Stage 2 should occur in parallel with Stage 1, as to this date, tangible progress in Stage 1 has been limited.

As we have made clear to Council during previous consultations, we have entered a contract of sale with Hanwood Developments Pty Ltd and are fully supportive of the Planning Proposal being submitted. It is our view that the concept being put forward would be a considerable improvement for the town and should be prioritised.

Hanwood is a great community, well located near the centre of Griffith, but it is in real need of future growth, improved amenity and additional housing to support the growing number of nearby workers.

We therefore encourage Council to support the proposal by Hanwood Developments to enable Hanwood's growth and allow for the redevelopment of this land in the near future.

Please do not hesitate to contact me on [REDACTED] us should you wish to discuss.

Your sincerely,

Lou Sartor



Lou and Patricia Sartor



27 June 2025

Attention: Mr. Brett Stonestreet, General Manager  
Griffith City Council  
PO Box 485, Griffith NSW 2680  
[admin@griffith.nsw.gov.au](mailto:admin@griffith.nsw.gov.au)

Dear Mr Stonestreet,

**Hanwood Growth Area Concept Master Plan**

We are the owners of 102 Leonard Road, Hanwood. Our farm has been zoned RU5 Village for an extended period of time. Council's intention was that our parcel of land would trigger further expansion for Hanwood. This has not been in line with our intention to continue farming on our property.

About a year ago, we submitted a small subdivision proposal at the front of our property. This was done to protect our award-winning gardens and allow us to continue farming the remaining 11 acres for years to come as a main source of income.

In the immediate future, we have no intention to develop our farm any further. We have no objection to Council progressing the Stage 1 or Stage 2 Masterplan areas for Hanwood, provided this does not impact our ability to continue farming profitably. This includes no changes to infrastructure or drainage or taking away our ability to farm profitability.

We have made our position clear to Council on several occasions and have advised our view that Council should support the expansion on the other side of Leonard Road, where there is an experienced developer eager to help improve our town.

We hope Council will support this vision to provide much-needed housing, enhance Hanwood village, and make it a better place to live for everyone.

Yours faithfully,

Lou and Patricia Sartor

A handwritten signature in black ink, appearing to be 'Lou and Patricia Sartor', written over the printed name.

Lou and Patricia Sartor

15th August 2025

Attention: Mr. Joe Rizzo – Director of Sustainable Development  
Griffith City Council  
PO Box 485, Griffith NSW 2680  
By email: [REDACTED] admin@griffith.nsw.gov.au  
Attachments:

- 1: Sartor Submission to Council Hanwood Master Plan for 43 Leonard Rd 27 June 2025:
- 2: Sartor Submission to Council Hanwood Master Plan for 43 Leonard Rd 27 June 2025:
- 3: Rizo Email Dated 12 August 2025

Dear Joe,

With reference to your email of 12 August 2025 (attached) and our Hanwood Masterplan submissions (attached), we wish to clarify your understanding of our submissions in relation to our land at 43 and 102 Leonard Road.

- As noted in our submissions, we have no objection to our land at 43 Leonard Road being rezoned. In fact, we support Stage 2 proceeding in parallel with Stage 1 given the limited tangible progress of Stage 1 to date.
- Our farm at 102 Leonard Road has been zoned RU5 Village for some time, and yet no expansion of the Hanwood Village has occurred.
- We clarify that while we intend to continue farming this land, we have no objection to Council progressing either Stage 1 or Stage 2 of the Masterplan. We do not wish to prevent its progression in any way, provided it does not impact our ability to farm profitably
- There is a clear need for additional growth in Hanwood. We therefore encourage Council to support the Planning Proposal submitted by Hanwood Developments to enable this growth in the near future.

Yours sincerely

Patricia and Lou Sartor



Page 1 of 4

**Attachment 1:**

Lou Sartor  
[REDACTED]  
[REDACTED]

Attention: Mr. Brett Stonestreet, General Manager  
Griffith City Council  
PO Box 485, Griffith NSW 2680  
[admin@griffith.nsw.gov.au](mailto:admin@griffith.nsw.gov.au)

27 June 2025

Dear Mr Stonestreet,

**Hanwood Growth Area Concept Master Plan**

As the current owner of 43 Leonard Road, Hanwood NSW 2680, we note that your draft Master Plan includes our property. While we have no objection to our land being rezoned, we support that Stage 2 should occur in parallel with Stage 1, as to this date, tangible progress in Stage 1 has been limited.

As we have made clear to Council during previous consultations, we have entered a contract of sale with Hanwood Developments Pty Ltd and are fully supportive of the Planning Proposal being submitted. It is our view that the concept being put forward would be a considerable improvement for the town and should be prioritised.

Hanwood is a great community, well located near the centre of Griffith, but it is in real need of future growth, improved amenity and additional housing to support the growing number of nearby workers.

We therefore encourage Council to support the proposal by Hanwood Developments to enable Hanwood's growth and allow for the redevelopment of this land in the near future.

Please do not hesitate to contact me on [REDACTED] us should you wish to discuss.

Your sincerely,

Lou Sartor  
[REDACTED]

Page 2 of 4



**Attachment 2**

Lou and Patricia Sartor

27 June 2025

Attention: Mr. Brett Stonestreet, General Manager  
Griffith City Council  
PO Box 485, Griffith NSW 2680  
[admin@griffith.nsw.gov.au](mailto:admin@griffith.nsw.gov.au)

Dear Mr Stonestreet,

**Hanwood Growth Area Concept Master Plan**

We are the owners of 102 Leonard Road, Hanwood. Our farm has been zoned RU5 Village for an extended period of time. Council's intention was that our parcel of land would trigger further expansion for Hanwood. This has not been in line with our intention to continue farming on our property.

About a year ago, we submitted a small subdivision proposal at the front of our property. This was done to protect our award-winning gardens and allow us to continue farming the remaining 11 acres for years to come as a main source of income.

In the immediate future, we have no intention to develop our farm any further. We have no objection to Council progressing the Stage 1 or Stage 2 Masterplan areas for Hanwood, provided this does not impact our ability to continue farming profitably. This includes no changes to infrastructure or drainage or taking away our ability to farm profitability.

We have made our position clear to Council on several occasions and have advised our view that Council should support the expansion on the other side of Leonard Road, where there is an experienced developer eager to help improve our town.

We hope Council will support this vision to provide much-needed housing, enhance Hanwood village, and make it a better place to live for everyone.

Yours faithfully,

Lou and Patricia Sartor

Page 3 of 4

**Attachment 3**

**From:** Joe Rizzo <[REDACTED]>  
**Date:** 12 August 2025 at 2:05:25 pm AEST  
**To:** Louis Sartor <[REDACTED]>, Lisa <[REDACTED]>, Lisa Menegazzo <[REDACTED]@hanwood.vic.gov.au>  
**Subject:** Response or Consideration following meeting - 22 July 2025

Hi Stephen and Louis,

Thank you for taking time to meet with us on 22 July. During the meeting Council requested that you consider the content of your submission to the Draft Hanwood Growth Area Master Plan which stated you did not intend to develop your portions of land on the south side of Leonard Road as part of the Stage 1 Release Area. As discussed, this has ramifications for the endorsement of the Master Plan and puts in jeopardy the process we have been going through to carry out detailed investigations for Stage 1 over the last two years at considerable cost to Council. Please understand the Stage 1 release area has been identified as a key growth area since 2002, to be released for development between 2020 and 2030 (as established back in 2002). Council relies on our growth areas to support population growth. We see Stage 1 as a vital growth area and would like to continue to work with you to achieve residential development as soon as possible including the endorsement of the master plan.

Again, we request your re-consideration of the submissions received be provided by the end of the week, so we can consider and report back to Council following the closure of the exhibition period.

Regards

**Joe Rizzo**  
Director Sustainable Development  
p [REDACTED] | m [REDACTED]



Griffith City Council acknowledges and respects the Wiradjuri people as the traditional custodians and ancestors of the land and waters where we work.

There is no expectation for you to read or respond to this email outside of your normal working hours



Griffith City Council  
1 Benerambah Street Griffith NSW 2680  
PO Box 485 Griffith NSW 2680  
[griffith.nsw.gov.au](http://griffith.nsw.gov.au)



Steven and Lisa Menegazzo



27 June 2025

Attention: Mr. Brett Stonestreet, General Manager  
Griffith City Council  
PO Box 485, Griffith NSW 2680  
[admin@griffith.nsw.gov.au](mailto:admin@griffith.nsw.gov.au)

Dear Mr Stonestreet,

**Hanwood Growth Area Concept Master Plan**

We are the owners of 110 Leonard Road, Hanwood and are writing in relation to the Hanwood Masterplan on public exhibition.

While we have no objection to the area being master planned, we want to make it clear that we have no intention of selling or developing our farm in the near future. Our income is currently derived from our farming operations, and it is important that we are able to continue working the land so we can plan properly for our retirement.

We're also aware of the Planning Proposal being submitted by Hanwood Developments Pty Ltd across the road and it is our view that it is a positive step forward for Hanwood. We are supportive of it progressing. After this area is developed, it may then be the right time for us to consider selling and allowing others to develop our land further down the track.

We want to ensure that any actions taken by Council as part of this Masterplan do not interfere with our existing farming operations or services, including access, water, and infrastructure we rely on day to day.

Your sincerely,

Steven and Lisa Menegazzo

Handwritten signature of Steven and Lisa Menegazzo.

Steven and Lisa Menegazzo

15th August 2025

Attention: Mr. Joe Rizzo – Director of Sustainable Development  
Griffith City Council  
PO Box 485, Griffith NSW 2680  
By email: [REDACTED] admin@griffith.nsw.gov.au  
Attachments: 1: Menegazzo Submission to Council Hanwood Master Plan 27 June 2025:  
2: Rizo Email Dated 12 August 2025

Dear Joe,

Further to your email dated 12 August and your request for us to reconsider our submissions to the Hanwood Masterplan, we wish to clarify your understanding of our submissions to the Hanwood Growth Area Masterplan in relation to our land at 110 Leonard Road.

Our farm has been zoned RU5 Village for some time, and no expansion of the Hanwood Village has occurred.

We clarify that while our intention is to continue farming operations on this land in the immediate future, we have no objection in any way to Council progressing the Stage 1 and Stage 2 Masterplan. Our request is only any actions taken to masterplan our land does not impact our existing farming operation.

There is an evident need for additional growth in Hanwood, and we therefore encourage Council to support the Planning Proposal submitted by Hanwood Developments to enable this growth to occur in the near future.

Your sincerely,

Steven and Lisa Menegazzo



Page 1 of 4

**Attachment 1:**

Steven and Lisa Menegazzo

27 June 2025

Attention: Mr. Brett Stonestreet, General Manager  
Griffith City Council  
PO Box 485, Griffith NSW 2680  
[admin@griffith.nsw.gov.au](mailto:admin@griffith.nsw.gov.au)

Dear Mr Stonestreet,

**Hanwood Growth Area Concept Master Plan**

We are the owners of 110 Leonard Road, Hanwood and are writing in relation to the Hanwood Masterplan on public exhibition.

While we have no objection to the area being master planned, we want to make it clear that we have no intention of selling or developing our farm in the near future. Our income is currently derived from our farming operations, and it is important that we are able to continue working the land so we can plan properly for our retirement.

We're also aware of the Planning Proposal being submitted by Hanwood Developments Pty Ltd across the road and it is our view that it is a positive step forward for Hanwood. We are supportive of it progressing. After this area is developed, it may then be the right time for us to consider selling and allowing others to develop our land further down the track.

We want to ensure that any actions taken by Council as part of this Masterplan do not interfere with our existing farming operations or services, including access, water, and infrastructure we rely on day to day.

Your sincerely,

Steven and Lisa Menegazzo

Page 2 of 4



**Attachment 2**

**From:** Joe Rizzo  
**Date:** 12 August 2025 at 2:05:25 pm AEST  
**To:** Louis Sartor [REDACTED], Lisa [REDACTED], Lisa Menegazzo  
|| [REDACTED]@com.au>  
**Subject:** Response or Consideration following meeting - 22 July 2025

Hi Stephen and Louis,

Thank you for taking time to meet with us on 22 July. During the meeting Council requested that you consider the content of your submission to the Draft Hanwood Growth Area Master Plan which stated you did not intend to develop your portions of land on the south side of Leonard Road as part of the Stage 1 Release Area. As discussed, this has ramifications for the endorsement of the Master Plan and puts in jeopardy the process we have been going through to carry out detailed investigations for Stage 1 over the last two years at considerable cost to Council. Please understand the Stage 1 release area has been identified as a key growth area since 2002, to be released for development between 2020 and 2030 (as established back in 2002). Council relies on our growth areas to support population growth. We see Stage 1 as a vital growth area and would like to continue to work with you to achieve residential development as soon as possible including the endorsement of the master plan.

Again, we request your re-consideration of the submissions received be provided by the end of the week, so we can consider and report back to Council following the closure of the exhibition period.

Regards

**Joe Rizzo**  
Director Sustainable Development  
p [REDACTED] | m [REDACTED]



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There is no expectation for you to read or respond to this email outside of your normal working hours



Griffith City Council  
a 1 Benerambah Street Griffith NSW 2680  
p PO Box 485 Griffith NSW 2680  
w [griffith.nsw.gov.au](http://griffith.nsw.gov.au)



27 June 2025

Attention: Mr. Brett Stonestreet, General Manager  
Griffith City Council  
PO Box 485, Griffith NSW 2680  
[admin@griffith.nsw.gov.au](mailto:admin@griffith.nsw.gov.au)

Dear Mr Stonestreet,

**Hanwood Growth Area Concept Master Plan**

We are the owners of the property at 51 Leonard Road, Hanwood. The purpose of this letter is to confirm our support of the area being planned for future growth through the rezoning of our land.

We have signed a contract to sell our property to Hanwood Developments Pty Ltd. Following a review of both the Master Plan and the draft Housing Strategy, it is our view that the Planning Proposal being proposed by the Proponent is a more suitable option for Hanwood and Griffith generally.

We support that Stage 2 should occur in parallel with Stage 1, as to this date, tangible progress has been limited.

Please do not hesitate to contact us should you wish to discuss further.

Your sincerely,

Anthony Violi





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Wayne Andreatta



27 June 2025

Attention: Mr. Brett Stonestreet, General Manager  
Griffith City Council  
PO Box 485, Griffith NSW 2680  
[admin@griffith.nsw.gov.au](mailto:admin@griffith.nsw.gov.au)

Dear Mr Stonestreet,

**Hanwood Growth Area Concept Master Plan**

As the owners of 11300 Kidman Way, Hanwood (Lot 150 in DP 751709), we write to formally reiterate our support for, and request the inclusion of our land within the Stage 2 Master Plan area for the future expansion of Hanwood Village.

We have made several prior representations to Council regarding the inclusion of our site, including a submission to the *Growing Griffith to 2045* Draft Local Strategic Planning Statement in 2020, and earlier, an expression of interest in 2008 pertaining to the rezoning of land for future growth.

We request that the Master Plan boundary be expanded to include our land (Lot 150, DP 751709). This land can be delivered as part of an integrated development outcome in conjunction with the remainder of the Stage 2 area.

We understand that the Hanwood Developments Pty Ltd has undertaken a significant body of work which indicates the proposed and expanded Stage 2 land can be delivered as a viable, short-term extension of the existing Hanwood Village, without environmental impact or a significant

infrastructure cost burden to Council. As long term residents of the area we are very supportive of this vision.

We emphasise that growth to the north of the existing Hanwood Village is the most logical and strategic direction for future expansion. The inclusion of this site presents a valuable opportunity to support housing supply and accommodate the ongoing growth needs of the region.

We kindly urge Council to consider this request and welcome the opportunity for further discussion on this matter.

Your faithfully,

Wayne & Claudia Andreatta





	<b>Respondent No:</b> 1	<b>Responded At:</b> Jun 09, 2025 14:58:45 pm
	<b>Login:</b> Anonymous	<b>Last Seen:</b> Jun 09, 2025 14:58:45 pm
	<b>Email:</b> n/a	<b>IP Address:</b> n/a

Q1. Name Lisa Parker

Q2. Residential Address

[REDACTED]

Q3. Email address

[REDACTED]

Q4. Withhold the following personal information  
from the Business Paper

Residential Address  
Email Address

Q5. Please provide your feedback

The plan in part looks to be good progress for the area, with appealing blocks of close to 1/4 acre which, fits the current style of Hanwood village living. However I have the following concerns: 1. Traffic management around the school and entrances off Old Willbriggie and Kidman way are not discussed or being addressed. The school is already at capacity and next to the busy highway with pedestrian and parking issues. I was expecting to see a new access road from the Kidman way into the stage 3 development. 2. the proposed space for the park in the disused corner of the oval is one of the only remanent vegetation spaces in the Hanwood Village, containing mature box trees with breeding hollows. This vegetation should be protected if the area is made into parkland. 3. Biodiversity in the orange orchards adjoining Leonard Road and Andretta Streets is higher than one might expect, with Glossy Black Cockatoos visiting Sheoaks and countless finches, honeyeaters and wrens inhabiting the area. There appears to be minimal green space in the proposed plans, no connectivity between these spaces and no consideration for local biodiversity and how to protect it. I think Council could do better with its environmental planning and traffic management.

Q6. Upload any supporting documents

not answered

	<b>Respondent No:</b> 2	<b>Responded At:</b> Jun 25, 2025 14:33:56 pm
	<b>Login:</b> Anonymous	<b>Last Seen:</b> Jun 25, 2025 14:33:56 pm
	<b>Email:</b> n/a	<b>IP Address:</b> n/a

Q1. Name

[REDACTED]

Q2. Residential Address

[REDACTED]

Q3. Email address

[REDACTED]

Q4. Withhold the following personal information  
from the Business Paper

Name  
Residential Address  
Email Address

Q5. Please provide your feedback

After looking at the proposed plans we have a few questions and concerns. 1/ Considering the number of blocks in the proposed plan, has there been any research into having raw water connections to minimise the demand on the current portable water supply. Also, a big cost saver for future landowners especially on the stage three blocks. There is MI infrastructure that could be utilized. 2/ To minimize traffic congestion will the proposed Road 05 be opened before Leonard Road is closed. Currently this is a very busy road for residents returning from Griffith/Work. 3/ Consider changing blocks 906 to 917 to say twice the size to reduce the traffic flow and number of driveways on Andreatta Road which in the long term will be a main road out of Hanwood onto the proposed Road 05 especially when the south end of Andreatta Road is closed. 4/ Can it be guaranteed that the portable water supply and especially the pressure will not be reduced for current landowners considering the number of proposed new blocks.

Q6. Upload any supporting documents

not answered

## GRIFFITH GROWTH AREA MASTER PLAN – REVIEW OF SUBMISSIONS RECEIVED DURING PUBLIC EXHIBITION

Submission #	Subject Landholding	Submitter	Submission Summary	Council Response
1	Lots 1 & 2 DP1309816, Lots 1622 & 1623 DP257265 and a portion of Lot 154 DP1195505 and Lot 150 DP751709	Gyde Consulting	The submission requested three amendments to the master plan: 1. expansion of the nominated Stage 2 land to include Lot 150, DP751709 2. greater variety in terms of lot size and housing typology, to facilitate broader housing diversity 3. flexibility in the proposed staging plan, to facilitate the release of Stage 2 concurrently with Stage 1.	<ul style="list-style-type: none"> <li>The submission has lodged by Gyde for and on behalf of Hanwood Developments Pty Ltd (the Proponent), which has options to purchase Stage 2 of the Hanwood Growth Area and 11300 Kidman Way, Hanwood (Lot 150 DP751709). The Proponent also lodged submissions to the Griffith Housing Strategy 2025 (Housing Strategy). The requested amendments have been thoroughly assessed as part of the finalisation of the Housing Strategy, which recommended the Stage 2 land identified in the Griffith Land Use Strategy in 2014 be rezoned to RU5 – Village to generally support the initiatives of the Proponent. However, the Housing Strategy did not consider that the rezoning of additional lands within the Growth Area (Lot 150 DP751709) was necessary for the following reasons: <ul style="list-style-type: none"> <li>As concluded in the Housing Strategy, Griffith has over 36 years of strategically identified residential land. <ul style="list-style-type: none"> <li>Some of these lands, including those along Rankins Springs Road to the south and east of Collina, have been strategically identified and master-planned for development since 2002 but have yet to be rezoned. Several of these landowners have made submissions to Council in the past requesting rezoning of their land. Council in its strategic planning exercises including the Griffith Land Use Strategy (2013), Griffith Housing Strategy (2019), Griffith LSPS (2020) and Griffith Housing Strategy (2025), has concluded that the rezoning of these lands would not be required until existing zoned lands in Lake Wyangan, Hanwood, Yenda, Collina and other undeveloped land in Griffith had been substantially developed.</li> </ul> </li> <li>Council has supported the rezoning of the identified Stage 2 land in Hanwood (subject lands) prior to the development of the Stage 1 land. The Hanwood Growth Area, without the inclusion of 11300 Kidman Way, would effectively double the size of Hanwood.</li> <li>11300 Kidman Way is strategically identified as employment lands, zoned RU6 – Transition. The objectives of the RU6 zone specifically require that development (including at 11300 Kidman Way) be designed to minimise land-use conflict. The zone objectives are as follows: <ul style="list-style-type: none"> <li>To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.</li> <li>To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>To enable the location of uses that require frontage to Kidman Way while ensuring the use does not reduce the safety and efficiency of the road.</li> </ul> </li> <li>Any development of 11300 Kidman Way for permitted uses would need to consider the proximity to the Growth area. Therefore, the Proponents' argument that the RU6 zoning is not appropriate adjacent to a new residential release area is unfounded.</li> <li>The land is located along Kidman Way and is subject to road noise, which is not conducive to residential development without mitigation measures in place.</li> <li>11300 Kidman Way contains areas that are flood-affected.</li> </ul> </li> <li>The Proponent has submitted a Planning Proposal to rezone and alter the minimum lot size for these lands. Flexibility in the Staging Plan would be achieved through provisions in a future Development Control Plan for the Growth Area to combat land banking.</li> <li>The Master Plan allows for flexibility and promotes a variety of lot sizes and housing typologies, which would be facilitated by Council, including permitting 50% of the lots in the Growth Area to be used for different forms of medium-density development.</li> </ul>



## GRIFFITH GROWTH AREA MASTER PLAN – REVIEW OF SUBMISSIONS RECEIVED DURING PUBLIC EXHIBITION

2a	43 Leonard Road and 102 Leonard Road	Louis Sartor and Lou and Patricia Sartor	<p><b>102 Leonard Road</b></p> <ul style="list-style-type: none"> <li>The landowner suggests that they intend to continue farming this lot, which is immediately to the west of the Hanwood Village at the corner of Lenehan Road and Andreatta Road.</li> <li>The submitter suggests they have made their position clear to Council on several occasions.</li> </ul> <p><b>43 Leonard Road</b></p> <ul style="list-style-type: none"> <li>The landowner acknowledges that they have entered into a contract of sale with Hanwood Developments Pty Ltd and wish to support the Planning Proposal submitted to Council to rezone the Stage 2 lands.</li> </ul>	<ul style="list-style-type: none"> <li>The submission is not completely factual, based on Council's records. In 2020, the landowner and the adjacent landowner made a joint submission to the Local Strategic Planning Statement stating the following: <i>We believe we will in a position to facilitate the conversion of Farm 2558 and Farm 30 Leonard Road Hanwood into residential allotments within the foreseeable future.</i></li> <li>The landowner also submitted a development application in 2023 to subdivide land around their existing dwelling for additional residential lots (DA 171/2023). This development application was approved, and based on the request of the landowner, the Hanwood Master Plan was amended (at the cost of Council) to ensure their subdivision was accounted for.</li> <li>The landowner has now decided that they do not wish to develop their landholding in Stage 1, which is immediately adjacent to Hanwood Village and has been zoned for residential development since 2002. It is apparent to Council that the owner now wishes to pursue land banking, which is detrimental to the logical and efficient extension of Hanwood village.</li> <li>Following a review of this submission, Council requested a meeting with the landowner and asked them to reconsider their new position and permit the logical expansion of the Village.</li> </ul>
2b	43 Leonard Road and 102 Leonard Road	Louis Sartor and Lou and Patricia Sartor	<ul style="list-style-type: none"> <li>A second submission was provided by the landowner following a meeting with Council staff. The submission reiterated the landowner's wish to continue farming the land. The submission suggests that the land has been zoned for residential purposes for some time, and no expansion of the village has occurred.</li> </ul>	<ul style="list-style-type: none"> <li>Council notes the landowner wishes to continue to carry out the existing activities on the site and land bank their land at 102 Leonard Road and prioritise the sale of their land within the Stage 2 release area.</li> <li>It is regrettable that the landowner has now adopted this approach; however, it should be noted that their intentions to continue farming could be affected by the main infrastructure required for the Hanwood Growth Area, including drainage and roads (subject to the relevant legislated land acquisition processes).</li> </ul>
3a	110 Leonard Road	Steven and Lisa Menegazzo	<ul style="list-style-type: none"> <li>The landowner suggests that they have no intention of selling or developing their farm in the near future.</li> <li>The landowner mentions they are supportive of the Planning Proposal submitted by Hanwood Developments Pty Ltd.</li> <li>The landowner states they do not want actions taken by Council to interfere with their existing farming operations.</li> </ul>	<ul style="list-style-type: none"> <li>The submission is not completely factual, based on Council's records. In 2020, the landowner and the adjacent landowner made a joint submission to the Local Strategic Planning Statement stating the following: <i>We believe we will in a position to facilitate the conversion of Farm 2558 and Farm 30 Leonard Road Hanwood into residential allotments within the foreseeable future.</i></li> <li>The landowner has been consulted during the preparation of the master plan, and never mentioned this position. To the contrary, the landowner requested amendments to the lot layout to provide a larger building envelope and a larger lot size for an existing farm cottage, which they proposed to retain. The Hanwood Master Plan was amended (at the cost of Council) to ensure their wishes were accounted for.</li> <li>The landowner has now decided that they do not wish to develop the land, which has been zoned for residential development since 2014. It is apparent to Council that the owner now wishes to pursue land banking, which is to the detriment of the logical and efficient extension of the Hanwood village.</li> <li>Following a review of this submission, Council requested a meeting with the landowner and asked them to reconsider their new position and permit the logical expansion of the Village.</li> </ul>

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3b	110 Leonard Road	Steven and Lisa Menegazzo	<ul style="list-style-type: none"> <li>The landowners' second submission largely reiterates the position provided in the first submission.</li> </ul>	<ul style="list-style-type: none"> <li>Council notes the landowner wishes to continue to carry out the existing activities on the site and land bank their land at 110 Leonard Road.</li> <li>It is regrettable that the landowner has now adopted this approach; however, it should be noted that their intentions to continue farming could be affected by the main infrastructure required for the Hanwood Growth Area, including drainage and roads (subject to the relevant legislated land acquisition processes).</li> </ul>
4	51 Leonard Road	Anthony Violi	<ul style="list-style-type: none"> <li>The landowner notes they have signed a contract to sell their land to Hanwood Developments Pty Ltd, and they support the development of Stage 2 in parallel with Stage 1</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
5	11300 Kidman Way, Hanwood	Wayne and Claudia Andreatta	<ul style="list-style-type: none"> <li>The landowner notes they have made several prior representations to Council regarding the inclusion of their land in the Hanwood Growth Area.</li> <li>They request that the Master Plan boundary be expanded to include their land.</li> <li>The landowner suggests the development of Hanwood to the north is the most logical and strategic direction for future expansion.</li> </ul>	<ul style="list-style-type: none"> <li>It is noted that the landowner has made previous submissions to Council to request the rezoning of their lands. It is also noted that the lands are subject to a contract of sale with Hanwood Developments Pty Ltd.</li> <li>The lands have historically been zoned for rural industry and employment purposes due to the land's proximity to Kidman Way. A thorough review of the request for rezoning has been provided as a response to Submission 1 above.</li> </ul>
6	N/A	Lisa Parker	<ul style="list-style-type: none"> <li>The submission contains the following issues and concerns               <ol style="list-style-type: none"> <li>Traffic management</li> <li>Location of park space in an area of biodiversity significance</li> <li>Biodiversity in the orange orchards and the lack of green space and connectivity.</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>The Master Plan has not included an additional access to the Kidman Way as the Village presently contains four access roads. New intersections into the growth area would be provided, and the regional road network has been considered in the design of the Master Plan.</li> <li>The large open space areas have been located near the Hanwood Oval to provide co-location opportunities and to ensure the large park area is located in close proximity to the existing village. A footpath and green corridor link this park to the Stage 2 lands.</li> </ul>

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7	N/A	Redacted	<ul style="list-style-type: none"> <li>The submission asks the following questions:                             <ul style="list-style-type: none"> <li>Will raw water connections have been considered for the lots?</li> <li>Will Road 05 be opened before Leonard Road is closed?</li> <li>Consider changing blocks 906 to 917 to larger lots to limit access points on Andreatta Road.</li> <li>Can it be guaranteed that water pressure will not be impacted by the proposal?</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Raw water connections are not conducive to smaller lots. All parks and green spaces would be connected to Council's raw water supply.</li> <li>Yes, Road 05 would be delivered prior to the closure of Leonard Road.</li> <li>Andreatta Road is a local road that is conducive to narrower lots. No alteration to the Master Plan is proposed; however, the landowner or a developer could propose alternative lot layouts or sizes as part of a future development application.</li> </ul>
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