



COUNCIL MEETING

Tuesday 20 December 2022

6:00pm

Room 1 Community Hub

AGENDA

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Commencement of Meeting

Council meeting

Councils must, in the performance of its role, give effect to the overarching governance principles in the *Local Government Act 2020*.¹ These are included below to guide Councillor consideration of issues and Council decision making.

- a) Council decisions are to be made and actions taken in accordance with the relevant law;
- b) priority is to be given to achieving the best outcomes for the municipal community, including future generations;
- c) the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
- d) the municipal community is to be engaged in strategic planning and strategic decision making;
- e) innovation and continuous improvement is to be pursued;
- f) collaboration with other Councils and Governments and statutory bodies is to be sought;
- g) the ongoing financial viability of the Council is to be ensured;
- h) regional, state and national plans and policies are to be taken into account in strategic planning and decision making;
- i) the transparency of Council decisions, actions and information is to be ensured.

¹ Section 9.

Apologies

Council meeting

Apologies

Council's Governance Rules require that the minutes of Council meetings record the names of Councillors present and the names of any Councillors who apologised in advance for their non-attendance.¹

The annual report will list councillor attendance at Council meetings.

Councillor attendance at Councillor briefings is also recorded.

¹ Chapter 2, rule 62.

Leave of Absence

Council meeting

Leave of absence

One reason that a Councillor ceases to hold the office of Councillor (and that office becomes vacant) is if a Councillor is absent from Council meetings for a period of 4 consecutive months without leave obtained from the Council. (There are some exceptions to this – see section 35 for more information.)

A Councillor can request a leave of absence. Any reasonable request for leave must be granted.¹

Leave of absence is approved by Council. Any request will be dealt with in this item which is a standing item on the agenda. The approvals of leave of absence will be noted in the minutes of Council in which it is granted. It will also be noted in the minutes of any Council meeting held during the period of the leave of absence.

¹ See *Local Government Act 2020* s 35 (4) and s 35 (1) (e).

Disclosures of Conflicts of Interest

Council meeting

Conflicts of interest

Conflicts of Interest must be disclosed at the commencement of a Council meeting or Councillor briefing, or as soon as a Councillor recognises that they have a conflict of interest.

The relevant provisions in the *Local Government Act 2020* include those in Part 6, Division 2 (from section 126). Failing to disclose a conflict of interest and excluding themselves from the decision making process is an offence.

Disclosures at Council meetings

Under the Governance Rules:¹

A Councillor who has a conflict of interest in a matter being considered at a Council meeting at which he or she:

1 is present must disclose that conflict of interest by explaining the nature of the conflict of interest to those present at the Council meeting immediately before the matter is considered; or

2 intends to be present must disclose that conflict of interest by providing to the Chief Executive Officer before the Council meeting commences a written notice:

2.1 advising of the conflict of interest;

2.2 explaining the nature of the conflict of interest; and

2.3 detailing, if the nature of the conflict of interest involves a Councillor's relationship with or a gift from another person, the:

(a) name of the other person;

(b) nature of the relationship with that other person or the date of receipt, value and type of gift received from the other person; and

(c) nature of that other person's interest in the matter,

and then immediately before the matter is considered at the meeting announcing to those present that he or she has a conflict of interest and that a written notice has been given to the Chief Executive Officer under this sub-Rule.

The Councillor must, in either event, leave the Council meeting immediately after giving the explanation or making the announcement (as the case may be) and not return to the meeting until after the matter has been disposed of.

¹ Chapter 5, Rule 3.

Disclosures at councillor briefings (and other meetings)

Also under the Governance Rules,² a Councillor who has a conflict of interest in a matter being considered by a meeting held under the auspices of Council at which he or she is present must:

- 1 disclose that conflict of interest by explaining the nature of the conflict of interest to those present at the meeting immediately before the matter is considered;
- 2 absent himself or herself from any discussion of the matter; and
- 3 as soon as practicable after the meeting concludes provide to the Chief Executive Officer a written notice recording that the disclosure was made and accurately summarising the explanation given to those present at the meeting.

Councillor form to disclose conflicts of interest

Name: _____

Date: _____

Meeting type:

- Briefing
- Meeting
- Other _____

Nature of the conflict of interest (describe):

If the nature of the conflict of interest involves a Councillor's relationship with or a gift from another person:

- name of the other person (gift giver): _____
- nature of the relationship with that other person or the date of receipt, value and type of gift received from the other person: _____
- nature of that other person's interest in the matter: _____

² Chapter 5, Rule 4.

Confirmation of minutes of previous Council meeting

Council meeting

5.1 CONFIRMATION OF THE MINUTES OF PREVIOUS COUNCIL MEETING

Author: Coordinator Procurement

Responsible Officer: General Manager Corporate Performance

The Officer presenting this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

SUMMARY/PURPOSE

To present for confirmation the minutes of the Ordinary Council meeting held 22 November 2022.

RECOMMENDATION

That Council:

- *Confirms the minutes of the ordinary Council Meeting held on 22 November 2022 with the following amendment relating to Item 8.4 Civil Engineering Consultancy Panel - Contract G1643-22 - the changing of contractor name from Bespoke to Keith David Biglin*

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2021-2025 - Leading Change

The Community's vision 4. Good planning, governance, and service delivery

BACKGROUND INFORMATION

The minutes of meetings remain unconfirmed until the next meeting of Council.

REPORT

Council keeps minutes of each meeting of the Council and those minutes are submitted to the next appropriate meeting for confirmation.

CONSULTATION/COMMUNICATION

Once confirmed minutes become available, they will replace the unconfirmed minutes currently on the Council's website.

FINANCIAL & RESOURCE IMPLICATIONS

Costs included in the Governance and Community Engagement budgets.

The 'Comic Sans' font and background colour are being used in this report to improve accessibility.

RISK MANAGEMENT

This report addresses Council's strategic risk Governance - Failure to transparently govern and embrace good governance practices. This process conforms to the requirements of the Governance Rules. Publication of the minutes increases transparency and reduces the risk of maladministration.

CONCLUSION

The minutes of the Ordinary Council meeting held 22 November 2022 are presented for confirmation.

ATTACHMENTS

1. Unconfirmed Council Meeting Minutes 22 November 2022



COUNCIL MEETING MINUTES

Tuesday 22 November 2022

6:00pm

Meeting held in person

Community Room 1, Community Hub, Maryborough
and livestreamed on the internet.

MEMBERSHIP

Councillors

Grace La Vella (Mayor

Liesbeth Long

Geoff Lovett

Chris Meddows-Taylor

Gerard Murphy

Wayne Sproull

Anna de Villiers

To be confirmed at the Council Meeting
scheduled for 20 December 2022

UNCONFIRMED MINUTES

1. COMMENCEMENT OF MEETING AND WELCOME

The meeting commenced at 6:00pm.

The Mayor La Vella welcomed everybody with acknowledgement of Country and Council prayer.

PRESENT

Councillors

Grace La Vella (Mayor)
Liesbeth Long
Geoff Lovett
Chris Meddows-Taylor
Wayne Sproull

IN ATTENDANCE

Officers

General Manager Infrastructure Assets and Planning, Matthew Irving
General Manager Community Wellbeing, Emma Little
General Manager Corporate Performance, Mick Smith
Chief Executive Officer, Lucy Roffey

APOLOGIES

Cr Anna de Villiers
Cr Gerard Murphy

2. LEAVE OF ABSENCE

Nil

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

UNCONFIRMED MINUTES

4. CONFIRMATION OF THE MINUTES OF PREVIOUS COUNCIL MEETINGS

To present for confirmation the Confidential minutes of special Council meeting held 15 November 2022, and minutes of the ordinary Council Meeting held on 25 October 2022.

The Mayor declared the minutes are confirmed.

5. REPORTS FROM COMMITTEES

Nil

6. PETITIONS

Nil

8. OFFICER REPORTS

8.1 OCTOBER FINANCIAL REPORT

The purpose of this report is to advise Council on the financial performance for the year to date and how it is tracking against the adopted budget, noting any material differences.

Council Resolution

That Council receives and notes the attached Finance Report for the period to 31 October 2022.

Moved Cr Lovett

Seconded Cr Sproull

Carried

Cr Lovett spoke in favour of the motion.

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8.2 COUNCIL PLAN ACTION PROGRESS REPORT

The purpose of this report is to provide Council with an update on the status of the projects identified in the 2022-23 Action Plan.

Council Resolution

That Council note as detailed in the report an update on the status of the projects identified in the 2022-23 Action Plan.

**Moved Cr Meddows-Taylor
Seconded Cr Long**

Carried.

Cr Meddows-Taylor and Cr Long spoke in favour of the motion.

8.3 PLANNING PERMIT 042-22 62 GOLDEN WATTLE DRIVE - DEVELOPMENT OF SIX DWELLINGS, REDUCTION OF CAR PARKING, AND A SIX-LOT SUBDIVISION AT 62 GOLDEN WATTLE DRIVE, MARYBOROUGH

The purpose of this report is to seek a Council determination for planning permit application 024/22 for the development of the land for six dwellings with associated works, reduction of car parking, and a six-lot subdivision with creation of common property at 62 Golden Wattle Drive, Maryborough.

Council Resolution

That Council, having caused notice of Planning Permit Application No. 024/22 to be given under section 52 of the Planning and Environment Act 1987 and the Central Goldfields Planning Scheme and having considered all the matters generally required, resolves to grant a planning permit and issue a Notice of Decision to Grant a Permit in respect of Planning Permit Application No. 024/22 for the land known and described as 62 Golden Wattle Drive, Maryborough, for development of the land for six dwellings with associated works, reduction of car parking, and a six-lot subdivision with creation of common property, subject to the following conditions:

Amended plans

- 1. Prior to commencement of development, amended plans must be submitted to and approved by the responsible authority. When approved, the plans will*

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be endorsed and will then form part of the permit. The plans must be drawn to scale and fully dimensioned. The plans must be generally in accordance with the plans submitted with the application, but modified to show:

- a) Elevations of the proposed lattice screen along the north-eastern and south-western boundaries.*
- b) Lighting bollards along the south-western boundaries of the common driveways to provide a low-level illumination of these driveways. The lighting bollards shall be suitably directed, baffled, screened (or other) to prevent light spill to adjoining properties.*

Endorsed plans

- 2. The development and subdivision must be generally in accordance with the plans endorsed as part of this permit and must not be altered or modified without the written consent of the responsible authority.*

Formal plan of subdivision

- 3. The formal plan of subdivision submitted for certification must be in accordance with the endorsed plan and must not be modified except to comply with statutory requirements or with the further written consent of the responsible authority.*

Construction Management Plan

- 4. Prior to commencement of development, a Construction Management Plan (CMP) must be submitted to and approved by the responsible authority. When approved, the CMP will be endorsed and will then form part of the permit. The CMP must suitably detail:*
 - a) Hours of demolition and construction to accord with Local Laws.*
 - b) Methods to contain dust, dirt and mud within the site and the method and frequency of clean up procedures, including the management of on-site storage waste construction bins and vehicle washing.*
 - c) How the parking of construction machinery and workers vehicles will be managed to prevent adverse impacts on nearby properties.*
 - d) Management of staging of heavy vehicles, site deliveries and unloading and lifting points with expected frequency, and traffic management in the vicinity, ensure routes to and from the site minimise disruption to residential properties.*
 - e) Minimising disruption to pedestrian access along footpaths.*
 - f) Measures to minimise noise and other amenity impacts from mechanical equipment, including idling trucks, and demolition/construction activities.*
 - g) The provision of adequate environmental awareness training for all on-site contractors and sub-contractors.*

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h) *A liaison officer for contact by the public and the responsible authority in the event of relevant queries or problems experienced.*

5. *All works must be undertaken in accordance with the endorsed CMP to the satisfaction of the responsible authority.*

Landscape Plan

6. *Prior to commencement of development, a Landscape Plan must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and show:*

a) *Details of surface finishes of pathways and driveway.*

b) *A planting schedule of all proposed trees, shrubs, and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.*

c) *Details of any vegetation to be retained.*

d) *Landscaping and planting within all open areas of the site.*

e) *An outline of buildings. No floor plans are to be shown on the landscape plan; however, the outline of buildings is to be informed by the approved site plan.*

f) *Location and depth of all surface treatments with materials and colours notated.*

g) *Clear graphics to indicate trees (deciduous or evergreen), shrubs, ground covers, grass etc.*

Note, that any foundations of built structures, including any concrete areas such as paths/driveways, must be protected with appropriate tree root/moisture barriers to ensure the integrity of the foundations are not compromised.

Completion of landscaping

7. *Before the occupation of the development or by such later date as is approved by the responsible authority in writing, the landscaping shown on the endorsed plan(s) must be carried out and completed to the satisfaction of the responsible authority.*

General amenity

8. *The development and the appearance of the subject land permitted by this permit must not, in the opinion of the responsible authority, adversely affect the amenity of the locality.*

Construction activities

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9. *The development must be managed during construction to the satisfaction of the responsible authority so that the amenity of the area is not detrimentally affected through the:*
- a) *Transport of materials, goods, or commodities to or from the land.*
 - b) *Appearance of any building, works, or materials.*
 - c) *Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, litter, dust, wastewater, waste products, grit, or oil.*
 - d) *Presence of vermin or animals.*
10. *The developer must restrict sediment discharges from any construction sites within the land in accordance with Construction Techniques for Sediment Pollution Control (EPA 1991) and Environmental Guidelines for Major Construction Sites (EPA 1995).*

Asset protection

11. *At any time, the permit holder must ensure that the operation and condition of Council assets (including street trees, drainage pits and covers, footpaths and kerb and channel) are not damaged by the site construction works. If the responsible authority deems Council assets have been detrimentally affected or damaged by development construction access, then the assets will be required to be repaired and reinstated by the permit holder to the satisfaction of the responsible authority.*

Boundary walls

12. *The walls on the boundary of the adjoining properties shall be cleaned and finished to the satisfaction of the responsible authority.*

Use of parking areas

13. *Areas set aside for the parking and movement of vehicles, as shown on the endorsed plans, must be maintained in a usable and safe condition to the satisfaction of the responsible authority. The areas must be made available for the parking and movement of vehicles and must not be used for any other purpose.*

Provision for waste collection

14. *Provision must be made for an acceptable pick-up point for waste collection services to the satisfaction of the responsible authority.*

Occupation of development

15. *Before the occupation of the development or by such later date as is approved by the responsible authority in writing:*
- a) *The access and parking area(s) shown on the endorsed plan(s) must be constructed to the requirements and satisfaction of the responsible authority.*

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- b) *The garden and landscape area(s) shown on the endorsed plan(s), including external fixtures such as clotheslines, storage sheds and water tanks, must be provided and completed to the requirements and satisfaction of the responsible authority.*

Completion of development

16. *Prior to the issue of a Statement of Compliance under the Subdivision Act 1988, the development allowed under this permit must be completed including that:*

- a) *The access and parking area(s) shown on the endorsed plan(s) must be constructed to the requirements and satisfaction of the responsible authority.*
- b) *The garden and landscape area(s) shown on the endorsed plan(s) including external fixtures such as clotheslines, storage sheds and water tanks must be provided and completed to the requirements and satisfaction of the responsible authority.*

Public open space contribution

17. *Prior to the issue of the Statement of Compliance, a monetary contribution of an amount equal to 5% of the current value of all the land within the subdivision shall be paid to the responsible authority.*

Engineering

18. *Prior to the issue of a Statement of Compliance and use of the dwellings, the following must be undertaken by the applicant/owner to the requirements and satisfaction of the responsible authority:*

Access

19. *Vehicular access must be provided from Golden Wattle Drive for Dwellings 1, 2 and 3, and from Spring Street for Dwellings 4, 5 and 6.*
20. *Any existing or new vehicular crossovers/driveways must be constructed between Dwellings 1, 2 and 3 and Golden Wattle Drive, and between Dwellings 4, 5 and 6 and Spring Street. Such crossovers/driveways must be of concrete construction and be from kerb to property boundary (refer Infrastructure Design Manual Standard Drawing 240).*
21. *The permit holder/landowner must make an application for a driveway crossover permit (or permits) for relevant works and have this approved. All works constructed or carried out must be in accordance with the approved plans/permit(s)*
22. *Once constructed, the crossovers/driveways must be thereafter maintained by the landowner to the satisfaction of the responsible authority.*

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23. *Prior to the occupation of the development, the permit holder/landowner must ensure the internal driveway access is to an all-weather standard to the satisfaction of the responsible authority.*
24. *The driveway(s) must be designed and constructed so that vehicles associated with Dwellings 2, 3, 4 and 5 can leave the respective sites in a forward direction.*
25. *Any disused crossovers/driveways must be removed, and the kerb and channel and nature strip reinstated to the satisfaction of the responsible authority.*

Drainage

26. *All stormwater must be accommodated and treated within the subject land.*
27. *The permit holder/landowner must design a drainage system to drain each lot to the legal point of discharge, which is the relevant kerb and channel.*

Landscaping

28. *Upon completion of all off-site works, all nature strips must be levelled, topsoiled, and seeded. Alternate landscaping methods may be undertaken, but must be approved, in writing, by the responsible authority prior to any works being undertaken.*

Mandatory BMO condition

29. *The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.*

Country Fire Authority - Amended Bushfire Management Plan

30. *Prior to commencement of development, an amended Bushfire Management Plan must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. Once endorsed, the plan must not be altered unless agreed to in writing by the Country Fire Authority and the responsible authority. The plan must be generally in accordance with the BMP prepared by Greenwood Consulting Pty Ltd (Appendix B - Ref: 6649 220419 BMS SPD, dated 19/4/2022) but modified to replace the conditions for water supply with:*

- a) *Water supply*

2500lts of effective water supply for firefighting purposes must be provided for each Lot which meets the following requirements:

- *Is stored in an above ground water tank constructed of concrete or metal.*

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- *All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal.*
- *Include an outlet for occupant use.*

Powercor Australia

31. *The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with section 8 of that Act.*
32. *The permit holder/landowner shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.*

Notes: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.

33. *The permit holder/landowner shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).*

Notes: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.

Central Highlands Water

34. *Any plan lodged for certification will be referred to the Central Highlands Region Water Corporation pursuant to section 8(1)(a) of the Subdivision Act 1988.*
35. *Reticulated sewerage facilities must be provided to each lot by the owner of the land (or permit holder, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation. This will include the construction of works and the payment of major works contributions by the permit holder.*
36. *A reticulated water supply must be provided to each lot by the owner of the land (or permit holder, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation. This will include the construction of works and the payment of major works contributions by the permit holder.*
37. *The owner will provide easements to the satisfaction of the Central Highlands Region Water Corporation, which will include easements for pipelines or ancillary purposes in favour of the Central Highlands Region Water Corporation, over all existing and proposed sewerage facilities within the proposal.*
38. *If the land is developed in stages, the above conditions will apply to any subsequent stage of the subdivision.*

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AusNet Gas Services Pty Ltd / Downer Utilities

39. The plan of subdivision submitted for certification must be referred to AusNet Gas Services in accordance with section 8 of the Subdivision Act 1988.

Permit expiry

40. This permit will expire if one of the following circumstances applies:

- a) The development is not started within two (2) years of the date of this permit.
- b) The development is not completed within four (4) years of the date of this permit.
- c) The plan of subdivision is not certified under the Subdivision Act 1988 within two years of the date of this permit.
- d) Registration of the plan of subdivision is not completed within five years of the certification of the plan of subdivision under the Subdivision Act 1988.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards (for a request to extend the time to commence a development) or twelve months after the permit expires (for a request to extend the time to complete the development).

Permit notes:

This permit is issued pursuant to the provisions of the Central Goldfields Planning Scheme and does not relieve the permit holder of the necessity to obtain a building permit pursuant to the Building Act 1993 prior to commencement of any construction or works on any part of the site.

It is recommended that applications for electricity supply to each lot be submitted at the earliest opportunity so that the precise requirements of the Distributor can then be determined and accommodated. Applications for electricity supply shall be submitted via the Distributor's web portal, "mySupply" which can be accessed via the following link:

<https://customer.portal.powercor.com.au/mysupply/CIAWQuickCalculator>

**Moved Cr Sproull
Seconded Cr Lovett**

Carried.

Cr Sproull and Cr Lovett spoke in support of the motion.

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8.4 CIVIL ENGINEERING CONSULTANCY PANEL - CONTRACT No G1643-22

The purpose of this report is for Councillors to consider awarding of Contract G1643-22 Civil Engineering Consultancy Panel, following a public tender process. As the value of the recommended awarding of contract is above the CEO's financial delegation, the contract is required to be awarded by Council.

Council Resolution

That Council award G1643-22 Civil Engineering Consultancy Panel and authorises the CEO to execute the contracts to the following:

- *Tomkinson Group*
- *Cardno TGM*
- *Energy Water Management*
- *JJ Ryan Consulting*
- *CT Management Group*
- *FMG Engineering*
- *EDA Project Management*
- *RMG*
- *2MH Consulting*
- *Mlei Consulting Engineers*
- *SMEC Australia*
- *Pavement Management Services*
- *Bespoke*
- *LEKT Pty Ltd*
- *Neartow Pty Ltd (Trading as Partnear)*

Moved: Cr Meddows-Taylor

Seconded: Cr Sproull

Carried

Cr Meddows-Taylor spoke in support of the motion.

8.5 PORTER AVENUE AND PRIMROSE STREET MARYBOROUGH ROAD RECONSTRUCTION WORKS - CONTRACT No G1699-22

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The purpose of this report is to recommend that Council award the contract G1699-22 for the reconstruction of Porter Avenue and Primrose Street Maryborough, following a public tender process.

Council Resolution

That Council award Doran Earthmoving Pty Ltd the contract G1699-22 for the reconstruction of Porter Avenue & Primrose Street Maryborough for the lump sum of \$1,130,406.00 (ex. GST) and Council authorises the CEO to execute the contract.

Moved: Cr Lovett

Seconded: Cr Sproull

Carried

Cr Lovett and Cr Sproull spoke in support of the motion.

8.6 CENTRAL GOLDFIELDS SHIRE 2022-23 RESEALING WORKS - CONTRACT G1696Q (CONTRACT G1459-20)

The purpose of this report is to recommend Council award a contract for road resealing work in 2022-2023. As the value of the recommended awarding of contract is above the CEO's financial delegation, the contract is required to be awarded by Council.

Council Resolution

That Council award Fulton Hogan Pty Ltd the 2022-2023 sealing program for the lump sum of \$1,010,744.01 (ex. GST) and Council authorises the CEO to execute the contract.

Moved: Cr Long

Seconded: Cr Lovett

Carried

Cr Long spoke in support of the motion.

8.7 UPDATE OF INSTRUMENTS OF DELEGATION BY COUNCIL TO STAFF

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The purpose of this report is to recommend that Council resolve to update a position title change from Town Planner to Statutory Planning which must be reflected within the S6 Instrument of Delegation, under which Council delegates its powers to Council Staff.

Council Resolution

In the exercise of the powers conferred by the legislation referred to in the attached instrument of delegation, Central Goldfields Shire Council (Council) resolves that:

1. there be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in the attached Instrument of Delegation to members of Council staff, the powers, duties and functions set out in that instrument, subject to the conditions and limitations specified in that Instrument; and
2. the instrument comes into force immediately upon Council adopting the resolution.
3. On the coming into force of the instrument all previous delegations by Council to members of Council staff (other than the Chief Executive Officer) are revoked. The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.

Moved: Cr Sproull

Seconded: Cr Lovett

Carried

Cr Sproull, Cr Lovett and Cr Meddows-Taylor spoke in favour of the motion.

9 NOTICES OF MOTION

Nil

10 URGENT BUSINESS

Nil

11 CONFIDENTIAL BUSINESS

Nil

12 MEETING CLOSURE

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The meeting closed at 6:30PM.

To be confirmed at the Council Meeting
to be held on 20 December 2022.

Unconfirmed

Minutes of Delegated and Advisory Committees

Council meeting

Petitions

Council meeting

Officer Reports

Council meeting

8.1 COUNCIL MEETING DATES 2023

Author: Manager Governance, Property and Risk

Responsible Officer: General Manager Corporate Performance

The Officer presenting this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

SUMMARY/PURPOSE

The purpose of this report is present the proposed dates and times for meetings of Council for the 2023 calendar year.

RECOMMENDATION

That Council adopts the following dates for council meetings in 2023:

- *Tuesday 28 February*
- *Tuesday 28 March*
- *Tuesday 2 May*
- *Tuesday 30 May*
- *Tuesday 27 June*
- *Tuesday 25 July*
- *Tuesday 22 August*
- *Tuesday 26 September*
- *Tuesday 24 October*
- *Tuesday 21 November- Meeting to appoint Mayor and consideration of appointments to committees and organisations*
- *Tuesday 28 November*
- *Tuesday 19 December*

LEGISLATION AND POLICY CONTEXT

Under Council's Governance Rule 9, Council must from time to time fix the date, time and place of all Council Meetings.

The 'Comic Sans' font and background colour are being used in this report to improve accessibility.

BACKGROUND INFORMATION

Section 66 of the *Local Government Act 2020* (the Act) requires Council to hold meetings open to the public. Council has by recent convention done this eleven times per year, generally on the fourth Tuesday of each month commencing at 6pm and held in the Community Hub. It is accepted best practice for councils to set meetings for the full calendar year in advance.

Council is required to give reasonable public notice of Council meetings. Details of public notice of meetings is contained in clause 12 of Council's Governance Rules.

REPORT

The proposed dates for 2023 are:

- Tuesday 28 February
- Tuesday 28 March
- Tuesday 2 May (due to 25 April being a public holiday)
- Tuesday 30 May
- Tuesday 27 June
- Tuesday 25 July
- Tuesday 22 August
- Tuesday 26 September
- Tuesday 24 October
- Tuesday 21 November- Meeting to appoint Mayor and consideration of appointments to committees and organisations
- Tuesday 28 November
- Tuesday 19 December

This schedule has allowed for public holidays. The December meeting has been brought forward one week to avoid Christmas.

No tenders are due to be considered by Council in January so no date has been scheduled for that month.

The 'Comic Sans' font and background colour are being used in this report to improve accessibility.

Due to the timing of ANZAC day this year and there being five Tuesdays in May, the meeting for the April cycle of business is proposed for 2 May.

A Meeting date has also been set for 21 November for the election of the Mayor.

CONSULTATION/COMMUNICATION

An annual calendar of Council meetings will be published on Council's website and in the Maryborough Advertiser following the dates being adopted by Council.

FINANCIAL & RESOURCE IMPLICATIONS

Advertising of the adopted schedules will be accommodated within the existing Governance budget.

RISK MANAGEMENT

This report addresses Council's strategic risk Governance - Failure to transparently govern and embrace good governance practices. Public notice of council meetings is also required. By setting the meeting dates for the upcoming calendar year, publishing those dates on Council's website and publishing upcoming meetings in the regular Council advertisement in the Maryborough Advertiser throughout the year, Council is complying with the Governance Rules.

CONCLUSION

Council must resolve to set the schedule of Council meetings for 2023. It is proposed that the 2022 processes for advertising and managing Council meetings and briefing sessions is continued for the 2023 calendar year.

ATTACHMENTS

Nil

8.2 PLANNING SCHEME AMENDMENT C34CGOL (OMNIBUS)

Author: Manager Strategy and Economic Development

Responsible Officer: Acting General Manager Infrastructure Assets and Planning

The Officer presenting this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

SUMMARY/PURPOSE

The purpose of this report is to enable Council to consider the submissions received in response to public exhibition of the Planning Scheme Amendment C34cgol (Omnibus) and resolve on the next step in the amendment process.

The purpose of the amendment, which was on public exhibition from 21 September to 3 November 2022, is to implement recommendations of the Planning Scheme Review (PSR) and other key strategies.

RECOMMENDATION

That Council:

- 1. make changes to Amendment C034cgol in response to submissions, in accordance with Attachment 1 Amendment C34cgol - Submissions Summary; and*
- 2. request the Minister for Planning appoint an independent planning panel to consider unresolved requests and provide advice to Council.*

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2021-2025 - Our Community's Wellbeing

The Community's vision 2. A vibrant and thriving economy with a growing population

Initiative: Promote the liveability of Central Goldfields

Facilitate efficient and timely planning and approval processes

- Support a diversity of housing stock
- Support the provision of affordable housing

Planning and Environment Act 1987

Section 4 of the Planning and Environment Act 1987 (the Act) provides an extensive list of the objectives of planning in Victoria and the planning framework, starting with:

a) To provide for the fair, orderly, economic and suitable use, and development of the land.

Parts 2 and 3 of the Act prescribe a municipal council's authority to amend the Central Goldfields Planning Scheme as the relevant Planning Authority and the process for undertaking an amendment.

It should be noted that this is a different set of powers and obligations from those prescribed for a municipal council as the Responsible Authority in considering planning permit applications.

BACKGROUND INFORMATION

Council authorised the C34cgol (Omnibus) amendment in October 2020 following the adoption of the Planning Scheme Review 2020 (PSR) and other key strategies.

The Planning and Environment Act 1987 requires Council to review its planning scheme every four years. The PSR was conducted late in this cycle due to the disruption of Council being under administration and minimal implementation of the previous review in 2013. In the 2013-2020 period, the State Government had carried out a number of review and reform processes in planning and had made many changes to the Victoria Planning Provisions to respond to changing needs and issues.

Key Council strategies adopted in 2020 also included recommendations for updating the planning scheme to inform the strategic directions.

The adopted PSR considered and updated the 2013 review and recommended changes to the local planning provisions of the Central Goldfields Planning Scheme to bring it into alignment with State policy and recently adopted Council policy.

Amendment C34cgol was drafted by Council officers and went through several stages of review by the regional office of the Department of Environment, Land, Water and Planning (DELWP) prior to authorisation for public exhibition being granted. The exhibition period has now closed, and submissions are to be formally considered by Council as the next step in the amendment process.

REPORT

Planning schemes are the primary tool for guiding decision making on the use, development and protection of land. They are given statutory effect by the Planning and Environment Act 1987. It is therefore important that the Central Goldfields Planning Scheme (CGPS) maintain its currency by accurately expressing Council's vision for land use planning and implementing the strategic directions Council has adopted, as well as conforming to state policy.

The combined effect of the PSR recommendations, changes to the state planning policy framework and the need to integrate recently adopted Council strategies made Amendment C34cgol a comprehensive 'omnibus' one.

Amendment C34cgol proposes to introduce new or revised local content into the Municipal Planning Strategy (MPS), Planning Policy Framework (PPF) and Schedules to Zones, Overlays, General Provisions and Operational Provisions to implement the Central Goldfields Planning Scheme Review 2020 (PSR), the Population, Housing and Residential Strategy 2020, the Economic Development Strategy 2020 and recommendations from other adopted strategies of Council and state agencies.

The detail of proposed changes is captured in the attached ordinance and mapping documents. The changes affect the following clauses and maps of the CGPS:

Municipal Planning Strategy	Clauses 2.01, 2.03 and 2.04
Planning Policy Framework	Clauses 11.01-1L (Settlement), 11.03-6L (Local Places), 12.01-1L (Protection of Biodiversity), 14.01-1L (Protection of Agricultural Land), 14.01-2L (Sustainable Agricultural Land Use), 14.02-2L (Water Quality), 17.01-1L (Diversified Economy), 17.02-1L (Business-Maryborough), 17.02-2L (Out-of-Centre Development-Maryborough), 17.04-1L(Tourism), Clause 18.01-1L (Land Use and Transport Integration), 18.02-1L (Walking), 18.02-3L (Public Transport), 19.02-4L (Social and Cultural Infrastructure), 19.02-6L (Open Space), 19.03-2L (Infrastructure Design and Provision), 19.03-3L (Integrated Water Management)
Zones	Schedule 1 to Clause 37.01 (Special Use Zone)
Overlays	Schedule 2 to Clause 42.01 (Environmental Significance Overlay- Air Emissions Buffer)

	Schedule 1 to Clause 44.01 (Erosion Management Overlay)
General Provisions	Schedule to Clause 66.04 (Referral of Permit Applications under Local Provisions)
Operational Provisions	Schedule to Clause 72.08 (Background Documents) Schedule to Clause 74.02 (Further Strategic Work)
Maps	Planning Scheme Map No. 7ESO, 13ESO and 16ESO

Amendment Timeline

Steps	Status
Council decides whether to seek Ministerial authorisation to prepare the amendment	Council resolution October 2020
Preparation of documentation by CGSC officers, review and revision process in consultation with DELWP regional planning office	November 2020 - July 2022
Minister for Planning authorises Council to prepare the amendment	Authorisation granted 8 August 2022 under delegation from Minister
Public Exhibition of the amendment	Completed - exhibition period 21 September to 3 November 2022
Submissions received and considered; Council requests an independent panel to consider submissions if required	Ordinary Meeting of Council 20 December 2022
Panel hearing and report (if required)	Panel hearing tentatively scheduled for February-March 2023
Council considers the recommendations of the Panel, and decides whether to adopt (with or without changes) or abandon the amendment. If adopted, send to Minister for approval and gazettal	May-June 2023

CONSULTATION/COMMUNICATION

Council received authorisation from Department of Environment, Land, Water and Planning (DELWP) in August 2022 to prepare the amendment. This authorisation enabled the amendment to progress through the exhibition stage.

The amendment was on public exhibition from 21 September to 3 November over a 6-week period to seek comments from community, referral authorities and anyone affected by the amendment.

Amendment documents were made available for public inspection free of charge at the following places:

- Central Goldfields Shire Council Service Centre at 22 Nolan Street, Maryborough 3465.
- Online via the Council website at www.engage.cgoldshire.vic.gov.au/planningschemeamendment
- Online via the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection from the date of exhibition gazettal.

During the exhibition period, Council notified the community and state agencies as followings:

- Direct notice letters to relevant referral authorities
- Direct notice letters to landowners affected by the removal of ESO2 overlay
- Notice published in the Victorian Government Gazette
- Copy of the Gazette Notice in the local newspaper (Maryborough Advertiser)
- Notices included on six occasions in Council's regular page in the Maryborough Advertiser
- Updates through Council's social media page

Council officers responded to four phone queries on the amendment during the exhibition period. These were of a general nature as to how the amendment might affect a particular property owner or how many submissions had been received to date.

Exhibition Results and Consideration of Submissions

During the exhibition process, six submissions were received from referral agencies and one submission was received from a landowner. The attached Submissions Summary captures the issues raised in submissions and officer recommendations in response to each issue or request for a change to the amendment. The submissions in full have been made available to councillors.

Council as the relevant Planning Authority under the Act is required to consider all submissions and resolve whether to:

- a) change the amendment in the manner requested; or
- b) refer the submission to a panel appointed under Part 8; or
- c) abandon the amendment or part of the amendment.

Officers regard a number of the requests in the agency submissions as sufficiently justified to recommend making a change to the amendment as requested.

Other requests are regarded as lacking the necessary justification or as not appropriate for inclusion as changes to this amendment, for reasons as captured in the Submissions Summary. These include where a requested change:

- is not something that can be implemented via the planning scheme, so should be referred to another process; or
- would be premature in that it is a significant departure from the exhibited amendment and has not been through a review and public exhibition process, therefore being better deferred to future strategic work or amendment processes.

The landowner submission focuses on issues around the potential for land in Maryborough North to meet a shortage of residential land in the short to medium term, noting that land supply has become more critical since the 2020 strategic work that provides the rationale for this amendment. While several of the specific requests in this submission are regarded by officers as sufficiently justified to recommend making changes to the amendment, other requests are regarded as lacking the necessary strategic justification or are premature for inclusion within this amendment.

Council resolved in July 2022 to support the progression of a proponent led combined planning scheme amendment and permit application for approximately 8 hectares of land within Maryborough North, specifically noting its importance and potential for it to be developed for residential purposes and respond to the municipality's residential land supply issue. DELWP advised on 6 September 2022 that current bushfire and strategic framework planning for Maryborough, Carisbrook and Flagstaff (including the subject amendment site) to identify suitable areas for future residential and industrial growth, should be substantially completed, and the recommendations known, before Council considers the proposed planning scheme amendment.

The DELWP advice provides context for recommendations that some requests in the landowner submission should not be supported at this stage, as they are being appropriately considered through specific strategic work that is currently underway. Officer recommendations are consistent with the Population, Housing and Residential Strategy 2020 which identifies "one potential option to the north of Maryborough that might be able to provide for medium term housing needs...further investigations are required to resolve possible constraints on the development of this site."

Requesting an independent Planning Panel

An independent planning panel appointed by Planning Panels Victoria is the appropriate process for reviewing any submitter request that Council considers not to be justified.

Appointment of a panel enables Council to receive independent, expert advice on resolving any contentious issues raised in submissions before Council makes a final decision on the amendment. Any submitter can request to be heard by the panel in support of their written submission and expert witnesses can be called and cross-examined.

The amendment has been extensively reviewed and assessed by DELWP officers prior to exhibition and no submission requests abandoning it. Submissions are either in support of the amendment as exhibited or supportive with some changes. There is therefore no case for Council abandoning the amendment, so officers recommend requesting an independent planning panel as the next step.

Next Steps

If Council resolves to request a panel, a hearing process has tentatively been scheduled for February-March 2023. This is to ensure that it is in the calendar in a timely manner, as required by DELWP processes.

Following the hearing, the panel would then provide a report to Council with its recommended response to submissions. Unlike VCAT's role in permit processes, a panel appointed by Planning Panels Victoria has no power to decide on an amendment; it only provides advice to Council. (Anticipated May-June 2023)

After considering the panel report, Council must formally resolve to either abandon the amendment or adopt the amendment (with or without any changes following exhibition, including any recommended by the panel) and request the Minister for Planning approve it. (Anticipated June-July 2023)

The Minister's approval is required for the amendment to take effect and the Minister has powers to deny approval, approve with changes or approve the amendment as adopted by Council, with no prescribed timeline for making a decision.

FINANCIAL & RESOURCE IMPLICATIONS

Amendment costs to Council can generally be categorised into staff time and fees.

Administration of the amendment process will be undertaken by staff in Council's Strategy and Economic Development unit. The cost of staff time is included in the ongoing operational budget. DELWP has also assisted with revising early drafts of the amendment provisions. This officer time is provided by external agencies at no cost to Council.

The costs of exhibition and the anticipated cost of an independent planning panel are included in the operational budget for 2022-23.

RISK MANAGEMENT

This report addresses Council's strategic risk Governance - Failure to transparently govern and embrace good governance practices by implementing the Council Plan and the recommendations from adopted Council strategies.

The amendment contributes to good governance by adhering to a robust, prescribed process that provides transparency and meaningful opportunities for community input. The legislation explicitly defines the scope of community engagement activities and -

along with the independent planning panel process - manages any risks associated with community perceptions of unfairness and a right to be heard.

The amendment improves governance in terms of Council's responsibility for decisions regarding land use, development and works on land by updating the ordinance and mapping within the Central Goldfields Planning Scheme. This helps to ensure that development is appropriately managed and that there is clearer guidance for decision making on potential uses and development of land. The amendment's basis in adopted strategy and review processes that have themselves been through rigorous scrutiny with opportunities for community input contributes to the Planning Scheme being robust and up to date when tested through Council decisions and appeal processes such as the Victorian Civil and Administrative Tribunal.

CONCLUSION

Amendment C34cgol proposes to implement a substantial body of strategic work undertaken by Council, including the 2020 Planning Scheme Review and a suite of recently adopted strategies and plans. It will provide much needed strategic and policy direction for the Central Goldfields Planning Scheme.

A statutory public exhibition was undertaken as part of the amendment process and affected landowners and relevant referral authorities were notified. Council has received submissions to the amendment and must now formally consider them.

A summary of submissions and officer recommended responses to submitters' requests is provided. The overall recommendation is that Council make minor changes to the amendment in response to submissions and request the Minister for Planning appoint an independent planning panel to consider unresolved requests and provide advice to Council.

ATTACHMENTS

1. Amendment C34cgol - Submissions Summary
2. Amendment C34cgol - Exhibited Amendment Documents (ordinance, explanatory report, instruction sheet and map)

Submissions from Referral Authorities

No	Agency	Date of Submission	Issues Raised	Officer Response	Officer Recommendation
1	Goulburn Murray Water (GMW)	14 Oct 2022	<ul style="list-style-type: none"> • Does not object to the amendment. • Recommends council address shortcomings in Clause 14.02-2L and Schedule 1 (streamside, watercourses, and storages) of the Environmental Significance Overlay (ESO) in any planning scheme review as specified in the response letter. 	<p>Support for the amendment is noted.</p> <p>Recommendations to be actioned outside of this amendment.</p>	<p>No change to the amendment - none requested.</p> <p>Forward the recommendations to the next Planning Scheme Review and proposed Rural Land Study for consideration.</p>
2	Country Fire Authority (CFA)	18 Oct 2022	<ul style="list-style-type: none"> • Supports the amendment with some recommendations for other (non-planning scheme) actions to consider • Welcomes current township level bushfire assessment work • Recommends council consider appropriate road design for emergency vehicles and ensure water pressure and flow for all users for effective firefighting services. 	<p>Support for the amendment is noted.</p> <p>Recommendations to be actioned outside of this amendment.</p>	<p>No change to the amendment - none requested.</p> <p>Continue township level bushfire assessment work and update the planning scheme in future amendment/s. Forward the recommendations re roads to Infrastructure team and consider these in ongoing and future strategic works.</p>

3	Central Highlands Water (CHW)	21 Oct 2022	<ul style="list-style-type: none"> • Supports the revised content at Clause 19.03-3L (Integrated Water Management) and adding <i>Integrated Water management Plan 2018</i> as a policy document • Supports the changes proposed to Schedule 2 (Maryborough Wastewater Treatment Plant Air Emissions Buffer) Clause 42.01 Environmental Significance Overlay (ESO) • Supports the proposed changes to the Schedule of Clause 66.04 Referral of Permit Applications under Local Provisions • Recommends council amend Schedule 1 to 42.01 ESO by adding CHW for the consideration of comments under 'Decision Guidelines' including Goulburn Murray Water as previously recommended by CHW in a letter to Council preliminary amendment documents on 2 Oct 2019 	<p>Support for the amendment is noted.</p> <p>Recommendation regarding Clause 42.01 decision guidelines is supported.</p>	<p>Change Schedule 1 to Clause 42.01 ESO as requested by making the changes as proposed to the Decision Guidelines.</p> <p>No other change to this amendment is requested.</p>
4	North Central Catchment Management Authority (NCCMA)	31 Oct 2022	Supports the amendment in the form it is exhibited	Support for the amendment is noted.	No change to the amendment - none requested.
5	DELWP - Loddon Mallee Planning and Approvals	9 Nov 2022 (Late)	Supports the amendment with the following recommendations:	General support for the amendment is noted.	Change the amendment as follows:

			<p><u>Clause 02.03-2 Environmental and landscape values</u></p> <ul style="list-style-type: none"> • <u>Vegetation</u>: Recommends amending the wording for the protection of remnant native vegetation and promotion of revegetation by including references to additional vegetation classes, to private land and other types of public land in addition to the stated areas of State Forests. • <u>Biodiversity</u>: Queries the designation of Moolort Plains Wetlands as "Victoria's only National Biodiversity Hotspot." <p>Recommends adding the following further recommendation under 'Council seeks to protect environmental and landscape values by':</p> <ul style="list-style-type: none"> -Protect and enhance habitat areas for fauna. -Protect and enhance the environmental, landscape and habitat values of roadside vegetation in the Shire. -Encourage land use and development that improves water quality and maintains environmental flows. 	<p>The request in Dot Point 1 (Vegetation) can be addressed with some additional wording.</p> <p>In Dot Point 2 (Biodiversity), the request re "Hotspot" designation requires further investigation as there is not enough information to justify a change. The requests regarding fauna habitat and roadside vegetation are supported and can be met by additions to the clause. The request regarding water quality requires further consideration as to whether existing reference to protecting water quality is sufficient.</p>	<p>In Clause 02.03-2 insert the following under Vegetation, after '...a priority for protection.' -</p> <p>The Shire is also part of the Victorian Volcanic Plains Bioregion, supporting endangered Plains Woodland and Plains Grassy Woodland vegetation classes.</p> <p>Insert additional dot points to the list under Biodiversity:</p> <ul style="list-style-type: none"> • Protecting and enhance habitat areas for fauna. • Protecting and enhancing the environmental, landscape and habitat values of roadside vegetation.
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			<p><u>Clause 02.03-3 Environmental risks and amenity</u></p> <ul style="list-style-type: none"> • Recommends adding the following further recommendation under 'Council seeks to address environmental risks and amenity by': <ul style="list-style-type: none"> - Reducing the impacts of pest plant and animals by actively promoting the control and managing the extent and abundance of significant populations. -Reducing the impacts from de-rocking of paddocks to native vegetation, habitat, geological and cultural heritage values by actively discouraging these practices from occurring. -Ensuring that high value biodiversity and amenity values are given suitable protection with relevant overlays. <p><u>Clause 02.03-4 Natural Resource Management</u></p> <ul style="list-style-type: none"> • Recommends adding the following recommendation for how Council seeks to protect agricultural values by: <ul style="list-style-type: none"> - Promote sustainable agricultural activities and land management practices that minimise adverse impacts on the primary production and environmental values of surrounding land and the catchment. 	<p>The first two requests are not supported as they are not implementable via the planning scheme.</p> <p>The third point is supported and can be actioned with additional wording in the clause, noting that actual introduction of overlay protection would be via subsequent strategic work and a future amendment - no new overlay via this amendment.</p> <p>This change is supported.</p>	<p><u>Clause 02.03-3 Environmental risks and amenity</u></p> <p>Insert a new dot point:</p> <ul style="list-style-type: none"> • Ensuring that high value biodiversity and amenity values are given suitable protection with relevant overlays. <p>In Clause 02.03-4, at the end of the Agricultural land section, Insert the following:</p> <p>Council aims to protect agricultural and environmental values of by:</p>
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			<p><u>Clause 02.03-6 Housing</u></p> <ul style="list-style-type: none"> • Recommends adding the following further recommendation for how Council seeks to manage the development of housing in its townships and settlements by: <ul style="list-style-type: none"> - Discourage future residential growth that will intensify bushfire risk to people and property through poorly located, designed or managed use or development. 	<p>This request is not supported - it would duplicate content in Clauses 2.03-3 and 13.02 where bushfire risk is appropriately addressed.</p>	<ul style="list-style-type: none"> • Promoting sustainable agricultural activities and land management practices that minimise adverse impacts on the primary production and environmental values of surrounding land and the catchment. <p><u>Clause 02.03-6</u></p> <p>No change to this clause.</p>
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			<p><u>Clause 02.03-7 Strategic Directions: Economic development</u></p> <ul style="list-style-type: none"> • Recommends adding the further recommendations for how Council seeks to promote economic development by: <ul style="list-style-type: none"> - Promote activities that connect people with nature, such as bushwalks and bird-watching <p><u>Clause 02.04 Environmental and Landscape Values Plan</u></p> <ul style="list-style-type: none"> • Recommends applying the Vegetation Protection Overlay to the vegetation areas of Hard Hill Public Recreation Reserve and reviewing the status of the land as a 'nature conservation reserve', in part. • Recommends applying either the Environmental Significant Overlay or the Vegetation Protection Overlay to wetland areas associated with the highly significant Moolort Plains, and areas that support endangered Grasslands and Grassy Woodlands on the Victorian Volcanic Plans 	<p>This request is not supported - it is not implementable via the planning scheme.</p> <p>These requests require further strategic assessment and public consultation - insufficient rationale for a change to this amendment.</p>	<p><u>Clause 02.03-7</u></p> <p>No change to this clause.</p> <p><u>Clause 02.04</u></p> <p>No change to this clause.</p> <p>Refer to the next Planning Scheme Review, proposed Rural Land Study and future amendment processes.</p>
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			<p><u>Clause 12.01-2L Native vegetation management</u></p> <ul style="list-style-type: none"> • Recommends changing the wording of the proposed objective to include the protection and enhancement of native vegetation on public and private land, including roadside vegetation and proposes the theme can be developed as <ul style="list-style-type: none"> - Siting and designing development to minimise damage to and the removal of native vegetation and maintain landscape values. • Recommends including a reference to the regional vegetation plans • Recommends updating the North Central Regional Catchment Management Strategy to 2021-27 <p><u>Clause 14.01L-Natural Resource Management Agriculture</u></p> <ul style="list-style-type: none"> • Recommends updating the North Central Regional Catchment Strategy to 2021-27. 	<p>The request in Dot Point 1 is unclear as no Clause 12.01-2L is proposed; it should be addressed by subsequent strategic work.</p> <p>The 2nd and 3rd dot points can be addressed via minor wording changes.</p> <p>This can be addressed via a minor wording change - noting it should be under 14.01-2L.</p>	<p><u>Clause 12.01-2L Native vegetation management</u></p> <p>Refer the roadside vegetation issue the proposed Rural Land Study or other appropriate strategic work.</p> <p>Change Clause 12.01-1L under Policy documents by updating to the relevant regional vegetation plans and Strategy</p> <p>Change Clause 14.01-2L under Policy documents by updating to the relevant regional vegetation plans and Strategy.</p>
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			<p><u>Clause 17.04-1R Tourism - Loddon Mallee South</u></p> <ul style="list-style-type: none"> • Recommends broadening the theme of tourism from Box Ironbark forests to include other natural and landscape features of the Shire. <p><u>Clause 19.03 Development Infrastructure: Integrated water management - Central Goldfields</u></p> <ul style="list-style-type: none"> • Recommends adding the provision of a landscaping plan for all new subdivisions • Recommends consideration be given to the retention and treatment of stormwater on site for all new developments. 	<p>This can be addressed via a minor wording change - noting it should be under 17.04-1L.</p> <p>The request to include provision of a landscaping plan for all new subdivisions is regarded as an unnecessary addition to the existing State policy at 15.01-1S: <i>Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.</i></p> <p>The request to include consideration of retention and treatment of stormwater on site for all new developments is regarded as an unnecessary addition to the existing State policy at 19.03-3S</p>	<p>Change Clause 17.04-1L by inserting "and other natural and landscape features" after "Box Ironbark forests".</p> <p><u>Clause 19.03</u></p> <p>No change.</p>
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			<p><u>Sub-clause 42.01 Environmental Significance Overlay - Schedule 2 to clause 42.01 Environmental Significance Overlay</u></p> <ul style="list-style-type: none"> Does not support exemption for the requirement for a permit to remove, destroy or lop any vegetation, including dead vegetation. 	<p>and the proposed requirement to consider the Maryborough Integrated Water Management Plan 2018 under 19.03-3L.</p> <p>The request is not supported as the exemption is only saying that the ESO doesn't specifically require a permit regarding vegetation (as it is about protecting the water treatment plant). Other requirements in the planning scheme regarding permits for native vegetation management would still apply.</p>	<p><u>Sub-clause 42.01</u></p> <p>No change.</p>
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			<p><u>Sub-clause 72.08 Background Documents</u></p> <ul style="list-style-type: none"> • Recommends updating the Regional Catchment Strategy to 2021-27. • Recommends including reference to the native vegetation plans <p><u>Clause 74.02 Further Strategic Work</u></p> <ul style="list-style-type: none"> • Recommends including any strategic policy work needed to identify areas of local biodiversity significance to guide the updating of Environmentally Significant Overlays and Vegetation Protection Overlays and guide the planning of future biodiversity corridors within the Shire 	<p>This can be addressed via a minor wording change.</p> <p>This request is considered to be already addressed within the list within Dot Point 7: 'Undertake a Rural Land Strategy to review the application of rural zones and overlays to address...conservation values and residential uses in rural areas.'</p>	<p>Change the Schedule to Clause 72.08 Background documents by including the relevant regional vegetation plans and updating the Strategy reference.</p> <p><u>Clause 74.02</u></p> <p>No change.</p>
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6	Department of Transport (DoT)	10 Nov 2022 (Late)	<ul style="list-style-type: none"> • Supports the proposed contents in the clauses 18.01-1L (Land Use and Public Transport Integration)18.02-1L (Walking), 18.02-3L (Public Transport) and 02.-3-8 (Transport) • Objects to the inclusion of the 'potential transport bypass route' indicated on Maryborough Map under clause 11.03-6L-01 		<p>DOT's general support for the amendment is noted.</p> <p>The objection to inclusion of a 'potential transport bypass route' on the Maryborough Map is unsubstantiated, as the mapping reflects the existing alignment of a potential route as TRZ2 (Principal Road Network).</p> <p>No change to the amendment.</p>
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Submission from landowner

No	Name of Submitter	Date of Submission	Affected Property	Issues Raised	Officer Response	Officer Recommendation
7	Andrew Grey (Stantec/ Cardno) representing landowner	2 Nov 2022	Several parcels in Maryborough	Expresses broad support for the amendment's intention to update the Central Goldfields Planning Scheme with policies that are underpinned by strategic planning documents adopted by Council. In particular the Population, Housing and Residential Strategy 2020, the intent of which is to provide Council with direction about where to locate future residential development.	Noted	
				Identifies a number of issues with the amendment as exhibited. The first	The first part of the submission offers a general critique providing context for the	

			<p>part of this submission identifies the key issues which we consider are not adequately or appropriately addressed in the proposed Amendment documents.</p>	<p>requests for changes to specific Clauses in the second part.</p> <p>For clarity in tracking and approving changes to the amendment documentation, officer responses are provided to these specific requests in the sections that follow, rather than to the general comments.</p>	
			<p><u>Clause 02.01</u></p> <p>1. The higher flooding in Carisbrook and Dunolly should be acknowledged and flooding in Carisbrook in 2022 should be mentioned</p> <p>2. It should be acknowledged that the Shire has a critical residential land supply issue</p>	<p>1. Carisbrook and Dunolly are already specifically mentioned in this clause with respect to the known flood impacts in 2010-11. Flooding in 2022 was not significant enough to warrant an additional reference. Both towns are also specifically mentioned in Clause 2.03-3 Environmental risks and amenity, under 'Flooding'. The Environmental Hazards Map at 2.04 shows the overlays relating to flood risk in both towns. This is clear and appropriate acknowledgment that flood risk is an issue that needs to be managed in planning for both townships.</p> <p>2. Agree that the 2020 Strategy raises this issue and it has become more critical since 2020. Clause 02.03-1 would be the more appropriate place to highlight this issue (see below) but the population figures in the Clause 02.01 Context statement should be updated with 2021 Census data.</p>	<p>No change to Clause 02.01 regarding flood risk in Carisbrook and Dunolly</p> <p>Change Clause 02.01 by inserting "with a population of 13,483 (ABS Census 2021)" after 'smaller rural shires'</p>

						<p>Replace Maryborough population of 8,003 people (VIF 2019) with 7,769 people (Census 2021)</p>
			<p>Clause 02.02 Vision</p> <p>Update the vision from the latest Council Plan 2021-2025</p>	<p>Agree - there is a new Council Plan since the amendment was drafted and Clause 2.02 should reflect the most recent one.</p> <p>As stated in the Council Plan 2021-2025, Council's Vision is</p> <p>To be an engaged, flourishing, lively and inclusive community</p> <p>Council's Community Vision Statement is:</p> <p>In 2031, we are an inspiring, thriving and prosperous community of choice, we've taken bold steps towards growing our economy and our community is full of optimism and opportunities.</p> <p>We are kind, connected and inclusive and we nurture creativity, leadership and innovation. We value and invest in our young people and our health and wellbeing is high.</p> <p>We live sustainably, cherish and protect our environment and heritage and we have access to outstanding jobs, education, health, community services, infrastructure, and affordable housing.</p>	<p>Change Clause 02.02 by replacing the existing text with an extract from the Council Plan (shown at left)</p>	

				<p>02.03-1 Settlement</p> <p>1. Questions whether there is any evidence to support the elevation of Carisbrook to the classification of 'District centre'</p> <p>2. Future Development Opportunities/Green field land - several questions over the designations of Maryborough North and Carisbrook that could be "misleading as it could be construed that Carisbrook is the preferred area for future greenfield residential development."</p>	<p>1. The upgrading of Carisbrook in the hierarchy from Local Community Centre to District Centre has come from the Planning Scheme Review (PSR) 2020. Previously Maryborough was identified as a Sub-regional Centre, Dunolly as a District Centre and Carisbrook as a Local Community Centre. As the population of Carisbrook has surpassed Dunolly, it has been upgraded to a District Centre.</p> <p>2. The statement on the broad hectare land availability in Carisbrook has been taken from the 2020 Strategy, as this is where existing zoned land prevents greenfield opportunities. The clause also notes that "Future development opportunities for the township exist north from Maryborough on Maryborough-Dunolly Rd...However, this site needs further investigations including but not limited to bushfire hazards and utility service provisions." These are appropriate descriptions of these areas in implementing the Planning Scheme Review and 2020 Strategy and no 'preferred area' is designated.</p> <p>Current strategic work including the Land Use Framework Plan for Maryborough North/Flagstaff/ Carisbrook (LUFPP) may lead to revised directions for greenfield growth</p>	<p>No change to the settlement hierarchy.</p> <p>Change Clause 02.03-1 as follows - Delete:</p> <p>'Maryborough is expected to experience small but steady (VIF 2019) population growth over the next ten years.'</p> <p>After '...community services.' insert:</p> <p>"Maryborough/Carisbrook and environs are likely to remain the focus of most residential</p>
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				<p>beyond current zoned areas, implemented via a subsequent amendment.</p> <p>Further relevant responses are below under 02.03-6 Housing, 02.04 Framework Plans and 11.03-6 for specific townships.</p> <p>Minor changes to the text in this clause to highlight the shortage of residential development opportunities due to constraints in Maryborough are appropriate (see above under Clause 02.01).</p>	<p>development in Central Goldfields. However, Maryborough could face a growing shortage of residential development opportunities due to severe constraints on 'greenfield' development on the edges of the township. (Population, Housing and Residential Strategy 2020).</p> <p>In the Schedule to Clause 72.08 Background Documents, insert "2.03-3" as a clause reference to the Central Goldfields Population, Housing and Residential Strategy C34cgo1 (Spatial Economics, 2020)</p>
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				3. The Strategic Directions should identify priorities and differentiate between short and long-term plans to address this land supply issues	3. See below under Clause 02.04 regarding short and long-term designations.	
				<p>02.03-3 Environmental Risks and Amenity</p> <p>Encouraging development "only when the risk...from bushfire and flooding can be reduced..." contradicts encouraging compaction for Carisbrook and Dunolly at Clause 2.03-1</p> <p>Reduction of flood risk in Carisbrook cannot be demonstrated until Carisbrook Levee is completed and tested</p>	<p>These are not contradictory directions but planning issues that need to be considered alongside other issues in overall decision making. Expert advice from agencies (CFA, North Central Catchment Management Authority) and qualified experts will be taken into account in planning for these settlements, e.g. in the Land Use Framework Plan covering Carisbrook.</p> <p>The flood mapping and planning provisions for both Carisbrook and Dunolly have been recently updated through C31cgol amendment gazetted in 2021 based on post-2011 flood studies, which include modelling of flood risk in Carisbrook once the levee is completed. Further review of the provisions is anticipated</p> <p>Bushfire assessments for Maryborough/Flagstaff/Carisbrook and Talbot are currently being undertaken (as recommended as further strategic work by this amendment) and will inform planning for these settlements.</p>	No change to Clause 02.03-3

					Clause 2.03-3 may be revised through a future amendment to implement the Land Use Framework Plan, including relevant environmental risk assessments but a change to what is proposed in this amendment is not justified.	
				<p>02.03-6 Housing</p> <p>1. This clause should acknowledge a housing supply issue as well as the identified housing diversity issue.</p>	<p>1. Agree that a shortage of residential land in Maryborough has become a more urgent issue since the 2020 Strategy and that this can be acknowledged through an addition to this clause.</p> <p>(Additional note - error identified in document review: references to "Low Density Zone" in two places should be corrected to "Low Density Residential Zone")</p>	<p>Insert the following into Clause 02.03-6 before Paragraph 1:</p> <p>Residential land supply issues have become more critical in the context of increased demand and a lack of greenfield land, particularly in Maryborough.</p> <p>In Paragraph 2, change <i>Low Density Zones</i> to <i>Low Density Residential Zone</i> areas.</p> <p>In the final dot point, change <i>Low Density Zone</i> to <i>Low Density Residential Zone</i>.</p>

				<p>2. There is an opportunity to identify Maryborough North, and 52 Ross Street in particular, as providing a solution in the short-medium term.</p>	<p>The relevant area in Maryborough North has been appropriately identified as a Potential Residential Investigation Area at Clause 2.03-1 and in text and mapping at Clause 11.03-6L-01.</p> <p>Identifying Maryborough North, and 52 Ross Street in particular, as a short-to-medium-term housing solution would be inconsistent with the Population, Housing and Residential Strategy 2020 and premature until the investigation of its development potential is complete. This investigation has been prioritised through the current project developing the LUFP and the supporting Bushfire Assessment. (See below under Clause 11.03 for a response to the request to designate Maryborough North a Priority Investigation Area.)</p> <p>Clause 02.03-6 Housing may be updated via an amendment to implement the LUFP once it is completed.</p>	<p>No addition to Clause 02.03-6 re Maryborough North</p>
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			<p>Clause 02.04 Framework Plans</p> <p>1. It is premature to apply settlement boundaries, the map is illegible at this Shire-wide scale and too vague with regard to structure planning areas around Carisbrook and Flagstaff.</p>	<p>1. The submission seems to have misinterpreted the settlement boundaries as shown in the large-scale whole-shire map in this clause as "urban growth boundaries". The township boundaries in the settlement plan have been based on the current zoning maps for each township. The boundary for Maryborough is clearly shown in the map at Clause 11.03-6L-01 and is identified as <i>Existing urban area</i>, with the <i>Potential residential investigation area</i> adjacent to it in Maryborough North.</p> <p>The recommendation in the Planning Scheme Review, to <i>Consider the need for an urban growth boundary as part of the implementation of the Population, Housing and Residential Strategy</i>, is being implemented via the Land Use Framework Plan project, which will advise whether an urban growth boundary is appropriate for Maryborough North, Flagstaff and Carisbrook. Similarly, the Structure Plan being developed for Talbot Futures project will advise whether an urban growth boundary is appropriate for that township. If recommended, these will be implemented via future amendments to the planning scheme.</p>	<p>No change to Clause 02.04</p>
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			<p>2. There should be a distinction between short-term and long-term structure planning areas.</p> <p>3. The Economic Development Plan map is highly misleading in indicating that Carisbrook and Dunolly have the same extent of industries as Maryborough.</p>	<p>2. There is no rationale for identifying short-term and long-term structure planning areas in the strategic planning work that this amendment is implementing. The amendment is consistent with the 2020 Strategy in identifying the Maryborough North area as a "Potential Residential Investigation Area". Once investigation work is completed through the Land Use Framework Plan, it may be appropriate to redesignate areas in Maryborough and Carisbrook according to priority. If so, these would be shown in planning scheme mapping through a subsequent amendment.</p> <p>3. The submission is based on a misreading of the legend, which identifies the <u>presence</u> of these industries within the townships not on the <u>number</u> of these industries available in each township. This is clear when read in conjunction with the text under Economic Development at Clause 02.03-7 and the Settlement Hierarchy at Clause 02.03-1.</p>	
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				<p>Clause 11.03 Planning for Places <u>11.03-6L-01 Maryborough</u></p> <p>1. Strategies for Maryborough focus too heavily on its constraints and do not reflect the strategic intent of Council with regard to Maryborough North based on the findings of the 2020 Strategy.</p> <p>2. The Maryborough North Site should be designated 'Priority Investigation Area' as proposed by the 2020 Strategy</p>	<p>1 & 2. A full reading of the 2020 Strategy makes it clear that it is a <u>priority</u> to investigate the <u>potential</u> of Maryborough North for residential development. Page 27 of the 2020 Strategy reads: "Analysis undertaken as part of the preparation for this report has identified one potential option to the north of Maryborough that might be able to provide for medium term housing needs. However further investigations are required to resolve possible constraints on the development of this site"</p> <p>At its meeting on 26 July 2022, Council made a number of resolutions in support of progressing a proponent led combined planning scheme amendment and permit application for 52 Ross Street, Maryborough, and to expedite meeting with agencies to discuss the potential for the site to be developed for residential purposes to respond to Council's residential land supply issue. The site comprises approximately 8 hectares of land within the investigation area. DELWP advised on 6 September 2022 that current bushfire and strategic framework planning for Maryborough, Carisbrook and Flagstaff (including the subject amendment site) to identify suitable areas for future residential and industrial growth, should be substantially completed, and the recommendations known, before Council considers the proposed planning scheme amendment.</p>	<p>No change to Clause 11.03 references to Potential Residential Investigation Area.</p>
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				<p>3. Designation of "major residential expansion" should be removed from Whirrakee Rise Estate</p>	<p>During the pre-Authorisation review of Amendment C034cgol documentation, DELWP also advised that the use of "Priority" in the planning scheme references to the Maryborough North area would be inappropriate as it might be read as a "Priority Development Area" which would only be appropriate after the investigation is completed and possible constraints are resolved. The term "Potential Residential Investigation Area" has therefore been used, while the investigation itself has already been prioritised through the Land Use Framework Plan project that is underway.</p> <p>3. Agree that this is no longer an expansion area as it has been fully developed since the 2020 Strategy was completed.</p>	<p>On the map and legend at Clause 11.03-6L-01 Maryborough, remove the designations of "Major residential expansion" and "Residential infill potential" and boundary marking from the relevant area north of Maryborough Golf Course.</p>
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			<p>4. Questions the strategy for identifying township boundaries</p> <p>5. Industrial area around Maryborough North rezoned as Industrial 3 Zone</p> <p><u>11.03-6L-03 Carisbrook</u></p> <p>6. The strategy to prepare a Land Use Framework Plan mentions bushfire risk but ignores flood risk</p>	<p>4. See response above at 02.04 re township boundaries</p> <p>5. Consideration of rezoning the Maryborough North (Drive-in) Industrial Site is being investigated by the current Land Use Framework Plan project. It would be premature to rezone it via this amendment, which provides the rationale for the current strategy: <i>Protect industrial uses and residential amenities of the residential-industrial interface area in Maryborough North.</i></p> <p><u>11.03-6L-03 Carisbrook</u></p> <p>6. The Land Use Framework Plan project is already underway and is considering both bushfire and flood risk issues. The reference in this clause to bushfire assessment work is included because this is new work that is required, whereas flood study work has already been completed. For clarification, this paragraph can be amended.</p>	<p>No change to references to township boundaries</p> <p>No change to zoning of Industrial land required in 11.03-6L-03 Carisbrook</p> <p>In 11.03-6L-03 Carisbrook, under Strategies, replace Paragraph 1 with:</p> <p>Prepare a Land Use Framework Plan to investigate how the land in Carisbrook should be developed, giving consideration to relevant bushfire and flood risk assessments.</p>
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			<p>7. The map of Carisbrook does not provide any details of potential broad-hectare greenfield land as discussed in the MPS</p>	<p>7. There are undeveloped 'greenfield' areas within the existing township boundary that includes residential zoned land. The Land Use Framework Plan may identify suitable areas for future broad hectare/greenfield development and the planning scheme mapping will be updated to show these via a future amendment.</p>	<p>No change to mapping in 11.03-6L-03 Carisbrook</p>
			<p>Clause 74.02 Further Strategic Work</p> <p>1. Questions the wording of several items on the list in this Clause, particularly regarding Maryborough North</p> <p>2. States that the Planning Scheme Review recommends preparation of an Industrial Land Strategy (implies this should be on the list of future work)</p>	<p>1. See above under Clause 11.03 for a response to the request to designate Maryborough North a Priority Investigation Area. The amendment is consistent with the recommendations in the Planning Scheme Review and 2020 Strategy in identifying the potential for residential development in this area if possible constraints can be addressed. Current strategic work is making a priority of investigating this area and no change to the list of future strategic work is required.</p> <p>2. An industrial land strategy is not on the list of future work as it has already been completed and adopted by Council in 2021.</p>	<p>No change to the Clause 74.02 list of Further Strategic Work</p>

				<p>3. Rezoning of industrial zone around Maryborough North from Industrial Zone 1 to 3 should be on the list of future work</p>	<p>3. As mentioned under 11.03 above, consideration of rezoning the Maryborough North (Drive-in) Industrial Site is being investigated by the current Land Use Framework Plan project. It does not need to be listed as future work.</p>	
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System Note: The following ordinance will be modified in Clause:02 Municipal Planning Strategy

CONTEXT

Central Goldfields Shire is located in central Victoria approximately 150 kilometres from Melbourne. The Shire comprises some 1500 square kilometres of land and is one of the state's smaller rural shires. The municipal boundaries are shared with Hepburn, Mount Alexander, Loddon, Pyrenees and Northern Grampians Shires. Central Goldfields is located between the two regional cities of Bendigo and Ballarat.

Maryborough is the Shire's largest centre with a population of 8,003 people (VIF 2019) and provides a significant sub-regional hub of retail, industry and services for central Victoria.

Carisbrook is the next largest township, followed by Dunolly and Talbot, with hamlets at Bealiba, Moliagul, and Timor/Bowenvale. Rural residential and farmlet development surrounds Maryborough, the smaller towns and hamlets.

The Shire contains significant areas of remnant vegetation, notably its stands of Box Ironbark Forest. Central Goldfields is located within the heart of the Box Ironbark ecosystem, which provides a habitat for a wide diversity of flora and fauna that is unique to this ecosystem. The Moolort Plains wetlands are a unique wetland complex situated in the Volcanic Plains in the Shire's east.

The Shire is located southwest from the Loddon River catchment. Several creeks including the Bet Bet, Emu, Timor, Tullaroop and McCallums Creeks, traverse the Shire and the Avoca River forms part of its western boundary with the Pyrenees and Northern Grampians Shires. Other major water features include Lake Cairn Curran and Tullaroop Reservoirs.

Natural disasters, such as the floods of 2010 and 2011 in Carisbrook and Dunolly, have impacted the municipality. Flooding continues to be a risk to the settlements of the Shire. The proximity of Box Ironbark Forests and native vegetation is a recognised bushfire risk in the Shire. The identification of risk and protection of settlements from natural disasters, soil degradation, erosion and climate change are critical issues for the community.

The Shire's productive agricultural land is a finite and important resource. Cropping, grazing, fodder conservation and horticulture are ongoing agricultural activities. Conflicts between farming, industry and residential uses are an ongoing challenge for the Shire. Agricultural uses are further impacted by climate change and soil degradation from erosion, salinity and prior mining activities.

Central Goldfields Shire has a number of industries that are driving the local economy, such as primary and trade; population driven industries; knowledge and public sector industries and tourism. Despite agriculture declining as an employment source, there are opportunities for improving supply chains, increased food manufacturing or diversified farming practices.

The Shire is part of the Goldfields Tourist Region, which celebrates its gold and mining heritage. There are also significant Aboriginal sites and an emerging arts and culture sector in the Shire which present unique cultural tourism experiences. Central Goldfields is well serviced by a road network, with limited public transport options available. Active transport is emerging as an important resource for the sub-regional centre and within the district towns. The Shire features a diverse array of open space and recreation facilities.

System Note: The following ordinance will be modified in Clause:02 Municipal Planning Strategy

02.03

C34cgol

STRATEGIC DIRECTIONS

System Note: The following ordinance will be modified in Clause:02 Municipal Planning Strategy, Sub-Clause:02.03 Strategic Directions

02.03-1

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Settlement

The Shire's settlement hierarchy comprises an urban centre and townships each with a role defined by levels of population, services and physical characteristics that provide the centre with its identity as follows:

Settlement hierarchy

Urban centre	Classification	Role and identity
Maryborough	Sub-regional centre	Major centre for employment, retailing, services and administration. Identity defined by Box Ironbark forest setting, heritage and compact central area
Carisbrook	District centre	Satellite town to Maryborough with town centre services providing day to day shopping needs. Identity defined by heritage character, with Deep Creek setting and proximity to natural environs such as the Moolort Plains, as a major feature
Dunolly	District centre	Provides limited retail, business and community services for town and district population. Identity defined by strong heritage character, grain facility and visible gold mining history
Talbot	Local community centre	Provides mainly day to day convenience shopping. Identity defined by town's heritage character, particularly Scandinavian Crescent and Camp Street and tourism prospects
Majorca	Hamlet	Small settlement with minescape features
Timor	Hamlet	Small settlement with several heritage features
Bealiba	Hamlet	Small heritage gold town
Moliagul	Hamlet	Historic village and 'Welcome Stranger' site

Maryborough is expected to experience small but steady (VIF 2019) population growth over the next ten years. Maryborough performs an important regional function as a centre for retail and commerce, employment and community services. Future development opportunities for the township exist north from Maryborough on Maryborough-Dunolly Rd and several large undeveloped

sites within the township. However, this site needs further investigations including but not limited to bushfire hazards and utility service provisions. Carisbrook is identified as the area for broad hectare residential development. Rural living and rural residential developments are located around Dunolly, Carisbrook, Alma, Daisy Hill, Havelock, Majorca, Timor and Bealiba. There is an opportunity for low density rural living lots be designated around serviced areas in Maryborough and Carisbrook. Existing Rural Living areas outside of townships and in high environmental value areas should be protected under the Rural Conservation Zone.

Council seeks to support its established townships and emerging settlements by:

- Primarily directing development to Maryborough as a sub-regional centre.
- Prioritising medium density housing in the vicinity of the Maryborough Central Business Area which includes shop-top living, townhouses and villa-style developments.
- Ensuring greater diversification of uses in the Mixed Use Zone in Maryborough, by encouraging commercial, retail and residential use.
- Maintaining the network of smaller urban centres to ensure reasonable access to jobs, services and lifestyle choices.
- Directing development to infill lots that are suitable for development in the smaller townships of Dunolly, Carisbrook, Bealiba, Talbot and Majorca.
- Limiting low density residential development at the periphery of Dunolly, Majorca and Timor to locations that can be economically and efficiently provided with water, sewerage, electricity and suitable road access.
- Ensuring a more compact urban form for Maryborough, Carisbrook and Dunolly.
- Prioritising the provision of infrastructure to support walkability and accessibility in the sub-regional and district towns.
- Recognising the unique characteristics of each town and place as defined in the Community Plans.
- Developing structure planning for future development in Carisbrook/Flagstaff and Maryborough North.
- Investigating the role of low density residential and rural residential development as part of the preparation of an overall housing strategy for Maryborough and Carisbrook.

System Note: The following ordinance will be modified in Clause:02 Municipal Planning Strategy, Sub-Clause:02.03 Strategic Directions

02.03-2

C34cgol

Environmental and landscape values

Landscape

Prominent features of the natural landscape include Paddy's Ranges State Park, Mt Bealiba Range, Moolort Plains, the Cairn Curran Reservoir and Talbot's volcanic rises. Several creeks including the Bet Bet, Burnt, Emu, Timor, Tullaroop and McCallums Creeks, traverse the Shire and the Avoca River forms part of the western boundary with the Pyrenees and Northern Grampians Shires.

Vegetation

Central Goldfields Shire is located within the heart of the Box Ironbark ecosystem, with Box Ironbark forests surrounding the settlements of the Shire. This ecosystem provides essential habitat for a wide diversity of flora and fauna, many of which are unique to this area.

Box Ironbark vegetation communities are a vastly depleted natural resource in the Shire and have been identified as a priority for protection. Protecting remnant vegetation and encouraging revegetation of State forests will conserve habitats and significantly reduce the threat of extinction of plants and animals. There is potential for land use conflict that needs to be managed at the interface between forested public land and urban areas.

Biodiversity

A rich diversity of plants, animals and habitats exist across the Shire. As part of the north central catchment, the Bealiba/Dalyenong, Moolort Plains and Upper Loddon are recognised as priority biodiversity areas.

The Moolort Plains Wetlands is a unique wetland complex located within the Volcanic Plains in the eastern part of the Shire. The catchment of the wetlands is Victoria's only National Biodiversity hotspot and is the habitat for many native animals, particularly waterbirds, and a number of threatened fauna species. The wetlands contain different wetland types, although their precise location, characteristics and biodiversity is not well understood. Recognised threats to the unique wetlands complex situated in the Volcanic Plains are cropping, pest plants and animals. Threatened flora species within the Box Ironbark Forests, include Buloke, Small Milk-wort, Clover Glycine and Scented Bush-pea. Threatened fauna species include Swift Parrot, Powerful Owl, Brush-tailed Phascogale and Striped Legless Lizard.

Council seeks to protect environmental and landscape values by:

- Protecting and enhancing remnant vegetation and wildlife corridors.
- Prioritising the establishment of buffer areas and setbacks on freehold land to protect significant vegetation.
- Support mechanisms to identify and protect the Moolort Wetlands and the Bealiba/Dayenong area.
- Protecting the water quality of the Loddon and Avoca Rivers and Bet Bet Creek waterway systems.
- Protecting the Talbot district volcanic rises and the Cairn Curran Reservoir as significant landscapes.

System Note: The following ordinance will be modified in Clause:02 Municipal Planning Strategy, Sub-Clause:02.03 Strategic Directions

02.03-3

C34cgol

Environmental risks and amenity

Natural environmental hazards including bushfire, land degradation and flooding present risks and constraints for land use and development in Central Goldfields Shire. Climate change has the potential to have adverse impacts on agriculture, tourism and on economic prosperity and viability in general. The interface between industrial uses and neighbouring residential uses are an ongoing challenge in the Shire. Emerging industries, such as intensive agriculture, greyhound keeping and training, can create amenity conflicts between land uses.

Bushfire

The Shire is subject to significant bushfire hazards, particularly surrounding the townships of Maryborough, Dunolly, Moliagul and Bealiba. This hazard is due to the extent of Box Ironbark forest encircling the townships and traversing into forests.

Flooding

Natural flooding of floodplains and the wetlands improve the health of rivers and floodplains, providing essential habitats for fauna. However the Shire includes areas of flood prone land in Carisbrook and Dunolly where flooding has caused substantial damage to the built environment.

Soil management

Managing the impact of land uses on soil quality, erosion and salinity throughout the Shire is important for the preservation of high quality soils and the protection of waterways and groundwater tables in the catchment. Previous mining activity on land has diminished land quality, leaving bare white mounds without topsoil or vegetation cover.

Industrial interface

The growth of industry, particularly manufacturing, raises potential for conflict between industry and neighbouring residential uses. This needs to be balanced to manage the needs of both. Future industries need to be located in industrial areas to manage amenity and environmental impacts.

Council seeks to address environmental risks and amenity by:

- Reducing the impacts of climate change by supporting alternative energy sources, carbon farming, reducing greenhouse gas emissions, and adopting environmentally sustainable development principles.
- Directing future growth to existing townships to protect environmental values and improve community safety particularly from high bushfire risk.
- Encouraging development only when the risk to life and property from bushfire and flooding can be reduced to an acceptable level and that bushfire and flooding protection measures can be implemented.
- Minimising the potential impact of development on water pollution, land degradation, and risk of salinity and erosion.
- Ensuring land capability supports land use and development, particularly in environmental risk areas.
- Ensuring excessive land clearing, over grazing and mining activity are managed in a way to support continued and future agricultural uses.
- Balancing the protection of valued industrial land from encroachment by incompatible uses with protecting the amenity of existing residential uses.

System Note: The following ordinance will be modified in Clause:02 Municipal Planning Strategy, Sub-Clause:02.03 Strategic Directions

02.03-4

C34cgol

Natural resource management

Agricultural land

Agricultural land in the Shire is a resource that must be maintained for productive use. Viable land in the Shire includes the high riverine plains in the Dunolly, Bealiba and Natte Yallock areas; volcanic plains and rises at the Moolort Plains and at Talbot and east of Carisbrook; metamorphic plains and ridges south of Bealiba and west of Dunolly; granite to the south and south east of Bealiba; and the sedimentary hills and rises around Maryborough, Dunolly and Carisbrook.

Agricultural industries include cropping, sheep and cattle grazing and fodder conservation. There are emerging specialisations in less traditional agricultural activities such as fruit and vegetable growing, poultry farming, nursery and floriculture. There are emerging industries such as intensive agriculture and renewable energy production.

Land use conflict can occur between agriculture and residential land uses. This has the potential to affect the operation of farms and reduce their productive capacity.

The future of the agricultural industry is dependent on sustainable agricultural practices. Issues such as soil salinity, erosion and maintaining the quality and quantity of water are threats to agricultural production.

Intensive agriculture industries have the potential to cause effluent disposal problems and affect the amenity of adjacent land uses. Greyhound keeping and training can cause conflict for nearby residential uses.

Water

The Central Goldfields Shire is situated in the Loddon dry land catchment and is part of the wider Avoca Loddon-Campaspe catchment.

With a significant area of the Shire is situated in the catchment of the Tullaroop and Laanecoorie Reservoirs, and Lake Cairn Curran, there is a need for sustainable land management in water supply catchment areas.

Protection of water quality and maintaining water supply are a priority. Poor land use planning decisions, illegal and unsafe dams, unplanned incremental change and inadequate land management can influence both water quality and quantity in the catchments.

Council aims to protect the viability of natural resources by:

- Discouraging the subdivision of land or conversion to land uses that take the land out of productive use.
- Promoting alternative cropping, intensive agriculture and value added enterprises.
- Minimising conflicts between agriculture and residential uses to ensure the productive capacity of agriculture is not reduced.
- Supporting emerging agricultural industries that are compatible with existing agricultural practices, including horticulture, intensive animal production, niche agriculture, value adding industries and renewables.
- Protecting the environs and water catchments of Tullaroop and Laanecoorie reservoirs and Lake Cairn Curran.

System Note: The following ordinance will be modified in Clause:02 Municipal Planning Strategy, Sub-Clause:02.03 Strategic Directions

02.03-5
C34cgol

Built environment and heritage

Heritage and townscape character are strong built form elements of towns in the shire.

The Shire's goldfields heritage includes historic centres of Maryborough, Dunolly and Talbot. Maryborough's nineteenth century civic precinct, Princes Park and the magnificent late Victorian Railway Station are outstanding examples of Maryborough's built heritage. The main streets of Dunolly and Talbot are among the most intact heritage streetscapes in the Goldfields region.

Conservation, protection and maintenance of this heritage are of community, economic and cultural significance to the shire.

Significant Aboriginal heritage sites are located in the Shire such as the Aboriginal Maternity Tree in Talbot, and Aboriginal Rock Wells in Paddy's Ranges State Park, also middens, scarred trees, and ceremonial sites.

Deep lead mines located in proximity to former settlements are a significant part of the larger cultural landscape.

Many of the Shire's industrial areas are situated at visually exposed locations. Improving the visual amenity of industrial areas is a major issue for Maryborough and other major towns.

Council seeks to protect heritage assets and promote built form improvements by:

- Protecting sites, places, buildings and features of heritage significance.
- Preserving and enhancing the visual amenity and character of Maryborough and the shire's townships.
- Enhancing the visual qualities and character of the major road entrances to Maryborough and townships in the shire.
- Maintaining and enhancing the character and qualities of the Maryborough Central Business Area by retaining its compact urban form, pedestrian scale and heritage character.

- Prioritising the provision of active transport infrastructure in the sub-regional and district townships.
- Prioritising industrial development to provide a high standard of visual amenity through landscaping and attractive entry treatments.

System Note: The following ordinance will be modified in Clause:02 Municipal Planning Strategy, Sub-Clause:02.03 Strategic Directions

02.03-6

C34cgol

Housing

Dwelling types in Central Goldfields Shire are similar to those in regional Victoria, with a higher proportion of separate houses and lower proportion of medium density houses than the corresponding State averages. The Shire will need to cater for diverse housing needs close to services considering the ageing population and changing family structures.

Rural living bordering each town in the Shire presents numerous opportunities for housing. Further provision of Low Density Zones in serviced areas near Maryborough and Carisbrook will be explored to meet future housing demand.

Affordable housing is an economic and lifestyle strength of Central Goldfields. The residential sector's energy, water and waste management future forms an important part of Council's sustainability goals.

Council seeks to manage the development of housing in its townships and settlements by:

- Prioritising the provision of innovative residential housing that is energy efficient and affordable.
- Directing future residential growth towards the townships of Maryborough and Carisbrook.
- Prioritising and facilitating urban consolidation on existing residential lots in Maryborough, Carisbrook and Dunolly.
- Exploring the provision of affordable housing options for the community in collaboration with housing associations and specialist housing providers on crown land.
- Ensuring options to allow residents to 'age in place' with increased housing diversity close to services.
- Investigating the provision of the Low Density Zone in serviceable areas around Carisbrook and Maryborough.

System Note: The following ordinance will be modified in Clause:02 Municipal Planning Strategy, Sub-Clause:02.03 Strategic Directions

02.03-7

C34cgol

Economic development

The Central Goldfields Shire's economy is small compared to the Loddon Campaspe region, which is attributed to its lower population base. The main areas of economic activity are primary industries (agriculture, construction, manufacture and transport); population driven industries (retail, hospitality, personal and household services); knowledge and public sector industries (health, education and government agencies) and tourism (accommodation, hospitality, arts and recreation services).

Rural enterprises

Agricultural activities are primarily cropping, sheep and cattle grazing and fodder conservation. Beef and sheep farming are high employers within the sector. There are emerging specialisations in less traditional agricultural activities such as fruit and vegetable growing, poultry farming and nursery and floriculture. The Shire is showing a growing interest in intensive agriculture, horticulture and contributing to supply chain networks and renewable energy production.

Tourism

Tourism is an emerging industry in the Shire. The Shire is part of the Goldfields Tourist Region and on the Golden Way Touring Route between Ballarat and Bendigo. Each of the Shire's towns and hamlets have heritage streetscapes and landscapes which are complemented by environmental features such as the Box Ironbark forests, Moolort Plains, volcanic ridges and Aboriginal assets. The Shire encourages events, emerging arts and culture initiatives to further strengthen the tourism industry.

Retail and community services

Maryborough's regional role is related to the services and opportunities it provides for employment, shopping, business and community services. The health and community services sector is an important growth industry in the region due to increasing demand, particularly as the population ages. Upgrades in existing and additional facilities will be required in townships over the coming years.

Manufacturing and industry

Large scale industrial activity is located in Maryborough, Flagstaff and Carisbrook, with smaller dispersed industrial sites within Maryborough, Carisbrook and Dunolly. A large grain processing facility is located beside the Dunolly train station. A chaff and feed enterprise, hydroponics, composting and a large quarry operation are located in and around Carisbrook.

There is long standing conflict between industrial and residential land in Maryborough, Flagstaff and Carisbrook. Some long standing industrial uses are unable to meet the Environment Protection Authority (EPA) guidelines for separation distances from sensitive uses. There are dwellings in industrial zones, small isolated pockets of industrial zones and residential land in close proximity to industrial zones. These sites may contain potentially contaminated land and are generally of poor aesthetic value.

Council seeks to promote economic development by:

- Promoting Maryborough Central Business Area as a sub-regional centre for retail, business and community services.
- Enhancing the Shire's townships to support liveable communities and provide a job ready labour force.
- Identifying and protecting heritage assets in the townships for tourism potential and the population's pride.
- Facilitating the development of the Shire's tourism industry of small gold towns, goldfields, Aboriginal cultural tourism and environmental assets.
- Increasing accessibility and connectivity between residential, commercial and industrial areas.
- Recognising separation distances and avoid encroachment problems between industrial and residential uses.

System Note: The following ordinance will be modified in Clause:02 Municipal Planning Strategy, Sub-Clause:02.03 Strategic Directions

02.03-8
C34cgol

Transport

Road network

Central Goldfields is well served by road including the Pyrenees Highway that provides important links to the Calder and Sunraysia Highways. The Wimmera Highway is located in the northern tip of the Shire near Moliagul.

Public transport

Maryborough is the public transport hub of the Shire. The re-establishment of limited passenger rail services between Maryborough and Ballarat has created opportunities for rail commuting from the Shire to Ballarat and more convenient train travel to Melbourne. Other public and community transport modes provide vital links to the wider region including to Castlemaine, Ballarat, Bendigo and Melbourne.

Rail lines bisect the Shire and provide an important economic function by carrying large tonnages of freight mainly wheat, oats and other bulk seed crops, fertilisers, bulk fuel and general parcel freight. Although opportunities for expansion of freight containerisation are limited in Dunolly, there is potential in Maryborough.

Active transport

Active transport is an important transport mode within the towns and as a tourism drawcard, with rail trails an emerging interest.

Maryborough aerodrome provides tourism, recreational and commercial opportunities.

The road and public transport network provides significant social and economic benefits to settlement, business, trade and tourism. These linkages provide connectivity to regional centres and Melbourne, enhancing potential economic benefits for the community. Transport planning in Central Goldfields Shire will:

- Support the continued delivery of transport infrastructure and services to meet the needs of the community.
- Protect the grain storage facility at the Dunolly train station and support the continued use as a freight hub.
- Provide connected active transport infrastructure to facilitate accessibility for the community.
- Support the viable operation of Maryborough aerodrome.

System Note: The following ordinance will be modified in Clause:02 Municipal Planning Strategy, Sub-Clause:02.03 Strategic Directions

02.03-9

C34cgol

Infrastructure

Community Infrastructure

Community infrastructure planning must enhance the liveability, wellbeing, amenity and quality of life within Central Goldfields Shire.

Community infrastructure and services are required for all age demographics. As the population is dispersed over a large, diverse area, the development and delivery of community facilities and services has challenges for quality, access and connectivity. New development in the Shire requires the provision of infrastructure to service and support the community.

In planning and delivering community infrastructure, Central Goldfields Shire will:

- Facilitate improved accessibility
- Prioritise local place based initiatives
- Ensure the development of and access to community infrastructure and services to cater for the current and potential future needs of all age demographics.

Open Space

The Shire has several sport and recreation facilities of varying quality, function and form. Maryborough has the most facilities, followed by Dunolly, Talbot, Bealiba, Majorca then Carisbrook. Bushland reserves, state forests, historic reserves and nature reserves provide open space, with further opportunities for recreation and tourism. The Paddy's Ranges and Maryborough Regional Park are the only regional park assets.

The community actively participates in sport, recreation or physical activity, with walking the most prominent.

Council seeks to improve its open space network and recreational opportunities by:

- Providing assessable, affordable and inclusive physical activity facilities.
- Prioritising and facilitating activation of existing open space, sport and active recreation facilities.
- Planning, designing and maintaining facilities and spaces that are fit for purpose and encourage the community to lead active lives.
- Improving connections in the trails, track and path network.

Integrated Water Management

Council recognises the interconnection of water systems, including urban areas, water supply catchments, receiving environments and agricultural water users.

Council seeks to improve integrated water management by:

- Ensuring residential development in areas where sewer, water, power and telecommunication infrastructure occurs.
- Ensuring industrial development in areas where sewerage and water services are available.
- Ensuring landscaping that responds to integrated stormwater management.
- Prioritising the implementation of Water Sensitive Urban Design and the provision of rainwater tanks in new developments to supply water for toilet flushing, garden irrigation and cold water laundry.

Waste and Resource Recovery

The Shire has a number of former landfills and active resource recovery facilities. The sites are not formally identified in the Planning Scheme. Former and active landfills are located across the Shire and when use and development is proposed nearby, buffers must be considered.

Development Infrastructure

New development in the Shire's towns and rural areas requires adequate provision of infrastructure to service and support future development. The infrastructure should be coordinated and integrated to meet the requirements of the development.

Some townships, such as Majorca, Talbot, Timor and Bealiba, are unsewered, which can inhibit physical growth and contribute to regional water quality problems.

Council aims to support the efficient delivery of infrastructure by:

- Supporting telecommunication infrastructure.

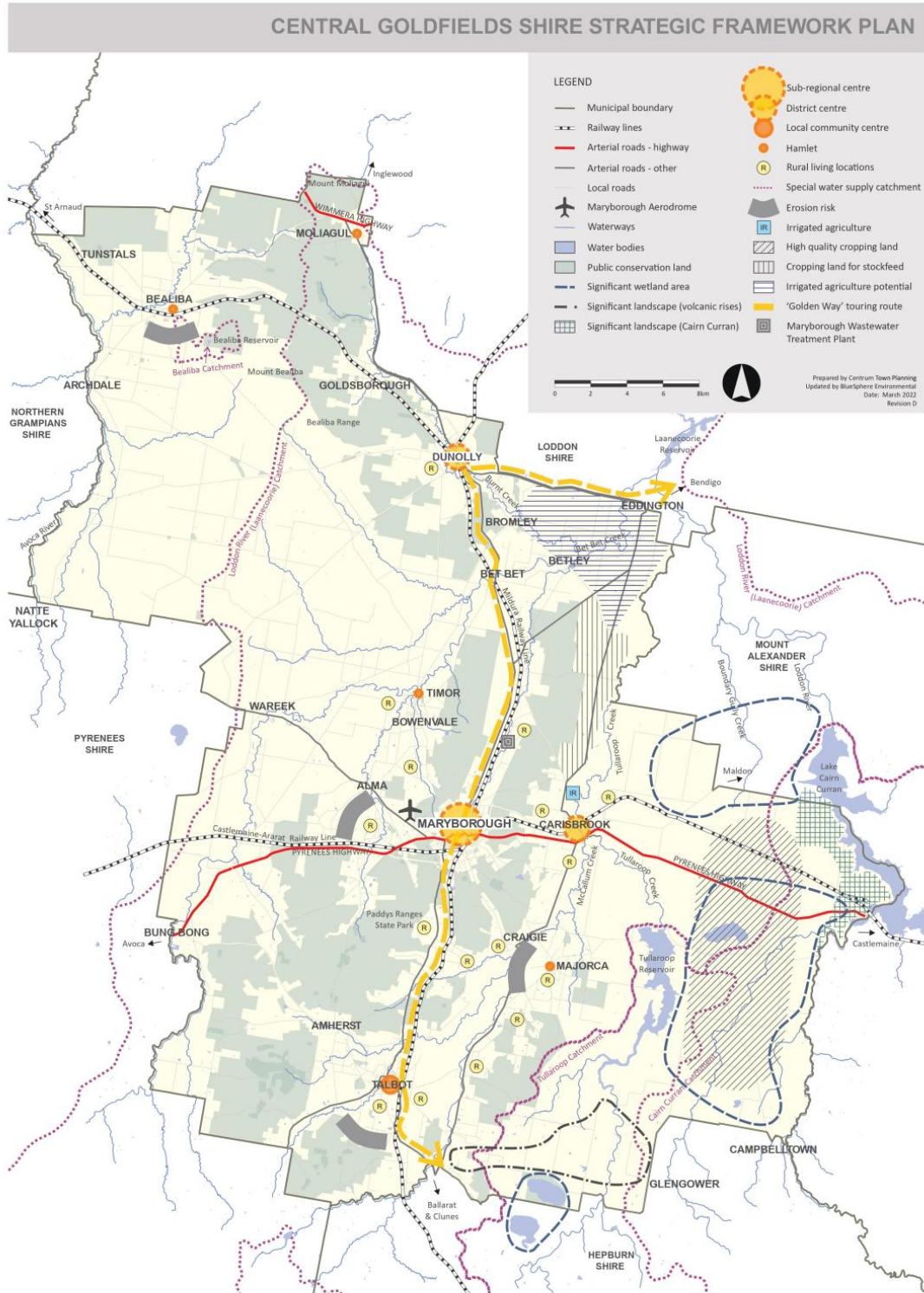
System Note: The following ordinance will be modified in Clause:02 Municipal Planning Strategy

02.04
C34cgol

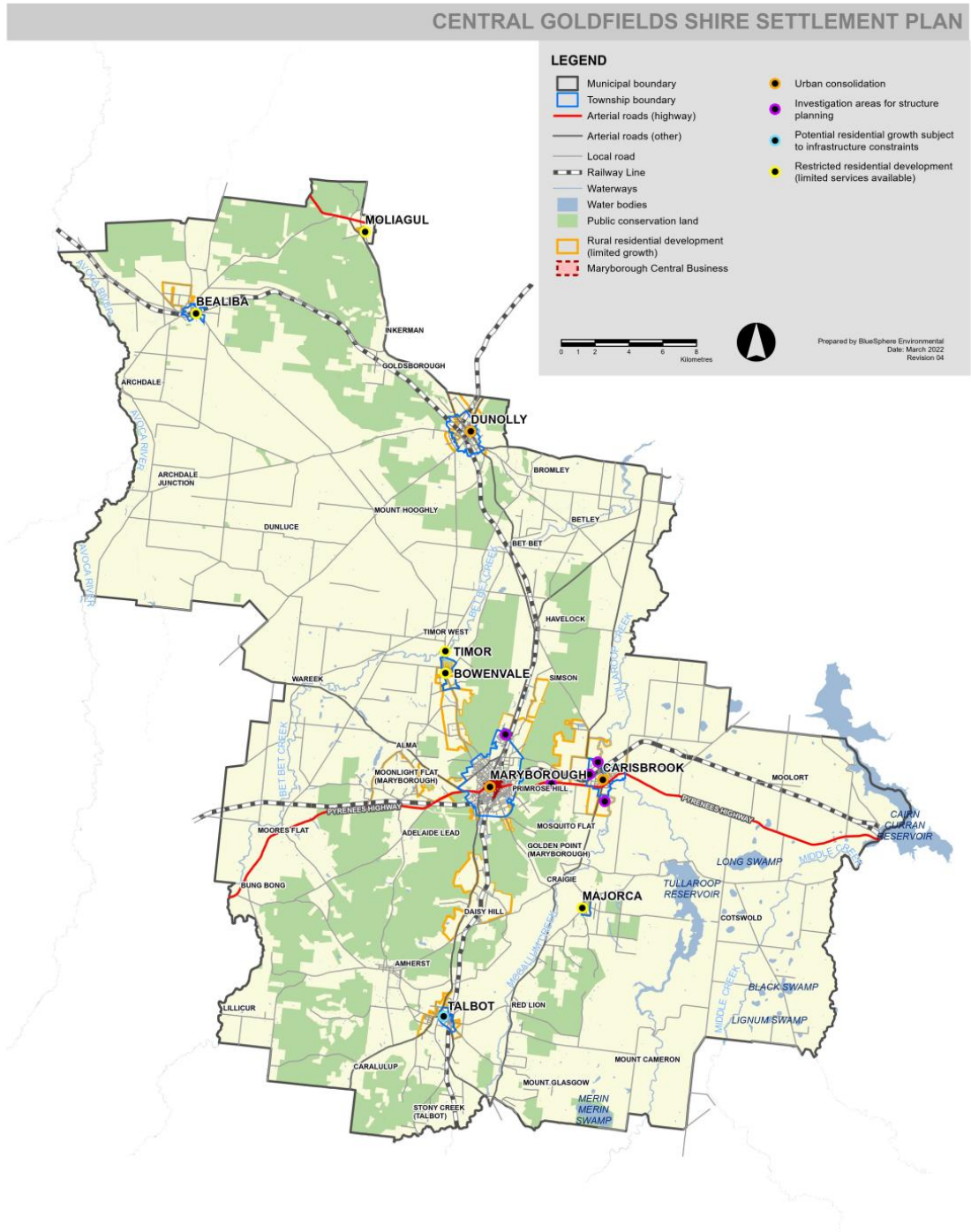
CENTRAL GOLDFIELDS STRATEGIC FRAMEWORK PLANS

The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

Central Goldfields Shire Strategic Framework Plan to Clause 2.04

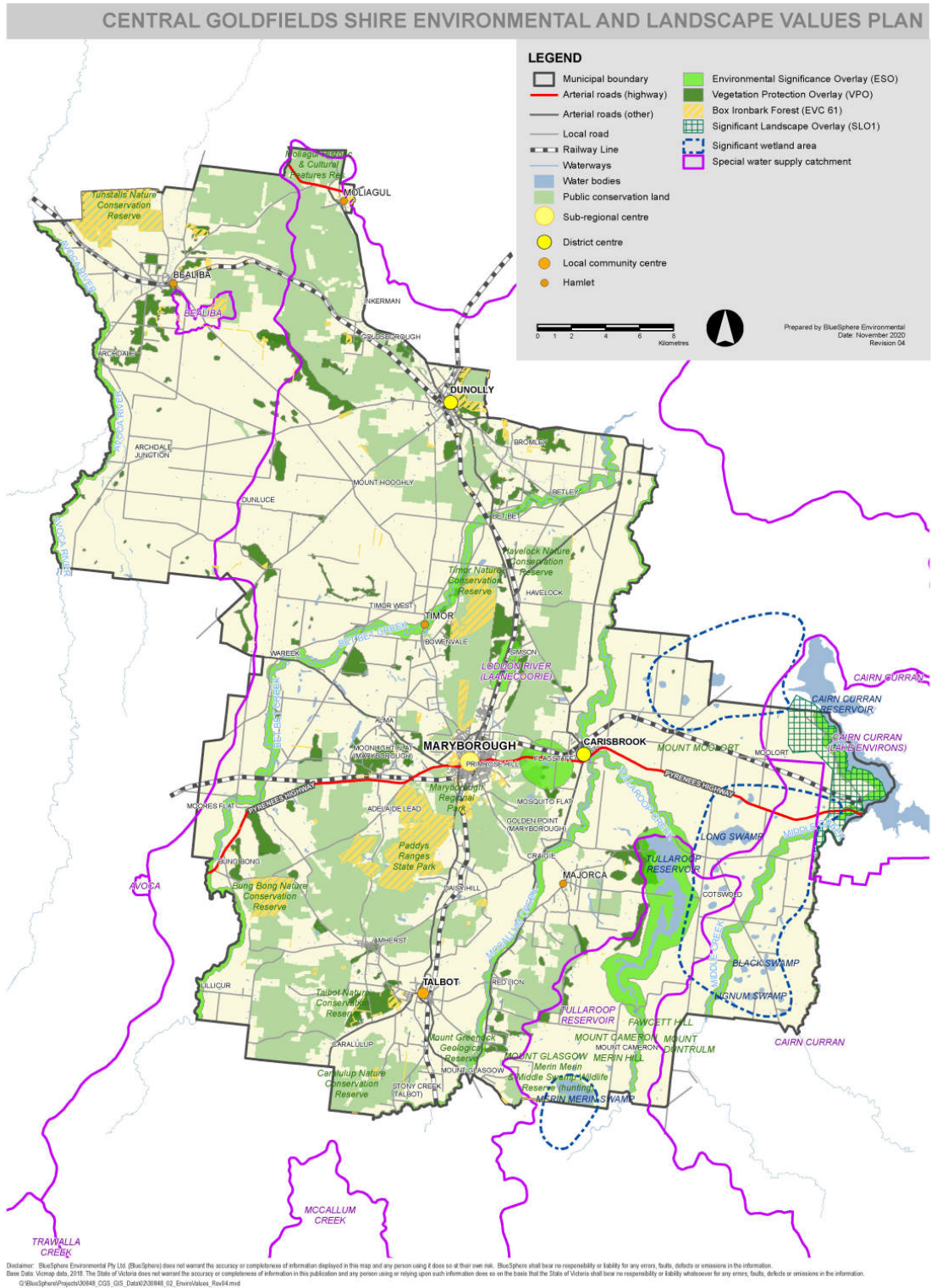


Central Goldfields Shire Settlement Plan to Clause 2.04

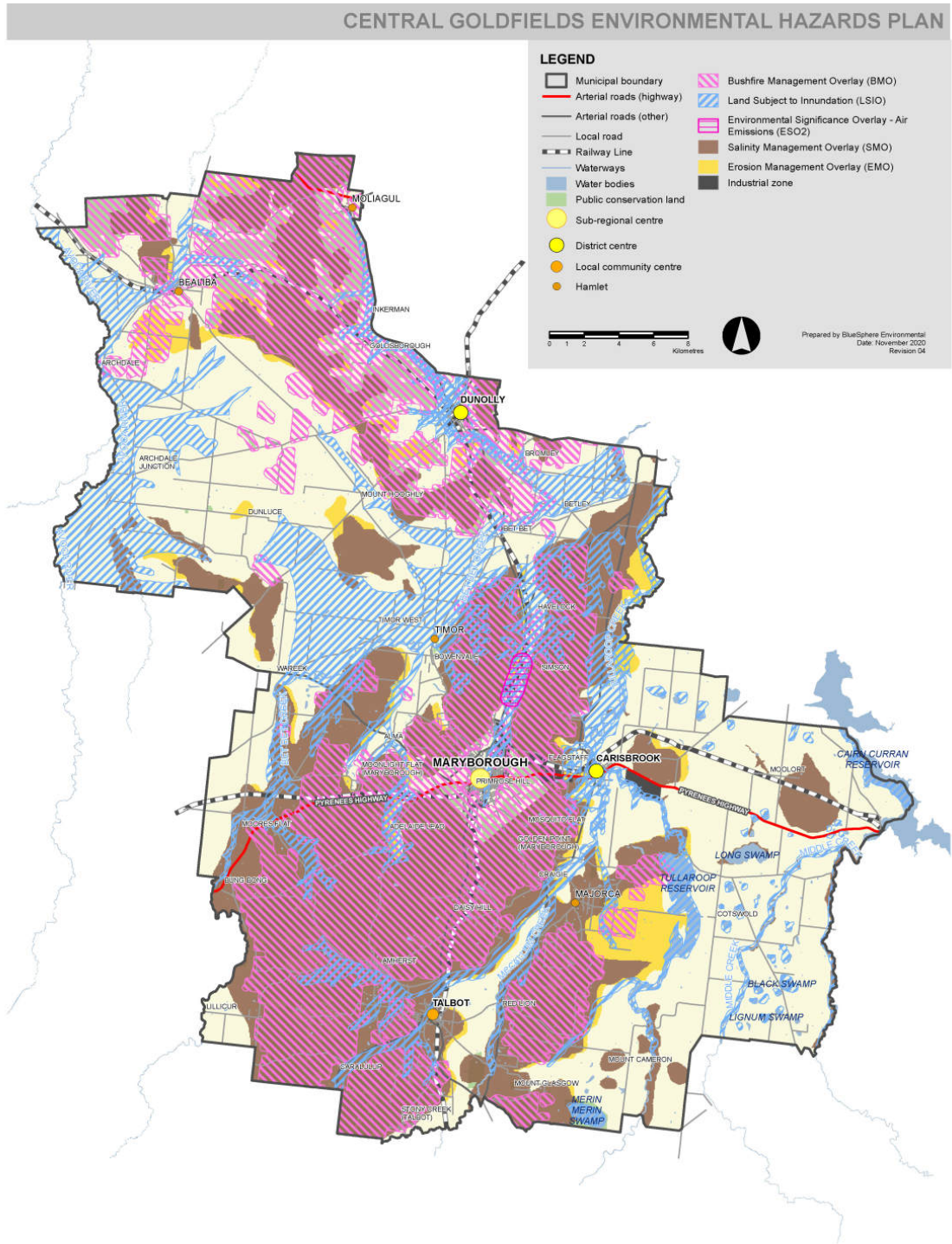


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Central Goldfields Shire Environmental and Landscape Values Plan to Clause 2.04

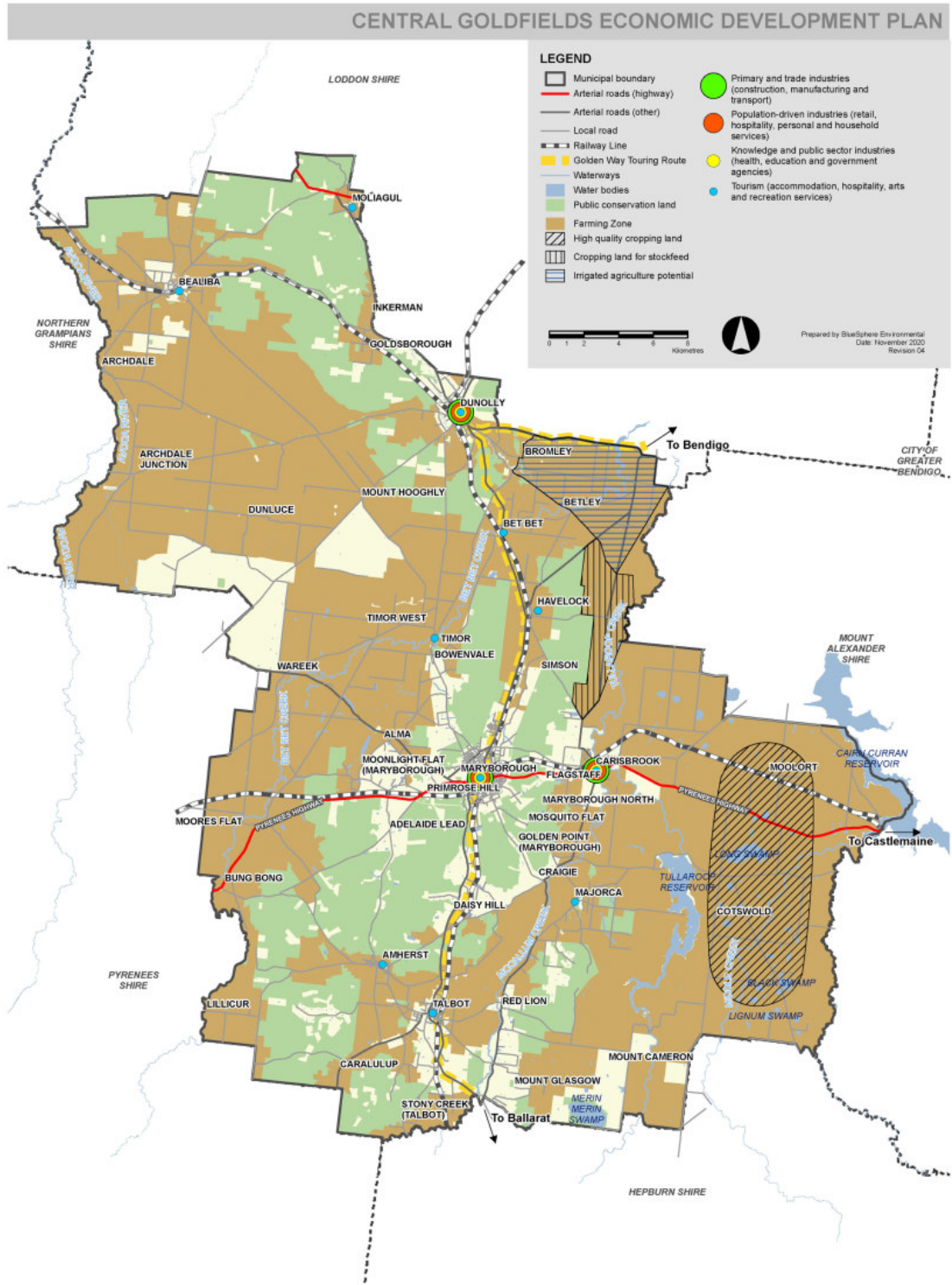


Central Goldfields Environmental Hazards Plan to Clause 2.04



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Central Goldfields Economic Development Plan to Clause 2.04



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System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.01 VICTORIA

11.01-1L
C34cgol

Settlement - Central Goldfields

This policy applies to land within townships identified in the maps to this Clause and the municipality's settlements.

Objective

To achieve a sustainable urban form for townships and settlements by containing future development within the township boundaries shown on the township maps.

Strategies

Provide a diverse range of land types and lot sizes in areas where there is existing infrastructure to meet the needs of the future population.

Provide low density and rural living opportunities around the periphery of Maryborough and other centres where they do not conflict with natural resource constraints.

Prioritise the development of a wide variety of housing options, including townhouses, apartments and specifically designed aged person housing in Maryborough and other district centres of the Shire.

Prioritise active transport infrastructure to improve links that combine to form strategic pedestrian and bicycle networks.

System Note: The following ordinance will be added after 11.03-6S Regional and local places

11.03-6L-01 Maryborough

C34cgol

This policy applies to the Sub-regional centre of Maryborough shown on the Maryborough map that forms part of this clause.

Strategies

Investigate potential constraints of the 'Potential Residential Investigation Area' prior to any rezoning including but not limited to bushfire risk and the wastewater treatment plant buffer.

Prepare township level bushfire assessment report for Maryborough to identify township boundaries and identify low risk areas for future residential expansion.

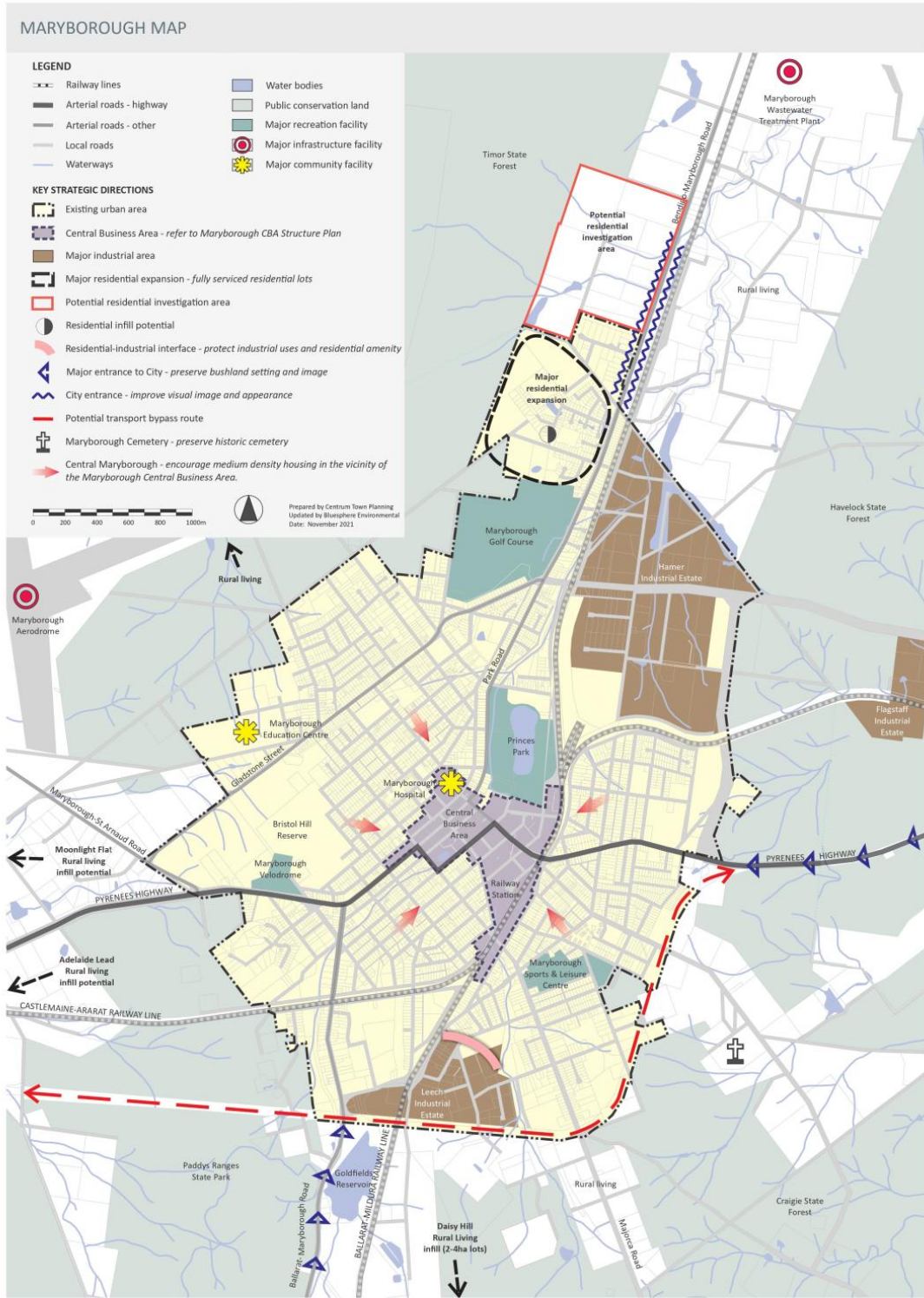
Protect industrial uses and residential amenities of the residential-industrial interface area in Maryborough North.

Provide for all ability access in recreation reserves in Maryborough.

Support establishment of compatible industries within the buffer area of the Maryborough wastewater treatment plant.

Support medium density housing, including townhouses, mixed shop-top living and units in Maryborough's residential zones close to Maryborough Central Business Area.

Maryborough Map



System Note: The following ordinance will be added after 11.03-6S Regional and local places

11.03-6L-02 Maryborough Central Business Area

C34cgol

This policy applies to the Central Business Area of Maryborough shown on the Maryborough Central Business Area map that forms part of this clause.

Strategies

System Note: The following ordinance will be added after 11.03-6S Regional and local places

11.03-6L-03 Carisbrook

C34cgol

This policy applies to the district centre of Carisbrook shown on the Carisbrook map that forms part of this clause.

Strategies

Prepare Land Use Framework Plan to investigate how the land in Carisbrook should be developed considering the recommendations from the bushfire assessment reports.

Beautify town entrances with landscaping, plantings and artworks.

Ensure new development is consistent with heritage and tourism themes in Bucknall Street Tourism and Heritage Precinct.

Ensure residential development within the township boundary of Carisbrook.

Carisbrook Map



System Note: The following ordinance will be added after 11.03-6S Regional and local places

11.03-6L-04 Dunolly

C34cgol

This policy applies to the district centre of Dunolly shown on the Dunolly map that forms part of this clause.

Strategies

AMENDMENT C34CGOL

Improve accessibility for all abilities in Dunolly and district.

Beautify town entrances with landscaping, plantings and artworks.

Retain intact heritage streetscapes of the town centre.

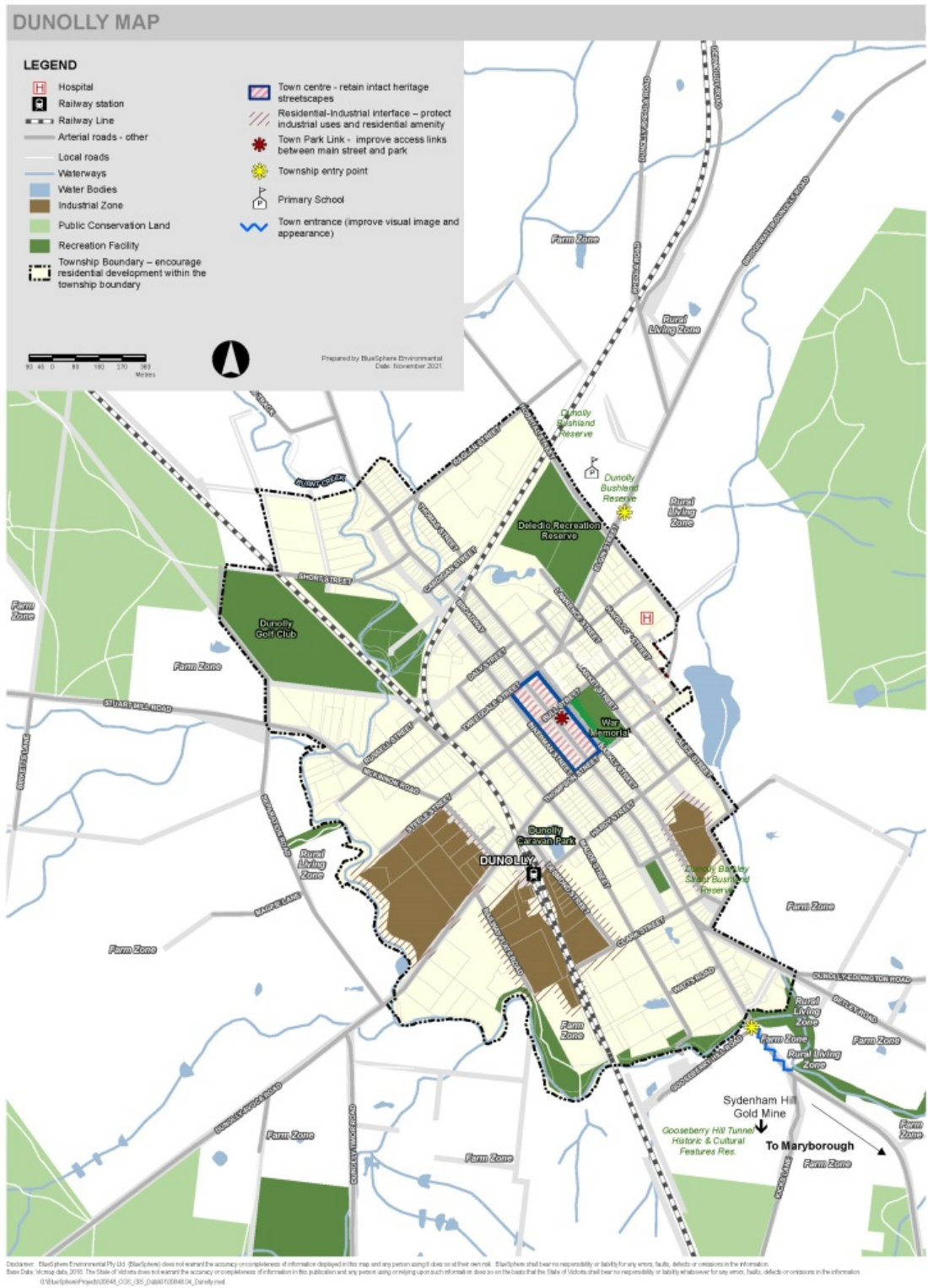
Ensure residential development within the township boundary of Dunolly.

Protect industrial uses and residential amenity of residential-industrial interface.

Improve access links between main street and the Town Park.

Dunolly Map

AMENDMENT C34CGOL



System Note: The following ordinance will be added after 11.03-6S Regional and local places

11.03-6L-05 Talbot

C34cgol

This policy applies to the local community centre of Talbot shown on the Talbot map that forms part of this clause.

Strategies

System Note: The following ordinance will be added after 12.01-2S Native vegetation management

12.01-1L

C34cgol

PROTECTION OF BIODIVERSITY - CENTRAL GOLDFIELDS

Objective

To protect and enhance remnant vegetation and wildlife corridors for their biodiversity value in the Box Ironbark Forests.

Strategies

- Ensure that land use and development proposals are consistent with regional vegetation plans.

Policy documents

Consider as relevant:

- North Central Regional Catchment Strategy 2013-2019 (North Central Catchment Management Authority, 2013)
- Maryborough Bushland Study (Elvyne Hogan, 1993).

System Note: The following ordinance will be added after 14.01-1S Protection of agricultural land

14.01-1L

C34cgol

PROTECTION OF AGRICULTURAL LAND - CENTRAL GOLDFIELDS

This policy applies to the Farming Zone.

Objective

To protect productive agricultural land and its supporting infrastructure.

Strategies

- Restrict the subdivision and alienation of productive agricultural land as identified in the Strategic Framework Plan and discourage conversion to land uses that take the land out of productive use.
- Limit development where it can't be adequately serviced with septic systems without impacting the water catchment and encourage farm consolidation.
- Assess the implications of development proposals in farming lands.
- Ensure development of poultry abattoirs and finished poultry product processing in suitable locations that do not adversely affect any dwelling or agricultural land.

System Note: The following ordinance will be modified in Clause:14 NATURAL RESOURCE MANAGEMENT, Sub-Clause:14.01 AGRICULTURE

14.01-2L

C34cgol

Sustainable agricultural land use - Central Goldfields

Objective

To encourage ecologically sustainable farm management practices.

Strategies

- Ensure intensive agriculture is located to minimise risks associated with effluent disposal and protect the amenity of adjacent land uses.
- Prioritise the findings of salinity and nutrient catchment management plans to assist in the assessment of land use and development proposals in rural zones.

Policy Documents

Consider as relevant:

- North Central Regional Catchment Strategy 2013-2019 (North Central Catchment Management Authority, 2013)
- Central Goldfields Rural Land Capability Study (Golder C34cgol Associates, 2011)
- Recommended Separation Distances for Industrial Residual Air Emissions (Publication 1518, Environment Protection Authority, 2013)

System Note: The following ordinance will be modified in Clause:14 NATURAL RESOURCE MANAGEMENT, Sub-Clause:14.02 WATER

14.02-2L

C34cgol

Water quality - Central Goldfields

Objective

Maintain and protect water quality in the Bealiba, Laanecoorie, Tullaroop and Cairn Curran catchments; the Loddon and Avoca Rivers and Bet Bet Creek waterways systems.

Strategies

- Prioritise land capability in the assessment of land use and development proposals.
- Ensure sewerage and waste pre-treatment and innovative recycling and co-generation techniques within industries.

Policy Documents

Consider as relevant:

- Construction Techniques for Sediment Pollution Control (Environment Protection Authority, 1991)
- Planning permit applications in open, potable water supply catchments (Department of Sustainability and Environment, 2012)

System Note: The following ordinance will be added after 17.01-1R Diversified economy - Loddon Mallee South

17.01-1L

C34cgoI

Diversified Economy - Central Goldfields

This policy applies to all development within the Commercial Zones, Mixed Use Zone and Industrial Zones.

Strategies

- Prioritise new and emerging business sectors, including co-working spaces, business incubators and spaces for social enterprise.
- Ensure industries such as manufacturing, intensive agriculture and horticulture to locate in areas near roads and rail freight options, with sewerage and water services.

System Note: The following ordinance will be added after 17.04-1R Tourism - Loddon Mallee South

17.04-1L

C34cgol

TOURISM - CENTRAL GOLDFIELDS

Objective

To promote Central Goldfields Shire's natural and cultural heritage tourism assets to maximise social and economic benefits.

Strategies

- Support tourism uses that promote the themes of gold heritage, Box Ironbark forests, arts and culture.
- Prioritise the development of private and public tourism assets and infrastructure.
- Ensure events and festivals within the shire and region at appropriate sites considering environmental risks and natural resource constraints.
- Support and develop the tourism potential of the shire's townships.

System Note: The following ordinance will be added after 18.01-1S Land use and transport planning

18.01-1L

C34cgol

LAND USE AND TRANSPORT INTEGRATION - CENTRAL GOLDFIELDS

Strategies

Prioritise sustainable transport infrastructure in the sub-regional and district centres.

Ensure residential, commercial and industrial development close to existing road, rail and active transport networks.

System Note: The following ordinance will be added after 18.02-1S Sustainable personal transport

18.02-1L

C34cgol

WALKING - CENTRAL GOLDFIELDS

Strategies

Provide adequate land and links for sustainable transport.

Create continuous walking and cycling networks to quality sport and recreation facilities, education and residences in Maryborough and Dunolly.

Prioritise road space for pedestrians and cyclists, including opportunities to implement shared zones in Maryborough, Carisbrook and Dunolly.

System Note: The following ordinance will be added after 18.02-3S Public transport

18.02-3L

C34cgol

Public Transport - Central Goldfields

Strategies

Ensure heavy freight industries near rail services.

Ensure residential and commercial uses in the townships which have passenger rail services, such as Maryborough, and Talbot.

System Note: The following ordinance will be added after 19.02-4S Social and cultural infrastructure

19.02-4L

C34cgol

SOCIAL AND CULTURAL INFRASTRUCTURE - CENTRAL GOLDFIELDS

Objective

To create a network of accessible, adaptable, community facilities.

Strategies

- Prioritise adaptable, multi-purpose facilities that incorporate a range of cultural, commercial and community uses instead of standalone or specialist facilities.
- Facilitate opportunities to leverage community facilities as catalysts for urban and economic activation.
- Maintain the network of accessible, adaptable community hubs that provide spaces for learning, collaboration, community connection, leisure and arts, preferably co-located with other services.
- Extend the reach of the arts throughout the Shire by encouraging multi-purpose spaces for arts, exhibitions and creative activities.

System Note: The following ordinance will be added after 19.02-6S Open space

19.02-6L

C34cgol

OPEN SPACE - CENTRAL GOLDFIELDS

This policy applies to all development of land within the boundaries of townships shown in the Strategy Framework Plan at Clause 2.04.

Strategies

- Develop safe and accessible walking pathways and trails within open space networks.

System Note: The following ordinance will be added after 19.03-2S Infrastructure design and provision

19.03-2L

C34cgol

INFRASTRUCTURE DESIGN AND PROVISION - CENTRAL GOLDFIELDS

Objective

To provide a consistent approach to the design and construction of infrastructure across the municipality.

Policy document

Consider as relevant:

- Infrastructure Design Manual (Local Government Infrastructure Design Association, 2020);
or
- An approved precinct structure plan for new subdivision and development.

**System Note: The following ordinance will be modified in Clause:19
INFRASTRUCTURE, Sub-Clause:19.03 DEVELOPMENT INFRASTRUCTURE**

19.03-3L

C34cgol

Integrated water management - Central Goldfields

Strategies

- Ensure effluent disposal systems can be contained within the site.
- Minimise the potential for pollution if reticulated sewerage is not available using the recommendations from a land capability assessment and considering the conditions from relevant referral authorities.
- Provide a landscape plan for new development affecting the Maryborough CBA or at town entrances shown on township maps.
- Include verges and passively irrigated street trees in new development areas.

Policy document

Consider as relevant:

Maryborough Integrated Water Management Plan 2018

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

1.0
C34cgol

Table of uses

Section 1 - Permit not required

Use	Condition
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Stone exploration	Must not be costeaning or bulk sampling.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Agriculture (other than Animal boarding and Intensive animal husbandry)	
Art gallery	
Food and drink premises	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Museum	
Research and development centre	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Animal boarding
Brothel
Cinema based entertainment facility
Industry (other than Research and development centre)
Intensive animal husbandry
Motor racing track
Nightclub
Office

Use
Place of assembly (other than Art gallery and Museum)
Retail premises (other than food and drink premises)
Saleyard
Transport terminal
Warehouse

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

2.0
C34cgol

Use of land

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and type of activities to be carried out.
- How the proposed use supports, or is ancillary to the use of the land for a recreation reserve.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials (including garbage collections), hours of operation and potential light spill.
- A statement of how the proposed use achieves or is complimentary to the purpose of this Schedule.

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The purpose of the zone.
- The need for the proposed use, and the extent to which the use will contribute to the benefit of and promote the Goldfields Reserve as a viable recreation and entertainment venue.
- The effect of traffic to be generated on the existing road network.
- Any impact upon the amenity of the existing primary use of the land for a recreation reserve, and any impacts upon the amenity of the surrounding area.
- The provision of car parking.
- The provision of landscaping.

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

4.0
C34cgol

Buildings and works

Application requirements

An application to construct a building, or construct or carry out works, must be accompanied by the following information, as appropriate:

Elevations drawings to scale of at least 1:100 of all elevations showing colours and materials of all buildings and works.

A plan drawn to a scale of at least 1:200 that shows:

- The boundaries and dimensions of the site, and adjoining roads.
- The location, height and nature (purpose) of buildings and works on adjoining land.
- Relevant ground levels or contours.
- The layout of existing and proposed buildings and works.
- The existing and proposed access to the site, driveways, car parking and loading areas.
- Proposed landscaping as designed by a suitably qualified person.
- All external storage and waste treatment areas.
- Details of any proposed advertising signage.
- Construction details of all drainage, driveways, vehicle parking and loading areas.

A landscape plan that shows:

- The location of existing vegetation that is to be retained and removed.
- The location of any vegetation to be planted and surfaces to be constructed.
- A detailed planting and maintenance schedule including proposed species.

Decision Guidelines

Before deciding on an application to construct a building or construct or carry out works, in addition to the decision guidelines in Clause 37.01-4, the responsible authority must consider, as appropriate:

- The purpose of the schedule to the zone.
- Whether the proposed development will enhance the role of the Goldfields Reserve as an attractive recreation and entertainment venue.
- The streetscape, especially the presentation to Ballarat Road; the treatment of the facades of all buildings and their appearances; illumination of buildings or their immediate spaces, and the landscaping of land adjoining a road.
- Views into and out of the site.
- The impact of the proposed development on native vegetation both on the site and on adjoining properties, particularly the extent of existing native vegetation to be retained.
- The adequacy of proposed landscaping.
- The movement of vehicles, cyclists, and pedestrians on the site, and service vehicles providing for supplies, waste removal, emergency services and public transport.
- The adequacy and design of proposed car parking.
- The impact that the proposed development will have on traffic in the vicinity of the site.
- The interface with adjoining zones, especially with residential areas or other public use areas.
- The treatment and disposal of all wastewater and drainage water, in particular the way in which wastewater will be collected, treated and re-used on site or discharged to a reticulated system.
- The storage of rubbish and material for recycling.
- The availability of and connection to services.

System Note: The following ordinance will be modified in Clause:42 ENVIRONMENTAL AND LANDSCAPE OVERLAYS, Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

C34cgol

SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO2.

MARYBOROUGH WASTEWATER TREATMENT PLANT AIR EMISSIONS BUFFER

System Note: The following ordinance will be modified in Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY, Schedule:SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

1.0

C34cgol

Statement of environmental significance

The Maryborough Wastewater Treatment Plant is critical infrastructure servicing the Central Goldfields Shire, where wastewater is required to be treated to a standard where it can be beneficially reused. The operations of the plant have the potential to result in residual air emissions. Buffer areas have been applied to separate sensitive uses and protect the quality of life and environment from the off-site effects generated by these operations and to protect the infrastructure from encroachment by inappropriate sensitive development. Buffer areas and distances will have to be reviewed over time to ensure their scope is sufficient.

Agricultural and some industrial that are less sensitive to odour may be appropriately located within these buffers while any residential and most commercial development should generally only occur near the buffer margins.

System Note: The following ordinance will be modified in Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY, Schedule:SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

2.0

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Environmental objective to be achieved

To protect the Maryborough Wastewater Treatment Plant from the encroachment by incompatible development associated with sensitive land uses which may have a detrimental impact on the ongoing operation of the plant and community amenity.

System Note: The following ordinance will be modified in Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY, Schedule:SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

3.0

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Permit requirement

A permit is not required to construct a building or construct or carry out works associated with:

- Agriculture;
- An alteration or extension to an existing dwelling;
- A building ancillary to an existing dwelling;
- A utility installation;
- A road.

A permit is not required to remove, destroy or lop any vegetation, including dead vegetation.

System Note: The following ordinance will be modified in Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY, Schedule:SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

4.0

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Application requirements

The following application requirements apply to an application for buildings and works within the Maryborough Wastewater Treatment Plant air emission buffer areas under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans, prepared to scale, indicating distances of property boundaries and any proposed buildings to the property boundary of the Maryborough Wastewater Treatment Plant.
- A written statement that outlines how the application responds to the Statement of environmental significance at Clause 1.0 of this schedule and the Environmental objective to be achieved at Clause 2.0 of this schedule.

System Note: The following ordinance will be modified in Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY, Schedule:SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

5.0

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Decision guidelines

Before deciding on an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme, the responsible authority must consider, as appropriate:

- The proximity of the proposal to the wastewater treatment plant.
- The likelihood of residual air emissions from the nearby treatment plant operations impacting on the proposed development on nearby land.
- The avoidance of development which may adversely affect the ongoing operations of the Plant.
- The potential for the proposed development to expand and attract additional people.
- The degree of choice a person has to remain on the site associated with the development.
- The compatibility of the proposed buildings and works to existing developments within and outside the buffer area.
- The effects of the proposed development on the continuing and future viable operations of the Waste Water Treatment Plant.
- Whether the location and design of the proposal is appropriate given the proximity to the Wastewater Treatment Plant.

System Note: The following ordinance will be modified in Sub-Clause:44.01 EROSION MANAGEMENT OVERLAY, Schedule:SCHEDULE TO CLAUSE 44.01 EROSION MANAGEMENT OVERLAY

4.0

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Application requirements

The following application requirements apply to an application for a permit under Clause 44.01, in addition to those specified in Clause 44.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

When required by the responsible authority, a report prepared by a professionally qualified engineering geologist or geotechnical engineer with experience in slope stability problems is required. The report is to provide one of three conclusions:

- That there are no slope problems and that a permit should therefore be issued without specific guidelines for development of the site;

AMENDMENT C34CGOL

- That identified slope problems can be overcome by defined means giving guidelines for development of the site allowing the granting of a conditional permit; or
- That slope problems are so serious that a permit should not be issued.

A report prepared by the qualified engineering geologist or geotechnical engineer will also include:

- Mapping of geological and slope features.
- Slope profile measurements.
- Drilling, sampling and laboratory or field testing.
- Mapping or incipient movements and past failures, including creep.
- Groundwater occurrence.
- Stability analysis and conclusion on stability of the land under the conditions of its intended use.

Applications for buildings and works should minimise the need for earthworks and the removal of native vegetation. Where appropriate, applications should include a landscaping plan to address erosion.

**System Note: The following ordinance will be modified in Sub-Clause:72.08
BACKGROUND DOCUMENTS, Schedule:SCHEDULE TO CLAUSE 72.08
BACKGROUND DOCUMENTS**

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Background documents

Name of background document	Amendment number - clause reference
<i>Agenda for Action - Nature Conservation in the Avoca-Loddon-Campaspe Region</i> (B Osborne, 1996)	C1 Clause 2.03
<i>Box-Ironbark Forests & Woodlands Investigation, Final Report</i> (Environment Conservation Council, 2001)	C32cgol Clause 2.03
<i>Carisbrook Flood and Drainage Management Plan</i> (Water Technology, 2013)	C31cgol
<i>Central Goldfields Community Plans</i> (Central Goldfields Shire Council, 2020)	C34cgol Clauses 2.03-1, 2.03-9, 11.03-6L
<i>Central Goldfields Economic Development Strategy</i> (Urban Enterprise, 2020)	C34cgol Clauses 2.01, 2.03-4, 2.03-7, 17.01-1L
<i>Central Goldfields Integrated Transport Strategy</i> (Movement & Place Consulting, 2020)	C34cgol Clauses 2.03-4, 2.03-7, 2.03-8, 18.01-1L
<i>Central Goldfields Population, Housing and Residential Strategy</i> (Spatial Economics, 2020)	C34cgol Clauses 2.01, 2.03-1, 2.03-6, 11.01-1L, 11.03-6L
<i>Central Goldfields Recreation and Open Space Strategy</i> (Otium Planning Group, 2020)	C34cgol Clauses 2.03-5, 2.03-9, 19.02-4L, 19.02-6L
<i>Central Goldfields Rural Land Capability Study</i> (Golder Associates, 2012)	C34cgol Clauses 2.03-1, 2.03-3, 2.03-4, 14.01-1L, 14.01-2L
<i>Central Goldfields Sustainability Action Plan 2012-2020</i> (Central Goldfields Shire Council, 2013)	C34cgol Clause 2.03-3

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Name of background document	Amendment number - clause reference
<i>Central Goldfields Tourism and Events Strategy</i> (Urban Enterprise, 2020)	C34cgol Clauses 2.01, 17.04-1L, 19.02-4L
<i>Central Goldfields Shire Walking and Cycling Strategy 2017-2026 (communityvibe, 2017)</i>	C34cgol Clause 18.02-1L
<i>City of Maryborough Heritage Study</i> (D. Bick, C. Kellaway, P. Milner & J. Patrick, 1992)	C3 Clauses 2.03, 43.01s
<i>Code of Practice – Onsite Wastewater Management Publications 891.4</i> (Environment Protection Authority, 2016)	C34cgol Clauses 2.03-4, 42.01-Schedule 1
<i>Construction Techniques for Sediment Pollution Control Publication 275</i> (Environment Protection Authority, 1991)	C34cgol Clauses 2.03-4, 14.02-2L, 42.01-Schedule 1
<i>DNRE Selected Biodiversity Components - LGA Central Goldfields</i> (Department of Natural Resources and Environment)	C1 Clause 2.03
<i>Dunolly Flood Investigation</i> (Water Technology, 2014)	C31cgol
<i>Grampians Central West Waste and Resource Recovery Implementation Plan 2017</i> (Grampians and Central West Waste and Resource Recovery Group, 2017)	C34cgol Clause 2.03-7
<i>Infrastructure Design Manual</i> (Local Government Infrastructure Design Association, 2020)	C34cgol Clause 2.03-9, 19.03-2L
<i>Maryborough - A Social History 1854-1904</i> (B Osborne and T Du Borg, 1985)	C3 Clause 2.03, 12.01-1L
<i>Maryborough Bushland Study</i> (Elvyne Hogan, 1993)	C34cgol Clause 2.03, 12.01-1L
<i>Maryborough Integrated Water Management Plan</i> (E2Designlab and RMCG, 2018)	C34cgol Clauses 2.03-9, 19.03-3L
<i>North Central Regional Catchment Strategy 2013-2019</i> (North Central Catchment Management Authority, 2013)	C34cgol Clauses 2.03-3, 12.01-1L, 42.01-Schedule 1
<i>North Central CMA Region Loddon River System Environment Water Management Plan</i> (North Central Catchment Management Authority, 2015)	C34cgol Clauses 02.03-4, 14.02-2L, 42.01 – Schedule 1
<i>Planning Permit Applications in Open Potable Water Supply Catchment Areas</i> (Department of Sustainability and Environment, 2012)	C34cgol Clauses 02.03-1, 14.02-2L, 42.01 – Schedule 1
<i>Recommended Separation Distances for Industrial Residual Air Emissions</i> (Publication 1518, Environment Protection Authority, 2012)	C34cgol Clauses 02.03-7, 11.01-1L, 14.01-2L, 17.01-1L
<i>Shire of Bet Bet Conservation Study</i> (C. McConville & Associates, 1987)	C3 Clauses 2.03, 43.01s
<i>Talbot & Clunes Conservation Study</i> (Richard Aitken, 1987)	C3 Clauses 2.03, 43.01s
<i>Tullaroop District Heritage Study - Stage One</i> (R. Ballinger & A. Ward, 1999)	C3 Clauses 2.03, 43.01s

Name of background document	Amendment number - clause reference
<i>Upper Coliban Integrated Catchment Management Plan</i> (North Central Catchment Management Authority and Coliban Water, 2018)	C34cgol Clauses 02.03-4, 14.02-2L, 42.01-Schedule 1
<i>Urban Stormwater – Best Practice Environmental Management Guidelines</i> (Victorian Stormwater Committee, 1999)	C34cgol Clauses 02.03-4, 14.02-2L, 42.01-Schedule 1

System Note: The following ordinance will be modified in Sub-Clause:74.02 FURTHER STRATEGIC WORK, Schedule:SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

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Further strategic work

- Undertake a Settlement Strategy to review and define township boundaries, review residential zones and investigate the provision of Low-Density Residential Zone near Maryborough and Carisbrook.
- Develop a strategy for encouraging greater urban consolidation and housing diversity whole also protecting the amenity and character of Maryborough.
- Prepare a Land Use Framework Plan for Carisbrook and Flagstaff to provide guidelines for long term residential and industrial land development.
- Undertake a detailed suitability assessment of the Maryborough North ‘Potential Residential Investigation Area’ for residential development.
- Prepare township level bushfire assessment reports for Maryborough, Carisbrook and Talbot.
- Investigate the preparation of Development Contributions Plans for new growth areas.
- Undertake a Rural Land Strategy to review the application of rural zones and overlays to address the issues of agricultural needs, appropriate locations for rural industries including intensive animal industries and conservation values and residential uses in rural areas.
- Develop a plan for central Maryborough in response to recommendations of the Maryborough Retail Recovery Program and the Population, Housing and Residential Strategy.
- Review existing Heritage Studies and develop a program to address gaps in implementation and the use of a Heritage Incorporated Plan for the HO206 area in Maryborough.
- Review the extent of the Erosion Management Overlay, the Vegetation Protection Overlay and the Salinity Management Overlay controls within them.
- Investigate the application of the Environmental Audit Overlay to closed landfills in the Shire with Department of Environment, Land, Water and Planning (DELWP).
- Investigate the use of a local policy to encourage the provision renewable energy and mechanisms to support green building design.

System Note: The following ordinance will be modified in Sub-Clause:66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS, Schedule:SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

1.0

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Referral of permit applications under local provisions

Clause	Kind of application	Referral authority	Referral authority type
Clause 3.0 of Schedule 1 to Clause 42.01 (ESO)	All applications	North Central Catchment Management Authority	Recommending referral authority
Clause 3.01 of Schedule 2 to Clause 42.01 (ESO)	All applications	Central Highlands Region Water Corporation	Determining referral authority

System Note: The following ordinance will be deleted from Clause:17 ECONOMIC DEVELOPMENT, Sub-Clause:17.02 COMMERCIAL

17.02-1L

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Business - Maryborough

This sub-clause section will be deleted.

System Note: The following ordinance will be deleted from Clause:17 ECONOMIC DEVELOPMENT, Sub-Clause:17.02 COMMERCIAL

17.02-2L

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Out-of-centre-development - Maryborough

This sub-clause section will be deleted.

CENTRAL GOLDFIELDS PLANNING SCHEME

AMENDMENT C34CGOL

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Central Goldfields Council, who is the planning authority for this amendment.

The amendment has been made at the request of Central Goldfields Shire Council.

Land affected by the amendment

The amendment applies to all land within the Central Goldfields Shire.

The amendment also applies to specific land as shown on the maps at Appendix 1.

What the amendment does

The amendment proposes to introduce new or revised local content into the Municipal Planning Strategy (MPS), Planning Policy Framework (PPF) and Schedules to Zones, Overlays, General Provisions and Operational Provisions to implement the *Central Goldfields Planning Scheme Review 2020* (PSR) and other adopted Council strategies, including:

- Population, Housing and Residential Strategy (2020);
- Economic Development Strategy (2020);
- Integrated Transport Strategy (2020);
- Community Plans (2020);
- Recreation and Open Space Strategy 2020-2029 (2020);
- Tourism and Events Strategy (2020)
- Maryborough Integrated Water Management Plan (2018)
- Walking and Cycling Strategy (2017);
- Sustainability Action Plan 2012-2020 (2013);
- Rural Land Capability Study (2012);
- Maryborough Bushland Study (1993).

The amendment also incorporates content from relevant strategies of state agencies including:

- North Central Regional Catchment Strategy 2013-2019 (North Central Catchment Management Authority, 2013);
- North Central CMA Region Loddon River System Environment Water Management Plan (North Central Catchment Management Authority, 2015);
- Planning Permit Applications in Open Potable Water Supply Catchment Areas (Department of Sustainability and Environment, 2012)
- Recommended Separation Distances for Industrial Residual Air Emissions (Publication 1518, Environment Protection Authority, 2012)
- Upper Coliban Integrated Catchment Management Plan (North Central Catchment Management Authority and Coliban Water, 2018)
- Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999)
- Infrastructure Design Manual (Local Government Infrastructure Design Association, 2020)
- Grampians Central West Waste and Resource Recovery Implementation Plan 2017 (Grampians and Central West Waste and Resource Recovery Group, 2017)
- Construction Techniques for Sediment Pollution Control Publication 275 (Environment Protection Authority, 1991)

- Code of Practice – Onsite Wastewater Management Publications 891.4 (Environment Protection Authority, 2016)

The amendment is consistent with the Victoria Planning Provisions and the changes introduced by Amendment VC148, and the Ministerial Direction – The Form and Content of Planning Schemes.

Specifically, the amendment proposes to make the following changes to the content in the Central Goldfields Planning Scheme:

Municipal Planning Strategy

- Update and revise content and strategic directions in Clauses 2.01, 2.03 and 2.04 from the strategies listed above.
- Insert four maps to Clause 2.04 for Economic Development, Environmental Hazards, Environmental Values and Settlement Plan using contents from Economic Development Strategy (2020); Population, Housing and Residential Strategy (2020); and zones and overlays from Central Goldfields Planning Scheme.
- Delete the town structure plans and Maryborough Central Business Area plan from Clause 2.04.

Planning Policy Framework

- Insert revised content at Clause 11.01-1L (Settlement) from Population, Housing and Residential Strategy (2020) and Recommended Separation Distances for Industrial Residual Air Emissions (2012).
- Introduce new local policy content at 11.03-6L (Local Places) under the subclauses as 11.03-6L-01 Maryborough, 11.03-6L-02 Maryborough Central Business Area, 11.03-6L-03 Carisbrook, 11.03-6L-04 Dunolly and 11.03-6L-05 Talbot from Community Plans (2020) and Population, Housing and Residential Strategy (2020); insert revised township maps and Maryborough Central Business Area Map under corresponding subclauses.
- Introduce new local policy content at 12.01-1L (Protection of Biodiversity) from Maryborough Bushland Study (1993) and North Central Regional Catchment Strategy 2013-2019.
- Introduce new local policy content at 14.01-1L (Protection of Agricultural Land) from Rural Land Capability Study (2012).
- Insert revised content at Clause 14.01-2L (Sustainable Agricultural Land Use) from Rural Land Capability Study (2012) and Recommended Separation Distances for Industrial Residual Air Emissions (2012).
- Insert revised Content at Clause 14.02-2L (Water Quality) from North Central CMA Region Loddon River System Environment Water Management Plan (2015), Planning Permit *Applications in Open Potable Water Supply Catchment (2012)*, *Upper Coliban Integrated Catchment Management Plan (2018)* and *Urban Stormwater – Best Practice Environmental Management Guidelines (1999)*.
- Introduce new local policy content at 17.01-1L (Diversified Economy) from Economic Development Strategy (2020) and Recommended Separation Distances for Industrial Residual Air Emissions (2012).
- Delete the local provision of Clause 17.02-1L (Business-Maryborough).
- Delete the local provision of Clause 17.02-2L (Out-of-Centre Development-Maryborough).
- Introduce new local policy content at Clause 17.04-1L (Tourism) from Tourism and Events Strategy (2020).
- Introduce new local policy content at Clause 18.01-1L (Land Use and Transport Integration) from Integrated Transport Strategy (2020).
- Introduce new local policy content at Clause 18.02-1L (Walking) from Walking and Cycling Strategy (2017).
- Introduce new local policy content at Clause 18.02-3L (Public Transport) from Planning Scheme Review Report (2020).
- Introduce new local policy content at Clause 19.02-4L (Social and Cultural Infrastructure) and 19.02-6L (Open Space) from Recreation and Open Space Strategy (2020) and Tourism and Events Strategy (2020).
- Introduce new local policy content T Clause 19.03-2L (Infrastructure Design and Provision) from Planning Scheme Review Report (2020).

- Insert revised content at Clause 19.03-3L (Integrated Water Management) from Maryborough Integrated Water Management Plan (2018).

Zones

- Amend the Schedule 1 to Clause 37.01 (Special Use Zone) to include clear application requirements, updated table of uses and decision guidelines applied to the special use associated with the Goldfields Recreation Reserve, based on the recommendations of the Planning Scheme Review Report (2020).

Overlays

- Amend Schedule 2 to Clause 42.01 (Environmental Significance Overlay- Air Emissions Buffer) to include clear application requirements and decision guidelines.
- Amend Schedule 1 to Clause 44.01 (Erosion Management Overlay) to include clear application requirements and decision guidelines based on the recommendations from Planning Scheme Review Report (2020).

General Provisions

- Amend the Schedule to Clause 66.04 (Referral of Permit Applications under Local Provisions) to include the Central Highlands Water as a determining referral authority under Schedule 2 to Clause 42.01 (Environmental Significance Overlay).

Operational Provisions

- Amend the Schedule to Clause 72.08 (Background Documents) to include new documents based on the Planning Scheme Review Report (2020) and relevant council strategies.
- Replace the Schedule to Clause 74.02 (Further Strategic Work) with a new schedule that includes all further strategic work actions from the Planning Scheme Review Report (2020).

Maps

- Amend Planning Scheme Map No. 7ESO, 13ESO and 16ESO to remove redundant overlay ESO 2 from an old abattoir site along Pyrenees Highway in the Flagstaff Area based on the recommendations from Planning Scheme Review Report (2020) and relevant referral authority (Central Highlands Water).

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to implement the Planning Scheme Review (PSR) adopted by Central Goldfields Shire Council (Council) in March 2020 into the Central Goldfields Planning Scheme.

Section 12B of the *Planning and Environment Act 1987* (the Act) requires that a planning authority reviews the provision of its planning scheme in achieving:

- The objectives of planning in Victoria.
- Its capacity to deliver the Council Plan.
- The objectives and strategies of the planning scheme including the PPF.

In undertaking the Planning Scheme Review, the following issues were comprehensively considered:

- The effectiveness of local planning policies and strategies, zones, overlays, particular provisions, and schedules.
- The effectiveness of development controls.
- Consistency in the form and content with any directions or guidelines issued by the Minister for Planning under Section 7(5) of the Act.
- Establishing effective policy objectives for use and development of land.
- The effective use of State and local provisions to give effect to State, regional and local planning policy objectives.

The amendment seeks to add new or remove existing planning controls which implement additional strategic directions identified by the PSR.

The revised or new contents have been taken from the some of the adopted council studies (listed above) to implement the recommendations of those strategies and to strengthen relevant local provisions of Central Goldfields Planning Scheme. The removal of the redundant overlay ESO 2 from the old Abattoir Site along Pyrenees Highway has been made in consultation with the referral authority – Central Highlands Water. Central Highlands Water further confirmed that the current extent of the ESO 2 around Maryborough Wastewater Treatment Plant is justified and it is an appropriate control for the facility. There will be continuous review of the buffer around the plant by Central Highlands Water and any changes required will be further consulted with Council.

The MSP and the strategies of local PPF under Settlement, Protection of Biodiversity, Protection of Agricultural Land, Sustainable Agricultural Land Use, Water Quality, Diversified Economy, Tourism, Land Use and Transport Integration, Walking, Public Transport, Social and Cultural Infrastructure, Open Space, Infrastructure Design and Provision and Integrated Water Management are direct outcome of these adopted strategies.

This amendment also seeks to implement some regional plans and strategies from state agencies such as North Central Catchment Management Authority, Environmental Planning Authority, Grampians and Central West Waste and Resource Recovery Group, former Victorian Stormwater Committee and former Department of Sustainability and Environment that have local significances to relevant local provisions to be consistent with state and regional policies.

Moreover, the amendment revises schedules of Special Use Zone and Environmental Significance Overlay using the Planning Scheme Review and guidelines from relevant referral authority that ensures clear application requirements and decision guidelines.

Local Policy content has been drafted in accordance with the principles set out in *A Practitioner's Guide to Victorian Planning Schemes* to ensure policy content is:

- Within the scope of the Act and strategically justified
- clear in its application, proportional to the intended planning outcome and consistent with relevant parent provisions, practice notes, advisory notes and ministerial directions issued by the Minister for Planning, and
- drafted to be clear and unambiguous.

The amendment updates local provisions of the Central Goldfields Planning Scheme where local schedules in zones, overlays, particular provisions and general provisions are inconsistent with:

- the *Victoria Planning Provisions* as a result of Amendment VC142 and VC148, and
- the *Ministerial Direction – Form and Content of Planning Schemes*.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of Planning in Victoria, set out in Section 4 (1) of the *Planning and Environment Act 1987*. It supports the objectives to:

- Provide for the fair, orderly, economic, and sustainable use, and development of land.
- Provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.
- Secure a pleasant, efficient, and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- Conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- Protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.
- Facilitate the provision of affordable housing in Victoria.

- Balance the present and future interests of all Victorians.

The amendment implements these objectives through a revised MPS, revised and updated local planning policies, zones, overlays, general provisions and operational provisions by:

- Restructuring, revising and editing the local MPS, PPF and local schedules through clarifying, condensing, and modernising the Central Goldfields Planning Scheme (CGPS) into a contemporary and relevant set of strategic directions, policies and provisions that reflects community aspirations identified through the PSR and recent adopted strategies.
- Ensuring sound, strategic planning and coordinated action at the municipal level by improving the quality, accuracy, consistency and operation of existing planning policy and provisions.
- Providing certainty to users of the CGPS with clear strategic directions that will inform decision making regarding use and development in the municipality consistent with the Planning and Environment Act (P&E Act) objectives.
- Supporting a settlement strategy that provides for growth within existing urban growth boundaries of townships and including the township structure plans in the local policy section.
- Retaining and supporting agricultural and farming activities with policy to reduce amenity and operational conflicts.
- Supporting affordable housing throughout residential areas in the municipality's townships.

The implementation of the latest PSR and relevant council adopted strategies through this planning scheme will provide a legible, high-level strategic overview of Central Goldfields Shire and its major townships which will contribute to the fair, orderly, economic, and sustainable use and development of the municipality with the objectives of planning in Victoria.

How does the amendment address any environmental, social and economic effects?

The amendment addresses a range of significant environmental, social, and economic issues in the Central Goldfields Shire Planning Scheme including:

Environmental

- Biodiversity
- Sustainable Agricultural Land Use
- Water
- Flooding
- Heritage
- Sensitive Interfaces

Social

- Township growth
- Housing Supply and affordability
- Liveability
- Neighbourhood character
- Open Space

Economic

- Rural Residential Development
- Agriculture
- Industry
- Tourism
- Development Infrastructure
- Transport Networks

The amendment will address environmental, social and economic effects for the Central Goldfields community by ensuring that land use and development policies and provisions are consistent with the environmental, social and economic land use objectives of planning in Central Goldfields and Victoria. Specifically, this will be achieved through:

- Retaining an adequate supply of land within townships for the community by maintaining existing township boundaries and settings to support a range of land uses within townships that meet community needs.
- Retention of existing rural zones and enhanced policies that support agricultural and farming activities by discouraging incompatible uses and protecting agricultural land to ensure this economic resource is retained.
- New planning strategies and policies which emphasise the important economic, tourism and agricultural roles of the municipality and wider region.
- Improving the clarity of local policy content in the MPS, PPF and proposed local schedules which results in greater certainty for users of the system.
- Reducing unnecessary costs to applicants and Council because of clearer planning requirements.
- Sound strategic planning and coordinated action at the municipal level by integrating the Central Goldfields Planning Scheme with state and regional planning policy.

Does the amendment address relevant bushfire risk?

The amendment is not expected to result in any increase to the risk to life, property, community infrastructure and the natural environment from bushfire. During the consultation of each Council strategy and the PSR 2020, Council sought comment from the CFA. The CFA did not object to the Planning Scheme Review, or the Council strategies implemented in this amendment. Council will seek further comment from the CFA in the exhibition phase of this amendment.

The amendment is also consistent with the recent state requirements under *Clause 13.02-1S Bushfire Planning*.

The amendment proposes to meet the objective and give effect to the strategies to address bushfire risk by:

- Addressing bushfire risk in the MPS as a key land use theme for the municipality and providing a brief overview in the MPS.
- Retaining a settlement strategy that promotes development within existing urban growth boundaries in the townships of Maryborough, Carisbrook and Dunolly where bushfire risks are already identified.
- Limiting development in settlements that are not serviced adequately.
- Reinforcing the restructuring of settlements that are subject to the greatest risk from environmental hazards such as bushfire, land degradation, interface impacts and flooding.
- Retaining existing township urban growth boundaries as currently identified in the MPS Clause 02.04 and retaining identified environmental hazard controls and their application to land such as through Clause 44.06 (Bushfire Management Overlay), Clause 44.04 (Land Subject to Inundation) and Clause 44.01 (Erosion Management Overlay).

The removal of overlay ESO 2 around Flagstaff area will not cause any further bushfire risk as it is a redundant overlay, and it was originally added to impose air emissions buffer around an old abattoir site (Penny and Land Abattoirs) and Maryborough Wastewater Treatment Plant. As the abattoir site has been closed a decade ago and ESO 2 is not the right control for the site, the overlay has been removed from the site while keeping the ESO 2 around Maryborough Wastewater Treatment Plant.

Council understands the bushfire hazards of the township of Maryborough due to the surrounding state forests and regional parks are imposing a limit to its outwards growth. Although Carisbrook is

relatively safer in terms of bushfire risks, further assessment needs to be done to identify the low-risk areas for future residential expansion. Therefore, Council has appointed a bushfire consultant to assist with township level bushfire risk assessment and identify the directions of growth for Maryborough, Carisbrook and surrounds. The amendment also includes a strategy under Clause 11.03-6L-01 Maryborough and Schedule to Clause 74.02 Further Strategic Work, to demonstrate the need for bushfire risk assessment/s to be undertaken prior to any further rezonings.

Does the amendment comply with the requirements of any Minister’s Direction applicable to the amendment?

The amendment primarily seeks to bring the Central Goldfields Planning Scheme into compliance with the *Ministerial Direction on the Form and Content of Planning Schemes* issued under section 7(5) of the Act issued under Section 12 of the Act. This explanatory report has been prepared in accordance with *Ministerial Direction No. 11 Strategic Assessment of Amendments*.

The Ministerial Direction No. 19 – *Ministerial Direction on the Preparation and Content of Amendments that May Significantly Impact the Environment, Amenity and Human Health* has been responded to by seeking and incorporating the views of the Environment Protection Authority (EPA) at preauthorisation stage and including a strategic direction in the MPS about reducing the impacts from the encroachment of sensitive uses on industrial uses.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment seeks to support and implement state policy by including additional local content to strengthen implementation. The changes are summarised as follows:

PPF Clauses	Local Planning Policies and Relationship to State Policy
Clause 11 Settlement	<p>The amended MPS and Clause 11.01-1L Settlement and 11.03-6L Local Places support the directions of the <i>Loddon Malley South Regional Growth Plan</i> (2014) which identifies Maryborough as a sub-regional centre. Management of landscapes, retention of buffers between settlements and maintaining productive agricultural and farming land and industrial uses are other key themes of how the settlement policy links to rural land use.</p> <p>Amended Sub Clauses (11.03-6L-01 to 11.03-6L-05) under 11.03-6L Local Places recognises the unique local places in the Shire, with key place making attributes considered important in the <i>Regional Growth Plans</i>.</p> <p>The Council and township ‘Structure Plans’ have been updated and renamed, where they were relocated from the MPS.</p> <p>The Maryborough Central Business Area (CBA) Structure Plan has been renamed and relocated from the MPS to this Clause to provide better strategic direction to the policy.</p>
Clause 12 Environmental and Landscape Values	The amended policy direction for the MPS and Clause 12.01-1L Protection of local biodiversity aligns with the <i>Regional Catchment Management Strategy (NCCMA 2013-2019)</i> and the <i>Protecting Victoria’s Biodiversity Plan (2037)</i> .
Clause 13 Environmental Risks	No change in content.
Clause 14 Natural Resource Management	<p>The amended policy direction for the MPS and Clause 14.01-1L Protection of Local Agricultural Land and 14.01-2L Local Sustainable Agricultural Land Use align with <i>Sustainable Animal Industries (Broiler Code of Practice and Piggeries Code of Practice)</i>.</p> <p>The amended MPS and Clause 14.02-2L Local Water Quality align with policy directions from the <i>Regional Catchment Management Strategy 2013-2019 (North Central Catchment Management Authority, 2019)</i> and the reference documents:</p>

	<ul style="list-style-type: none"> • <i>Construction Techniques for Sediment Pollution Control (Environment Protection Authority, 1991)</i> <p><i>Planning permit applications in open, potable water supply catchments (Department of Sustainability and Environment, 2012)</i></p>
Clause 15 Built Environment and Heritage	No change in content.
Clause 17 Economic Development	The amended MPS and revised policies 17.01-1L Diversified Economy and 17.04-1L Tourism are aligned with the <i>Goldfields Heritage Development and Opportunity Project</i> and the <i>Loddon Campaspe Economic Growth Strategy (2019)</i> .
Clause 18 Transport	New content in the MPS and Clauses 18.01-1L Land use and transport planning, 18.02-1L Walking and 18.02-3L Public Transport align with the <i>Central Highland Regional Transport Strategy (2014)</i> , <i>Loddon Campaspe Freight Hub Study (2018)</i> and <i>Loddon Campaspe Integrated Transport Strategy (2015)</i> .
Clause 19 Infrastructure	<p>The new and revised content in the MPS and Clauses 19.02-4L Social and Cultural Infrastructure, 19.02-6L Open Space, 19.03-2L Infrastructure Design and Provision and 19.03-3L Integrated Water Management derived from the Ministerial Direction No.19 led to Council seeking information from the EPA who provided information regarding the industrial interface.</p> <p>Information provided by the Grampians Central West waste and Resource Recovery Group advised as part of the Planning Scheme Review (2020), the <i>Grampians Central West Waste Resource Recovery Implementation Plan – Land Use Planning Project 2018</i>, identifies that there are former landfill sites in the Shire. This information is introduced in the MPS and Clause 19 as local policy as part of this amendment.</p>

How does the amendment support or implement the Municipal Planning Strategy?

The amendment introduces new policy into the Central Goldfields Planning Scheme and can be summarised as follows:

Revised Clauses	Content and Proposed Change
Clause 02.01 Context	Provides a general overview of the municipal context, key planning issues and updated population and demographic data drawn from the existing MPS and updated data outlined in the PSR.
Clause 02.02 Vision	Provides a vision for the municipality based on Council's existing Council Plan with land use and development directions updated in accordance with community priorities in the findings of the PSR.
Clause 02.03 Strategic Directions	Provides a brief strategic overview and strategic directions on key land use themes based on the PPF themes drawn from the MPS and community priorities, and strategic work identified through the PSR.
Clause 02.04 Strategic Framework Plans	<p>Provides improved guidance and directions in the following plans:</p> <ul style="list-style-type: none"> • Strategic Framework Plan. • Settlement. • Environmental Hazards. • Environmental and Landscape Values. • Economic Development.

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

The amendment makes proper use of the Victoria Planning Provisions (VPP) by deleting the ESO from land where the relevant referral authority agrees it is no longer required and updating schedules to be consistent with the Ministerial Direction on Form and Content of Planning Scheme. This improves the operation of schedules in support of the VPP and the overall quality and consistency of the Central Goldfields Planning Scheme.

How does the amendment address the views of any relevant agency?

The Planning Scheme Review Report (2020) and council strategies were prepared in consultation with:

- Central Highlands Water,
- Coliban Water,
- Country Fire Authority (CFA),
- DELWP- Loddon Mallee Regional Planning Services,
- Department of Transport,
- Dja Dja Wurrung Clans Aboriginal Corporation,
- Environment Protection Authority (EPA),
- Goulburn-Murray Water,
- North Central Catchment Management Authority,
- Parks Victoria,
- Regional Roads Victoria,
- VicTrack

Issues that were raised by government departments, agencies, or non-government organisations during the consultation of the PSR and other strategies were taken consideration in the preparation of the amendment. Moreover, a further review was sought from EPA on the draft amendment documents and the feedbacks were incorporated to the relevant sections of the clauses.

The views of these agencies will be further sought through the formal exhibition of this amendment.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment sets out strategic directions for road and rail-based transport and the active transport network at Clause 02.03-8 of the MPS, and Clauses 18.01-1L, 18.02-1L, 18.02-3L and 19.02-6L of the PPF.

The amendment supports the objectives and principles of the *Transport Integration Act 2010*.

Resource and administrative costs

The amendment will introduce revised local content in the form of the MPS and PPF, creating a clearer and more legible policy framework. It will enable state and local policy to achieve its intended outcome at the local level. After an initial familiarisation phase, there will be reduced burden on the responsible authority in administering local policy contents. With a clear set of policy, guidelines and provisions, this amendment will support the improved operation of planning scheme in Victoria. Greater clarity will also be provided to the applicants and the community within the municipality around the operation of planning processes.

Where you may inspect this amendment

The amendment can be inspected free of charge at the following places:

- Central Goldfields Shire Council Service Centre at 22 Nolan Street, Maryborough 3465.
- Online via Council website at www.engage.cgoldshire.vic.gov.au/planningschemeamendment
- Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection from the date of exhibition gazettal.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority.

Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Submissions about the Amendment must be received by 3 November 2022.

A submission must be sent to:

Amendment C34cgol
Central Goldfields Shire Council
PO Box 194 Maryborough VIC 3465

OR sent via email to: mail@cgoldshire.vic.gov.au. Please include 'Amendment C34cgol' in the subject field.

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: To commence in the week of Monday, 13 February 2023
- panel hearing: To commence in the week of Monday, 20 March 2023

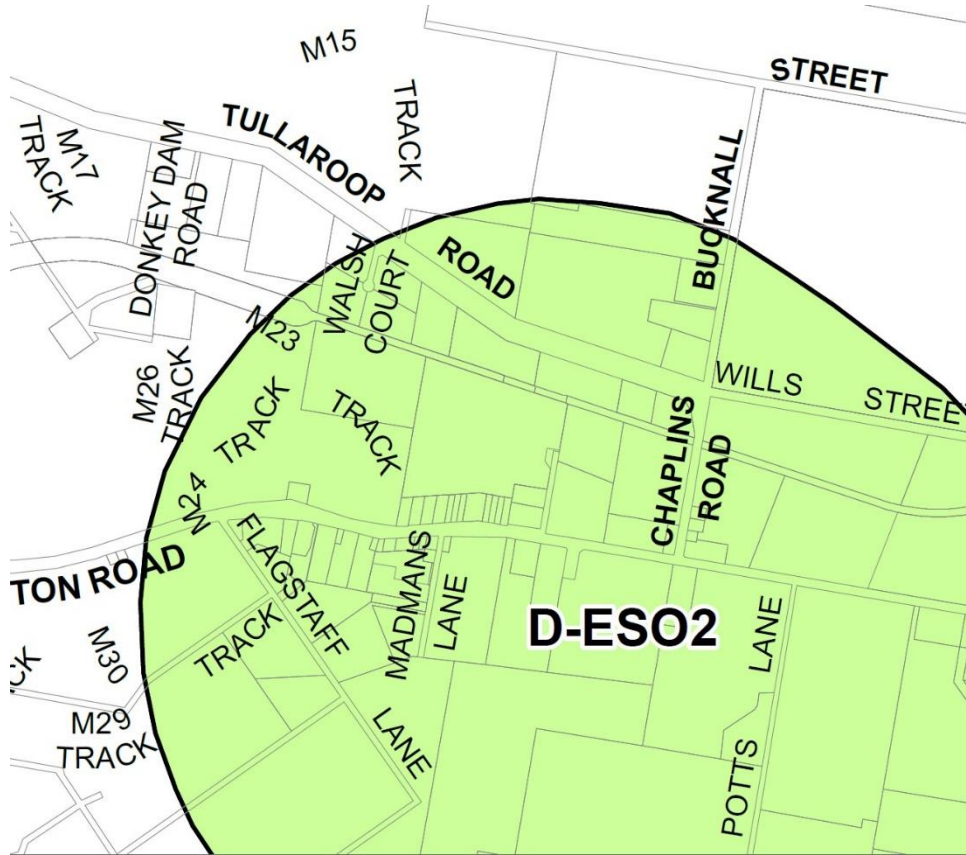
ATTACHMENT C34cgol - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Flagstaff Area	Land Affected by 7ESO along Pyrenees Highway	Central Goldfields C34cgol d-esoMap07 Approval
Flagstaff Area	Land Affected by 13ESO along Pyrenees Highway	Central Goldfields C34cgol d-esoMap13 Approval
Flagstaff Area	Land Affected by 16ESO along Pyrenees Highway	Central Goldfields C34cgol d-esoMap16 Approval

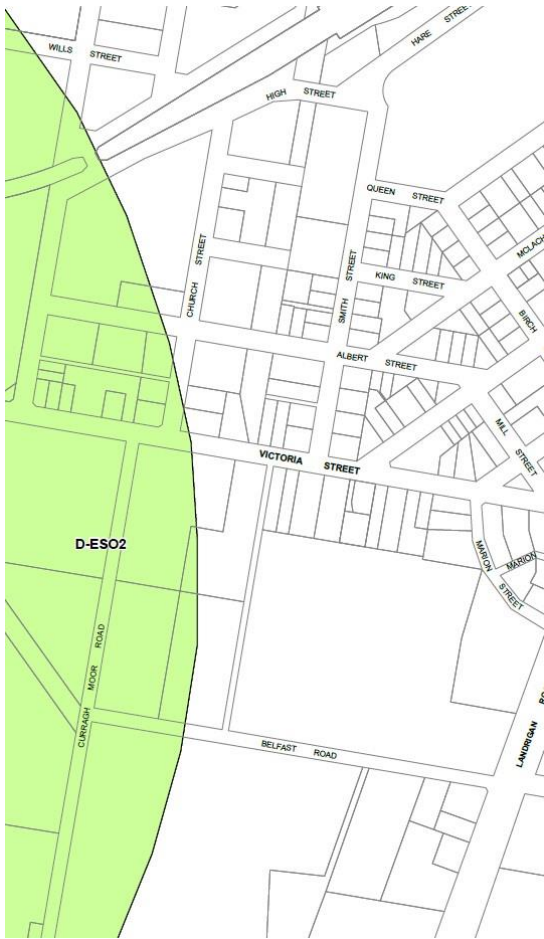
Appendix 1

Land Areas Affected by the Proposed Removal of ESO2 Around the Old Abattoir Site

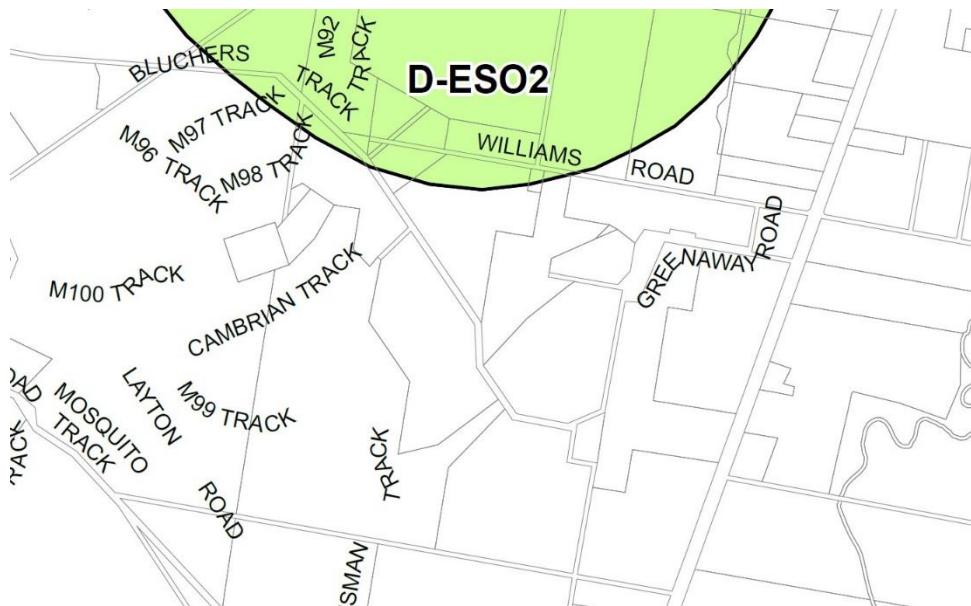
Map 1



Map 2



Map 3



Planning and Environment Act 1987

CENTRAL GOLDFIELDS PLANNING SCHEME

AMENDMENT C34cgol

INSTRUCTION SHEET

The planning authority for this amendment is the Central Goldfields Shire Council.

The Central Goldfields Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 3 Map sheets marked Central Goldfields Planning Scheme, Amendment C034cgol.

Overlay Maps

1. Amend Planning Scheme Map No. 7ESO Environmental Significance in the manner shown on the attached maps marked "Central Goldfields Planning Scheme-Local Provision, Amendment C034cgol".
2. Amend Planning Scheme Map No. 13ESO Environmental Significance in the manner shown on the attached maps marked "Central Goldfields Planning Scheme-Local Provision, Amendment C034cgol".
3. Amend Planning Scheme Map No. 16ESO Environmental Significance in the manner shown on the attached maps marked "Central Goldfields Planning Scheme-Local Provision, Amendment C034cgol".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

4. In **Purpose and Vision** – replace Clause 02.01 with a new Clause 02.01 in the form of the attached document.
5. In **Purpose and Vision** – replace Clause 02.03 in the form of the attached document.
6. In **Purpose and Vision** – replace Clause 02.04 in the form of the attached document.
7. In **Planning Policy Framework** – replace Clause 11.01-1L with a new 11.01-1L in the form of the attached document.
8. In **Planning Policy Framework** – insert new Clause 11.03-6L-01 in the form of the attached document.
9. In **Planning Policy Framework** – insert new Clause 11.03-6L-02 in the form of the attached document.
10. In **Planning Policy Framework** – insert new Clause 11.03-6L-03 in the form of the attached document.

-
11. In **Planning Policy Framework** – insert new Clause 11.03-6L-04 in the form of the attached document.
 12. In **Planning Policy Framework** – insert new Clause 11.03-6L-05 in the form of the attached document.
 13. In **Planning Policy Framework** – insert new Clause 12.01-1L in the form of the attached document.
 14. In **Planning Policy Framework** – insert new Clause 14.01-1L in the form of the attached document.
 15. In **Planning Policy Framework** – replace Clause 14.01-2L with a new 14.01-2L in the form of the attached document.
 16. In **Planning Policy Framework** – replace Clause 14.02-2L with a new 14.02-2-L in the form of the attached document.
 17. In **Planning Policy Framework** – insert new Clause 17.01-1L in the form of the attached document.
 18. In **Planning Policy Framework** – delete Clause 17.02-1L.
 19. In **Panning Policy Framework** – delete Clause 17.02-2L.
 20. In **Planning Policy Framework** – insert new Clause 17.04-1L in the form of the attached document.
 21. In **Planning Policy Framework** – insert new Clause 18.01-1L in the form of the attached document.
 22. In **Planning Policy Framework** – insert new Clause 18.02-1L in the form of the attached document.
 23. In **Planning Policy Framework** – insert new Clause 18.02-3L in the form of the attached document.
 24. In **Planning Policy Framework** – insert new Clause 19.02-4L in the form of the attached document.
 25. In **Planning Policy Framework** – insert new Clause 19.02-6L in the form of the attached document.
 26. In **Planning Policy Framework** – insert new Clause 19.03-2L in the form of the attached document.
 27. In **Planning Policy Framework** – replace Clause 19.03-3L with a new 19.02-3L in the form of the attached document.
 28. In **Zones** – Clause 37.01, replace Schedule 1 with Schedule 1 in the form of the attached document.

-
29. In **Overlays** – Clause 42.01, replace Schedule 2 with Schedule 2 in the form of the attached document.
 30. In **Overlays** – Clause 44.01, replace the Schedule with a new Schedule in the form of the attached document.
 31. In **General Provisions** – Clause 66.04, replace the Schedule with a new Schedule in the form of the attached document.
 32. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.
 33. In **Operational Provisions** – Clause 74.02, replace the Schedule with a new Schedule in the form of the attached document

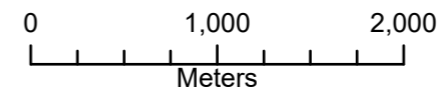
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CENTRAL GOLDFIELDS PLANNING SCHEME - LOCAL PROVISION AMENDMENT C34cgo1

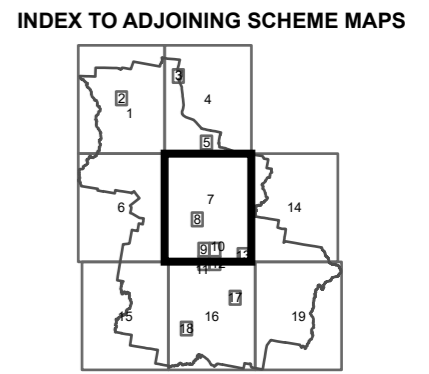


LEGEND
 D-ESO - Area to be deleted from an Environmental Significance Overlay
 Municipal Boundary

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 Printed: 6/01/2022
 Amendment Version: 3



CENTRAL GOLDFIELDS PLANNING SCHEME - LOCAL PROVISION AMENDMENT C34cgo



<p>LEGEND</p> <p> D-ESO - Area to be deleted from an Environmental Significance Overlay</p> <p> Municipal Boundary</p>	<p><small>Disclaimer</small> This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.</p> <p><small>© The State of Victoria Department of Environment, Land, Water and Planning 2022</small></p>	<p>0 225 450</p> <p>Meters</p> <p>NORTH</p> <p>Planning Group Printed: 6/01/2022 Amendment Version: 3</p>	<p>INDEX TO ADJOINING SCHEME MAPS</p>

CENTRAL GOLDFIELDS PLANNING SCHEME - LOCAL PROVISION AMENDMENT C34cgo1



<p>LEGEND</p> <p> D-ESO - Area to be deleted from an Environmental Significance Overlay</p> <p> Municipal Boundary</p>	<p><small>Disclaimer</small> This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.</p> <p><small>© The State of Victoria Department of Environment, Land, Water and Planning 2022</small></p>	<p>0 1,000 2,000 Meters</p> <p>NORTH</p> <p>Planning Group Printed: 6/01/2022 Amendment Version: 3</p>	<p>INDEX TO ADJOINING SCHEME MAPS</p>
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8.3 AUDIT AND RISK COMMITTEE'S BIENNIAL REPORT TO COUNCIL

Responsible Officer: **General Manager Corporate Performance**

The Officer presenting this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

PURPOSE

As required section 54(5) of the *Local Government Act 2020*, an Audit and Risk Committee (ARC) report must be prepared and presented to Council on the outcomes of the Audit and Risk Committee meetings on a biennial basis.

This report from the Committee covers the six months to 30 November 2022.

RECOMMENDATION

That Council:

1. Note the Biennial report to Council from the Audit and Risk Committee
2. Thanks the members for their ongoing commitment to the function of the Audit and Risk Committee.

COMMITTEE'S REPORT TO COUNCIL

Membership and Attendance

At the start of this reporting period:

Current Membership

John Watson Independent Chair
Robert Tommasini Independent Member
Linda McNeill Independent Member
Geoff Lovett, Councillor
Gerard Murphy, Councillor

Although not mandatory under the Act, the Independent Audit and Risk Committee members completed personal interests returns.

Attendance

Meeting	28 Nov 2022	20 Jun 2022	12 Sep 2021
J Watson	✓	✓	✓
R Tommasini	✓	✓	✓
L McNeill	✓	✓	✓
G Lovett	✓	✓	✓
G Murphy	✓	✓	✓

Matters Considered

This report provides a summary of regular matters which are actively considered by the Audit and Risk Committee during each of its meetings. These items are listed on the agenda and include the following:

- Chief Executive Officer's (CEO's) Report including updates on legal and regulatory compliance matters
- Central Goldfields Shire Council (CGSC) Internal Audit Progress Report (provided by AFS Chartered Accountants, Council's contracted internal auditor);
- Quarterly finance report
- Outstanding Audit Recommendations Register
- Defined Benefits Superannuation Scheme Update
- Management reports on a variety of matters such as the results of internal audits
- CEO credit card and Councillor expenses
- Sector related agencies and integrity reports.

Additionally, the Committee has received reports on:

- Land use activity
- Electrical Line Clearance Management Plan
- Landfill Audit
- Audit and Risk Committee Charter Review

The Committee has reviewed the following policies:

- Governance Rules - virtual meetings

The Committee assessed and reviewed the annual Financial and Performance Statements for the 2021-2022 year and recommended to the council that the statements be agreed to in principle, signed and submitted to the Victorian Auditor-General.

Members Only discussion

At each meeting, the committee sets aside time for a Members only discussion if required. During the Members only meeting the members can raise any matter without management or auditors being present. Members can also invite the CEO and or Internal or External Auditors to join them to discuss matters without others being present.

Internal Audit

Internal Auditors

AFS Chartered Accountants are currently contracted by the council to provide internal audit services until 31 October 2023.

Internal Audit work Plan

The committee approves a rolling three-year internal audit plan and monitors progress against the plan at each meeting.

Reports Presented:

- Scope for Environmental Sustainability and Climate Change Audit
- Review and Overhaul of Open Audit Items Register Report
- Payroll - Special Purpose Review
- Operational Review - Statutory Planning Internal Audit Report

Internal Audit Recommendations

In January 2022 AFS undertook a detailed review of the Open Audit Items Register to consolidate the register to a manageable state and combine like- items into plans, confirm the status of internal audit actions completed since the last AFS review and assess the adequacy of governance over the Register. AFS completed the review and of the 93 items in the Register, confirmed 14 were complete and/or removed from the Register, 69 items were consolidated into 39 items, six items were removed from the Register to be tracked within the Corporate Plan and three items were assessed as complete during previous Past Issues Review.

Subsequently two more internal audits were completed (Payroll – Special Purpose Review and Operational Review – Statutory Planning), adding 23 new actions to the register.

	Minor Risk	Moderate	Major	Total
Open as at 1 July 2022	13	19	7	39
New added	13	9	1	23
Completed	4	4	1	9
Open as at 28 November 2022	22	24	7	53

The committee closely monitors management's progress on the implementation of internal audit recommendations noting:

- The consolidation of a large number of audit items during the review earlier in the year has made the register more manageable and will make it easier to address and implement the recommendations in a manner that suits the operation of the organization.
- Changes to key staff including in management roles has made it difficult to progress some items.
- While the number of open items is higher at the end of this reporting period, it also includes the additional recommendations of two full audits.
- When target dates are reviewed and adjusted, reporting will remain transparent on the original due date, so that the increase of risk for any particular item due to elapsed time can be monitored.

Internal Auditors Performance Review

The committee annually undertakes a review of the performance of the internal auditors.

Strategic Risk Register and Risk Management

The committee receives regular reports on the status of the strategic risk register and the management of risk within the organisation. The Committee notes Council's allocation to invest in a risk management project as part of the draft 2022/23 Council budget, and that work on a tender specification has commenced.

Committee Charter

The committee is governed by the ARC Charter adopted by the council as required by the Local Government Act. The Charter is reviewed by the Committee annually with advice provided to Council on any recommended changes. The June meeting considered the Charter and no changes were recommended.

Committee Annual Work Plan

The 'Comic Sans' font and background colour are being used in this report to improve accessibility.

The committee adopts an annual work plan setting out all the known matters it needs to consider at each of its quarterly meetings. The plan includes all the matters included in the Committee Charter together with matters under the Local Government Act and any other matter the committee considers necessary. The Work Plan is reviewed at each meeting and has achieved completion of the activities as scheduled.

Annual Self-Assessment

The committee undertakes an annual self-assessment, and the results are reported to the council by the CEO. Due to staff turnover in the Governance team, a self-assessment was not completed in time for the November committee meeting.

CONCLUSION

The Biannual Report provides the Audit and Risk Committee the opportunity to report to Council a summary of the outcomes of the Audit and Risk Committee over the reporting period.

The Committee works proactively and constructively with Management to support continuous improvement in the identification and management of risk and audit matters. Members participate actively and avail themselves of the opportunities to engage with internal and external auditors.

8.4 NOVEMBER FINANCIAL REPORT

Author: Manager Finance

Responsible Officer: General Manager Corporate Performance

The Officer presenting this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

SUMMARY/PURPOSE

The purpose of this report is to advise Council on the financial performance for the year to date and how it is tracking against the adopted budget, noting any material differences.

RECOMMENDATION

That Council:

1. Receives and notes the attached Finance Report for the period to 30 November 2022.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2021-2025 - Our Growing Economy

The Community's vision 4. Effective and sustainable financial management.

Initiative: Review budget and financial reporting processes to improve monitoring of financial performance

BACKGROUND INFORMATION

This finance report is provided for the period to 30 November 2022.

The report compares year to date results against the adopted budget.

REPORT

The monthly financial report comprises the following:

- Income Statement;
- Balance Sheet;
- Statement of Capital Works
- Cash Flow Statement

Income Statement

The operating result for the period ending 30 November 2022 is a surplus of \$11.4 million.

The YTD variance to budget is \$9.5 million.

The favourable YTD result is mainly caused by total income being greater than budget which is a result the timing of capital and operating grant received. As discussed in the EOFY paper there were several operating and capital grants that were received in advance in 2021-22 which needed to be carried forward into 2022-23.

The total grants carried forward into 2022-23 amounted to \$11.7m, \$2.2m operating and \$9.5m in capital grants.

The main projects that make up the carried forward amount of \$11.7m are:

- Operating \$2.2m
 - Go Goldfields \$0.7m
 - Talbot waste water \$0.6m
 - Flood mapping \$0.2m
 - Municipal energy resourcing \$0.1m

- Capital \$9.5m
 - Carisbrook drainage mitigation \$1.2m
 - Maryborough railway station \$1.2m
 - Carisbrook recreation reserve \$1.8m
 - Maryborough outdoor pool \$1.8m
 - Art Gallery \$0.9m

The balance of \$11.7m was transferred to the balance sheet at year end (30 June 2022) and has now all been accounted for as revenue in the current Income Statement.

This income will be offset over the course of the financial year as Council meets its funding obligations delivering these services and projects.

Rates notices have been issued for the financial year. Rates are in line with budget.

Council has received a number of unbudgeted grants throughout the year which has have impacted on the unfavourable variance for materials and services.

This includes:

- Flood Support grant
- Art Gallery regional collection access grant
- Kindergarten master plan grant
- Road trip grant
- Energy breakthrough waste management grant
- Maryborough Carisbrook and surrounds urban residential land development grant
- Deledio reserve netball courts redevelopment

These new grants have helped to offset the unfavourable variance caused by the timing of receipt of the Victorian Grants Commission grant funding. The VGC grant was budgeted to be received in November 2022 but will be received in April 2023.

Depreciation is unfavourable to budget as a result of the revaluation undertaken at 30 June. Materials and services are also unfavourable to budget due to grant funded projects above and additional spend of road maintenance.

Capital Works Statement

The 2022-23 budget included a capital works program of \$19.4m across property, plant and equipment and infrastructure asset classes.

As at the 30 November 2022, Council had expended \$4.8 million on capital works. This is \$3.6 million unfavourable to budget YTD.

When reviewing the Capital Works statement, it is important to note that there are numerous projects which have no budget but spend attached. These projects are either carryover projects or allocated projects. This will increase the Capital Works spend for the year which will be picked up in the in the FY23 forecast. The capital works program is under review with the forecast to be presented to council in February 23.

To review the status of the capital works program please refer to the capital works report presented by the infrastructure team.

Balance Sheet

Cash and cash equivalents

Cash flow is monitored to enable completion of scheduled works and meet recurrent obligations, as well as ensuring surplus funds are invested to generate maximum interest revenue. The invested cash is spread across numerous options to ensure risk and diversity are balanced.

Cash on hand \$4.6m

Short term investments \$12m.

A cash flow statement has been included in the finance report noting cash movements

Rate notices have been issued for the year and have resulted in an increase in rate debtors. The balance of the rate debtors will decrease during the year as rates are paid. The rates debtor balance as at the end of November 2022 was \$13 million.

Council liabilities at the reporting date are \$20 million.

Consisting of:

- Trade Payables \$13.2 million
- Fire services property levy \$ 1.6 million
- Employee Benefits \$ 2.9 million
- Loans & Borrowings \$ 2.1 million (split between current / non-current)

Employee benefits provision is \$2.9 million and of this \$1.7 million is made up of long service leave. Probability of employee entitlement provisions is reviewed on an annual basis currently however with continued improvements in processes and month end processing this is anticipated to be done on a more regular basis.

SUMMARY

CGSC is tracking ahead of budget YTD. This relates to the recognition of previously received grants. This surplus will reduce in line with spend on these grant funded projects.

The balance sheet remains strong with a strong cash position. This cash is anticipated to be drawn down on as the Capital Works program ramps up.

The Capital Works statement is showing a YTD spend of \$4.8 million.

Finance will be consulting with all departments to discuss forecast revenue and expenditure for the period January 2023 - June 2023. This review will also take into account spend and income received YTD, comparison to budget and any known changes to budget. The forecast will be influenced by external events such as the recent floods and subsequent impact of the floods to the business for the remainder of the financial year.

CONSULTATION/COMMUNICATION

Internal only required for this report.

FINANCIAL & RESOURCE IMPLICATIONS

The financial statements were prepared internally by Council officers.

RISK MANAGEMENT

This report addresses Council's strategic risk Financial sustainability - Failure to maintain our long term financial sustainability . Any risks in relation to this report have been discussed in the report above.

CONCLUSION

Council's financial position at the end of November 2022 is sound with cash and cash equivalents totalling \$16.6 million and no major issues of concern in either the operating or capital budgets.

Surplus funds have been invested to ensure interest earnings are maximised, and cash flows continue to be monitored closely.

ATTACHMENTS

1. November Financial Statements

Income Statement Period to 30 November 2022

	2021/22 Actuals	2022/23 Total Budget	2022/23 YTD Budgets November	2022/23 YTD Actuals November	2022/23 YTD Variance November
Income					
Rates and service charges	16,166,155	16,781,170	6,947,540	6,924,367	(23,173)
Contributions - monetary	768,269	119,417	1,735	270,740	269,005
Grants - capital	6,645,637	11,957,536	2,272,083	11,168,304	8,896,221
Grants - Operating	10,774,026	10,062,879	4,166,922	5,597,566	1,430,644
Other Income	274,697	487,670	444,913	147,558	(297,355)
Statutory fees and fines	532,443	541,400	210,351	252,531	42,180
User Charges	1,753,120	2,077,344	801,500	943,627	142,127
Total Income	36,914,347	42,027,416	14,845,044	25,304,693	10,459,649
Expenses					
Bad and doubtful debts	12,885	1,000	0	990	(990)
Borrowing costs	35,385	25,271	6,318	30,670	(24,352)
Depreciation	6,526,455	6,750,433	2,812,670	2,996,648	(183,978)
Employee costs	12,573,800	11,445,337	6,244,341	6,186,291	58,050
Materials and services	12,902,403	12,794,769	3,779,798	4,551,215	(771,417)
Net loss on disposal of property, infrastructure, plant and equipment	18,994	(90,000)	0	55,183	(55,183)
Other Expenses	355,072	344,000	115,330	119,782	(4,452)
Total Expenses	32,424,994	31,270,811	12,958,457	13,940,779	(982,322)
Surplus / (Deficit)	4,489,353	10,756,605	1,886,587	11,363,914	9,477,327

Balance Sheet Period to 30 November 2022

	2021/22 Actuals	2022/23 Actuals
Assets	\$	\$
Current Assets		
Cash and cash equivalents	20,552,441	16,500,874
Inventories	13,559	40,326
Non-current assets classified as held for sale	245,223	245,223
Other financial assets	793,202	1,321,300
Trade and other receivables	2,853,234	15,081,333
Total Current Assets	24,457,658	33,189,057
Non-current assets		
Property, infrastructure, plant and equipment	354,828,403	357,071,531
Total Non-Current Assets	354,828,403	357,071,531
Total Assets	379,286,061	390,260,588
Liabilities		
Current Liabilities		
Interest-bearing loans and borrowings	(2,089,000)	(2,089,000)
Provisions	(2,774,938)	(2,871,214)
Trade & other payables	(14,918,192)	(13,232,305)
Trust funds & deposits	(480,012)	(1,705,122)
Total Current Liabilities	(20,262,142)	(19,897,640)
Non Current Liabilities		
Other NC Liabilities	(197,041)	(172,155)
Prepaid Revenue	0	0
Provisions NC	0	0
Total Non-Current Liabilities	(197,041)	(172,155)
Total Liabilities	(20,459,183)	(20,069,795)
Net Assets	358,826,878	370,190,793
Equity		
Accumulated Surplus	(129,482,306)	(140,743,720)
Reserves		
Asset Revaluation Reserve	(228,764,222)	(228,856,222)
Open Space Reserve	(130,350)	(140,850)
Other Reserves	(450,000)	(450,000)
Total Equity	(358,826,878)	(370,190,792)

Capital Works Statement Period to 30 November 2022

Project	2022/23 Total Budget	2022/23 YTD Budgets November	2022/23 YTD Actuals November
Infrastructure			
Bridges and major culverts	30,500	12,710	6,200
63241.01. Minor Culverts Renewal	15,500	6,460	3,100
63330.622. Major Culvert Renewal Program	-	-	-
63340.01. Minor Culverts New	15,000	6,250	3,100
	30,500	12,710	6,200
Drainage	1,797,398	1,110,415	778,142
63271.01. Kerb & Channel Renewal	118,400	-	67,101
64306.21. Drainage Renewal	168,000	-	25,009
64306.25. Tabledrain Renewals	66,000	-	19,116
64306.341. Carisbrook Drainage Mitigation Levee -Creek Clearing	-	-	9,964
64306.344. Carisbrook Drainage Mitigation Levee - Stg 3 North Pyrenees Hwy	-	-	16,651
64306.345. Carisbrook Drainage Mitigation Levee - Stg 4 South Pyrenees Hwy	-	-	-
64306.347. Carisbrook Drainage Mitigation Levee (NFMIP)	1,219,998	1,016,665	640,301
64306.38. Central Goldfields Flood Mapping Project	225,000	93,750	-
	1,797,398	1,110,415	778,142
Other Infrastructure	1,014,146	422,565	22,742
63251.01. Street Furniture Renewal	30,600	12,750	5,907
63261.01. Signs Renewal	24,000	10,000	14,778
63281.01. Traffic Control Facilities Renewal	10,000	4,170	-
63360.01. Signs New	10,000	4,170	2,057
63410.01. (LRCI 1) Shire Wide Upgrades	-	-	-
63410.02. (LRCI 3) Extension	789,546	328,975	-
63510.02. Aerodrome Fence Renewal	150,000	62,500	-
	1,014,146	422,565	22,742
Parks, Open Space & Streetscapes	15,000	6,250	0
63352.01. Streetscape Renewal	15,000	6,250	-
	15,000	6,250	0
Pathways	200,000	41,665	0
63291.01. Pathways Renewal	100,000	41,665	-
63390.01. Pathways New	100,000	-	-

Capital Works Statement Period to 30 November 2022

Project	2022/23 Total Budget	2022/23 YTD Budgets November	2022/23 YTD Actuals November
	200,000	41,665	-
Roads	3,315,999	125,000	58,644
63200.01. Design Capital Works	150,000	125,000	896
63210.132. Road Renewal Porter Avenue FY22-23 (R2R \$289,546/CGS \$180,454K)	470,000	-	896
63210.134. Road Renewal Cotswold Road FY22-23 (R2R \$500K/CGS\$260K)	760,000	-	-
63210.135. Road Renwal Primrose Street	370,000	-	-
63210.4. Major Patches RG	120,000	-	8,195
63212.01. Sealed Road Shoulders Renewal	60,000	-	-
63215.01. Unsealed Roads Renewal	466,000	-	43,805
63220.01. Seals Renewal Reseals	820,000	-	4,852
63220.011. Seals Renewal Asphalt	100,000	-	-
	3,315,999	125,000	58,644
Infrastructure Total	6,373,043	1,718,605	865,728
Plant and equipment			
Fixtures, fittings and furniture	594,500	333,580	45,611
61170.01. Childcare Centre	-	-	8,260
64751.04. PC Network/Hardware	65,000	27,080	2,739
64751.33. IT Strategy	306,500	306,500	-
64751.362. IT Strategy Initiatives - Human Resources Information System	80,000	-	-
64751.363. IT Strategy Initiatives - Financial Management System and Payroll	55,000	-	34,611
64751.37. Customer Service and Mobility Module	88,000	-	-
	594,500	333,580	45,611
Plant, machinery and equipment	770,000	187,500	48,872
63820.91. Operating Plant WIP	450,000	187,500	649
63820.93. Vehicles Cars WIP	200,000	-	48,223
63820.94. Vehicles Utes WIP	120,000	-	-
	770,000	187,500	48,872
Plant and equipment Total	1,364,500	521,080	94,482

Capital Works Statement Period to 30 November 2022

Project	2022/23 Total Budget	2022/23 YTD Budgets November	2022/23 YTD Actuals November
Property			
Buildings	6,541,996	4,739,745	2,617,511
60217.24. Worsley Cottage - Internal and external wall repairs	200,000	166,669	-
60217.25. Building Renewal - Unallocated	110,000	45,830	2,445
60217.26. Maryborough Railway Station Activation Project	1,500,000	1,250,000	101,222
60616.01. Child Care Centre	-	-	5,973
61511.2. (LRCI) Hall Improvements - Talbot	58,000	58,000	2,422
61511.21. (LRCI) Hall Improvements - Bet Bet	-	-	68,012
61511.26. Maryborough Town Hall - Building Upgrade	220,000	-	45,477
61511.27. (LRCI 3) Hall Improvements - Talbot	440,000	-	-
61565.01. Essential Safety Measures Buildings Upgrade	5,000	-	6,028
61565.12. Building Insurance Risk Reduction Upgrades	21,000	6,250	-
61575.02. Living Libraries - Capital Expenditure	-	-	34,553
61611.17. Art Gallery Expansion	200,000	200,000	367,284
61611.18. Art Gallery Development (Phases 2 and 3)	600,000	600,000	767,399
61611.19. Art Gallery Development (Phase 4)	300,000	125,000	8,503
62470.28. Carisbrook Recreation Reserve Upgrades Stage 1 Project	954,997	954,997	466,790
62470.29. Closed Carisbrook Recreation Reserve Building Project Management	-	-	-
62470.291. Carisbrook Recreation Reserve Upgrades Stage 2	1,332,999	1,332,999	722,821
64225.02. Rene Fox Gardens Toilet Refurbishment	200,000	-	-
64751.014. Building Upgrades Civic Centre	400,000	-	18,582
	6,541,996	4,739,745	2,617,511
Land Improvements	5,099,350	1,502,347	1,255,949
60180.059. Healthy Hearts - Go & Play Activation and Infrastructure Stream 3	-	-	59
60180.06. Healthy Hearts Infrastructure Grant - Carisbrook Market Reserve Fitness Equipment	-	-	870
60181.01. Energy Breakthrough (EBT) Land Improvements	61,912	25,795	468,465
60216.21. Bike Racks New	30,000	-	-
62121.69. Recreation Open Space Strategy Implementation	-	-	2,040
62121.7. Recreation Planning - Splash Park	30,000	-	-
62121.73. Whirakee Rise Public Space Enhancement	30,000	-	1,565

Capital Works Statement Period to 30 November 2022

Project	2022/23 Total Budget	2022/23 YTD Budgets November	2022/23 YTD Actuals November
62316.03. Maryborough Outdoor Pool - Octagon Pool, Pavilion & Plant Room Heritage Works	1,799,996	831,860	41,532
62316.04. (LRCl 3) Pool Upgrades Dunolly, Talbot and MSLC Pool Maintenance Works	1,102,000	-	15,545
62316.15. Swimming Pool Renewal	15,000	-	-
62400.16. Parks Renewal	12,000	-	-
62400.18. Parks Renewal Derby Road Beautification Stage 3	40,000	-	-
62410.01. Renewal Surrounds	20,000	-	-
62410.08. Growing Victoria Botanic Gardens Phillips Gardens Round one	200,000	83,330	-
62410.09. Growing Victoria Botanic Gardens Phillips Garden Irrigation Round 2	-	-	131,818
62411.03. Gordon Gardens Master Plan Works	150,000	-	-
62421.21. Rubbish Bins Renewal General	10,000	4,170	-
62430.01. Renewal Playgrounds	15,000	6,250	-
62470.3. Maryborough Skate and Scooter Park	538,443	538,443	587,712
62470.31. Goldfields Reservoir Dam Stabilisation	700,000	-	3,681
63820. Asset Clearing Account	-	-	-
64110.35. Carisbrook Transfer Station Pavement Rehabilitation Grant (Sus Vic)	-	-	371
64110.76. Bealiba Landfill Rehabilitation	15,000	6,250	-
64110.77. Dunolly Landfill Rehabilitation	15,000	6,250	-
64110.79. Transfer Station Upgrades(Carisbrook,Dunolly,Talbot) Kerbside	300,000	-	2,290
64150.02. Recycled Watermain Replacement	15,000	-	-
	5,099,350	1,502,347	1,255,949
Property Total	11,641,346	6,242,092	3,873,461
Capital Works Total	19,378,890	8,481,777	4,833,671

Cash Flow Period to 30 Nov 2022

	2021/22 Actuals	2022/23 YTD Nov
	\$'000	\$'000
Cash Flows from Operating Activities		
Rates and charges	16,520	4,337
User fees, statutory fees and fines	2,419	1,196
Grants - operating	10,067	3,419
Grants - capital	7,417	1,634
Contributions - monetary	370	271
Interest received	80	148
Trust funds and deposits taken	(40)	1,165
Other receipts	195	0
Net GST refund/(payment)	1,809	0
Employee costs	(14,979)	(6,055)
Materials and services	(12,499)	(4,713)
Other payments	(355)	(120)
Net cash provided by/(used in) operating activities	11,004	1,281
Cash flows from investing activities		
Payments for property, infrastructure, plant and equipment	(10,831)	(5,296)
Proceeds from sale of property, infrastructure, plant and equipment	0	0
Payments for other financial assets	250	5,114
Net cash provided by/(used in) investing activities	(10,581)	(181)
Cash flows from financing activities		
Finance costs	(26)	(31)
Repayment of borrowings	(668)	0
Repayment of lease liabilities	(32)	0
Net cash provided by/(used in) financing activities	(726)	(31)
Net increase (decrease) in cash and cash equivalents	(303)	1,069
Cash and cash equivalents at the beginning of the financial year	3,855	3,552
Cash and cash equivalents at the end of the financial year	3,552	4,621

Notices of motion

Council meeting

Notices of Motion

The Governance Rules provides that Councillors May Propose Notices Of Motion, Chapter 2, Division 4:

Councillors may ensure that an issue is listed on an agenda by lodging a Notice of Motion.

22. Notice Of Motion

22.1 A notice of motion must be in writing signed by a Councillor, and be lodged with or sent to the Chief Executive Officer at least one week before the Council meeting to allow sufficient time for him or her to include the notice of motion in agenda papers for a Council meeting and to give each Councillor at least 48 hours notice of such notice of motion.

22.2 The Chief Executive Officer may reject any notice of motion which:

22.2.1 is vague or unclear in intention

22.2.2 it is beyond Council's power to pass; or

22.2.3 if passed would result in Council otherwise acting invalidly

but must:

22.2.4 give the Councillor who lodged it an opportunity to amend it prior to rejection, if it is practicable to do so; and

22.2.5 notify in writing the Councillor who lodged it of the rejection and reasons for the rejection.

22.3 The full text of any notice of motion accepted by the Chief Executive Officer must be included in the agenda.

22.4 The Chief Executive Officer must cause all notices of motion to be numbered, dated and entered in the notice of motion register in the order in which they were received.

22.5 Except by leave of Council, each notice of motion before any meeting must be considered in the order in which they were entered in the notice of motion register.

22.6 If a Councillor who has given a notice of motion is absent from the meeting or fails to move the motion when called upon by the Chair, any other Councillor may move the motion.

22.7 If a notice of motion is not moved at the Council meeting at which it is listed, it lapses.

**9.1 NOTICE OF MOTION NO. 7 - CR GEOFF LOVETT
52 ROSS STREET, MARYBOROUGH**

Councillor: Cr Lovett

Motion:

1. Notwithstanding the Framework Planning work being undertaken for Maryborough North, Carisbrook and Flagstaff, the 8-hectare parcel of land at 52 Ross Street, Maryborough should be considered, as a priority and in isolation, for broad hectare residential development as per the application Council received in June 2022 to rezone and subdivide the land pursuant to Section 96A of the Planning and Environment Act 1987.
2. As a matter of urgency, Officers are to make the position of Council clear, in relation to the land at 52 Ross Street, Maryborough, to other government authorities including the CFA and DELWP.

Reasoning:

Council's justification for the prioritisation of land at 52 Ross Street, Maryborough is as follows:

- The Shire is experiencing a critical residential land supply shortage and this site can go some way to alleviating this problem which is preventing the Shire from realising a strategic objective of its Council Plan 2021-2025 which is to grow the Shire's population and economy.
- The land at 52 Ross Street is 'shovel-ready' in that it has a single owner with investment certainty and all necessary services and infrastructure about the site. There is no other identified land of this scale in the Shire which is shovel-ready for residential development.
- The land at 52 Ross Street forms part of land in Maryborough North which was identified as a "priority investigation area" in Council's Population, Housing and Residential Strategy which was adopted in May 2020.
- The majority of the planning work for the development of land at 52 Ross Street has been and will be funded by the proponent.
- The proponent is the only developer with a proven track record of delivering residential development of this scale in Maryborough over the past 20 years.

Cr Geoff Lovett

11/12/2022

The 'Comic Sans' font and background colour are being used in this report to improve accessibility.

9.2 NOTICE OF MOTION NO. 8 - CR CHRIS MEDDOWS-TAYLOR PASSENGER RAIL ADVOCACY MARYBOROUGH SECTOR

Councillor: Cr Meddows-Taylor

Motion:

That Council:

1. Note the commencement in December 2022 of the four new weekend passenger rail services which were funded within the 2022-2023 Victorian State Budget.
2. Express appreciation to the Minister for Public Transport the Hon Ben Carroll MP for this addition and to the Deputy Premier the Hon Jacinta Allan MP for making the commencement announcement at Maryborough Railway Station, as well as thanking Martha Haylett who has been elected as the Member for Ripon, for her support in passenger rail advocacy as a candidate for the seat of Ripon.
3. Congratulate the Victorian Government on its Election commitment for reduced country passenger rail fares which will significantly benefit regional and rural communities and boost rail patronage.
4. Note the discussions leading to the commencement announcement between Council and the Department of Transport, which also included a request by Council for Myki activation in line with previous advocacy to the Government and PR and marketing support through the Department and/or V/line to promote the destinations in the Maryborough rail sector to encourage added visitation, as well as ensuring Maryborough Station ticketing hall and the toilets are opened at a reasonable time ahead of the morning services enabling greater comfort and convenience for passengers.
5. Note that some of these key requests were also raised with the Deputy Premier and Martha Haylett as Labor Candidate for Ripon during the recent visit to announce the commencement of weekend services, with Council continuing its advocacy for an added weekday service leaving Maryborough for Melbourne weekday mid-mornings and returning from Melbourne mid-evening.
6. Resolve to consolidate and update its priority passenger rail advocacy priorities to the Victorian Government as follows:
 - a) Providing an added weekday service each day leaving Maryborough for Melbourne weekday mid-mornings and returning from Melbourne mid-evening.
 - b) Activating Myki at an early date, noting also that under the Government's proposed fare reduction program, Myki connectivity creates added fare reduction benefits.

- c) Recognising that if Myki activation is not possible, then implementing other easy access ticketing arrangements and/or making other transitional arrangements, including easier access for smaller communities along the Maryborough sector where ticket purchase arrangements are more difficult.
- d) Extending station access arrangements including ticket hall waiting and toilet access for passengers arriving for the early morning service departing Maryborough Station.
- e) Monitoring and reviewing the timing of the added weekend services by the Department of Transport and Council, with a view to assessing if there is benefit in a subsequent time table change enabling the morning departure from Melbourne and the afternoon return from Maryborough to be both one hour later than currently scheduled.
- f) Allocating Government funding for PR and marketing of the visitor experiences for destinations along the Maryborough sector which the new weekend services has created added access to, in order to develop added visitation and boost passenger rail patronage in the sector.
- g) Ensuring the Government is aware of the importance of enhanced passenger rail services to Council and our community, including the emphasis Council is placing on the development of the Ballarat - Maryborough Growth Corridor.

7. Advise the Minister for Public Transport the Hon Ben Carroll MP and Martha Haylett MP the Member for Ripon accordingly.

Reasoning:

This Notice of Motion consolidates and updates passenger rail advocacy priorities for enhanced services in the Maryborough sector.

Cr Chris Meddows-Taylor

13/12/2022

Urgent business

Council meeting

Urgent Business

The Governance Rules provide for urgent business as follows:¹

If the agenda for a Council meeting makes provision for urgent business, business cannot be admitted as urgent business other than by resolution of Council and only then if it:

1. 1 relates to or arises out of a matter which has arisen since distribution of the agenda; and
2. 2 cannot safely or conveniently be deferred until the next Council meeting.

¹ Chapter 2, Rule 20.

Confidential business

Council meeting

Confidential Business

The public transparency principles include that Council decision making processes be transparent except when the Council is dealing with information that is confidential by virtue an Act.¹

Except in specified circumstances, Council meetings must be kept open to the public.² One circumstance is that the meeting is to consider confidential information.³

If a Council determines that a meeting is to be closed to the public to consider confidential information, the Council or delegated committee must record in the minutes of the meeting that are available for public inspection:⁴

- (a) the ground or grounds for determining to close the meeting to the public by reference to the grounds specified in Act's definition of confidential information;⁵
- (b) an explanation of why the specified ground or grounds applied.

Confidential information, as defined by the *Local Government Act 2020*,⁶ is:

- (a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released;
- (b) security information, being information that if released is likely to endanger the security of Council property or the safety of any person;
- (c) land use planning information, being information that if prematurely released is likely to encourage speculation in land values;
- (d) law enforcement information, being information which if released would be reasonably likely to prejudice the investigation into an alleged breach of the law or the fair trial or hearing of any person;
- (e) legal privileged information, being information to which legal professional privilege or client legal privilege applies;
- (f) personal information, being information which if released would result in the unreasonable disclosure of information affairs;
- (g) private commercial information, being information provided by a business, commercial or financial undertaking that—
 - (i) relates to trade secrets; or
 - (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage;
- (h) confidential meeting information, being the records of meetings closed to the public under section 66(2)(a);

¹ *Local Government Act 2020*, s 58 (a).

² *LGA 2020* s 66 (1).

³ *LGA 2020* s 66 (2) a).

⁴ *LGA 2020* s 66 (5).

⁵ Section 3 (1).

⁶ Section 3 (1).

- (i) internal arbitration information, being information specified in section 145;
- (j) Councillor Conduct Panel confidential information, being information specified in section 169;
- (k) information prescribed by the regulations to be confidential information for the purposes of this definition;
- (l) information that was confidential information for the purposes of section 77 of the Local Government Act 1989;

The Governance Rules provide for information relating to a meeting to be confidential:⁷

- If the Chief Executive Officer is of the opinion that information relating to a meeting is confidential information within the meaning of the *Local Government Act 2020*, he or she may designate the information as confidential and advise Councillors and/or members of Council staff in writing accordingly.
- Information which has been designated by the Chief Executive Officer as confidential information within the meaning of the Act, and in respect of which advice has been given to Councillors and/or members of Council staff in writing accordingly, will be presumed to be confidential information.

⁷ Chapter 6.

Meeting closure

Council meeting