



## COUNCIL MEETING

Tuesday 29 March 2022

6:00pm

Downstairs Community Hub

### AGENDA

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| 13.        | Meeting Close   |            |

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# Commencement of Meeting

*Council meeting*

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Councils must, in the performance of its role, give effect to the overarching governance principles in the *Local Government Act 2020*.<sup>1</sup> 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.

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<sup>1</sup> Section 9.

# Apologies

*Council meeting*

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## 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.<sup>1</sup>

The annual report will list councillor attendance at Council meetings.

Councillor attendance at Councillor briefings is also recorded.

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<sup>1</sup> Chapter 2, rule 62.

# Leave of Absence

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## 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.<sup>1</sup>

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.

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<sup>1</sup> See *Local Government Act 2020* s 35 (4) and s 35 (1) (e).

# Disclosures of Conflicts of Interest

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## 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:<sup>1</sup>

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.

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<sup>1</sup> Chapter 5, Rule 3.

## Disclosures at councillor briefings (and other meetings)

Also under the Governance Rules,<sup>2</sup> 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):

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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: \_\_\_\_\_

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<sup>2</sup> Chapter 5, Rule 4.

# Confirmation of minutes of previous Council meeting

*Council meeting*

*Printed from Stellar by  
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## 5 CONFIRMATION OF THE MINUTES OF PREVIOUS COUNCIL MEETING

**Author:** Governance Officer

**Responsible Officer:** Chief Executive Officer

*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.*

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### SUMMARY/PURPOSE

To present for confirmation the minutes of the Council Meeting held on 22 February 2022.

### RECOMMENDATION

*That Council confirms the Minutes of the Council Meeting held on 22 February 2022.*

### 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.

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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 unconfirmed minutes of the *Council Meeting* held on 22 February 2022 are presented for confirmation.

## **ATTACHMENTS**

1. Unconfirmed Minutes of the Council Meeting held 22 February 2022



## MEETING OF COUNCIL MINUTES

Tuesday 22 February 2022

6:00pm

Meeting held in person

### MEMBERSHIP

Councillors

Liesbeth Long

Gerard Murphy

Wayne Sproull

Geoff Lovett

Grace La Vella

Chris Meddows-Taylor (Mayor)

Anna de Villiers

To be confirmed at the Council Meeting  
scheduled for 29 March 2022

draft unconfirmed



# UNCONFIRMED MINUTES

## 1. COMMENCEMENT OF MEETING AND WELCOME

The meeting commenced at 6.00pm  
The Mayor, Cr Meddows-Taylor welcomed everybody.

### PRESENT

#### Councillors

Chris Meddows-Taylor (Mayor)  
Liesbeth Long  
Gerard Murphy  
Wayne Sproull  
Grace La Vella  
Geoff Lovett  
Anna de Villiers

### IN ATTENDANCE

#### Officers

Chief Executive Officer, Lucy Roffey  
General Manager Corporate Performance, Mick Smith  
General Manager Community Wellbeing, Martin Collins  
General Manager Infrastructure Assets and Planning, Rebecca Stockfeld

## 2. APOLOGIES

Nil

## 3. LEAVE OF ABSENCE

Nil

## 4. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

## 5. CONFIRMATION OF THE MINUTES OF PREVIOUS COUNCIL MEETINGS

To present for confirmation the minutes of the Council Meeting held on 21 December 2021 and the minutes of the Special Council Meeting held on 15 February 2022.

Mayor declared minutes are confirmed.

## 6. REPORTS FROM COMMITTEES

Nil

## 7. PETITIONS

Nil

## 8. OFFICER REPORTS

### 8.1 UPDATE OF INSTRUMENTS OF DELEGATION BY COUNCIL TO STAFF

## UNCONFIRMED MINUTES

The purpose of this report is to recommend that Council resolve to delegate specified duties and powers as per the attached instrument to Council staff in accordance with the Local Government Act 2020.

### 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.*
- 2. The instrument comes into force immediately Council adopts 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.*
- 4. 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 La Vella  
**Seconded** Cr de Villiers

**Cr La Vella spoke to the motion.**

**CARRIED**

### 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 2021-22 Action Plan.

The CEO address the Council regarding the Action Plan update.

### Council Resolution

*That Council note as detailed in the report an update on the status of the projects identified in the 2021-22 Action Plan.*

**Moved** Cr de Villiers  
**Seconded** Cr Sproull

**Cr de Villiers and Sproull spoke to the motion.**

**CARRIED**

### 8.3 AUDIT AND RISK COMMITTEE BIENNIAL REPORT TO COUNCIL

The purpose of this report is to present the Audit and Risk Committee Biannual Report to Council for noting.

# UNCONFIRMED MINUTES

## Council Resolution

*That Council note the Audit and Risk Committee Biannual Report to Council.*

Moved        Cr Lovett  
Seconded    Cr Murphy

Cr Lovett spoke to the motion.

**CARRIED**

## 8.4 STRATEGIC RISK REGISTER

The purpose of this report is to present an updated draft Strategic Risk Register to Council for adoption.

### Council Resolution.

*That Council adopt the Strategic Risk Register attached to the February 2022 report of the Manager Governance, Property and Risk.*

Moved        Cr de Villiers  
Seconded    Cr Murphy

Cr de Villiers spoke to the motion.

**CARRIED**

## 8.5 S11A INSTRUMENT OF APPOINTMENT AND AUTHORISATION

The purpose of this report is to recommend that Council adopt a S11A Instrument of Appointment and Authorisation for the Manager Statutory Services.

### Council Resolution.

- 1. That Council adopt the attached S11A Instrument of Appointment and Authorisation for the members of Council staff set out in the Instrument attached to the February 2022 report of Manager Governance Property and Risk 'S11A Instrument of Appointment and Authorisation'.*
- 2. The S11A Instrument of Appointment and Authorisation comes into force immediately and remains in force until Council determines to vary or revoke it.*
- 3. That the attached S11A Instrument of Appointment and Authorisation be signed by the Chief Executive Officer.*

Moved        Cr La Vella  
Seconded    Cr Sproull

Cr La Vella spoke to the motion.

**CARRIED**

## 8.6 ERRATUM ISSUED FOR ANNUAL REPORT

## UNCONFIRMED MINUTES

The purpose of this report is to advise Council of an erratum to the Annual Report 2020.

The General Manager Corporate Performance provided an explanation.

### **Council Resolution.**

*That Council note that an erratum to the Annual Report 2020/21 has been issued.*

**Moved** Cr Sproull  
**Seconded** Cr de Villiers

**Cr Sproull spoke to the motion.**

**CARRIED**

### **8.7 AUDIT AND RISK COMMITTEE CHARTER UPDATE**

The purpose of this report is to present the updated Audit and Risk Committee Charter for adoption.

### **Council Resolution.**

*That Council approve the attached draft Audit and Risk Committee Charter in accordance with Section 54 of the Local Government Act 2020.*

**Moved** Cr Murphy  
**Seconded** Cr Lovett

**Cr Murphy spoke to the motion.**

**CARRIED**

### **8.8 DELEDIO PAVILION DUNOLLY**

The purpose of this report is to present the Deledio Pavilion concept plans to Council for noting.

### **Council Resolution.**

*That Council:*

- 1. notes the Deledio Pavilion Concept Plans, and*
- 2. supports officers to continue to work with local groups to investigate funding options and provide support for making grant applications.*

**Moved** Cr Long  
**Seconded** Cr de Villiers

**Crs Long and de Villiers spoke to the motion.**

**CARRIED**

### **8.9 PLAY SPACE STRATEGY**

The purpose of this report is to recommend that Council endorse a commitment of \$45,000 (financial and in-kind) to support a funding application to Sport and Recreation Victoria's Local Sport Infrastructure Fund to develop a Play Space Strategy.

## UNCONFIRMED MINUTES

### Council Resolution.

*That Council endorses a financial commitment of \$39,375.00 and an in-kind commitment of \$5,625.00 to support the development of a Play Space Strategy.*

**Moved**      **Cr La Vella**  
**Seconded**    **Cr Long**

**Crs La Vella, Long, Murphy and Meddows-Taylor spoke to the motion.**

**CARRIED**

### 8.10 ADOPTION OF THE PRIORITY PROJECTS PLAN

The purpose of this report is to recommend adoption of the Priority Projects Plan 2022. To this end, this report provides a background to the Draft Priority Projects Plan including the engagement process, outlines the key projects underpinning the Draft Priority Projects Plan and recommends adoption.

### Council Resolution.

*That Council adopt the Priority Projects Plan 2022.*

**Moved**      **Cr La Vella**  
**Seconded**    **Cr de Villiers**

**Cr La Vella, Sproull and Meddows-Taylor spoke to the motion.**

**CARRIED**

### 8.11 FINANCE REPORT – MID YEAR REVIEW

The purpose of this report is to advise Council of the mid year review now completed. The mid year review (forecast) compares the 2021/22 budget with how the financials are tracking, as well as recognising any further impacts since adoption of the budget in June 2021.

### Council Resolution.

*That Council:*

- 1. Receives and notes the attached Mid Year Review for the 2021/22 Financial Year.*
- 2. Council notes an operating surplus of \$10.7m and a capital works spend of \$20.7m*

**Moved**      **Cr Murphy**  
**Seconded**    **Cr Lovett**

**Cr Murphy and Lovett spoke to the motion.**

**CARRIED**

### 8.12 FINANCE REPORT – JANUARY 2022

The purpose of this report is to advise Council on its financial performance for the year to date, how it is tracking against the adopted budget as well as the forecast undertaken at mid-year.

## UNCONFIRMED MINUTES

### Council Resolution.

*That Council receives and notes the attached Financial Report for the period to 31 January 2022.*

Moved        Cr Murphy  
Seconded    Cr Lovett

Cr Murphy spoke to the motion.

**CARRIED**

### 8.13 USE AND DEVELOPMENT OF THE LAND FOR A SINGLE DWELLING, OUTBUILDINGS, and associated works AT 56 DENYERS ROAD, BOWENVALE (CROWN ALLOTMENT 7, SECTION 4A, PARISH OF MARYBOROUGH)

The purpose of this report is to seek a Council determination for planning permit application 096/21 for the use and development of the land for a single dwelling, outbuildings and associated buildings and works at 56 Denyers Road, Bowenvale (Crown Allotment 7 Section 4A Parish of Maryborough).

### Council Resolution.

*That Council, having caused notice of planning permit application no. 096/21 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 refuse a planning permit and issue a Notice of Decision to Refuse to Grant a Permit in respect of planning permit application no. 096/21 for the land known and described as 56 Denyers Road, Bowenvale (Crown Allotment 7 Section 4A Parish of Maryborough), for the use and development of land for a dwelling, outbuildings and associated works, for the following reasons:*

- a) The proposal does not meet relevant Planning Policy, specifically clauses 15.01-6S 'Design for rural areas', 16.01-3S 'Rural residential development'*
- b) The subject site is significantly undersized and does not satisfy the purpose and decision guidelines of Clause 35.03 - Rural Living Zone.*
- c) The proposal is not consistent with the established character of the area due to the significantly undersized lot and would result in detriment to the area.*
- d) The proposal does not contribute to the orderly planning of the area as required by Clause 65.01 'Approval of an application or plan' of the Central Goldfields Planning Scheme..*

Moved        Cr Lovett  
Seconded    Cr La Vella

Cr Lovett, La Vella, Murphy, Long and Meddows-Taylor spoke to the motion.

Cr de Villiers spoke against the motion.

**CARRIED**

## 9 NOTICES OF MOTION

## UNCONFIRMED MINUTES

### 9.1 MARYBOROUGH AERODROME

Cr Meddows-Taylor raised that part b. of the notice of motion (as included in the meeting papers) is outside powers of council so not appropriate to move as a motion.

#### MOTION

- a.
  - i. *That the Aerodrome Task force be requested to present a report relating to the progress in responding to the Task Force brief.*
  - ii. *That the report be presented by the Chair of the Task Force.*
- b. *That the aerodrome be recognised as a significant project and funding allocated in the 2022/2023 budget to facilitate and support development at the aerodrome as a community asset as per the recommendations made by the Task Force.*

Moved Cr de Villiers  
Seconded Cr Lovett

Cr de Villiers spoke for the motion.

Cr Lovett, La Vella and Meddows-Taylor spoke against the motion.

**NOT CARRIED**

### 9.2 LEASES AND LICENSES POLICY

Cr Meddows-Taylor noted that Council has a current Property Occupancy Policy.

#### MOTION

1. *The development of a lease and license policy, with clear definitions of the exact meaning of a lease and license, as well as sub-leases and sub-licenses.*

*This policy should also have clear guidelines regarding the management of leases and licenses in four areas of asset management:*

- 1) *Land and buildings owned by council*
- 2) *Land and buildings owned by DELWP with the council as the appointed committee of management*
- 3) *Land owned by DELWP and managed by community groups and committees*
- 4) *Land owned by DELWP and the building on the land belonging to council.*

Moved Cr de Villiers  
Seconded Cr Sproull

Cr de Villiers spoke to the motion.

## UNCONFIRMED MINUTES

Cr Sproull spoke against the motion.

NOT CARRIED

### 10 URGENT BUSINESS

Nil

### 11 OTHER BUSINESS

Cr Murphy noted that two councillors will be shaving for a cure – to raise money for a charity.

Cr Meddows-Taylor noted that Ms Stockfeld will be departing the role of General Manager Infrastructure Assets and Planning at Council to take up a position in another Council.

### 12 CONFIDENTIAL BUSINESS

Nil

### 13 MEETING CLOSURE

The Chair, Cr Meddows-Taylor declared the meeting closed at 7.15 pm.

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To be confirmed at the Council Meeting  
to be held on 29 March 2022.



# Officer Reports

*Council meeting*

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## 8.1 CARISBROOK FLOOD LEVEE CONSTRUCTION - CONTRACT No. G1592-2022

**Author:** Acting Manager Infrastructure

**Responsible Officer:** Chief Executive Officer

*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.*

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### **SUMMARY/PURPOSE**

The purpose of this report is for Council to consider awarding of Contract G1592-2022 Carisbrook Flood Levee Construction, 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.

### **RECOMMENDATION:**

*That Council award Doran Earthmoving Pty Ltd G1592-22 Carisbrook Flood Levee Construction for the contract for the sum of \$1,082,870.80 (Including GST) and Council authorises the CEO to execute the contract.*

### **LEGISLATION AND POLICY CONTEXT**

Central Goldfields Shire Council's Council Plan 2021-2025 - Our Spaces and Places

The Community's vision 3. Protection and preservation of heritage

Initiative: Provide infrastructure to meet community need

### **BACKGROUND INFORMATION**

Carisbrook is located at the confluence of McCallum Creek and Tullaroop Creek. Following the flood events in September 2010 and January 2011, consultants Water Technology completed the Carisbrook Flood and Drainage Management Plan for North Central CMA in 2013.

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Since the development of the plan, Council engaged specialist consultants Entura to undertake the detailed design of the flood mitigation project. The ultimate design has been progressively implemented in staged construction.

These works have included the completion of construction for:

Stage 1 - Western Levee (Pleasant St/ levee north of the railway line)

Stage 2 - Williams Road Levee (West- East running levee, which continues east from Williams Road across Landrigan Road towards the McCallum Creek).

Stage 3 - Construction of the Pleasant Street levee (Railway line to Pyrenees Highway).

The remaining construction works for the completion of the project includes the final section of the Western Levee south of Pyrenees Highway (Stage 4).

## REPORT

The final stage of works the Western Levee construction - south of Pyrenees Highway includes the construction of 1,500 metre earthen levee bank, open drainage and associated works

The construction works were publicly tendered on 11 February 2022, which closed on 9 March 2022, and Council received 4 tender submissions.

The evaluation of the tenders was undertaken by a panel consisting of the General Manager Corporate Performance, the Senior Procurement Officer and the Acting Manager Infrastructure. An independent Probity Adviser from AFS Chartered Accountants were involved in the process to ensure the procurement and probity protocols were followed.

The tender responses were assessed against the following criteria as determined by the panel:

- Risk Management (Pass/Fail)
- Financial Benefit to Council (30%)
- Capability (20%)
- Capacity (30%)
- Financial Benefit to Community (20%)

As a result of the tender evaluation, Doran Earthmoving Pty Ltd scored the highest against the evaluation criteria and submitted the lowest tender price. Doran Earthmoving Pty Ltd is a local business which has previously successfully undertaken various construction projects for Council.

The tender evaluation panel recommends that Doran Earthmoving Pty Ltd be awarded contract No. G1592-2022 Carisbrook Flood Levee Construction for the lump sum amount of \$1,082,870.80 (GST incl.).

As the value of the recommended awarding of contract is above the CEO's \$500,000 financial delegation, the contract is required to be awarded by Council.

### **CONSULTATION/COMMUNICATION**

The tender was advertised using a standard process.

The request for tenders was advertised on the Council Tender Board and Council's web page in compliance with section 108 of the Local Government Act 2020.

The public and residents will receive notification prior to the commencement of construction works.

### **FINANCIAL & RESOURCE IMPLICATIONS**

The proposed works are jointly funding through the National Flood Mitigation Infrastructure Program \$1,200,000 and Council's budget \$600,000.

### **RISK MANAGEMENT**

This report addresses Council's strategic risk Property and Assets - Failure to maintain, renew and expand our assets in a timely and robust way, that considers service and delivery needs by implementing construction works for the Carisbrook Flood and Drainage Management Plan.

The contractor is required to have appropriate insurances.

### **CONCLUSION**

The tender works are the final stage of the Western Levee as part of the Carisbrook flood mitigation project. The project was duly tendered in accordance with Council's procurement policy with 4 tender submissions received.

A full tender evaluation for the work has been conducted, with Doran Earthmoving Pty Ltd receiving the highest evaluation score. It is therefore recommended that Doran Earthmoving Pty Ltd be awarded the contract for the lump sum amount of \$1,082,870.80 (GST Inclusive).

### **ATTACHMENTS**

1. Nil

## 8.2 DRAFT CENTRAL GOLDFIELDS CLIMATE ACTION PLAN

**Author:** Sustainability Officer

**Responsible Officer:** Acting General Manager Infrastructure Assets and Planning

*The Officer Presenting this report, having made enquiries with relevant members of staff reports that there are disclosable interests that need to be raised in relation to this report.*

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### SUMMARY/PURPOSE

The purpose of this report is to present the updated Draft Central Goldfields Climate Action Plan and recommend Council endorsement for public exhibition.

The purpose of the Climate Action Plan is to fulfil Council's responsibility and duty of care and diligence to consider climate risk in their activities under the Climate Change Act 2017 (Vic) and Local Government Act 2020 (Vic).

### RECOMMENDATION

That Council endorse the Draft Central Goldfields Climate Action Plan for public exhibition (31 March - 21 April).

A further report will come to Council after the exhibition period, presenting the final Climate Action Plan for adoption. This is planned for May - subject to level of changes required after exhibition period.

### LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2021-2025 - Our Spaces and Places

The Community's vision 3. A commitment to climate action and less waste

- Initiative:
- Develop and implement Corporate Climate Action Plan to reduce Council's carbon emissions.
  - Support municipal-wide emissions reduction and community adaptation to climate change by facilitating a collaborative approach with the community.

- Lead by example with committed action to mitigate and adapt to climate change

Victoria's Climate Change Act 2017 stipulates the following regarding climate change and decision-makers, including local government.

Subsection 17(2) states:

In considering climate change, the relevant decision-maker must have regard to:

- the potential impacts of climate change relevant to the decision or action; and
- the potential contribution to the State's greenhouse gas emissions of the decision or action; and
- any guidelines issued by the Minister under section 18.

Subsection 17(3) states:

(a) In having regard to the potential impacts of climate change, relevant considerations are:

(b) potential biophysical impacts; and

(c) potential long and short term economic, environmental, health and other social impacts; and

(d) potential beneficial and detrimental impacts; and

(e) potential direct and indirect impacts; and

(f) potential cumulative impacts.

The Local Government Act 2020 (Vic) identifies several overarching governance principles which create obligations for councils in the context of climate change, including:

• Under 9(2)(c) Councils are required to promote the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks.

• Under 9(2)(b) Councils are required to give priority to achieving the best outcomes for the municipal community, including future generations.

• Under 9(2)(h) regional, state, and national plans and policies are to be taken into account during Council's strategic planning.

- Under 9(2)(i) Council must ensure its decisions, actions, and information are transparent.

## **BACKGROUND INFORMATION**

In June 2021 Council engaged Ndevr Environmental to provide a technical report and recommend a series of actions towards net zero emissions for Council operations and to build Council's capacity to manage risk and adapt to climate change.

To expand its influence and strengthen our local response to climate change, Council officers also invited the community to be part of a collaborative process (a workshop series, guided by a stewarding group) to mobilise a community-led response to climate change.

Council officers have been working closely with a core community group to develop a unified direction and set of actions for Council and community, communicated through the Central Goldfields Climate Action Plan.

## **REPORT**

The draft plan provides strategic direction to 2030 through priority areas and goals. This includes a Net Zero emissions by 2030 target for Council's operations.

The draft plan draws on the expert advice of Ndevr Environmental, particularly in terms of the zero emissions target and Council focused actions. The report also reflects the aspirations of community, particularly in terms of elevating council's leadership role in tackling climate action locally.

The draft plan uses a plain language approach and is designed to engage people new to climate change. It clearly articulates actions and responsibilities including the way forward for a partnership approach (collaborative model) with community and other agencies. It also outlines Council's role as a leader and recommends the establishment of a collaborative model for the ongoing activation and enhancement of local community action.

Every two years an implementation plan will be developed with actions aligned to each of the goals. The initial two years will focus on developing our collaborative model with the community, strengthening Council's internal processes and capturing the existing projects and initiatives across Council that support our climate action goals.

## **CONSULTATION/COMMUNICATION**

Community consultation to date has included:

- Ongoing engagement with a key stewarding group (Core Team). Membership includes Councillors, Council staff and representatives from Maryborough Climate Action Group, Goldfields Sustainability Group and Maryborough Education Centre

- Invitation to the broader community to join a Climate Action Collaboration and delivery of four climate action workshops with attendance from Council staff, Councillors and representatives from across the community

Continued community engagement/consultation will include:

- Consultation on the draft plan with regional agencies and service providers
- A public exhibition period, planned for 31 March - 21 April, with:
  - o A public workshop with invitation to all members of the Climate Action Collaboration
  - o Opportunity for community feedback through the Council Engage webpage

## **FINANCIAL & RESOURCE IMPLICATIONS**

### Net Zero by 2030 for Council operations

Ndevr Environmental recommends a net zero target be set for 2030. Based on CGSC's FY17 baseline of 1,688 tCo2-e (tonnes of carbon dioxide-equivalent) and anticipated population growth, the business-as-usual emissions trajectory to 2030 is predicted to be 1,690 tCO2-e. Emissions reductions already achieved through taking part in the Victorian Energy Collaboration (VECO) energy purchasing project from FY22 have reduced this figure significantly, to 422.5 tCO2-e.

Reducing these emissions progressively towards zero will involve a range of challenges compared with the one-off big step of affordable renewable energy purchase. The key steps to achieving net zero are shown in the figure below.



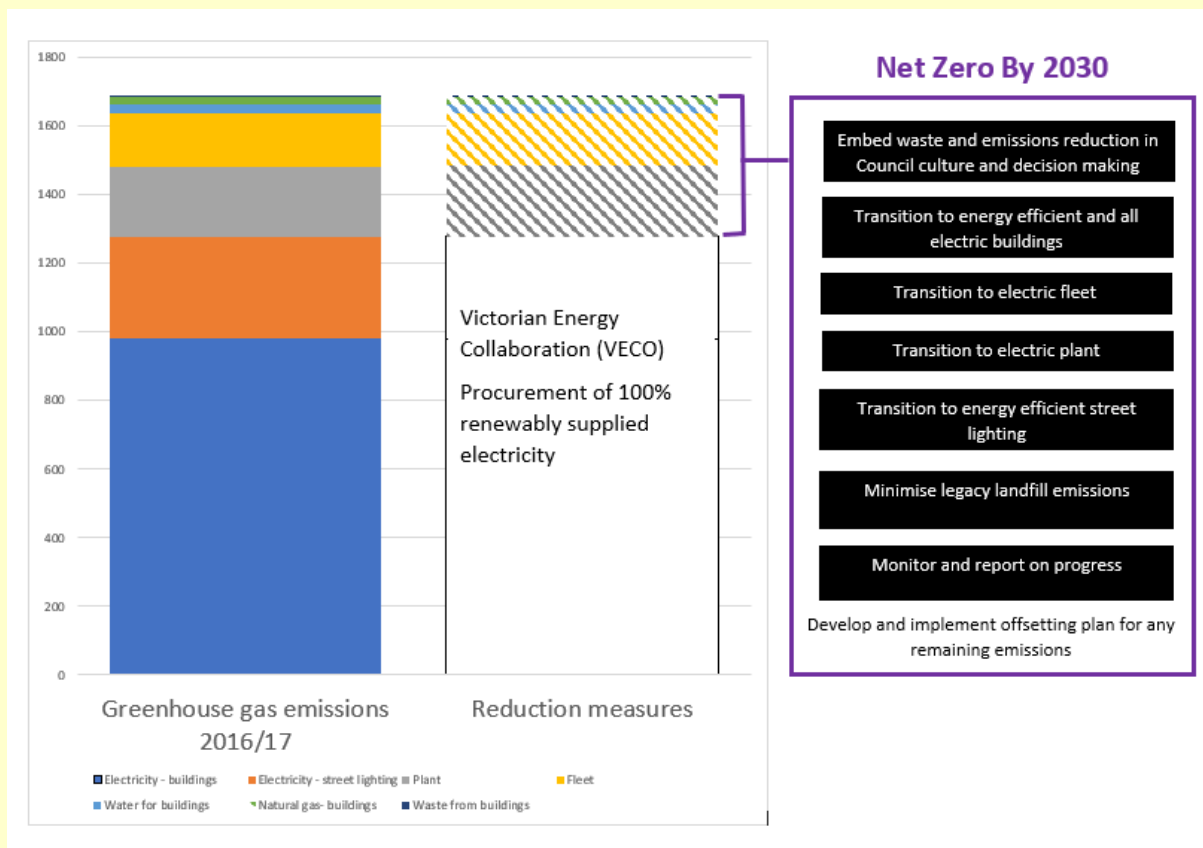


Figure One: Council baseline emissions and reduction measure to meet net zero 2030 target, adapted from Ndevr Environmental Technical Report for the Central Goldfields Climate Action Plan 2020

In a rapidly changing technological environment and energy market, it is difficult to accurately cost all of these actions. However, adopting an overall net zero emissions target can be done with minimal financial risk as the steps towards achieving the target can be undertaken as low-cost or no-cost opportunities emerge:

- Council's total emissions are relatively small, with significant reductions recently achieved through the VECO agreement
- Increasing State and Federal funding opportunities to support emissions reduction activities
- Energy efficient and low carbon technologies becoming increasingly competitive by price or/and leading to operational savings after a payback period
- Cost benefit analysis of upgrades, instalments and replacements can be completed on a project-by-project basis
- Purchasing national carbon credits to offset emissions that can't be effectively eliminated is the last step in the pathway. If no further actions were taken, this would cost \$10,140 p.a. on current prices at up to \$24/tCO<sub>2</sub>-e. Given the expected emissions reduction through actions

outlined in the plan, the actual figure is expected to be only a fraction of this.

Setting an ambitious net zero emission target will:

- Ensure Council is meeting its due diligence and responsibilities in relation to climate risk under the Local Government 2020 Act and Climate Change Act 2017
- Demonstrate Council's commitment to climate action and our contribution to a global effort to keep warming to below 2 degrees (and ideally below 1.5 degrees), to avoid locking in the most catastrophic impacts of climate change
- Meet community expectations that Council shows leadership in addressing climate change
- Set an example for the Central Goldfields community to encourage community-led action

There are some costs to consider in resourcing and monitoring the implementation of the plan. Additional costs related to mitigation and adaptation actions included in the implementation plan 2022-24 are provided below.

Estimated costs for implementation plan 2022-24

The draft implementation plan has been developed mindful of Council's limited financial and human resources. As such, it seeks to collate and highlight relevant work already committed to by Council, and to focus primarily on actions able to be delivered at low or no cost. Sourcing external funding and taking advantage of regional projects will also be a key part of our approach.

Key actions requiring an additional funding commitment:

| Action  | Budget | Source  |
|---|--------|---|
| Develop website as a central point for local climate action information and opportunities | \$5000 | Funding already sourced - Central Victoria Primary Care Partnership |
| Establish an annual community grant fund to seed community                                | \$5000 | Funding already sourced for 2022/23 - Central                       |

|  |   |  |
|--|---|--|
| projects that align with the Climate Action Plan   |   | Victoria Primary Care Partnership<br><br>Future funding can be included in Sustainability operational budget |
| Develop a climate-focused education program - offering regular community forums/information sessions on climate related topics (eg. low emissions living; impacts of climate change on health & wellbeing; property preparation for emergencies; business continuity planning) | \$2000  | Future funding can be included in Sustainability operational budget  |
| Increase resourcing or/and improve resource management to deliver climate actions across departments   | Potential 0.2 FTE additional staff resource                 | Subject to new initiative request in 2022/23 budget  |
| Investigate options to track emissions data, including group procurement of emissions data management system in collaboration with other CVGA Councils   | \$5,000 to 10,000 (share of joint data management platform) | Future funding can be included in Sustainability operational budget  |
| Support operations, infrastructure & planning staff to develop project specifications that incorporate sustainability and climate considerations (eg. specifications template, guidelines, training)   | \$2,000 (Training facilitator)                              | Future funding can be included in Sustainability operational budget  |
| Continue to collaborate and participate in regional projects with other Councils through Central Victorian Greenhouse Alliance   | \$10,000 annual membership fee                              | Existing corporate membership  |

|  |   |   |
|--|---|---|
| Develop business continuity planning (BCP) for resilience of Council operations and service provision during extreme events and emergencies  |   | Resourcing commitment required in next governance budget            |
| Participate in CVGA Community Sparks project to investigate feasibility of a community battery site in the Shire   | Implementation funding may be required  | TBD   |
| Support establishment of community energy group and the investigation of renewable energy opportunities for the Shire and seek funding to develop a feasibility study comparing rooftop solar, battery storage, microgrid and other energy options | Feasibility/cost benefit analysis study   | Subject to external funding   |
| Review 2019 energy audits/facility assessments of Council buildings and seek funding to implement outstanding LED lighting, HVAC (heating, ventilation and air conditioning) and building fabric upgrades  | de-lamping and LED upgrades<br>~\$10670* per site<br><br>HVAC upgrades<br>~\$50,000* per site<br><br>Building fabric improvements ~<br>\$30 000* per site | Subject to external funding   |
| Seek funding to support phase two (major roads) of streetlight upgrades to LED   | ~\$200 000  | Subject to external funding   |
| Engage with Dja Dja Wurrung Clans Aboriginal Corporation to develop a way to work together to improve community understanding of cultural values and how we can  | \$3500  | Funding already sourced - Central Victoria Primary Care Partnership |

|  |  |  |
|--|--|--|
| <p>champion these through our climate action</p> <p><b>**Action still needs to be confirmed/refined with Dja Dja Wurrung</b></p> |  |  |
|--|--|--|

\* Cost estimates taken as an average from Type 2 energy audits conducted on 5 key sites

## RISK MANAGEMENT

This report addresses Council's strategic risk Climate change - adaptation - Failure to appropriately respond to or prepare for the impacts of climate change by providing a strong evidence base to support and direct Council and community action on mitigating and adapting to climate change.

## CONCLUSION

Local governments have increasing climate responsibilities and duties of care and diligence to consider climate risk in their activities, under the Victorian Climate Change Act 2017 and the Victorian Local Government Act 2020.

To expand its influence and strengthen our local response to climate change, Council places immense importance on local and regional partnerships, as well as working closely with the community.

This Climate Action Plan outlines Council's role as a leader in our local response to climate change and recommends the establishment of a collaborative model for the ongoing activation and enhancement of local community action.

It is recommended that the Draft Central Goldfields Climate Action Plan be endorsed by Councillors for public exhibition (31 March- 21 April).

## ATTACHMENTS

1. Draft Central Goldfields Climate Action Plan

# Central Goldfields Climate Action Plan

DRAFT FOR PUBLIC CONSULTATION  
MARCH 2022





Central Goldfields Shire is a member of Translations Services Australia, which provides assistance to those who are non-English speaking to translate information Council provides to the community. The service is FREE. 131 450 or [www.tisnational.gov.au](http://www.tisnational.gov.au)

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## Acknowledgment of Traditional Owners

Central Goldfields Shire Council acknowledges the ancestors and descendants of the Dja Dja Wurrung. We acknowledge that their forebears are the Traditional Owners of the area we are on and have been for many thousands of years. The Djaara have performed age-old ceremonies of celebration, initiation and renewal. We acknowledge their living culture and their unique role in the life of this region.

## Council's commitment to climate action

### The science on climate change is clear and we are already experiencing changes in climate patterns locally.

Central Goldfields Shire Council is leading on climate action through its commitment to net zero emissions for Council operations by 2030.

We are also required to consider climate risk in Council activities, under the Victorian Climate Change Act 2017 and the Victorian Local Government Act 2020.

In doing this, we acknowledge our ancestors and descendants of the Dja Dja Wurrung. The Dja Dja Wurrung People and Dja Dja Wurrung Country have endured previous large-scale climatic change events. Their in-depth understanding of the land, together with their traditional knowledge, and their capacity to adapt to environmental change is critical to our approach.

Whilst Council can show leadership in this space, we are stronger together. Climate change is important to all sectors of our community and this Plan sets out what we as a Council can do, understanding that everyone in our community can make a difference and has a responsibility to reduce their footprint.

In developing this Plan, we identified all the wonderful action already taking place in our community. Across all sectors, our community is preparing for, and acting to mitigate, climate change in many ways.

There is strength in diverse action and a lot we can learn from our peers at home, school, work or on the farm. By connecting and combining efforts and building on existing action, our community can continue to make a real difference.

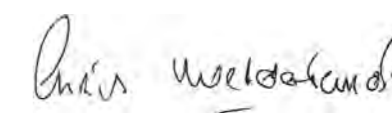
Local and regional partnerships and supporting community mobilisation will also be critical for us to broaden influence and strengthen our impact.

Community input in the development of this Plan has been invaluable and I'd like to acknowledge the significant commitment and contribution from members of the Climate Action Collaboration.

Tony Macer, Barry Parsons, Jeff Hooper, Bronwen Haywood, Troy Butler have worked closely with Cr Liesbeth Long, Cr Wayne Sproull and Council's Sustainability Officer and Community Engagement Manager as a stewarding group for the project. Additional community members have also participated in Climate Action Collaboration workshops.

We thank them for their unwavering input and passion in supporting us with our vision for climate action in the Central Goldfields.

I'm thrilled to present the Central Goldfields Climate Action Plan – and look forward to seeing its impact over the years to come.

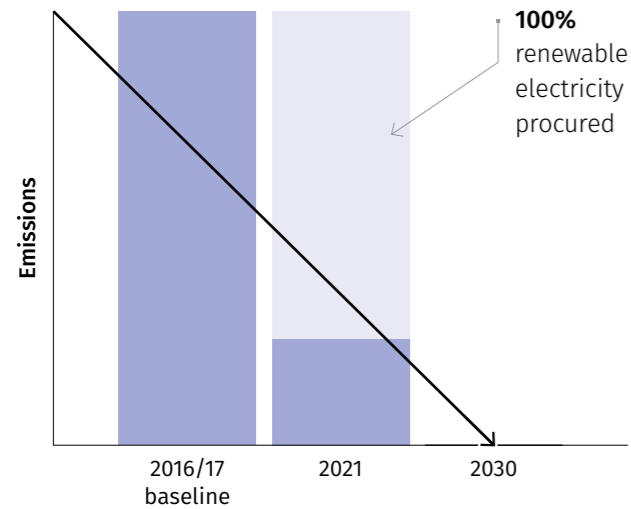


**Cr Chris Meddows-Taylor**  
Mayor



# Net zero by 2030

## For Council operations



The science on climate change is clear and we are already experiencing changes in climate patterns locally.

The Central Goldfields Shire Council is committed to leading on climate action and supporting its community to both reduce emissions and be proactive in adapting to a changing climate.



**1** Our Council embeds climate and emissions reduction in its decision-making and operations

**2** Our community has many opportunities to learn and collaborate around climate action

**3** Our young people and groups most vulnerable to the effects of climate change are heard and supported in self-determined climate action



**Education, raising awareness & mobilisation**

**4** Our community feels connected, supported and mentally resilient to the challenges of a changing climate

**6** Our community is prepared for and able to recover from flood, bushfire, storms and heatwaves

**5** Our community is comfortable and active through increasing temperatures

**7** Our food systems are equitable, healthy and sustainable



**Health and wellbeing**

**8** Our energy is secure, equitable and renewable

**9** Our Council and community transition off natural gas



**Renewable energy**

**10** Our built environment incorporates environmentally sustainable and resilient design

**11** Our buildings and streets use energy efficient technologies

**12** Our transport is low emissions and accessible to all



**Built environment and transport**

**13** Our Council and community are committed to waste avoidance and transitioning to a circular economy

**14** Our community has the knowledge and opportunity to recycle right

**15** Our community composts and grows its own food



**Waste and the circular economy**

**16** Our natural environment and cultural assets are protected, enhanced and enjoyed

**17** Our land use industries are adaptive, innovative and sustainable

**18** Our water systems are healthy, resilient and secure



**Land and water**

**Six priority areas for mitigation and adaptation**

# Working together to lead change

To expand its influence and strengthen our local response to climate change, Council places immense importance on local and regional partnerships, as well as working closely with the community.

Guided by shared priority areas and goals:  
**Let's tackle climate together!**

**How to get involved**  
To join our partnership approach to local climate action, contact:  
**Julia Walsh**  
Sustainability Officer,  
Central Goldfields Shire Council  
julia.walsh@cgoldshire.vic.gov.au

Keep an eye out for our local climate action website – coming soon!



“Addressing climate change is complex and no one group, leader or organisation can facilitate impact alone.”

## A local response

Local governments have increasing climate responsibilities and duties of care and diligence to consider climate risk in their activities, under the Victorian Climate Change Act 2017 and the Victorian Local Government Act 2020.

To expand its influence and strengthen our local response to climate change, Council places immense importance on local and regional partnerships, as well as working closely with the community.

### About this Plan

This Plan outlines Council's role in leading the local response to climate change, with a strong focus on partners, community and collaborative action to strengthen impact. It can be utilised as an educative tool for those people new to the climate change space and provides direction for the Central Goldfields community to tackle climate change together.

### Guiding principles

These guiding principles are a critical tool in keeping Council and the community focused on community education, raising awareness and mobilisation. Developed with key stakeholders through the Climate Action Collaboration, these four principles will continue to guide the implementation of this Plan.

1

#### ENHANCE

Build on existing networks, initiatives and actions. Start with those already engaged and gradually bring in the broader community.

2

#### EMPOWER

Connect people with each other and the information they need to act. Harness the power of conversation. Provide ongoing and diverse opportunities for community engagement and input.

3

#### INSPIRE

Keep messaging positive, local and accessible. Share good news stories. Celebrate the co-benefits of climate action. Spread excitement about the possibilities for our community.

4

#### INCLUDE

Bring everyone along. Listen to and learn from other perspectives. Seek out all voices in the community and ensure equitable solutions.

The science on climate change is clear and we are already experiencing changes in climate patterns locally.

The Central Goldfields Shire Council is committed to showing leadership on climate action and supporting its community to both reduce emissions and be proactive in adapting to a changing climate.

## How we developed this Plan

Addressing climate change is complex and no one group, leader or organisation can facilitate impact alone. As such, this Plan was developed with valued input from climate change experts, regional service providers and agencies, community organisations and leaders, and elected representatives and staff across Council.

Five key components comprised the development of this Plan:

1

### PROJECT GOVERNANCE

In April 2021, the Maryborough Climate Action Group approached Council to work together on climate action. This led to the establishment of a stewarding group including Councillor, Council staff and key community group representation.

This group initiated a broader community engagement project – the Climate Action Collaboration – and provided ongoing guidance for the collaborative process.

2

### EXPERT ADVICE AND INPUT

In June 2021, Climate Change experts, Ndevr Environmental, were engaged to support Council and community in identifying climate risks and opportunities and make recommendations on responsibilities, goals and targets.

The full technical report can be found here: <https://engage.cgoldshire.vic.gov.au/climateaction>

3

### CLIMATE ACTION COLLABORATION

In July 2021 the Central Goldfields community was invited to join a local collaborative approach to climate action.

A series of community workshops took place from August through to November 2021.

These workshops provided valuable insights and direction for the development of this Plan.

The growing list of 40+ local climate leaders (engaged through this process) are a strong foundation for ongoing community education, raising awareness and mobilisation.

4

### ONGOING CONSULTATIONS WITH KEY STAKEHOLDERS

Throughout this Plan’s development, targeted consultations were conducted with Council staff and regional service providers to ensure this Plan built on existing work and captured important opportunities for collaborative impact.

5

### SEED FUNDING

Through the Central Victorian Primary Care Partnership (CVPCP), seed funding was available to activate local action.

To date one project has been successful in gaining seed funding.

This Project – Climate Conversation Week – will play a fundamental role in raising awareness and activating community mobilisation.

### The journey

Using the approach opposite, the following key activities were involved in the development of this Plan:



# Knowing the basics



## What is climate change?

Climate change is a long-term change in the Earth's local, regional and global climates.

The Earth's climate has changed naturally many times before. However, human activity is causing the Earth's average temperature to rise unusually fast leading to rising sea levels, shrinking mountain glaciers, changes in flower and plant blooming times and an increase in frequency and severity of storms, floods, heatwaves and fires.

## Why is our Earth warming?

### Greenhouse gases

Greenhouse gases (GHG) are gases in Earth's atmosphere that trap heat. They let sunlight pass through the atmosphere, but they prevent the heat that the sunlight brings from leaving the atmosphere. This has a warming effect on the Earth. The main greenhouse gases are water vapour, carbon dioxide, methane, ozone, nitrous oxide and man-made chlorofluorocarbons.

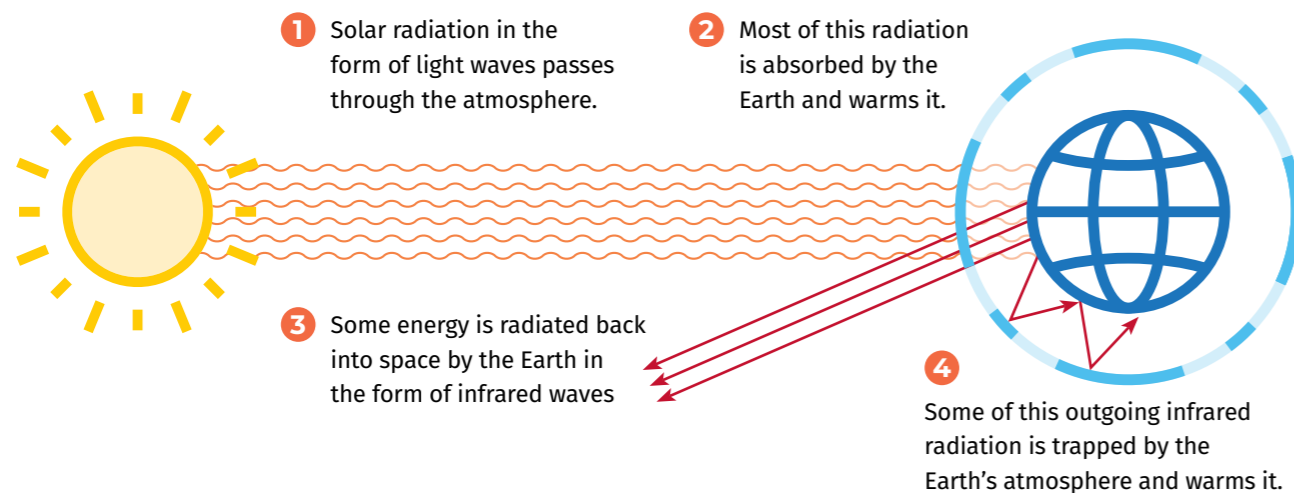
### The greenhouse effect

The greenhouse effect is the process where greenhouse gases in the Earth's atmosphere trap the sun's heat. This makes Earth much warmer than it would be without an atmosphere. Without the greenhouse effect Earth would be too cold for life to exist.

### The enhanced greenhouse effect

Human activities, particularly the burning of fossil fuels, are adding more greenhouse gases to the atmosphere. This is enhancing the greenhouse effect, trapping more heat and causing global temperatures to rise, with associated consequences for our climate.

### The greenhouse effect



As the CO2 concentration increases, more of the outgoing infrared radiation is trapped.



## What does this mean for our climate?

The Central Goldfields region is already becoming warmer and drier. Climate modelling predicts this trend to continue. Into the future our Shire can expect<sup>1</sup>:

### Climate Change Hazards

- Average temperature increases across all seasons
- Reduced annual rainfall, humidity, and frosts
- Increased rainfall intensity and storms
- Increased extreme heat days and fire
- Increased evaporation and longer droughts
- Increased flooding events

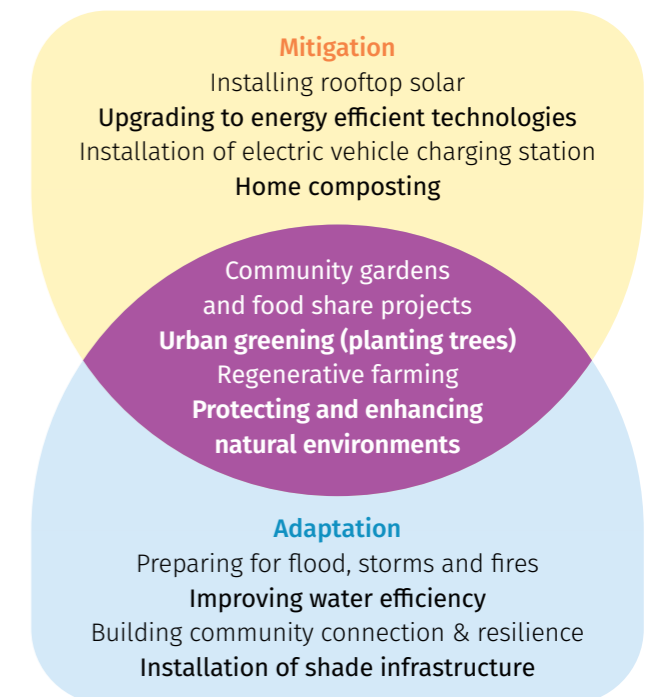


## What does climate action look like?

In addressing climate change, both mitigation and adaptation actions are important and many actions can have both mitigation and adaptation benefits.

**Mitigation** – actions seeking to avoid and reduce greenhouse gas emissions in the atmosphere.

**Adaptation** – Some changes to our climate are now unavoidable or already being experienced. Adaptation actions help us to prepare for these changes in order to minimise harm, act on opportunities or cope with the consequences of changes to our natural and human systems.



<sup>1</sup> Loddon Campaspe Climate Projections 2019. CSIRO, Melbourne Australia

# Starting from a solid foundation

## Our community is already taking action!

Through the development of this Plan, we heard many stories about the amazing action already taking place in our community. Across all sectors, our community is acting to mitigate and preparing for climate change in many different ways. There is strength in diverse action and a lot we can learn from our peers at home, school, work or on the farm. By 'connecting the dots', combining efforts and building on existing action, our community will be best placed to achieve meaningful change.



"As community members it's important to focus on solutions to counteract climate change in the home, your community, your work, when shopping, at the polling booth and in every part of your life you have control over.

So we grow food, compost / worm farm. Preserve, ferment, pickle, dry or share excess produce. Say NO to plastic – use beeswax wraps, mesh produce bags, bar soap and shampoo. Installed solar panels, changed to LED lights and use solar / battery/timer for security lighting. Walk or cycle for shopping, exercise and leisure. Have acquired a hybrid vehicle and have a heatpump for water and heating on our wish-list. Do laundry only when dirty and line dry. There are many local second-hand shops for clothes/books etc. to encourage conscious consuming.

We can change the system as we individuals ARE the system."

– *Fiona Sliver, Maryborough resident*

Goldfields Sustainability Group (GSG) are residents of the Central Goldfields Shire passionate about living sustainably and assisting others in the shire to build a sustainable future.

GSG organise monthly workshops, guest speakers or visits to local sites to learn first hand about the efforts of shire residents attempting to put sustainability into action."

– *Barry Parsons, Goldfields Sustainability Group*



"Sustainability is a core value of our business at True Foods. We have recently invested in our own on-site solar farm which consists of more than 3,300 panels covering all points of our bakery. Now 100% of the energy used to make our Simson's Pantry product is powered by the Australian sun!

We have just started a staged roll out of a new air conditioning system that uses 70% less power than our current system, and are currently working on some new plastic packaging to ensure it remains recyclable through the Red Cycle program.

To help our staff and offices stay cool over the summer, we have also planted deciduous trees around our office area."

– *Mark Thurlow, True Foods*

"Our four Landcare member groups within the Central Goldfields Shire – McCallums Creek, Moolort, Timor West and the Central Victorian Regenerative Farmers – have a significant member presence in the area.

The Ethos of Landcare is to continue to maintain healthy, interlinked communities within and between the Natural, Farming and Built Environments the end aim being a sustainable future for generations to come

We offer advice, information and resources to support weed and pest control, landscape repair and regeneration, improved soil health, maintenance of perennial vegetation, management of livestock, integration of wildlife and diversity and protecting water quality."

– *Chris Pollock, The Upper Loddon & Avoca Landcare Network*



"Dunolly Community Garden offers weekly gatherings where people come along to do some gardening and share in the produce. We have lots of mature fruit trees and beds for growing vegetables.

Gardening is one of the most effective methods of tackling climate change, by reducing the impact on the planet. The food available from the supermarket has quite often travelled many hundreds of miles and has been produced using very energy intensive methods.

At the garden we use environmentally friendly methods to combat weeds and use very efficient watering systems to reduce our impact.

We meet every Thursday afternoon and welcome new members."

– *Lisa Mahon, Dunolly Community Garden*



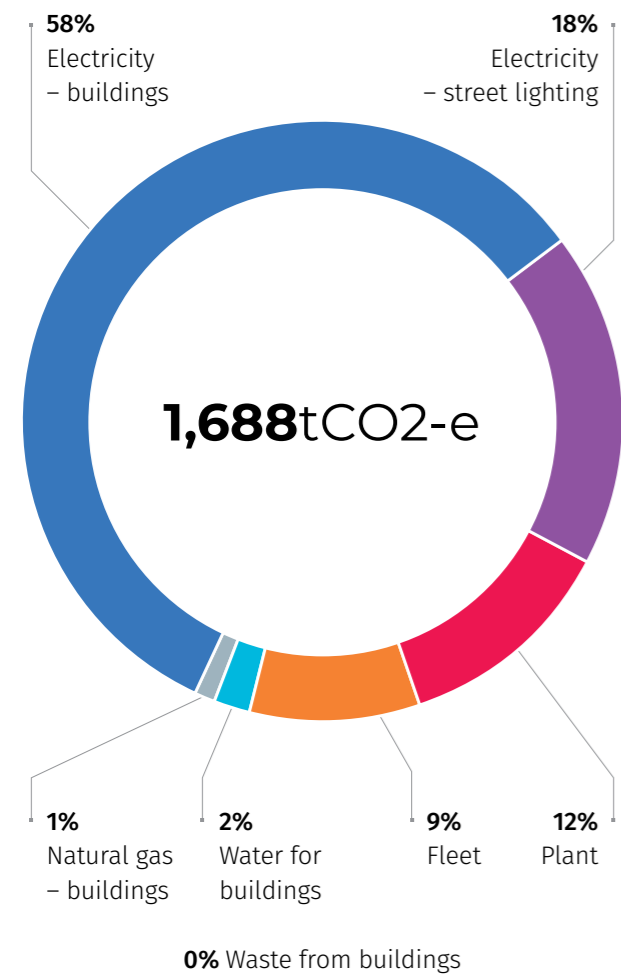
## Our greenhouse gas emissions

An emissions profile shows what proportion of greenhouse gas emissions are coming from different activities. Measuring our emissions and understanding our emissions profile can help us decide where we should focus our mitigation efforts and track progress in reducing emissions.

### Council's emissions

Council's most recent emission profile is for 2016/17. Total emissions for this financial year were 1688 tCO<sub>2</sub>-e. Major sources of emissions were electricity in buildings (58%) street lighting (18%), plant (12%) and fleet (9%).

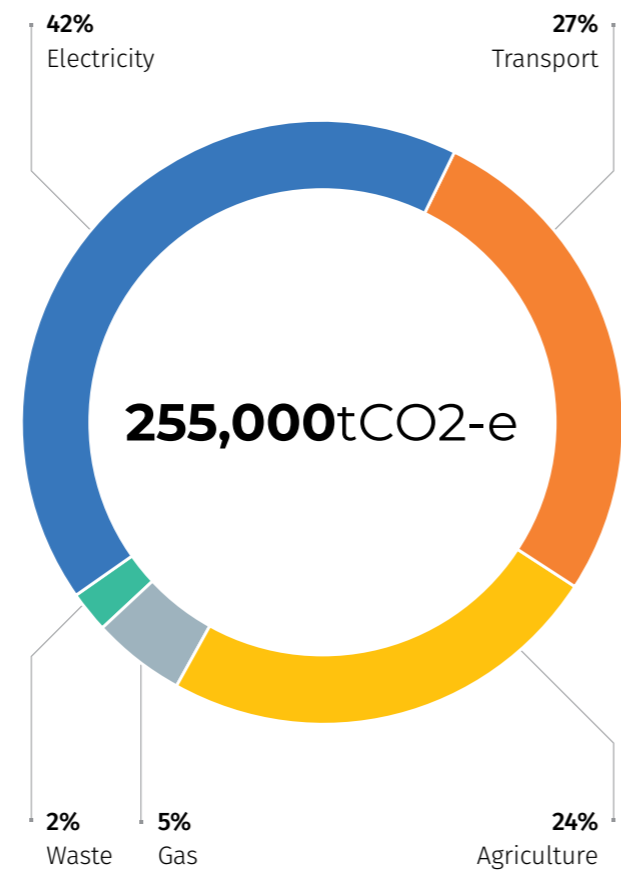
Participation in the Victorian Energy Collaboration (VECO) for 100% renewable electricity was a significant achievement for Council in 2021 – **reducing overall emissions by 75%.**



CGSC corporate emissions profile, based on operational data and modified from Ironbark Sustainability Emissions Inventory & Reduction Plan (2018).

### Community emissions

Total emissions for the Central Goldfields Shire in 2019/20 were 255 000 tCO<sub>2</sub>-e. The largest source of emissions was electricity consumed by the industrial (22%), commercial (10%) and residential (10%) sectors. On-road transportation accounts for 27% of emissions and Agriculture, 24% of total emissions.



Central Goldfields Shire municipal emissions profile, sourced using Snapshot – Community Climate Tool. This is a free online tool estimating municipal emissions based on high-level data, led by Beyond Zero Emissions and Ironbark Sustainability.



### Measuring emissions – what is CO<sub>2</sub>-e?

Every greenhouse gas has its own global warming potential (GWP), which is a measurement of how much heat the GHG can trap within the atmosphere and how much of an environmental impact it is expected to have. For example, methane (a common emission associated with landfills and ruminant livestock) is considered 25 times as potent as carbon dioxide (over 100 years).

To help measure and compare greenhouse gas emissions, one tonne of carbon dioxide has become the standard unit. Each tonne of greenhouse gas is divided by its global warming potential and expressed in tCO<sub>2</sub>-e (tonnes of carbon dioxide equivalent).

## Climate risks and opportunities

Central Goldfields Shire is already experiencing the impacts of climate change. Ranking highest in the state for socio-economic disadvantage on the SEIFA index, our community is particularly vulnerable to the risks associated with a changing climate.

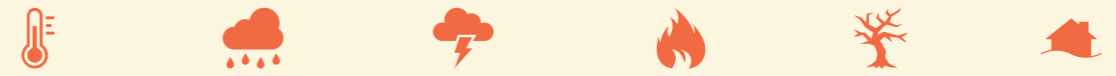
Understanding risks empowers people to prepare for and mitigate the potential consequences of those risks. Furthermore, this section also outlines the opportunities the Central Goldfields community and Council has in responding to climate change proactively and realising the co-benefits of climate action.

The burdens of climate risks and the benefits of climate action are often felt disproportionately across communities. In planning mitigation and adaptation action we must be sure to support those most at risk, including our elderly, low socio-economic, people living with mental and physical disabilities, First Nations, culturally and linguistically diverse, female and gender diverse, outdoor workers and farmers.




### Vulnerabilities of the Central Goldfields to Climate Change

-  Existing fire and flood risk
-  Threatened species
-  Limited Council budget/funding
-  Limited access to resources (e.g., health, transport, water)
-  Aging and low socio-economic population



### Climate Change Hazards



#### Social: Risks

-  Health, wellbeing, injury, and death impacts (impacting further on marginalised and vulnerable groups)
-  Mental health – climate anxiety, job security, isolation
-  Increased infectious diseases

#### Social: Opportunities

-  Establish community networks and connectivity
-  Draw on knowledge and leadership capacity of Traditional Owners, youth, and women






#### Economy: Risks

-  Increased maintenance, recovery, and insurance costs
-  Increased fuel, energy, raw material costs, GHG emissions
-  Job security issues resulting from extreme events
-  Reduced quality, and impact to, natural and cultural assets
-  Increased operating cost of building (thermal comfort)




#### Economy: Opportunities

-  Low carbon practices as a competitive advantage, economic diversity (e.g., carbon farming)
-  Building upgrades and automation reduced repair/operating costs
-  Low carbon and maintenance job creation
-  Draw on existing grant and funding opportunities




#### Natural Resources: Risks

-  Water security and quality
-  Disruption to flora/fauna cycles, biodiversity loss
-  Reduced agricultural yield (economic impacts)
-  Reduced quality, and impact to, natural and cultural assets
-  Safety and wellbeing of animals (i.e., pets, livestock)

#### Natural Resources: Opportunities

-  Enhancing forests to increase adaptability to climate and pandemics
-  Horticultural opportunities (i.e., from pipeline)
-  Nature-based tourism

#### Infrastructure: Risks

-  Disruption to essential services
-  Damage/disrupted transport routes
-  Damage and deterioration of assets

#### Council Operations & Governance: Risks

-  Management of cascading and unpredictable emergencies
-  Increased resource constraints, disruption of services
-  Increased reporting requirements
-  Federal/State policy not suited to regional areas
-  Liability if climate no considered in planning/decision-making

Summary of climate risks and opportunities for the Central Goldfields Shire, Ndevr Environmental Technical Report for Central Goldfields Climate Action Plan (2022).



# Leading action

This section provides direction for the Central Goldfields in responding to climate change. It recognises Council's role and responsibility as a leader in this space and the importance of whole community collaboration to achieve real and meaningful impact.

**Both mitigation and adaptation goals are captured to ensure we are actively reducing our contribution to global greenhouse gas emissions, as well as preparing for and adapting to a changing climate.**

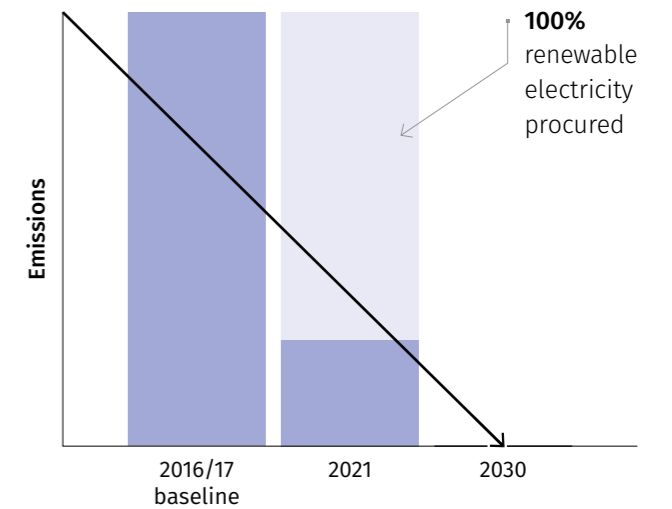
Appendix One includes actions for the next two years, aligning with each of our goals and priority areas.



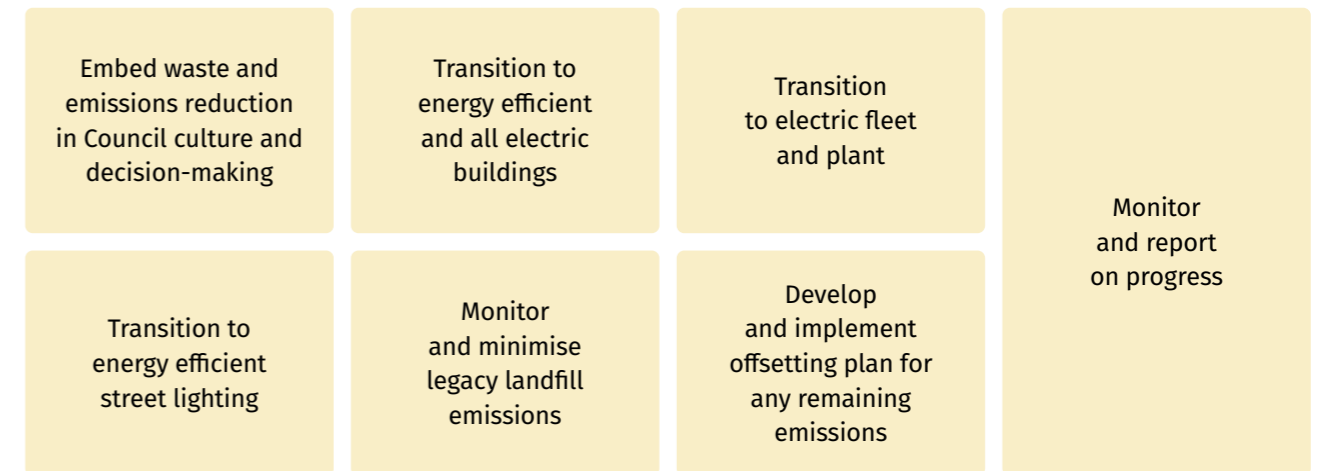
## Net Zero Council Emissions 2030

**Council commits to a Net Zero Emissions target for Council operations by 2030.**

This target has been set recognising the science on climate change, the scale and speed of change required and the opportunities available to achieve reductions to emissions.



### Council's pathway to Net Zero

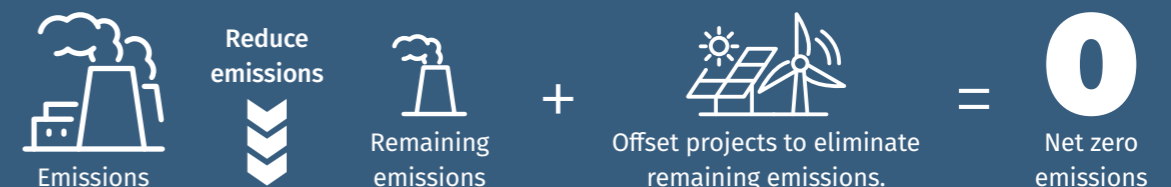


### What is Net Zero?

'Net zero emissions' refers to achieving an overall balance between greenhouse gas emissions produced and greenhouse gas emissions taken out of the atmosphere. Net Zero is achieved by:

1. Calculating emissions generated by activity (e.g., fuel and electricity use)
2. Reducing emissions through clean technology or changes to operations
3. Purchasing offsets to 'cancel out' any remaining emissions

Carbon offset units are generated from activities that prevent, reduce or remove greenhouse gas emissions from the atmosphere.





**Six priority areas**

For mitigation and adaptation



**Education, raising awareness and mobilisation**

Council plays an important role in this space, connecting people with information and each other, and also leading and influencing by example, by taking steps to address climate change in its own operations.

Community-led efforts to educate and raise awareness are already prominent in the Central Goldfields. We hope to elevate these efforts and get more people talking about local solutions to climate change and empowering action.

Climate change will affect people differently. People will also have different capacities to act. An important part of our work will be to create understanding for other perspectives, empower self-determined action and foster action that supports our community as a whole.

**Goals**

- 1. Our Council embeds climate and emissions reduction in its decision-making and operations
- 2. Our community has many opportunities to learn and collaborate around climate action
- 3. Our young people and groups most vulnerable to the effects of climate change are heard and supported in self-determined climate action



**Built environment and transport**

Environmentally sustainable design principles and technologies can create a more comfortable, energy and water efficient built environment, as well as a reduced reliance on cars. Urban greening – increasing trees and vegetation throughout our towns – will play a significant role in keeping our urban environment cool.

It is also important to consider the effect intensifying temperatures, storms, fire and flood will have on our buildings and community spaces.

Planning ahead through careful design, will have economic as well as environmental outcomes – reducing energy, water, fuel bills and repair costs.

**Goals**

- 10. Our built environment incorporates environmentally sustainable and resilient design
- 11. Our buildings and streets use energy efficient technologies
- 12. Our transport is low emissions and accessible to all



**Health and wellbeing**

Climate change will have direct and indirect impacts on the health and wellbeing of our community. For example, extreme weather events such as fire and flood can cause direct physical harm, while ongoing temperature increases may indirectly affect our community health and happiness by reducing opportunities to be active outdoors.

Food and water security will be increasingly threatened by the impacts of climate change. Our mental health can also suffer as we face the challenges and uncertainties of a changing climate.

There are many things we can do to ensure our built and social environments support all members of our community to adapt and remain resilient to the impacts of a changing climate.

**Goals**

- 4. Our community feels connected, supported and mentally resilient to the challenges of a changing climate
- 5. Our community is comfortable and active through increasing temperatures
- 6. Our community is prepared for and able to recover from flood, bushfire, storms and heatwaves
- 7. Our food systems are equitable, healthy and sustainable



**Waste and the circular economy**

The Victorian Government’s Recycling Victoria Policy aims to transform the recycling sector towards a circular economy by 2030. A circular economy model recognises that there are useful items and materials that can be recovered and utilised (often multiple times) rather than being disposed of to landfill. This model should lead to emissions reductions, reduced reliance on virgin material, and provide an opportunity for diversification of the local economy.

Finding ways to use our ‘waste’ locally, as well as buying local, buying less, avoiding packaging, preferencing items that are durable, repairable, compostable and recyclable are all ways we can help transition the Central Goldfields to a circular economy.

**Goals**

- 13. Our Council and community is committed to waste avoidance and transitioning to a circular economy
- 14. Our community has the knowledge and opportunity to recycle right
- 15. Our community composts and grows its own food



**Renewable energy**

Transitioning away from fossil fuel energy sources to renewables will have a significant contribution to our mitigation work. We can ‘green’ our electricity supply through local renewable energy projects such as rooftop solar or opting for ‘green power’ from our energy supplier. Local renewable energy projects can provide economic, social and environmental outcomes – reducing power bills, providing opportunities for employment and reducing greenhouse gas emissions.

We can also look to ensure the benefits of renewable energy are shared amongst our community through community-based energy projects.

**Goals**

- 8. Our energy is secure, equitable and renewable
- 9. Our Council and community transition off natural gas



**Land and water**

Improving biodiversity and soil health in our natural and farming ecosystems can help mitigate climate change through enhancing carbon sequestration (the removal of carbon from the atmosphere and storing it in vegetation and soil).

Protecting and enhancing these environments will also strengthen the resilience of our natural and cultural assets, as well as our farming and land use industries, to harsher climatic conditions associated with climate change.

Community health benefits such as reduced risk of infectious disease can also be realised through maintaining healthy natural environments and water systems.

**Goals**

- 16. Our natural environment and cultural assets are protected, enhanced and enjoyed
- 17. Our land use industries are adaptive, innovative and sustainable
- 18. Our water systems are healthy, resilient, and secure

## Activating and enhancing local action

Council, nor any single group, leader or organisation, can tackle climate change alone. To gain maximum impact from our work, it is important to engage all sectors of the community, build on action already happening and mobilise collaborative action:

### A partnership approach

Partnerships are critical to the delivery of this Plan.

A Partnership approach – including key agencies and community leaders – will ensure that key stakeholders work together to create meaningful impact on emissions reduction and adaptation to local climate challenges.

The partnership approach will be established within six months of adoption of this Plan and will function on two year membership. The approach will be convened by Council with key stakeholders working together to oversee, govern and activate the implementation, monitoring and evaluation of this Plan.



### Benefits of a partnership approach

- Holistic approach to a complex problem
- Pooling of resources – time, expertise, funding
- Community ownership & buy-in
- Consistent messaging across the Shire
- Attractive to funders

**Stronger outcomes for our community**

### Website

A fit for purpose portal and will provide a central point for information about local climate action. It will help connect, inform and empower the community regarding climate science and will identify local climate actions they might contribute to.

The website will elevate the profile of Central Goldfields as a climate action leader in the broader Loddon Mallee region. It will also assist with the forming of partnerships and amplify effective climate action.

The delivery of this website is a high priority action detailed within the 2022-2024 implementation plan. A partnership approach to the delivery of the website will be critical.

### Seed funding

An important focus of this Plan is community education, raising awareness and mobilisation. Providing seed funding will be a critical factor in supporting community-led action.

Seed funding will be available through an annual grants program. Applicants will be shortlisted by the Partnership and successful applicants appointed by Council. The 2022-24 Implementation Plan provides examples of what community-led projects might look like.

This program is funded up until 2024 (subject to a successful budget bid for 2024 financial year) at which time the program will be reviewed with an option for continuation of the program.

## Our collaborative work in action!

An initial community-led project idea to come out of our collaborative work – Climate Conversation Week – provides an example of the valuable role our collaborative group can play over the delivery of the plan: ensuring our work remains connected to the needs of our community, raising awareness and fostering community mobilisation.

### Climate Conversation Week

Our collaborative group is looking to lead a whole of community event involving ‘kitchen-table’ style conversations around climate change.

Community members interested in leading a conversation in their homes, school, sporting club, or workplace will be provided with a conversation kit. The kit will contain all they need to bring together those around them to share climate stories, consider other perspectives, and think about what opportunities our community has to mitigate and adapt to a changing climate.

Teams can apply through the formal grants process for ideas generated through this initiative.

### This community-led project will:

- raise awareness of how our community may be impacted by climate change and opportunities to reduce emissions and adapt
- create a sense of whole-of-community action and catalyse community mobilisation
- gather insights from the broader community around risks and potential actions which will inform the ongoing implementation of the Climate Action Plan





## Implementation, monitoring and evaluation

**This plan provides direction for Council, key agencies and the Central Goldfields community to 2030, through climate priority areas, goals and a net zero emissions target for Council operations.**

Every two years an implementation plan will be developed with actions aligned to each of the goals. The initial two years will focus on developing a partnership approach and capacity for collaborative action; strengthening Council's internal processes; and capturing the existing projects and initiatives across Council that support our climate action goals.

A full monitoring and evaluation framework of each implementation plan will be developed in with the Partnership. Review of priority areas and goals will take place after four years.

**Implementation of this Plan will be led by strong partnerships between Council, government departments, regional agencies, local organisations and community groups.**

### Local partners

- Dunolly & District Community Centre
- Millhouse Neighbourhood House
- Dunolly Community Garden
- Maryborough Community Garden
- Street Harvest
- Maryborough Education Centre
- Highview College
- Primary schools
- Girl Guides
- Scouts
- Goldfields Sustainability Group
- Zonta
- Rotary Club
- Lions Club
- Havilah
- Asteria
- Committee for Maryborough
- Maryborough & District Health Service
- Maryborough Field Naturalist Club
- Small business & industry

### Regional partners

- Dja Dja Wurrung Clans Aboriginal Corporation
- Bendigo & District Aboriginal Cooperative
- Northern Victorian Integrated Municipal Emergency Management Cluster
- Central Victorian Greenhouse Alliance
- Loddon Mallee Community Power Hub
- Building & construction networks
- Coliban Water
- Central Highlands Water
- Upper Loddon Landcare Network
- Central Victorian Regenerative Farmers Group

### State & Federal partners

- Department of Environment Land Water & Planning (DELWP)
- Sustainability Victoria
- Grampians Central West Waste & Recovery Group
- Loddon Mallee Waste & Resource Recovery Group
- Parks Victoria
- Public Transport Victoria
- North Central Water Catchment Authority
- State Emergency Service
- Country Fire Authority
- GWM Water



## Education, raising awareness and mobilisation

Council leads | 
  Council partners | 
  Advocacy | 
  Immediate | 
  Short term | 
  Ongoing

### 1. Our Council embeds climate and emissions reduction in its decision-making and operations

|   |  |  |
|---|--|--|
| Increase resourcing or/and improve resource management to deliver climate actions (as identified in this plan) across departments   |  |  |
| Set a zero net emissions by 2030 target for Council operations  |  |  |
| Investigate options to track emissions data, including group procurement of emissions data management system in collaboration with other CVGA Councils  |  |  |
| Design a way forward for applying a climate lens to Council's strategy, planning and delivery with specific consideration of unseen impacts of climate change (i.e. slowly rising temperatures), cascading emergencies, bushfire and flood risk |  |  |
| Include managing climate risk as part of Council's risk management framework  |  |  |
| Support operations, infrastructure & planning staff to develop project specifications that incorporate sustainability and climate considerations (e.g. specifications template, guidelines, training)   |  |  |
| Continue to review and update procurement polices and procedures to strengthen environmental sustainability & circular economy outcomes   |  |  |
| Sustainability officer to stay abreast of external programs and funding opportunities for climate actions   |  |  |
| Foster an environmentally conscious staff culture by celebrating sustainability achievements and educating on the links between climate risk and impacts on council operations  |  |  |
| Continue to collaborate and participate in regional projects with other Councils through Central Victorian Greenhouse Alliance  |  |  |
| Advocate for better support from state and federal initiatives and policies when delivering in our regional context   |  |  |

## Appendix One

### Implementation Plan June 2022 – June 2024

#### Delivery key

- Council leads
- Council partners
- Advocacy

#### Timeline key

- Immediate** already commenced or funding secured
- Short term** to commence within 2 years
- Ongoing** relevant beyond the current Implementation Plan

#### Confirmed community project:

Hold regular community events/activities focussed on strengthening community connections and promoting health and wellbeing.

















#### Potential community projects:

- Develop climate action community engagement kit to support community-led engagement stalls at major events in the Shire (incl. Go Goldfields Community Festival, Energy Breakthrough)
- Establish regular sustainability column in the local newspapers
- Support a youth voice in the region around climate action (e.g. through a youth radio show/podcast)







## Education, raising awareness and mobilisation

 Council leads | 
  Council partners | 
  Advocacy | 
  Immediate | 
  Short term | 
  Ongoing






### 2. Our community has many opportunities to learn and collaborate around climate action

|  |   |   |
|--|---|---|
| Establish a partnership model for Council and community to collaborate on climate action and implementation of the Central Goldfields Shire Climate Action Plan  |    |    |
| Develop a Monitoring, Evaluation and Reporting Framework to assess the ongoing performance of the Climate Action Plan  |    |    |
| Develop a website as a central point for local climate action information and opportunities  |    |    |
| Establish an annual community grant fund to seed community projects that align with the Climate Action Plan  |    |    |
| Develop a climate-focused education program – offering regular community forums/ information sessions on climate related topics (e.g. low emissions living; impacts of climate change on health & wellbeing; property preparation for emergencies; business continuity planning) |    |    |
| Continue to promote sustainability achievements, programs and funding opportunities through Council’s Community Update newsletter  |  |  |
| Continue to engage students, teachers, parents and local industry in exploring innovative energy solutions and sustainability practices through the annual Energy Breakthrough Event   |  |  |
| Work with local community groups to raise awareness to grants and opportunities and advocate for community projects  |  |  |







### 3. Our young people and groups most vulnerable to the effects of climate change are heard and supported in self-determined climate action

|   |   |   |
|---|---|---|
| Include climate action lens in Council’s Engage! Youth Leadership program   |  |  |
| Arrange for Aboriginal world view training with Dja Dja Wurrung Traditional Owners for all councillors and staff  |  |  |
| Support community groups and organisations who work with female, gender diverse, elderly, people living with a disability, Indigenous and culturally and linguistically diverse populations to build climate action capacity and leadership in these groups |  |  |











## Health and wellbeing

 Council leads | 
  Council partners | 
  Advocacy | 
  Immediate | 
  Short term | 
  Ongoing







### 4. Our community feels connected, supported and mentally resilient to the challenges of a changing climate

|  |   |   |
|--|---|---|
| Continue to foster community connection and support around diverse topics, including climate change, through Council’s Winter Warmer Walks |  |  |
| Continue to offer mental health services to Council staff and promote its benefit in relation to climate change (e.g. climate anxiety)     |  |  |
| Advocate for improved GP and health and wellbeing service access in the Central Goldfields Shire   |  |  |



### 5. Our community is comfortable and active through increasing temperatures



|  |   |   |
|--|---|---|
| Review shade and bubble tap/water station needs and complete installations at key outdoor places across the Shire e.g. parks, playgrounds, pools, trails   |  |  |
| Investigate ways to maximise accessibility to pools, especially during extreme heat days   |  |  |
| Support sporting clubs to assess risks and adapt to increasing temperatures e.g. timing of events, shade requirements, lighting to facilitate activities at night, alternative surfaces, future-proofing & retrofitting facilities |  |  |
| Seek funding for community pool facility upgrades and potential development of water play spaces   |  |  |
| Source water to keep Goldfields Reservoir and Lake Victoria usable all year long   |  |  |



## Health and wellbeing



 Council leads | 
  Council partners | 
  Advocacy | 
  Immediate | 
  Short term | 
  Ongoing

### 6. Our community is prepared for and able to recover from flood, storms, bushfires and heatwaves



Develop business continuity planning (BCP) for resilience of Council operations and service provision during extreme events and emergencies  



Seek funding, in collaboration with the Northern Victorian Emergency Management Cluster, for a relief centre and/or community education trailer  

Continue the review of flood management plans, addressing the increased flood risk driven by climate change  

Strengthen the work with Northern Victorian Emergency Management Cluster municipalities to support and promote appropriate community emergency prevention and awareness programs (e.g. property preparation)  

### 7. Our food systems are equitable, healthy and sustainable







Seek funding to support the creation of a local food coalition in partnership with businesses, community organisations and individuals  

Seek funding to deliver a community food festival or forum  



#### Potential community projects:



- Hold regular community events/activities focussed on strengthening community connections and promoting health and wellbeing.
- Map and activate community cool zones – including green spaces and facilities. This may include identifying spaces for retrofitting or re-purposing.
- Develop community safety initiatives for days of extreme heat and fire danger (e.g. identify ‘heat retreats’; develop shared fire plans and strategies for checking in on neighbours).
- Edible food project (e.g. identify opportunities to transform unused land into community gardens/planter boxes/fruit trees).



## Renewable energy



 Council leads | 
  Council partners | 
  Advocacy | 
  Immediate | 
  Short term | 
  Ongoing



### 8. Our energy is secure, equitable and renewable

Continue participation in Victorian Energy Collaboration (VECO) power purchase agreement – procuring 100% renewable electricity, generated by wind locally in Victoria, for all Council ‘s electricity and street lighting  



Participate in Central Victorian Greenhouse Alliance (CVGA) Community Sparks project to investigate feasibility of a community battery site in the Shire  



Continue delivery of MASH solar and battery information sessions & promotion of community bulk buy opportunity  



Support establishment of community energy group and the investigation of renewable energy opportunities for the Shire. Seek funding to develop a feasibility study comparing rooftop solar, battery storage, micro-grid and other energy options  

Advocate for state and federal incentives for rooftop solar and improved transmission network to increase grid capacity for solar feed-in  







### 9. Our Council and community transition off natural gas

Update Council policies and procedures to support transition off gas infrastructure in Council owned and/or managed buildings  









Collaborate with All-Electric Councils Information Group to support Council to transition off gas  

Work with community organisations and groups to promote programs supporting electrification of homes, business and industry  











## Built environment & transport







 Council leads | 
  Council partners | 
  Advocacy | 
  Immediate | 
  Short term | 
  Ongoing

### 10. Our built environment incorporates environmentally sustainable and resilient design

|   |   |   |
|---|---|---|
| Continue to review and update Local Planning Policy Frameworks in the planning scheme with greater consideration for climate risk, energy efficiency, water sensitive design, sustainable transport considerations and climate resilient building fabric and design |  |  |
| Promote compact urban form of Maryborough through the planning scheme, with environmental and social outcomes such as improved accessibility and reduced reliance on cars   |  |  |
| Develop environmental sustainability and climate resilience standards and guidelines for the development and maintenance of Council assets and infrastructure   |  |  |
| Complete shire wide tree audit and develop a Tree Planting Strategy, including a plan for new and succession planting and consideration for shade, drought tolerant, indigenous and endemic species   |  |  |

### 11. Our buildings and streets use energy efficient technologies

|   |   |   |
|---|---|---|
| Review 2019 energy audits/facility assessments of Council buildings and seek funding to implement outstanding LED lighting, HVAC (heating, ventilation and air conditioning) and building fabric upgrades                                   |  |  |
| Update Council policies and procedures to prioritise energy efficient infrastructure in all new installations and replacements in Council owned and/or managed buildings  |  |  |
| Seek funding to support phase two (major roads) of streetlight upgrades to LED  |  |  |
| Partner with Central Victorian Greenhouse Alliance (CVGA) to support small business investment in low emissions equipment through Sustainability Victoria's Small Business Energy Saver Program   |  |  |
| Work with community organisations and groups to promote programs for homeowners and renters to retrofit houses to reduce emissions and maximise energy efficiency (prioritising opportunities for low income households and social housing) |  |  |

 Council leads | 
  Council partners | 
  Advocacy | 
  Immediate | 
  Short term | 
  Ongoing







### 12. Our transport is low emissions and accessible to all

|  |   |   |
|--|---|---|
| Utilise Smartfleet (web-based fleet management system) to improve management of fleet and identify opportunities to reduce fleet-related emissions |  |  |
| Review and update fleet policy to support transition to an all electric fleet  |  |  |
| Review and update plant replacement plan to support transition to electric plant   |  |  |
| Promote availability of electric vehicle charging station through existing tourism collateral  |  |  |
| Improve and extend walking, cycling & scooter networks, including high levels of shade trees, vegetation & water sensitive design infrastructure   |  |  |
| Advocate for improved public transport services and electric coaches   |  |  |



#### Potential community projects:



- Provide education and training opportunities for local builders regarding environmentally sustainable
- Explore community transportation models e.g. electric community bus building.
- Campaign to promote and increase uptake of local public and active transport options.



## Waste and the circular economy



 Council leads | 
  Council partners | 
  Advocacy | 
  Immediate | 
  Short term | 
  Ongoing

### 13. Our Council and community are committed to waste reduction and transitioning to a circular economy



Seek funding to improve waste management and engagement at Energy Breakthrough, elevating the event as a benchmark for waste wise event practices  



Develop 'waste wise' events policy to ensure Council events, festivals and meetings are 'waste-wise' and increase the use of local and environmentally friendly caterers, avoiding packaging waste and prioritising seasonal and plant-rich cuisine  



Develop a community education campaign, in partnership with schools and business, about the move to the circular economy (e.g. being a conscious consumer, using the correct kerbside bin, finding local value for your waste)  

Encourage and facilitate social enterprises opportunities in the recycling industry  

### 14. Our community has the knowledge and opportunity to recycle right



Introduce the State Government legislated four waste stream system to expand existing waste and recycling collection in the Shire (general waste, food and garden organics, co-mingled recycling, glass recycling)  

Introduce the State Government legislated Container Deposit Scheme – using a cash reward for the return of drink cans, cartons, and bottles for recycling  

Work with community organisations and groups to promote the RED Cycle soft plastic recycling program  

### 15. Our community composts and grows its own food







Increase promotion of Council's FOGO (food organics garden organics) kerbside collection  

Develop program to encourage home composting and worm farming (e.g. subsidised or free compost bin or worm-farm, workshops, online tutorials)  



#### Potential community project:



Establish local sharing economy and reuse groups such as 'repair cafés', 'tool libraries' and peer-to-peer sharing.



## Land and water



 Council leads | 
  Council partners | 
  Advocacy | 
  Immediate | 
  Short term | 
  Ongoing

### 16. Our natural environment and cultural assets are protected, enhanced and enjoyed



Engage with Dja Dja Wurrung Clans Aboriginal Corporation to develop a way to work together to improve community understanding of cultural values and how we can champion these through our climate action  



Promote nature-based tourism and bush recreation activities, inclusive of advocacy to DEWLP for improved signage and visitor interpretation in state parks and reserves  

Continue to review and update Local Planning Policy Frameworks in the planning scheme to strengthen biodiversity and water considerations  



Support and advocate for community initiatives which preserve and promote biodiversity  



### 17. Our land use industries are adaptive, innovative and sustainable

Work with regenerative and sustainable farming networks to promote information around innovation and technology in the agriculture sector that could be harnessed to improve productivity and environmental outcomes (e.g. carbon farming, regenerative agriculture, drought tolerant crops)  

Support the exploration of sustainable forestry (including agroforestry) opportunities and associated biodiversity, carbon sequestration and sustainable timber supply outcomes  

### 18. Our water systems are healthy, resilient and secure

Partner with water corporations and neighbouring Councils to seek funding for development the North East Pyrenees Pipeline Project feasibility study and business case, investigating the viability of providing a fit for purpose water supply to communities north east of the Pyrenees Ranges in the Central Highlands Region  

Continue to work closely with water corporations and catchment management authorities to achieve integrated water management  

Investigate opportunities and advocate for recycled water infrastructure where appropriate  

#### Potential community project:

Promote and increase uptake of water conservation strategies (e.g. reducing water use in showers/washing/hosing concrete/washing car)



## Aligning strategies

### Education, raising awareness and mobilisation

- Council Plan 2021-2025
- Central Goldfields Community Vision 2021-2031
- Our Community 2030 plans
- Central Goldfields Shire Disability Plan 2022-2027
- Municipal Health & Wellbeing Plan 2021-25
- Economic & Strategic Development Strategy 2020-25
- Waste Management Strategy 2020-30
- Gender Equity Strategy 2021-24
- Positive Aging strategy 2021-26
- Respect Reconciliation Plan 2021
- Tourism & Events Strategy 2020-25
- Integrated Emergency Management Plan 2020
- Energy Breakthrough Strategic Plan 2019

### Renewable energy

- Council Plan 2021-2025
- Central Goldfields Community Vision 2021-2031
- Our Community 2030 plans
- Strategic & Economic Development Strategy 2020-25

### Built environment & transport

- Council Plan 2021-2025
- Central Goldfields Community Vision 2021-2031
- Our Community 2030 plans
- Strategic & Economic Development Strategy 2020-25
- Municipal Health & Wellbeing Plan 2021-25
- Integrated Transport Strategy 2020-30
- Tree Management Plan 2020-2024
- Walking and Cycling Strategy 2017-26
- Energy Breakthrough Strategic Plan 2019
- On Ya Scooter Strategy (draft)

### Waste and the circular economy

- Council Plan 2021-2025
- Central Goldfields Community Vision 2021-2031
- Our Community 2030 plans Waste Management Strategy 2020-30
- Tourism & Events Strategy 2020-25
- Strategic & Economic Development Strategy 2020-25

### Land and water

- Council Plan 2021-2025
- Central Goldfields Community Vision 2021-2031
- Our Community 2030 plans
- Tourism & Events Strategy 2020-25
- Strategic & Economic Development Strategy 2020-25
- Waterway Management Plan for Carisbrook 2021
- Respect Reconciliation Action Plan 2021





### 8.3 PLANNING PERMIT APPLICATION 078/21 FOR 5-LOT SUBDIVISION OF LAND IN THE RURAL LIVING ZONE, REMOVAL OF NATIVE VEGETATION AND ASSOCIATED WORKS AT 123 ALMA-MOONLIGHT ROAD, ALMA

**Author:** Acting Coordinator Statutory Planning

**Responsible Officer:** 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.*

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#### **SUMMARY/PURPOSE**

The purpose of this report is to seek a Council determination for planning permit application 078/21 for a 5-lot subdivision of land in the Rural Living Zone, the removal of native vegetation, and associated works at 123 Alma-Moonlight Road, Alma (Crown Allotment 33 Section 12 Parish of Wareek).

Notice of the application has been given and seven objections were received.

The application has been assessed against the Central Goldfields Planning Scheme and it is considered that the proposed development is appropriate.

It is recommended that Council issue a Notice of Decision to Grant a Permit for this application.

#### **RECOMMENDATION**

*That Council, having caused notice of planning permit application no. 078/21 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. 078/21 for the land known and described as 123 Alma-Moonlight Road, Alma, for a 5-lot subdivision of land in the Rural Living Zone, the removal of native vegetation, and associated works, in accordance with the endorsed plans and subject to the following conditions:*

##### **No Layout Alteration**

- 1. The development 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.*

##### **Notification of permit conditions**

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

2. *Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.*

#### ***Protection of patches of native vegetation and scattered trees***

3. *Before works start, protective fencing to the satisfaction of the responsible authority must be erected around all patches of native vegetation and scattered trees to be retained on site, where any works are less than 2 metres from any retained patches/trees. The fence must be constructed of star pickets, chain mesh or similar. The fence must remain in place until all works are completed to the satisfaction of the responsible authority.*
4. *Except with the written consent of the responsible authority, within the area of native vegetation to be retained, the following is prohibited:*
  - a. *Vehicular or pedestrian access.*
  - b. *Trenching or soil excavation.*
  - c. *Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.*
  - d. *Entry and exit pits for underground services.*
  - e. *Any other actions or activities that may result in adverse impacts to retained native vegetation.*

#### ***Offset requirement***

5. *To offset the removal of 0.210 hectares of native vegetation, the permit holder must secure a general native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017), as specified below:*
  - *A general offset of 0.041 general habitat units.*
  - *Located within the North Central Catchment Management Authority boundary or Central Goldfields Shire Council municipal district.*
  - *With a minimum strategic biodiversity score of at least 0.220.*

#### ***Offset evidence and timing***

6. *Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:*

- *An established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site; and/or*
- *Credit extract(s) allocated to the permit from the Native Vegetation Credit Register.*

*A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Environment, Land, Water and Planning.*

#### **Monitoring and reporting for onsite offset implementation**

7. *If a security agreement is entered into, as above, the permit holder must provide the annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.*

#### **Landscaping**

8. *Any existing native and significant vegetation is to be protected during all works and must not be damaged or marked in any way, except with the permission of the responsible authority.*
9. *Upon completion of all site works, any disturbed areas 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.*

#### **Asset Protection**

10. *At all times, the permit holder must ensure that the operation and condition of Council assets (including street trees, drains and roads) 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, the assets will be required to be repaired and reinstated by the permit holder/owner to the satisfaction of the responsible authority.*

#### **Emissions and Discharges During Construction**

11. *The permit holder/owner must restrict emissions and discharges from any construction sites within the land in accordance with the best practice environmental management techniques and guidelines contained in the Environment Protection Authority publications Construction Techniques for Sediment Pollution*

*Control (EPA 1991) and Environmental Guidelines for Major Construction Sites (EPA 1995) to the satisfaction of the responsible authority.*

**No Subdivision Layout Alteration**

12. *The layout of the subdivision permitted by this permit as shown on the endorsed plan(s) and/or described in the endorsed documents must not be altered or modified (for any reason) except with the prior written consent of the responsible authority.*

**Mandatory Subdivision Conditions**

13. *The owner of the land must enter into an agreement with:*
- a. *A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and*
  - b. *A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the owner can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*
14. *Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:*
- a. *A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and*
  - b. *A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the permit holder can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*
15. *All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.*

16. *The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with section 8 of that Act*

**Public Open Space Contribution**

17. *Before the issue of a Statement of Compliance, the permit holder must pay to the responsible authority 5% site value of all the land in the subdivision, pursuant to section 18 of the Subdivision Act 1988.*

**Goulburn-Murray Water conditions**

18. *All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).*
19. *Prior to the Statement of Compliance being issued for the subdivision, the wastewater management system for new Lot 1 must be:*
- a. *Wholly contained within the boundaries of the new lot created by subdivision*
  - b. *Altered and/or upgraded to a standard of at least 20mg/L BOD and 30mg/L suspended solids using a package treatment plant or equivalent, in accordance with the current EPA Code of Practice - Onsite Wastewater Management, and to the satisfaction of Council's Environmental Health Department.*
20. *All wastewater generated from any future development on the new Lots 2, 3, 4 and 5 created by subdivision must be treated and disposed of using an approved system. The system must have a certificate of conformity issued by the Conformity Assessment Body (or equivalent approval) and be installed, operated, and maintained in accordance with the relevant Australian Standard and EPA Code of Practice.*
21. *The wastewater disposal areas on new Lots 1, 2, 3, 4 and 5 created by the subdivision must be:*
- a. *Kept free of stock, buildings, driveways, and service trenching and must be planted with appropriate vegetation to maximise its performance. Stormwater must be diverted away. A reserve wastewater disposal field of equivalent size to the primary disposal field must be provided for use in the event that the primary field requires resting or has failed.*
  - b. *Appropriately sized to manage the potential volume of wastewater generated under full occupancy (based on a minimum number of bedrooms), based on a full water balance specific to the proposal and subject land in accordance with the EPA Code of Practice - Onsite Wastewater Management.*

c. Located at least 100m from any waterways, 40m from any drainage lines, 60m from any dams, and 20m from any bores. Where wastewater is treated to at least a secondary standard, the distance may be reduced in accordance with the current EPA Code of Practice - Onsite Wastewater Management. However, where possible, setback distances must be maximised.

22. Any plan of subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to section 8(1)(a) of the Subdivision Act 1988.

#### **Powercor conditions**

23. 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.

24. The permit holder/owner shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.

*Note: 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.*

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

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

26. The permit holder/owner shall, when required by the Distributor, set aside areas with the subdivision for the purposes of establishing a substation or substations.

*Note: Areas set aside for substations will be formalised to the Distributor's requirements under one of the following arrangements: RESERVES established by the applicant in favour of the Distributor. • SUBSTATION LEASE at nominal rental for a period of 30 years with rights to extend the lease for a further 30 years. The Distributor will register such leases on title by way of a caveat prior to the registration of the plan of subdivision.*

27. The permit holder/owner shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new powerlines to service the lots or adjust the positioning existing easements.

*Note: Existing easements may need to be amended to meet the Distributor's requirements. Easements required by the Distributor shall be specified on the subdivision and show the purpose, origin and the party in favour of.*



### **Central Highlands Water conditions**

28. 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.
29. 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.

### **Engineering conditions**

30. Prior to the issue of a Statement of Compliance under the Subdivision Act 1988, the following must be undertaken by the permit holder/owner to the requirements and satisfaction of the responsible authority:

#### Access

- a. Vehicular access to Lots 1, 2, 3, 4, and 5 must be provided from Alma-Moonlight Road via all-weather driveways with dimensions adequate to accommodate emergency vehicles to the satisfaction of the responsible authority.
- b. The permit holder/owner must make further application for and have approved driveway crossing permit(s) for any crossover/driveway works. All works constructed or carried out must be in accordance with the approved plans/permit(s).
- c. Once constructed, the crossover(s) must be thereafter maintained by the owner to the satisfaction of the responsible authority.

#### Drainage

- d. Stormwater must be accommodated and treated within the lots permitted by this permit in accordance with Infrastructure Design Manual, Clause 19.
- e. The owner/permit holder must design a drainage system to drain the surface water and any future development stormwater from each lot to the legal point(s) of discharge to the satisfaction of the responsible authority. This drainage plan must be provided to the responsible authority for approval.

### **Environmental Health condition**

31. Prior to a Statement of Compliance being issued for the subdivision, the existing Onsite Wastewater Management System (OWMS) on proposed Lot 1 must be upgraded to the satisfaction of Council's Environmental Health Officer. A permit

*to alter an OWMS must be obtained from Council prior to any works being undertaken on the system.*

### **Permit Expiry**

32. *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 within two (2) years of the date of this permit.*
- d. *Registration of the plan of subdivision is not completed within five (5) 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 whereby either of the following instances apply:*

- a. *Before or within six (6) months after the permit expiry date, where the use or development allowed by the permit has not yet started; or*
- b. *Within twelve (12) months after the permit expiry date, where the proposal allowed by the permit has lawfully started before the permit expires.*

## **LEGISLATION AND POLICY CONTEXT**

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

The Community's vision 4. Transparent decision making

This report has been developed in accordance with the *Planning and Environment Act 1987* and the Central Goldfields Planning Scheme.

## **BACKGROUND INFORMATION**

Planning permit application 078/21 was lodged on 8 July 2021 for the use and development of the land for a 6-lot subdivision of land in the Rural Living Zone (RLZ), the removal of native vegetation, and associated works.

The permit application was subsequently amended on 23 October 2021 to change the proposal from a 6-lot subdivision to a 5-lot subdivision, which a consequential reduction in the amount of proposed native vegetation removal.

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The native vegetation to be removed is limited to smaller trees and grasses. The associated works generally includes the laying of underground services, the construction of on-site wastewater treatment and disposal systems, the creation of access, and the establishment of building envelopes.

The site is relatively flat with some undulation and a general rise from northwest to southeast. There is scattered vegetation throughout, including native vegetation. There is an existing dwelling in the southern corner of the site that is proposed to be retained. The site has two existing dams, in the central and eastern parts of the site, as well as unnamed watercourses/drainage lines.

Alma-Moonlight Road is an all-weather surface, and access to each lot would be direct from this road. Access to reticulated water and power is available within the road area, although the proposal involves an extension to the water main of about 400m to provide all lots with potable water supply. This work is proposed on the northern side of Alma-Moonlight Road to avoid existing vegetation in the road reserve. There is no reticulated sewerage available.

## **REPORT**

### **Proposal**

The application proposes a 5-lot subdivision of land in the RLZ, the removal of native vegetation and associated works at 123 Alma-Moonlight Road, Alma, as described above. Refer to Attachment 1: Proposed plans.

### **Site and Surrounds**

The site is located at 123 Alma-Moonlight Road, Alma, approximately 6km west of the Maryborough town centre. Refer to Attachment 2: Site and surrounding area. The site is on the southern/eastern side of Alma-Moonlight Road and has an irregular shape with a total area of 20ha. The land is described as Crown Allotment 33 Section 12 Parish of Wareek and there are no easements or restrictions on title.

The site is relatively flat with some undulation and a general rise from northwest to southeast. There is scattered vegetation throughout, including native vegetation and well as both native and exotic grasses. There is an existing dwelling in the southern corner of the site that is proposed to be retained. The site has two existing dams, in the central and eastern parts of the site, as well as unnamed watercourses/drainage lines.

Alma-Moonlight Road is an all-weather surface, and access to each lot would be direct from this road. Access to reticulated water and power is available within the road area. However, there is no reticulated sewerage, and the proposal involves on-site wastewater

treatment and disposal, generally through new septic tanks and conventional trench and bed systems.

Under the Central Goldfields Planning Scheme, the site is within the RLZ. The site is affected by the Erosion Management Overlay (EMO) over part of its southern area, the Salinity Management Overlay (SMO) over part of its southern area, and the Land Subject to Inundation Overlay (LSIO) over most of its central portion. The site is not affected by the Bushfire Management Overlay (BMO) but is within a Designated Bushfire Prone Area.

The site is not within an area of Aboriginal Cultural Heritage Sensitivity. The site is within a Designated Water Supply Catchment (Laanecoorie Reservoir Catchment - Loddon River).

On the same side of Alma-Moonlight Road (to the south and east), land is within the RLZ and appears to be used for both rural-residential and agricultural purposes. To the immediate east on Harkin Court, Hall Road and Dillon Court, there are various RLZ lots that are approximately 2ha in area and containing established dwellings. On the opposite side of Alma-Moonlight Road (to the north and west), land is within the Farming Zone (FZ) and appears to be used for a range of agricultural purposes.

### **Planning Permit Triggers**

Under the Central Goldfields Planning Scheme, a planning permit is required for the following:

- Under Clause 35.03-3 'Subdivision' of the RLZ, a permit is required to subdivide land. Each lot must be at least the area specified for the land in a schedule to this zone, which in this case is 2ha, although a permit may be granted to create smaller lots if the number of lots is no more than the number the land could be subdivided into in accordance with a schedule to this zone.
- Under Clause 44.01-5 'Subdivision' of the EMO, a permit is required to subdivide land.
- Under Clause 44.02-3 'Subdivision' of the SMO, a permit is required to subdivide land.
- Under Clause 44.04-2 'Buildings and works' of the LSIO, a permit is required to construct a building or construct or carry out works.
- Under Clause 44.04-3 'Subdivision' of the LSIO, a permit is required to subdivide land.
- Under Clause 52.17-1 'Permit requirement' of the Particular Provisions for Native Vegetation, a permit is required to remove, destroy, or lop native vegetation, including dead native vegetation.

## Planning Scheme Provisions

### **Planning Policy Framework**

The following clauses of the Planning Policy Framework (PPF) are relevant to this application:

#### 11.01-1S Settlement

To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

#### 11.01-1L Settlement - Central Goldfields

Provide low density and rural living opportunities around the periphery of Maryborough and other centres where they do not conflict with environmental and agricultural objectives and where infrastructure can be supplied in a cost-effective way.

#### 11.03-6S Regional and local places

To facilitate integrated place-based planning.

#### 12.01-1S Protection of biodiversity

To assist the protection and conservation of Victoria's biodiversity.

#### 12.01-2S Native vegetation management

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

#### 13.02-1S Bushfire planning

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

#### 13.03-1S Floodplain management

To assist the protection of life, property, and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows; the natural flood carrying capacity of rivers, streams, and floodways; the flood storage function of floodplains and waterways; and floodplain areas of environmental significance or of importance to river, wetland or coastal health.

#### 13.04-2S Erosion and landslip

To protect areas prone to erosion, landslip, or other land degradation processes.

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#### 13.04-3S Salinity

To minimise the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt load in rivers.

#### 13.07-1S Land use compatibility

To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

#### 14.01-1S Protection of agricultural land

To protect the state's agricultural base by preserving productive farmland.

#### 14.02-1S Catchment planning and management

To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.

#### 14.02-2S Water quality

To protect water quality.

#### 14.02-2L Water quality - Central Goldfields

Ensure effluent disposal systems in unsewered areas are located and maintained to minimise the risk of pollution to waterways.

#### 15.01-3S Subdivision design

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

#### 15.01-6S Design for rural areas

To ensure development respects valued areas of rural character.

#### 16.01-3S Rural residential development

To identify land suitable for rural residential development.

#### 18.01-1S Land use and transport integration

To facilitate access to social, cultural, and economic opportunities by effectively integrating land use and transport.

#### 19.03-3S Integrated water management

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To sustainably manage water supply, water resources, wastewater, drainage, and stormwater through an integrated water management approach.

#### 19.03-3L Integrated water management - Central Goldfields

Ensure effluent disposal systems can be contained within the site.

Minimise the potential for pollution if reticulated sewerage is not available.

### **Zoning**

#### 35.03 Rural Living Zone (RLZ)

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for residential use in a rural environment.
- To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.
- To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

### **Overlay(s)**

#### 44.01 Erosion Management Overlay (EMO)

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development.

#### 44.02 Salinity Management Overlay (SMO)

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas subject to saline ground water discharge or high ground water recharge.
- To facilitate the stabilisation of areas affected by salinity.
- To encourage revegetation of areas which contribute to salinity.
- To encourage development to be undertaken in a manner which brings about a reduction in salinity recharge.
- To ensure development is compatible with site capability and the retention of vegetation and complies with the objectives of any salinity management plan for the area.

- To prevent damage to buildings and infrastructure from saline discharge and high water table.

#### Clause 44.04 Land Subject to Inundation Overlay (LSIO)

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the Water Act 1989.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

#### Particular Provisions

##### 52.17 Native Vegetation

- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):
  1. Avoid the removal, destruction or lopping of native vegetation.
  2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
  3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.
- To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

##### 53.01 Public Open Space Contribution and Subdivision



A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the *Subdivision Act 1988*.

### 53.02 Bushfire Planning

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.
- To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

### General Provisions

#### 65.01 Approval of an Application or Plan

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- The matters set out in section 60 of the Act.
- Any significant effects the environment, including the contamination of land, may have on the use or development.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision. Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the environment, human health and amenity of the area.
- The proximity of the land to any public land. Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction. Whether native vegetation is to be or can be protected, planted or allowed to regenerate.

- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

#### 65.02 Approval of an Application to Subdivide Land

Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- The suitability of the land for subdivision.
- The existing use and possible future development of the land and nearby land.
- The availability of subdivided land in the locality, and the need for the creation of further lots.
- The effect of development on the use or development of other land which has a common means of drainage.
- The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.
- The density of the proposed development.
- The area and dimensions of each lot in the subdivision.
- The layout of roads having regard to their function and relationship to existing roads.
- The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.
- The provision and location of reserves for public open space and other community facilities.
- The staging of the subdivision.
- The design and siting of buildings having regard to safety and the risk of spread of fire.
- The provision of off-street parking.
- The provision and location of common property.
- The functions of any body corporate.
- The availability and provision of utility services, including water, sewerage, drainage, electricity, and gas.
- If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sillage within the boundaries of each lot.

- Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.
- The impact the development will have on the current and future development and operation of the transport system.

### **Operational Provisions**

#### **71.01 Operation of the Municipal Planning Strategy**

The Municipal Planning Strategy (MPS) provides an overview of important local planning issues in an introductory context, sets out the vision for future use and development in the municipality and establishes strategic directions about how the municipality is expected to change through the implementation of planning policy and the planning scheme.

A responsible authority must take into account and give effect to the MPS when it makes a decision under this planning scheme.

#### **Clause 71.02 Operation of the Planning Policy Framework**

The PPF seeks to ensure that the objectives of planning in Victoria, as set out in section 4 of the Act are fostered through appropriate land use and development planning policies and practices that integrate relevant environmental, social, and economic factors in the interests of net community benefit and sustainable development.

Society has various needs and expectations such as land for settlement, protection of the environment, economic wellbeing, various social needs, proper management of resources and infrastructure. Planning aims to meet these needs and expectations by addressing aspects of economic, environmental, and social wellbeing affected by land use and development.

Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

### **Referrals**

The following table outlines referrals undertaken under section 55 of the Act and Clause 66 of the Central Goldfields Planning Scheme.

| <b>Organisation</b> | <b>Response</b> |
|---------------------|-----------------|
|---------------------|-----------------|

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| Central Highlands Water (CHW) s.55 / cl. 66.01 | <p>Does not object to the granting of any permit that may issue subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• Any plan lodged for certification will be referred to the Central Highlands Region Water Corporation pursuant to section 8(1)(a) of the <i>Subdivision Act 1988</i>.</li> <li>• 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.</li> </ul> <p>Note: A Notice of Agreement will be entered into specifying conditions relating to the water main extension.</p> |
| Planner comment:                               | Nil   |

| <b>Organisation</b> | <b>Response</b>  |
|---------------------|--|
| Powercor cl. 66.01  | <p>Does not object to the issue of a planning permit subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• The plan of subdivision submitted for certification under the <i>Subdivision Act 1988</i> shall be referred to the Distributor in accordance with section 8 of that Act.</li> <li>• The permit holder/owner shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.</li> <li>• The permit holder/owner shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).</li> <li>• The permit holder/owner shall, when required by the Distributor, set aside areas with the subdivision for the purposes of establishing a substation or substations.</li> <li>• The permit holder/owner shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new powerlines to service the lots or adjust the positioning of existing easements.</li> </ul> |

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| Planner comment:    | Nil   |
| <b>Organisation</b> | <b>Response</b>   |
| Downer cl. 66.01    | <p>AusNet Gas Services Pty Ltd is the owner of substantial gas assets [and] Downer Utilities is their Operations and Maintenance provider...and act as their referral authority.</p> <p>AusNet Gas Services has no objection to the grant of a permit.</p> <p>AusNet Gas Services does not require the plan to be forwarded under section 8 of the <i>Subdivision Act 1988</i> and consents to Council issuing a Statement of Compliance.</p> <p>Reticulated gas supply is currently not available to service this subdivision.</p> |
| Planner comment:    | Nil   |

|   |  |
|---|--|
| <b>Organisation</b>                     | <b>Response</b>  |
| Goulburn-Murray Water (GMW) cl. 66.02-5 | <p>Based on the information provided, the proposal will be able to achieve setback requirements (for both primary and reserve fields) in accordance with the EPA Code of Practice - Onsite Wastewater Management. Confirmation has been provided that the wastewater management system on Lot 1 will be altered/upgraded to secondary treatment.</p> <p>GMW has no objection to a permit being granted subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).</li> <li>• Prior to the Statement of Compliance being issued for the subdivision, the wastewater management system for new Lot 1 must be: <ul style="list-style-type: none"> <li>○ Wholly contained within the boundaries of the new lot created by subdivision</li> <li>○ Altered and/or upgraded to a standard of at least 20mg/L BOD and 30mg/L suspended solids using a package treatment plant or equivalent, in accordance with the current EPA Code of Practice - Onsite</li> </ul> </li> </ul> |

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|                  | <p>Wastewater Management, and to the satisfaction of Council's Environmental Health Department.</p> <ul style="list-style-type: none"> <li>• All wastewater generated from any future development on the new Lots 2, 3, 4 and 5 created by subdivision must be treated and disposed of using an approved system. The system must have a certificate of conformity issued by the Conformity Assessment Body (or equivalent approval) and be installed, operated, and maintained in accordance with the relevant Australian Standard and EPA Code of Practice.</li> <li>• The wastewater disposal areas on new Lots 1, 2, 3, 4 and 5 created by the subdivision must be: <ul style="list-style-type: none"> <li>○ Kept free of stock, buildings, driveways, and service trenching and must be planted with appropriate vegetation to maximise its performance. Stormwater must be diverted away. A reserve wastewater disposal field of equivalent size to the primary disposal field must be provided for use in the event that the primary field requires resting or has failed.</li> <li>○ Appropriately sized to manage the potential volume of wastewater generated under full occupancy (based on a minimum number of bedrooms), based on a full water balance specific to the proposal and subject land in accordance with the current EPA Code of Practice - Onsite Wastewater Management.</li> <li>○ Located at least 100m from any waterways, 40m from any drainage lines, 60m from any dams, and 20m from any bores. Where wastewater is treated to at least a secondary standard, the distance may be reduced in accordance with the current EPA Code of Practice - Onsite Wastewater Management. However, where possible, setback distances must be maximised.</li> </ul> </li> <li>• Any plan of subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to section 8(1)(a) of the <i>Subdivision Act 1988</i>.</li> </ul> |
| Planner comment: | Nil  |

| Organisation | Response |
|--------------|----------|
|--------------|----------|

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|---|---|
| <p>North Central Catchment Management Authority (NCCMA) cl. 44.04 and 66.03</p> | <p>Does not object to the grant of a permit. Furthermore, pursuant to section 9 of the <i>Subdivision Act 1988</i>, consents to the certification of the subdivision as submitted and to the issuing of the Statement of Compliance.</p> <p><u>Advice to Applicant/Council</u></p> <p>Flood levels for the 1% annual exceedance probability (AEP) probability (100-year average recurrence interval (ARI)) have not been determined for this area under the <i>Water Act 1989</i>. However, information available at NCCMA indicates that in the event of a 1% AEP flood event, it is unlikely that the property may be subject to inundation. Based off the size of catchments and elevation there is likely to be sheet flow across property.</p> |
| <p>Planner comment:</p>   | <p>Nil</p>  |

The application was also referred to the following internal departments of the Central Goldfields Shire Council for comment and/or advice:

| Department         | Advice/Comments/Conditions  |
|--------------------|---|
| <p>Engineering</p> | <p>Prior to the issue of a Statement of Compliance the following must be undertaken by the permit holder/owner to the requirements and satisfaction of the responsible authority:</p> <p><b>Access</b></p> <ul style="list-style-type: none"> <li>• Vehicular access to Lots 1, 2, 3, 4, and 5 must be provided from Alma-Moonlight Road via all-weather driveways with dimensions adequate to accommodate emergency vehicles to the satisfaction of the responsible authority.</li> <li>• The permit holder/owner must make further application for and have approved driveway crossing permit(s) for any crossover/driveway works. All works constructed or carried out must be in accordance with the approved plans/permit(s).</li> <li>• Once constructed, the crossover(s) must be thereafter maintained by the owner to the satisfaction of the responsible authority.</li> </ul> <p><b>Drainage</b></p> |

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|  | <ul style="list-style-type: none"> <li>• Stormwater must be accommodated and treated within the lots permitted by this permit in accordance with Infrastructure Design Manual, Clause 19.</li> <li>• The owner/permit holder must design a drainage system to drain the surface water and any future development stormwater from each lot to the legal point(s) of discharge to the satisfaction of the responsible authority. This drainage plan must be provided to the responsible authority for approval.</li> </ul> <p><b>Landscaping</b></p> <ul style="list-style-type: none"> <li>• Any existing native and significant vegetation is to be protected during all works and must not be damaged or marked in any way, except with the permission of the responsible authority.</li> <li>• Upon completion of all site works, any disturbed areas 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.</li> </ul> <p><b>Asset Protection</b></p> <ul style="list-style-type: none"> <li>• At all times, the permit holder must ensure that the operation and condition of Council assets (including street trees, drains and roads) 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, the assets will be required to be repaired and reinstated by the permit holder/owner to the satisfaction of the responsible authority.</li> </ul> <p><b>Emissions and Discharges during Construction</b></p> <ul style="list-style-type: none"> <li>• The permit holder/owner must restrict emissions and discharges from any construction sites within the land in accordance with the best practice environmental management techniques and guidelines contained in the Environment Protection Authority publications Construction Techniques for Sediment Pollution Control (EPA 1991) and Environmental Guidelines for Major Construction Sites (EPA 1995) to the satisfaction of the responsible authority.</li> </ul> <p><u>Comments regarding Alma-Moonlight Road</u></p> |
|--|--|



|                      |  |
|----------------------|--|
|                      | <ul style="list-style-type: none"> <li>• The current condition of Alma-Moonlight Road is adequate for its function, with an approximate 5.5m wide gravel pavement in reasonable condition.</li> <li>• Alma-Moonlight Road is about 4.4km long from Pyrenees Highway to Maryborough-St Arnaud Road and would be difficult to justify any upgrade at the applicant's expense.</li> <li>• It is considered that a dwelling will generate 8 to 10 vehicle trips per day, so there may be 30 to 40 total additional vehicle movements per day on Alma-Moonlight Road.</li> <li>• Other municipalities have a 'Sealing of Unsealed Roads Policy' (or similar) which generally use traffic volumes, road length and number of dwellings as criteria in determining if a road can be justifiably sealed. Traffic volumes need to be in the hundreds per day, so this road would probably not meet the criteria that other municipalities use.</li> </ul> |
| Environmental health | <p>Consents to the permit subject to the following condition:</p> <ul style="list-style-type: none"> <li>• Prior to a Statement of Compliance being issued for the subdivision, the existing Onsite Wastewater Management System (OWMS) on proposed Lot 1 must be upgraded to the satisfaction of Council's Environmental Health Officer. A permit to alter an OWMS must be obtained from Council prior to any works being undertaken on the system.</li> </ul> <p>The submitted Land Capability Assessment (LCA) indicates that the planned wastewater systems on Lots 2-5 will be sustainable for the area and that they are at the required setback distances per the EPA Code of Practice - Onsite Wastewater Management, Publication 891. The condition ensures that the existing system is brought up to the same standard, as recommended by the LCA.</p>   |

## ASSESSMENT OF APPLICATION

The following assessment addresses the effects that the proposed use and development may have while considering the provisions of the Central Goldfields Planning Scheme and the objectives of planning in Victoria. Further, where relevant, the assessment addresses objections and submissions received as well as the decisions and comments of referral authorities. Finally, the assessment addresses any significant effects the development may have on the environment or which the environment may have on the development, as

well as any significant social effects and economic effects. In this regard, the assessment of the application is consistent with section 60 of the Act.

### **The subdivision of land within the RLZ**

While a primary purpose of the RLZ is to provide for residential use in rural environment, the proposal must strike a balance between several matters, including protecting and enhancing the natural resources, biodiversity and landscape values of the area as well as encouraging the development of land based on comprehensive and sustainable land management practices and infrastructure provision.

Clause 35.03-3 'Subdivision' sets out that a permit is required to subdivide land in the RLZ and that each lot must be at least the area specified for the land in the schedule to this zone, which in this instance is 2ha because the land has a reticulated water supply. However, the clause further sets out that a permit may be granted to create smaller lots if the number of lots is no more than the number the land could be subdivided into in accordance with a schedule to this zone.

The schedule to the RLZ sets an expectation that if subdivision is to occur, each lot should meet the minimum specified area of 2ha. This is reflected in the pattern of development to the immediate east on Harkin Court, Hall Road and Dillon Court, where there are various RLZ lots that are approximately 2ha in area and containing established dwellings.

The site has an area of 20ha and based on the minimum specified area of 2ha, a 10-lot subdivision could be expected. However, the proposal is for a 5-lot subdivision, with proposed lot areas of 11.99ha, 2.24ha, 2.04ha, 1.83ha and 1.88ha for Lots 1-5 (respectively).

Lot 1, which is 11.99ha in area, contains the existing dwelling as well as both existing dams, but also contains the unnamed watercourses/drainage lines, scattered vegetation, as well as land affected by the EMO and SMO. Lot 1 is also at the rear of the subdivision proposal and located away from access to Alma-Moonlight Road and to reticulated services. For all these reasons, it may be less readily developable for dwellings, hence its larger size, and it may be difficult to further subdivide it in the future.

Lots 2 and 3, which are 2.24ha and 2.04ha in area (respectively), are suitable in line with the minimum specified area of 2ha.

Lots 4 and 5, which are 1.83ha and 1.88ha in area (respectively), are plainly less than the minimum specified area of 2ha. However, despite this, the proposal is assessed as being acceptable in line with the discretion that a permit may be granted to create smaller lots if the number of lots is no more than the number the land could be subdivided into in accordance with a schedule to this zone. As above, a 10-lot subdivision could be expected given the site area of 20ha. However, the proposal is for a 5-lot subdivision, with Lot 1 being significantly oversized due to development constraints. The proposed lot areas of 1.83ha and 1.88ha are acceptable to provide for residential use in rural environment, and

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will reasonably maintain the natural resources, biodiversity, and landscape values of the area. In addition, as examined below, the proposal provides for comprehensive and sustainable land management practices and infrastructure provision.

Under Clause 35.03-5 of the RLZ, the responsible authority must consider, as appropriate, a range of decision guidelines in relation to general issues, agricultural issues, environmental issues, and design and siting issues, as follows.

### General issues

The first item to consider is the proposal's consistency with the MPS and PPF. The proposal generally accords with the context, vision, and strategic directions of the MPS. Further, the proposal generally accords with the policy direction of the PPF, including Clauses 11.01-1S 'Settlement' and 11.01-1L 'Settlement - Central Goldfields'. These clauses generally promote sustainable growth and development, delivery of choice and opportunity, and the provision of rural living opportunities where they do not conflict with environmental and agricultural objectives.

The second item to consider is the capability of the land to accommodate the proposal. In this regard, reference is made to the decisions of relevant determining referral authorities, with those of GMW being of particular significance. GMW have not objected and have identified that the proposal will be able to achieve setback requirements (for both primary and reserve fields) in accordance with the EPA Code of Practice - Onsite Wastewater Management as well as that the wastewater management system on Lot 1 will be altered/ upgraded to secondary treatment. Further, Central Highlands Water (determining status) have not objected to the grant of a permit subject to conditions, including that a reticulated water supply must be provided to each lot, Powercor (determining status) have not objected subject to standard conditions, and Downer (on behalf of AusNet Gas Services) has not objected, noting that reticulated gas supply is currently not available. Additionally, the Council's Engineering Department has not objected and recommended standard conditions. Finally, the Council's Environmental Health Officer notes that the submitted LCA indicates that the planned wastewater systems on Lots 2-5 will be sustainable for the area and that they are at the required setback distances per the relevant EPA Code of Practice, as well as recommending a condition for the existing OWMS on Lot 1 to be upgraded to the same standard. Overall, the proposal is consistent with the policy direction of the PPF, including Clauses 14.02-1S 'Catchment planning and management', 14.02-2S 'Water quality', 14.02-2L 'Water quality - Central Goldfields', 19.03-3S 'Integrated water management' and 19.03-3L 'Integrated water management - Central Goldfields'. These clauses generally seek to protect catchments, waterways, and groundwater; safeguard water quality; ensure effluent disposal systems in unsewered areas can be contained within a site and are located and maintained to minimise the risk of pollution to waterways; and sustainably manage water supply, wastewater, and drainage through an integrated water management approach.

The third item to consider is whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses. This is addressed in further detail below, but overall, the proposal is consistent with the objective of Clause 13.07-1S 'Land use compatibility' to protect community amenity, human health and safety while facilitating appropriate uses with potential adverse off-site impacts.

### Agricultural issues

Although the proposal will remove agricultural land for rural-residential use, the subject land is not of strategic significance or even of any noted agricultural productivity. The land is not within the FZ, which has a key purpose to provide for agriculture, but is within the RLZ, which has a key purpose to provide for residential use in a rural environment. The subdivision will create appropriately sized and located lots for the context. Further, the future rural-residential use of the new lots to be created will not impact on the current or future productivity of surrounding agricultural land and the potential for this land to be optimally used. Overall, the proposal is consistent with the objective of Clause 14.01-1S 'Protection of agricultural land' to protect the state's agricultural base by preserving productive farmland.

### Environmental issues

The main item to consider regarding environmental issues is the design and location of on-site wastewater treatment and disposal systems to minimise the impact of nutrient loads on waterways and native vegetation. As above, GMW have not objected to the proposal, including the on-site treatment and disposal of wastewater, and the proposal is therefore acceptable in this regard based on the decision of this determining referral authority.

Other items to consider are impacts on the natural physical features and resources of the area; impacts on the flora, fauna, and landscape features of the locality; and the need to protect and enhance the biodiversity of the area. In this regard, the proposal will not give rise to significant or discernible impacts on soil and water quality or through the emission of noise, dust, or odours. The proposal is acceptable in the landscape context and is not expected to impact on biodiversity values. There are no fauna species of evident concern, while the removal of native vegetation is assessed below.

### Design and siting issues

Consideration is required to be given to any impacts on the character and appearance of the area or features of architectural, historic, or scientific significance or of natural scenic beauty or importance; the location and design of existing and proposed infrastructure, including roads, gas, water, drainage, telecommunications, and sewerage facilities; as well as whether the use or development will require traffic management measures. In all respects, the proposal is suitable. The 5-lot subdivision will establish lot sizes that reflect the surrounding character and pattern of development in the RLZ. The

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location and design of any infrastructure is acceptable and is limited to the provision of physical access, underground water and power services, and on-site wastewater treatment and disposal. No traffic management measures will be required.

Overall, the proposal is consistent with the objectives of Clauses 15.01-3S 'Subdivision design', 15.01-6S 'Design for rural areas' and 16.01-3S 'Rural residential development' to ensure the design of subdivisions achieves attractive, safe, accessible, diverse, and sustainable neighbourhoods; ensure development respects valued areas of rural character; and identify land suitable for rural residential development.

### **Removal of Native Vegetation**

The proposal is for the removal of 0.210ha of native vegetation, which is only required to create the access to proposed Lot 1 to the rear as well as to establish the building envelopes for proposed Lots 2 and 3. The removal of 0.210ha of native vegetation in a 'Category 1 Location' falls under the 'basic' assessment pathway, which reflects that there is likely to be limited impacts on biodiversity. The condition and strategic biodiversity value of the native vegetation is mapped as being low, although being within the Grassy Woodland Endangered Vegetation Class (EVC) or Grassy Woodland/Alluvial Terraces Herb-rich Woodland Mosaic EVC.

It is noted that the original proposal for a 6-lot subdivision involved the removal of 0.499ha of native vegetation. However, the subsequent amendment to the proposal to a 5-lot subdivision meant a reduction to the amount of proposed native vegetation removal.

Appropriate effort has been given to following the relevant three-step process and avoiding and minimising the removal of native vegetation. The subdivision layout (including access) avoids patches of native vegetation with higher biodiversity value and limits removal to smaller tree and grasses, avoiding large trees altogether. The proposal would require an extension to the water main of about 400m in length to provide all lots with potable water supply. This is proposed on the northern side of Alma-Moonlight Road to avoid existing vegetation in the road reserve; the southern side of the road has large trees and patches of vegetation that can be retained. Finally, the permit application is accompanied by evidence of a suitable offset being available to compensate for the native vegetation that is proposed to be removed.

Overall, the proposal is acceptable in relation to the removal of native vegetation, although suitable conditions should be imposed, including to manage removal activities as well as the securing of the offset. The proposal meets the purpose of the relevant particular provision and the objectives of Clauses 12.01-1S 'Protection of biodiversity' and 12.01-2S 'Native vegetation management', which seek to assist the protection and conservation of Victoria's biodiversity as well as ensure that there is no net loss to biodiversity because of the removal, destruction or lopping of native vegetation.

### **Land Subject to Inundation Overlay (LSIO)**

The site is affected by the LSIO over most of its central portion, affecting all the proposed Lots 1-5. In terms of assessing the proposal's acceptability under the LSIO, reference is made to the comments of the NCCMA as a recommending referral authority. The NCCMA have not objected to the grant of a permit, although noting that flood levels for the 1% AEP probability (100-year ARI) have not been determined for this area under the *Water Act 1989*. However, the NCCMA have also advised that available information indicates that in the event of a 1% AEP flood event, it is unlikely that the property may be subject to inundation but that, based off the size of catchments and elevation, there is likely to be sheet flow across the property.

The proposal meets the purpose of the overlay and the objective of Clause 13.03-15 'Floodplain management' to assist the protection of life, property, and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows; the natural flood carrying capacity of rivers, streams, and floodways; the flood storage function of floodplains and waterways; and floodplain areas of environmental significance or of importance to river, wetland, or coastal health.

#### **Erosion Management Overlay (EMO)**

The proposed subdivision does not present significant risks in terms of landslip and erosion. The site has some undulation and a general rise from northwest to southeast; however, no works or vegetation removal are proposed for land affected by the EMO, which is in the southern part of the site. The proposed lot containing the existing dwelling is in this area, with new vacant lots for future dwellings being in the northern part of the site.

The proposal meets the purpose of the overlay and the objective of Clause 13.04-2S 'Erosion and landslip' to protect areas prone to erosion, landslip, or other land degradation processes.

#### **Salinity Management Overlay (SMO)**

The proposed subdivision does not present significant issues in terms of salinity. No works or vegetation removal are proposed for land affected by the SMO, which is in the southern part of the site. The proposed lot containing the existing dwelling is in this area, with new vacant lots for future dwellings being in the northern part of the site.

The proposal meets the purpose of the overlay and the objective of Clause 13.04-3S 'Salinity' to minimise the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt load in rivers.

#### **General Provisions**

Clauses 65.01 'Approval of an Application or Plan' and 65.02 'Approval of an Application to Subdivide Land' set out a range of other matters that must be considered, as appropriate. Where not already addressed above, these are assessed as follows.

Clause 13.02-1S 'Bushfire planning' has the objective to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. Although the site is not affected by the BMO, it is within a Designated Bushfire Prone Area. However, building envelopes have been sited to ensure bushfire considerations can be achieved at the building stage.

Clause 65.02 requires consideration of the suitability of the land for subdivision as well as the existing use and possible future development of the land and nearby land. In this regard, the subject site is assessed as being entirely suitable for a 5-lot subdivision as a 20ha parcel within the RLZ. The proposal is consistent with the character and pattern of development in the surrounds and creates lots with appropriate areas and dimensions as well as that are suitably serviced with infrastructure. The proposed subdivision is responsive to the existing use of surrounding land as well as its possible future development, including for land to be subdivided and used for residential purposes.

Overall, the proposal is assessed as being an orderly planning outcome that represents net community benefit and sustainable development for the benefit of present and future generations.

## **CONSULTATION/COMMUNICATION**

The application was advertised to 12 adjoining and surrounding owners and occupiers of land via letters in the mail, 1 advertising sign was placed on the site (at the frontage to Alma-Moonlight Road) and the permit application documents were placed on the Council website. The application has received 7 objections. The issues raised in the objection are summarised below:

- Potential for seepage and overflow from septic tanks into neighbouring properties (including dams), including that the application has provided inadequate assessment of on-site effluent treatment and disposal. These issues may be exacerbated due to the subject site being at higher topography than surrounding land, the nature of the soils making on-site treatment and disposal difficult, and the land also being subject to inundation, where sewage may flow more freely to surrounding land in flood events.
- Traffic impacts, including that the dirt road surface of Alma-Moonlight Road is not suitable for additional traffic volumes from the new lots as well as use by heavy construction vehicles. The additional traffic will create a dust nuisance as Alma-Moonlight Road is very dry in the summer but turns to mud in the winter and potholes/corrugations are created. The road should be upgraded and sealed at the cost of the permit applicant.
- The proposal conflicts with the requirement for each lot to be at least 2ha.

- The additional lots and future dwellings may decrease the water pressure to surrounding properties. The permit applicant should upgrade the water supply services in avoid this.
- Amenity impacts, including on privacy values and the loss of peaceful enjoyment of property.
- The proposal conflicts with biodiversity values of the site, including through native vegetation removal and loss of habitat. Native vegetation removal should be completely avoided and there should be permanent protection of high value areas.
- The proposal conflicts with environmental values of the site and surrounds, including water quality.
- The siting, scale and appearance of the development does not protect and enhance rural character but will impact on the visual amenity of valued rural landscapes.
- Potential flood impacts in the LSIO, including additional impacts from new buildings and structures in the future.
- The land is affected by the LSIO, EMO and SMO, which does not support the intense development of 5 lots with associated building footprints and infrastructure.
- Soil erosion and water runoff from uncontrolled drainage.
- Potential inability to supply power to the new lots.
- Health impacts, including mental health, for surrounding owners and occupiers of land.
- Potential impacts on ability of farming properties to undertake general agricultural activities, such as spraying, the use heavy machinery, and vermin control.
- Boundary fencing is in a poor condition and should be replaced at the permit applicant's expense.
- The previous landowner had wanted the property to be kept in original state and not developed and the buyer (current permit applicant) had said they would not subdivide it. A letter from the son of the previous owner has been supplied in this regard.

#### Planning officer response to objections

- The proposal is acceptable in relation to the on-site treatment and disposal of wastewater. The proposal can achieve setback requirements (for both primary and reserve fields) in accordance with the EPA Code of Practice - Onsite Wastewater Management, and the wastewater management system on proposed Lot 1 will be altered/upgraded to secondary treatment. Suitable outcomes will be secured through a range of recommended permit conditions.
- Although the use of Alma-Moonlight Road is likely to create dust, the proposal does not warrant an upgrade to a sealed surface, including at the permit applicant's



expense. Council's Road Management Plan does not contain anything suggesting Alma-Moonlight Road should be upgraded to a sealed surface (approximately 50% of Council's road network are gravel surfaces). The road is currently suitable as an 'Access Road', although it may be upgraded in the future as part of the Council's works program.

- While Lots 4 and 5 are less than 2ha, a permit may be granted in the circumstances. The proposed lot areas of 1.83ha and 1.88ha are acceptable to provide for residential use in rural environment, and will reasonably maintain the natural resources, biodiversity, and landscape values of the area.
- The permit applicant is undertaking an extension to the water main, and it is expected that water pressure to surrounding properties will be maintained.
- The proposal is acceptable in relation to any amenity impacts.
- The proposal is acceptable in relation to any impacts on biodiversity values, and the removal of native vegetation is allowable.
- The proposal is acceptable in relation to the environmental values of the site and surrounds, including water quality.
- The proposal will maintain rural character and visual amenity values.
- The proposal is acceptable in relation to potential flood impacts, and there is nothing to suggest it will exacerbate flooding impacts on adjoining and surrounding land.
- The proposal is acceptable in relation to the purposes and planning controls of the LSIO, EMO and SMO.
- The proposal is acceptable in relation to soil erosion and stormwater drainage.
- Powercor have not objected to the proposal or raised concerns with the ability to supply power to the new lots. All lots will be required to be provided with an electricity supply.
- Health impacts, including mental health impacts, for surrounding owners and occupiers of land, are not a sufficient reason to refuse the proposal. The site is zoned for rural-residential development and the proposal generally accords with relevant planning controls and policies. Any amenity impacts from the proposal that may be linked to health impacts are acceptable, while no medical evidence has been presented.
- It is expected that farming properties will be able to continue to undertake normal agricultural activities. The land is zoned for rural-residential purposes and the proposed form of development can be reasonably anticipated.
- Fencing on common boundaries is a civil matter between neighbours, and a further planning permit would not be required for typical fencing.
- Although the proposal appears to go against the wishes of the previous landowner, this is not a valid planning reason for refusal.

## **FINANCIAL & RESOURCE IMPLICATIONS**

The assessment of planning permit applications is within the normal operational budget of Council.

Should any party appeal any decision that Council makes, there would be a Victorian Civil and Administrative Tribunal (VCAT) hearing. Additional costs will be incurred if a VCAT hearing occurs.

## **RISK MANAGEMENT**

This report addresses Council's strategic risk of Governance - Failure to transparently govern and embrace good governance practices by ensuring our assessment of the application meets all relevant legislation and regulations. The risk management issues in relation to this planning permit application have been discussed above.

There is a risk to Council should it not decide within the statutory timeframes of a 'failure to determine' appeal at VCAT.

Should the proposal be approved by Council and VCAT (upon appeal) there is a risk to non-compliance with the permit conditions. Council has a planning compliance function to mitigate this risk.

## **CONCLUSION**

The planning permit application seeks approval for the 5-lot subdivision of land in the Rural Living Zone, the removal of native vegetation, and associated works at 123 Alma-Moonlight Road, Alma.

A Council determination is sought on the application as seven objections have been received.

Council must determine a position on the application for a planning permit and take one of the following options:

- I. Grant a permit subject to conditions and issue a Notice of Decision to Grant a Permit; or
- II. Refuse to grant a permit on any ground it thinks fit and issue a Notice of Decision to Refuse to Grant a Permit.

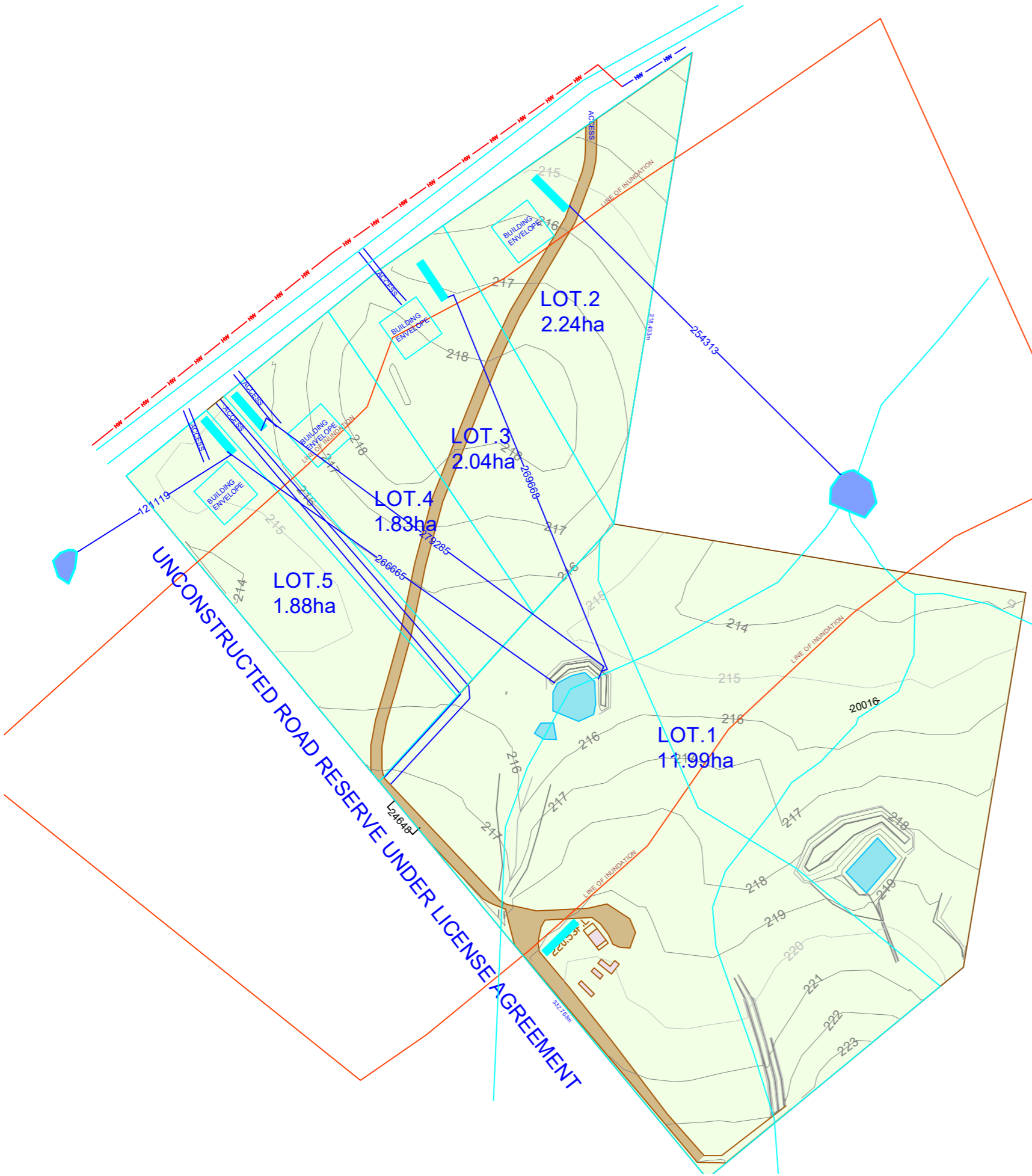
## **ATTACHMENTS**

1. Proposed plans

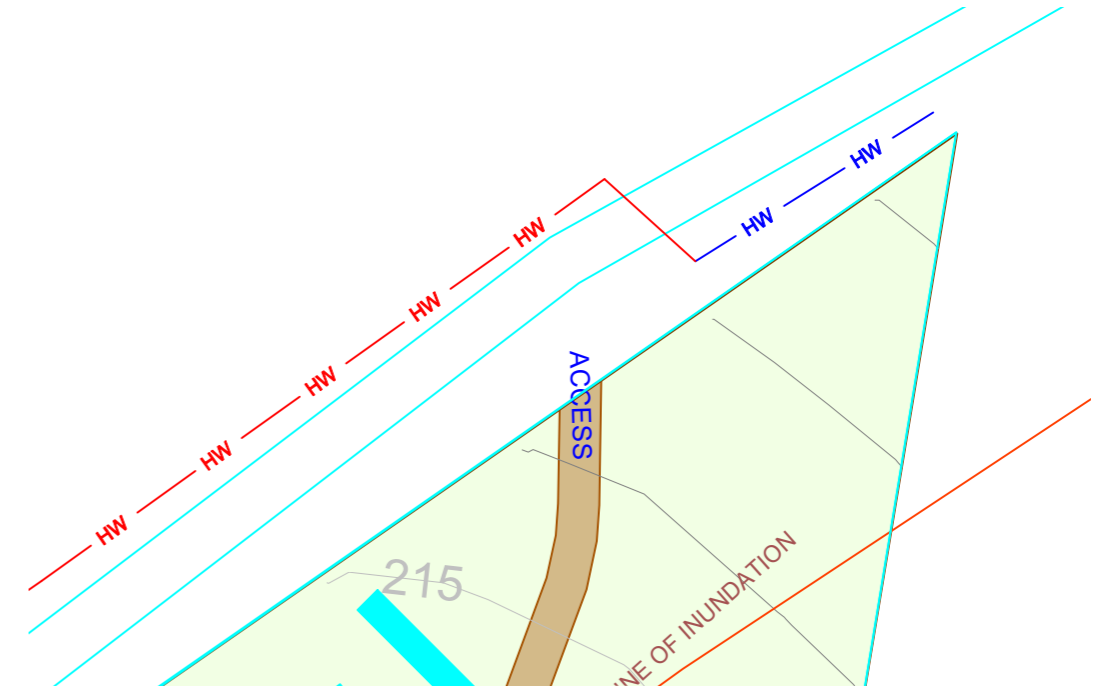
## 2. Subject site and surrounding area

# LEGEND

|                     |                   |                   |                            |                             |                 |                              |
|---------------------|-------------------|-------------------|----------------------------|-----------------------------|-----------------|------------------------------|
|                     |                   |                   |                            |                             |                 |                              |
| LINE OF INUNDATION  | EXISTING DWELLING | EXISTING DRIVEWAY | PROPOSED BUILDING ENVELOPE | PROPOSED EFFLUENT           | PROPOSED ACCESS | EXISTING WATERLINE           |
|                     |                   |                   |                            |                             |                 |                              |
| PATCH OF VEGETATION | EXISTING DAM      | CONTOUR           | NEW DRIVEWAY               | REVEGETATION AREA (EROSION) | SCATTERED TREE  | PROPOSED WATERLINE EXTENSION |



ROADSIDE VEGETATION ON SOUTH SIDE OF ALMA-MOONLIGHT ROAD INCLUDING OLD GROWTH SCATTERED TREES TO AVOID REMOVAL WATER LINE EXTENSION CAN GO TO THE NORTH SIDE OF THE ROAD AS SHOWN BELOW



**PROPOSED PLAN** SCALE 1:3000 @A3

**Note:**  
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

**DO NOT SCALE FROM DRAWINGS**

**PROJECT:**  
123 Alma-Moonlight Rd, Alma

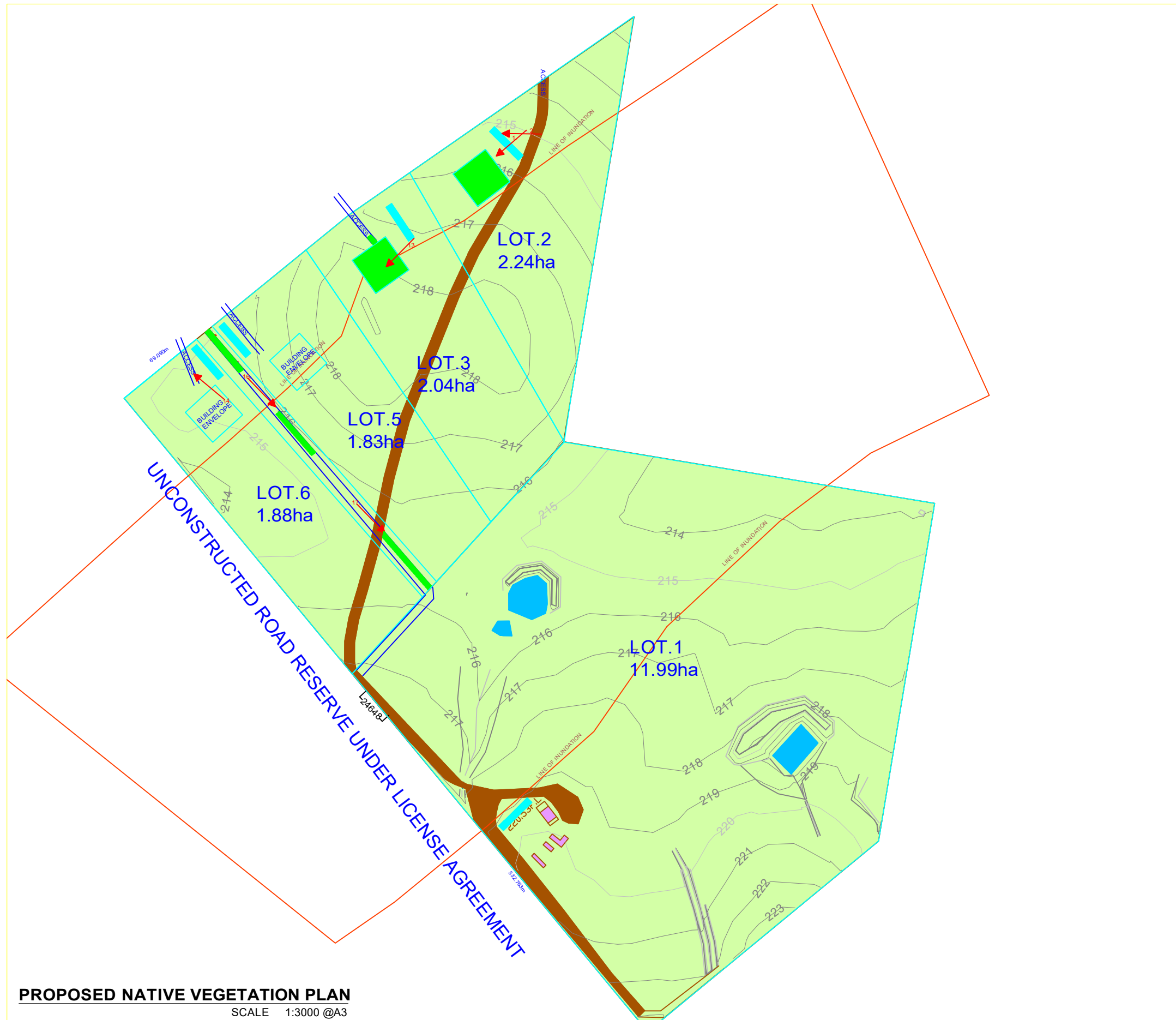
**PROJECT NO:** 2041  
**DATE:** AUG 2021

**DWG TITLE:**  
PROPOSED PLAN-REV-A  
**SCALE:** 1:3000 @A3

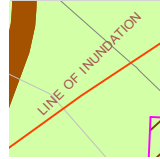

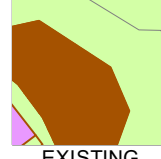
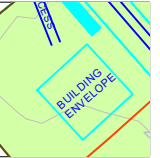

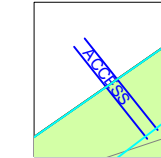
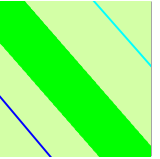
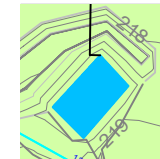
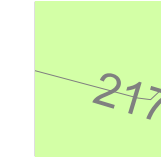


**DRAWINGS FOR PLANNING PERMIT ONLY NOT TO BE USED FOR CONSTRUCTION**

**NATURAL RESOURCE LINK PTY LTD**  
54 Frazer Street  
Clunes 3370  
[julie@nrlinks.com.au](mailto:julie@nrlinks.com.au)



**LEGEND**

-  LINE OF INUNDATION
-  EXISTING DWELLING
-  EXISTING DRIVEWAY
-  PROPOSED BUILDING ENVELOPE
-  PROPOSED EFFLUENT
-  PROPOSED ACCESS
-  REMOVAL OF VEGETATION
-  EXISTING DAM
-  CONTOUR

**Note:**  
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

**DO NOT SCALE FROM DRAWINGS**

**PROJECT:**  
123 Alma-Moonlight Rd, Alma

**PROJECT NO:** 2041  
**DATE:** AUG 2021

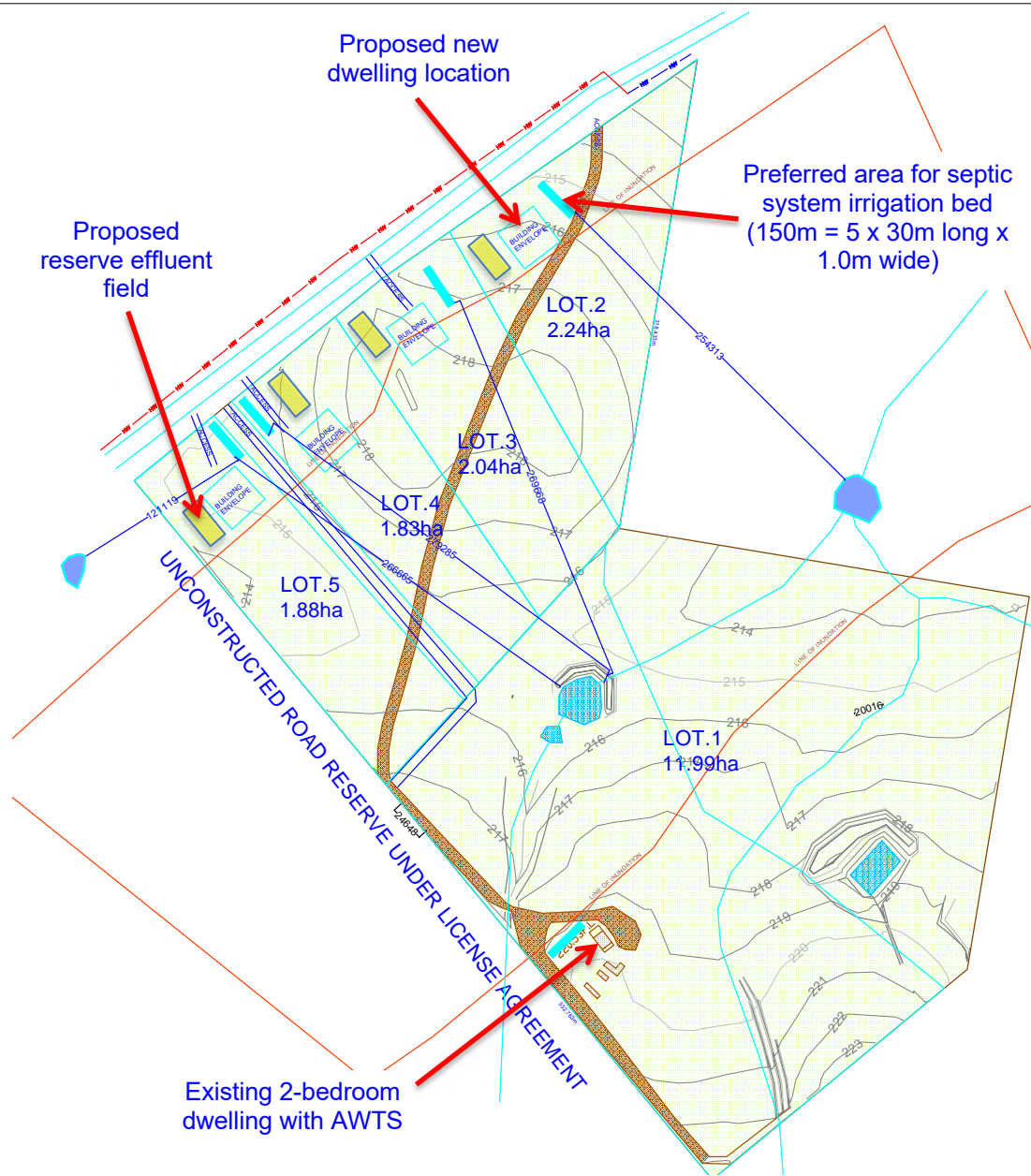
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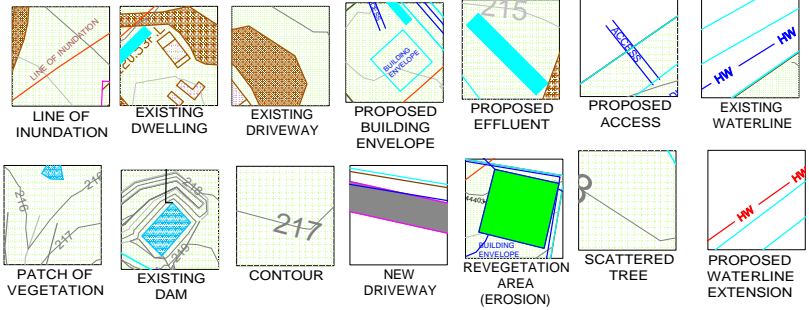
**DRAWINGS FOR PLANNING PERMIT ONLY  
NOT TO BE USED FOR CONSTRUCTION**



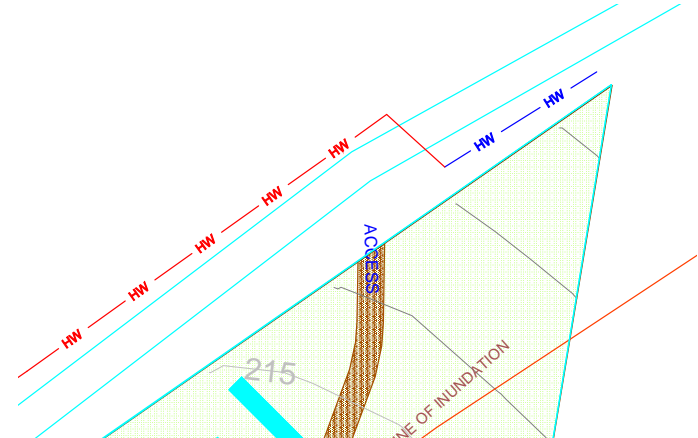
**NATURAL RESOURCE LINK PTY LTD**  
54 Frazer Street  
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[julie@nrlinks.com.au](mailto:julie@nrlinks.com.au)



**LEGEND**



ROADSIDE VEGETATION ON SOUTH SIDE OF ALMA-MOONLIGHT ROAD INCLUDING OLD GROWTH SCATTERED TREES TO AVOID REMOVAL WATER LINE EXTENSION CAN GO TO THE NORTH SIDE OF THE ROAD AS SHOWN BELOW



PROPOSED PLAN SCALE 1:3000 @A3

**Note:**  
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

**DO NOT SCALE FROM DRAWINGS**

**PROJECT:**  
123 Alma-Moonlight Rd, Alma

**PROJECT NO:** 2041  
**DATE:** AUG 2021

**DWG TITLE:**  
PROPOSED PLAN-REV-A  
**SCALE:** 1:3000 @A3



**DRAWINGS FOR PLANNING PERMIT ONLY NOT TO BE USED FOR CONSTRUCTION**



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## 8.4 PLANNING PERMIT APPLICATION 116/21 FOR SONAC DEVELOPMENT AT 281 MARYBOROUGH-DUNOLLY ROAD, HAVELOCK

**Author:** Acting Coordinator Statutory Planning

**Responsible Officer:** 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.*

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### SUMMARY/PURPOSE

The purpose of this report is to seek a Council determination for planning permit application 116/21 for the development of land for buildings and works, a reduction in the car parking requirement, a waiver of the bicycle spaces requirement, the removal of native vegetation, and the creation of access to a road in a Transport Zone 2 at 281 Maryborough-Dunolly Road, Havelock.

Notice of the application has been given and one objection was received.

The application has been assessed against the Central Goldfields Planning Scheme and it is considered that the proposed development is appropriate.

It is recommended that Council issue a Notice of Decision to Grant a Permit for this application.

### RECOMMENDATION

*That Council, having caused notice of planning permit application no. 116/21 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. 116/21 for the land known and described as 281 Maryborough-Dunolly Road, Havelock, for the development of land for buildings and works, a reduction in the car parking requirement, a waiver of the bicycle spaces requirement, the removal of native vegetation, and the creation of access to a road in a Transport Zone 2, in accordance with the endorsed plans and subject to the following conditions:*

#### **No Alteration to Layout**

- 1. The development permitted by this permit as shown on the endorsed plan(s) and/or described in the endorsed documents must not be altered or modified (for any reason) except with the prior written consent of the responsible authority.*

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### **Construction Activities**

2. *The development must be managed during construction 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; and*
  - d. *Presence of vermin or animals*

*to the satisfaction of the responsible authority.*

### **General Amenity**

3. *The development and the appearance of the subject land permitted by this permit must not adversely affect the amenity of the locality, to the satisfaction of the responsible authority.*

### **Access**

4. *New or modified vehicular access to the property from Maryborough-Dunolly Road must be in accordance with the requirements of the Department of Transport.*
5. *Once constructed, any crossovers must be thereafter maintained by the permit holder to the satisfaction of the responsible authority.*

### **Loading and Unloading**

6. *The loading and unloading of vehicles and the delivery of goods must at all times be undertaken within the boundaries of the subject land and be separated from the car parking of customers to the satisfaction of the responsible authority.*
7. *The surface of loading areas and access roads must be constructed and maintained to the satisfaction of the responsible authority to prevent dust and drainage run-off causing a loss of amenity to the site or broader area. All such surfaces and roads to be constructed to an all-weather standard to ensure all-weather use and access.*

### **Parking**

8. *Areas set aside for parked vehicles, crossovers, driveways, and access lanes as shown on the endorsed plans and/or approved engineering plans must be:*
  - a. *Constructed to the satisfaction of the responsible authority.*

- b. Properly formed to such levels that they may be used in accordance with the plans.*
- c. Surfaced with an all-weather standard to the satisfaction of the responsible authority.*
- d. Drained and maintained in a usable and safe condition to the satisfaction of the responsible authority.*

#### **Drainage**

- 9. All stormwater must be accommodated and treated within the subject land.*
- 10. The permit holder must design a drainage system to drain the development to the legal point of discharge.*
- 11. The current legal point of discharge (LPOD) for stormwater at the northern boundary of the site can continue to be used to the satisfaction of the responsible authority.*

#### **Asset Protection**

- 12. At all times, the permit holder must ensure that the operation and condition of Council assets are not damaged by the proposed works. If the responsible authority deems Council assets have been detrimentally affected or damaged by the development, then the assets will be required to be repaired and reinstated by the permit holder to the satisfaction of the responsible authority.*

#### **Sediment Control**

- 13. The permit holder shall restrict sediment discharges from the construction site in accordance with Construction Techniques for Sediment Pollution Control (EPA 1991) and Environmental Guidelines for Major Construction Sites (EPA 1995).*

#### **Department of Environment, Land, Water and Planning**

##### Notification of works

- 14. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions.*

##### Protection of retained native vegetation

- 15. Before works start, a native vegetation protection fence must be erected to protect all native vegetation to be retained within 15 metres of the works area. This fence must be erected at:*

- a. A radius of 12 times the diameter of any tree trunk, measured at a height of 1.4 metres above ground level, to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree; and
- b. To protect patch(es) of native vegetation not containing trees at a minimum distance of 2 metres from any retained native vegetation.

The fence must be constructed of star pickets and paraweb or similar to the satisfaction of DELWP. The protection fence must remain in place until all works are completed to the satisfaction of the department.

16. Except with the written consent of the department, within the area of native vegetation to be retained and any tree protection zone associated with the permitted use and/or development, the following is prohibited:
  - a. Vehicular or pedestrian access;
  - b. Trenching or soil excavation;
  - c. Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products;
  - d. Construction of entry and exit pits for underground services, and
  - e. Any other actions or activities that may result in adverse impacts to retained native vegetation.

#### Native vegetation removal

17. Native vegetation removal must be in accordance with the extent specified in the Native Vegetation Removal report CUM\_2021\_057 dated 10 September 2021. The total area of native vegetation permitted to be removed is 0.779 hectares, comprised of:
  - a. 2 Patch(es) of native vegetation with a total area of 0.779 hectares (containing 1 large canopy trees);
  - b. 0 large scattered trees; and
  - c. 0 small scattered trees.

#### Native vegetation offsets

18. To offset the removal of 0.779 hectares of native vegetation, the permit holder must secure native vegetation offsets, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017) as specified below:

*A general offset of 0.560 general habitat units:*

- a. Located within the North Central Catchment Management Authority boundary or Central Goldfields Shire Council municipal district;*
- b. With a minimum Strategic Biodiversity Value score of at least 0.677;*

*A large tree offset:*

- c. The offset(s) secured must provide protection for at least 1 large tree.*

*19. Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:*

- a. A credit extract(s) allocated to the permit from the Native Vegetation Credit Register.*
- b. An established first party offset site including a security agreement to the required standard, signed by both parties, and a 10-year offset management plan to the satisfaction of DELWP and approved by the responsible authority. The offset management plan must detail the 10-year management actions and ongoing management of the site. Every year, for ten years, after the responsible authority has approved the offset management plan, the applicant must provide notification of the management actions undertaken towards implementing the offset management plan to the responsible authority. An offset site condition statement, including photographs must be included in this notification.*

*A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to DELWP.*

### ***Goulburn-Murray Water***

- 20. There must be no transport of sediment or other materials to waterways either during or following construction activities.*
- 21. Stormwater run-off from buildings and other impervious surfaces must be dissipated as normal unconcentrated overland flow or directed to storage tanks or dams. Any stormwater discharge off-site must be to a legal point as nominated by the responsible authority and all infrastructure and works must be in accordance with their requirements.*

### ***North Central Catchment Management Authority***

22. *Any fencing along the Maryborough-Dunolly Road frontage boundary and within 32.6 m of the road frontage must be of an open style that does not obstruct the conveyance of flood water across the property.*
23. *No fill is to be introduced to that part of the property that is within 32.6m of the Maryborough-Dunolly Road frontage boundary, without the written prior consent of the responsible authority and North Central Catchment Management Authority.*
24. *The proposed new driveway from the road formation of the Maryborough-Dunolly Road to 32.6m inside the road frontage boundary of the property, must be constructed no higher than surrounding natural surface elevations.*
25. *The finished floor levels of the proposed new workshop and warehouse buildings must be constructed a minimum of 400 millimetres above the existing surface level at the sites of the proposed buildings.*
26. *The finished floor level of the proposed new dryer building must be constructed a minimum of 100 millimetres above the existing surface level at the site of the proposed building.*

**Mandatory BMO condition**

27. *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**

28. *The Bushfire Management Plan, Version F dated 8/09/2021 included in the Bushfire Management Statement Reference No. 21.120 prepared by Regional Planning and Design must be endorsed to form part of the permit and must not be altered unless otherwise agreed in writing by the CFA and the responsible authority.*

**Transport for Victoria**

29. *All vehicular access to the arterial road from the subject land must be via a new point of ingress only at the northern boundary and the existing combined ingress and egress at the southern boundary.*
30. *Prior to commencement of roadworks, a revised Functional Layout Plan must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plan must be endorsed by the responsible authority and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plan must be generally in*

accordance with the Functional Layout Plan No. 20077 dated 28/5/2021, Issue 1, but modified to show:

- a. Construction of the vehicle crossover at the northern boundary to the arterial road in accordance with VicRoads Guideline drawing GD4010 designed to 19.0-metre-long semi-trailers.
  - b. The installation of guard rail within the verge area at the new northern point of entrance to include the left and right turning vehicles entering the subject land.
  - c. The turning swept paths of the 19.0m long articulated vehicles that will turn left and right to enter the northern crossover into the subject land.
  - d. The construction of a BAR right turn treatment at the point of entrance at the northern boundary in accordance with AUSTROADS publication "Guide to Road Design, Part 4: Intersections and Crossings General, and construction of a BAL left turn treatment in accordance with AUSTROADS publication, Part 4A: Signalised & Unsignalised Intersections.
  - e. Revised dimensions for the BAR right turning lane treatment to show the length of the taper of 42.0 metres long prior to and after the northern point of entrance.
  - f. The width of the unsealed shoulder/verge on the southern side of the arterial road pavement.
  - g. The construction of a 40 mm asphalt overlay of the entire width of the arterial road pavement surface to include the turning movements of heavy vehicles turning into the new crossover.
  - h. Installation of traffic signs and line marking at the crossovers to direct the movement of heavy vehicles to and from the arterial road.
  - i. Installation of flag lighting at the intersection of the northern crossover and the arterial road.
31. Prior to the commencement of the use, all required road works as per the approved Functional Layout Plan must be completed to the satisfaction of, and at no cost to the Head, Transport for Victoria.
32. The construction of the mitigating road works, and installation of the guard rail must be undertaken by VicRoads prequalified contractors.

### **Permit Expiry**

33. 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;
- or

*b. The development is not completed within five (5) years of the date of this permit.*

*34. The responsible authority may extend the periods referred to if a request is made in writing whereby either of the following instances apply:*

*a. Before or within six (6) months after the permit expiry date, where the use or development allowed by the permit has not yet started; or*

*b. Within twelve (12) months after the permit expiry date, where the proposal allowed by the permit has lawfully started before the permit expires.*

## **LEGISLATION AND POLICY CONTEXT**

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

The Community's vision 4. Transparent decision making

This report has been developed in accordance with the *Planning and Environment Act 1987* and the Central Goldfields Planning Scheme.

## **BACKGROUND INFORMATION**

Planning permit application 116/21 was lodged on 29 September 2021 for the development of land for buildings and works, a reduction in the car parking requirement, a waiver of the bicycle spaces requirement, the removal of native vegetation, and the creation of access to a road in a Transport Zone 2 (TRZ2) at 281 Maryborough-Dunolly Road, Havelock.

The application has been made by Sonac, who is the existing user of the site. Sonac manufactures ingredients for the food, feed, pet food, fertiliser, and pharmaceutical industries (i.e. a factory for the processing of meat processing activity by-products).

The application proposes to extend the existing main building towards the south, including a covered truck loading/drive through area, a warehouse building, a maintenance building. Combined, the new buildings and structures have a floor area of 1,470m<sup>2</sup>. The total floor area of all existing and proposed buildings would be 3,550m<sup>2</sup>.

The application also proposes to expand the existing compound area to the north to provide additional space for plant and equipment as well as large vehicles, car parking and access. This includes a nitrification tank and sludge dryer building as well as a new sedimentation and detention basin for stormwater treatment. The space for large vehicles, car parking and access is proposed to improve the safety and efficiency of the site.

A new vehicle crossover and driveway is proposed to access the expanded compound to the north, which would cater for the large vehicles that are associated with the

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industrial activity. The crossover is directly to Maryborough-Dunolly Road, which is a TRZ2.

No existing car parking spaces would be lost or impacted by the proposal and no new car parking or bicycle spaces are proposed (existing car parking would continue to be utilised). The proposed extensions and expansions are to support the existing operations of the site, to improve efficiency, and ensure ongoing compliance with relevant regulations. The works are not proposed to increase staff numbers or vehicle movements.

Native vegetation removal is proposed, which is associated with expanding the existing compound area to the north, the proposed new vehicle access, as well as to implement bushfire management requirements for the extension of the main building to the south.

The application is proposed to occur in stages. Stage 1 comprises development at the northern end of the site and Stage 2 comprises new development at the southern end of the site. A five-year permit expiry is requested to provide time for completion of both stages.

A permit is not required for the use of the land as existing use rights apply. The proposal is not a 'change of use' but is additional to and related to the existing use of the land.

Previous decisions of relevance include:

- Planning permit D73/06, granted on 13 November 2006 for the *'development of a factory for processing of meat-processing activity by-products and includes works for associated driveways, car parking facilities and the clearing of 2.5Ha (Stage I) of native vegetation and road reserve native vegetation, for driveway access'*.
- Planning permit D067/20, granted on 1 September 2020, for the extension to an existing industrial building and reduction of carparking.
- Planning permit 073/06-A1, granted on 31 September 2021 for the amendment of condition 25 and deletion of condition 26 to provide for the offsetting of previously removed native vegetation through the current third-party system.

## **REPORT**

### **Proposal**

The application proposes the development of land for buildings and works, a reduction in the car parking requirement, a waiver of the bicycle spaces requirement, the removal of native vegetation, and the creation of access to a road in a Transport Zone 2, as described above. Please refer to Attachment 1: Proposed plans.

### **Site and Surrounds**

The site is located at 281 Maryborough-Dunolly Road, Havelock, about 5.5 km north of Maryborough. The site is 8.084ha in area, is generally rectangular and with flat

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topography. The site is operated by Sonac and contains a factory for processing of meat-processing activity by-products. This comprises a main building located centrally within the site with additional structures, tanks and other appurtenances scattered around; access running around the main building and linking to the site entrance; a site office building to the east of the main building at the site entrance, four water evaporation ponds to the west of the main building; and staff and visitor car parking at the southeast corner of the site. The site is fully secured with fencing and security gates for pedestrians and vehicles.

The site is on the western side of Maryborough-Dunolly Road with existing vehicle access at the southern end of the site. Maryborough-Dunolly Road is a TRZ2, forming part of the Principal Road Network, and provides for single lane vehicle traffic in each direction.

Under the Central Goldfields Planning Scheme, the site is within the Industrial 1 Zone (IN1Z) and is affected by the Environmental Significance Overlay (ESO), Vegetation Protection Overlay (VPO), Erosion Management Overlay (EMO), Land Subject to Inundation Overlay (LSIO) and Bushfire Management Overlay (BMO). There are areas of native vegetation along all property boundaries, while unnamed watercourses/drainage lines run along the northern and eastern boundaries of the site.

The site is not within an area of Aboriginal Cultural Heritage Sensitivity. The site is within a Designated Water Supply Catchment (Laanecoorie Reservoir Catchment - Loddon River).

Land surrounding the subject site is falls within a variety of zones. To the north, land is in the Farming Zone (FZ) with a mix of vegetated and cleared grazing land along with a vegetated parcel fronting the road that forms the Simson Historic and Cultural Features Reserve. To the south, land is in the IN1Z although these are vacant paddocks with scattered vegetation. There is also an unmade road reserve on the site's southern boundary. To the east (on the opposite side of Maryborough-Dunolly Road), land is in the Public Use Zone, Schedule 1 (PUZ1) for service and utility purposes. This land comprises the Maryborough wastewater plant. Beyond that, there is land in the Rural Living Zone (RLZ) about 700m away. To the west, land is in the FZ and has largely been cleared for agricultural grazing purposes with scattered vegetation. Further to the west is Crown Land in the Public Conservation and Resource Zone (PCRZ) that is well vegetated and forms part of the Nugety Gully Reservoir Recreation Reserve.

The nearest dwellings are some 700m to the east within the RLZ (on Dooleys Road) and 900m to the south in the FZ (on Slaughter Yard Track).

Please refer to Attachment 2: Subject site and surrounding area.

### **Planning Permit Triggers**

Under the Central Goldfields Planning Scheme, a planning permit is required for the following:

- Pursuant to Clause 33.01-4, a permit is required to construct a building or construct or carry out works.
- Pursuant to Clause 42.01-2, a permit is required to construct a building or construct or carry out works as well as to remove, destroy or lop any vegetation, including dead vegetation.
  - A permit is not required if a schedule to the ESO specifically states this. Schedule 1 to the ESO, which relates to 'Streamside, Watercourses and Storages', requires a permit for both buildings and works and the removal of vegetation. However, Schedule 2 to the ESO, which relates to 'Air Emissions Buffer', states that building and works that are ancillary to existing uses and developments do not require a permit.
- Pursuant to Clause 42.02-2, a permit is required to remove, destroy, or lop native vegetation, as specified in Schedule 1.
- Pursuant to Clause 44.01-2, a permit is required to construct a building or construct or carry out works.
- Pursuant to Clause 44.01-3, a permit is required to remove, destroy or lop any vegetation.
- Pursuant to Clause 44.04-2, a permit is required to construct a building or to construct or carry out works.
- Pursuant to Clause 44.06-2, a permit is required to construct a building or construct or carry out works associated with the use of the land for industry.
- Pursuant to Clause 52.06-3, a permit is required to reduce the number of car parking spaces required under Clause 52.06-5.
- Pursuant to Clause 52.17-1, a permit is required to remove, destroy, or lop native vegetation, including dead native vegetation.
- Pursuant to Clause 52.29-2, a permit is required to create access to a road in a Transport Zone 2.
- Pursuant to Clause 52.34-2, a permit may be granted to waive any requirement of Clause 52.34-5 and Clause 52.34-6 for bicycle facilities.

## **Planning Scheme Provisions**

### **Planning Policy Framework**

The following clauses of the Planning Policy Framework (PPF) are relevant to this application:

11.01-1S Settlement

To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

11.03-6S Regional and local places

To facilitate integrated place-based planning.

12.01-1S Protection of biodiversity

To assist the protection and conservation of Victoria's biodiversity.

12.01-2S Native vegetation management

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

12.03-1S River corridors, waterways, lakes, and wetlands

To protect and enhance river corridors, waterways, lakes, and wetlands.

12.05-1S Environmentally sensitive areas

To protect and conserve environmentally sensitive areas.

13.02-1S Bushfire planning

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life

13.03-1S Floodplain management

To assist the protection of life, property, and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows; the natural flood carrying capacity of rivers, streams, and floodways; the flood storage function of floodplains and waterways; and floodplain areas of environmental significance or of importance to river, wetland, or coastal health.

13.04-2S Erosion and landslip

To protect areas prone to erosion, landslip, or other land degradation processes.

13.05-1S Noise abatement

To assist the control of noise effects on sensitive land uses.

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### 13.06-1S Air quality management

To assist the protection and improvement of air quality.

### 13.07-1S Land use compatibility

To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

### 14.02-1S Catchment planning and management

To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.

### 14.02-2S Water quality

To protect water quality.

### 15.01-2S Building design

To achieve building design outcomes that contribute positively to the local context and enhance the public realm.

### 15.01-6S Design for rural areas

To ensure development respects valued areas of rural character.

### 17.01-1S Diversified economy

To strengthen and diversify the economy.

### 17.01-1R Diversified economy - Loddon Mallee South

Support the ongoing role and contribution of the region's small towns, settlements and non-urban areas through investment and diversification of their economies.

Facilitate new manufacturing and food processing industries that build on supply chains and take advantage of well-located and affordable land.

### 17.03-1S Industrial land supply

To ensure availability of land for industry.

### 17.03-2S Sustainable industry

To facilitate the sustainable operation of industry.

### 17.03-2L Sustainable industry - Central Goldfields

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Facilitate establishment of compatible industries within buffer areas at Flagstaff and the Maryborough wastewater treatment plant.

#### 18.01-1S Land use and transport planning

To create a safe and sustainable transport system by integrating land use and transport.

#### 18.02-3S Road system

To manage the road system to achieve integration, choice, and balance by developing an efficient and safe network and making the most of existing infrastructure.

#### 18.02-4S Car parking

To ensure an adequate supply of car parking that is appropriately designed and located.

#### 19.03-3S Integrated water management

To sustainably manage water supply, water resources, wastewater, drainage, and stormwater through an integrated water management approach.

### Zoning

#### 33.01 Industrial 1 Zone

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

### Overlays

#### 42.01 Environmental Significance Overlay

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

#### 42.02 Vegetation Protection Overlay

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.

- To recognise vegetation protection areas as locations of special significance, natural beauty, interest, and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.

#### 44.01 Erosion Management Overlay

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development.

#### 44.04 Land Subject to Inundation Overlay

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the Water Act 1989.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

#### 44.06 Bushfire Management Overlay

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

#### Particular Provisions

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### 52.06 Car Parking

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

### 52.17 Native Vegetation

- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017):
  1. Avoid the removal, destruction or lopping of native vegetation.
  2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
  3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy, or lop native vegetation.
- To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

### 52.29 Land Adjacent to the Principal Road Network

- To ensure appropriate access to identified roads.
- To ensure appropriate subdivision of land adjacent to identified roads.

### 52.34 Bicycle Facilities

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

## **General Provisions**

### 65.01 Approval of an Application or Plan

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Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- The matters set out in section 60 of the Act.
- Any significant effects the environment, including the contamination of land, may have on the use or development.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision. Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the environment, human health and amenity of the area.
- The proximity of the land to any public land. Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction. Whether native vegetation is to be or can be protected, planted, or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development, or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

## **Operational Provisions**

### **71.01 Operation of the Municipal Planning Strategy**

The Municipal Planning Strategy (MPS) provides an overview of important local planning issues in an introductory context, sets out the vision for future use and development in the municipality and establishes strategic directions about how the municipality is expected to change through the implementation of planning policy and the planning scheme.

A responsible authority must take into account and give effect to the MPS when it makes a decision under this planning scheme.

### **Clause 71.02 Operation of the Planning Policy Framework**

The PPF seeks to ensure that the objectives of planning in Victoria, as set out in section 4 of the Act are fostered through appropriate land use and development planning policies

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and practices that integrate relevant environmental, social, and economic factors in the interests of net community benefit and sustainable development.

Society has various needs and expectations such as land for settlement, protection of the environment, economic wellbeing, various social needs, proper management of resources and infrastructure. Planning aims to meet these needs and expectations by addressing aspects of economic, environmental, and social wellbeing affected by land use and development.

Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

### Referrals

| Referral authority   | Response   |
|--|--|
| <p>Secretary to the Department of Environment, Land, Water and Planning (DELWP) s.55 / cl. 66.02-2</p> | <p>Does not object to a permit being granted but recommends the following conditions are included:</p> <p><u>Notification of works</u></p> <p>Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions.</p> <p><u>Protection of retained native vegetation</u></p> <p>Before works start, a native vegetation protection fence must be erected to protect all native vegetation to be retained within 15 metres of the works area. This fence must be erected at:</p> <ol style="list-style-type: none"> <li>a. A radius of 12 times the diameter of any tree trunk, measured at a height of 1.4 metres above ground level, to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree; and</li> <li>b. To protect patch(es) of native vegetation not containing trees at a minimum distance of 2 metres from any retained native vegetation.</li> </ol> <p>The fence must be constructed of star pickets and paraweb or similar to the satisfaction of DELWP. The protection fence must remain in place until all works are completed to the satisfaction of the department.</p> <p>Except with the written consent of the department, within the area of native vegetation to be retained and any tree protection</p> |

zone associated with the permitted use and/or development, the following is prohibited:

- a. Vehicular or pedestrian access;
- b. Trenching or soil excavation;
- c. Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products;
- d. Construction of entry and exit pits for underground services, and
- e. Any other actions or activities that may result in adverse impacts to retained native vegetation.

#### Native vegetation removal

Native vegetation removal must be in accordance with the extent specified in the Native Vegetation Removal report CUM\_2021\_057 dated 10 September 2021. The total area of native vegetation permitted to be removed is 0.779 hectares, comprised of:

- a. 2 Patch(es) of native vegetation with a total area of 0.779 hectares (containing 1 large canopy trees);
- b. 0 large scattered trees; and
- c. 0 small scattered trees.

#### Native vegetation offsets

To offset the removal of 0.779 hectares of native vegetation, the permit holder must secure native vegetation offsets, in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017) as specified below:

A general offset of 0.560 general habitat units:

- a. Located within the North Central Catchment Management Authority boundary or Central Goldfields Shire Council municipal district;
- b. With a minimum Strategic Biodiversity Value score of at least 0.677;

A large tree offset:

- c. The offset(s) secured must provide protection for at least 1 large tree.

Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:

|                  |   |
|------------------|---|
|                  | <p>a. A credit extract(s) allocated to the permit from the Native Vegetation Credit Register; and/or</p> <p>b. An established first party offset site including a security agreement to the required standard, signed by both parties, and a 10-year offset management plan to the satisfaction of DELWP and approved by the responsible authority. The offset management plan must detail the 10-year management actions and ongoing management of the site. Every year, for ten years, after the responsible authority has approved the offset management plan, the applicant must provide notification of the management actions undertaken towards implementing the offset management plan to the responsible authority. An offset site condition statement, including photographs must be included in this notification.</p> <p>A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to DELWP.</p> |
| Planner comment: | Nil   |

| Department  | Response  |
|---|---|
| Goulburn-Murray Water (GMW)<br>s.55 / cl. 66.02-5 | <p>No objection to a permit being granted subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. There must be no transport of sediment or other materials to waterways either during or following construction activities.</li> <li>2. Stormwater run-off from buildings and other impervious surfaces must be dissipated as normal unconcentrated overland flow or directed to storage tanks or dams. Any stormwater discharge off-site must be to a legal point as nominated by the responsible authority and all infrastructure and works must be in accordance with their requirements.</li> </ol> |
| Planner comment:                                  | Nil   |

| Department | Response |
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| <p>North Central Catchment Management Authority (NCCMA) s.55 / cl. 44.04-7</p> | <p>Does not object to the granting of a permit subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. Any fencing along the Maryborough-Dunolly Road frontage boundary and within 32.6 m of the road frontage must be of an open style that does not obstruct the conveyance of flood water across the property.</li> <li>2. No fill is to be introduced to that part of the property that is within 32.6m of the Maryborough-Dunolly Road frontage boundary, without the written prior consent of the responsible authority and North Central Catchment Management Authority.</li> <li>3. The proposed new driveway from the road formation of the Maryborough-Dunolly Road to 32.6m inside the road frontage boundary of the property, must be constructed no higher than surrounding natural surface elevations.</li> <li>4. The finished floor levels of the proposed new workshop and warehouse buildings must be constructed a minimum of 400 millimetres above the existing surface level at the sites of the proposed buildings.</li> <li>5. The finished floor level of the proposed new dryer building must be constructed a minimum of 100 millimetres above the existing surface level at the site of the proposed building.</li> </ol> |
| <p>Planner comment:</p>  | <p>Nil</p>  |

| Department   | Response   |
|--|--|
| <p>Country Fire Authority (CFA) s.55 / cl. 44.06-6</p> | <p>Does not object to the grant of a permit subject to:</p> <ul style="list-style-type: none"> <li>• Any mandatory conditions specified within the planning scheme being imposed; and</li> <li>• The following condition being included on any permit that is issued:</li> </ul> <p>The Bushfire Management Plan, Version F dated 8/09/2021 included in the Bushfire Management Statement Reference No. 21.120 prepared by Regional Planning and Design must be endorsed to form part of the permit and must not be altered unless otherwise agreed in writing by the CFA and the responsible authority.</p> |
| <p>Planner comment:</p>                                | <p>Nil</p>   |

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| Department   | Response   |
|--|--|
| <p>Head, Transport for Victoria (TfV)<br/>s.52 / cl. 52.29</p> | <p>Does not object if the permit is subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. All vehicular access to the arterial road from the subject land must be via a new point of ingress only at the northern boundary and the existing combined ingress and egress at the southern boundary.</li> <li>2. Prior to commencement of roadworks, a revised Functional Layout Plan must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plan must be endorsed by the responsible authority and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plan must be generally in accordance with the Functional Layout Plan No. 20077 dated 28/5/2021, Issue 1, but modified to show: <ol style="list-style-type: none"> <li>a. Construction of the vehicle crossover at the northern boundary to the arterial road in accordance with VicRoads Guideline drawing GD4010 designed to 19.0-metre-long semi-trailers.</li> <li>b. The installation of guard rail within the verge area at the new northern point of entrance to include the left and right turning vehicles entering the subject land.</li> <li>c. The turning swept paths of the 19.0m long articulated vehicles that will turn left and right to enter the northern crossover into the subject land.</li> <li>d. The construction of a BAR right turn treatment at the point of entrance at the northern boundary in accordance with AUSTROADS publication "Guide to Road Design, Part 4: Intersections and Crossings General, and construction of a BAL left turn treatment in accordance with AUSTROADS publication, Part 4A: Signalised &amp; Unsignalised Intersections.</li> <li>e. Revised dimensions for the BAR right turning lane treatment to show the length of the taper of 42.0 metres long prior to and after the northern point of entrance.</li> <li>f. The width of the unsealed shoulder/verge on the southern side of the arterial road pavement.</li> </ol> </li> </ol> |

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|------------------|--|
|                  | <p>g. The construction of a 40 mm asphalt overlay of the entire width of the arterial road pavement surface to include the turning movements of heavy vehicles turning into the new crossover.</p> <p>h. Installation of traffic signs and line marking at the crossovers to direct the movement of heavy vehicles to and from the arterial road.</p> <p>i. Installation of flag lighting at the intersection of the northern crossover and the arterial road.</p> <p>3. Prior to the commencement of the use, all required road works as per the approved Functional Layout Plan must be completed to the satisfaction of, and at no cost to the Head, Transport for Victoria.</p> <p>4. The construction of the mitigating road works, and installation of the guard rail must be undertaken by VicRoads prequalified contractors.</p> |
| Planner comment: | Nil  |

| Department                                   | Response   |
|--|--|
| Central Goldfields<br>Shire Engineer<br>s.55 | <p><u>Access</u></p> <p>New or modified vehicular access to the property from Maryborough-Dunolly Road must be in accordance with the requirements of the Department of Transport.</p> <p><u>Loading and Unloading</u></p> <p>The loading and unloading of vehicles and the delivery of goods must at all times be undertaken within the boundaries of the subject land and be separated from the car parking of customers to the satisfaction of the responsible authority.</p> <p>The surface of loading areas and access roads must be constructed and maintained to the satisfaction of the responsible authority to prevent dust and drainage run-off causing a loss of amenity to the site or broader area. All such surfaces and roads to be constructed to an all-weather standard to ensure all-weather use and access.</p> <p><u>Parking</u></p> |

|                  |  |
|------------------|--|
|                  | <p>Areas set aside for parked vehicles, crossovers, driveway and access lanes as shown on endorsed plans and/or approved engineering plans must be:</p> <ol style="list-style-type: none"> <li>a. Constructed to the satisfaction of the responsible authority.</li> <li>b. Properly formed to such levels that they may be used in accordance with the plans.</li> <li>c. Surfaced with an all-weather standard to the satisfaction of the responsible authority.</li> <li>d. Drained and maintained to the satisfaction of the responsible authority.</li> </ol> <p><u>Drainage</u></p> <p>All stormwater must be accommodated and treated within the subject land.</p> <p>The owner/applicant must design a drainage system to drain the development to the legal point of discharge.</p> <p>The current legal point of discharge (LPOD) for stormwater at the northern boundary of the site can continue to be used to the satisfaction of the responsible authority.</p> <p><u>Asset Protection</u></p> <p>At all times the permit holder must ensure that the operation and condition of Council assets are not damaged by the proposed 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.</p> <p><u>Sediment Control</u></p> <p>The applicant/owner shall restrict sediment discharges from the construction site in accordance with Construction Techniques for Sediment Pollution Control (EPA1991) and Environmental Guidelines for Major Construction Sites (EPA 1995).</p> |
| Planner comment: | Nil  |

## ASSESSMENT OF APPLICATION

The following assessment addresses the effects that the proposed use and development may have while considering the provisions of the Central Goldfields Planning Scheme and the objectives of planning in Victoria. Further, where relevant, the assessment addresses objections and submissions received as well as the decisions and comments of referral

authorities. In this regard, the assessment of the application is consistent with section 60 of the Act.

### **Industrial 1 Zone**

The proposal is generally consistent with the purpose of the IN1Z to provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

A planning permit is not required for the use of the land in this instance, as existing use rights apply. The proposal is not a 'change of use' but is additional to and related to the existing use of the land. However, a permit is sought and required for buildings and works in the IN1Z.

The responsible authority must consider, as appropriate, a range of decision when assessing the application under the provisions of the IN1Z.

### The Municipal Planning Strategy and the Planning Policy Framework

The proposal generally accords with the MPS and PPF.

Regarding the MPS, the proposal addresses the Council's vision to create a shire that has a vibrant local economy which contributes to the municipality's economic prosperity. Further, it balances key strategies from the MPS to manage environmental risks and amenity with promoting economic development.

In terms of the PPF, the proposal generally aligns with key policy direction, including to protect biodiversity; strengthen resilience to bushfire; manage flood hazard; protect from land degradation processes; guard community amenity, human health, and safety; facilitate appropriate uses with acceptable impacts; manage catchments; enhance rural character; strengthen the economy; facilitate sustainable industry; and create a safe transport system.

The permit application proposes a staged development and seeks a five-year permit expiry to provide time for completion of both stages. Stage 1 comprises development at the northern end of the site and Stage 2 comprises new development at the southern end of the site. It is considered appropriate to grant a five-year permit expiry in this instance.

### Any natural or cultural values on or near the land

There are no cultural values on or near the land that are considered to require assessment. In terms of natural values, the subject land is affected by Schedule 1 to the ESO (ESO1), which relates to Streamside, Watercourses and Storages, as well as by Schedule 1 to the VPO (VPO1), which relates to Central Goldfields Bushland.

In terms of the ESO1, it is identified that unnamed watercourses/drainage lines run along the northern and eastern boundaries of the site. These are thought to be

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tributaries to Four Mile Creek. The proposal will be drained to the requirements and standards of Council in accordance with the detailed stormwater direction, detention, and treatment plan for the site. Water quality will not be adversely impacted, including through the provision of a proposed detention basin to ensure that there will be no concentration of floodwater or stormwater. This outcome aligns with the requirements of GMW, who are a determining referral authority for the permit application. GMW require that all stormwater run-off must be dissipated as normal unconcentrated overland flow or directed to storage tanks or dams, and that any stormwater discharge off-site must be to a legal point with all relevant infrastructure and works in place. Flood management matters are considered further below.

In terms of the VPO1, there are areas of native vegetation within the site, along all property boundaries and on surrounding land. This vegetation is the key natural character of the land and its retention is significant for diversity and environmental value - especially if it supports habitat for rare species of flora or fauna or forms part of a wildlife corridor. The retention of vegetation is also important for landscape character and catchment management by preserving ground water quality, preventing erosion, and controlling salinisation, acidity, and waterlogging.

The proposal involves the removal of native vegetation equating to 0.779 hectares, comprising two patches (one of which contains one large canopy tree). The removal of native vegetation is acceptable and meets the three-step approach to avoid, minimise, and offset. This view has been endorsed by DELWP, who are a recommending referral authority for the removal of native vegetation. There is an appropriate compromise between meeting the key objectives of the development and minimising impacts on native vegetation, including avoiding areas with larger trees, utilising existing buildings and infrastructure as much as possible, and limiting the footprint of new access and plant. Evidence has been provided demonstrating that the required offsets are available to compensate for the proposed native vegetation removal.

It is not anticipated that the removal of vegetation will increase the possibility of erosion or the susceptibility to any other land degradation processes. However, the removal of vegetation is needed in order to create a defensible space to reduce the risk of bushfire to life and property.

It is noted that the removal of native vegetation is also a permit trigger under the ESO and EMO as well as the relevant Particular Provision. The same assessment applies to these permit triggers, and it is acceptable to grant a permit for the removal of native vegetation.

### Streetscape character

The proposal is acceptable with regards to the limited streetscape character that exists.

### Built form

The built form will generally match the existing buildings and structures on the site in terms of scale, form, and appearance, with materials and finishes to match.

### Landscape treatment

The proposal is acceptable in terms of any existing and proposed landscaping treatments, which is expected to involve the retention of existing native vegetation within the site.

### Interface with non-industrial areas

The purpose of the IN1Z includes providing for industry in a manner that does not affect the safety and amenity of local communities. In this respect, it is considered that the proposal has appropriate interfaces with its immediate surrounds. To the north, land is in the (FZ) with a mix of vegetated and cleared grazing land along with a vegetated parcel fronting the road that forms the Simson Historic and Cultural Features Reserve. To the south, land is in the IN1Z although this is vacant paddocks with scattered vegetation. To the east is the Maryborough wastewater plant. To the west, land is in the FZ and has largely been cleared for agricultural grazing purposes with scattered vegetation.

Beyond its immediate surrounds, it is recognised that there is land in the RLZ some 700m to the east. If the proposal were a new use of the land for industry, it could be a Section 1 use (permit not required) provided that certain conditions could be met. These conditions include that the land must be at least a certain threshold distance from land in the RLZ and must not adversely affect the amenity of the neighbourhood, including through the emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, or oil. In this instance, because the proposal involves pharmaceutical and fertiliser production, the threshold distance would be 1,000m.

It is acknowledged the land within the RLZ to the east is less than the 1,000m threshold distance. However, the proposal can rely on existing use rights and does not require a permit for use - only for buildings and works.

It is noted that the applicant operates its existing facility under an Environmental Licence. To ensure compliance with this licence, regular monitoring is conducted of environmental conditions, including noise and odour. Associated with the current proposal, the applicant is seeking a required 'Development License Approval' (Application ID APPO02180) from the Environment Protection Authority (EPA) Victoria, which will address matters relating to the design, construction, and modification of the proposal to protect the environment by minimising risk, so far as practicable. If a Development Licence Approval is obtained, it would replace the Environmental Licence.

The *Environment Protection Act 2017* focuses on preventing harm to human health and the environment. Matters relating to off-site impacts and any risks associated with human health because of activities on a site operating under a Development Licence Approval would be enforced by the EPA.

Bearing in mind the existing use of the site, the zoning to facilitate industrial uses, and the Development License Approval process, it is assessed that the proposal is acceptable regarding its interface with non-industrial areas.

#### Parking and site access

The proposal is acceptable with regards to parking and site access considerations. The permit application has been referred to Transport for Victoria (TfV), which is a determining referral authority, and which has no objection to the proposal submit to certain conditions being imposed. These conditions are generally to manage the safety and efficiency of traffic and access arrangements, including through the detailed design of the new crossover to Maryborough-Dunolly Road (a TRZ2) to ensure entry and exit procedures are sound and suitable.

None of the existing 27 car parking spaces would be lost or impacted by the proposal and no new car parking or bicycle spaces are proposed. The proposal is not expected to discernibly increase staff numbers or vehicle movements but is instead intended to support the existing operations of the site, improve efficiency, and ensure ongoing compliance with relevant regulations. In particular, the revised access arrangements will improve the efficiency and safety of large vehicle movements through the site. Although no specific bicycle space is proposed, the site is large enough to informally accommodate the one space that is required.

Overall, it is acceptable to grant a permit to create access to a road in a TRZ2; to reduce the number of required car parking spaces; as well as to waive any requirement in relation to bicycle spaces.

#### Loading and service areas

The proposal is acceptable regarding loading and servicing. A component of the proposal is to extend the existing main building with a covered truck loading/drive through area. The proposal will support the ongoing operation of the site and facilitate productivity.

#### Outdoor storage

The proposal is acceptable regarding any outdoor storage. While this may occur from time to time, there is no evidence that any outdoor storage arrangements are unsafe or improper. A component of the proposal is to extend the existing main building with a warehouse building and a maintenance building, which are likely to reduce any outdoor storage requirements.

#### Lighting

The proposal is acceptable in terms of any existing or proposed lighting, including any lighting that may be required under separate regulations for safety or other operational

requirements. The proposal does not have any immediately sensitive interfaces and is appropriately separated. There is no need to further manage or control any lighting through specific conditions other than those that manage amenity in a general sense.

### Stormwater discharge

The proposal includes a new sedimentation and detention basin for stormwater treatment within the expanded compound. Stormwater runoff will be dealt with to pre-development levels and will be directed and treated to ensure acceptable water quality outcomes. The Council Engineer has recommended conditions be imposed in relation to stormwater. These will ensure stormwater is accommodated and treated within the subject land as well as drained to a legal point of discharge.

### Conclusion

Overall, the proposal is acceptable with regards to buildings and works in the IN1Z.

### **Environmental significance**

Before deciding on an application, the responsible authority must consider the statement of environmental significance and the environmental objectives contained in a schedule to this overlay. In this instance, there are two relevant schedules to the ESO.

Schedule 1 to the ESO relates to 'Streamside, Watercourses and Storages' and supports the implementation of water management strategies to combat the declining environmental condition of watercourses and water quality that are a consequence of stream modification and construction of water storages for irrigation and domestic water supply. The proposal generally aligns with this direction as it has been designed with a stormwater approach that will prevent pollution and increased turbidity of water in watercourses, contribute to the enhancement of water quality, and maintain the ability of streams and watercourses to carry natural flows. The stormwater approach manages the direction, treatment and detention of stormwater and ensures that all stormwater is managed on site such that no run-off will impact on waterway health or water quality beyond the site.

Schedule 2 to the ESO relates to 'Air Emissions Buffer' and outlines that only industrial developments that are less sensitive to odour may be appropriately located within the buffer, which relates to separating sensitive uses and protecting the quality of life and environment from odours caused by the operations of the Maryborough Wastewater Plant. The proposal aligns with this direction and with relevant environmental objectives as it is a less sensitive industrial use, and the two activities can operate harmoniously.

Overall, the proposal is acceptable with regards to environmental significance.

### **Bushfire management**

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Before deciding on an application, the responsible authority must ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire. Development will only be permitted where the risk to life and property from bushfire can be reduced to an acceptable level. The proposal is acceptable in this regard, a conclusion which is based largely on the comments of the CFA, who are the relevant fire authority and a recommending referral authority. The CFA have not objected to the proposal but have provided conditions to be imposed relating to bushfire management. The first of these is the mandatory condition from the Central Goldfields Planning Scheme, which requires that any bushfire protection measures forming part of a permit or shown on 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 (including after the development has been completed). The second condition relates to the measures contained within the applicant's Bushfire Management Plan, including in relation to defensible space, construction standards, water supply, and access. It is reiterated that the removal of vegetation is required to create a defensible space to reduce the risk of bushfire to life and property.

Overall, the proposal is acceptable with regards to bushfire management.

### **Flood management**

Before deciding on an application, the responsible authority must ensure that development generally minimises the potential flood risk to life, health and safety; maintains the free passage and temporary storage of floodwaters; minimises flood damage; responds to the flood hazard and local drainage conditions; and will not cause any significant rise in flood level or flow velocity. The proposal is acceptable in this respect, a conclusion which is based largely on the comments of the NCCMA, who are the relevant floodplain management authority and a recommending referral authority. The NCCMA have not objected to the proposal but have provided conditions to be imposed in relating to flood management. The conditions will ensure that any fencing or fill does not obstruct flood waters or modify its passage as well as ensuring that the finished floor levels of new buildings are constructed at a relevant height above the existing surface level.

Overall, the proposal is acceptable with regards to flood management.

### **Erosion management**

Before deciding on an application, the responsible authority must consider generally whether a proposal will protect areas prone to erosion, landslip, other land degradation by minimising land disturbance and inappropriate development. The proposal is not expected to result in any increased erosion risk; all development is within the existing compound area that is relatively flat and without any apparent history of land degradation. The extensions and expansions of the development will be suitably constructed and drained, with stormwater to be contained and treated in a detention

basin in a manner that will avoid the risk of uncontrolled runoff causing erosion outside the site.

Overall, the proposal is acceptable with regards to erosion management.

## **CONSULTATION/COMMUNICATION**

The application was advertised to seven adjoining and surrounding landowners via letters in the mail, one advertising sign was placed on the site (at the existing site entrance on Maryborough-Dunolly Road) and the application documents were placed on the council website. The application has received one objection (two separate written objections from the same objector). The issues raised in the objection are summarised below:

- No further buildings and work should be allowed as there are current issues with odour and noise, including for existing dwellings on the other side of the Maryborough wastewater treatment plant. Amenity-related conditions of the EPA licence require that offensive odours and noise/vibrations must not be discharged, emitted, or released beyond the site boundaries. Until there is compliance, no permit should be issued.
- Potential health effects of breathing odours (suggested this possibly causes cancer).
- The creation of new access to Maryborough-Dunolly Road (a TRZ2) should not be allowed as there have been previous safety issues with small and large vehicles entering and exiting the site. Creating a new access close to Simson Road (to the north) would exacerbate these issues, including more traffic on the wrong side of the road. A proper turning lane is required.

### Planning officer response to objections

- It is recognised that there is land in the RLZ some 700m to the east, which is less than the 1,000m minimum threshold distance for new industrial uses for pharmaceutical and fertiliser production. However, the proposal can rely on existing use rights and does not require a permit for use - only for buildings and works. As such, it does not need to satisfy requirements about effects that the use may have on other uses that are sensitive to industrial off-site effects. In any case, the applicant is seeking a required 'Development License Approval' from the EPA, which will address matters relating to the design, construction, and modification of the proposal to protect the environment by minimising risk, so far as practicable. This EPA approval will address amenity matters such as noise and odour. Given the existing use of the site, the zoning to facilitate industrial uses, and the expected eventual gain of a Development Licensed Approval, the proposed buildings and works are acceptable. The proposal will need to separately comply with the requirements of any relevant EPA licence or approval.
- There is nothing to suggest that the odours cause unacceptable health impacts. In any case, the *Environment Protection Act 2017* focuses on preventing harm to

human health and the environment. Matters relating to off-site impacts and any risks associated with human health because of activities on a site operating under a Development Licence Approval would be enforced by the EPA.

- TfV, which is a determining referral authority, has no objection to the creation of new access to Maryborough-Dunolly Road and the proposal is acceptable with regards to access. Conditions are imposed to manage the safety and efficiency of access arrangements, including through the detailed design of the new crossover. The conditions require arrangements that avoid the need for vehicles to travel on the wrong side of the road when passing.

## **FINANCIAL & RESOURCE IMPLICATIONS**

The assessment of planning permit applications is within the normal operational budget of Council.

Should any party appeal any decision that Council makes, there would be a Victorian Civil and Administrative Tribunal (VCAT) hearing. Additional costs will be incurred if a VCAT hearing occurs.

## **RISK MANAGEMENT**

This report addresses Council's strategic risk Governance - Failure to transparently govern and embrace good governance practices by ensuring our assessment of the application meets all relevant legislation and regulations. The risk management issues in relation to this planning permit application have been discussed above.

There is a risk to Council should it not decide within the statutory timeframes of a 'failure to determine' appeal at VCAT.

Should the proposal be approved by Council and VCAT (upon appeal) there is a risk to non-compliance with the permit conditions. Council has a planning compliance function to mitigate this risk.

## **CONCLUSION**

The planning permit application seeks approval for the development of land for buildings and works, a reduction in the car parking requirement, a waiver of the bicycle spaces requirement, the removal of native vegetation, and the creation of access to a road in a Transport Zone 2.

A Council determination is sought on the application as one objection has been received.

Council must determine a position on the application for a planning permit and take one of the following options:

- I. Grant a permit subject to conditions and issue a Notice of Decision to Grant a Permit; or
- II. Refuse to grant a permit on any ground it thinks fit and issue a Notice of Decision to Refuse to Grant a Permit.

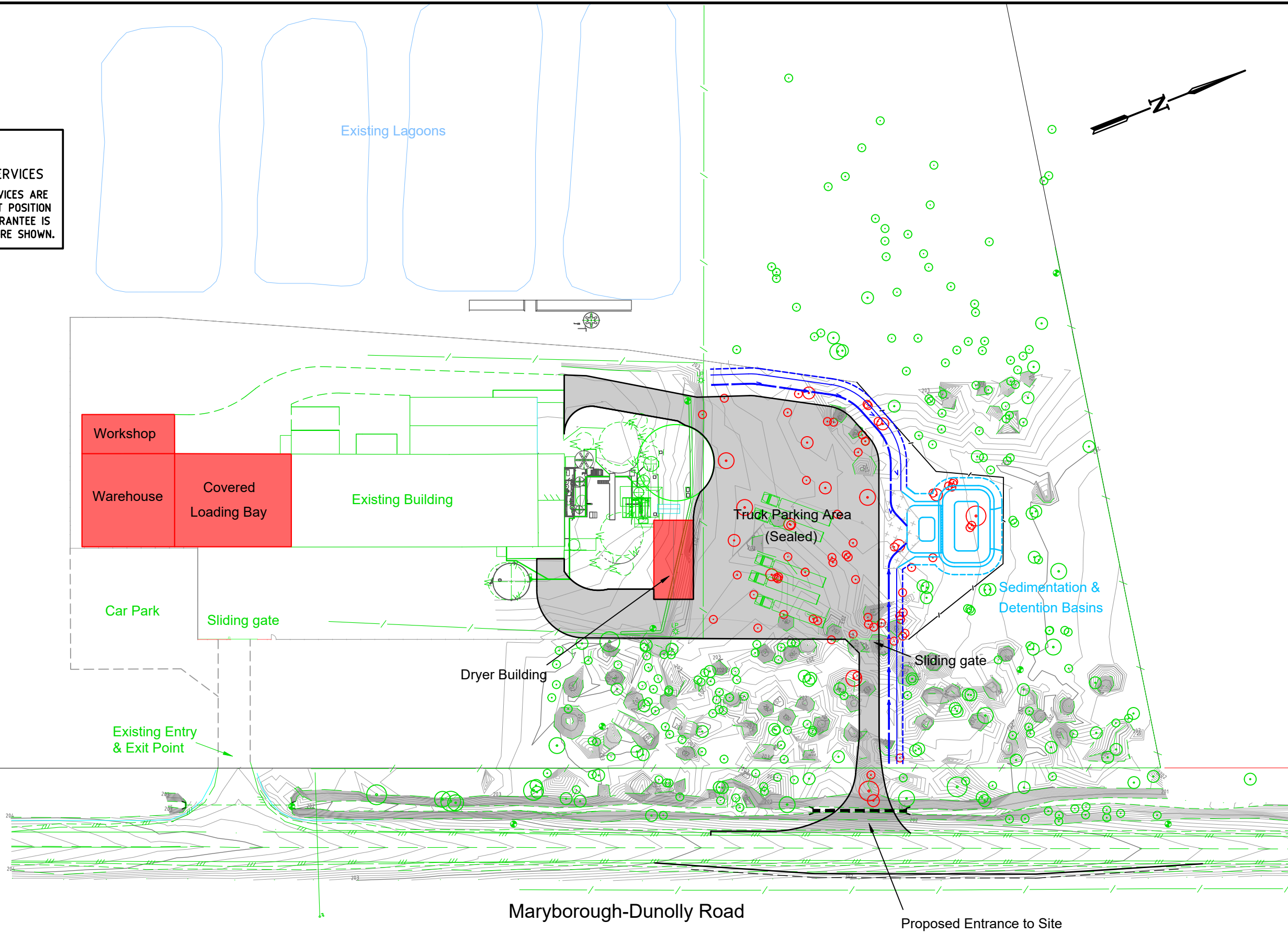
## **ATTACHMENTS**

1. Proposed plans
2. Subject site and surrounding area





**WARNING**  
 BEWARE OF UNDERGROUND SERVICES  
 THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.



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| 6   |                      |           |
| 5   |                      |           |
| 4   |                      |           |
| 3   |                      |           |
| 2   | Sealed Area          | 1/7/2021  |
| 1   | Amend Layout         | 17/6/2021 |
| 0   | Draft                | 4/6/2021  |
| Ver | Revision Description | Date      |

|                        |                        |
|------------------------|------------------------|
| Designed               | Checked                |
| R. Dawborn<br>Jul 2021 | A. Mertens<br>Jul 2021 |
| Approved               |                        |

**Notes/Legend**  
 Contours shown on plan indicate the approximate existing surface.  
 Contour interval 0.1m.  
 ● Trees to be removed marked thus

**TERRACO**  
 Civil Engineers  
 Project Managers  
 Development Consultants  
 129 of 211

**Terraco P/L**  
 ABN 12 681 695 776  
 9 Jewell Court  
 East Bendigo, Vic 3550  
 Ph: 03 5442 5799  
 Fax: 03 5441 5506  
 E: info@terraco.com.au  
 Web: www.terraco.com.au

H 1:1000 0 10 20  
 Scale (m)

All lengths are in metres  
 and all levels are to Australian Height Datum  
 (Original Sheet Size is A3)

Drawing file: 20077 Layout.dwg  
 LTO Ref: ---  
 Council Ref: ---  
 Water Auth. Ref: ---  
 Our Ref: 20077  
 Version: 2  
 Sheet: 1 of 1

Central Goldfields Shire - Havelock  
**Sonac Australia Pty Ltd**  
 Site Expansion  
 Layout Plan



VIEW FROM EXISTING SITE ENTRY

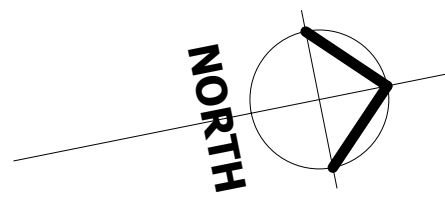
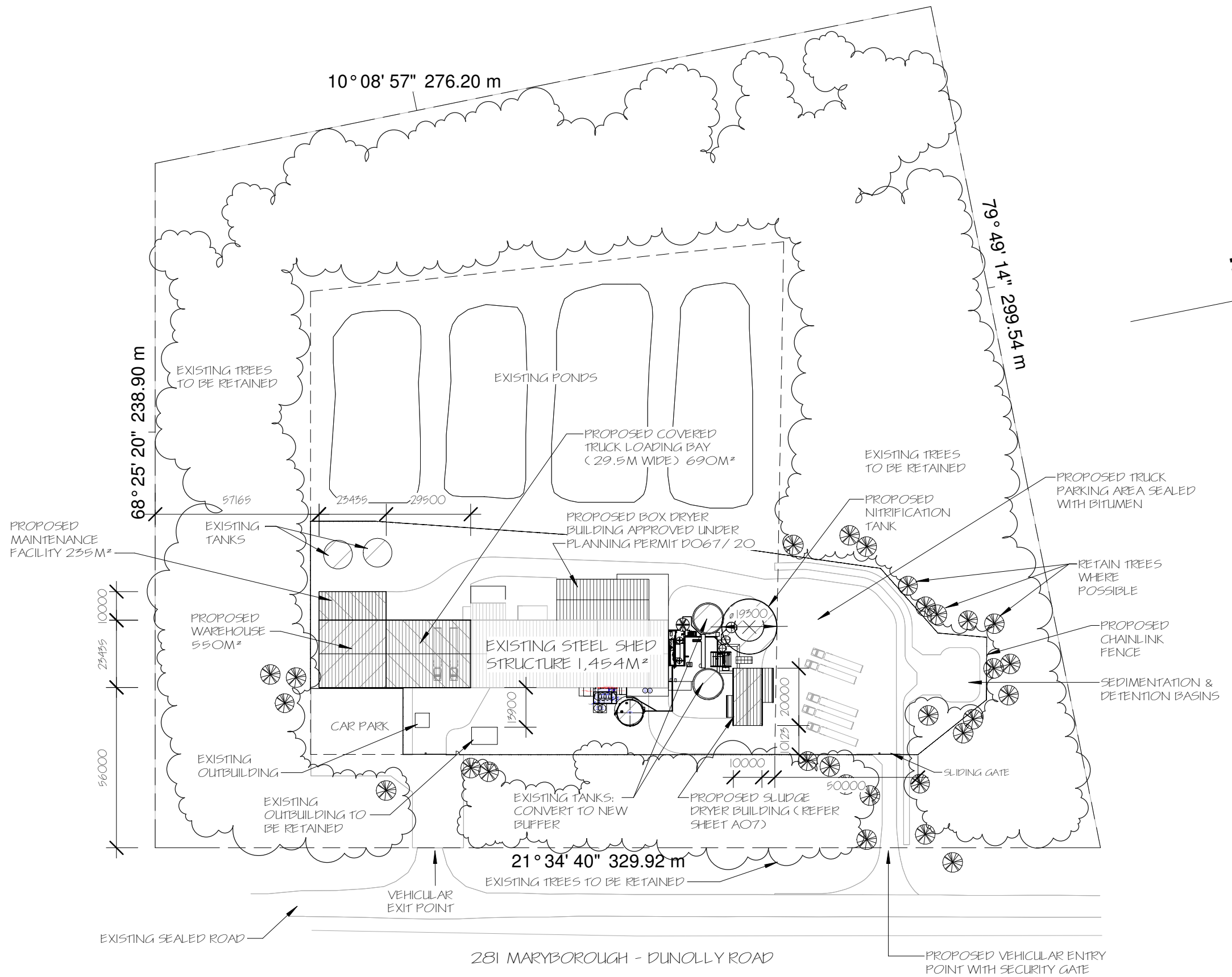


VIEW FROM PROPOSED SITE ENTRY

CLIENT: SONAC AUSTRALIA PTY LTD  
 PROJECT: PROPOSED BUILDINGS AND SITE WORKS FOR AUSTRALIA PTY LTD. 281 MARYBOROUGH-DUNOLLY RD, MARYBOROUGH VIC 3465

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 PROJECT NO: S1372  
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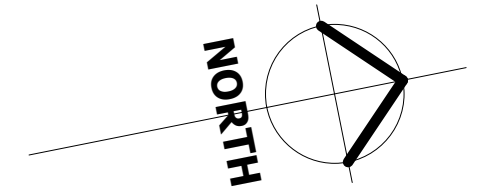
**B.F. & R. DOUGLAS**  
 BUILDING CONSULTANTS  
 REGISTERED BUILDING PRACTITIONER  
 98 HIGH ST MARYBOROUGH VIC 3465  
 Tel:0354611220 Fax:0354611208  
 Email:douglas1@netconnect.com.au



CROWN ALLOTMENT 27A  
SECTION 2  
PARISH OF MARYBOROUGH  
VOL. 10140 FOL. 660  
TP11262U  
800,776M<sup>2</sup>

**SITE PLAN**

| <b>SONAC AUSTRALIA PTY LTD</b><br>PROPOSED BUILDINGS AND<br>SITE WORKS FOR SONAC<br>AUSTRALIA PTY LTD, 281<br>MARYBOROUGH-DUNOLLY RD,<br>MARYBOROUGH VIC 3465 |             | SHEET NO: A01<br>DESIGNED: B. DOUGLAS DP-AD1401  |  | SCALE: 1:1500<br>DRAWN: NBD<br>DATE: 17/08/2021 2:03:54 PM | PROJECT NO: 51372 |       |  |  |  |  |  |  |  |  |  |  |  |  |
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SITE PLAN

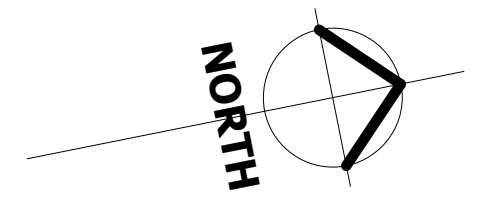
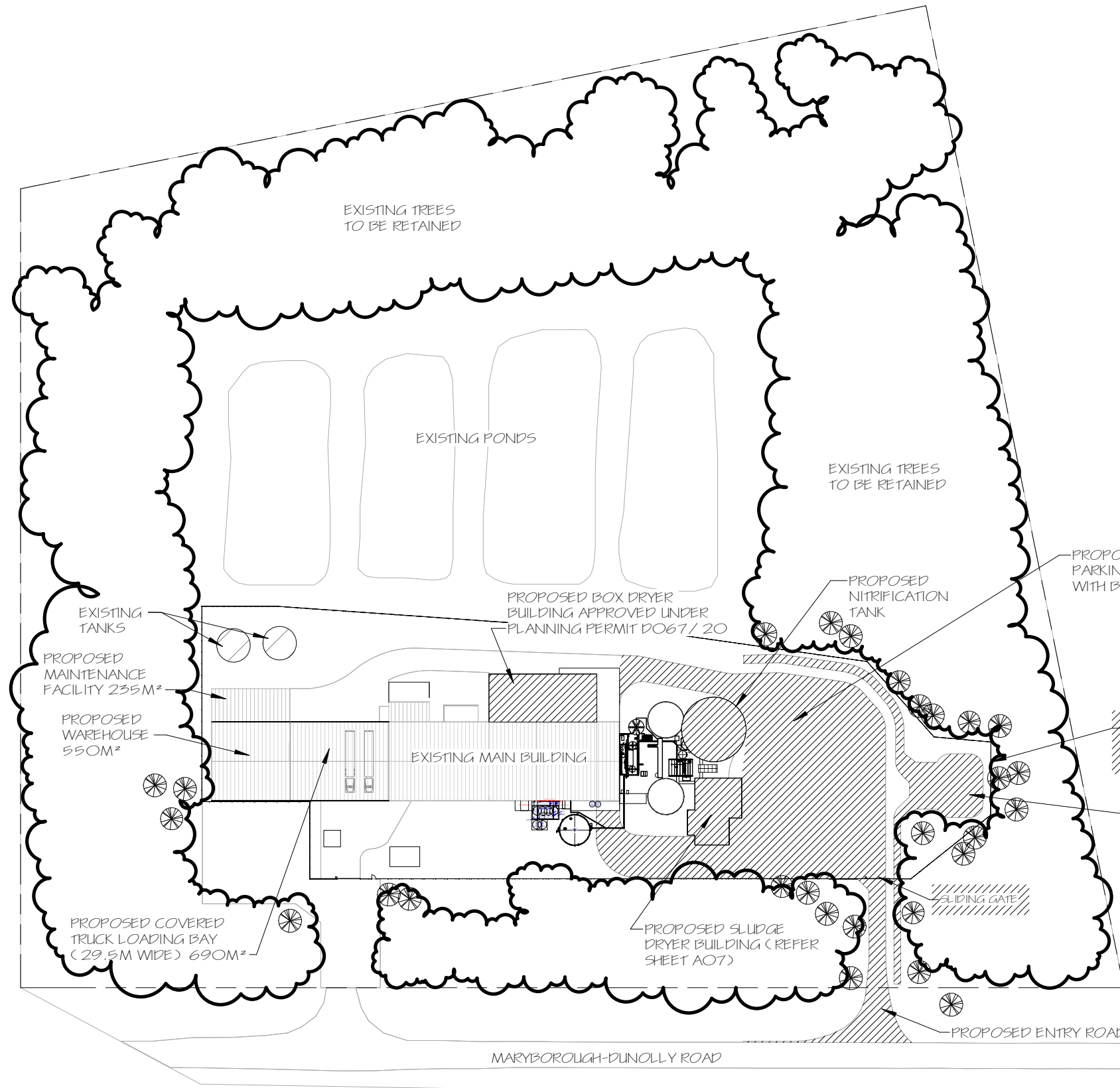
NOTE: UNDERLAIN IMAGE IS INDICATIVE ONLY AND CONTAINS INNACURACIES DUE TO THE NATURAL DISTORTION OF THE SATELLITE IMAGE

**SONAC AUSTRALIA PTY LTD**

PROPOSED BUILDINGS AND SITE WORKS FOR SONAC AUSTRALIA PTY LTD, 281 MARYBOROUGH-DUNOLLY RD, MARYBOROUGH VIC 3465

SITE PLAN - SATELLITE IMAGE

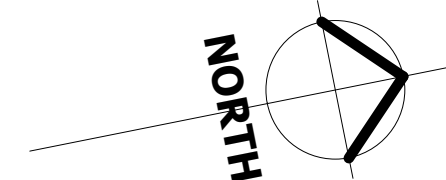
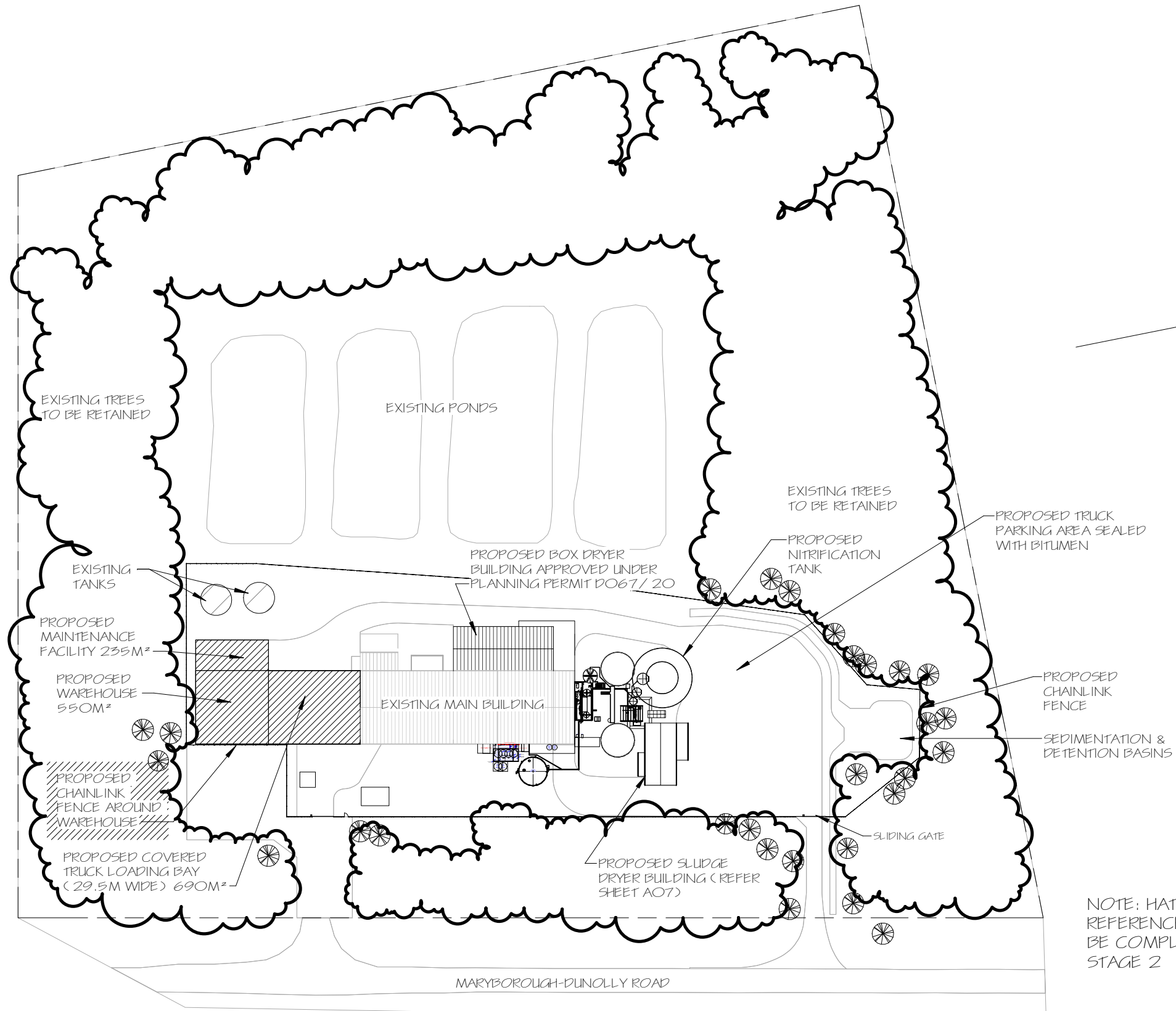
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| <p><b>B.F. &amp; R. DOUGLAS</b><br/>         BUILDING CONSULTANTS<br/>         REGISTERED BUILDING PRACTITIONER<br/>         98 HIGH ST MARYBOROUGH VIC 3465<br/>         Tel:0354611220 Fax:0354611208<br/>         Email:douglas1@netconnect.com.au</p>  |               |                             |            |      |             |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |



NOTE: HATCHED AREAS & REFERENCES = WORKS TO BE COMPLETED UNDER STAGE I

SITE - STAGE I WORKS

| <b>SONAC AUSTRALIA PTY LTD</b><br>PROPOSED BUILDINGS AND SITE WORKS FOR SONAC AUSTRALIA PTY LTD, 281 MARYBOROUGH-DUNOLLY RD, MARYBOROUGH VIC 3465 |             | SHEET NO: A03<br>DESIGNED: B. DOUGLAS DP-AD1401  |  | SCALE: 1:1500<br>DRAWN: Author DATE: 17/08/2021 2:03:56 PM | PROJECT NO: 51372 |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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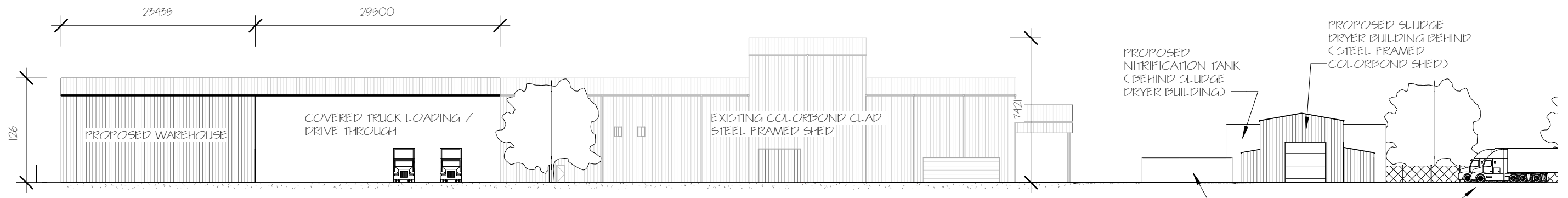


NOTE: HATCHED AREAS & REFERENCES = WORKS TO BE COMPLETED UNDER STAGE 2

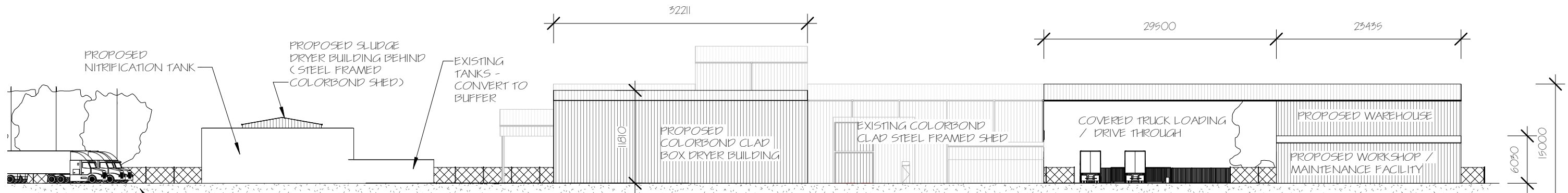
SITE - STAGE 2 WORKS

| <b>SONAC AUSTRALIA PTY LTD</b><br>PROPOSED BUILDINGS AND SITE WORKS FOR SONAC AUSTRALIA PTY LTD, 281 MARYBOROUGH-DUNOLLY RD, MARYBOROUGH VIC 3465 |             | SHEET NO: A04<br>DESIGNED: B. DOUGLAS DP-AD1401  |  | SCALE: 1:1500<br>DRAWN: Author DATE: 17/08/2021 2:03:37 PM | PROJECT NO: 51372 |       |  |  |  |  |  |  |  |  |  |  |  |  |
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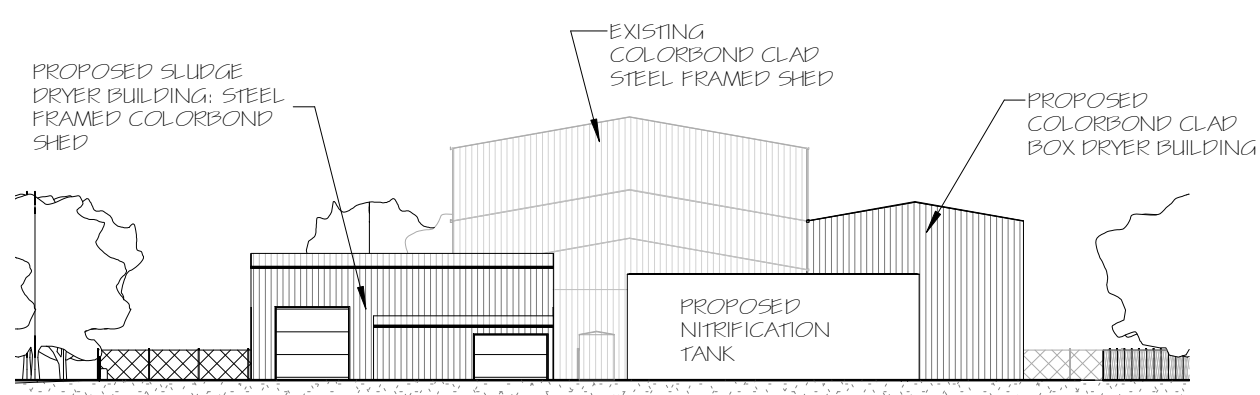
STAGING PLAN 2



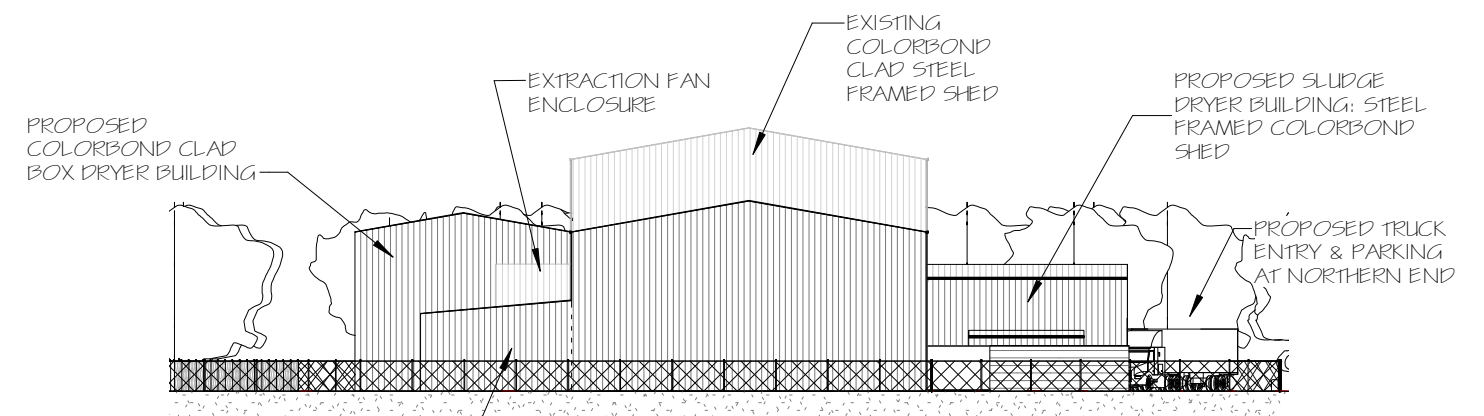
EAST (FRONT) WAREHOUSE ELEVATION



WEST (REAR) ELEVATION

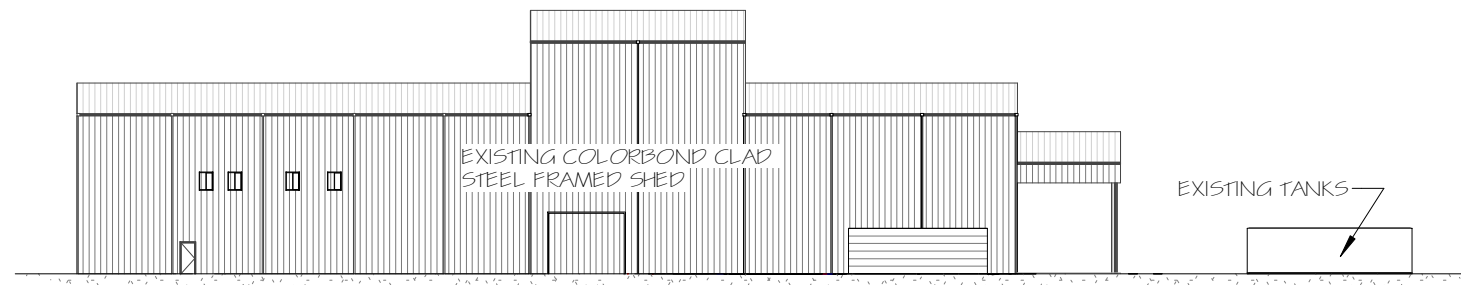


NORTH ELEVATION

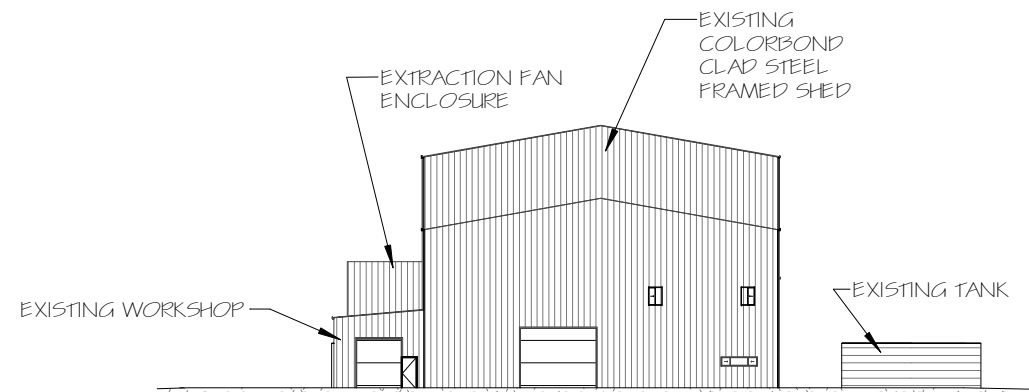


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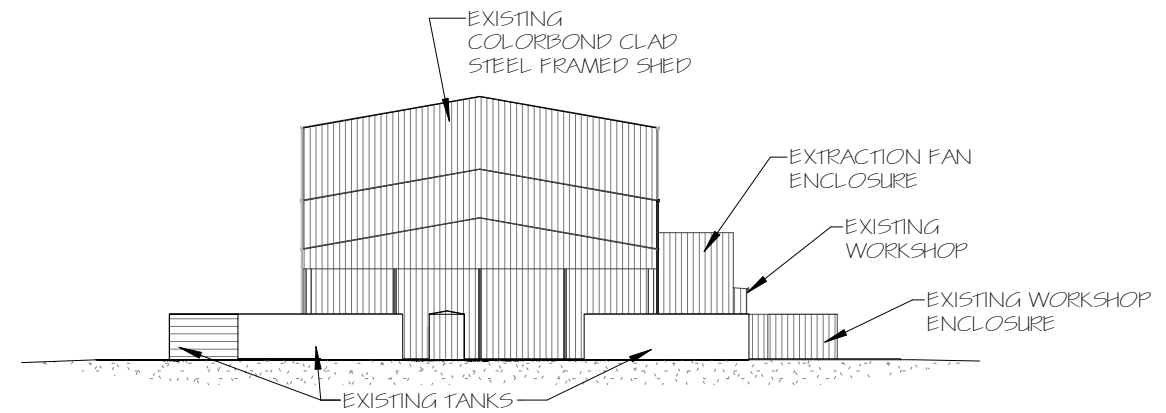
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| PROPOSED BUILDINGS AND SITE WORKS FOR SONAC AUSTRALIA PTY LTD, 281 MARYBOROUGH-DUNOLLY RD, MARYBOROUGH VIC 3465 |      | <table border="1"> <thead> <tr> <th>REVISIONS:</th> <th>Date</th> <th>Description</th> <th>Issue</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> |              |                   | REVISIONS: | Date | Description | Issue |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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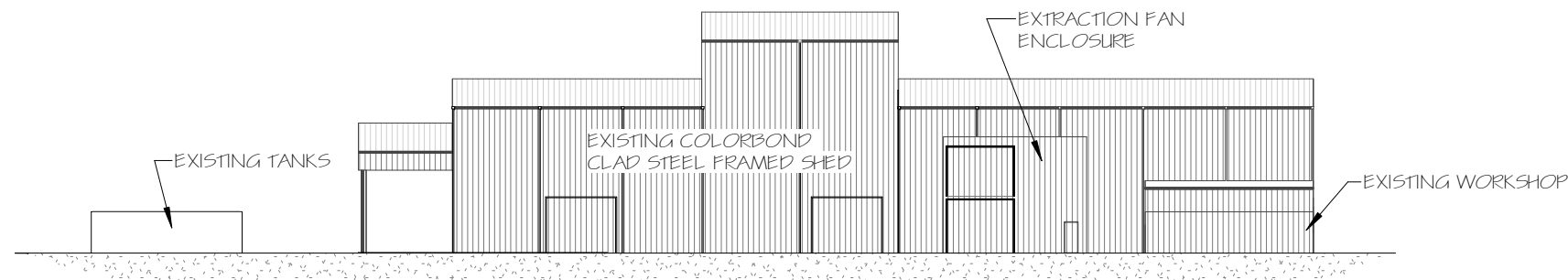
EAST (FRONT) WAREHOUSE ELEVATION



SOUTH ELEVATION



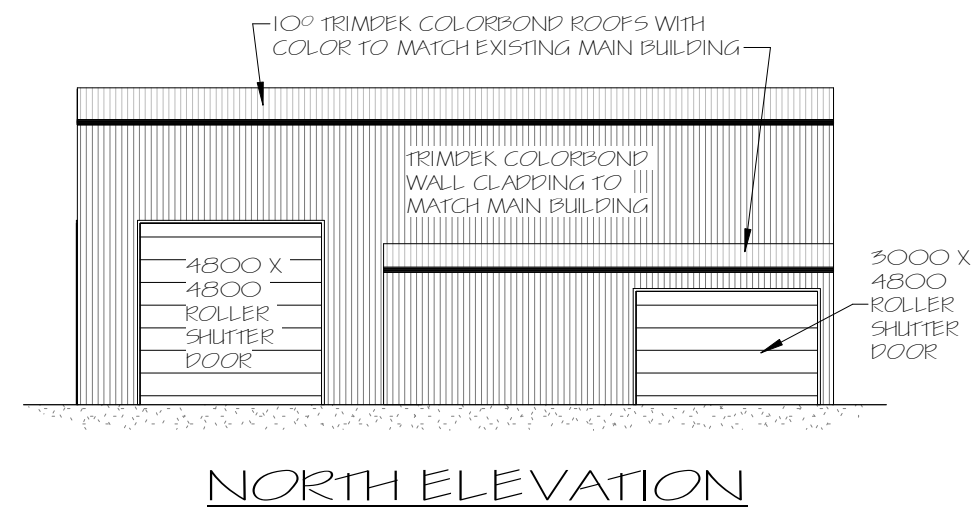
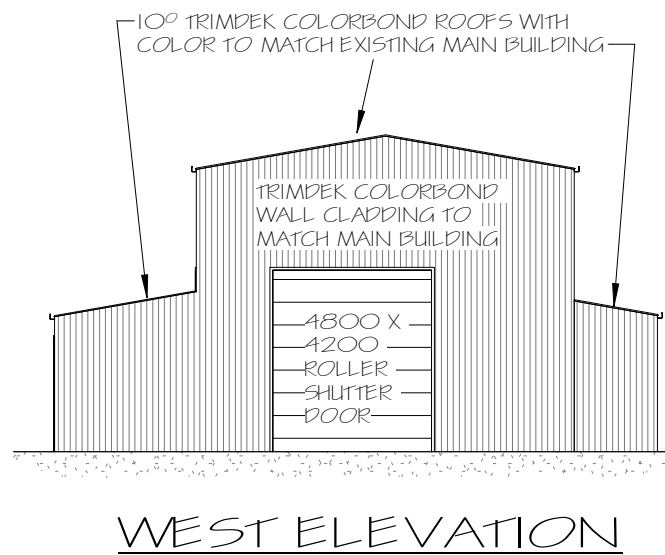
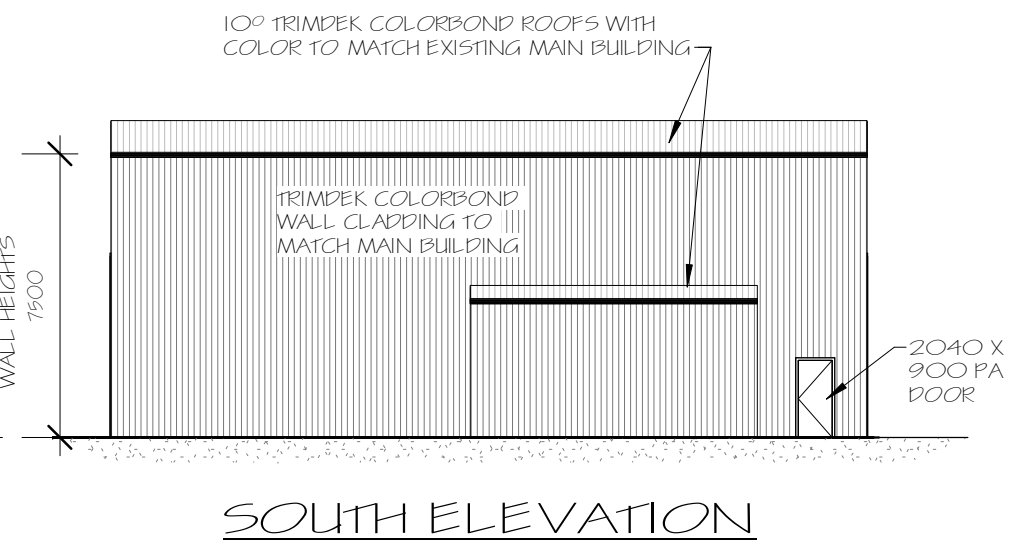
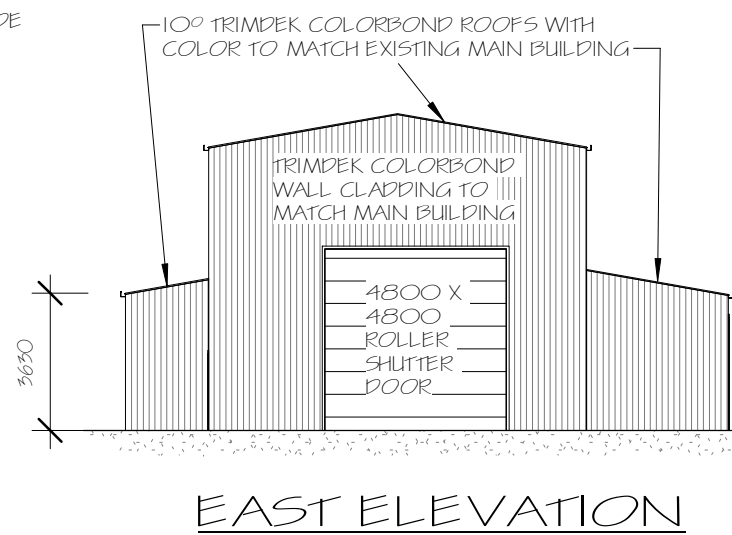
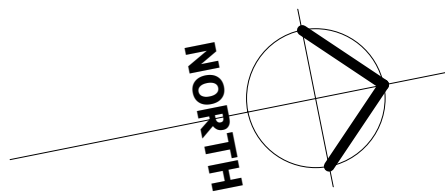
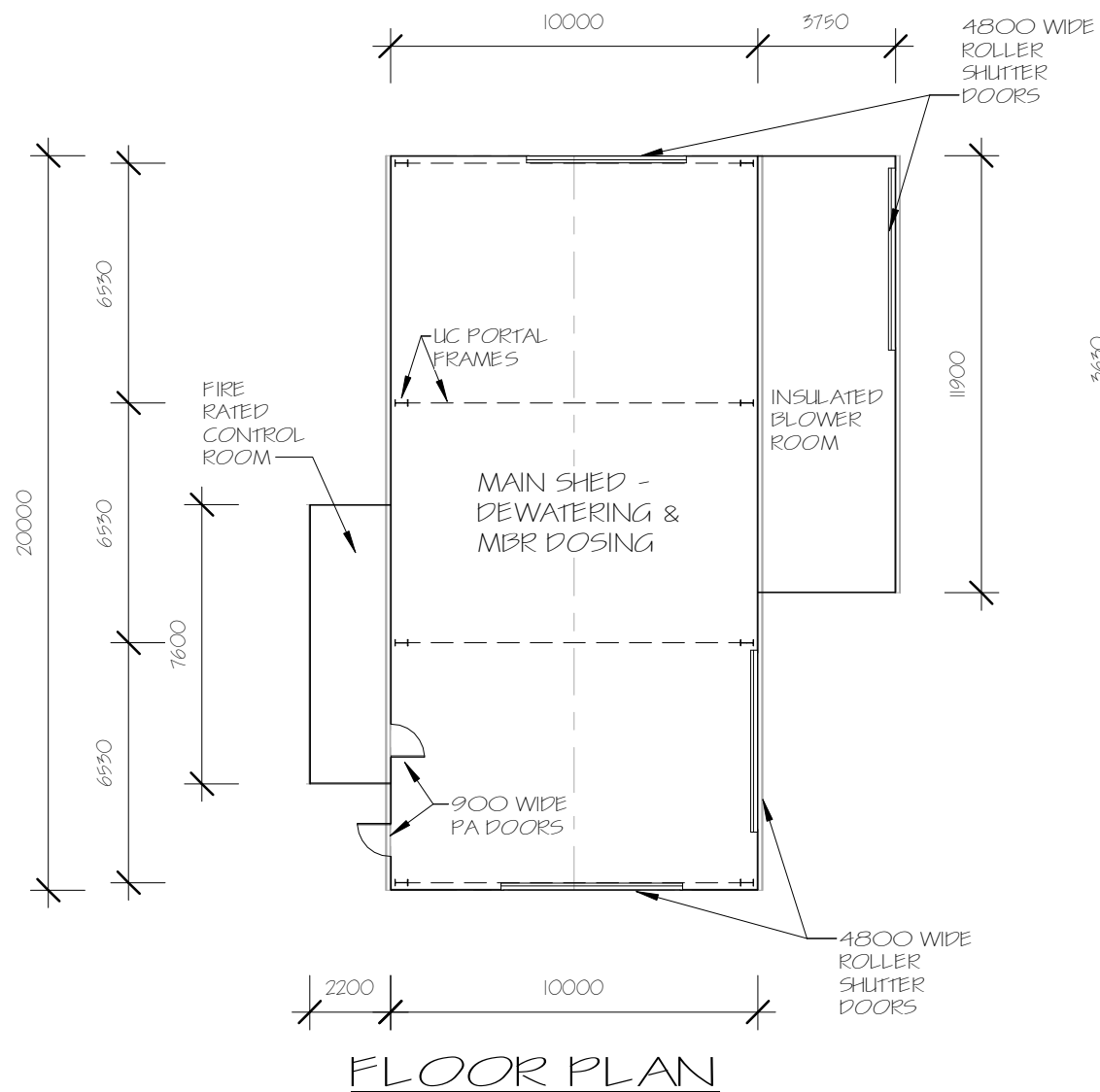
NORTH ELEVATION



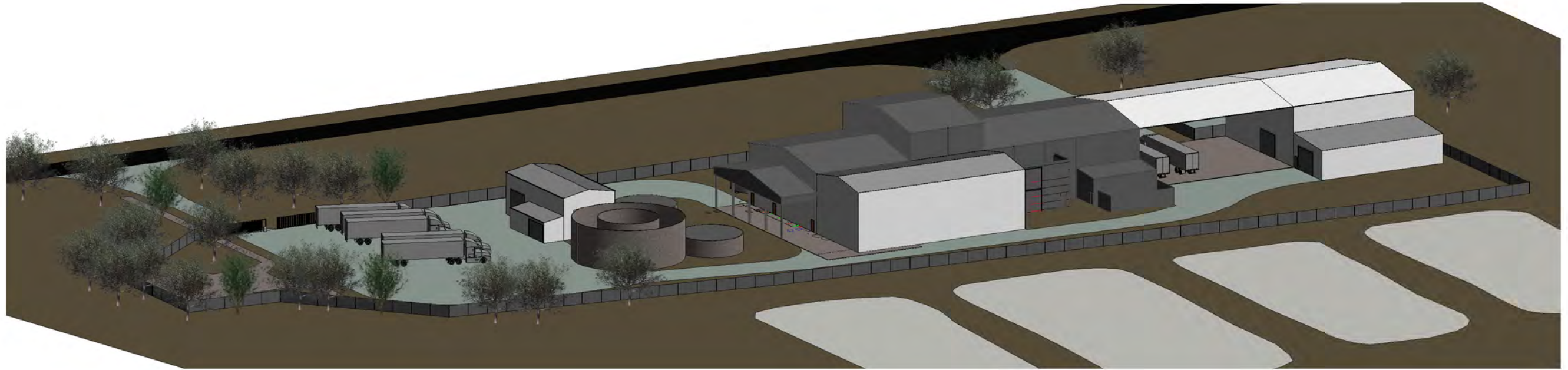
WEST (REAR) ELEVATION

| <b>SONAC AUSTRALIA PTY LTD</b><br>PROPOSED BUILDINGS AND<br>SITE WORKS FOR SONAC<br>AUSTRALIA PTY LTD, 281<br>MARYBOROUGH-DUNOLLY RD,<br>MARYBOROUGH VIC 3465 |             | SHEET NO: A06<br>DESIGNED: B. DOUGLAS DP-AD1401 |  | SCALE: 1:500<br>DRAWN: NBD DATE: 17/08/2021 2:03:45 PM   | PROJECT NO: 51372 |             |       |  |  |  |  |  |  |  |  |  |  |  |
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|   |             | ELEVATIONS<br>- EXISTING                        |  | REVISIONS:<br><table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> <th>Issue</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> | Date              | Description | Issue |  |  |  |  |  |  |  |  |  |  |  |
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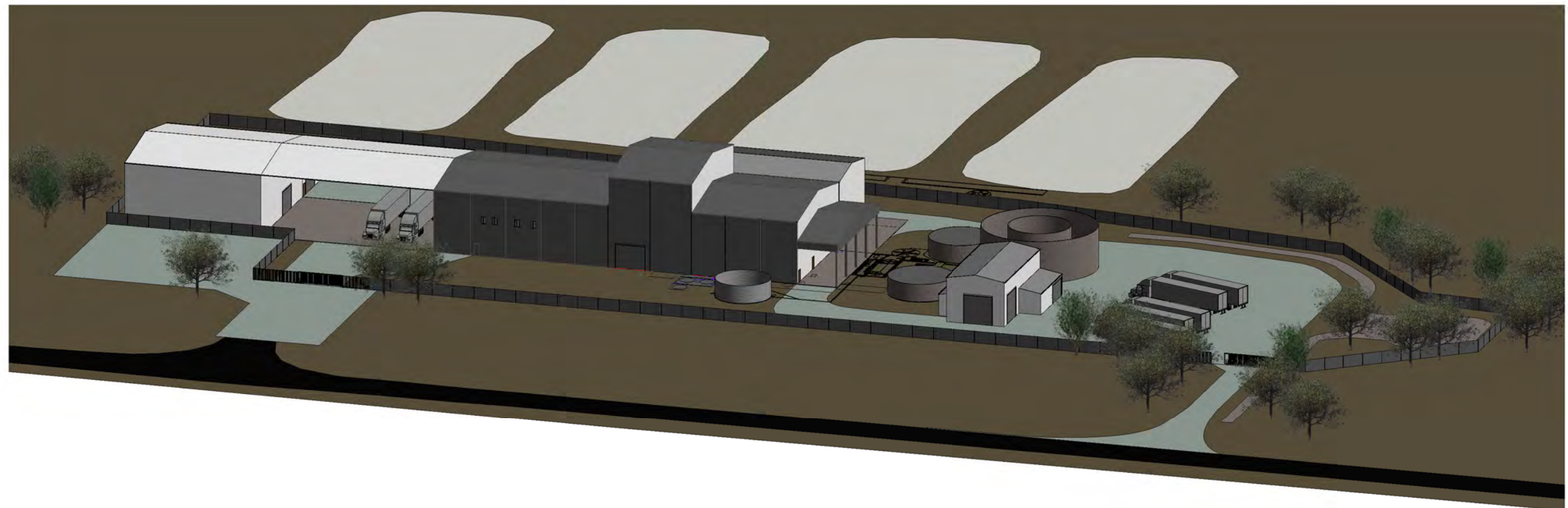




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| SLUDGE DRYER BUILDING   |  | REVISIONS:  |              |                             |
|   |  | Date  | Description  | Issue                       |
|   |  | <b>B.F. &amp; R. DOUGLAS</b><br>BUILDING CONSULTANTS<br>REGISTERED BUILDING PRACTITIONER<br>98 HIGH ST MARYBOROUGH VIC 3465<br>Tel: 0354611220 Fax: 0354611208<br>Email: douglas1@netconnect.com.au |              |                             |



AERIAL VIEW - REAR  
NOTE: SELECTED TREES ONLY SHOWN



AERIAL VIEW - FRONT  
NOTE: SELECTED TREES ONLY SHOWN

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| <b>SONAC AUSTRALIA PTY LTD</b>  |  | SHEET NO: All                  | SCALE:      | PROJECT NO: 51572           |  |
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| PROPOSED BUILDINGS AND SITE WORKS FOR SONAC AUSTRALIA PTY LTD, 281 MARYBOROUGH-DUNOLLY RD, MARYBOROUGH VIC 3465 |  | REVISIONS:                     |             |                             | <b>B.F. &amp; R. DOUGLAS</b><br>BUILDING CONSULTANTS<br>REGISTERED BUILDING PRACTITIONER<br>98 HIGH ST MARYBOROUGH VIC 3465<br>Tel:0354611220 Fax:0354611208<br>Email:douglas1@netconnect.com.au |
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## 8.5 AUDIT AND RISK COMMITTEE RECOMMENDED REAPPOINTMENT OF COMMITTEE MEMBER

**Author:** Manager Governance Property and Risk

**Responsible 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.*

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### SUMMARY/PURPOSE

The purpose of this report is to advise Council that an Audit and Risk Committee member's term is expiring in April 2022 to recommend that the member be reappointed for a further term of three years to April 2025.

### RECOMMENDATION

That Council appoint Robert Tommasini to be an Independent Member of the Audit and Risk Committee for a further term, of three years to April 2025.

### 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

As required by s 53 of the *Local Government Act 2020* Council has established an Audit and Risk Committee.

### REPORT

The Audit and Risk Committee comprises two members who are councillors and three independent members. The current ARC Charter (adopted 22/2/22) allows that independent Committee members may be reappointed for two additional three-year terms without publicly advertising the position, subject to satisfactory performance.

Robert Tommasini's term as an independent member of the Committee expires in April 2022.

The self-assessment of the Audit and Risk Committee's performance (as a whole) was positive, it did not extend to a review of the performance of individual members of the committee.

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The Audit and Risk Committee, at their 7 March 2022 meeting, recommended to Council that Robert Tommasini is reappointed for an additional term. (Robert was not present at the committee meeting for this item and did not engage in the discussion, given his conflict of interest.) This recommendation is also the recommendation of management. There was consensus on the strong contribution Robert continues to make to the Committee and its function. This would be Robert's second reappointment, and the last allowed for by the Charter.

Alternatively, the Charter provides the recruitment and selection process and panel composition.

### **CONSULTATION/COMMUNICATION**

The Chair of the Audit and Risk Committee has consulted with Robert Tommasini regarding reappointment; he is willing to continue to be a member of the committee.

### **FINANCIAL & RESOURCE IMPLICATIONS**

If the decision was made to publicly advertise the position there would be an advertising cost and additional staff time would be required to organise the recruitment and induction.

### **RISK MANAGEMENT**

A continuation of the committee's membership reduces risks associated with a new member's appointment and the time required for the new member to be inducted and get acquainted with the Council and the issues.

### **CONCLUSION**

It is recommended that Robert Tommasini be reappointed to the Audit and Risk Committee. A report will be presented to the next Council meeting recommending this reappointment.

### **ATTACHMENTS**

Nil

## 8.6 Gender Equality Action Plan 2022-25

**Author:** General Manager Community Wellbeing

**Responsible Officer:** General Manager Community Wellbeing

*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 for Council to consider and adopt the Gender Equality Action Plan (GEAP) 2022-25.

The Gender Equality Act (2020) requires Councils to submit a 4 year GEAP to the Commission for Gender Equality in the Public Sector by 31 March 2022.

### RECOMMENDATION

*That Council adopts the Gender Equality Action Plan 2022-25*

### LEGISLATION AND POLICY CONTEXT

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

The Community's vision 1. Socially connected, creative, inclusive, healthy, and safe 'all ages' friendly communities

Gender Equality Act (2020)

### BACKGROUND INFORMATION

The Victorian Government enacted the Gender Equality Act in 2020.

The Act mandates and supports work across the public sector to promote gender equality by:

- requiring the Victorian public sector, local councils and universities to take positive action towards achieving workplace gender equality.
- requiring these organisations to consider and promote gender equality in their policies, programs and services.
- establishing the Public Sector Gender Equality Commissioner to provide education, support implementation and enforce compliance.

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As part of this work, Councils and other public sector must:

- develop and implement a Gender Equality Action Plan, which includes:
  - results of a workplace gender audit
  - strategies for achieving workplace gender equality
- publicly report on their progress in relation to workplace gender equality
- promote gender equality in policies, programs and services that impact the public
- complete gender impact assessments

Councils are required to submit their first Gender Equality Action Plan, incorporating a 'workplace gender audit' by 31 March 2021.

## REPORT

The Central Goldfields Shire Gender Equality Action Plan 2022-25 has been prepared for submission to the Commission for Gender Equality in the Public Sector.

The Plan has been developed in line with guidance provided through the Commission to complement the 'objects' of the Gender Equality Act. These are:

- promote, encourage and facilitate the achievement of gender equality and improvement in the status of women
- support the identification and elimination of systemic causes of gender inequality in policy, programs and delivery of services in workplaces and communities
- recognise that gender inequality may be compounded by other forms of disadvantage or discrimination that a person may experience on the basis of Aboriginality, age, disability, ethnicity, gender identity, race, religion, sexual orientation and other attributes
- redress disadvantage, address stigma, stereotyping, prejudice and violence, and accommodate persons of different genders by way of structural change
- enhance economic and social participation by persons of different genders
- further promote the right to equality set out in the Charter of Human Rights and Responsibilities and the Convention on the Elimination of All Forms of Discrimination against Women

The Plan uses the foundations of previous work undertaken by Council in 2019-21 through a project called *Changing our Story* which was funded through the Victorian Government's Free From Violence program. This Project helped to establish a baseline of attitudes and understanding of gender based issues, inequality and discrimination within the Organisation through delivering staff surveys, training and public campaigns for equality and against gender based violence.

A workplace gender audit was undertaken in late 2021. This included a quantitative analysis of the make-up of the staff team across the Council, including an analysis of pay and conditions broken down by gender. Secondly, the audit process also included a staff

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survey which asked a series of questions around experiences, understanding and attitudes to gender based issues within the organisation.

The key findings of the audit are outlined in Section 5 of the Plan. These findings have been used to inform the actions which constitute the substantive element of the Plan (Section 7)

Please note that at the time of the audit (30 June 2021), there were 25 casual staff members. Since this time, the number of casual employees has been reduced.

A formal progress report is required to be submitted to the Commission every two years.

## **CONSULTATION/COMMUNICATION**

Two staff surveys were carried out as part of the Changing our Story Project aimed at supporting the transition to gender equality within the organisation. A further survey was carried out as part of the workplace gender audit in October 2021.

The development of the Plan and subsequent work on implementation will continue to be overseen by the Gender Equity Committee, which is comprised of Officers from across Council, who participate in the group on a voluntary basis. The Committee is led by the General Manager Community Wellbeing.

## **FINANCIAL & RESOURCE IMPLICATIONS**

The actions outlined in the Plan are modest, reflecting the limited resources available.

A funding application to the Free From Violence Program was submitted in March 2022. If the application is successful, Council will receive funding to support a part-time Gender Equality Officer who will be responsible for the operational elements of implementing the plan as well as supporting elements of the implementation of the Municipal Health and Wellbeing Plan. Funding sought from the Victorian Government is \$270,000 over 3 years with a co-contribution requirement from Council (see below table).

|               | <b>Revenue</b> | <b>CGSC cash</b> | <b>CGSC in-kind</b> |
|---------------|----------------|------------------|---------------------|
| <b>Year 1</b> | \$100,000      | \$0              | \$0                 |
| <b>Year 2</b> | \$90,000       | \$2,500          | \$7,500             |
| <b>Year 3</b> | \$80,000       | \$5,000          | \$15,000            |

If the funding application is unsuccessful, Officers will continue to seek additional resources to support the implementation of the Plan. Should no additional resources become available, it will be incumbent on existing staff to prioritise actions in the plan as part of their individual work plans.

## **RISK MANAGEMENT**

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This report addresses Council's strategic risk Legislative compliance - Failure to manage our compliance with relevant legislative requirements by meeting the requirements of the Gender Equality Act 2020 to submit a 4-year Gender Equality Action Plan by 31 March 2022.

## **CONCLUSION**

The Central Goldfield Gender Equality Action Plan 2022-25 has been prepared for submission to the Commission for Gender Equality in the Public Sector by 31 March 2022.

The Plan is presented for Council adoption prior to its submission to the Commission

## **ATTACHMENTS**

1. Central Goldfields Shire Gender Equality Action Plan 2022-25



# Gender Equality Action Plan

2022-2025



DRAFT

## Acknowledgement of Country

Central Goldfields Shire Council acknowledges the ancestors and descendants of the Dja Dja Wurrung. We acknowledge that their forebears are the Traditional Owners of the area we are on and have been for many thousands of years. The Djaara have performed age old ceremonies of celebration, initiation and renewal. We acknowledge their living culture and their unique role in the life of this region.

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# 1. Executive Summary

The Gender Equality Action Plan identifies practical goals and an implementation plan to activate the organisation's Gender Equity Statement. Four gender equity focus areas are the strategy's priorities, for four years (2022 – 2025).

The Gender Equality Action Plan is the responsibility of the entire organisation to deliver, led and monitored by the Central Goldfields Shire Council Gender Equity Committee. The Gender Equality Act (2020) requires that Central Goldfields Shire Council submit a progress report to the Public Sector Gender Equality Commissioner every two years. The first Gender Equality Action Plan is required to be submitted by 31 March 2022.

Monitoring and reporting on the Gender Equality Action Plan is the responsibility of the Gender Equity Committee led by the General Manager Community Wellbeing.

The four key focus areas of the strategy areas are:

- Policy and processes
- Stakeholder engagement
- Gender composition – including a focus on intersectionality
- Leader and management capability

The objective of the strategy is to:

- guide the organisation towards achieving its vision outlined in the Gender Equity Statement through taking actions towards the strategy's objectives
- embed Gender Equity policy and processes – including intersectional considerations - within all existing and new organisational policies and processes
- create culture change using engagement and communications that connect with all areas of the organisation
- undertake to deliver actions that are tangible and realistic to create a more flexible and happier workplace
- ensure the leadership team is supported and are accountable in their actions to embed gender equity into existing business practices
- monitor and report upon the strategy and actions, annually to the organisation and biannually to the Gender Equality Commissioner.

While acknowledging and respecting that for individuals within the organisation that:

- the gender equity journey can be uncomfortable
- people are at different places on their gender equity journey
- gender equity is the responsibility of all staff members, Councillors and volunteers.
- gender plays one part in compounding the disadvantage experienced by some people who may also experience discrimination because of their Aboriginality, age, disability, ethnicity, race, religion, sexual identity and other attributes.

## 2. Vision and Principles

### 2.1 Gender Equity Vision

Launched February 2020, the Central Goldfields Shire Council Gender Equity Statement is the vision for the Gender Equality Action Plan:

**We will create an inclusive workplace where all people are respected and have equal access to opportunities. We are dedicated to changing the behaviours and attitudes that contribute to gender inequity and gender-based violence.**

**We will lead by example and support our community in their efforts to ensure people are respected and safe to participate in all aspects of community life.**

### 2.2 Gender Equity Principles

Central Goldfields Shire Council is a signatory of the Victorian Local Government Women's Charter, committing the organisation to the following principles:

#### Gender Equity

That women and men have an equal right to be representatives in local governments, committees and decision-making positions.

#### Diversity

The inclusion of different experiences and perspectives in local governments and community decision-making strengthens local democratic governance and helps build cohesive communities. Councils and communities encourage and welcome the participation of all women.

#### Active Citizenship

Local governments will work with the community to increase the numbers and participation of women in public life, so that decision-making more clearly represents and reflects the interests and demographics of communities.

Furthermore, the Council is committed to the gender equality principles set out in Section 6 of the Gender Equality Act. These are:

- All Victorians should live in a safe and equal society, have access to equal power, resources and opportunities and be treated with dignity, respect and fairness
- Gender equality benefits all Victorians regardless of gender
- Gender equality is a human right and precondition to social justice
- Gender equality brings significant economic, social and health benefits for Victoria
- Gender equality is a precondition for the prevention of family violence and other forms of violence against women and girls

- Advancing gender equality is a shared responsibility across the Victorian community
- All human beings, regardless of gender, should be free to develop their personal abilities, pursue their professional careers and make choices about their lives without being limited by gender stereotypes, gender roles or prejudices
- Gender inequality may be compounded by other forms of disadvantage or discrimination that a person may experience based on Aboriginality, age, disability, ethnicity, gender identity, race, religion, sexual orientation and other attributes
- Women have historically experienced discrimination and disadvantage based on sex and gender
- Special measures may be necessary to achieve gender equality.

### 3. Background

The foundation for this action plan is the 2019 Changing Our Story project funded through the Free From Violence Government Program. Changing Our Story carried out 2 organisation-wide surveys on staff attitude to gender inequality and its drivers. The Project also coordinated a series of training sessions for staff focused on improving understanding of gender inequality. In addition, the Project supported a youth-led local campaign to advocate for greater equality and an end to violence against women.

The Council's Gender Equity Committee developed an early version of this plan based on a synthesis of the information gathered through Changing Our Story. Key stages included:

- A desktop review of gender equity and organisation culture data, seeking evidence of trends and findings;
- Inviting the leadership team to complete a Workplace Gender Equality Diagnostic tool to heat map the strategies' key focus areas; and
- Internal conversations, (group and one to one conversations), organisation-wide online survey and poll

The Workplace Gender Equality Agency Gender Strategy Toolkit, published by the Workplace Gender Equality Agency, served as a resource of best practice to benchmark data, design internal consultations and structure the strategy.

The Plan has been further informed by the results of a workplace gender audit carried out in 2021. The findings from the audit are described in more detail in section 5.

## 4. Context

### 4.1 How this strategy sits within the Federal, State, Regional and Local landscape

#### 4.1.1 Federal Government

The Workplace Gender Equality Act 2012 requires all organisations in the private sector with over 100 employees to publish annual reports on their organisation's performance against a suite of gender equality indicators.

The Equal Opportunity Act 2010, Fair Work Act 2009 and Sex Discrimination Act 1984 are also current acts of legislation that together form the legislative framework promoting gender equality in Australian workplaces.

The Council of Australian Governments endorsed a National Plan to Reduce Violence against Women and Children to see a significant and sustained reduction in violence against women and children. Under the National Plan, the Commonwealth Government funded five national initiatives to drive long-term societal change; OurWatch, Australia's National Research Organisation for Women's Safety (ANROWS); 1800 RESPECT; DVAAlert and Stop it at the Start.

#### 4.1.2 State Government

**The Gender Equality Act 2020** complements the Workplace Gender Equality Act.

The Act requires the public sector and local government organisations with fifty or more employees to take positive action toward gender equality and publish a Gender Equality Action Plan and regular reports on progress to the Gender Equality Commissioner

#### **Australia's first Royal Commission into Family Violence.**

The Royal Commission led to the investment of \$2.7billion to resource the implementation of all 227 recommendations made by the Commission. The Government's Safe and Strong Strategy and Free From Violence Action Plan help guide the implementation of this work.

Local Government Act 2020 46 (4)

For the purposes of subsection (3)(a), a Chief Executive Officer must—

- (a) develop and maintain a workforce plan that—
  - (i) describes the organisational structure of the Council; and
  - (ii) specifies the projected staffing requirements for a period of at least 4 years; and
  - (iii) sets out measures to seek to ensure gender equality, diversity and inclusiveness.



### 4.1.3 Regional Relationships

The Loddon Mallee region has the second highest regional incidence of reported family violence in Victoria.

A Loddon Mallee Action Plan 2016 – 2019 was developed to coordinate efforts across the region to reduce levels of family violence. Regional Prevention of Violence Against Women Community of Practice, Loddon Mallee Women's Health Gender Equality Act Community of Practice, Indigenous Family Violence Regional Action Groups and collaborative research and projects developed through Primary Care Partnerships / Public Health Units are all examples of organisations and groups working in collaboration to promote gender equity and prevent violence against women in Loddon Mallee.

### 4.1.4 Existing Plans and Policies

#### *Organisational Plans*

- Central Goldfields Shire Council Plan
- Municipal Health and Wellbeing Plan
- Positive Ageing Strategy
- Disability Action Plan
- Central Goldfields Shire Council Community Plans
- Recreation and Open Space Strategy.

#### *Organisational Policies*

- Prevention of Family Violence Policy
- Prevention of Family Violence Procedure
- Respectful work place
- Staff code of conduct
- Councillor code of conduct
- Managing staff grievances policy and procedure
- Performance management and Discipline Policy and procedure
- Staff health and wellbeing policy
- Clause 12 of Central Goldfields Shire Council Enterprise Bargaining Agreement No8, 2020
- Flexible working arrangements policy.

## 5. Workplace Gender Audit

A Workplace Gender Audit was carried out in October – November 2021 with findings presented to the Gender Equality Commissioner on 1 December that year. Findings from the Audit have shaped the key organisational priorities identified in this Plan.

The audit included a quantitative analysis of workplace demographics, particularly focusing on employment conditions and pay rates by gender. In addition a work place survey was carried out to

provide more in-depth information on difference and commonalities of experience by gender for people working in Council.

Significant limitations in personnel data capture systems and processes along with only a partial staff completion rate of the survey means that findings are incomplete. As the Organisation gains maturity during the implementation of the Gender Equality Action Plan, systems, processes and participation rates will be improved to create a fuller picture of experience, strengths and areas for improvement.

Despite the limited data available through the Council's first Workplace Gender Audit, the Gender Equity Committee has gathered enough information to enable the creation of targeted and responsive actions.

Key findings from the study of the composition of the workforce (as of 30 June 2021) include:

- 222 staff overall of which 150 (68%) identify as women and 72 (32%) as men
- 46 (64%) men are employed on a full time basis; 46 women (31%) are employed on a full time basis
- 46% of men are employed in promoted position (4 levels of reporting from the CEO) compared to 39% of women
- Of the 25 staff employed on a casual contract, 22 (88%) are women and 3 are men
- 7 Councillors of which 4 are men and 3 are women, with the Mayor being a man and no Deputy Mayor

## 5.1 People Matter Survey

The Organisation participated in the People Matter (Gender) Survey as part of the Workplace Gender Audit. Twenty percent (20%) of staff responded to the survey compared to a 32% response rate across all participating Councils. Of the respondents:

- 65% were women, 28% men and 7% preferred not to say
- 80% described themselves as heterosexual with 9% preferring not to say, 4% as gay/lesbian, 2% each as bisexual, asexual and 'using a different term' than offered through the survey
- 89% recorded that they speak English with their family and community, with 7% speaking another language and 4% preferring not to say
- 87% reported being Australian, with 9% being English, Irish, Scottish or Welsh and 2% each reporting being Central Asian, European (not British), South Asian, Other and preferring not to say
- The employment status (i.e. part-time, full-time etc.) and relative seniority of staff completing the survey was broadly reflective of the overall workforce

The Survey was broken down into groups of questions focusing on:

- **Negative behaviours**
- **Organisation climate**

- **Job and manager factors**
- **Workgroup climate**, and
- **Senior leadership**

### 5.1.1 Negative Behaviours

- 13% of women respondents reported having experienced sexual harassment in the last year – no men reported experiencing this behaviour
- Similarly, 13% of women and no men reported having experienced bullying in the last 12 months
- 15% of men reported having witnessed bullying of a colleague with 10% of women witnessing this behaviour
- No respondents reported having experienced discrimination in the last 12 months

### 5.1.2 Organisation Climate

- Just over two thirds of male respondents (68%) and just under three quarters of female respondents (74%) agreed or strongly agreed that there is a positive culture within the organisation in relation to different groups of people including people with a disability, people who are Aboriginal and/or Torres Strait Islander, people of different genders, people who identify as LGBTIQ+ and people of different ages
- 78% of women and 72% of men agreed or strongly agreed that belonging to different demographic groups would not create a barrier to success / career progression within the organisation
- 90% of men and 77% of women agreed that the workplace has appropriate measures in place to support gender equality, such as using appropriate imagery in publications, the fair allocation of work and access to family violence leave and flexible working arrangements, including arrangements to support workers with caring responsibilities
- Two thirds of both men and women (67% and 66% respectively) agreed or strongly agreed that the organisation fosters a culture and employs policy measures which promote respectful workplace behaviours, the elimination of bullying and harassment and fair recruitment and promotion decisions
- 85% of men and 87% of women reported feeling culturally safe at work
- 92% of men and 83% of women agreed or strongly agreed that the organisation supports flexible working arrangements.

### 5.1.3 Job and Manager Factors

- 69% of men and 57% of women agreed or strongly agreed that the organisation supports their learning and development needs, such as the availability of training, offers of structured support and opportunities for promotion / taking on higher duties
- 100% of men and 77% of women agreed or strongly agreed that their manager works effectively with people from diverse backgrounds

- 85% of men and 87% of women agreed or strongly agreed that there was a safe climate in the workplace which enabled people to challenge inappropriate behaviour and that work groups respect and include people with different backgrounds and experiences

#### 5.1.4 Workgroup Climate

- 85% of men and 83% of women agreed or strongly agreed that people in their direct workgroup actively support diversity and inclusion in the workplace

#### 5.1.5 Senior Leadership

- 77% of men and 67% of women agreed or strongly agreed that senior leaders actively support diversity and inclusion in the workplace

### 5.2 Key Themes

The overall gender composition of the workforce shows some clear differences in how men and women are employed with Council. While men comprise a far smaller group of staff than women they are more likely to be in a promoted position, work more hours and be in a secure contract. Conversely women are more likely to be in entry-level roles, work flexibly (with fewer hours) and be employed on a casual / insecure basis.

Men and women report broadly similar experiences through the gender survey as a whole – overall women, on average, report 4 percentage points less favourably than men. Foremost amongst the differences is in the number of men and women reporting having directly experienced bullying and sexual harassment in the previous 12 months (0% and 13% respectively for each). That one in ten women has experienced both bullying and sexual harassment is a clear indication of a weakness to be addressed within the organisation.

On the whole men report having greater faith in the organisation to support flexibility and inclusiveness in organisational culture and employment practice than women although this is not a consistent trend throughout the entire survey and there are some areas where women report more positively than men.

Both men and women rate the inclusivity of their own workgroup higher than that of senior management. The performance of senior leadership along with perceptions of fairness and access to opportunities for development are areas which score lowest amongst respondents.

Of all of the differences in staff experiences, the largest contrast appears to be between staff who work full-time and those who work part-time. Part-time staff report much more favourably on the organisation overall. This includes holding a much more favourable view of senior leadership compared to full time staff (80% of part-time staff agreed that senior leadership supports equality and diversity compared to just 54% of full time staff).

## 6. Key Focus Areas

From the findings of the Workplace Gender Audit together with learning from Changing Our Story the Gender Equity Committee has identified 4 key focus areas for the Gender Equality Action Plan. These focus areas have been selected from the 12 domains presented in the Workplace Gender Equality Agency Gender Strategy Toolkit. There is direct crossover between the focus areas and related actions and the gender equality principles set out through the 2020 Gender Equality Act.

The Gender Equity Committee and the Council leadership team completed the Workplace Gender Equality Agency Gender Diagnostic tool to help identify key areas for improvement. Aggregated results from the Workplace Gender Equity Agency Gender Diagnostic tool provided the Gender Equity Committee insights into the status of gender equality within the organisation. These findings were coupled with results from the two staff surveys undertaken through Changing Our Story and the 2021 Workplace Gender Audit.

Evidence refers to the benchmark data gathered from the two internal gender equity surveys undertaken in 2019 and 2020 organisational data.

### 6.1 Improve Policies and Process

**Evidence for inclusion as priority area:** 49.3% of respondents from the second Changing our Story Survey were unsure if CGSC has documents, policies and procedures that demonstrate a commitment to gender equity. Source: Central Goldfields Shire Council Culture Gender Equity Survey 2 2019.

A third of respondents to the 2021 Workplace Gender Audit did not agree that the organisation fosters a culture and employs policy measures which promote respectful workplace behaviours, the elimination of bullying and harassment and fair recruitment and promotion decisions

**Gender Equality Diagnosis:** Compliant. Policy and processes only exist where they are required by law or regulation.

**Objective:** Embed Gender Equality policy and processes within all existing and new organisational policies and processes.

### 6.2 Gender Composition

**Evidence:** The number of women in part time jobs is greater than men and women are happier at work than men. Source: 2020 Central Goldfields Shire Council Culture Staff Survey.

As recorded in the 2021 Gender Workplace Audit Men are more likely to be in promoted positions, whereas women are far more likely to be employed on casual contracts.

**Gender Equity Diagnosis:** Compliant. The gender composition of the workforce and segments within it are only monitored and reported to the extent required by law.

**Objective:** Undertake to deliver actions that are tangible and realistic to create a more flexible and happier workplace.

### 6.3 Stakeholder Engagement

**Evidence:** In both Changing our Story surveys a large percentage of respondents were women (70%) and people whose work is about community wellbeing. Source: Central Goldfields Shire Council Culture Gender Equity Survey 1 2019

Similarly, 65% of the People Matter (Gender) Survey 2021 were women. This response rate mirrors the overall gender make-up of the organisation, however the relatively low overall response rate (20%) means that the number of responses from men are especially low and potentially do not provide an accurate representation of gendered experience.

**Gender Equity Diagnosis:** Programmatic – individual stakeholders are engaged, to some extent, but only to develop and execute specific initiatives or programs. There is not a holistic and consistent approach to engagement across the organisation

**Objective:** Create culture change using engagement and communications that connects with all areas of the organisation.

### 6.4 Leader and Management Capability

**Evidence:** Half the organisation feel that the leadership are informed, have taken action and support gender equality. However, half the organisation is unsure or strongly feel that leadership does not. Source: Central Goldfields Shire Council Gender Equity Survey 2 2019

The Workplace Gender Equality Audit showed that staff had less faith in the senior leadership of the organisation to embrace and pro-actively plan for greater diversity and inclusion than their own work groups. This was most keenly felt amongst full time staff.

**Gender Equity Diagnosis:** The diagnostic tool presented an unclear result, with a score dispersed across each 'sign post'.

**Objective:** The leadership team is accountable for embedding gender equality into existing business practices.

## 7. Gender Equality Action Plan

**Table 1: Focus Area – Policies and Processes**

**Objective: Embed Gender Equity policy and processes within all existing and new organisational policies and processes.**

| Action  | Lead  | Timeframe | Risk/Barriers  | Outcome  | Measurement of Impact/Progress  |
|---|---|-----------|--|--|---|
| Identify resources to support the implementation of the GEAP.   | General Manager<br>Community Wellbeing                  | 2022-2023 | Diversity priorities and actions developed separately to Council's general business.<br>Reliant upon external funding. | Diversity function created;<br>demonstrate fewer barriers, greater support and benefits for a more diverse workplace | Budget identified / Function created / diversity of the workforce   |
| Group training in a virtual setting of gender equality policies and processes.                                  | Manager<br>People & Culture<br>Gender Equity Committee. | 2022 / 23 | Resources are not allocated to create the group training.<br>Difficulties for all staff to access virtual training.    | Increased awareness and application of gender equity policy and processes.   | All Executive and Management undertake training.<br>100% of staff indicate awareness of gender equity policies and processes and their application. |
| Review of all existing and future policies and procedures to ensure gender equity and inclusion are considered. | Gender Equity Committee                                 | 2022 / 23 | Resources are not allocated to undertake review.   | All existing and future policies and procedures include gender equity and inclusion.                                 | 100% of all existing and future policies and procedures are reviewed and updated.   |

|   |  |      |   |  |  |
|---|--|------|---|--|--|
| Information published about case studies explaining in what situations the policies and processes apply.                              | Manager<br>Community Engagement & Communications       | 2023 | Resources are not allocated to produce the case studies.                      | Increased awareness and application of gender equity policy and processes.     | 90% of staff indicate awareness of gender equity policies and processes and their application. |
| Develop and implement a stand-alone policy on sexual harassment.  | Manager<br>People & Culture<br>Gender Equity Committee | 2022 | Resources are not allocated to produce and implement the policies.            | Sexual harassment reduces and is eliminated across Organisation                | Sexual harassment policy implemented.  |
| Improved training on sexual harassment to include face to face training and by-stander training.                                      | Manager<br>People & Culture<br>Gender Equity Committee | 2023 | Low participation.<br><br>Difficulties for all staff access virtual training. | Increased awareness of sexual harassment and options to take action.           | 90% of staff undertake sexual harassment and by-stander training.                              |
| Review complaint procedures to ensure they include guidance on how investigators can support reluctant sexual harassment complainants | Manager<br>People & Culture<br>Gender Equity Committee | 2022 | Resources not allocated to review complaint procedures.                       | Investigators have guidance to support reluctant sexual harassment complaints. | Review of complaint procedures to outline at least one guidance measure.                       |



## Table 2: Focus Area – Gender Composition

**Objective: Undertake to deliver actions that are tangible and realistic to create a more flexible and happier workplace.**

| Action   | Lead   | Timeframe        | Risk/Barriers  | Outcome   | Measurement of Impact/Progress   |
|--|--|------------------|--|---|--|
| Review primary and secondary paternity leave for all team members. | Manager<br>People & Culture                            | 2023             | Resources to undertake the review are not allocated. | More flexibility provided to people who have changing family circumstances.<br>Ensuring Councils EBA adequately addresses primary and secondary paternity leave entitlements. | Budget allocated.  |
| Gender bias education including a focus on intersectionality       | Manager<br>People & Culture<br>Gender Equity Committee | 2023 and ongoing | Low participation.                                   | Increased awareness of gender bias and how it may impact the workplace.   | All leadership team to undertake training.<br>90% of organisation to undertake training. |
| Work place gender audit.   | Manager<br>People & Culture                            | December 2021    | Resources to undertake the audit are not allocated.  | Obligated to include results in the Gender Equity Plan.   | Audit undertaken and results published via Local Government Reporting Framework.         |

### Table 3: Focus Area – Stakeholder Engagement

**Objective: Create culture change using engagement and communications that connects with all areas of the organisation.**

| Action   | Lead   | Timeframe        | Risk/Barriers  | Outcome  | Measurement of Impact/Progress   |
|--|--|------------------|--|--|--|
| Regular messages about gender equity and intersectionality via various mediums.  | Gender Equity Committee  | 2022 and ongoing | Messages result in division and feedback loop is not provided to capture impact of messages. | Greater awareness of gender equity and a shared responsibility for the delivery of gender equity strategy. | One message delivered per month and feedback captured from four different areas of the organisation. |
| Encourage reporting of inappropriate behaviour by promoting formal and informal complaint channels and allowing for anonymous complaints | Gender Equity Committee Manager<br>Community Engagement & Communications | 2022 and ongoing | Communication not effective.   | Increased awareness of how to report inappropriate behaviour.  | One message delivered per month.   |
| Initiate future staff engagement offering different ways to provide their input i.e. polls and surveys.                                  | Gender Equity Committee Manager<br>Community Engagement & Communications | 2022 and ongoing | Purpose conversation is not clear and creates division and low participation.                | Increasing the number of opportunities for the organisation to talk about gender equity.                   | Two feedback sessions annually with four different areas of the organisation.                        |

|  |                           |      |  |  |   |
|--|---------------------------|------|--|--|---|
| Host a workshop that considers what the organisation's business case for gender equity is for each area of the organisation. | Executive Management Team | 2022 | Low participation, feedback and follow up is not clear following the workshop. | Staff members contributing to organisational change. | One workshop with leadership considering what the business case for gender equity means for the organisation. |
|--|---------------------------|------|--|--|---|

### Table 4: Focus Area – Leader and Management Capability

**Objective: The leadership team are accountable for embedding gender equity into existing business practices.**

| Action   | Lead   | Timeframe | Risk/Barriers   | Outcome  | Measurement of Impact/Progress  |
|--|--|-----------|---|--|---|
| Gender equity to be a standing item on all formal organisational meetings. | Executive Management Team<br>Manager Governance, Property & Risk | 2023      | Ensuring regular and up to date information provided to leaders at meetings to communicate. | More flexibility provided to people who have changing family circumstances.                        | 100% uptake.  |
| CEO reports quarterly on progress of Gender Equity Plan to staff.          | CEO<br>Gender Equity Committee                                   | 2023      | Ensuring regular and up to date information captured.                                       | More awareness of the gender equity strategy and how the organisation is tracking on its delivery. | Four reports to staff from the CEO at the All Staff Meeting and published in internal communications and Annual Report. |

|   |   |           |                                   |  |   |
|---|---|-----------|-----------------------------------|--|---|
| Councillors undertake training on gender equity awareness.                                  | CEO<br>Manager<br>Governance,<br>Property & Risk                        | 2022      | Councillors do not participate.   | Leadership demonstrating their commitment to gender equity.                                      | 100% training completed.  |
| Identify resources for the Leadership team to confidently lead gender equity conversations. | Gender Equity Committee<br>Executive Management Team<br>Leadership Team | 2023      | Leadership do not feel supported. | Leadership have the resources to lead regular conversations about gender equity with their team. | 80% of organisation identify that leadership are informed and are taking action on gender equity. |
| Review organisation values - consider respect as a new value.                               | CEO<br>Executive Management Team<br>Leadership team                     | 2022-2023 | People do not feel heard.         | Respect is considered as a new value for the organisation.                                       | Leadership team review and reflect on the organisation's values.                                  |

## 8. Monitoring and Reporting

Reporting on progress is essential to evaluate the success of the Gender Equity Strategy and Gender Equality Action Plan. The Gender Equality Action Plan identifies measures and timeframes for leadership to report to the organisation on the progress of the action plan.

A progress report to the Public Sector Gender Equality Commissioner is required every two years after submitting the Gender Equality Action Plan. The first progress report is due 31 October 2023.

Annual monitoring and documenting Gender Equality Action Plan is the responsibility of the Gender Equity Committee led by the General Manager Community Wellbeing. Reporting to the Public Sector Gender Equality Commissioner is the responsibility of the General Manager Community Wellbeing.

## 8.7 FEBRUARY 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 its financial performance for the year to date, how it is tracking against the adopted budget as well as updated forecast. A mid year review (forecast) has been undertaken against budget.

### RECOMMENDATION

That Council:

1. Receives and notes the attached Finance Report for the period to 28 February 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 28 February 2022. We have now included the Tullaroop Leisure Centre results in, to be included monthly going forward.

The report compares year to date results against both adopted budget and mid year forecast.

### REPORT

The monthly financial report comprises the following:

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

### Income Statement

The operating result for the period to 28 February 2022 is a surplus of \$16.7 million reflecting the rates and charges for the full year have already been brought to account.

Total income in the eight months to date is greater than budget however the timing of capital and operating grant receipt has influenced this position. Balances which were moved to the balance sheet at year end (30 June 2021) have all been accounted for as revenue in the current Income Statement (28 February 2022). The impact of this may vary at year end dependant on progress through the projects in line with accounting standards.

This income will be offset over the course of the financial year as Council meets its funding obligations delivering these services and projects. This is reflected in the Cash Flow statement.

Rates notices have been issued for the financial year. These are slightly higher than budget due to various supplementary rates charged which is the only increase in total rates revenue beyond the rate cap.

User charges are currently \$121k behind anticipated budget. This reflects a number of fees waived for individual applicants. Council has not adopted a blanket waiver policy for various user fees and charges as it did in the previous financial year. Each request for waiver through the hardship policy are assessed on application.

Expenditure year to date is marginally ahead of anticipated budget. Depreciation and employee costs are tracking ahead of budget however this is offset by a \$459k decrease in expected contractor and materials costs, notably Energy Breakthrough, timing of insurance premiums and Go Goldfields contractor payments.

Depreciation has been reforecast during the mid year review and is anticipated to be \$543k greater than budget. This is a non-cash transaction and while this impacts Council's budgeted surplus, this has no bearing on the ability of Council to pay its debts as and when they fall due. The increase in annual depreciation is most notably in Buildings with a review of the asset register identifying inappropriate useful lives on a number of assets. An asset revaluation is planned for April/May 2022 which may in fact offset some of this additional cost.

## Capital Works Statement

The 2021/22 budget included a capital works program of \$20.9m across property, plant and equipment and infrastructure asset classes.

The mid year forecast is anticipating a spend of \$20.8m, with a number of projects starting but not anticipating to be complete by the end of June 2022. Please note, this is a slight increase on the reforecast presented due to the reclassification of Library works from Opex to Capex. The offset is a decrease in the operating expenditure.

At 28 February 2022, Council had expended \$8.854 million on capital works, which is \$4.1 million behind anticipated spend.

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. Where possible, there is commentary included on these projects.

Carry over projects were expected to be finished by 30 June 2021 when preparing the budget, however were not and will now be completed in the 2021/22 financial year. This will in effect increase the Capital Works spend for the year with an offsetting reduction in the prior year.

Allocated projects are items such as seals or road designs which were budgeted as bulk amounts to be allocated. These too will be reforecast during the mid year review. This reallocation to the appropriate projects is not expected to result in an increased spend.

Please note, there are a number of projects which are currently underway which are not anticipated to be finalised by June 30. This includes projects such as Art Gallery expansion and Maryborough Station Activation. At this stage in the forecast, the full capital spend is still included. It will be revised as more accurate estimates of completion become available. This will result in a carry forward balance in the capital works program along with a carry forward of capital grant revenue in the income statement. An update on the timing of these will be provided with the adoption of the draft budget in April.

## Balance Sheet

Council's rates debtors have increased in line with expectation. Rates notices have been issued, with many ratepayers opting for the full payment option (payable in February). The rates debtor balance as at the end of February 2022 was \$5.84m (reflected in an increase in cash and a decrease in trade receivables). For comparison, the rates debt in February 2021 was \$5.96m, and \$5.36m in February 2020.

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. A cash flow statement has now been included in the finance report which notes the cash in and outflows.

Council liabilities at the reporting date include the Fire Services Property Levy (FSPL of \$1.04m), employee benefits (\$2.4m) and loans and borrowings (\$2.8m split between current and non current).

Employee benefits provision is \$2.4m and of this \$1.6m is 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**

The Income Statement is tracking ahead of budget for the eight months to 28 February 2022. This relates to the recognition of previously received grants as well as the rate notices being issued.

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 spend of \$8.9m. Whilst this is behind budget it is anticipated that an increased spend will begin in the coming months.

## **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 February 2022 is sound with cash and cash equivalents totalling \$19.5 million and no major issues of concern in either the operating or capital budgets.

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The mid year forecast completed in January, highlights a number of variations from original budget, however remains largely in line for the full year in terms of operating result.

An important item to note is the expected carry forward balance for multi year capital projects not yet taken into account. These will impact the capital works as carry forward projects as well as the capital grant revenue in the income statement. An amendment to the forecast will be provided at the time of draft budget adoption.

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

## **ATTACHMENTS**

1. February Finance Report

## Income Statement Period to 28 Feb 2022

|   | 2020/21<br>Actuals  | 2021/22<br>Total<br>Budget | 2021/22<br>YTD<br>Budget<br>Feb | 2021/22<br>YTD<br>Actuals<br>Feb | 2021/22<br>YTD<br>Variance<br>+ve (-ve) | 2021/22<br>Forecast |
|---|---------------------|----------------------------|---------------------------------|----------------------------------|---|---------------------|
| <b>Income</b>   |                     |                            |                                 |                                  |   |                     |
| Rates and service charges   | (15,715,509)        | (16,056,222)               | (16,030,558)                    | (16,114,331)                     | 83,773                                  | (16,157,069)        |
| Contributions - monetary  | (130,700)           | (121,250)                  | (50,832)                        | (306,167)                        | 255,335                                 | (257,560)           |
| Grants - capital  | (1,588,518)         | (10,183,882)               | (5,471,902)                     | (10,754,309)                     | 5,282,407                               | (10,650,256)        |
| Grants - Operating  | (10,401,401)        | (11,267,432)               | (7,562,199)                     | (8,056,266)                      | 494,067                                 | (12,612,294)        |
| Other Income  | (287,413)           | (523,050)                  | (348,696)                       | (84,918)                         | (263,778)                               | (61,494)            |
| Statutory fees and fines  | (421,719)           | (515,800)                  | (287,572)                       | (311,446)                        | 23,874                                  | (533,545)           |
| User Charges  | (1,646,661)         | (2,019,174)                | (1,385,253)                     | (1,264,597)                      | (120,656)                               | (1,723,908)         |
| <b>Total Income</b>   | <b>(30,191,921)</b> | <b>(40,686,810)</b>        | <b>(31,137,012)</b>             | <b>(36,892,034)</b>              | <b>5,755,022</b>                        | <b>(41,996,126)</b> |
| <b>Expenses</b>   |                     |                            |                                 |                                  |   |                     |
| Bad and doubtful debts  | (23,855)            | 10,000                     | 6,664                           | 0                                | 6,664                                   | 5,000               |
| Borrowing costs   | 49,728              | 25,271                     | 16,848                          | 11,477                           | 5,371                                   | 25,271              |
| Depreciation  | 6,517,926           | 6,186,900                  | 4,122,320                       | 4,486,511                        | (364,191)                               | 6,729,766           |
| Employee costs  | 15,209,911          | 14,248,318                 | 9,516,110                       | 9,931,137                        | (415,027)                               | 14,723,645          |
| Materials and services  | 9,670,575           | 8,836,571                  | 6,048,615                       | 5,589,405                        | 459,210                                 | 9,538,241           |
| Net loss on disposal of property, infrastructure, plant and equipment | 9,802               | (90,000)                   | (46,664)                        | 0                                | (46,664)                                | (90,000)            |
| Other Expenses  | 360,219             | 331,000                    | 212,664                         | 178,838                          | 33,826                                  | 334,000             |
| <b>Total Expenses</b>   | <b>31,794,306</b>   | <b>29,548,060</b>          | <b>19,876,557</b>               | <b>20,197,368</b>                | <b>(320,811)</b>                        | <b>31,265,923</b>   |
| <b>(Surplus) Deficit</b>  | <b>1,602,385</b>    | <b>(11,138,750)</b>        | <b>(11,260,455)</b>             | <b>(16,694,666)</b>              | <b>5,434,211</b>                        | <b>(10,730,203)</b> |

## Balance Sheet Period to 28 Feb 2022

|  | 2020/21<br>Actuals   | 2021/22<br>YTD<br>Feb |
|--|----------------------|-----------------------|
| <b>Assets</b>                                  | <b>\$</b>            | <b>\$</b>             |
| <b>Current Assets</b>                          |                      |                       |
| Cash and cash equivalents                      | 21,104,130           | 19,511,676            |
| Inventories                                    | 9,472                | 24,690                |
| Non-current assets classified as held for sale | 245,223              | 245,223               |
| Other financial assets                         | 693,278              | 1,027,604             |
| Trade and other receivables                    | 3,220,882            | 7,513,843             |
| <b>Total Current Assets</b>                    | <b>25,272,985</b>    | <b>28,323,036</b>     |
| <b>Non-current assets</b>                      |                      |                       |
| Property, infrastructure, plant and equipment  | 308,955,042          | 309,627,837           |
| <b>Total Non-Current Assets</b>                | <b>308,955,042</b>   | <b>309,627,837</b>    |
| <b>Total Assets</b>                            | <b>334,228,027</b>   | <b>337,950,873</b>    |
| <b>Liabilities</b>                             |                      |                       |
| <b>Current Liabilities</b>                     |                      |                       |
| Interest-bearing loans and borrowings          | (668,000)            | (668,000)             |
| Provisions                                     | (2,560,129)          | (2,553,596)           |
| Trade & other payables                         | (15,091,856)         | (1,289,505)           |
| Trust funds & deposits                         | (520,161)            | (1,351,176)           |
| <b>Total Current Liabilities</b>               | <b>(18,840,146)</b>  | <b>(5,862,277)</b>    |
| <b>Non Current Liabilities</b>                 |                      |                       |
| Other NC Liabilities                           | (2,236,253)          | (2,089,000)           |
| Prepaid Revenue                                | 0                    |                       |
| Provisions NC                                  | 0                    | (147,252)             |
| <b>Total Non-Current Liabilities</b>           | <b>(2,236,253)</b>   | <b>(2,236,252)</b>    |
| <b>Total Liabilities</b>                       | <b>(21,076,398)</b>  | <b>(8,098,529)</b>    |
| <b>Net Assets</b>                              | <b>313,151,629</b>   | <b>329,852,344</b>    |
| <b>Equity</b>                                  |                      |                       |
| Accumulated Surplus                            | (124,998,452)        | (141,693,118)         |
| <b>Reserves</b>                                |                      |                       |
| Asset Revaluation Reserve                      | (187,675,327)        | (187,578,876)         |
| Open Space Reserve                             | (27,850)             | (130,350)             |
| Other Reserves                                 | (450,000)            | (450,000)             |
| <b>Total Equity</b>                            | <b>(313,151,629)</b> | <b>(329,852,344)</b>  |

**Capital Works Statement Period to 28 Feb 2022**

| Project   | 2021/22<br>Total<br>Budget | 2021/22<br>YTD<br>Budgets<br>Feb | 2021/22<br>YTD<br>Actual<br>Feb | 2021/22<br>Forecast | Comments   |
|---|----------------------------|----------------------------------|---------------------------------|---------------------|--|
| <b>Infrastructure</b>   |                            |                                  |                                 |                     |  |
| <b>Bridges and major culverts</b>   | <b>95,500</b>              | <b>63,672</b>                    | <b>285</b>                      | <b>95,500</b>       |  |
| 63241.01. Minor Culverts Renewal  | 15,500                     | 10,336                           | -                               | 15,500              | Starting in Q3/Q4  |
| 63330.622. Major Culvert Renewal Program                                  | 65,000                     | 43,336                           | 285                             | 65,000              | Starting in Q3/Q4  |
| 63340.01. Minor Culverts New  | 15,000                     | 10,000                           | -                               | 15,000              | Starting in Q3/Q4  |
|   | <b>95,500</b>              | <b>63,672</b>                    | <b>285</b>                      | <b>95,500</b>       |  |
| <b>Drainage</b>   | <b>1,047,434</b>           | <b>291,624</b>                   | <b>1,610,094</b>                | <b>1,352,424</b>    |  |
| 63271.01. Kerb & Channel Renewal  | 68,000                     | 45,328                           | 22,341                          | 68,000              | Starting in Q3/Q4  |
| 63271.52. Kerb & Chanel Nightingale Street (Park to Clarendon)            | 8,000                      | 5,336                            | -                               | 8,000               | Awarded as part of Nightingale Street renewal                |
| 63271.53. Kerb & Chanel Broadway (8 Orme Street to Orme Street)           | 11,434                     | 7,624                            | -                               | 11,434              |  |
| 63370.01. Kerb & Channel New  | 51,000                     | 34,000                           | 5,859                           | 51,000              | Starting in Q3/Q4  |
| 64306.21. Drainage Renewal  | 200,000                    | 133,336                          | 1,443                           | 200,000             | Locations identified. Starting in Q3/Q4                      |
| 64306.25. Tabledrain Renewals   | 56,000                     | 37,336                           | -                               | 56,000              | Locations identified. Starting in Q3/Q4                      |
| 64306.34. Carisbrook Drainage Mitigation-Consultation & Design            | -                          | -                                | 185,631                         | -                   | Carry-over project   |
| 64306.341. Carisbrook Drainage Mitigation-Creek Clearing                  | 43,000                     | 28,664                           | 100,142                         | 43,000              | Carry-over project   |
| 64306.344. Carisbrook Drainage Mitigation - Stg 3 North Pyrenees Hwy      | -                          | -                                | 1,189,523                       | 304,990             | Carry-over project   |
| 64306.345. Carisbrook Drainage Mitigation - Stg 4 South Pyrenees Hwy      | 610,000                    | -                                | 83,832                          | 610,000             | Expected spend to begin June 2022. Tenders expected Feb 2022 |
| Maryborough Flood Study   | -                          | -                                | 21,323                          | -                   | Carry over   |
|   | <b>1,047,434</b>           | <b>291,624</b>                   | <b>1,610,094</b>                | <b>1,352,424</b>    |  |
| <b>Other Infrastructure</b>   | <b>185,000</b>             | <b>123,328</b>                   | <b>109,098</b>                  | <b>188,729</b>      |  |
| 63251.01. Street Furniture Renewal  | 15,000                     | 10,000                           | 17,900                          | 15,000              | Reactive capital   |
| 63251.03. Furniture Renewal Urban   | 10,000                     | 6,664                            | -                               | 10,000              | Reactive capital   |
| 63251.04. Furniture Renewal / Rural                                       | 5,000                      | 3,336                            | -                               | 5,000               | Reactive capital   |
| 63261.01. Signs Renewal   | 15,000                     | 10,000                           | 27,370                          | 18,729              | Reactive capital   |
| 63281.01. Traffic Control Facilities Renewal                              | 10,000                     | 6,664                            | -                               | 10,000              | Reactive capital   |
| 63360.01. Signs New   | 10,000                     | 6,664                            | 8,044                           | 10,000              | Reactive capital   |
| 63410.01. (LRCl) Shire Wide Upgrades                                      | 120,000                    | 80,000                           | 53,662                          | 120,000             | Tracking in line with budget                                 |
| 63510.02. Aerodrome Fence Renewal   | -                          | -                                | 2,122                           | -                   | Carry-over project   |
|   | <b>185,000</b>             | <b>123,328</b>                   | <b>109,098</b>                  | <b>188,729</b>      |  |
| <b>Parks, Open Space &amp; Streetscapes</b>                               | <b>665,000</b>             | <b>443,336</b>                   | <b>622,383</b>                  | <b>724,865</b>      |  |
| 62461.06. (DJCS) Lighting Lake Victoria                                   | 150,000                    | 100,000                          | 153,541                         | 150,000             | Project finalised  |
| 63352.01. Streetscape Renewal   | 15,000                     | 10,000                           | -                               | 15,000              |  |
| 63291.01. Pathways Renewal  | 100,000                    | 66,672                           | 51,226                          | 130,000             | Derby Rd footpath starting Q3                                |
| 63390.01. Pathways New Dunolly \$100K                                     | 400,000                    | 266,664                          | 106,803                         | 106,804             | Project Completed  |
| 63390.02. (LRCl 2) Pathways New/Upgrade \$300K                            | -                          | -                                | 307,752                         | 320,000             | Project to be completed in Q3                                |
| 63390.34. Pathways New/Upgrade Carisbrook                                 | -                          | -                                | 3,061                           | 3,061               | Carry-over project   |
|   | <b>665,000</b>             | <b>443,336</b>                   | <b>622,383</b>                  | <b>724,865</b>      |  |
| <b>Roads</b>  | <b>3,738,000</b>           | <b>2,658,656</b>                 | <b>2,011,317</b>                | <b>4,323,480</b>    |  |
| 63200.01. Design Capital Works  | 150,000                    | 100,000                          | 4,882                           | 150,000             | Tender being written currently                               |
| 63200.02. Design Main Street Bealiba (Davies to Grant)                    | -                          | -                                | 20,027                          | -                   | Carry-over project   |
| 63200.03. Design Pascoe Avenue (Park Road to End of Court)                | -                          | -                                | 15,657                          | 1,812               | Carry-over project   |
| 63200.05. Design Nightingale Street (Park to Clarendon)                   | -                          | -                                | 24,878                          | 539                 | Carry-over project   |
| 63210.112. Goldsmith Street (Newton to Wills)                             | -                          | -                                | 339,339                         | 113,699             | Carry-over project   |
| 63210.113. (LRCl 2) Gillies Street (Sutton to Layton) \$452,982           | 500,000                    | 500,000                          | 186,580                         | 500,000             | Project to be completed in Q3                                |
| 63210.115. Rogers Street (Railway Street to Gillies Street)               | -                          | -                                | 165,252                         | 148,710             | Carry-over project   |
| 63210.117. Dunolly Avoca Road (Racecourse Road to Shaw Track) (Agrilinks) | -                          | -                                | 373,557                         | 339,041             | Carry-over project   |
| 63210.118. Middle road (Wild Dog Lane to Stiegmeiers Road)                | -                          | -                                | 15,046                          | 4,441               | Carry-over project   |
| 63210.120. Middle Road (Freemantles Rd to Bendigo Maryborough Rd)         | -                          | -                                | 7,205                           | -                   | Carry-over project   |
| 63210.124. Prince Alfred Street, Talbot (Chapman Street to Rowe Street)   | -                          | -                                | 52,837                          | -                   | Carry-over project   |

**Capital Works Statement Period to 28 Feb 2022**

| Project   | 2021/22<br>Total<br>Budget | 2021/22<br>YTD<br>Budgets<br>Feb | 2021/22<br>YTD<br>Actual<br>Feb | 2021/22<br>Forecast | Comments   |
|---|----------------------------|----------------------------------|---------------------------------|---------------------|--|
| 63210.125. Picnic Point Road (Joyces Creek Baringhup to Picnic Point Reserve)                   | -                          | -                                | 48,716                          | 9,012               | Carry-over project   |
| 63210.127. Main Street - Davies Street to Grant Street (R1412) R2R \$350,000                    | 380,000                    | 253,336                          | 1,580                           | 380,000             | Tender awarded, to be completed Q3/Q4  |
| 63210.128. Pascoe Avenue - Park Road to End of Court (R0484)                                    | 250,000                    | 166,664                          | 211,499                         | 250,000             | Project completed, awaiting final invoices   |
| 63210.129. Nightingale Street - Park Road to Florence Street Lane (R0214 & R0215) R2R \$440,000 | 500,000                    | 333,328                          | 5,451                           | 500,000             | Tender awarded, to be completed Q3/Q4  |
| 63210.130. Prince Alfred Street - Ballarat Street to Rowe Street (R1147 & R1145)                | 400,000                    | 266,664                          | 73                              | 400,000             | Works commenced, to be completed in Q3   |
| 63210.131. Rowe Street - Chapman Street to Barkly Street (R1216 & R1217)                        | 270,000                    | 180,000                          | 87,625                          | 270,000             | Works commenced, to be completed in Q3   |
| 63210.4. Major Patches RG   | 90,000                     | 60,000                           | 22,610                          | 90,000              | Reactive capital   |
| 63210.85. Queen St Renewal/Upgrade Smith St to Birch St   | -                          | -                                | 12,134                          | -                   | Carry-over project   |
| 63210.9. Gillies Street Renewal and Upgrade Street to Majorca Road                              | -                          | -                                | -                               | 363                 | Carry-over project   |
| 63210.97. Design Stabilisation Goldsmith Street (Newton to Wills) & Wills Street                | -                          | -                                | 6,491                           | -                   | Carry-over project   |
| 63210.981. Dunolly Avoca Road - Renewal Racecourse Track to Shaw Track                          | -                          | -                                | 18,745                          | -                   | Carry-over project   |
| 63210.99. Gillies Street Renewal & Upgrade Fraser Street to Sutton Road                         | -                          | -                                | 18,973                          | -                   | Carry-over project   |
| 63212.01. Sealed Road Shoulders Renewal   | 60,000                     | 40,000                           | 18,319                          | 60,000              | Reactive capital   |
| 63215.01. Unsealed Roads Renewal  | 438,000                    | 292,008                          | 312,727                         | 438,000             | On track   |
| 63220.01. Seals Renewal Reseals   | 564,000                    | 375,992                          | 16,480                          | 531,863             | Carry-over project. Contract awarded to complete in Q3   |
| 63220.011. Seals Renewal Asphalt  | 66,000                     | 44,000                           | -                               | 66,000              | Contract awarded to complete in Q3   |
| 63221.01. Seals Renewal Final Seals   | 70,000                     | 46,664                           | -                               | 70,000              | Contract awarded to complete in Q3   |
| 63271.3. Ballarat Street - Heales to Scandinavian St Talbot                                     | -                          | -                                | 24,634                          | -                   |  |
|   | <b>3,738,000</b>           | <b>2,658,656</b>                 | <b>2,011,317</b>                | <b>4,323,480</b>    |  |
| <b>Infrastructure Total</b>   | <b>5,730,934</b>           | <b>3,580,616</b>                 | <b>4,353,177</b>                | <b>6,684,998</b>    |  |
| <b>Plant and equipment</b>  |                            |                                  |                                 |                     |  |
| <b>Fixtures, fittings and furniture</b>   | <b>369,500</b>             | <b>210,500</b>                   | <b>14,823</b>                   | <b>369,500</b>      |  |
| 64751.04. PC Network/Hardware   | 85,000                     | 56,664                           | 14,823                          | 85,000              |  |
| 64751.36. IT Strategy Initiatives - Disaster Recovery   | 215,000                    | 107,500                          | -                               | 35,000              |  |
| 64751.361. IT Strategy Initiatives - Security Key Review, System and Key Replacement            | -                          | -                                | -                               | 51,300              |  |
| 64751.362. IT Strategy Initiatives - Human Resources Information System                         | -                          | -                                | -                               | 49,500              |  |
| 64751.363. IT Strategy Initiatives - Financial Management System and Payroll                    | -                          | -                                | -                               | 79,200              |  |
| 64751.37. Customer Service and Mobility Module  | 69,500                     | 46,336                           | -                               | 69,500              |  |
|   | <b>369,500</b>             | <b>210,500</b>                   | <b>14,823</b>                   | <b>369,500</b>      |  |
| <b>Plant, machinery and equipment</b>   | <b>670,000</b>             | <b>275,000</b>                   | <b>449,113</b>                  | <b>1,240,000</b>    |  |
| 63820.91. Operating Plant WIP   | 470,000                    | 235,000                          | 449,113                         | 920,000             | Carry over Flocon. Specifications being undertaken for mowers and other items                              |
| 63820.93. Vehicles Cars WIP   | 80,000                     | 40,000                           | -                               | 200,000             | Vehicle upgrades to be done as part of fleet review in Q3/Q4   |
| 63820.94. Vehicles Utes WIP   | 120,000                    | -                                | -                               | 120,000             | Vehicle upgrades to be done as part of fleet review in Q3/Q4   |
|   | <b>670,000</b>             | <b>275,000</b>                   | <b>449,113</b>                  | <b>1,240,000</b>    |  |
| <b>Plant and equipment Total</b>  | <b>1,039,500</b>           | <b>485,500</b>                   | <b>463,936</b>                  | <b>1,609,500</b>    |  |
| <b>Property</b>   |                            |                                  |                                 |                     |  |
| <b>Buildings</b>  | <b>10,125,582</b>          | <b>6,550,376</b>                 | <b>2,354,789</b>                | <b>10,456,208</b>   |  |
| 60217.24. Worsley Cottage - Internal and external wall repairs                                  | 148,000                    | 98,664                           | 12,874                          | 148,000             | Tender assessment being undertaken   |
| 60217.26. Maryborough Railway Station Activation Project  | 2,000,000                  | 1,333,328                        | 234,545                         | 2,000,000           | Currently design underway. Construction tender to be awarded in May. Expecting balance to be carry forward |
| 61511.18. (LRCI) Hall Improvements - Timor/Wareek   | 0                          | 0                                | 42,080                          | 9,458               | Completed  |
| 61511.19. (LRCI) Hall Improvements - Bealiba  | 55,000                     | 36,664                           | 64,350                          | 64,350              | Completed  |
| 61511.2. (LRCI) Hall Improvements - Talbot  | 225,000                    | 150,000                          | 37,003                          | 225,000             | Currently out for tender   |
| 61511.21. (LRCI) Hall Improvements - Bet Bet  | 15,000                     | 10,000                           | 0                               | 15,000              |  |
| 61511.22. (LRCI) Hall Improvements - Dunolly  | 0                          | 0                                | 27                              | 27                  |  |
| 61511.23. (LRCI) Hall Improvements - Majorca  | 5,136                      | 3,424                            | 16,144                          | 5,136               | Completed  |
| 61511.24. (LRCI) Hall Improvements - Carisbrook   | 113,882                    | 75,920                           | 193,346                         | 113,882             | Completed  |
| 61565.01. Essential Safety Measures Buildings Upgrade   | 5,000                      | 3,336                            | 822                             | 5,000               | Reactive capital   |

**Capital Works Statement Period to 28 Feb 2022**

| Project   | 2021/22<br>Total<br>Budget | 2021/22<br>YTD<br>Budgets<br>Feb | 2021/22<br>YTD<br>Actual<br>Feb | 2021/22<br>Forecast | Comments   |
|---|----------------------------|----------------------------------|---------------------------------|---------------------|--|
| 61565.12. Building Insurance Risk Reduction Upgrades  | 21,000                     | 14,000                           | 11,170                          | 21,000              | Reactive capital   |
| 61565.13. Building Structural Condition Assessments & Management Plan                       | 0                          | 0                                | 153,870                         | 94,549              | Carry-over project   |
| 61575.02. Living Libraries - Capital Expenditure  | 0                          | 0                                | 57,513                          | 145,000             | Previously classified as opex  |
| 61575.05. Dunolly Library Works   | 0                          | 0                                | 5,856                           | 5,856               | Carry-over project   |
| 61611.17. Art Gallery Expansion   | 663,000                    | 442,000                          | 180,609                         | 663,000             | Expecting a portion to carry forward. Waiting on updated building program                                    |
| 61611.18. Art Gallery Development (Phases 2 and 3)  | 1,200,000                  | 600,000                          | 17,819                          | 1,200,000           | Expecting a portion to carry forward. Waiting on updated building program                                    |
| 62121.09. Maryborough Sports & Leisure Centre (MSLC) Upgrade Project                        | 0                          | 0                                | 66,681                          | 66,386              | Carry-over project   |
| 62121.11. Community Sports Infrastructure (MSLC) Grant                                      | 0                          | 0                                | 150,091                         | 0                   | Carry-over project   |
| 62470.28. Carisbrook Recreation Reserve Upgrades Stage 1 Project                            | 2,329,000                  | 1,552,664                        | 898,395                         | 2,329,000           | Phases 1 & 2 complete, phase 3 underway, phase 4 out to tender. Phases 3/4 due for completion in August 2022 |
| 62470.29. Carisbrook Recreation Reserve Building Project Management                         | 50,000                     | 33,336                           | 63,476                          | 50,000              | Phases 1 & 2 complete, phase 3 underway, phase 4 out to tender. Phases 3/4 due for completion in August 2022 |
| 62470.291. Carisbrook Recreation Reserve Upgrades Stage 2                                   | 2,377,900                  | 1,585,264                        | 38,314                          | 2,377,900           | Phases 1 & 2 complete, phase 3 underway, phase 4 out to tender. Phases 3/4 due for completion in August 2022 |
| 63713.31. Depot - Administration Block  | 0                          | 0                                | 4,206                           | 0                   | Reactive capital   |
| 64110.31. Carisbrook Transfer Station - Bin Roofs   | 400,510                    | 267,008                          | 91,526                          | 400,510             | New timelines negotiated. Anticipated to begin but not complete in 2021/22                                   |
| 64110.32. Carisbrook Transfer Station - Compost Roof  | 131,573                    | 87,712                           | 0                               | 131,573             | New timelines negotiated. Anticipated to begin but not complete in 2021/22                                   |
| 64225.02. Rene Fox Gardens Dunolly - Design Public Toilets                                  | 15,000                     | 10,000                           | 6,201                           | 15,000              |  |
| 64751.014. Building Upgrades Civic Centre   | 369,181                    | 246,120                          | 7,871                           | 369,181             | Electrical works at Town Hall. Not anticipated to be completed in 2021/22                                    |
| 607710.02. Dunolly Senior Citz Cleaning   | 1,400                      | 936                              | 0                               | 1,400               |  |
|   | <b>10,125,582</b>          | <b>6,550,376</b>                 | <b>2,354,789</b>                | <b>10,456,208</b>   |  |
| <b>Land Improvements</b>  | <b>4,022,811</b>           | <b>2,345,208</b>                 | <b>1,682,713</b>                | <b>2,115,028</b>    |  |
| 60180.055. Healthy Hearts Infrastructure - Gordon Gardens Pump Track                        | -                          | -                                | 1,818                           | 1,818               | Carry-over project   |
| 60180.056. Healthy Hearts Infrastructure - Talbot Outdoor Fitness Equipment                 | -                          | -                                | 59,500                          | 59,500              | Carry-over project   |
| 60180.057. Healthy Hearts - Talbot Infrastructure and Activation Stream 3                   | -                          | -                                | 900                             | 20,000              | Carry-over project   |
| 60180.058. Healthy Hearts - Jamie's Ministry of Food Program Stream 3                       | -                          | -                                | -                               | 10,000              |  |
| 60180.059. Healthy Hearts - Go & Play Activation and Infrastructure Stream 3                | -                          | -                                | -                               | 30,000              |  |
| 60180.06. Healthy Hearts Infrastructure Grant - Carisbrook Market Reserve Fitness Equipment | -                          | -                                | -                               | 41,985              |  |
| 60181.01. Energy Breakthrough (EBT) Land Improvements                                       | 500,000                    | -                                | 533,278                         | 512,000             |  |
| 60216.21. Bike Racks New  | 5,000                      | -                                | -                               | 5,000               |  |
| 60216.22. (LRCl) Town Entrance Signage  | 50,000                     | 33,336                           | 6,077                           | 50,000              | To be spent in Q3/Q4 but will be allocated against other LRCl projects                                       |
| 60360.07. (LRCl) Shade Structures Towns by 6  | 154,311                    | 102,872                          | 99,033                          | 154,311             | Talbot shade sail only project outstanding. Awaiting invoices  |
| 61016.07. Dunolly Dump Point Installation   | 18,000                     | 12,000                           | 48,538                          | 41,724              | Plant rates to be reviewed   |
| 62121.62. Carisbrook Bowls Club Synthetic Green Upgrade                                     | -                          | -                                | -                               | 19,994              |  |
| 62121.69. Recreation Open Space Strategy Implementation                                     | -                          | -                                | 57,225                          | 12,804              |  |
| 62121.71. Recreation Planning - Unallocated   | -                          | -                                | -                               | 20,000              |  |
| 62316.03. Maryborough Outdoor Pool - Living Heritage  | 1,987,500                  | 1,324,992                        | 167,847                         | -                   | Approval from grant authority for scope change. All works anticipated to be complete by Dec 2022             |
| 62316.13. Maryborough Indoor Pool Capital Works   | -                          | -                                | 3,380                           | -                   | Carry-over project   |
| 62316.14. Maryborough Outdoor Pool Works  | -                          | -                                | 341,203                         | -                   | Carry-over project   |
| 62316.15. Swimming Pool Renewal   | 15,000                     | 10,000                           | -                               | 15,000              | Reactive capital   |
| 62400.16. Parks Renewal   | 52,000                     | 34,664                           | 36,229                          | 52,000              | Derby Rd beautification  |
| 62400.17. (LRCl) Community Hall Projects  | 75,000                     | 50,000                           | 55,668                          | 75,000              | Tracking ahead of budget   |
| 62410.01. Renewal Surrounds   | 50,000                     | 33,336                           | 227                             | 50,000              |  |
| 62410.05. Phillips Gardens - Implement Strategy(Entrances & Lights)                         | -                          | -                                | -                               | 883                 |  |
| 62410.08. Growing Victoria Botanic Gardens Phillips Gardens Round one                       | 200,000                    | 133,336                          | -                               | 200,000             |  |
| 62411.03. Gordon Gardens Master Plan Works  | 82,000                     | 54,664                           | 5,618                           | 82,000              | Landscaping plan in progress. Contract awarded and works begun   |
| 62421.01. Princes Park Improvements   | -                          | -                                | 1,700                           | 1,700               | Carry-over project   |
| 62421.21. Rubbish Bins Renewal General  | 10,000                     | 6,672                            | -                               | 10,000              | Reactive capital   |
| 62430.01. Renewal Playgrounds   | 15,000                     | 10,000                           | 11                              | 15,000              | Reactive capital   |
| 62470.09. Carisbrook Rec Reserve Lighting   | -                          | -                                | -                               | -                   | To be carried forward into 2022/23   |
| 62470.3. Maryborough Skate and Scooter Park   | 619,000                    | 412,664                          | 142,355                         | 80,557              |  |
| 62470.31. Goldfields Reservoir Dam Stabilisation  | -                          | -                                | -                               | 316,000             | Carry-over project   |

**Capital Works Statement Period to 28 Feb 2022**

| <b>Project</b>   | <b>2021/22<br/>Total<br/>Budget</b> | <b>2021/22<br/>YTD<br/>Budgets<br/>Feb</b> | <b>2021/22<br/>YTD<br/>Actual<br/>Feb</b> | <b>2021/22<br/>Forecast</b> | <b>Comments</b>                                |
|--|-------------------------------------|--|---|-----------------------------|--|
| 62492.71. Deledio Reserve Messaging and Scoreboard                                     | -                                   | -  | -   | 22,500                      |  |
| 62492.72. (RIF) Princes Park Outdoor Gym   | -                                   | -  | 10,534                                    | -                           | Carry-over project                             |
| 62495.25. Princes Park Grandstand - Cultural Management Plan                           | -                                   | -  | 34,764                                    | 17,300                      |  |
| 62671.08. (LRCI) Playground Improvements   | 5,000                               | 3,336                                      | 34,055                                    | 12,952                      | Starting in 2021/22 to be completed in 2022/23 |
| 64110.35. Carisbrook Transfer Station Pavement Rehabilitation                          | 140,000                             | 93,336                                     | 30,240                                    | 140,000                     | Reactive capital                               |
| 64110.76. Bealiba Landfill Rehabilitation  | 15,000                              | 10,000                                     | -   | 15,000                      | Reactive capital                               |
| 64110.77. Dunolly Landfill Rehabilitation  | 15,000                              | 10,000                                     | -   | 15,000                      | Reactive capital                               |
| 64150.02. Recycled Watermain Replacement   | 15,000                              | 10,000                                     | -   | 15,000                      |  |
| 64150.05. Central Highlands Water Integrated Water Management (IWM) Station Domain Pro | -                                   | -  | 12,513                                    | -                           | Carry-over project                             |
|  | <b>4,022,811</b>                    | <b>2,345,208</b>                           | <b>1,682,713</b>                          | <b>2,115,028</b>            |  |
| <b>Property Total</b>  | <b>14,148,393</b>                   | <b>8,895,584</b>                           | <b>4,037,502</b>                          | <b>12,571,236</b>           |  |
| <b>Capital Works Total</b>   | <b>20,918,827</b>                   | <b>12,961,700</b>                          | <b>8,854,615</b>                          | <b>20,865,734</b>           |  |

## Cash Flow Period to 28 Feb 2022

|   | 2020/21<br>Actuals | 2021/22<br>YTD<br>Feb |
|---|--------------------|-----------------------|
|   | \$'000             | \$'000                |
| <b>Cash Flows from Operating Activities</b>                             |                    |                       |
| Rates and charges   | 15,516             | 11,627                |
| User fees, statutory fees and fines                                     | 1,786              | 769                   |
| Grants - operating  | 10,401             | 8,056                 |
| Grants - capital  | 12,194             | 1,608                 |
| Contributions - monetary  | 131                | 306                   |
| Interest received   | 75                 | 25                    |
| Trust funds and deposits taken  | (45)               | (81)                  |
| Other receipts  | 26                 | 60                    |
| Net GST refund/(payment)  | (1,712)            | 0                     |
| Employee costs  | (14,856)           | (9,648)               |
| Materials and services  | (11,159)           | (6,095)               |
| Other payments  | (360)              | (179)                 |
| <b>Net cash provided by/(used in) operating activities</b>              | <b>11,997</b>      | <b>6,448</b>          |
| <b>Cash flows from investing activities</b>                             |                    |                       |
| Payments for property, infrastructure, plant and equipment              | (7,071)            | (8,855)               |
| Proceeds from sale of property, infrastructure, plant and equipment     | 10                 | 0                     |
| Payments for other financial assets                                     | (2,477)            | 0                     |
| <b>Net cash provided by/(used in) investing activities</b>              | <b>(9,538)</b>     | <b>(8,855)</b>        |
| <b>Cash flows from financing activities</b>                             |                    |                       |
| Finance costs   | (39)               | (11)                  |
| Repayment of borrowings   | (564)              | 0                     |
| <b>Net cash provided by/(used in) financing activities</b>              | <b>(603)</b>       | <b>(11)</b>           |
| <b>Net increase (decrease) in cash and cash equivalents</b>             | <b>1,856</b>       | <b>(2,418)</b>        |
| <b>Cash and cash equivalents at the beginning of the financial year</b> | <b>1,999</b>       | <b>3,855</b>          |
| <b>Cash and cash equivalents at the end of the financial year</b>       | <b>3,855</b>       | <b>1,437</b>          |



## 8.8 MARYBOROUGH AERODROME TASKFORCE

**Author:** Economic Development Officer

**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.*

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### SUMMARY/PURPOSE

The purpose of this report is to present to Council a report prepared by the Maryborough Aerodrome Taskforce outlining the current operational status and potential future operations of the Aerodrome.

The Taskforce report builds on the verbal briefings to Councillors in January and March 2022. It presents several suggestions and five recommendations for investigation and/or consideration for the future operations of the Maryborough Aerodrome.

### RECOMMENDATION

That Council

1. Receive the Maryborough Aerodrome Taskforce Report and note Council's appreciation for the work of the Taskforce in producing it;
2. Rejoin the Australian Airports Association;
3. Obtain an independent assessment of risk management issues at Maryborough Aerodrome that identifies, prioritises and estimates costs for works on ground, an updated inspection and maintenance regime and a pilot notification and 'permission to land process';
4. Commence priority works that can be undertaken within the 2021-22 Operations budget;
5. Refer the allocation of funds for more extensive priority works at the Aerodrome to the 2022-23 Council Budget process; and
6. Apply for funding under Round 3 of the Regional Airports Program.

### LEGISLATION AND POLICY CONTEXT

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

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

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

Initiative: Economic Development Strategy

This report has been developed in accordance with the Council resolution to create an Aerodrome Taskforce to support the development of a Business Case that investigates the future of the Maryborough Aerodrome.

## **BACKGROUND INFORMATION**

Councillors appointed the six person Maryborough Aerodrome Taskforce at the meeting of 29 July 2021 to assist with the development of a Business Case and a Master Plan around the Aerodrome's future operations. The Aerodrome had previously been a Registered Aerodrome under the Civil Aviation Safety Authority (CASA) managed by the Shire. While under Administration, Council resolved to change that classification to an Aircraft Landing Area (ALA) which came into effect from 30<sup>th</sup> October 2019. The Aerodrome continues to remain under the operational control of the Shire.

A verbal briefing from the Taskforce representatives at the 25 January 2022 meeting led to a request for the Taskforce to produce a report on its activities, identify issues and provide advice on the next steps. A report was drafted by the Chair and endorsed, subject to minor editing, at the Aerodrome Taskforce meeting held on Wednesday 2 March 2022.

The Taskforce's Chair attended the Councillor Briefing held on Tuesday, 22 March to outline and discuss the Report prior to its presentation at the March 2022 Council Meeting.

## **REPORT**

The Taskforce Report identifies a range of issues pertaining to short-term operation of the Aerodrome, as well as clarifying key differences between ALA status and CASA certification that need to be considered in determining the facility's future.

The short-term issues include those identified by Taskforce members as users of the Aerodrome - some of them with long term experience as aircraft operators there - as well as those identified through an Obstacle Limitation Survey (OLS). The OLS is a technical assessment of critical issues such as tree growth on runway approaches and compliance requirements should the Aerodrome remain as an ALA or seek a return to CASA certification.

While the onus is on pilots to make their own assessment of whether it is safe to land or take off from an ALA, the Report identifies short-term issues that are potentially of a risk and liability concern to Council as the operator of the facility, including:

- growth of trees (since the 2018 OLS) within the Aerodrome site and just outside on the runway approaches, that impact on landing and/or take-off from a pilot's safety perspective

- scouring and low level vegetation close to runways
- a significant kangaroo population inside the aerodrome fence that presents a safety hazard
- a lack of operational standards/manuals appropriate to an ALA

While the report acknowledges that functioning as an ALA has catered for local aircraft owners, the community and economic uses seen to have reduced as a consequence of the downgrading of the aerodrome to ALA status include:

- private charter aircraft
- business use
- flight training providers
- fixed-wing emergency aircraft
- government level visitation

Future improvements that may increase the aerodrome's usage and potential contribution to the local community and economy include:

- renewal/resealing of runways and taxiways (currently in good condition but usually required at 12-15 year intervals)
- review of runway lighting to ensure Pilot Activated Lighting is enabled
- additional hangar development
- fuel and aircraft maintenance facilities
- potential subdivision and sale of lots if CGSC had title to the land transferred from DELWP
- Planning Scheme measures to protect the aerodrome from surrounding development that may affect its function
- maintenance to a higher standard, including enabling instrument-only approaches, with possible application to be re-registered by CASA

The Taskforce Report identifies a range of community and economic developments of a well-maintained ALA and possible return to CASA registration status, including tourism, lifestyle, medical and emergency services, all of which may encourage people to relocate to the Shire and invest in the local economy. Some indicative costs are provided in the report but these require verification. A full cost-benefit analysis of various options would be the subject of a business case investigating the future of the facility.

The Taskforce Report makes five recommendations, three of which pertain to short term measures for maintaining the facility as an ALA to an adequate safety standard. A fourth recommendation is for a three-stage approach for improvements over five years, with an emphasis on the short-term measures to mitigate risk in the first 1-2 years that are likely to require significant investment. The other recommendation relates to re-joining the Australian Airports Association.

The Taskforce Report doesn't address in any detail the different management models that could be investigated in the future, such as Council, community or private ownership

/management of the aerodrome. This could be investigated through the development of a detailed business case.

Council officers have reviewed operations at the Aerodrome and can verify that weekly inspections of key safety items, including runway/windsock conditions, lighting and fencing, are undertaken by an authorised offer. Inspections and maintenance are undertaken in accordance with the 2018 Maryborough Aerodrome Manual but a larger budget allocation is required in order to upgrade this regime to the standards recommended in the Taskforce Report.

## **CONSULTATION/COMMUNICATION**

The Aerodrome Taskforce was established to provide input from business, community and experienced aircraft operators to guide the development of a Business Case on the future of the Maryborough Aerodrome. There have been six meetings to date leading to the development of the Report from the Aerodrome Taskforce to the Councillors for their discussion and consideration.

## **FINANCIAL & RESOURCE IMPLICATIONS**

A budget allocation within the 2021/2022 Financial Year was provided for the Business Case. To date expenditure has been confined to the OLS investigations seen as critical to this process. There is still approximately \$23,000 available to fund a business case.

Other associated costs such as administrative support and meeting venue hire for the Taskforce have been accommodated within the Strategy and Economic Development operational budget.

Officers suggest engaging an independent expert assessment in order to verify, prioritise and estimate costings for the most urgent safety works, the need and requirements for establishing a 'permission to land' process and updating the facility inspection and maintenance regime. This can include advice on whether the facility should be closed for a period while these are being addressed. This can proceed immediately within the current budget for developing a business case for the Aerodrome and will also inform the longer term cost/benefit analysis.

Rejoining the Australian Airports Association can also be undertaken immediately.

Larger cost items recommended by the Taskforce, including substantial tree lopping/removal, improving fencing and the exclusion of kangaroos, require further investigation and may be subject to permit processes and offset costs. Funding for this can be referred to the 2022-23 Council Budget process.

Council has recently been advised that Round 3 of the Regional Airports Program has been opened. Funding from the 2022-23 Council Budget can potentially leverage 50% matched funding from the Federal government, which would substantially increase the work that can be undertaken.

Subsequent works to progress towards re-registration with CASA and enhancing the Aerodrome's role in broader economic development, should be subject to a more detailed long term business case so that the substantial costs can be weighed up against economic and community benefits.

## **RISK MANAGEMENT**

This report addresses Council's strategic risk Property and Assets - Failure to maintain, renew and expand our assets in a timely and robust way, that considers service and delivery needs by identifying risks associated with the maintenance of Maryborough Aerodrome.

This report also touches on financial sustainability risks and the strategic risk of lost opportunities for economic and community development.

These risks can be mitigated by gaining a clearer understanding of costs and benefits through a business case on the future direction of the Aerodrome, as well as obtaining an independent expert assessment of short term operational and maintenance issues and whether to close the facility while these are being addressed.

## **CONCLUSION**

The Maryborough Aerodrome Taskforce has provided a report expressing its considered thoughts on the status and future of the Aerodrome. The attached Maryborough Aerodrome Taskforce Report provides information and options regarding short and long term risks and opportunities in operating the facility.

Council officers recommend a number of immediate and subsequent actions in addressing the key issues raised in the Taskforce Report.

## **ATTACHMENTS**

1. Maryborough Aerodrome Taskforce Report

# **MARYBOROUGH AERODROME**

**TASKFORCE  
COUNCIL REPORT  
29<sup>TH</sup> March 2022**

### Disclaimer

This report has been prepared exclusively for the Council of Central Goldfields Shire by the Maryborough Aerodrome Taskforce (MAT) and as such cannot be distributed, accessed or copied without the written permission of the Chairperson of the MAT. The comments made are based on information and observations of members of the MAT leading up to and during the course of preparing this report. The contents of the report are not intended to provide legal advice or give direction and Council should seek its own legal opinion where it considers legal opinion is required.

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- 8) Recommendation



## SUMMARY

Construction commenced in 1971 on the Maryborough Aerodrome at its current location, on leased Crown Land, with the aerodrome becoming officially licensed on the 17/10/1975. The aerodrome operated as a licenced and registered aerodrome until 30/10/2019 where it was downgraded from a Registered Aerodrome to an ALA (Aircraft Landing Area) by a decision of the Council Administrators and subsequent advice from Council to CASA (Civil Aviation Safety Authority). **The downgrading of the aerodrome effectively meant that CASA had no further interest in the Maryborough Aerodrome.** (Refer to Section 1 & 2 – Introduction & Background to Appointment of Taskforce).

The CASR (Civil Aviation Safety Rules) were revised and became effective on the 20/08/2020. Certification came with major changes to CASR's. Registered aerodromes at the 20/08/2020 were automatically classified as certified aerodromes under 5 different categories or codes generally based on runway physical attributes. ALA's do not fit within the CASR's and places total control with the aerodrome operator to set the standards and rules for operation. As an ALA, it is up to the pilot to determine the suitability and serviceability of the aerodrome, and to obtain permission to land from the landowner if required.

Since the downgrading of the aerodrome to an ALA, and possibly leading up to the downgrading, the aerodrome standards of management and operations including inspections, reporting, recording and maintenance have dropped to a level well below that of the former registration standards, potentially placing Council in a position to defend itself against claims for failing to provide a duty of care to aerodrome users and the community. **The current level of management and maintenance** of the aerodrome **is unacceptable.** To minimise and /or avoid potential litigation Council must establish as a priority policies, procedures and processes for operating the aerodrome. **It is not unreasonable to set the standards at that required under the Manual of Standards for the former registration of the aerodrome.** (Refer to Section 3 – Observations of this report).

The usage of the aerodrome has shifted since being downgraded to an ALA. As a registered aerodrome Maryborough was used by various commercial operators including chartered flights, private business flights, and VIP flights often with government employees or politicians visiting. **While not a large percentage of the total movements of aircraft at the aerodrome, these visits were, and remain, important to the community.** The aerodrome, while operating under CASA regulations as a registered aerodrome, was a significant destination for flying training flights, and played a key role in training pilots in night flying. Maryborough aerodrome at night is ideal for demonstrating the 'black hole illusion' and other sensory illusions associated with remote aerodromes. Maryborough aerodrome being a comfortable distance for most major flying schools operating in Victoria has provided an ideal

destination for both night and day navigational exercises for student pilots. As an ALA all night flying training has ceased, and day training flights have also ceased.

A combination of regulatory and insurance requirements (eg the need to determine if the lighting available is sufficient and serviceable for night operations) prevents this type of operation at an ALA. Any aircraft not being flown by the owner (eg on cross hire for flying training) are likely to be restricted to using certified aerodromes or have to undergo an administrative process to operate at a nominated ALA if certain safety standards can be demonstrated to be met.

There is an additional barrier for government employees and politicians, as well as employees of many large companies, where their employment conditions will restrict the type of aviation risk they can be exposed to and this generally precludes operations into non certified aerodromes such as Maryborough.

Improving the management and operations of the aerodrome as an ALA should meet the requirements for the current aircraft movements (aircraft owned and flown privately) at the aerodrome. Nevertheless, the uncertainty of opportunities in the longer term requires a staged approach to give flexibility to Council to adjust the aerodrome development to align with the opportunities. It is recommended for development of the aerodrome to continue as an ALA with improved management and operating procedures then moving towards applying to CASA for certification for non-instrument approaches with exemptions under Chapter 2.06 of the CASR's with the ultimate objective in the last stage seeking approval for an instrument approach for runway 17/35. (Refer to Sections 4, 5 & 6 – Aerodrome Classification, Development Potential & A Staged Pathway to Reinstatement of Aerodrome.

The conclusions reached and recommendations are based on observations, anecdotal information and available information to the Taskforce. (Refer to Sections 7 & 8 - Conclusions & Recommendations)

## **INTRODUCTION**

Central Goldfields Shire Council at its meeting on the 29<sup>th</sup> July 2021 appointed a six-member Taskforce to ensure there is community and stakeholder input into the development of an Aerodrome Business Plan, subsequent review and update of the Master Plan.

The taskforce has formally met a number of times since the appointments were made and have looked at the current and past classification of the Aerodrome. Members of the taskforce have undertaken individual informal familiarisation inspections and condition assessments of the aerodrome infrastructure including without limitation of runways, lighting, kangaroo fencing security and location, hangar locations and obstacle limitation surfaces. In addition, and in order to obtain an understanding of the community involvement of the development of the aerodrome, taskforce members have been provided with a copy of the first 50 years (1967 – 2017) history of the Formation of the Maryborough Aero Association compiled by Margaret Harrison.

The following notes are taken from Margaret Harrison's – Formation of the Maryborough Aero Association and are summarised here in the following paragraphs to give historical context to the current issues being faced by Council in determining the future of the Maryborough Aerodrome.

Tenders for the construction works on the present site were called in 1971 and included clearing of 100 acres of timber for runways and associated infrastructure along with the excavation and transportation of 60,000 cubic yards of cut and fill earthworks. The total area of the aerodrome is 455 acres (179 Ha).

Works were carried out the supervision of Jeff Mackay City Engineer City of Maryborough. Upon completion of the runways, building the terminal and erecting fencing, the cost to complete was in the order of \$62,000 at a cost to the City of Maryborough and the Shire of Tullaroop of \$31,000 based on population. On the 12 February 1975 the Maryborough Municipal Aerodrome was officially declared a licensed aerodrome allowing use by both private and commercial / charter aircraft. The inaugural flight of the air ambulance took place on the 17<sup>th</sup> October 1975.

Under the auspices of the City and Shire the aerodrome was operated under a joint committee until January 1995. Work at the aerodrome was continued by volunteers clearing regrowth until 2002. Aero club members who were accredited reporting officers, carried out regular inspections and maintenance on a twice weekly basis, and organising working bees to keep the aerodrome up to Civil Aviation Safety Standards (CASA) on a voluntary basis.

The Council of the newly formed Central Goldfields Shire in March 2004, entered into a service agreement with the aero club, for operations and maintenance to be

undertaken by the aero club. In 2012 Council assumed total responsibility for the management, operations and maintenance of the aerodrome

For many years the aerodrome has provided a base for operations for the Department of Sustainability and Environment (DWELP), aerial agriculture spreading operations, aerial surveying operations, air ambulance and fire services during times when fire threatened property in the region. The aerodrome has, and continues to be used by General Aviation, flying training, emergency services and business activities. Downgrading to an ALA has limited the use by charter aircraft, fixed wing emergency services (eg Air Ambulance King-air), flying training other than local training, business and government activities. The helicopter air ambulance service is able to use the aerodrome nevertheless the serviceability of the lights and aerodrome infrastructure is generally unknown as inspection and serviceability reporting procedures do not appear to be in place and there is no published information or contact number in place for pilots to seek the required information.

## **2 BACKGROUND TO APPOINTMENT OF TASKFORCE**

The Central Goldfields Council was dismissed, by the Government in 2017 and appointed Administrators who assumed responsibility for the Municipality. At the time and soon after the appointment of Administrators senior management staff and many operational personnel left employment with Council. Staff familiar with the operational and maintenance of the aerodrome departed Council taking with them the knowledge of both the operational and maintenance requirements required to meet CASA standards for registered aerodromes. Replacement personnel lacked experience and knowledge for aerodrome operations. This should not, and is not intended to suggest that issues with the aerodrome operations were not present prior to the appointment of the Administrators. Observations and anecdotal evidence clearly suggest the aerodrome management, operations and maintenance was due for a forensic review. This does not appear to have been undertaken since downgrading to an ALA.

In June 2018 an Obstacle Limitation Survey was carried out which identified a number of actions required to be undertaken including actions to bring the approach and take off gradients into compliance with the standards for a registered aerodrome either by removing the infringing obstacles or updating of the Aerodrome Manual, issuing advice to pilots and CGSC nominated contact staff responsible for providing aerodrome updates to pilots planning flights to Maryborough, providing NOTAMS (notice to airmen) as the approved official CASA requirement to notify changes to the Declared Distances and /or hazards.

The Maryborough Aerodrome (YMBU) on the 30/10/2019 was officially downgraded to an ALA from a Registered Aerodrome by the appointed Administrators. No substantiated reasons, including a reported financial saving of the order of \$130,000 pa to operational costs, were provided by the Administrators for the downgrading of the aerodrome. Nevertheless, the decision appears to have been made without consideration for all relevant information. There is no evidence that the Administrators took into account pending changes to regulations and the opportunities for grandfathering noncompliant facilities with proposed changes to the Civil Aviation

Safety Regulations (CASR). The changes to the regulations came into effect on the 20<sup>th</sup> August 2020. Community and aerodrome stakeholders were provided limited opportunities to express their views in relation to downgrading the aerodrome.

Council Elections took place in 2020 and a newly elected Council took office in November 2020. The Council through, community advocacy, placed the aerodrome's future high on its agenda for development of a business plan and review of the Aerodrome Master Plan.

The Council advertised for interested parties to submit an expression of interest to participate in the appointment of a community-based taskforce to report to Council and ensure there is community and stakeholder input on the development of an Aerodrome Business Plan and subsequent review and update of the Master Plan.

### **3 OBSERVATIONS**

The existing primary aerodrome facilities consist of an 18m wide sealed runway x 1040m in length, a secondary gravel runway x 600m in length, and sealed taxi way to both runways and apron. Pilot Activated Lighting (PAL) is provided for the sealed runway and taxiway. Wind socks and four weather cameras along with an unsealed hard stand for aircraft is available for transient aircraft. A limited number of leased hangar sites have been made available for aircraft owners to build private hangars on the leased sites.

Long standing issues with scouring, vegetation growth up to the gable markers/cones and lighting, drainage and kangaroo population are issues which will need to be addressed as a priority. These issues are not insurmountable requiring engineering, management and maintenance solutions.

The runways and taxiways seals which will require periodic funding and renewal at 12 to 15 year intervals appear to be in good condition with a number of years before resealing will be required. The PAL lighting system installed as part of the initial aerodrome construction will require detailed investigation in due course to determine maintenance/modification or replacement requirements.

Maintenance standards/practices require review and action to ensure safety of aviation activities are not compromised. A comprehensive inspection, reporting and recording system needs to be implemented with follow up corrective action reporting to minimise potential litigation as a result of incidents and accidents at the aerodrome. Currently there appears to be no system in place to report and record conditions and corrective actions. No policies, operating procedures and reporting processes appear to have been developed and implemented for the ALA. Under the former CASA registration reference operational manuals for current staff appear to be no longer available. The documents and records covering aerodrome operations are essential to mitigate potential liability for Council.

The number of kangaroos (50+) present on or near the aircraft movement areas continues to be an issue for aircraft landing and taking off. Initial observations suggest that relocating some sections of the kangaroo fence to protect the aircraft movement

areas should be considered as part of Councils risk management strategy for the aerodrome.

The aerodrome in its present condition and operating standards will not meet the former CASA regulations standards and requirements. The obstacle limitations surveys undertaken on 27/01/2022 do not meet non-instrument approach requirements at 4% for the 17/35 runways (sealed runway). There are 30 groups of trees that require either lopping or removal. This compares to 4 groups identified in the June 2018 obstacle limitation survey. To have an instrument approach for runway 17/35 would require 33 groups of trees to be either lopped or removed. The number of trees in each group varies with up to 10 trees in each group. The issue of tree lopping or removal would require serious negotiations to be held with DWELP and take time to achieve if approval is forthcoming. The potential use of recycling of trees requiring attention could be incorporated in a licencing or training program for arborists which may provide income to Council to offset a proportion of the costs.

Currently no fuel facilities are available at the aerodrome other than private refuelling by aircraft owners with hangers at the aerodrome. Fuel facilities need to be provided in due course and are considered to be essential for the aerodrome development and are independent of the classification of the aerodrome. A suitable location for the fuel facility could be an area in vicinity to exiting hangars off Leviathan Road. This area provides a safe ingress and egress for refuelling transport, is outside all obstacle limitations surfaces and provides access for refuelling aircraft. A refuelling facility should be able to be negotiated with the private sector through a lease or agreement arrangement with Council only providing civil infrastructure and power / lighting to fuelling area. There are similar arrangements throughout the aviation industry where a fee payable is negotiated based on fuel turn over.

Additional areas for hangar development are a priority for attracting development of commercial aviation associated businesses and storage for aircraft. Currently aircraft long term parking appears to be allowed at the aerodrome with up to five aircraft parked in the open at no cost to the aircraft owner. While it is recognised that an aerodrome with the current level of activity as at Maryborough, will not totally recover operating and maintenance costs of all active and static activities, could be charged appropriate fees for the use of a public asset. Further, hangar leases do not address the issue of open-ended use of the aerodrome infrastructure. This may be an area for further consideration in due course.

The aerodrome may need further protection under the Central Goldfields Shire Planning Scheme for the obstacle limitation surfaces from intrusion by future development activities surrounding the aerodrome. The Planning Scheme, relating to the aerodrome and surrounding areas need investigating to ensure the aerodrome has adequate protection against developments intruding into the obstacle limitation surfaces and aircraft noise impacting on development of surrounding land zones.

It is noted that Council is no longer a member of the Australian Airports Association. It is understood that the Council held membership of the association leading up to the downgrading of the aerodrome. Renewing membership, should this be possible, would provide Council with an avenue to ensure its advice, documentation, operational

procedures and management were up to date and fit for purpose. Membership cost is in the order of \$600+/- pa placing clearly value for money.

#### **4 AERODROME CLASSIFICATION**

The current classification of the aerodrome is an Aircraft Landing Area (ALA). Prior to reclassification by the Council Administrators the aerodrome was registered and operated under CASA as a Registered Aerodrome. As an ALA, CASA does not undertake periodic inspections nor does it issue corrective action for non-compliance with the regulations.

The Council is faced with two primary options. Remaining as an ALA and / or recommending that an application be made to CASA under Chapter 2.06 of the Manual of Standards (MOS 139). These two options are not mutually exclusive. In the first instance the aerodrome management, operations and maintenance must be reviewed and corrective action taken to minimise the risk of an incident or accident occurring with subsequent litigation following due to personal injury and/or damage to aircraft. No doubt it can and would be argued that as an ALA the risk is transferred to the aircraft pilot. Nevertheless, legal action may still be instigated if the aerodrome operator fails in its duty of care to the public and users of the aerodrome irrespective of the aerodrome classification. The aerodrome operator needs to undertake regular inspections of the aerodrome, report deficiencies and corrective actions taken to rectify the deficiencies. Responsible staff **must** have accurate and up to date information when requested by a pilot proposing to use the aerodrome. **There is case law that supports this view for example “Five Star Medical Centre Pty Ltd v Kempsey Shire Council (2017) NSW DC 250” judgement.**

While under the classification of ALA this is an unregulated classification with the aerodrome operator responsible for management, operations and maintenance, without CASA oversight the operator has a duty of care to ensure the aerodrome is fit for purpose and safe for aircraft to use.

**The foregoing is not intended as legal advice and Council should seek its own legal advice and act on that advice as a priority. The aerodrome is a public asset and without the benefit of an up to date Policies, Manual of Standards, Inspection / reporting and recording procedures Council may well be failing in its duty or care to aerodrome users and the community. This would apply irrespective of the aerodrome classification.**

Remaining as an ALA in the short to medium term should cater for existing local traffic levels and community needs. The longer-term face of aviation may change which may impact the way aerodromes operate to meet and deliver community / aviation expectations. The need to provide Instrument Landing Approaches for adverse weather conditions may become necessary in the future to ensure continued development of the aerodrome. An instrument approach cannot be installed at an ALA now or at a future date should the need be determined for unfavourable / inclement weather conditions not meeting VFR requirements. **Initially remaining as an ALA will be required at least until the aerodrome standards, operations and maintenance deficiencies are corrected.** This includes ensuring the approach gradients meet or at least comply with non-instrument approach gradients of 4%. **At**

**present significant tree lopping and/or removal will be necessary to achieve the 4% approach if an application to CASA for exemptions under Chapter 2.06 of MOS 139 is made now or in the future.** Before this could happen approval from DWELP would be necessary and would no doubt take considerable negotiation and then significant funding to achieve an outcome estimated to be in the order of \$150,000 - \$190,000 (based on 4 trees / day and at a daily rate of \$2000 - \$2,500 /day and 75 days to complete the task) A timeframe to achieve a favourable outcome from DWELP along with funding and implementing an acceptable work program could take several years. **Therefore, in the short to medium term at least the aerodrome classification would remain as an ALA albeit with the necessary documentation and systems in place to minimise Council’s risk exposure.**

A number of issues relating to both options are set out in the following table 1 – Comparison between ALA and Certified Aerodrome. Note this table is not exhaustive in comparing options for ALA or Certified Aerodrome.

| <b>ISSUE</b>                      | <b>ALA</b>  | <b>CERTIFIED</b>   |
|-----------------------------------|---|--|
| Obstacle Limitation Surface (OLS) | Can remain as for Former Registered Aerodrome or can be set by aerodrome operator.  | Would need dispensation to remain as for former Registered Aerodrome. <b>Must comply with MOS 139</b>  |
| Taxiway Gradient                  | Can remain as for Former Registered Aerodrome.  | Would need dispensation to remain as for former Registered Aerodrome <b>Must comply with MOS 139</b>   |
| Management                        | Responsibility of Aerodrome Operator <b>No</b> Third Party Checking and Oversight   | Responsibility of Aerodrome Operator <b>with</b> third Party CASA Checking and Oversight and <b>must</b> have <b>Nominated Responsible Person as per Regulations</b> |
| Inspections                       | Responsibility of Aerodrome Operator <b>No</b> Third Party Checking and Oversight   | Responsibility of Aerodrome Operator <b>with</b> third Party CASA Checking and Oversight   |
| Records                           | Responsibility of Aerodrome Operator <b>No</b> Third Party Checking and Oversight   | Responsibility of Aerodrome Operator <b>with</b> third Party CASA Checking and Oversight and <b>must</b> comply with <b>CASR and MOS 139</b>                         |
| Instrument Approach               | <b>Not available</b>  | <b>Can be provided</b>   |
| Maintenance                       | Responsibility of Aerodrome Operator <b>No</b> Third Party Checking and Oversight   | Responsibility of Aerodrome Operator <b>with</b> third Party CASA Checking and Oversight   |
| Safety                            | Responsibility of Aerodrome Operator <b>No</b> Third Party Checking and Oversight <b>Insurance needs to be checked</b>                          | Responsibility of Aerodrome Operator <b>with</b> third Party CASA Checking and Oversight <b>Insurance needs to be checked</b>  |
| Documentation                     | Responsibility of Aerodrome Operator <b>No</b> Third Party Checking and Oversight   | Responsibility of Aerodrome Operator <b>with</b> third Party CASA Checking and Oversight   |
| Hanger Locations                  | Responsibility of Aerodrome Operator <b>No</b> Third Party Checking and Oversight   | Responsibility of Aerodrome Operator <b>with</b> third Party CASA Checking and Oversight must comply with MOS 139  |
| Provision of fuel                 | Can be provided by a third party under agreement <b>No facility available at present</b>  | Can be provided by a third party under agreement <b>No facility available at present</b>   |
| Cost to operate and maintain      | Depends on the standards adopted by the Aerodrome Operator. OLS would need to be monitored and action taken to limit intrusions into air space. | <b>Must met CASA MOS 139 Standards. Would need dispensation for OLS and Taxiway Gradient. Costs may be higher than ALA.</b>  |



| ISSUE                | ALA   | CERTIFIED  |
|----------------------|---|--|
| Potential for Growth | Would be very much dependent on operational model adopted, maintenance, safety and fit for purpose. May have future limitations due to status of aerodrome. | <b>Provides certainty of operational standards. May attract aviation industry specialists and Emergency Services more readily than ALA. Training may be more attractive if Instrument Approach provided.</b> |

Table 1 – Comparison between ALA and Certified Aerodrome.

**If the aerodrome continues as an ALA and is managed, maintained and operated with safety and risk management as a priority it will serve the current and short-term community and general aviation needs as it has done in past years.** If the aerodrome is operated as a Certified Aerodrome albeit with exemptions a broader scope of opportunities may present in the future. **There is no certainty in opportunities presenting. This will depend on the management structure / administration, presentation of the aerodrome, aviation facilities available for GA operation and marketing etc.**

**There will need to be an investment in time, dollars and WILL to explore, all options open to the Council, and inform decisions on the future of the aerodrome. An un-informed or ill-informed decision, irrespective of the decision, could present as a lost opportunity or a financial burden.**

**What is important, irrespective of the outcome, safety cannot be compromised and risk must be assessed and managed having regard for community and aviation needs.**

The Civil Aviation Safety Regulations (CASR) were changed and came into operation on the 20/08/2020. Registered aerodromes were given the opportunity to be a Certified Aerodrome under the Manual of Standards (MOS) 2019 along with grandfathering provisions for non-compliant facilities. Unfortunately, written advice from CASA confirms that the grandfathering of non-compliant facilities is not retrospective under the new regulations as the aerodrome adopted date for downgrading to an ALA took place on the 30/10/2019 some 10 months prior to the new regulations for certification coming into effect. On or before the 20/08/2020 registered aerodromes had the opportunity to be certified under the new Manual of Standards along with grandfathering provisions for non-compliant facilities

If an aerodrome owner / operator wished to upgrade from an ALA to a Certified Aerodrome the provisions of MOS 2019 would apply. Nevertheless Chapter 2.06 of the MOS provides CASA with the means to approve that an operator is not required to meet the standard specified in the MOS. If the aerodrome does not meet the standard, an application to not meet the standard can be made in writing to CASA for approval not to meet the standard. For a successful application (to become a Certified Aerodrome) each example where the aerodrome does not meet the standard will require CASA approval under the provisions of Chapter 2.06 of the MOS. Approval if given by CASA may contain conditions and may be time limited or open ended as to its duration. Part 3(d) of Chapter 2.06 requires an accompanying safety assessment of the effect on aerodrome and aviation safety of not meeting the relevant standards

and the measures proposed to mitigate those effects. Any application under Chapter 2.06 must satisfy CASA that approval will not have any adverse effect on aviation safety.

**The Maryborough Aerodrome will not be in a position to meet the requirements for Certification with or without exemptions until the OLS meets the former requirements for registration without an Instrument Approach.**

That is the approach gradient cannot exceed 4%. The recent survey (27/01/2022) verifies that up to 30 groups of trees need to be either lopped or removed to achieve a 4% gradient. In addition to the approach gradient a detailed investigation of the PAL (Pilot Activated Lighting) will be required to assess the condition of the lighting infrastructure. The OLS and the PAL are fundamental to obtaining exemption for Certification.

## **5 DEVELOPMENT POTENTIAL**

Consistent with its Terms of Reference the Task Force has assessed the future potential for growth of the aerodrome taking into account a range of opportunities including, without limitation, to lifestyle, industry, tourism medical / emergency services and flight training. The central location of the aerodrome and the limited short-term expansion of Ballarat and Bendigo airports as well as restricted opportunities in some Melbourne metropolitan airports due to population growth all create potential opportunities especially if there was access to a refuelling facility, Instrument Approach and aircraft maintenance and hanger facilities.

Further, it is important to note that the ten year Community Vision required under the Local Government Act and the four year Council Plan commit to active population growth, investment and popularity through a range of strategies and recognise the aerodrome as a key component of this growth together with focussed growth of the Ballarat Maryborough Growth Corridor, additional passenger rail services, housing growth, World Heritage Listing of the Central Victorian Goldfields and significantly enhanced digital connectivity and reduced mobile blackspots support the need for the aerodrome to achieve its full potential.

The aerodrome forms the third transport link to the broader community and needs OLS and noise controls strengthened to protect the aerodrome from intrusive development and objects penetrating the OLS and the creation of standardised noise contours. This can be achieved through planning mechanisms and overlays inserted in the planning scheme irrespective of the status of the aerodrome and, should be initiated and based on instrument approaches to runway 17/35.

Operating as a well maintained and managed ALA will meet current community and general activity requirements at the aerodrome under VFR conditions. GA aircraft, emergency services aircraft, flight training activities can continue. Not having the ability to install an instrument approach at a future date, should the need be determined, for unfavourable / inclement weather conditions not meeting VFR requirements may present as a negative outcome for some potential developments if retained as an ALA.

**The full potential of the Maryborough Aerodrome is being restricted by current operating and maintenance procedures and lack of direction leading to an underutilised and underperforming Council asset.** The potential for attracting new hangar development is limited by the lack of an adopted current master plan for the aerodrome. Aircraft are expensive to own, operate and maintain and require secure hangar space to protect against damage from inclement weather. The issues surrounding leases has contributed to uncertainty and, while current leases are now in place for the majority of hangars the issue still lingers in the background.

Council may wish to explore an opportunity with DWELP to have the aerodrome land parcel title transferred from the Crown to Council. Based on the Lethbridge Aerodrome model where the lots are sold and title is transferred to the purchaser, this would allow Council greater freedom to facilitate the allocation of hangar spaces and rather than lease the areas allow for subdivision and sale of the hangar allotments to aircraft owners or other interested parties. Servicing of allotments by Council would be a condition of subdivision as with private subdivisions and a charge against development costs offset by sales. Conditions of purchase could include a standard for hangar design and construction along with restriction on usage limited to aviation associated activities such as housing aircraft, maintenance and repairs to aircraft or associated businesses etc.

Developing a streamlined approach to application processing would also give confidence to prospective purchasers. As with leasing the purchase price is set for the land purchased and does not include general usage of the aerodrome facilities. At present facility usage is not part of the equation. The Lethbridge model separates the facility usage from the hangar purchase. For each aircraft that is permanently hangared a flat weekly fee could be charged for facility usage without any restrictions on the number of times facilities can be used. If a hangar housed three aircraft then the fee is charged for the three aircraft as a multiple of the charge for one aircraft. Itinerant aircraft using the aerodrome can be charged for each time the facility is used. Tracking could be employed to identify aircraft using the facility. While all of these charges may not be appropriate for Maryborough, they are examples of avenues for recouping a proportion of the costs. Clearly Maryborough Aerodrome has a relatively strong community and social benefit and therefore that proportion of the costs of owning, managing, operating and maintaining the aerodrome can be a charge against community asset expenditure as is the case with all other community assets. Income derived from the users should be targeted towards partially offsetting the cost over and above that determined for community benefit.

With the possible future World Heritage listing of the Goldfields Region this opens up opportunities for national and international fly / drive tourism taking in the Pyrenees wineries, Grampians, Goldfields and history of Central Victoria. Maryborough is centrally located between two of the fastest growing cities in Victoria and possibly Australia and is positioned to take advantage of opportunities of tourism.

There are clearly opportunities for growth which may be out of reach for our present generation nevertheless we should prepare the groundwork for future generations. **Decision makers need to be bold enough to soar with the eagles and shift focus to future possibilities and not be hamstrung by the enormity of the task.**

## **6 A STAGED PATHWAY TO REINSTATEMENT OF AERODROME**

**We do not know what the future holds unless we explore opportunities old and new! We do know what the past holds.! Can we afford to ignore the past? Clearly the answer is no we cannot! Why? The past holds the key to how we view the future!**

The aerodrome brings with it a history of determination and commitment by those who designed and created a long-standing community asset that has served our community well through fire, flood and community emergencies in return what do we do? We downgrade the asset and leave it to flounder in the aviation sector not knowing what the future holds. **Before we soar with the eagles, learn to fly again like our predecessors did, when they proudly developed the aerodrome.**

We have an opportunity to revisit the aerodrome 51 years after its construction. We have the opportunity to give the community back a “fit for purpose”, safe aerodrome that supports a diverse community. This will take time and will be a challenging yet achievable project requiring commitment, leveraging of funds, and developing a flexible program that can take advantage of opportunities as they arise.

**The objective being to have a “fit for purpose” aerodrome that services both commercial and community interests, provides security of tenure and creates opportunities for the aviation industry.**

**To this end a standard mirroring the now superseded CASA standards under which the aerodrome formerly operated would be an achievable standard operating as an ALA, and provide scope for moving towards Non-Instrument Approach Certification with exemptions and ultimately moving to an Instrument Approach Certification.**

The following sets out a staged approach to achieve the objective. Starting with addressing the current issues to mitigate Council’s risk exposure.

### **STAGE 1**

Continue operating as an ALA in the interim period (years 1 - 2) and: -

- Council investigate and consider renewing membership of the AAA.
- Obtain technical and engineering advice on planning, standards of operation, maintenance and management of the aerodrome.
- Review and update existing Manual of Standards and manage implementation of the standards including inspections, reporting and recording of corrective actions are followed through in the field. The Manual of Standards should at least mirror the former CASA standards for Maryborough as a registered aerodrome.
- Review, update and strengthen the Planning Scheme as required to ensure the aerodrome Obstacle Limitation

Surfaces are protected from intrusive development and objects penetrating the surfaces for Instrument Approaches on runway 17/35. Introduce, standardised noise contours as required for the aerodrome.

- Investigate possible realignments to the “kangaroo fence” to minimise large wildlife straying on to aircraft movement areas.
- Commence discussions with DWELP on the requirements for tree management to comply with OLS and establish in association with DWELP a program for compliance for non-instrument approach on runway 17/35.
- Ensure inspection and operational staff are trained and competent to undertake inspections, reporting and recording any actions taken to address non compliance issues and condition of assets.
- Investigate possible modifications to the 17/35 runway and associated taxiway lighting to assess the need for future lighting upgrades should Council wish to proceed with obtaining certification with exemptions.
- Undertake preliminary discussions with DWELP regarding the opportunity to have the aerodrome land transferred to Council as freehold title.
- Investigate and facilitate the provision of refuelling facilities for aircraft at the aerodrome.
- Investigate means to streamline the granting of planning and building permits for hangars at the aerodrome.
- Survey on an annual basis tree growth penetrating the OLS and take action as appropriate to ensure compliance with tree management program.

## **STAGE 2**

Subject to the outcomes achieved in stage 1 and a wider positive interest for prospective aviation and associated commercial and recreational activities at the aerodrome Council apply for aerodrome certification with exemptions without an instrument approach (years 2-3). The cost to Council for investigations, preparing and submitting documentation could be as high as \$50,000 including OLS surveys, aerodrome master plan, PAL 17/35 runway and taxiway lighting.

## **STAGE 3**

Subject to the Reclassification Application being successful Council apply for aerodrome certification with exemptions with an instrument approach (years 3 – 5). Prior to this happening approach gradients will need to be reduced to 3.3%. The 3.3% gradient can be achieved with additional tree management.

### **Note**

**The staged approach is heavy on resources in the initial years as an ALA. This is to ensure that Councils risk exposure and duty of care is managed to mitigate**

**litigation in the event of an incident or accident occurring at the aerodrome. Stages 2 and 3 are dependent upon the level of enquiry and interest received for aviation, associated commercial activities and recognised community needs.**

## **7 CONCLUSIONS**

The decision to downgrade the aerodrome was taken, by the appointed Administrators, with the knowledge that grandfathering under Certification was being considered by CASA and discussed throughout the aviation industry and aerodrome operators. A delayed decision by the Administrators would have allowed an informed decision to be made on the future of the aerodrome. Nevertheless, the decision taken by the Administrators has shone a spot light on the aerodrome and created greater community interest in the aerodrome exposing serious shortfalls in the management, operation and maintenance activities which now need to be addressed as a priority to manage Council's risk exposure.

Irrespective of the aerodrome classification the program and cost to correct the shortfalls will be similar. As an ALA Council sets its own standards without any third-party oversight. A staged approach to the future of the aerodrome using the standards of operation of the aerodrome under the former Registration Manual of Standards provides a sound starting point for managing an important standalone community asset. Without a policy and procedures alone with a set of adopted standards, that are followed for inspections, reporting, recording and implementing corrective actions any defence of Council's management and duty of care could be brought into question and readily proven through the lack of documentation, implementation and management of inspection procedures and undertaking corrective actions. An example of inspection and corrective action failure is that of the kangaroo boundary fence revealed a gap under the fence and broken / dislodged gate which would allow entry to the fenced boundary area of the aerodrome.

For Council to do nothing will pose a high risk for Central Goldfields Shire Council. Management must be improved irrespective of the classification immediately to reduce Council's risk exposure and meet its responsibilities of a duty of care to the aerodrome users and community.

Adopting a planned staged approach as broadly outlined in this report will provide flexibility to Council to adjust to changing circumstances and manage financial commitments and mitigate the risk exposure.

## **8 RECOMMENDATION**

It is recommended that Council:

1. Investigate and consider renewing membership of the Australian Airports Association (AAA).
2. Document and Implement rigorous policy and procedures that clearly sets out requirements for the management of the aerodrome to mitigate risk exposure.

3. As a priority ensure that inspections, reporting and recording of activities undertaken are carried out and, that accurate up to date relevant information is available for responding to aviation associated enquiries.
4. Remain as an ALA in the short-term establishing standards for operating the aerodrome generally in accordance with the former standards of operation prior to downgrading of the aerodrome to an ALA by the appointed Council Administrators.
5. Adopt a staged approach to reinstating the Maryborough Aerodrome with the view to seeking Certification in due course with exemptions generally in accordance with stages 1 -3 inclusive of section 6 of this report.

**END OF REPORT**

## 8.9 MSLC AND OUTDOOR POOLS MANAGEMENT AND CONTRACT G1083-16 – PUBLIC REPORT

**Author:** **Manager Community Partnerships**

**Responsible Officer:** **General Manager Community Wellbeing**

*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.*

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### **SUMMARY/PURPOSE**

The purpose of this report is to provide transparency to the community about the proposed management and contracting arrangements for Maryborough Sports and Leisure Centre and the three outdoor pools.

This report is a public report. A confidential report about this matter also forms part of the meeting papers for the same Council meeting and informs Council.

### **RECOMMENDATION**

*That Council:*

- 1. continues with an external contract model for the delivery of leisure services at Maryborough Sports and Leisure Centre and the three outdoor pools;*
- 2. commences negotiations to take up the 5-year contract extension option (2021-26) with Unified Community Sport and Leisure Ltd; and*
- 3. delegates to the CEO the power to negotiate and enter into a contract extension as detailed in the two March 2022 reports (public and confidential) of Manager Community Partnerships "MSLC and outdoor pools management and contract G1083-16".*

### **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



Initiative: Be a well governed organisation which consistently makes good and ethical decisions and is forward-thinking.

Active Central Goldfields: Recreation and Open Space Strategy 2020-2029

Framework 3.5.2: Active places and spaces

Priority 3.5.2.1: Maximising usage of facilities and spaces

Strategy 4: Identify and monitor underutilised facilities

Action f: Review management and operation models of seasonal outdoor pools.

Also, contract 1083-16 for the management of the Maryborough Sports and Leisure Centre and outdoor pools.

## **BACKGROUND INFORMATION**

This report is a public report. A confidential report about this matter also forms part of the meeting papers for the same Council meeting. The confidential report includes confidential information as it contains "Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released".<sup>1</sup>

## **REPORT**

The Maryborough Sports and Leisure Centre and outdoor pools are currently managed by Unified Community Sports and Leisure Pty Ltd. For transparency, it is noted that Central Goldfields Councillor Murphy is a Director of, and is a paid employee of, Unified Community Sports and Leisure.

The current contract for the 'Management of the Maryborough Sports and Leisure Centre and Swimming Pools' is Contract No. G1083 -16. Parties to this contract are Council and Unified Community Sports and Leisure Pty Ltd.

The confidential report contains the detail of the matter to support the recommendation contained in this report.

## **CONSULTATION/COMMUNICATION**

Should Council support Officer recommendations, negotiations will commence with Unified Leisure to exercise the 5 year extension period to their contract. These negotiations will provide the opportunity to negotiate amendments / improvements to the contract.

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<sup>1</sup> *Local Government Act 2020, s 3*

Other consultation information is contained in the confidential report.

## **FINANCIAL & RESOURCE IMPLICATIONS**

The financial and resource implications of this matter are included in the confidential report.

## **RISK MANAGEMENT**

Risk management issues are included in the confidential report.

## **CONCLUSION**

Council did not take its option to offer Unified Leisure an additional 5 years to the Based on the matters included within the confidential report it is now in the best interests of Council to take up the option of the additional 5 year term of the contract with Unified Community Sports and Leisure.

## **ATTACHMENTS**

Nil

# Notices of motion

*Council meeting*

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## **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 LODDON MURRAY COMMUNITY LEADERSHIP PROGRAM, CR LONG

Councillor: Cr Long

### Motion:

1. That Council supports becoming a program partner of the LEAD Loddon Murray Community Leadership Program (LMCLP) and considers this in the 2022/23 Budget process at a cost of \$8000 per annum
2. That this \$8000 be used to sponsor one emerging leader residing in the Central Goldfields Shire to complete the LMCLP.
3. That council consider this funding for a minimum of two (2) years to coincide with the 2024 Central Goldfields Shire Council election.
4. That after two years, the funding is re-assessed and if a positive outcome has been achieved, the Program Partnership be continued.

### Reasoning:

I am fortunate to have been selected to participate in the 2022 cohort of the LMCLP. This worthwhile program has been running for 24 years and in the last 4 years alone, 5 incredible Central Goldfields community leaders have graduated from the program.

I see this partnership as a vital investment in our shire's future. Our shire needs local leaders, as I wrote in my recent column in the Maryborough Advertiser. In fact, I would not be an elected councillor right now if it wasn't for Lead Loddon Murray's Leading Excellence Maryborough program (LEM). I think it's our duty as councillors to succession plan and becoming a Program Partner would certainly aid in this.

Interestingly, of all the shires that are in the region, Central Goldfields is the only shire that fits wholly in the catchment area, but we are not program partners.

The region covers ten local government areas (LGA) including:

- Macedon Ranges
- Mt Alexander
- Central Goldfields
- City of Great Bendigo
- Campaspe
- Gannawarra
- Loddon
- Buloke
- Swan Hill
- Northern Grampians

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

Seven out of ten LGA's in the catchment area are Program Partners, sadly and disappointingly, Central Goldfields is one of the three that isn't.

Just last week, Minister for Regional Development Mary-Anne Thomas MP came to Maryborough to announce \$1.8 million for the Regional Community Leadership Program. Maryborough was handpicked as the venue because of it's great results seen in the area both through LMCLP as well as LEM, but again, we are not Program Partners.

I would like to see this rectified, so that we can invest in our future leaders and that hopefully every year at least one Central Goldfields emerging leader will complete the LMCLP.

Cr Liesbeth Long

22/03/2022

# Urgent business

*Council meeting*

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## **Urgent Business**

The Governance Rules provide for urgent business as follows:<sup>1</sup>

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.

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<sup>1</sup> Chapter 2, Rule 20.



# Confidential business

*Council meeting*

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## 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.<sup>1</sup>

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

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:<sup>4</sup>

- (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;<sup>5</sup>
- (b) an explanation of why the specified ground or grounds applied.

Confidential information, as defined by the *Local Government Act 2020*,<sup>6</sup> 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);

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<sup>1</sup> *Local Government Act 2020*, s 58 (a).

<sup>2</sup> *LGA 2020* s 66 (1).

<sup>3</sup> *LGA 2020* s 66 (2) a).

<sup>4</sup> *LGA 2020* s 66 (5).

<sup>5</sup> Section 3 (1).

<sup>6</sup> 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:<sup>7</sup>

- 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.

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<sup>7</sup> Chapter 6.