



Council Meeting Agenda

Wednesday 23 July 2025 at 6:00pm

Maryborough Town Hall, 71 Clarendon Street, Maryborough and livestreamed on the internet.

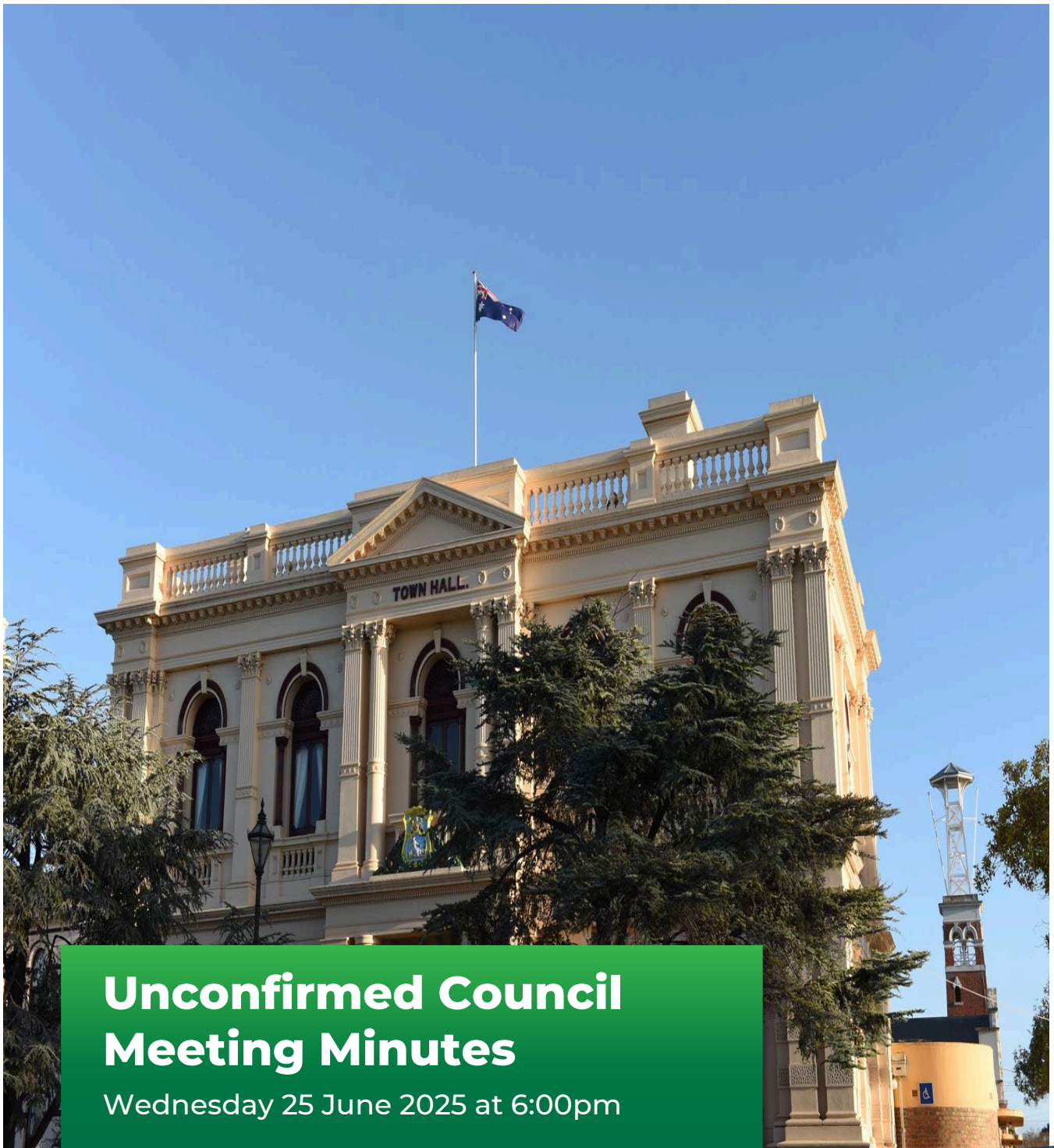
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4. Confirmation of Minutes from Previous Council Meetings

RECOMMENDATION

That Council confirms the Minutes dated 25 June 2025.



Unconfirmed Council Meeting Minutes

Wednesday 25 June 2025 at 6:00pm

Maryborough Town Hall, 71 Clarendon Street, Maryborough.



Council Meeting - Wednesday 25 June 2025

The meeting commenced at 6:00pm.

PRESENT

Councillors:

Grace La Vella (Mayor)
Ben Green (Deputy Mayor) (Online)
Geoff Bartlett
Anna de Villiers
Liesbeth Long
Jake Meyer
Gerard Murphy (Online)

Officers:

Interim Chief Executive Officer, Sally Jones
Acting General Manager Corporate Performance, Anthony Smith
Acting Manager Governance Property and Risk, Libby Sheward
Manager Statutory Services, Peter Field
Governance Advisor, Ralph Anania

1 Welcome

The Mayor, Cr Grace La Vella welcomed attendees to the meeting and then read an Acknowledgment of Country and the Council Prayer.

2 Apologies

Ms Amber Ricks, General Manager, Infrastructure Assets and Planning
Ms Emma Little, General Manager, Community Wellbeing

Request for Leave of Absence

Cr Long requested a leave of absence from 24 July to 2 September 2025 Inclusive.

COUNCIL RESOLUTION

That Council grant Cr Long Leave of Absence from all Council Meetings from 24 July to 2 September 2025 inclusive.

Moved: Cr Meyer.

Seconder: Cr Bartlett.

CARRIED

3 Declarations of Conflict of Interest

Cr Meyer declared a conflict-of-interest in item 7.3, as he is the President of the Little Athletics Club, and the Club may be receiving an allocation under the 2025/2026 Council Budget.

4 Confirmation of Minutes from Previous Council Meetings

COUNCIL RESOLUTION

That the Minutes of the Council Meeting held 28 May 2025 be confirmed, subject to the following amendments:

- a) The statement of Cr Long's Conflict of Interest in item 3 to read – Cr Long declared a Conflict of Interest in item 7.1, as Cr Long is President of the Central Goldfields Bushwalking and Hiking Club Inc. and the Club hosted a joint walk in conjunction with the Castlemaine Maryborough Rail Trail, who oppose the Broiler Farm developments.
- b) Following completion of item 7.1, inset Cr Long returned to the meeting here.
- c) To correct any misspelling of Cr Meyer's name.

Moved: Cr Long

Seconder: Cr de Villiers

CARRIED

5 Minutes of Delegated and Advisory Committees

5.1 Audit and Risk Committee Minutes for January, March and June 2025

COUNCIL RESOLUTION

That Council receive and note the Minutes of the Audit and Risk Committee Meetings held on 20th January 3rd March and 2nd June 2025.

Moved: Cr Bartlett

Seconder: Cr de Villiers

CARRIED

6 Petitions

Nil.

7 Council Reports

7.1 Update on the Carisbrook Levee Review Draft Implementation Plan

COUNCIL RESOLUTION

Council Meeting - Wednesday 25 June 2025

That Council notes:

1. the status of actions contained in the Carisbrook Independent Levee Review Draft Implementation Plan (Attachment 1);
2. that officers will make the information contained in Attachment 1 available to the community via the Council website; and
3. that officers are in the process of finalising contract documents to engage consultants to undertake the Carisbrook Flood Management Plan Review and Update which will address remaining actions in the Draft Implementation Plan and will incorporate consultation with the Carisbrook community.

Moved: Cr de Villiers

Seconded: Cr Long

CARRIED

7.2 Draft Rating and Revenue Plan 2025-2029

COUNCIL RESOLUTION

That Council having invited and considered written submissions on its Revenue and Rating Plan 2025 - 2029, adopts its Revenue and Rating Plan 2025-2029 provided as Attachment 1 to this report, in accordance with Section 93 of the Local Government Act 2020.

Moved: Cr Bartlett

Seconded: Cr Long

CARRIED

Cr Meyer had declared a Conflict of Interest in Item 7.3 and therefore left the meeting here, prior to any discussion or voting taking place on the item.

7.3 2025/26 Council Budget

COUNCIL RESOLUTION

That Council:

1. Adopts the 2025/26 Budget (as Attachment 1 to this report) with adjustments identified from the Draft Annual Budget to the Income Statement, Balance Sheet, Capital program and User Fees and Charges, as outlined within this Report;
2. Approves loan borrowings of \$500,000 in line with the Budget for the Deledio Recreation Reserve – Pavillion Upgrade;
3. Adopts and declares the fees and charges as listed within the 2025/26 Budget for the financial year;
4. Declares an amount of \$19.456 million which Council intends to raise by General Rates and Annual Service Charges for the period 1 July 2025 – 30 June 2026 calculated as follows:
 - General Rates (including estimated supplementary rates) \$12.736 million;
 - Municipal Charges \$1.684 million; and
 - Service Rates and Charges (Waste Management) \$5.036 million;

5. Declares a Municipal Charge of \$202 for each rateable assessment in respect of which a Municipal Charge may be levied in the 2025/26 financial year;
6. Declares an Annual Service Charge of \$1,060 for kerbside garbage and recycling collection for the period 1 July 2025 to 30 June 2026;
7. Declares the rate in the dollar for each type of rate to be levied for the period as follows:

Type of Rate Value	Cents in the \$ on Capital Improved
General rate for rateable residential properties – Maryborough	0.003270
General rate for rateable residential properties – Other	0.002943
General rate for rateable vacant land properties	0.004153
General rate for rateable commercial properties – Maryborough	0.005232
General rate for rateable commercial properties – Other	0.004415
General rate for rateable industrial properties	0.003466
General rate for rateable farm properties	0.002616

8. Adopts to levy the general rates and service charges referred to in this resolution by the service notice on each person liable to pay such rate or charge in accordance with section 158 of the *Local Government Act 1989*;
9. In accordance with section 167 of the *Local Government Act 1989*, adopts the rates and charges declared by the Council for the 2025/26 financial year and declares that they must be paid as follows:

By four instalments made on or before the following dates:

Instalment 1 – 30 September 2025;

Instalment 2 – 30 November 2025;

Instalment 3 – 28 February 2026;

Instalment 4 – 31 May 2026;

OR

By a lump sum payment made on or before 15 February 2026; and

10. Thanks, the community members who participated in the community engagement process to inform the 2025/26 Budget.

Moved: Cr Murphy

Seconded: Cr Long

CARRIED

Cr Meyer returned to the meeting here.

7.4 Amendment C40 to the Central Goldfields Planning Scheme. Maryborough Heritage Overlay - Authorisation to Exhibit

COUNCIL RESOLUTION

That Council consider all matters as required by Section 12(2) of the Planning and Environment Act

1987, and resolve to:

1. Seek Ministerial Authorisation pursuant to Section 8A (2) of the Planning and Environment Act 1987 to prepare Amendment C40 to the Central Goldfields Planning Scheme (in accordance with the amendment documentation and reports forming as a separate attachment to this report) to remove HO206, apply new heritage overlays to give statutory protection to seven individual places, nine heritage precincts and two group listings, and make associated changes to policy and guidance documents to that better reflect the heritage values of the study area.
2. Following receipt of Ministerial authorisation, exhibit the planning scheme amendment in accordance with the provisions of the Planning and Environment Act 1987.
3. Delegate to the Chief Executive Officer the ability to make any changes to amendment documentation for Planning Scheme Amendment C40 prior to exhibition, if requested by the Department of Energy, Environment and Climate Action, or if required by a condition of Ministerial Authorisation.

Moved: Cr Bartlett

Seconded: Cr Long

CARRIED

7.5 S5 Instrument of Delegation Council to CEO

COUNCIL RESOLUTION

In the exercise of the power conferred by s 11(1)(b) of the Local Government Act 2020 (the Act), Central Goldfields Shire Council (Council) resolves that:

1. there be delegated to the person holding the position, or acting in or performing the duties, of Chief Executive Officer the powers, duties and functions set out in the attached Instrument of Delegation to the Chief Executive Officer, subject to the conditions and limitations specified in that Instrument;
2. the instrument comes into force immediately upon this resolution being made and is to be signed by the Council's Chief Executive Officer and the Mayor;
3. on the coming into force of the instrument all previous delegations to the Chief Executive Officer are revoked; and
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 Long

Seconded: Cr Bartlett

CARRIED

7.6 Councillor Internal Resolution Procedure

COUNCIL RESOLUTION

That Council adopt its Councillor Internal Resolution Procedure, provided as Attachment 1 to this report.

Moved: Cr de Villiers

Seconded: Cr Long

Council Meeting - Wednesday 25 June 2025

CARRIED

7.7 Audit and Risk Committee's Report to Council

COUNCIL RESOLUTION

That Council note the Audit and Risk Biannual Reports for December 2024 and June 2025.

Moved: Cr de Villiers

Seconded: Cr Bartlett

CARRIED

7.8 Review of Council's Community Asset Committees

COUNCIL RESOLUTION

That Council defer the report pending Officers undertaking further consultation with existing Committee members.

Moved: Cr de Villiers

Seconded: Cr Meyer

CARRIED

7.9 Draft Updated Art Collection Policy

COUNCIL RESOLUTION

That Council adopt the updated draft Art Collection Policy.

Moved: Cr Meyer

Seconded: Cr Long

CARRIED

7.10 Draft Play Space Strategy

COUNCIL RESOLUTION

That Council:

1. notes that the Draft Play Space Strategy was advertised for a period of three weeks and that no submissions were received as part of the consultation process;
2. adopts the Play Space Strategy (Attachments 1 & 2) as final; and
3. notes the recommendations identified in the Play Space Strategy will be incorporated in Councils Asset Management Plans and Long-Term Financial Plan for future consideration.

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Moved: Cr Long

Seconded: Cr Bartlett

CARRIED

7.11 Audit Action Items Quarter Three

COUNCIL RESOLUTION

That Council note the Quarterly Audit Action Items report for Quarter Three of the 2024/2025 financial year covering the period 1 January to 31 March 2025.

Moved: Cr Bartlett

Seconded: Cr de Villiers

CARRIED

8 Councillor Reports and General Business

Nil.

9 Notices of Motion

Cr La Vella vacated the Chair, in order to present her Notice of Motion.

Cr Long assumed the Chair, as the Deputy Mayor was not in attendance.

9.1 Opposition to the Emergency Services and Volunteer Fund Levy

Councillor: Cr La Vella

COUNCIL RESOLUTION

That Council authorise the Mayor to write to the Premier, the Hon Jacinta Allan; the Treasurer, Jaclyn Symes MP and local State members of Parliament to record Central Goldfields Shire Council's opposition to the introduction of the new Emergency Services and Volunteer Fund Levy due to:

- a) the detrimental fiscal impact of the levy on the farming sector; and
- b) the State Government's unilateral decision to financially burden local Councils with the collection of this levy, rather than using the State Revenue Office.

Moved: Cr La Vella

Seconded: Cr de Villiers

CARRIED

At this point, Cr Long vacated the Chair, and Cr La Vella resumed the Chair.

10 Urgent Business

Nil.

Council Meeting - Wednesday 25 June 2025

11 Confidential Business

COUNCIL RESOLUTION

That Council in accordance with Section 66(2)(a) of the Local Government Act 2020, close the meeting to the public, in order to consider a report which contains confidential information.

Moved: Cr Long

Seconded: Cr Meyer

CARRIED

Cr Murphy declared a Conflict of Interest after being advised of the likely nature of the Confidential Report. Cr Murphy left the meeting here, before any discussion or voting taking place on the item.

11. Consideration of Confidential Business.

11.1 Contractual Matter.

COUNCIL RESOLUTION

That the meeting now resume in open Council.

Moved: Cr Meyer

Seconded: Cr Bartlett

CARRIED

12 Meeting Closure

The Mayor, Cr La Vella, closed the meeting 7:05pm.

5 Minutes of Delegated and Advisory Committees

Nil.

6 Petitions

Nil.

7 Council Reports

7.1 Maryborough North, Flagstaff and Carisbrook Land Use Planning Framework

Author Senior Strategic Planner

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.

SUMMARY/PURPOSE

The purpose of this report is to seek Council consent to place the draft *Maryborough North, Flagstaff and Carisbrook Land Use Framework Plan Recommendations and Findings* document on exhibition alongside the *Urban Residential Land Opportunity Study*.

This report details the actions required to finalise this work and future steps required to implement a final report into the planning scheme.

Council received funding from the Department of Transport and Planning (DTP) to undertake the *Maryborough North, Flagstaff and Carisbrook Land Use Framework* (Framework Plan) project. The purpose of this plan is to identify areas for the future urban growth of greater Maryborough including its connected settlement areas.

As part of the project, an issues and options paper for development in these areas was prepared for consultation in late 2022. The exhibition draft of the recommendations and findings report has addressed the feedback received and considered relevant changes to legislation, policy and associated strategic work.

This report informs Council on:

- The role of a land use framework plan,
- The key land use policy and directions that need to be considered in finalising a land use framework plan, and
- The next steps in the framework plan and future implementation into the planning scheme.

RECOMMENDATION

That Council:

- 1) acknowledge that the *Maryborough North, Flagstaff and Carisbrook Land Use Framework Plan Recommendations and Findings* report considers, to the extent necessary, all matters outlined in section 12 of the *Planning and Environment Act 1987*; and
- 2) resolves to place the draft *Maryborough North, Flagstaff and Carisbrook Land Use Framework Plan Recommendations and Findings*, forming Attachment 1 to this report, on public exhibition for a four (4) week period commencing Monday 28 July 2025 and closing on Tuesday 26 August 2025.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2021-2025:

The Community's vision:

Our Growing Economy

2. A vibrant and thriving economy with a growing population.
2. Diverse employment opportunities.
2. A range of housing options.

Leading Change

4. Good planning, governance, and service delivery.

Initiative:

Provide infrastructure to meet community need

Local Government Act 2020

The relevant sections are:

- s8 (1) *The role of a Council is to provide good governance in its municipal district for the benefit and wellbeing of the municipal community.*
- s55 *Community engagement policy.*

Planning and Environment Act 1987

The *Planning and Environment Act 1987* outlines how Council exercises principles in relation to land use and development matters.

It provides additional guidance to Council as a responsible authority (for planning permit considerations) or a planning authority (for planning scheme amendments and strategic work related to the planning scheme).

The Land Use Framework Plan is a study that supports future planning scheme controls. Therefore, it is advisable that strategic documents consider the requirements of s12 of the *Planning and Environment Act*.

S12(1A, 2 and the new 2A) requires a Planning Authority to have regard to:

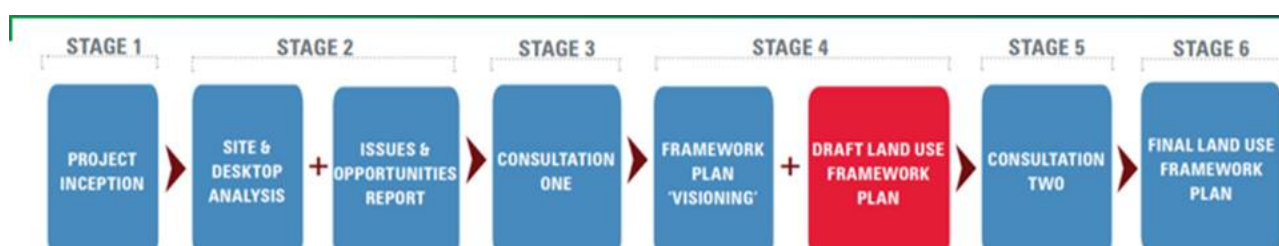
- Minister's directions,
- the Victorian Planning Provisions, and

- any significant effects which it considers the scheme or amendment might have on the environment, or
- which it considers the environment might have on any use or development envisaged in the scheme or amendment (including risks from flood and fire and increased risks from climate change).

S12(3) provides for the Planning Authority to carry out studies and commission reports to ensure the planning scheme leads to the orderly and proper use, development, and protection of land. This includes the power to consult with others to ensure co-ordination of the planning scheme.

BACKGROUND INFORMATION

This report concludes Stage 4 of the project: the *Land Use Plan for Maryborough North, Carisbrook, and Flagstaff* (the Plan). The report provides an update on the project status and next steps.



When complete, the Plan will provide a high level (framework) discussion of the land required to meet future urban needs for the municipality and planning scheme changes including rezonings that may be required to meet the future growth requirements of Maryborough and districts. This includes consideration of the suitability of areas and further strategic work that would be required to support planning scheme amendments.

The framework plan needs to consider the environmental constraints of the areas, the existing land use zones applied and relevant policy considerations – such as the protection of industrial zoned land and public facilities from encroachment by sensitive uses. It identifies work that needs to be done in more detailed planning (structure planning).

The exhibition draft clearly outlines opportunities and challenges so that the community can comment on its recommendations. It is critical that the community understands the considerations that Council must make in planning for future growth to demonstrate the recommended changes to the planning scheme are *strategically supported*. This provides greater certainty for Council or proponents in undertaking structure planning and technical assessments that a future amendment is likely to be authorised.

There are diverse opinions on the future growth of Maryborough. Consultation on the draft Framework Plan's recommendations and findings will allow the public to give their views on the future growth. Council will have the opportunity to consider these submissions and whether alterations to the plan are required to deliver orderly and proper planning prior to the adoption of the Plan.

Previous submissions

Consultation on the Issues and Opportunities Report occurred in 2022. Nine (9) submissions were received on the issues and options paper, two (2) of which were seeking rezoning of land to residential.

One (1) submission raised concern regarding the encroachment of residential uses to industrial one zoned land. Three (3) submissions raised no specific issues.

The remaining three (3) submissions responded to the pro forma document with a focus on water sensitive urban design, including the desire to retain the quiet, small-town nature of Carisbrook, and one submission focused on the need for more services, transport, and employment opportunities.

REPORT

This report will be in three parts:

- What is the role of a framework plan?
- What are the key land use challenges to be balanced?
- Potential future implementation – detailed structure planning and planning scheme amendments.

1. What is the role of a framework plan?

A Framework Plan is a high-level consideration of future growth and development issues. It identifies the broad needs and expectations – such as 15 years land supply across the municipality and what changes might be needed to deliver on these expectations.

A Framework Plan is typically referenced in the planning scheme as a ‘supporting document.’

This then gives strategic support to future planning scheme amendments and more detailed structure plans or studies required to support the change.

It is therefore important to ensure there is a high likelihood that the Framework Plan can be delivered within the municipality.

2. What are the key land use challenges to be balanced?

Plan for Victoria target

The Housing Target for Central Goldfields Shire is 1700 dwellings by 2051 (68 per annum). This can occur via new (greenfield); infill development in existing areas or redevelopment of areas (brownfield).

Planning policy is seeking an increase in infill development.

With an aging population there is likely to be increased demand for housing close to transport and services.

Infill development can occur in residential and commercial zoned areas where the appropriate provisions are met.

To ensure orderly and proper planning and the efficient provision of services and transport, consideration should be given to the designation of a growth area(s) for future rezoning based on detailed structure planning.

Flood and fire.

Maryborough North, Flagstaff and Carisbrook all have significant environmental challenges that must be considered in planning for growth and land use change.

Both the Maryborough North and Flagstaff precincts have significant bushfire considerations while flooding is the major consideration for Carisbrook.

Flood Controls for Maryborough North and Flagstaff are currently being reviewed by Council and the North Central CMA. The flood controls in Carisbrook have been updated.

A bushfire risk assessment was undertaken for Council for both the Framework Plan and the Urban Residential Land Opportunities (URLO) study report.

A submission received which sought residential rezoning of industrial land in Maryborough North provided a bushfire report for the site as part of their submission.

Council commissioned a review of both bushfire assessments for Maryborough North.

The planning system has a primacy on life regarding bushfire that is a key consideration in proposing to increase the residential density potential of an area – such as rezoning from the rural suite of zones.

There is significant land on the east of Carisbrook that meets the planning policy requirements for flooding. This land is not without risk of flooding but the likelihood of this is a one in two-hundred-year flood where the planning standard is one in one-hundred-year flood. Future detailed structure planning should consider broader flood risk and options for mitigation.

Encroachment on infrastructure and industry

One submission highlighted concern about potential encroachment of industrial land. Maryborough North and Flagstaff are areas with significant industrial zoned land and public infrastructure such as the Wastewater Treatment Plant that services both Maryborough and Carisbrook.

The EPA sees a dwelling as a sensitive use. That means if a dwelling is built near an existing industry or facility it can lead to complaints about that facility and restrictions placed on operations even though the use is in the appropriate zone and has been encroached upon.

Planning policy seeks to ensure that public infrastructure and industrial land uses are protected from this type of encroachment.

Careful consideration must be given to the appropriateness of new residential areas near land in an industrial zone as these may restrict the operation of existing lawful land uses.

Infill development

Infill development is not core to the Framework Plan as it will occur in developed areas of Maryborough outside the Study area.

Consideration is given to the type of housing needed and the role for infill versus greenfield development. It is acknowledged that the implementation of the *Maryborough Heritage Review* into the planning scheme will increase opportunities for infill development.

One submitter challenged the likelihood of infill development happening at any significant rate.

Transport and Services

Many submitters raised concerns with the availability of transport services.

While not core to the Framework Plan, all three areas have limited public transport options. Advocating for improved transport services will be important in future detailed structure planning for new growth areas.

3. Future implementation

Following consultation on the draft document, Council will be given the opportunity to review the submissions made and consider any changes to the Framework Plan before its adoption.

In adopting the Framework Plan, it will be recommended that Council resolves to reference the Framework Plan in the planning scheme.

As this requires a planning scheme amendment it is important to ensure the Framework Plan addresses the s12 issues.

For instance, the framework plans and policy in the Municipal Planning Strategy.

The adopted Framework Plan is likely to have recommendations about future growth areas and the additional strategic work required to support a rezoning.

These recommendations should be included in the planning scheme amendment that references the Framework Plan.

CONSULTATION/COMMUNICATION

Initial consultation has occurred on the Issues and Options Paper. Consultation on the exhibition draft Framework Plan, recommendations and findings will occur via promotion on Council's website, the Council notice in local media and direct correspondence to relevant landholders.

A joint consultation program with the URLO (Rural Living) project is proposed so that the relationship between areas and considerations are understood.

This includes four community sessions (two for Carisbrook / Flagstaff, one for Maryborough North and an open session) as well as landholder and agency discussions.

Copies of the plan will be sent to relevant government departments and agencies.

A draft Framework Plan is likely to generate further community debate and submissions.

FINANCIAL & RESOURCE IMPLICATIONS

This report is in relation to a project that has received an existing grant.

Due to significant delays, it is important to progress the work as delays can lead to the need for review of content when planning policy and provisions change.

There will be additional costs for Council in the implementation of these projects into the planning scheme.

Strategic gaps will be prioritised and funds sought through grants or Council budget processes.

RISK MANAGEMENT

This report addresses Council's strategic risk Community Well-being - Failure to recognise and manage the impact of changing social and economic conditions on the community – by addressing constraints on residential and industrial development that are contributing to increasing housing costs and potential missed opportunities for enabling industrial businesses to establish and grow in Central Goldfields.

This report further addresses Council's strategic risk Community engagement - Inadequate stakeholder management or engagement impacting brand reputation and community satisfaction in Council decision making by ensuring that relevant stakeholders including landowners, community members and agencies are engaged in the decision-making process.

Clear messaging is required on any strategic work program where outcomes cannot be guaranteed.

As implementation of strategic planning work requires amendment of subordinate legislation, technical investigations may lead to recommendations that a change cannot be supported or approved.

RECOMMENDATION

The exhibition draft of the *Maryborough North, Flagstaff and Carisbrook Land Use Framework Plan, recommendations and findings* marks a major milestone and is a critical document to progress planning for growth in the Central Goldfields Shire.

It is recommended that Council:

- Acknowledge that the Maryborough North, Flagstaff and Carisbrook Land Use Framework Plan Recommendations and Findings report considers, to the extent necessary, all matters outlined in section 12 of the Planning and Environment Act 1987; and
-
- Resolves to place the exhibition draft Maryborough North, Flagstaff and Carisbrook Land Use Framework Plan Recommendations and Findings forming Attachment 1 to this report on public consultation for a four (4) week period commencing Monday 28 July 2025 and closing on Tuesday 26 August 2025.

ATTACHMENTS

1. LUFP Recommendations Report FINAL EXHIBITION DRAFT [7.1.1]



MARYBOROUGH NORTH, FLAGSTAFF, & CARISBROOK LAND USE FRAMEWORK PLAN

Recommendations and Findings

Prepared by **Hansen Partnership**
for the **Central Goldfields Shire Council**

July 2025

EXHIBITION DRAFT





ACKNOWLEDGEMENT OF COUNTRY

The Dja Dja Wurrung people as the Traditional Owners of the land in the Central Goldfields area and recognize their enduring connection to the land, waters, and community. We pay our respects to their Elders past and present.

We express our gratitude in the sharing of this land, our sorrow for the personal, spiritual and cultural costs of that sharing and our hope that we may walk forward together in harmony and in the spirit of healing.

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6.0 IMPLEMENTATION ACTIONS

DOCUMENT CONTROL			
VERSION	DATE ISSUED	BY	COMMENT
A	06.08.24	JK	Preliminary Draft for internal council review
B	14.07.25	JK	EXHIBITION DRAFT

1.0 EXECUTIVE SUMMARY

Hansen Partnership and SGS Economics have been engaged by Central Goldfields Shire to prepare a Land Use Framework Plan for Maryborough North, Flagstaff, and Carisbrook.

The Maryborough Land Use Framework Plan (LUPF) aims to provide a strategic vision for the future residential and industrial development and growth of Maryborough North, Flagstaff, and Carisbrook. This plan fits into a broader portfolio of strategic planning work being undertaken to address the lack of residential land supply within Central Goldfields Shire.

The LUPF identifies and leverages opportunities for residential and industrial expansion in response to community needs, projected growth, and demographic changes. The plan also addresses critical mismatches in land supply and demand, aiming to provide appropriate spaces for growth in residential, and industrial sectors in areas less constrained than much of the land in the area that is subject to bushfire and or flood risk.

The studies that have informed this project include Council's *Population, Housing and Residential Strategy* (May 2020) and *Industrial Land Supply & Demand Assessment & Strategy* (December 2021). These studies identified existing and ongoing constraints regarding residential and industrial development. Supplementary technical reports have also informed the direction of this report including a Residential and Industrial Technical Assessment prepared by SGS economics and planning, and several bushfire assessments.

The primary objectives of the LUPF are to:

- Identify environmental constraints that are limiting growth in Maryborough and surrounds.
- Having considered environmental risks and constraints, identify suitable areas for future development.
- Resolve competing and conflicting land uses through place-based planning.
- Address the perceived shortfall of industrial land supply.
- Establish a clear growth boundary for development.

The key outcomes of the LUPF include:

- Identification of preferred areas for residential and industrial expansion which can facilitate growth.
- Long term directions to resolve land use conflict between industrial and residential land uses.
- Recommendations for managing environmental risks such as bushfires and floods.
- Clear guidance for future development to ensure orderly and sustainable growth in each precinct.

The implementation of the LUPF involves:

- Engaging with stakeholders and the community to ensure the draft recommendations plan aligns with local needs and aspirations.
- Recommending changes to local planning policy to define and reinforce the role of precincts in relation to the preferred type of land use in each area.
- Zoning changes to guide development and manage land-use conflicts.

By following these strategic directions, the LUPF aims to facilitate balanced and sustainable growth in Maryborough North, Flagstaff, and Carisbrook, ensuring these areas can grow appropriately having due consideration for environmental risks and providing future clarity for both Council and its community.

2.0 INTRODUCTION

2.1 PURPOSE & STRUCTURE

The purpose of the Recommendations and Findings Report is to present draft recommendations for discussion with stakeholders and community. The recommendations and findings report has been informed by background desktop analysis, previous and concurrent studies, site visits, and stakeholder discussions.

This ‘exhibition draft’ is an opportunity to seek input from key stakeholders, as well as the broader community to identify any gaps in the report based on local knowledge and to allow feedback about whether the recommendations are ‘on the right track’. While a range of ideas and suggestions are made through this document, they are not ‘set in stone’. Rather, they have been proposed so as to generate discussion and to obtain feedback before a final Land Use Framework Plan is prepared.

This report is structured in three parts:

- **Part 1: Context** presents the overall findings which have underpinned the recommendations of the plan, following the previous work undertaken including key considerations, the views presented by the community and the projected growth of each area.
- **Part 2: Framework Recommendations** identifies the key matters informing directions for growth in residential and industrial land and provides a series of Framework Directions which articulate where and how growth should be viewed and delivered.
- **Part 3: Precincts** steps through each of the 4 precinct areas, discussing the key findings arising from detailed analysis of each location. These findings have been derived from extensive background research, technical reports and have been considered heavily in the issues and opportunities report preceding this recommendations report.

Additional detail regarding implementation will be summarised following confirmation of these matters as part of exhibition of draft documents.

2.2 METHODOLOGY

The methodology for developing the LUPF involved several key steps:

- **Data Collection:** Gathering data from various sources, including census data, local government records, state level strategic plans, ecological reports, fire hazard assessments, and existing planning documents.
- **Analysis:** Utilising GIS mapping, demographic analysis, and land use modelling to understand current conditions and project future scenarios. This includes identifying areas suitable for development, assessing environmental risks, and evaluating infrastructure capacity as well as existing future directions set by documents already adopted by Council.
- **Consultation Processes:** Engaging with the community and stakeholders through surveys, workshops, and public meetings to ensure the plan reflects local needs and aspirations. This process ensures that the plan is grounded in community values and priorities.

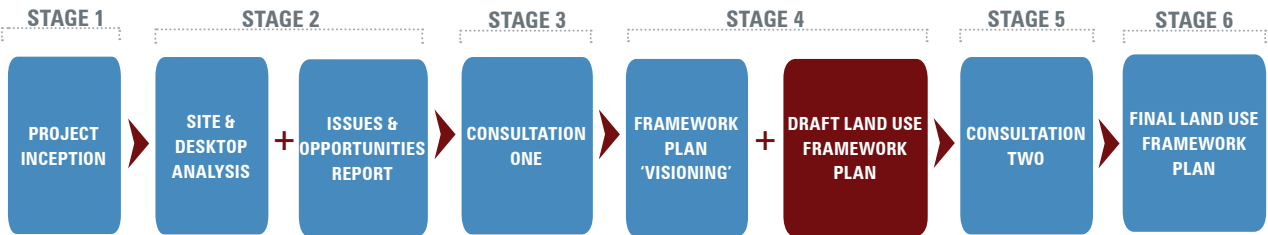


Figure 1. Project stages

2.3 REGIONAL & MUNICIPAL CONTEXT

The Central Goldfields Shire is located in the geographic heart of Victoria, and home to around 13,000 people. As the name suggests, there is a strong gold mining history in the region, and Victoria's goldfields are subject to a current bid for UNESCO World Heritage listing.

The settlements of Maryborough, Carisbrook, and Flagstaff are located along the Pyrenees Highway, roughly 40km east of Castlemaine, 65km south of Ballarat, 70km north of Bendigo, and 160km from Melbourne. Positioned on the northern slopes of the Central Highlands in central western Victoria, they are set within an agricultural landscape amidst state and regional forested parks, offering a unique and appealing backdrop.

Maryborough, the main settlement of Central Goldfields Shire, serves the surrounding region. Established during Victoria's gold rush, it boasts many intact heritage buildings, including the station building, courthouse, town hall, and post office, all centred around the civic centre. The town is at the junction of significant regional transportation routes

and is naturally limited in growth by the surrounding state forests. Recent residential development has expanded to the north along Maryborough-Dunolly Road.

Carisbrook, a historic gold mining town closely linked to Maryborough socially, economically, and culturally, has its town centre along Green Street, offering local retail conveniences. It features several heritage assets, especially along Bucknall Street, and the tourist attraction Carisbrook Log Goal. Tullaroop Creek (Deep Creek) runs through the town, providing a scenic natural corridor.

Flagstaff, located between Maryborough and Carisbrook along the Pyrenees Highway, is a former mining settlement now characterized by Box-ironbark forest. The locality includes a mix of large-scale industrial sites, roadside commercial properties, and various dwellings along the highway.

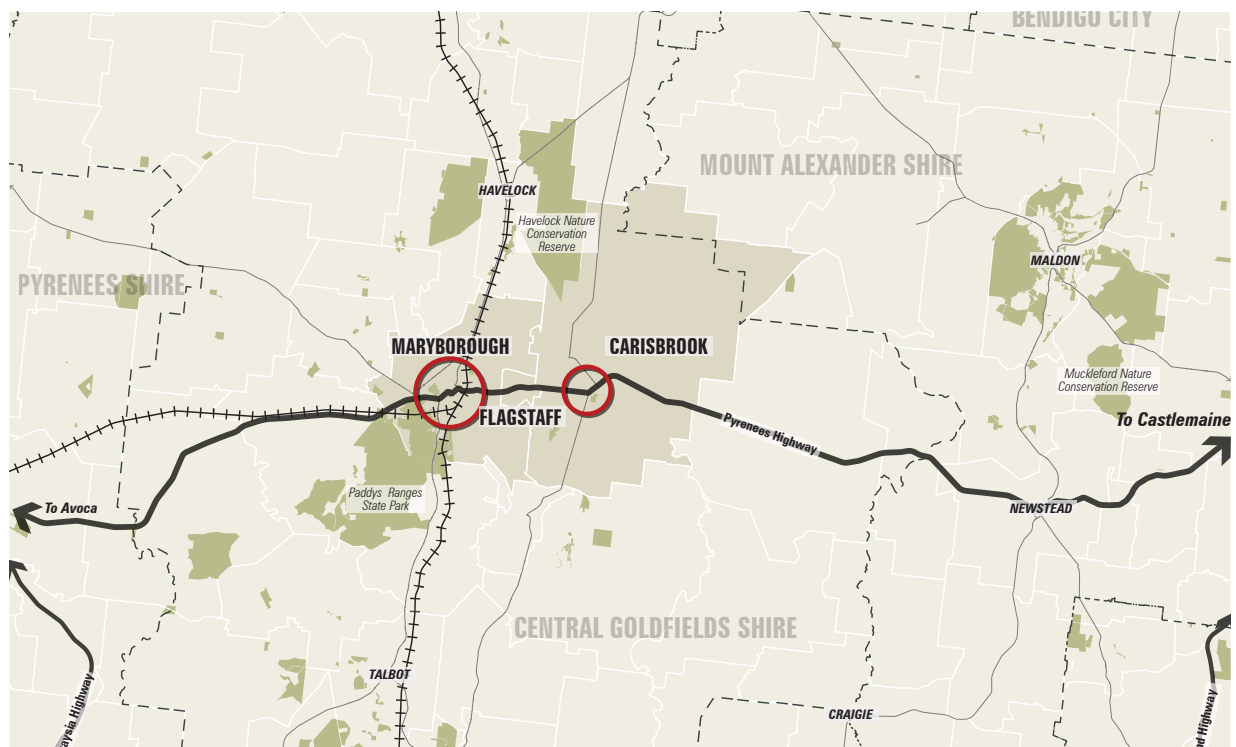
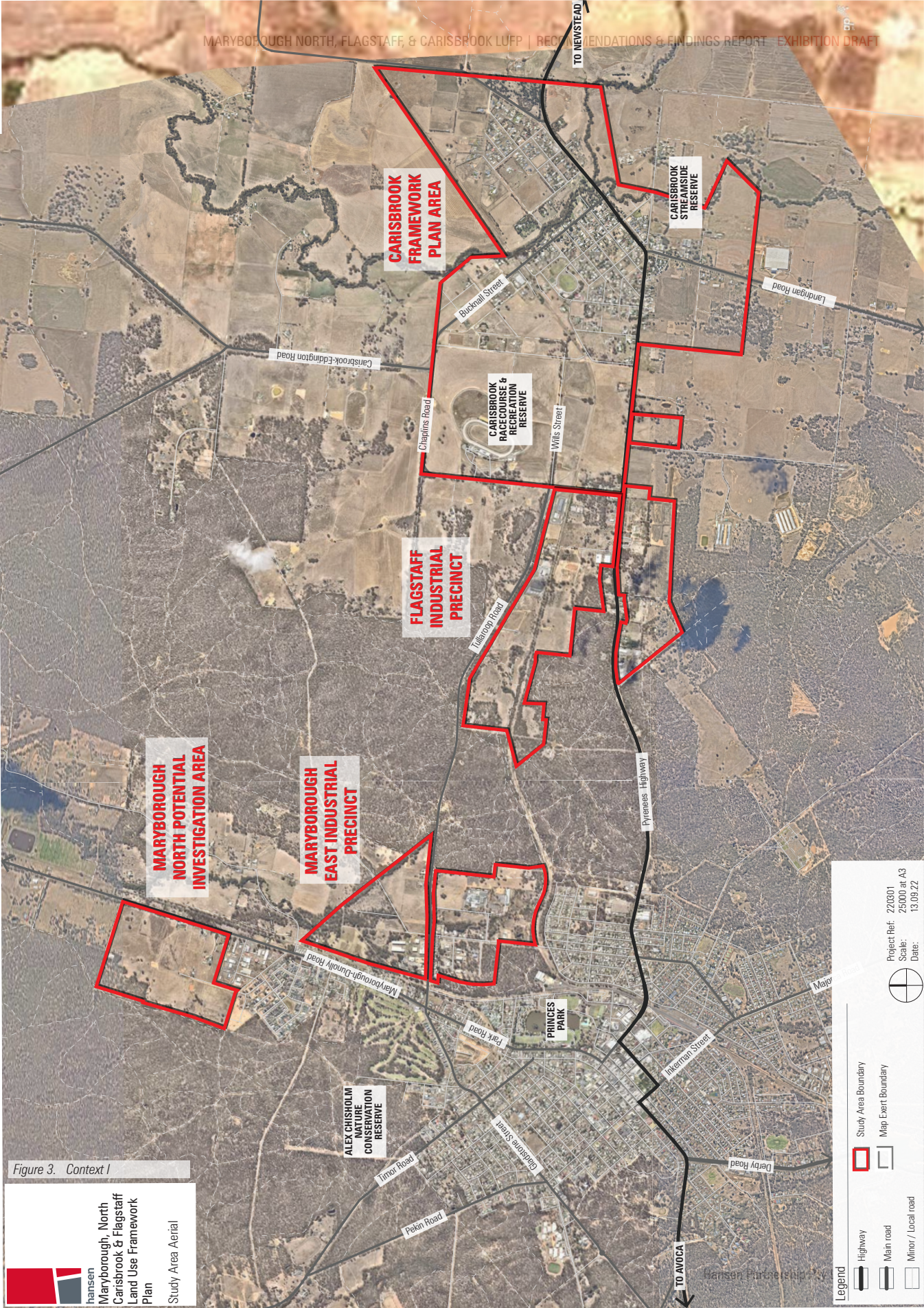


Figure 2. Context



Council's Population, Housing and Residential Strategy (May 2020) reviewed population growth rates and future demand for residential and industrial land, focusing on Maryborough, Flagstaff, and Carisbrook. It found Maryborough's greenfield land supply nearly exhausted due to a natural growth boundary formed by surrounding forests. The last potential greenfield site in Maryborough's north faces constraints from bushfire risks and infrastructure servicing issues.

The Industrial Land Supply and Demand Assessment and Strategy (2021) revealed a strong ongoing demand for industrial land in the Shire, particularly for smaller 'light industrial' lots, contrasting with the larger lots available. This mismatch highlights the Shire's failure to meet the State planning policy requirement for a 15-year land supply.

In the Issues and opportunities Paper preceding this report, the natural boundary problem, environmental issues, potential growth issues and opportunities have been considered at length.

The Central Goldfields Land Use Framework Plan (LUPF) aims to explore growth scenarios and identify preferred areas for future residential and industrial development to account for future demand.

2.4 STUDY AREA

To confirm the locations being studied in this project, the study area is as follows:

- The full extent of the Carisbrook township area including sections of Rural Living Zone (RLZ) land to the northeast, south, and west of the township boundary.
- Industrial land within Flagstaff.
- Industrial land that forms the Maryborough East Industrial Precinct to the east of the trainline in the north of Maryborough.
- The Maryborough North Potential Investigation Area, consisting of land to the north of Ross Street, south of Morses Lane, west of Maryborough-Dunolly Road, and east of the forest.

This is shown on the map on the following page.

While this forms the study area, the project has also been informed by influencing factors outside this immediate area.



2.5 COMMUNITY FEEDBACK

Part of the preparation of the plan involved engagement with the communities of each area and with key stakeholders including the Country Fire Authority and North Central Catchment Management Authority. A summary of feedback received for each area is as follows:

In Carisbrook, people wanted to keep their town's historic and rural charm. They were concerned about environmental dangers like floods and bushfires. Residents suggested larger lot sizes to keep a country feel and want safer paths and bridges for walking. They also suggested that better healthcare and public transport are crucial for the town to grow.

In Flagstaff, the main concern was keeping residential areas quiet and clean, away from industrial zones. Residents would like smaller businesses to develop without harming living quality. They also wanted more measures to protect the environment and better public transport and road safety.

In Maryborough North, people raised concerns about bushfires and wanted to protect nature. They asked for safe areas around developments and focus on preserving the environment. The community called for better emergency services, healthcare, and schools. They also stated that they value green spaces and outdoor activities.

Feedback received has informed the recommendations of the report. These recommendations aim to respect each area's unique characteristics whilst facilitating sustainable growth in the context of each location. These recommendations enable orderly development, support community wellbeing, and retain the value rural and historic character of each town

2.6 ENVIRONMENTAL HAZARDS

The strategic work that underpins this project makes it clear that the environmental hazards which impacts on Maryborough and Carisbrook will be, and should be, a key driver of where future growth is accommodated. While there are a range of other environmental risks which have been considered in formulating this Framework - including land use conflicts and buffers - bushfire and flood risk remain paramount.

2.6.1 Bushfire Hazard

There have been a number of assessments of bushfire hazard undertaken over the last few years as Council has sought to understand appropriate areas for development. A strategic assessment that considered landscape scale outcomes and the broader suitability of areas for residential development was undertaken by Kevin Hazel. This assessment was supported by the CFA as an appropriate assessment and approach to bushfire hazard affecting the study area. Additional subsequent assessments were undertaken which considered more specifically the potential for an area in Maryborough North, subject to a proponent led rezoning request, to accommodate residential development. Both these assessments identified issues with the original assessment and proposed site based responses which could mitigate the risk. However, there is a significant difference between the possible steps that could be undertaken to manage a risk and the considerations which are at play when the rezoning of land to support increased residential populations. All three assessments are clear in their statement that the land in Maryborough North is not 'low risk'. The presence of the Bushfire Management Overlay in much of this area reflects the fact this land is subject to "very high or extreme risk". As such a rezoning which supports the exposure of new communities to this hazard cannot be supported. However, opportunities for other types of development that could also help mitigate risks to existing residential areas, as proposed by some assessments, are certainly worth consideration.

2.6.2 Flood hazard

The area is subject to very significant flood hazards, which are subject to current updates to both the modelling and associated planning controls. The settlement of Carisbrook in particular was subject to a number of devastating flood events in 2010, 2011 and 2022 which has had a significant impact on the population. Ensuring that future development is sensitive to these flood hazards is a critical part of this planning exercise. Carisbrook is impacted by both flood associated with the creekline which bisects the township

but also significant hazards which move across the floodplain from the south and west.

Additional flood hazard mapping has been undertaken for Carisbrook following that flood event, and further mapping undertaken following the construction of a levee to the west of the township. In addition, a Shire wide flood mapping exercise has also been undertaken, as well as modelling for areas such as Maryborough North. These modelling exercises are being consolidated into flood mapping for the settlements which is expected to see changes to the boundaries of the existing flood controls.

For Carisbrook in particular however, given the complexity and multiple flood fronts, a precautionary approach is likely to be warranted. Planning for flood hazards under current state government policy is based solely on one type of flood event – the 1% AEP. However, this is only one type of event and represents the ‘balanced’ between likelihood of a flood event and restrictions on development. A Parliamentary Inquiry into the 2022 flood events in Victoria noted that levees are often subject to breaches over time. The appropriate approach to areas which are ‘protected’ by a levee (given protection is calibrated to that one type of flood event) and broader considerations regarding flood resilience are likely to be needed in these areas. A key area identified for further assessment is the impact of flooding which may occur ‘within’ the township, and its interaction with external flood influences from either the creek or overland. While various programs are likely to be put in place to manage the impact on existing development (retrofitting grants, physical mitigation works etc) which are beyond the scope of this work, land use planning remains the first and most effective tool in managing natural hazards and this has been considered in recommendations.

Flood mapping which has informed the draft Land Use Framework, and known upcoming flood modelling updates is summarized below:

Maryborough

- 2023 - Maryborough Flood Study modelling completed, not yet adopted by Council, Planning Scheme Amendment still to be progressed.
- 2024 - CGSC Whole Town Mapping Project modelling in progress, likely Nov 2024, will inform broader areas not Maryborough and Carisbrook which have their own more detailed modelling in progress.
- 2020 - Moliagul, Bet Bet, Talbot, Bealiba, Timor-Bowenvale RRA flood modelling done which may affect land to the north west of Maryborough. Likely to be subject to forthcoming planning scheme amendment.

Carisbrook

- 2013 – original flood modelling which underpins existing planning overlays, implemented in 2022.
- 2019 – updated flood modelling undertaken to reflect updated ARR2016 (now superseded by ARR2019) and further modifications to mitigation infrastructure in Carisbrook.
- 2024 – Carisbrook Flood Study updated flood modelling to be undertaken, presumably to reflect the ARR2019 which may impact on the extent of flood overlays which apply to the township.

An independent review of the Carisbrook levee was undertaken in 2024 and did not recommend any changes to the extent of flood mapping but did highlight a number of issues which have been considered in these draft recommendations.

“As our climate changes, causing weather events to become more intense and more severe, and as development changes the built environment around floodplains, the frequency and severity of flood events will only intensify. As a result, those living and working near watercourses are facing new pressures to adapt to these changes, and uncertainty that arises because of them. Communities will need to become more resilient and more prepared to respond to emergency events, and better supported to do so. Government must integrate the new climate induced reality in each stage of its policy development: from planning, to mitigation and environmental management, through to emergency response and recovery.”

Parliamentary Inquiry into the 2022 flood event in Victoria, Final Report’ July 2024.



PART 2

Framework Recommendations

3.0 VISION & OBJECTIVES

To ensure that the directions of the Land Use Framework Plan are aligned with best practice principles, directions from the State Government and feedback from the community received in earlier stages of this project, a 'Vision' for the Maryborough / Flagstaff and Carisbrook area has been drafted, also with some key Objectives for future development.

Vision for the Area

The Land Use Framework Plan will position the communities of Maryborough and Carisbrook to thrive not just in the short term, but also over the longer term. It will ensure that there are options available for growth that ensure that all residents will be safe and there is a viable pathway for growth beyond the current day.

The Framework Plan will tackle head on the challenges the communities face in terms of increasing environmental hazards such as bushfire and flood and will support increased community resilience.

Communities will have access to a broader range of residential opportunities - for larger rural lots to lifestyle blocks, from smaller infill in Maryborough, to greenfield opportunities in Carisbrook to meet forecast demand.

Supporting residential growth, a broader range of industrial lots will be available to provide increased local employment opportunities, with constraints to industrial areas addressed through coordinated resolution of issues such as access and design approaches which reduce risk and conflict.

Objectives for Future Development

- To strengthen the connection between Maryborough and Carisbrook and establish Carisbrook's role as a township.
- To ensure sustainable and orderly growth by directing development suitable areas.
- To ensure that long term growth opportunities are protected and planned for.
- To protect environmental values and manage risks associated with bushfires and floods.
- To support improved community resilience to climate change impacts.
- Promote economic development by identifying and supporting industrial land opportunities and avoiding further land use conflicts.
- To enhance community well-being and maintain the preferred characteristics of each precinct.
- To improve infrastructure and connectivity to support growth and accessibility.

4.0 RESIDENTIAL LAND

4.1 CONTEXT & DIRECTIONS

As discussed in background work undertaken for this project Central Goldfields faces a significant challenge in meeting requirements regarding residential land supply. The *Population, Housing and Residential Strategy* (May 2020) found that the Maryborough / Carisbrook area - which the report recommended remained the focus for municipal wide supply - currently had only between eight and twelve years supply of broad-hectare residential land. As a result, council commissioned a series of strategies to ensure there is clarity around growth and available land supply

The challenge for Council in meeting obligations around land supply is the highly constrained nature of their main settlement of Maryborough. This important settlement is constrained by bushfire, flooding, land use buffers and heritage considerations. Council is required to provide a 15 year supply of residential land. Critically in the context of this project, that supply is to be considered at a municipal scale, rather than a settlement scale. This consideration is an important recognition that not all towns will have the same capacity for growth.

A core component of strategic land use planning and one which is considered in the approval process as a 'non-negotiable' is the need to ensure where areas for future growth are identified that these are not exposing new residents to hazards. State planning policy provides specific direction at Clause 13.01-1S Natural Hazards and Climate Change that council must "*Direct population growth and development to low-risk locations*".

Therefore, the LUPF seeks to direct residential growth to low-risk locations. Opportunities to contribute to overall land supply through larger lot style development are being considered through a complementary project with this framework focused on 'conventional' residential development. A further portion of growth will be accommodated with the exiting urban footprint of Maryborough, with work to review and refine existing Heritage Overlays to ensure they remain fit for purpose also being progressed. Some development potential also exists to accommodate further growth in the attractive township of Talbot, which has access to rail transport, but the rate and timing of this growth is dependent on funding of a proposed sewerage system.

Residential growth in the shorter term is directed to the western side of Carisbrook, where elevated land contiguous with the existing settlement is free from both fire and flood hazards. Sufficient land is available to meet supply requirements on both existing zoned land and through future rezonings. Easy connections to water and sewerage systems are available. The existing township of a Carisbrook has a range of services and facilities available but establishing a clear direction for future growth also allows Council and other authorities to direct resources to support new residents. Critically, these services can also support existing Carisbrook residents. The proposed growth area is also removed from the bushfire risk associated with Maryborough's surrounding forests, as well as identified areas with the potential for grassfires. This makes it an appropriate location for future growth. It is also free from interfaces with industrial land, avoiding the land use conflicts that existing in a number of other areas.

Opportunities to support the development of this proposed growth area include the development of the old railway into a shared path connecting Maryborough and Carisbrook which could form part of a wide rail trail connection via Newstead to Castlemaine. Heritage station buildings in Carisbrook have the potential to be revived as a central community or arts hub closely connected to the new residential areas via the existing rail bridge. Both these opportunities would support both residential growth and the broader Goldfields heritage ambitions

While Carisbrook has more limited retail, residents are located in such close proximity to the range of services and retail offer available in Maryborough (a short distance along the Pyrenees Highway) that it is not as significant an issue as it may be in other settlements. While unlikely to be feasible in the shorter term, the development of additional retail – in particular a supermarket in the area free from hazards in Carisbrook would significantly increased the resilience of the township if it were 'cut off' from other settlements in future events, as well as supporting the broader growth ambitions for the township. Such matters could be considered further in the preparation of a structure plan for the township

4.2.1 Supply of Residential land

While there remains a number of potential areas for residential development across Carisbrook that are already zoned for residential purposes, it is recommended that the first stage of the proposed 'growth area' be rezoned to the General Residential Zone. This rezoning is important to send a clear message about future growth in this area, and to avoid the 'underdevelopment' of this land which is likely under its current Rural Living zoning. Providing additional residential zoned land is not considered to result in a distortion or oversupply given the complexity of matters influencing development processes in areas such as Maryborough-Carisbrook. It also supports the commencement of planning for relevant infrastructure, services and facilities in advance of development.

Directing greenfield development to elevated land in Carisbrook means that the opportunities in Maryborough will be focused around increasing the density of development largely within the existing urban footprint. This addresses two of the issues identified in SGS's analysis - it increases the density, but also provides opportunities for greater housing diversity, including opportunities to 'age in place' in the settlement which has the best access to key services such as health facilities.

The other key benefit in directing greenfield development to elevated land in Carisbrook is that it supports longer term growth and prosperity for the settlements. While demand has previously been directed to Maryborough, with its greater range of services, than Carisbrook over the longer term this must inevitably change given the constraints facing Maryborough. This Framework Plan ensures this will occur in a coordinated and planned manner. The area proposed for residential growth offers longer term expansion opportunities largely free from environmental hazard in multiple directions (see Table 1).

It is noted however, that planning for this area will likely require some restructuring of lots however, including potential realignment of road reserves to align with topography - the interesting result of Carisbrook having been the original planned settlement for this area.

Summary of SGS findings on residential land

The Strategy suggests the forecast population growth and dwelling demand will translate to an estimated requirement for between **22 and 78 hectares (ha)** of additional broad-hectare residential land in the Shire over the next **25 years**. However, the Strategy identifies key issues to fulfilling this demand, including:

- A shortage of residential zoned broad-hectare land: there is not sufficient broadhectare land to accommodate residential demand in the medium-to long-term.
- A lack of housing diversity: more than 90% of the existing housing stock in the Shire is comprised of single detached dwellings.
- An ageing population: in 2016, the median age of the Shire's residents was 50, compared to 37 for Victoria. Housing in the Shire will need to diversify to include provisions for ageing in place, downsizing, affordable housing, and housing close to the services.
- Significant environmental constraints coupled with large lot sizes, particularly in the residentially zoned areas around Maryborough, results in a relatively low dwelling yield of 4.7 dwellings per gross hectares for the municipality.

SUPPLY ASSESSMENT (INDICATIVE)	
VACANT LOTS	
Existing zoned General Residential - Area (hectares) close to growth area	6.67ha
Existing zoned Rural Living - Area (hectares)	35ha
LOTS WITH HOUSE + SUBDIVISION POTENTIAL	
Existing zoned Rural Living - Area (hectares)	16.62ha
TOTAL THEORETICAL HA	58.29
ADJOINING FARMING LOTS WITH LONG TERM POTENTIAL	
Lot 1* (consolidation of all lots, excluding road reserves, not excluding flood affected areas)	100.65ha
Lot 2	65.8ha
Lot 3* (buffers from quarry site may require consideration)	93.5ha

Table 1. Indicative supply of existing and future residential land in Carsbrook



4.2.2 Flood hazard in Carisbrook

Essentially all land on the west side of Tullaroop Creek (Deep Creek) where much of the established township of Carisbrook is located is subject to flooding. While recently constructed levees will offer some protection or reduce the scale of impacts from flood events, there will remain a significant flood risk for this part of the township into the future. For example, factoring recent updates to the Australian Standards which guide flood modelling (ARR24), the levee would reduce the impact but would not remove the risk of flood from almost all of the township.

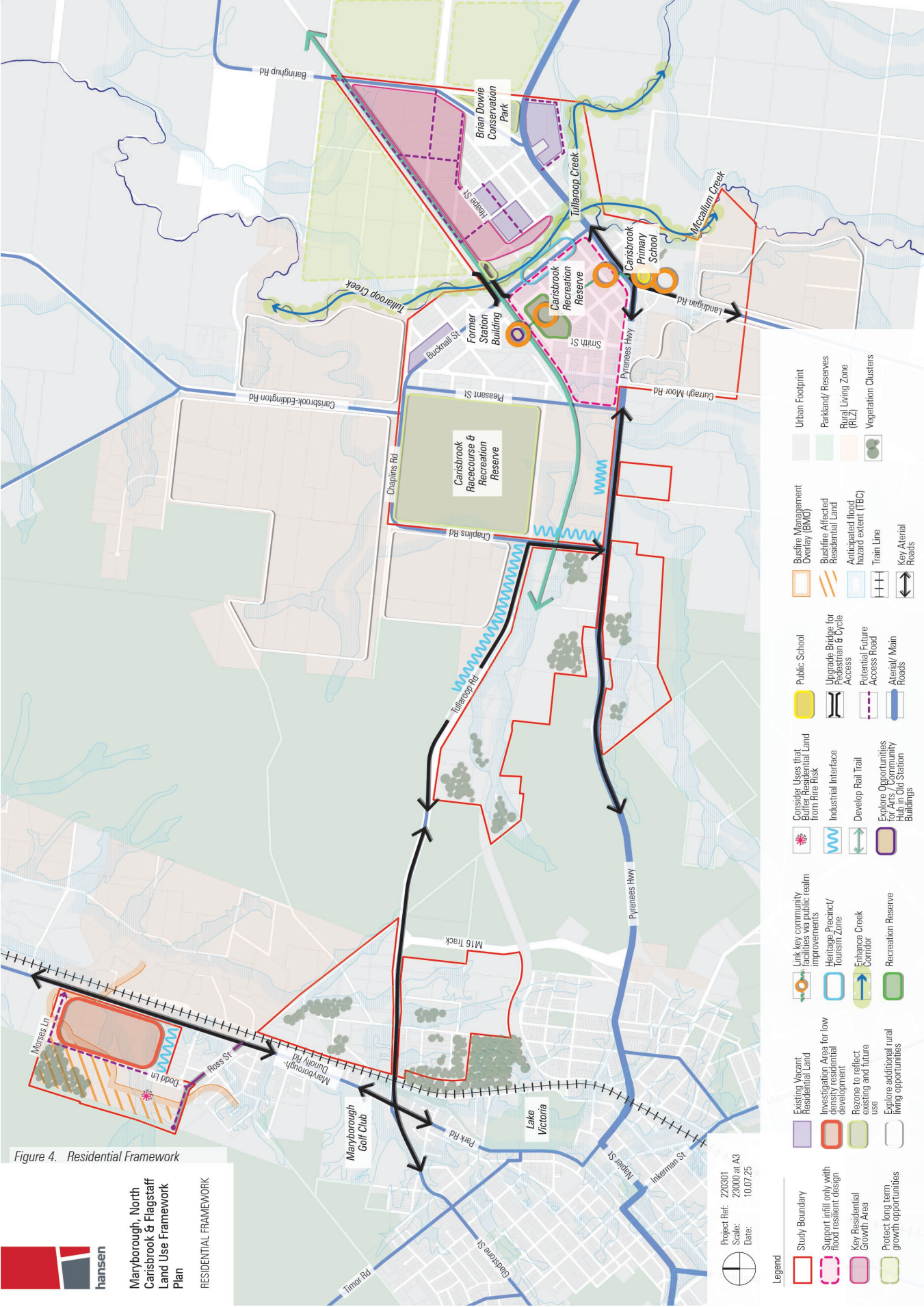
While it is therefore not considered an appropriate area to direct growth, nonetheless, incremental infill of existing vacant blocks and the redevelopment of existing blocks may occur over time. Which area of the township can still support this incremental infill should be a key focus of a structure planning exercise for the settlement. In order to ensure that the existing residential areas to the west of Tullaroop Creek (Deep Creek) are flood resilient, it is recommended a Design and Development Overlay be applied to land which is within this main township area, subject to flooding under a 0.5% AEP event. It is recommended that this control be designed to not trigger a permit, provided the development meets certain requirements associated with flood resilient design – in other words, no permit would be required if new development was designed to be flood resilient. Over time, this should support the ongoing climate resilience of the Carisbrook community, alongside the growth of new neighbourhoods.

In some areas of the township the likely flood depths during a 1% AEP event may be Hazard Class 1 (*Generally safe for vehicles, people and buildings*) or 2 (*Unsafe for small vehicles*) using the federal model, making a design response to the flood hazard a potential response in this context. It would be useful if, as part of updates to flood controls likely in the near future, to distinguish level of hazard through the application of different schedules to the LSIO or in associated local policy.

Note: Flood modelling for Carisbrook is currently being assessed to support an amendment to the existing flood controls which apply to the township. Draft recommendations will need to be calibrated against this modelling, and in particular the hazard levels associated with flood events in different parts of the township.

4.3 FRAMEWORK ELEMENTS

- Direct new residential growth for the Maryborough-Carisbrook area to elevated land on the eastern side of Carisbrook.
- Look to rezone existing Low Density Residential and Rural Living zoned land on the eastern side of Carisbrook to General Residential Zone as shown on Figure 3.
- Undertake more detailed Structure Planning for Carisbrook including precinct planning for the eastern side of the settlement to underpin the identification of required infrastructure to support residential growth.
- Identify farming land contiguous with the proposed growth area for longer term township expansion to prevent incompatible uses (such as broiler farms) being approved in this area.
- Support a future rezoning to facilitate the development of an appropriately located and designed neighbourhood activity centre on the eastern side of Tullaroop Creek (Deep Creek) as residential development proceeds.
- Look to maximize co-benefits of rail trail conversion linking Maryborough and Newstead / Castlemaine. This project could support / leverage from Goldfields World Heritage bid as well as improving connections for those within the proposed growth area.
- Confirm funding mechanisms to delivery community building project in Carisbrook to establish facilities ahead of and to attract growth. Key areas for investment include:
 - Formalisation of key roads to support future subdivisions.
 - Conversion of old rail bridge to support pedestrian and cycle movements.
 - Conversion of old rail station buildings to community hub.
 - Delivery of a new public park along old rail line on surplus railway land.
 - Establishment of a highly amenable and accessible 'key pedestrian link' from the rail bridge, to the potential community hub, to the existing recreation reserve, to the town centre and then to the Primary School.



- Consider appropriate lot sizes to ensure compatibility with the existing township as part of a structure planning process to confirm lot supply. Existing lot sizes in the eastern part of Carisbrook tend to range from 900-1500sqm.
- Ensure any planning for the proposed growth area incorporates Integrated Water Management principles and design requirements to ensure that impacts on both the flood hazard of existing areas and the water quality of Tullaroop Creek (Deep Creek) are appropriately managed.
- Further investigate infill of existing vacant lots zoned for residential use in Carisbrook provided design is flood resilient. Apply a Design and Development Overlay to all flood impacted land, including that 'protected' by the levee to increase climate resilience.
- Similar 'flood resilient' upgrades to the Primary School should be advocated for noting often grants are available to support these measures.
- Consideration may need to be given to establishing a second 'neighbourhood safe zone' on the eastern side of Tullaroop Creek (Deep Creek) as the residential population increases.
- Undertake further investigations to identify the appropriateness of a Low Density Residential rezoning of land in Maryborough North adjoining the Maryborough-Dunnolly Road which may be suitable for accommodating LDRZ connected to sewer which would support lots of 2000sqm. This would depend on the establishment of an appropriate use (such as light industrial uses) separating this land from the forest edge and confirmation that there is no meaningful flood hazard and separation from the sewerage treatment plant is managed.

5.0 INDUSTRIAL LAND

5.1 CONTEXT & DIRECTIONS

Background analysis identified that Maryborough has a generous supply of industrial land. However, much of this land is constrained, with fire or flood hazards which need to be considered, as well as having significant areas of native vegetation or existing dwellings which may compromise the ability of these area to be practically used for their intended purpose.

To address this the Framework Plan has recommended:

- Reconsidering some areas which may be more appropriate in other zones to reflect their current and potential future uses. This has the added benefit of preventing distortions in the understanding of available industrial land supply.
- Consolidating industrial precincts and focusing on those with good existing or potential access. Identifying a preferred access network in larger precincts to support the effective future subdivision of these areas into a range of lot sizes, and the potential for facilitation of the construction of these local access roads.
- The identification of an additional area for rezoning to Industrial 3 Zone to fill a gap, building on a highly successful existing industrial precinct in Maryborough North. This also provides a development opportunity for an area which is compromised for residential development, but which would support protection from bushfire for existing urban areas.

In addition, while exposure to hazard of industrial land is given lesser weight than 'sensitive' uses such as accommodation (i.e. people's homes), nonetheless, guidance as to design responses which can support the resilience of these areas to fire and flood risk is also recommended. Further understanding of the extent of flood risk in the Flagstaff area and the application of appropriate overlays is also recommended.

Opportunities to consider 'precinct wide' approaches to native vegetation may also support further development in these areas – for example, considering the offsetting of areas of vegetation in central parts of precincts through additional plantings in larger pockets on the periphery may support the development of these industrial areas. The appropriate response to this may be best established by a Native Vegetation Precinct Plan which may reduce the cost impost for landowners who would otherwise have to all complete individual assessments. Should Council wish to prioritise opportunities for industrial development in this area Council funding for this exercise could be considered.

Summary of SGS findings on industrial land

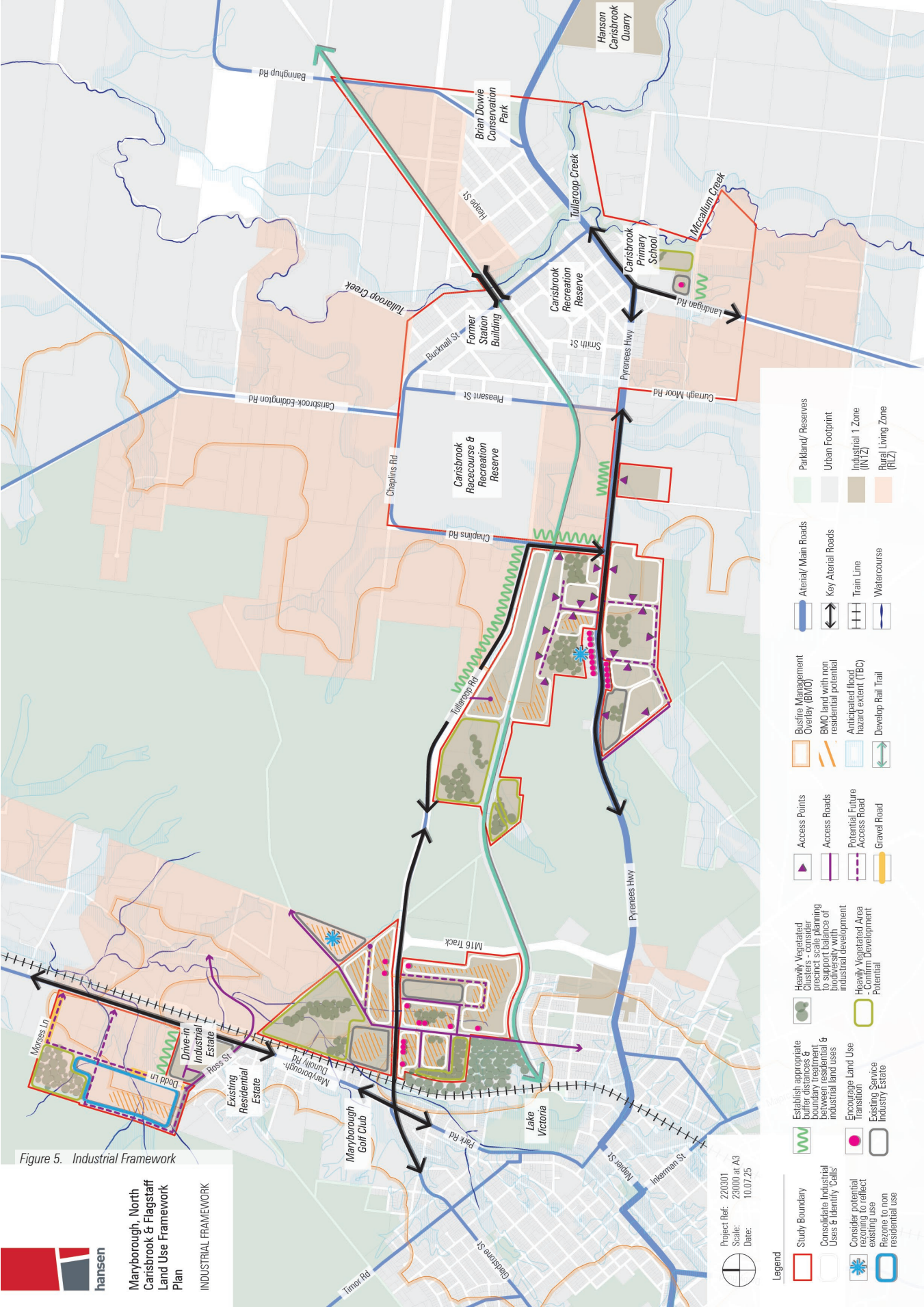
There are two major industrial precincts in the Maryborough-Flagstaff area that contain the majority of vacant supply (as at February 2021) in the Shire:

- 27 vacant industrial lots (44% lot vacancy rate) in the Flagstaff industrial precinct;
- 24 vacant industrial lots (28% vacancy rate) in the Maryborough East industrial precinct.

Both estates are peppered with low-density dwellings, and the Flagstaff precinct in particular is constrained by various overlays and a high risk of bushfire according to the 2022 Bushfire Assessment.

The Industrial Land Supply & Demand Assessment (2021) identified a total of 595ha of industrial zoned land across the Shire, around one third (198ha) of which is available for development. Once allowance for 'take outs' (roads, drainage, and other infrastructure) is made, there is approximately 140ha net developable industrial land across the Shire.

Using three demand scenarios to assess the supply of industrial lands the assessment concluded that there is over 25 years of industrial land supply in the Shire across all three scenarios. However, it is important to note that **despite this high overall apparent capacity, there is a shortage of smaller industrial lots (below 0.5ha). These lots are most in demand and have been effectively exhausted in Maryborough-Flagstaff**, but there is a significant stock of large lots which have the potential for both small lot subdivision and large industrial land users to locate/expand.



5.2 FRAMEWORK ELEMENTS

- Consider opportunities to improve infill of existing industrial areas to create logical precincts and provide access to isolated parcels of industrial land.
- Rezone industrial land that has limited 'real life' potential to ensure that understanding of the supply of industrial land is not distorted. These areas include:
 - Carisbrook: Adjoining Deep Creek and abutting Carisbrook Primary School.
 - Flagstaff: At the eastern extent where it applies to residential properties set within bushland.
 - Maryborough: Land in the north of the Maryborough east precinct where land is affected by flood and fire hazard, is heavily forested and has limited access.
- Support the expansion of the existing 'Drive-in' industrial precinct. Industrial 3 Zone is recommended to the east to ensure an appropriate transition from existing residential development and to support increased separation of residential uses from areas of fire hazard.
- Investigate mechanisms to encourage longer term land use transition of legacy development, such as dwellings located within larger industrial precincts.
- Consider mechanisms to establish design responses such as buffers and appropriate interface treatments to address legacy land use conflicts in the short term.
- Establish a preferred access arrangement for existing industrial precincts to facilitate effective future subdivision and activation. Ensure configuration of roads supports a range of small and large scale industrial uses.
- Investigate potential avenues for council funding of key access roads to support subdivision and /or use of larger industrial lots.
- Explore options for council led assessment of native vegetation in the Maryborough East and Flagstaff industrial precincts to avoid the need for lot scale assessments and to identify preferred offset areas within or close to the precincts.
- Develop 'Guidelines for resilient industrial development' to provide design suggestions for development within fire and flood affected areas of CGSC's industrial estates.





PART 3

Precinct Directions

6.0 Detailed Findings by Precinct

Land within the study area has been investigated to understand the potential it has for accommodating future residential and industrial growth for the townships, and by extension the Shire. The findings identified in this section of the report address the four main precincts within the study area, namely:

- Maryborough North Precinct
- Maryborough East Industrial Precinct
- Flagstaff Precinct
- Carisbrook

The following pages provide a summary of the issues and context for each precinct (drawing on the previous Issues & Opportunities Paper) followed by recommendations for the precincts.

The summaries and maps have been prepared for comment with further input sought through consultation with the community and stakeholders to expand upon the findings. Similarly, the recommendations for growth should also be read as draft and conversations with relevant communities landholders and other

6.1 Maryborough North

The Maryborough North precinct consists of Rural Living Zone (RLZ) land to the north of residential and industrial zone land at the northern periphery of Maryborough. It has been identified as an investigation area for future residential growth. Council's Population, Housing and Residential Strategy identified it as likely one of the only opportunities for township expansion in Maryborough due to constraints and limitations in other directions. The extent of hazards was not fully considered at the time of drafting and a preferred future direction is now required for the area.

Issues & Context:

- This area is subject to considerable bushfire risk. The Victorian Fire Risk Register Human Settlement identifies the area as subject to very high risk and part of the precinct is affected by the BMO which is only applied to land that may be significantly affected by extreme bushfires.
- A bushfire risk assessment of the area (the Hazel report of 2023) identified that area as having one of the highest risk interfaces and being subject to enhance potential for grassfire ignitions. The precinct was identified as a mix of Landscape type 4 (extreme risk) and Landscape type 3 (where neighbourhood scale destruction is possible).
- A subsequent report by Practical Ecology broke the precinct into sub-precincts (see Figure 6). Sub-precinct 8 (fronting the road) has only a moderate hazard rating and a moderate risk level, with potential mitigation of these through development in sub-precinct 6. Sub precinct 6 has a high hazard rating, with the risk moderate.
- The report's authors have identified that non-residential development of land abutting the forest is the preferred response. This would also mitigate exposure of existing residential areas, as well as development fronting the Maryborough-Dunolly Road, for which a lesser risk would be applicable should land abutting the forest be developed.
- The existing Environmental Significance Overlay schedule 2 for the Maryborough Treatment Plant Air Emissions Buffer provides some protection to manage the buffer with the wastewater treatment facility. However, the precinct is in close proximity to this treatment plant and the currency of the extent of this overlay is still to be confirmed. Should any rezoning in this precinct progress, the alignment of this buffer with existing EPA Guidelines should be reviewed and updated if required.
- The precinct is also bisected by an unnamed waterway which is associated with flooding, although this is not reflected in existing planning controls. The recent Maryborough flood study will confirm this but it is likely the precinct may need to be 'split' to accommodate a reserve for this waterway, which will need to be factored into design approaches should any development proceed.
- The land to also an interface to existing industrial land which is in the Industrial 1 Zone. State policy encourages separation between this zone and residential uses as a range of industrial uses are permissible without a planning permit in that zone. Many uses are also associated with specific buffers - generally of between 100 and 300m - to manage land use conflicts and prevent encroachment of sensitive uses which may compromise ongoing industrial use.
- A single lot to the immediate north of the industrial estate is already in the LDRZ.
- The area has sewerage available which has significant benefits both for the delivery of serviced industrial lots and for the potential density of any residential development.
- This area also adjoins an endangered box ironbark forest to the west which is a sensitive interface, and impacts on the forests biodiversity would need to be considered.
- The precinct abuts the Maryborough-Dunolly Road which provides direct access into Marybough's town centre.

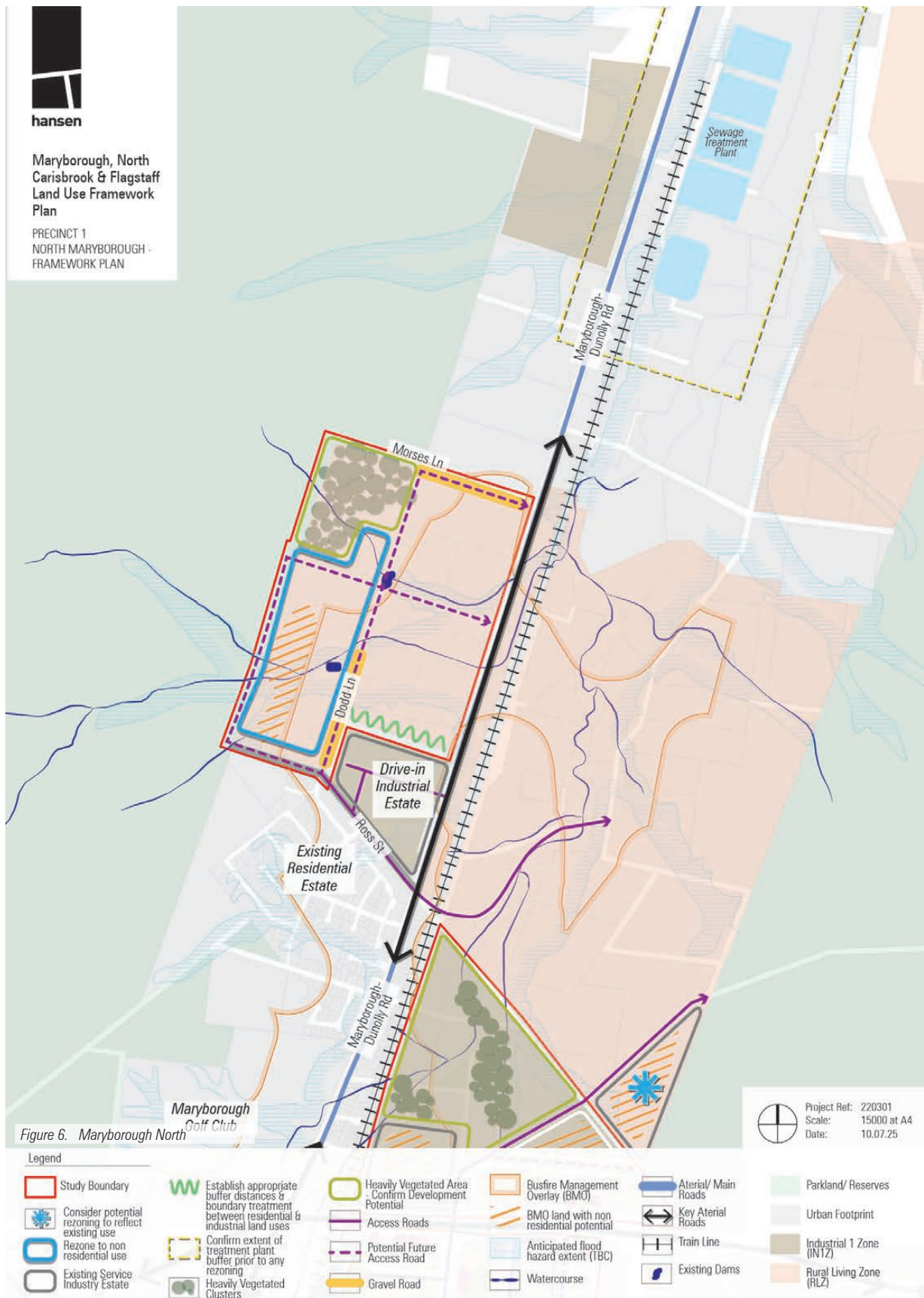




Figure 7: Maryborough North constraints

- LEGEND**
- Study Boundary
 - Highest risk settlement interfaces
 - Indicative fire runs
 - Landscape type 3 - generally avoid directing new growth & development
 - Landscape type 4 - avoid directing new growth & development
 - Bushfire assessment - forest
 - Bushfire assessment - non residential use recommended
 - Bushfire assessment - potential residential use
 - Bushfire assessment - non residential use recommended
 - Bushfire Management Overlay (BMO)
 - Bushfire Affected Land
 - Heavily Vegetated Clusters
 - Anticipated flood hazard extent (TBC)
 - Watercourse
 - Urban Footprint
 - Parkland/ Reserves
 - Aterial/ Main Roads
 - Train Line
- Project Ref: 220301
Scale: 10000 at A4
Date: 10.07.25

Recommendations:

- Build on the successful Drive-In Court industrial estate to meet the identified demand for smaller serviced industrial lots. The use of the Industrial 3 Zone (as opposed to the Industrial 1 Zone applied to Drive-in Court) is recommended as this would support identified demand and ensure that the transition to the existing residential estate to the south is managed appropriately. This would also provide for a use which responds to the challenges of land abutted by state forest, an existing residential estate and an Industrial 1 zoned area.
- Formalise key access roads to separate proposed industrial areas from the 'investigation area' and to provide a perimeter access road to any future development.
- A review of both the treatment plant buffer and any potential flooding of the creek should be confirmed prior to any further development to ensure that appropriate areas are excluded from intensified uses and design responses are integrated into any controls for the areas to manage any residual risk.
- Should an industrial rezoning be pursued as recommended, some parts the area of Rural Living Zone closest to the main road may have potential to be rezoned to Low Density Residential Zone (see Figure 5 for investigation area), providing a nominal 100 lots should the existing sewer connection be extended, taking into account likely flood impacts.
- Consider the appropriate zoning for privately owned heavily forested land to the north of the precinct currently zoned for residential development, abutting the forest.



6.2 Carisbrook

All of the settlement of Carisbrook has been considered as part of the precinct analysis. Council's Population, Housing and Residential Strategy makes it clear that Carisbrook provides for great opportunities for further residential growth due to its existing strengths related to community facilities, its proximity to Maryborough, and location further away from the bushfire risks of surrounding forests. Flooding risks remains the key issue for accommodating township growth.

Issues & Context:

- The area west of Deep Creek is vulnerable to flood events arising from multiple threats, with existing levees only providing partial mitigation for a 1:100 year event, and likely more limited protection for events beyond that. Recent updates to Australian Standards will mean impacts are likely greater than previously modelled.
- There is a substantial amount of undeveloped residential land west of Smith Street that could be suitable for further development, however, this assumes that no failure in the levee in managing overland flood.
- There is a substantial amount of largely undeveloped land in the eastern side of Carisbrook that is unencumbered by fire and flood hazards and is cleared of vegetation. Large tracts of rural living and farming land to the east of Deep Creek are in single ownership, allowing for easier coordination of residential development.
- The Carisbrook railway station is no longer operational, with an existing rail track connecting Maryborough to Castlemaine via Carisbrook and Newstead. A number of heritage station buildings remain unused and a bridge connection extends across deep creek to the eastern side of the township. The decommissioned railway line could be retrofitted to create a shared path connection across the creek and into Maryborough as a future pedestrian and bicycle connection.
- The township has a limited movement network, with limited access to public transport and cycling and pedestrian pathways.
- Commercial uses are dispersed throughout various areas of the town meaning there is no true commercial core. The town centre appears to have historically been the Market Reserve where no shops currently exist. There are no commercial services that operate on the east side of Deep Creek and access to the town centre and associated facilities rely on creek crossings which only exist at and adjoining the Pyrenees Highway. No other crossing is available to the north.

- An existing Heritage Overlay (Schedule 209) for Carisbrook protects important heritage buildings to the western edge of Deep Creek but has been applied broadly to most of the western portion of the township.
- The Heritage Overlay has been applied to multiple areas where no heritage buildings exist which places additional burden on development because any application under this overlay requires a planning permit and can create complexities for development when combined with flood response.

Recommendations:

- Rezone Rural Living zoned land along Heape Street to General Residential Zone to provide for additional land to meet forecast residential demand in areas not subject to environmental hazards.
- Identify land adjoining this area as having potential for longer term residential expansion to avoid the interim development of incompatible uses on agricultural land that would compromise this (i.e. broiler farms).
- Develop a consistent policy approach to the infilling of vacant blocks etc on the western side of Carisbrook to ensure appropriate integration of flood impacts and mitigation. In the first instance, applying design controls to ensure all development in this area is constructed to be resilient to flood events is recommended. In areas more significantly affected Council and the CMA may need to consider discouraging development of vacant lots and retrofitting programs for existing dwellings.
- Apply a planning overlay (such as a Design and Development Overlay) that supports the integration of flood resilient design for all new dwellings in the western part of the township, regardless of the current extent of the planning overlays and levee protection.
- Ensure appropriate Integrated Water Management principles and design responses are incorporated into planning controls for new growth on the eastern side of the settlement to mitigate any potential impacts due to flooding / stormwater flows and to manage water quality in the Deep Creek.



- Undertake relevant investigations to convert the existing rail bridge to support pedestrian and cycle connections between the neighbourhoods on both sides of Deep Creek.
- Consider the development of a new neighbourhood park on the eastern side of Deep Creek on obsolete 'transport' land (zoned Transport Zone 1) in advance of any new residential development.
- More broadly, undertake relevant investigations and develop a business case for the conversion of the disused railways line into a rail trail which links Carisbrook to Maryborough in the short term, and in the long term create a trail connection to Castlemaine supporting the goldfields connections of the townships.
- Review the opportunity to develop a community hub within existing heritage buildings at the station precinct and to link these to other key community facilities such as the recreation reserve and the primary school
- Prepare a detailed structure plan for Carisbrook to establish a clear long term strategic vision at a detailed level for the area. This should consider the need for and appropriate location for a small supermarket on the eastern side of the township and any other community facilities that might be required to serve any anticipated population.
- Consider opportunities for increased density in peripheral Rural Living areas to the south and north having regard for environmental constraints (see Rural Living Zone Review currently underway for further details)



6.3 Flagstaff

The Flagstaff locality is one of two main industrial areas within the shire. It is situated between Maryborough and Carisbrook and contains a range of large industrial sites both occupied and vacant. The precinct contains a number of barriers which may be constraining use of the land and for its purpose which require resolution, but it has good potential to accommodate additional industrial uses over time.

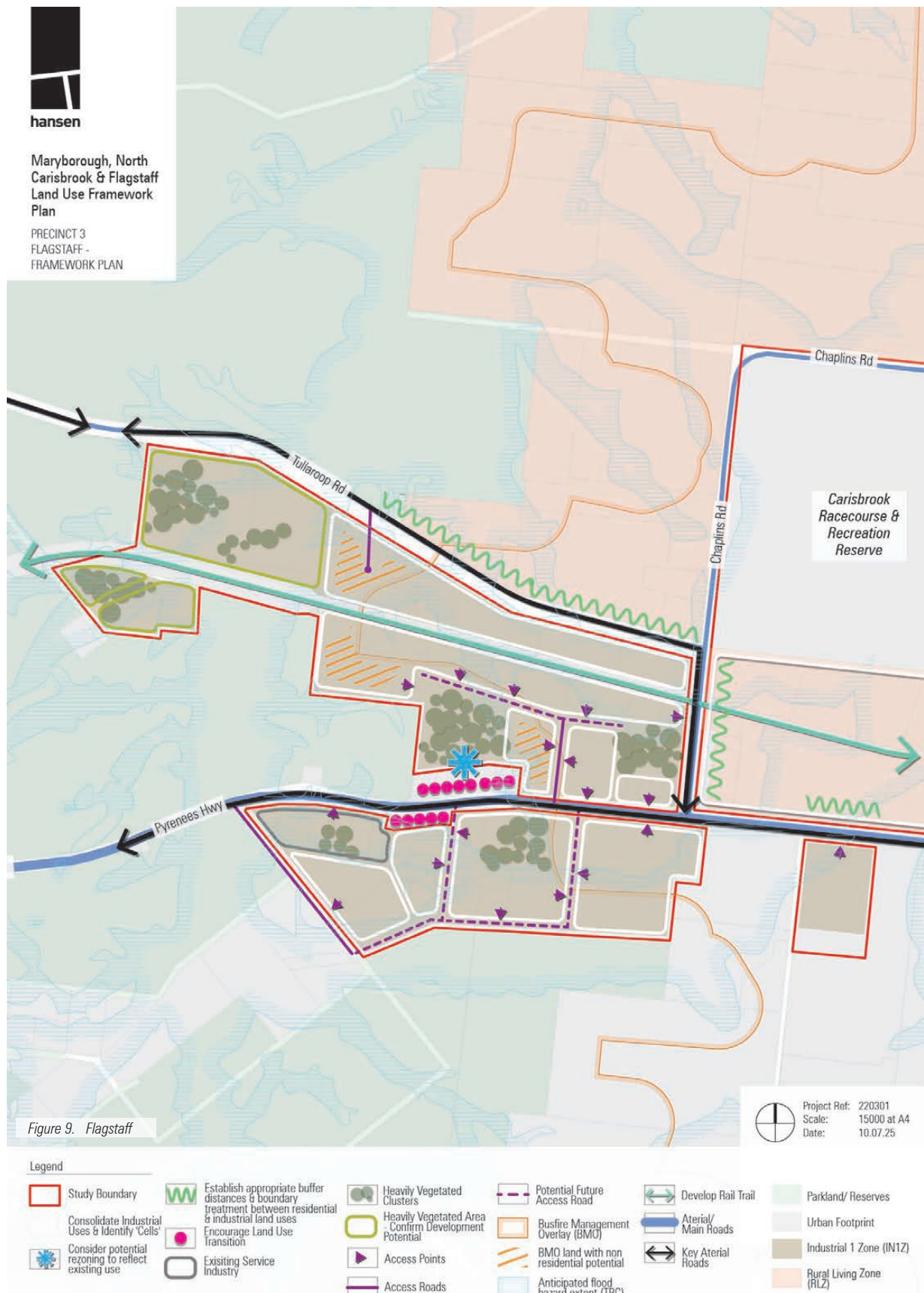
Issues & Context:

- High bushfire risk due to the surrounding dense native vegetation.
- The existing mix of residential and industrial uses create amenity conflicts in the area. The mix of uses has the potential to constrain the intensification of industrial uses within the area as a result of increased amenity conflicts between residential and industrial use.
- Many of the undeveloped industrial land parcels are encumbered by native vegetation. In theory, there is an oversupply of industrial land but in reality the majority of the land cannot reasonably be developed.
- Controls are in place to manage both erosion and salinity impacts but these are not considered to be major impediments to any development and council has a process in place for managing requirements under these overlays via a Memorandum of Understanding with the State Government which identifies standard permit conditions.
- Many lots within the area have no existing access.
- There are likely to be flood hazards that affect this precinct both as a result of waterways within the precinct and larger flood events from the south which may impact the precinct, despite there being no existing flood controls being in place. Modelling is underway which will soon allow a better understanding of the impacts and appropriate responses.
- The presence of large-scale industrial uses and existing state and local government led subdivision projects within the precinct can support further development within the northern part of this precinct.
- The area benefits from proximity to two arterial roads providing clear and easy access to and from the precinct.
- The area sits between Maryborough and Carisbrook, separating it mostly from sensitive uses. In the long term, consolidating the area for industrial use and phasing out residential areas could reinforce the precinct as a dedicated industrial estate.

- Some peripheral parcels have very limited relationship to the precinct or are heavily vegetated parcels with existing residential uses.
- Services are limited in some areas of the precinct with land abutting the Pyrenees Highway and in the north-eastern portion of the precinct better serviced.

Recommendations:

- Prioritise the intensification of industrial land uses within core parts of the precinct, seeking to phase out incompatible residential uses over the longer term.
- In the shorter term, consider buffer interface treatments to reduce land use conflicts.
- Consider alternative zoning for land located within high risk areas to reflect real world constraints and current use of land.
- Identify preferred access road arrangements and consider funding mechanisms to support economic development.
- Recognise the fire and potential flood impacts likely to be felt by this precinct and consider preparation of design guidelines to support more resilient industrial development.
- Consider precinct wide approaches to the management of native vegetation assessment and offset management, such as a Native Vegetation Precinct Plan.



6.4 Maryborough East Industrial Precinct

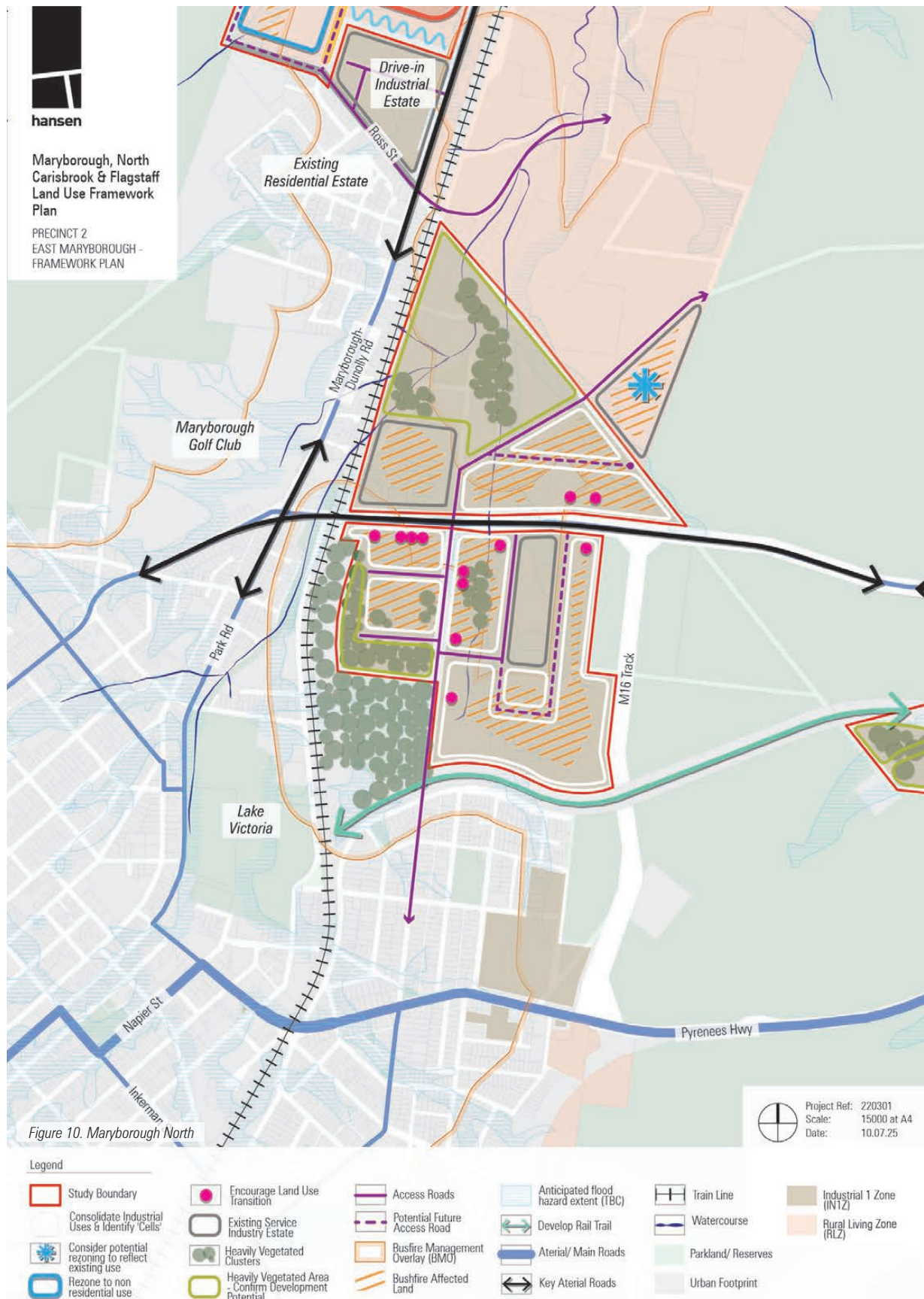
The Maryborough East Industrial Precinct located along Tullaroop Road at the outskirts of Maryborough is one of the Shire's main locations of industrial land. It is a key contributor to industrial land supply in containing a range of vacant industrial zoned land but has some barriers to effective development which need to be resolved to maximise benefits of this land.

Issues:

- The presence of successful industrial operations and large, flat lots cleared of vegetation provides a solid foundation for further industrial infill which has been stated to be in demand, subject to appropriately managing flood and fire hazards.
- The lack of defined internal road network makes logical development difficult to achieve and means some lots are inaccessible.
- Almost the entire precinct area is covered by the Land Subject to Inundation Overlay. While it is anticipated that new flood modelling may reduce the extent of land under this overlay, flood resilient design is likely to still be beneficial in many areas, to avoid exacerbating issues for adjoining areas.
- Proximity to major transport connections like Tullaroop Road enhance the precinct's connectivity and proximity of the precinct to the main township of Maryborough positions the area as well connected to existing residents and services.
- Large tracts of vegetation within the precinct are likely to trigger native vegetation requirements which may constrain development.
- Areas along creeklines may be subject to cultural heritage requirements, particularly given the undisturbed nature of some of the land within the precinct.
- Much of the precinct has access to existing sewer and water services or easy expansion. Land to the north of the precinct is largely lacking in services.

Recommendations:

- Prioritise the intensification of industrial land uses within core parts of the precinct, seeking to phase out incompatible residential uses over the longer term.
- In the shorter term, consider buffer interface treatments to reduce land use conflicts.
- Consider alternative zoning for land located within high risk areas to reflect real world constraints and current use of land.
- Consider rezoning land in the Rural Living Zone that is currently being used for industrial purposes contiguous with the precinct to Industrial 1 Zone.
- Identify preferred access road arrangements and consider funding mechanisms to support economic development.
- Investigate the potential for precinct wide approaches to native vegetation and cultural heritage assessment and management to remove barriers to private development propositions.
- Recognise the fire and flood impacts likely to be felt by this precinct and consider preparation of design guidelines to support more resilient industrial development.





PART 3

Implementation



7.0 Implementation Actions

The previous sections of this report have a number of recommendations as to the steps which should be taken to respond to the challenges of delivering appropriate residential and industrial land supply. The following implementation list brings together all these recommendations and reframes them as concrete implementation actions for Council to consider. These actions are broken up into those which apply to across the whole project and those which relate to specific precincts subject to investigation.

ACTION DESCRIPTION	Type	Timeframe
OVERARCHING		
Undertake a Planning Scheme Amendment to incorporate the directions of this report into the Municipal Planning Statement & Local Policy, in particular the spatial identification of long term residential growth directions.	Statutory	Short-term (0-5 years)
Prepare Design Guidelines for industrial areas with a focus on design responses to increase resilience to flood and fire hazard.	Project	Short-term (0-5 years)
Consider opportunities to integrate development contributions to secure additional funding for infrastructure improvements, having regard to current State level reform to development contribution schemes.	Statutory	Ongoing
Support the implementation of updated Flood Overlay controls based on current Australian Standards and advocate for transparency regarding hazard levels to guide decision-making.	Advocacy	Short-term (0-5 years)
MARYBOROUGH NORTH		
Rezoning land to the west of the precinct to Industrial 3 Zone.	Statutory	Short-term (0-5 years)
Formalise roads within this precinct.	Project	Short-term (0-5 years)
Confirm the existing extent of the buffer in the planning scheme from wastewater treatment aligns with current EPA Guidelines and amendment planning controls as required.	Investigation	Short-term (0-5 years)
Investigate the rezoning of identified areas of Industrial zoned land to the Rural Conservation Zone.	Statutory	Short-term (0-5 years)
Investigate the potential for lower density residential development on lots abutting Maryborough-Dunolly Road which are free from hazards.	Investigation	Short-term (0-5 years)
CARISBROOK		
Rezoning identified northeast land in Carisbrook to General Residential Zone.	Statutory	Short-term (0-5 years)
Prepare and apply a Design and Development Overlay to areas impacted by flood hazard or which would be impacted in the case of levee failure to support the integration of flood resilient design responses into any new development.	Project	Short-term (0-5 years)
Explore opportunities for increased lower density opportunities at township periphery where this will not compromise long term growth.	Statutory	Short-term (0-5 years)
Explore opportunities to repurpose the old railway buildings to accommodate community uses.	Investigation	Short-term (0-5 years)

Undertake a Structure Plan for Carisbrook including specifically the following: <ul style="list-style-type: none"> Precinct planning for the proposed growth area, having regard to longer term expansion options with a particular focus on the integration of Integrated Water Management principles Confirmation of preferred lot sizes and population numbers to guide confirmation of required infrastructure Confirmation of levels of hazard within flood affected areas to guide direction of future infill development Preferred future location of non-residential land uses. 	Project	Short-term (0-5 years)
Liaise with DTP to establish opportunities for the development of a park next to the railway bridge adjoining the proposed growth area.	Investigation	Short-term (0-5 years)
Deliver the Maryborough Rail Trail including the upgrading of the railway bridge to facilitate connectivity across Tullaroop Creek (Deep Creek).	Project	Medium term (5-10 years)
Undertake a public realm improvement program to deliver public realm improvement linking key community assets within Carisbrook.	Project	Short-term (0-5 years) - planning Medium term (5-10 years) - delivery
Review the current Heritage Overlay within Carisbrook.	Statutory	Medium term (5-10 years)
FLAGSTAFF & MARYBOROUGH EAST		
Promote development of smaller Industrial lots by meeting with existing owners of larger industrial allotments to present the findings of the SGS technical report to encourage development of smaller lots.	Advocacy	Short-term (0-5 years)
Prepare a Development Plan Overlay focused on three key matters: <ul style="list-style-type: none"> The identification of a preferred access road network within the precincts to ensure all lots have appropriate access. Identify temporary buffer zones and preferred interface treatment to minimise land use conflict with legacy dwellings. Confirm native vegetation and establish a preferred response to meeting legislated requirements regarding management. 	Project	Short-term (0-5 years)
Work collaboratively with existing landowners of legacy residential properties to explore options for land use transition.	Advocacy	Long term
Prepare Design Guidelines for industrial areas with a focus on design responses to increase resilience to flood and fire hazard.	Project	Short-term (0-5 years)
Investigate the rezoning of identified areas of Industrial zoned land to the Rural Conservation Zone (private landholdings) and Public Conservation & Resource Zone (public land).	Statutory	Short-term (0-5 years)
Investigate the rezoning of identified Rural Living zoned land accommodating existing industrial uses identified on Figure 10 to Industrial 1 Zone.	Statutory	Short-term (0-5 years)

7.2 Urban Residential Land Opportunity Study

Author Senior Strategic Planner

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.

SUMMARY/PURPOSE

The purpose of this report is to seek Council consent to exhibit the draft *Urban Residential Land Opportunity Study* known as the *Rural Living Zones Review* for public consultation alongside the *Maryborough North, Flagstaff and Carisbrook Land Use Framework*.

The report details the steps required to finalise this work and future steps required to implement a final report into the planning scheme.

Council received funding from the Department of Transport and Planning (DTP) to undertake a review of rural living land around Maryborough. This project is called the *Urban Residential Land Opportunity Study* (URLO Study) and supports the *Maryborough North, Flagstaff and Carisbrook Land Use Framework* (Framework Plan) project.

The review's purpose is to identify areas suitable for higher density unsewered residential development in the interface between Maryborough's urban and rural landscapes.

This project was funded after the *Maryborough North, Flagstaff and Carisbrook Land Use Framework* Plan commenced. Although a draft issues and options paper was prepared, consultation was delayed.

As many properties within the URLO study area adjoin the Framework Plan precincts, Officers propose to release and exhibit both issues and recommendations concurrently. This allows both documents to be viewed and feedback considered.

RECOMMENDATION

That Council:

- 1) acknowledge that the *Urban Residential Land Opportunity Study* known as the *Rural Living Zones Review* should consider to the extent necessary all matters outlined in section 12 of the *Planning and Environment Act 1987*; and
- 2) resolves to exhibit the draft *Urban Residential Land Opportunity Study* known as the *Rural Living Zones Review* forming Attachment 1 to this report for public consultation for a four (4) week period commencing Monday 28 July 2025 and closing on Tuesday 26 August 2025.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2021-2025:

The Community's vision: Our Growing Economy
2. A range of housing options.

Initiative: Provide infrastructure to meet community need

Local Government Act 2020

The relevant sections are:

- s8 (1) The role of a Council is to provide good governance in its municipal district for the benefit and wellbeing of the municipal community.
- s55 Community engagement policy.

Planning and Environment Act 1987

The *Planning and Environment Act 1987* outlines how to exercise these principles in relation to land use and development matters. It provides additional guidance to Councillors on their role as a responsible authority for planning permit considerations or a planning authority for planning scheme amendments and strategic work related to the planning scheme.

S12(1A, 2 and the new 2A) requires a Planning Authority to have regard to:

- the Minister's directions,
- the Victorian Planning Provisions, and
- any significant effects which it considers the scheme or amendment might have on the environment, *or*
- which it considers the environment might have on any use or development envisaged in the scheme or amendment, (including risks from flood and fire and increased risks from climate change.

S12(3) provides for the Planning Authority to carry out studies and commission reports to ensure the planning scheme leads to the orderly and proper use, development and protection of land.

This includes the power to consult with others to ensure co-ordination of the planning scheme.

The Urban Residential Land Opportunities Study is a study that supports future planning scheme controls.

Therefore, it is advisable that strategic documents consider the requirements of s12 of the *Planning and Environment Act*.

BACKGROUND INFORMATION

Stage Two of the project (Issues and Options paper) was prepared however due to staff vacancies in the strategic planning team; consultation has been significantly delayed.

A report has been prepared that discusses the issues and opportunities, as well as what that means in relation to land use recommendations (stage four). The exhibition draft will discuss the environmental constraints of these settlements, such as flood and fire, and what that means for the future role of these settlements.

This allows the public to give feedback to Council and consider the broader context from the Framework Plan in addition to the review of rural living zoned land.

The URLO study considers key land use challenges and is guided by policy and relevant Ministerial directions. It is critical that our community is provided with this information so that they

understand the issues that need to be addressed to support planning scheme changes in the future.

This will ensure that the recommendations and the future work that is required to support changes to the planning scheme are *strategically supported* and likely to be authorised.

Consultation on the draft Study will allow the public to give their views on the future growth potential. Council will have the opportunity to consider these submissions and whether alterations to the plan are required to deliver orderly and proper planning prior to the adoption of the URLO Study.

REPORT

This report will be in three parts

- What is the aim of the URLO Study?
- What are the key land use challenges to be balanced?
- Potential future implementation – detailed assessment of settlements with future growth potential and planning scheme amendments.

1. What is the aim of the URLO Study?

Central Goldfields Shire has extensive areas in the Rural Living Zone, often at the edge of settlements, forests and actively farmed areas. These are also known as Peri-Urban areas.

This project is about determining whether any existing Rural Living zoned areas around Maryborough have the potential or are appropriate to be used for a more intensive rural living type development, by either:

- Rezoning to a Low-Density Residential Zone.
- Reducing the minimum lot size presently specified in the schedule to the existing Rural Living Zone.

The project forms part of a multi-pronged approach needed in addressing housing supply shortages. It complements measures to increase supply of conventional township/urban lots and compact infill development (creates a diversity of lots and housing types).

Both the URLO and Framework Plan seek the best use of existing infrastructure/services/amenity in established townships.

In assessing the appropriateness of rezoning Rural Living zoned land to a Low-Density Residential Zone (or reducing the scheduled minimum lot size) the following factors are considered in compliance with s12 of the *Planning and Environment Act*:

- State and regional planning policy.
- Existing and forecast supply and demand for rural living and low-density residential lots around Maryborough.
- The contribution rezoning would make to accommodating Maryborough's forecast population growth.
- Aspirations of existing landowners.
- Proximity and accessibility to community services and facilities available in Maryborough.
- Visibility of the land from key roads and vantage points.
- Existing 'character' of each precinct and their suitability to accommodate smaller lots and a higher density of dwellings.
- Availability of good road access.

- Availability of sewerage, if lots of less than 0.4 hectares are proposed and of reticulated water.
- Native vegetation and biodiversity values.
- Bushfire risk.
- Flood risk.
- Cultural heritage values.
- The capacity of the land to accommodate onsite effluent disposal.
- Location of waterways and dams, and the need for setbacks from such if onsite effluent disposal is proposed.
- The existence of the airport to the west of Maryborough and the sewerage treatment plant to the north of the town.
- The oversupply of one type of land and undersupply of another in a coordinated approach.

The exhibition draft Issues and Options and Recommendations has been reviewed by Council officers. This includes recent planning policy changes and latest information on environmental risk and climate change.

2. What are the key land use challenges to be balanced?

Services

Each area has an assessment table. This outlines the infrastructure available and the potential yield at rezoning.

The ability to service lots and the availability of transport demonstrates a theoretical ability to rezone land. It is equally important to consider environmental risks and land use conflict.

The recommendations then consider other policy considerations that may impact on the suitability of this land for higher density development.

Fire and flood risk

There are significant areas of the Shire at increased risk from fire and flooding.

These risks are considered for each settlement in the context of whether there is a potential for growth and can the risks be managed to an acceptable level.

Potential contamination and other hazards

Central Goldfields Shire have many areas that have been actively mined. This land may be contaminated, and additional assessments would be required to support rezoning. There are also areas in salinity management overlays and erosion management overlays. These risks are considered for each settlement in the context of whether there is a potential for growth and can the risks be managed to an acceptable level.

Land Use Conflict

Dwellings are a sensitive use. The planning scheme seeks to protect agricultural and industrial uses, as well as key public infrastructure from encroachment by sensitive uses. The EPA prioritises a sensitive use no matter the purpose of the zone which can impact on the operations of land uses in the area. The potential for land use conflict is a consideration in any future rezoning.

3. Future implementation

Following consultation on the draft document Council will be given the opportunity to review the submissions made and consider any changes to the URLO Study before its adoption. In adopting

the URLO Study it would be recommended that Council resolves to reference the Study in the planning scheme. This requires a planning scheme amendment.

The adopted Study is likely to have recommendations about future growth areas and the additional strategic work required to support a rezoning. These recommendations should be included in the planning scheme amendment that references the Framework Plan. For instance, the framework plans and policy in the Municipal Planning Strategy. Given the strategic issues to be considered many of these areas will not be suited for future residential zoning.

CONSULTATION/COMMUNICATION

Consultation on the draft URLO Study is proposed to occur via promotion on Council's website and the Council notice in local media.

A joint consultation program with the Maryborough North, Flagstaff and Carisbrook Framework Plan is proposed so that the relationship between areas and considerations are understood. This includes four community sessions (two for Carisbrook / Flagstaff, one for Maryborough North and an open session) as well as landholder and agency discussions.

Copies of the plan will be sent to relevant government departments and agencies.

FINANCIAL & RESOURCE IMPLICATIONS

This report is in relation to a project that has received an existing grant. Due to significant delays, it is important to progress the work as delays can lead to the need for review of content when planning policy and provisions change.

The removal of one stage of consultation in URLO has allowed for some revision to occur within the budget of the projects as consultation costs will be shared.

There will be additional costs for Council in the implementation of these projects into the planning scheme.

Strategic gaps will be prioritised and funds sought through grants or Councils budget processes.

RISK MANAGEMENT

This report addresses Council's strategic risk:

- Government policy changes - change in government policy and/or funding resulting in significant impact on the delivery of critical services
- Governance - Failure to transparently govern and embrace good governance practices
- Legislative compliance - Failure to manage our compliance with relevant legislative requirements by requiring clear messaging on any strategic work program where outcomes cannot be guaranteed.
- Community Well-being - Failure to recognise and manage the impact of changing social and economic conditions on the community, by addressing constraints on residential and industrial development that are contributing to increasing housing costs and potential missed opportunities for enabling industrial businesses to establish and grow in Central Goldfields.
- Community engagement - Inadequate stakeholder management or engagement impacting brand reputation and community satisfaction in Council decision making by ensuring that relevant stakeholders including landowners, community members and agencies are engaged in the decision-making process.

CONCLUSION

The *Urban Residential Land Opportunity Study* is an important document to understand the challenges and opportunities for growth in peri urban areas of the Shire.

The Study assists in understanding broader opportunities for growth and the role of *Maryborough North, Flagstaff and Carisbrook Land Use Framework Plan* in meeting the planning for growth targets for the Shire.

Resolving to progress this document to public consultation will allow for community feedback on the directions within the document.

Officer recommends that Council:

1. acknowledge that the Urban Residential Land Opportunity Study known as the Rural Living Zones Review should consider to the extent necessary all matters outlined in section 12 of the Planning and Environment Act 1987; and
2. resolves to exhibit the draft Urban Residential Land Opportunity Study known as the Rural Living Zones Review forming Attachment 1 to this report for public consultation for a four (4) week period commencing Monday 28 July 2025 and closing on Tuesday 26 August 2025.

ATTACHMENTS

1. Rural Living Zone Review Issues & Recommendations FINAL EXHIBITION DRAFT [7.2.1]

A wide-angle photograph of a rural landscape, likely in Central Goldfields Shire. The foreground shows a large, flat, brownish field, possibly a dry lake bed or a harvested field. In the middle ground, there are green fields and some trees. The background shows rolling hills under a clear blue sky. The image is framed by trees on the right side.

RURAL LIVING ZONES REVIEW

ISSUES & RECOMMENDATIONS

CENTRAL GOLDFIELDS SHIRE

June 2025

EXHIBITION DRAFT

Urban Planning | Landscape Architecture | Urban Design



ACKNOWLEDGMENT OF COUNTRY

Hansen Partnership acknowledges the Traditional Owners of the diverse lands on which we live and work and recognise their deep spiritual connection to land, air and water as Custodians of Country.

We pay our respects to all First Nations people and to their ancient and enduring culture.

Hansen Partnership Pty Ltd

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DOCUMENT CONTROL			
VERSION	DATE ISSUED	BY	COMMENT
A	19.07.24	JK	Preliminary Draft for internal council review
B	14.07.25	JK	EXHIBITION DRAFT

1.0 INTRODUCTION

Hansen Partnership, SGS Economics and Urban Ecology have been engaged by Central Goldfields Shire Council to undertake a review of existing Rural Living Zoned Land around Maryborough. The intention of this review is to identify what potential these areas have to contribute to the future supply of housing for Maryborough, and the Shire more widely.

The review will provide a clear long-term view of these diverse areas, which considers the potential future growth opportunities, having regard to future environmental conditions, including climate change impacts.

This report is the first of a series of reports, and its intent is to provide a good 'base' of information relating to each of the nine precincts, as well as a summary of the issues and opportunities the authors believe exist in light of those conditions. This report is supported by work being undertaken by SGS in relation to the demand for 'larger' lot style development, with areas of potential growth also informed by Practical Ecology who are investigating in more detail the implications of bushfire and biodiversity on the development potential of the precincts. Other studies informing this plan include the *Maryborough North, Flagstaff, & Carisbrook Land Use Framework Plan Issues and Opportunities Report* (2024), and Council's *Population, Housing and Residential Strategy* (2020).

1.1 PURPOSE & STRUCTURE

This report presents the findings of Stage 1 of this project, which has involved detailed background analysis. This provides information on existing conditions 'on-site', current policy settings and key issues and opportunities affecting residential development the study area.

This report is prepared to provide a starting point for discussion with landowners, the community and other key stakeholders. Importantly, it is acknowledged that this report is not intended to be the 'end point' - there may well be issues that those who live on, or interact with, land subject to the study understand but which have not yet been captured by this report. The issues and options for future development potential are intended to be subject to review as part of this phase, allowing for feedback to then inform the recommendations of the project team. Community input is essential to fill knowledge gaps that cannot be covered through policy and desktop reviews. The range of ideas, suggestions, and local knowledge is required to ensure that the study makes accurate recommendations that reflect the future growth and needs of the community.

This report is in two parts:

Part 1: Issues & Opportunities. This provides a summary of the key findings and potential directions generated through our initial investigation.

Part 2: Recommendations.

Part 3: Background Analysis. This is a detailed review of all the background information studied in the preparation of this report. It provides additional information to any reader who wants to know more detail.

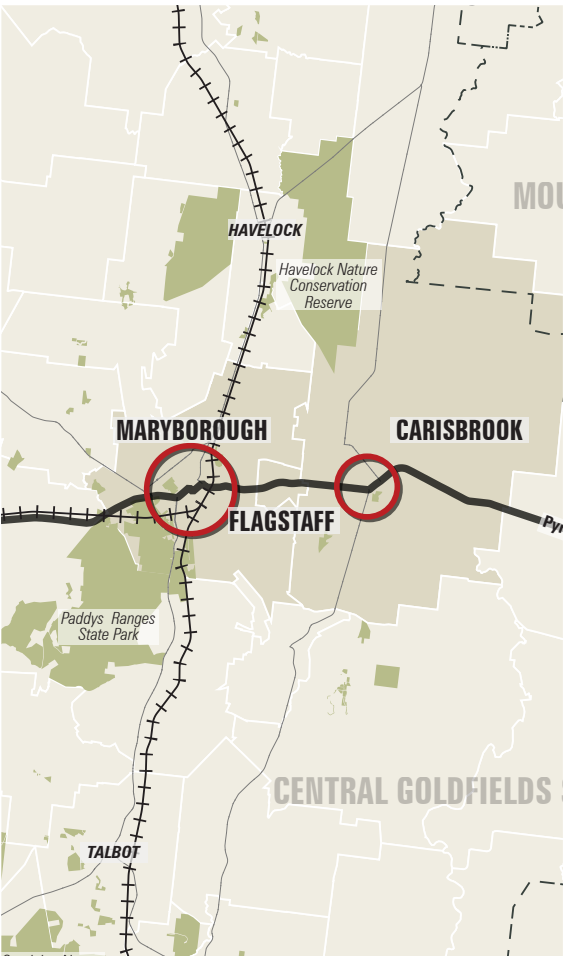


Figure 1. Context I

1.2 REGIONAL & MUNICIPAL CONTEXT

The settlement of Maryborough is situated along the Pyrenees Highway, approximately 40km from Castlemaine to the east, 65km from Ballarat to the south, 70km from Bendigo to the north, and 160km from Melbourne. The settlement is located on the northern slopes of the Central Highlands within a predominantly agricultural context within central western Victoria, situated amongst state and regional forested parks. This landscape provides the settlements with a unique backdrop that contributes to the amenity of the location.

Maryborough is the main settlement of Central Goldfields Shire and provides a servicing role for the surrounding region. It is located at the intersection of several regionally significant transportation routes. It is notable for its location amongst state forests, which have acted as a natural limit to the growth of the town. Most recently, residential development of the township has occurred in a linear direction to the north along Maryborough-Dunolly Road.

After decades of declining to stable population in Central Goldfields Shire, since 2006 the municipality has been experiencing population growth. This has increased modestly in more recent times and is forecast to continue to do so into the future. Maryborough is the Shire's largest settlement and accommodates about 60% of the Shire's population. It is a well serviced and attractive town that is set within an impressive Box- Ironbark forest. However, the forest provides a natural limit to the outward expansion of town due to sensitive ecological values and a high bushfire risk.

The landscape surrounding Maryborough has several environmental constraints beyond bushfire risk, including significant dense vegetation, steep topography and flood risk.

These conditions require that any further residential expansion throughout the area consider the environmental system in depth, with the primary consideration being the prioritisation of human life over all other policy considerations, in accordance with Clause 13.02 of the Victorian Planning Scheme.

Council's *Population, Housing and Residential Strategy* (May 2020) reviewed population growth rates and future demand for residential and industrial land, focusing on Maryborough, Flagstaff, and Carisbrook. It found Maryborough's greenfield land supply nearly exhausted due to a natural growth boundary formed by surrounding forests. The last potential greenfield site in Maryborough's north faces notable constraints.

Given there is currently little opportunity to accommodate long term population growth in Maryborough itself, due to the constraints posed by the forest and its associated bushfire risk the *Central Goldfields Population Housing and Residential Strategy 2020* identified that population growth forecasts will only be met through a combination of:

- Infill development in Maryborough.
- Broad hectare development in Carisbrook.
- Low density / rural living development in areas around Maryborough.

A significant amount of Rural Living zoned land is presently located within a 10 kilometre radius of Maryborough. The *Central Goldfields Planning Scheme Review* (2020) included a recommendation in relation to housing (p.135) to:

... review existing rural living zoned land with a view to applying more appropriate zone provisions.



WHAT IS 'RURAL LIVING LAND'?

People make different choices about what types of environments they chose to reside. For many people, particularly in regional and rural areas, this includes on lots large enough to use for other purposes alongside their dwelling - this might be for agriculture, to keep horses or to restore local biodiversity. The planning system in Victoria assign a 'land use zone' to different areas which provide clarity around what the main intent is for that land. There are generally two zones that accommodate 'rural residential' development. These are:

- The Rural Living Zone: this zone has a key purpose of providing residential development in a rural environment and has a minimum subdivision size of 2 ha, although this can be varied via schedules to the RLZ (which has occurred in most areas subject to this report).
- The Low Density Residential Zone: a zone which sits within the suite of 'residential zones', but with a purpose which is to provide for lower density residential development having regard to treatment of wastewater. The default minimum lots size is 0.4ha for unsewered lots and 0.2ha for lots which have a sewerage connection.

In Central Goldfields, the LDRZ has generally only been applied to limited areas at the edges of settlements and so the focus of this report is on areas currently zone Rural Living Zone. It important to note also, that the municipality does have other areas of RLZ land, include significant areas in the south of the municipality but this is further removed from Maryborough and thus not within scope of this report.

HOW ARE CONSTRAINTS UNDERSTOOD

The planning system generally uses tools called Overlays to identify particular areas that may be impacted by a constraint that might support or discourage different types of land uses, or which might require a particular design response.

Of key relevance to this project are the following:

- The Bushfire Management Overlay
- The Floodway Overlay and the Land Subject to Inundation Overlay
- The Environmental Significant Overlay
- The Vegetation Management Overlay
- The Salinity Management Overlay
- The Erosion Management Overlay

However, there are also a number of other constraints which may not be picked up by existing overlays. These include buffers that are needed from some industrial uses or from some agricultural activities such as broiler farms, and some uses may not have had a buffer identified in the planning scheme even where one is required. In addition, flood mapping in planning schemes is not always the latest modelling and requires confirmation prior to any strategic decision making. These constraints, both mapped or otherwise musty all be considered in identifying where council might want to change their policy settings to support any increase in density.

1.3 STUDY AREA

The study area for this project includes all Rural Living Zoned Land surrounding Maryborough and Carisbrook, as shown on the map on the following page (Figure 1).

For the purposes of this work, existing areas of Rural Living zoned land has been divided into nine different precincts.

These are as follows:

- Precinct 1 - South and east Maryborough
- Precinct 2 - Bowenvale
- Precinct 3 - Maryborough North
- Precinct 4 - Carisbrook North
- Precinct 5 - Carisbrook South
- Precinct 6 - Majorca
- Precinct 7 - Daisy Hill
- Precinct 8 - Adelaide Lead
- Precinct 9 - Moonlight Flat

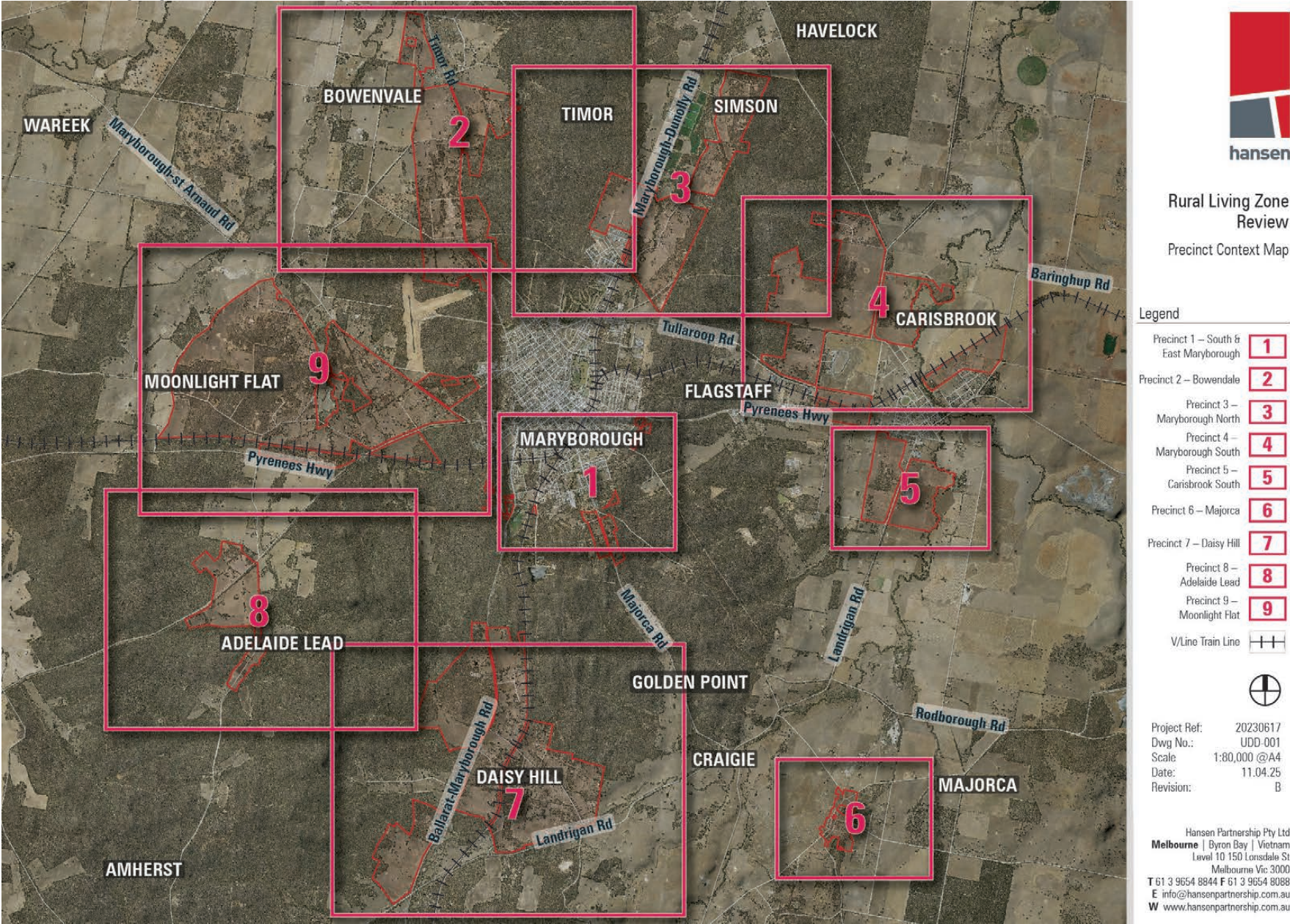


Figure 2. Study area Precinct



PART ONE

ISSUES & OPPORTUNITIES

2.0 PRECINCT ANALYSIS

This section of the report outlines the current conditions for each of the nine precincts and provides an indication of whether these conditions suggest the potential for growth should be explored further in the following stages of this project. The rural living zone clusters around Maryborough each possess their unique characteristics and potential. These clusters are differentiated by various factors including proximity to Maryborough, existing infrastructure, land use and environmental context. The analysis recognises the distinctiveness of each cluster, ensuring that recommendations are tailored to leverage the specific attributes and address the individual challenges of each area.

In assessing the appropriateness of rezoning Rural Living zoned land to a Low Density Residential Zone (or reducing the scheduled minimum lot size) the following considerations are important to have regard to:

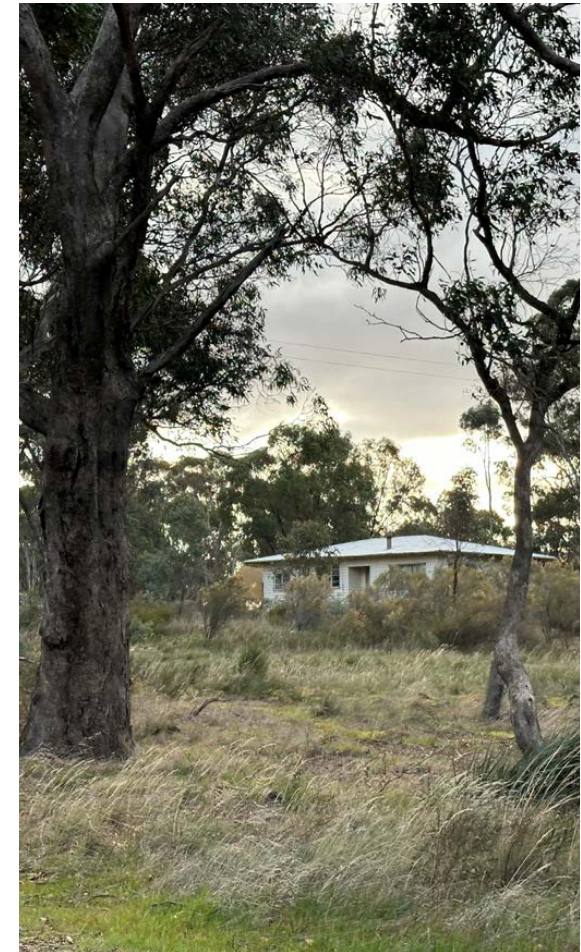
- Proximity and accessibility to community services and facilities available in Maryborough and availability of good road access.
- Availability of sewerage, if lots of less than 0.4 hectares are proposed and of reticulated water.
- Native vegetation and biodiversity values.
- Bushfire risk.
- Flood risk.
- Cultural heritage values.
- Proximity to key infrastructure such as the sewerage treatment plants and aerodrome.
- Contamination risk (where known).
- Location of waterways and dams, which may require setbacks from such if onsite effluent disposal is proposed.

For each precinct, a review of the current capacity under the existing controls has been undertaken, as well currently available services etc. Note: where land is identified as vacant, this is in relation to residential use only - other uses of the land (such as agriculture) have not been assessed.

Based on site visits and desktop analysis, key issues and opportunities have then been assessed for each precinct. These have focused on:

- The level of hazard the precinct is subject to (bushfire, flood).
- Other environmental conditions such as salinity and erosion.
- The level of vegetation and the potential for threatened or endangered species to be located in the precinct
- Proximity to areas with potential off-site amenity impacts and to existing urban services and transportation.

For areas which have been identified as having potential for growth, further assessment in relation to land capability may be required to better understand potential minimum lot sizes. In addition the visibility of the land from key roads and vantage points may also need to be considered.



2.1 PRECINCT ONE: SOUTH AND EAST MARYBOROUGH ANALYSIS



Figure 3. Precinct 1: Aerial

PRECINCT CHARACTERISTICS	
TOTAL LAND AREA	53.01ha
TOTAL LOTS	50
SUPPLY ASSESSMENT	
VACANT LOTS	
Area (hectares)	19.48 ha
Number of lots	15
Theoretical yield under current controls	3
LOTS WITH SUBDIVISION POTENTIAL	
Area (hectares)	33.53
Number of lots	35
Theoretical yield under current controls	4
TOTAL THEORETICAL YIELD	7
INFRASTRUCTURE	
Reticulated Sewer Available	Yes
Reticulated Water Available	Yes
Bus or Train stop within 500 metres	Yes

Table 1. Precinct 1 - current land supply and infrastructure availability

ISSUES

- All lots are located within the Bushfire Management Overlay (BMO). Lots in this areas have been identified as being Landscape Type 4, the highest risk bushfire areas.
- All lots are covered by dense native vegetation.
- Variable undulating topography increases bushfire risk.
- Several waterways and watercourses intersect the area, which may have implications for siting of any new development to protect water quality.
- Most lots adjoin public forests. While this can impact on private properties in terms of bushfire risk, increasing densities would also have potential impacts on those forests.
- Lots in the ‘eastern’ cluster are close to industrial land uses which may have buffer requirements.
- Very limited vacant land available and dispersed in 3 separate clusters, some of which have no road access.



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OPPORTUNITIES

- Land is not encumbered by Land Subject to Inundation Overlay or Floodway Overlay, meaning there is not anticipated to be major flood impact (*note: flood mapping updates are underway and this needs to be confirmed*).
- These areas are closest to the actual settlement of Maryborough. This results in lots in this precinct having both reticulated water and sewer available.
- Proximity to Maryborough means lots are closer to bus routes and stops than most other precincts, increasing the accessibility of this precinct.
- The majority of the ‘southern’ cluster is bisected by Majorca Road which allows for easy access into and out of Maryborough.
- No areas of aboriginal cultural heritage have been identified within the precincts.



POTENTIAL FOR GROWTH

- Justification for increasing densities in this area is likely to be challenging given the area is subject to high bushfire risk.
- There is also a very low (theoretical) lot yield under current controls, which would suggest that the contribution to dwelling numbers, even with a smaller minimum subdivision size, would still be very modest.
- Future development within the precinct could take advantage of existing infrastructure and transport networks but must consider bushfire risk as a priority.
- The portions of the ‘southern’ cluster along Majorca road have the greatest potential, having mostly been cleared, and having the safest access, but these still remain in the highest risk bushfire areas.
- Potential for growth likely to be limited.



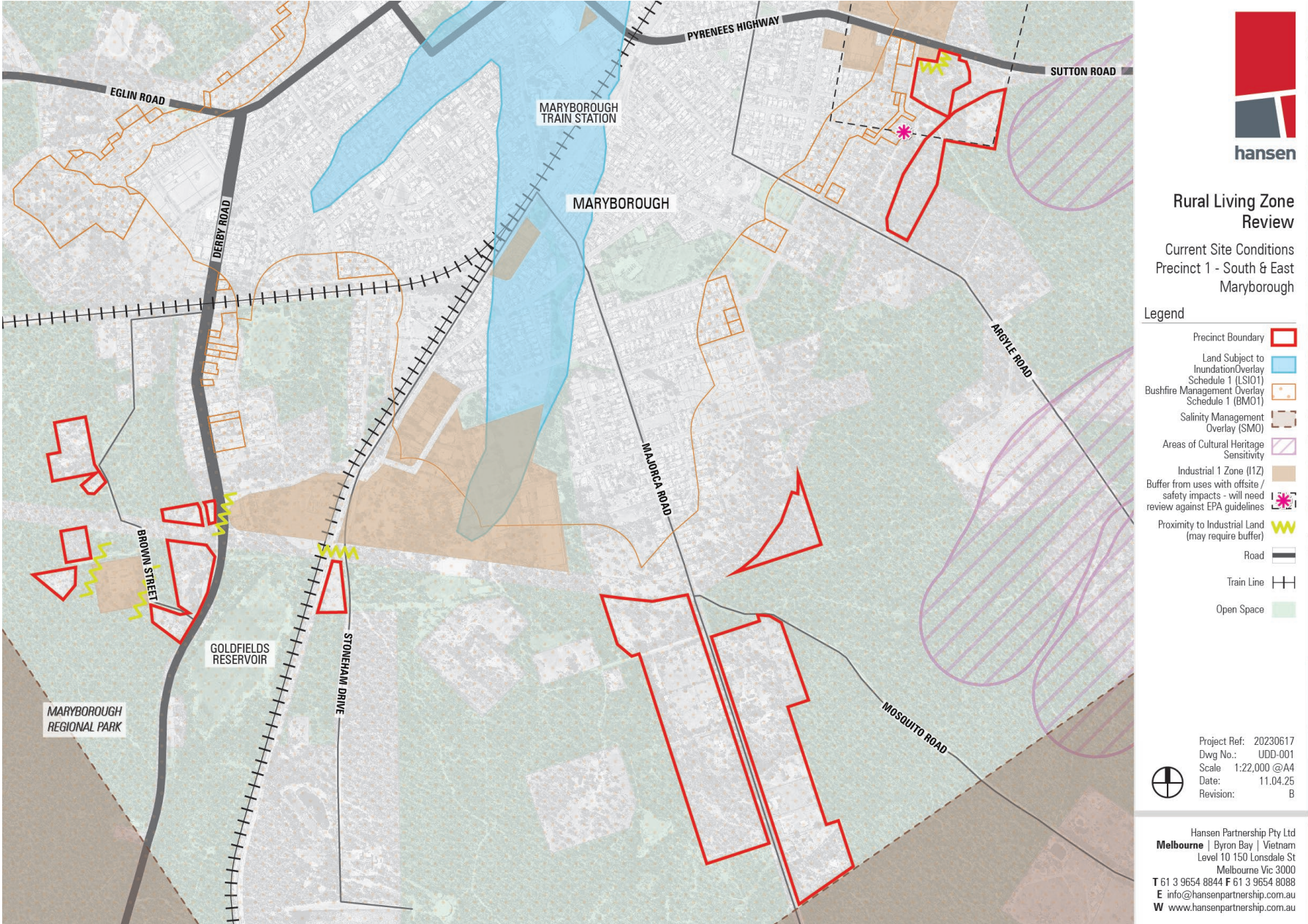


Figure 4. Precinct 1: Influences

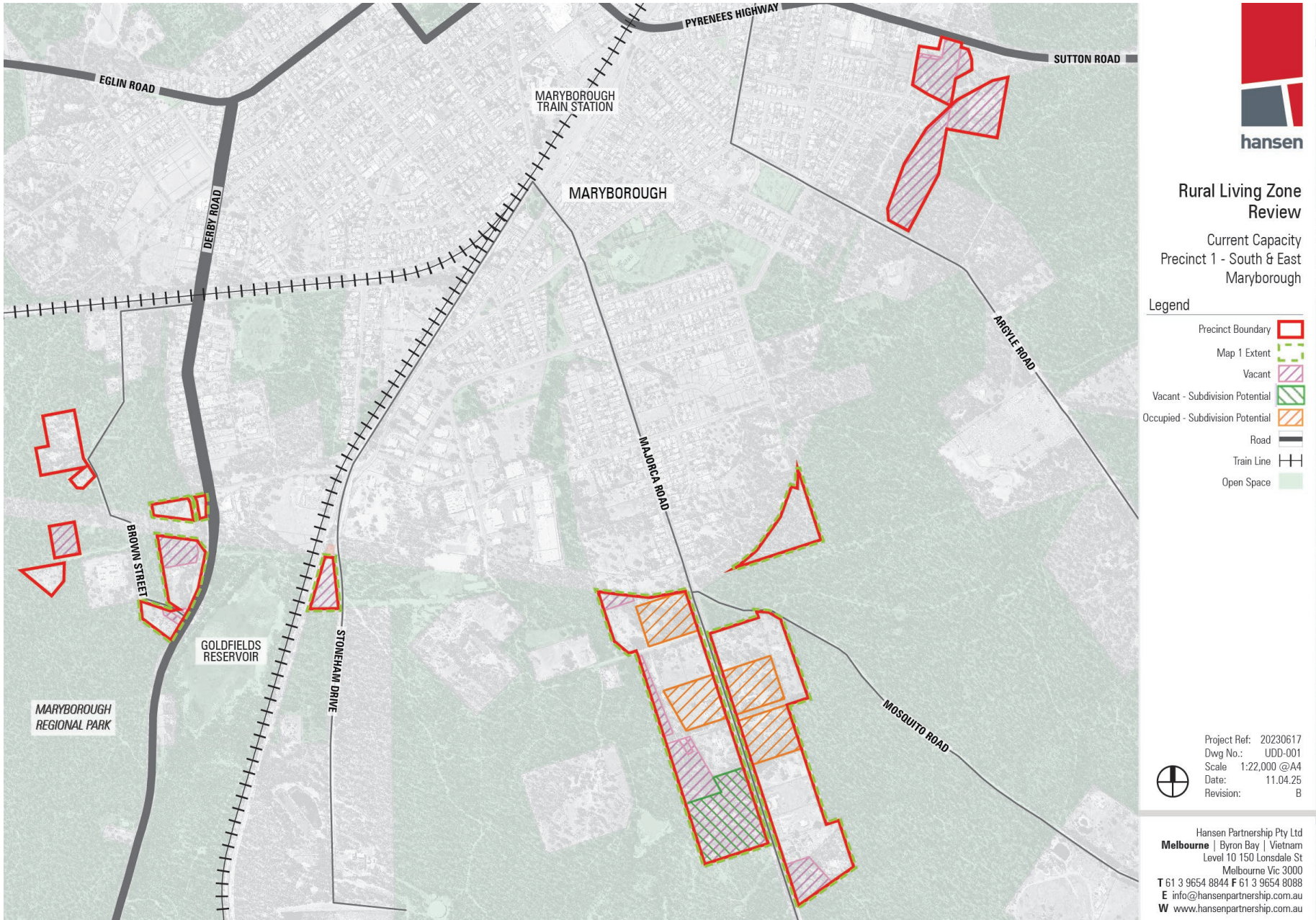


Figure 5. Precinct 1: Supply assessment

2.2 PRECINCT TWO: BOWENVALE ANALYSIS

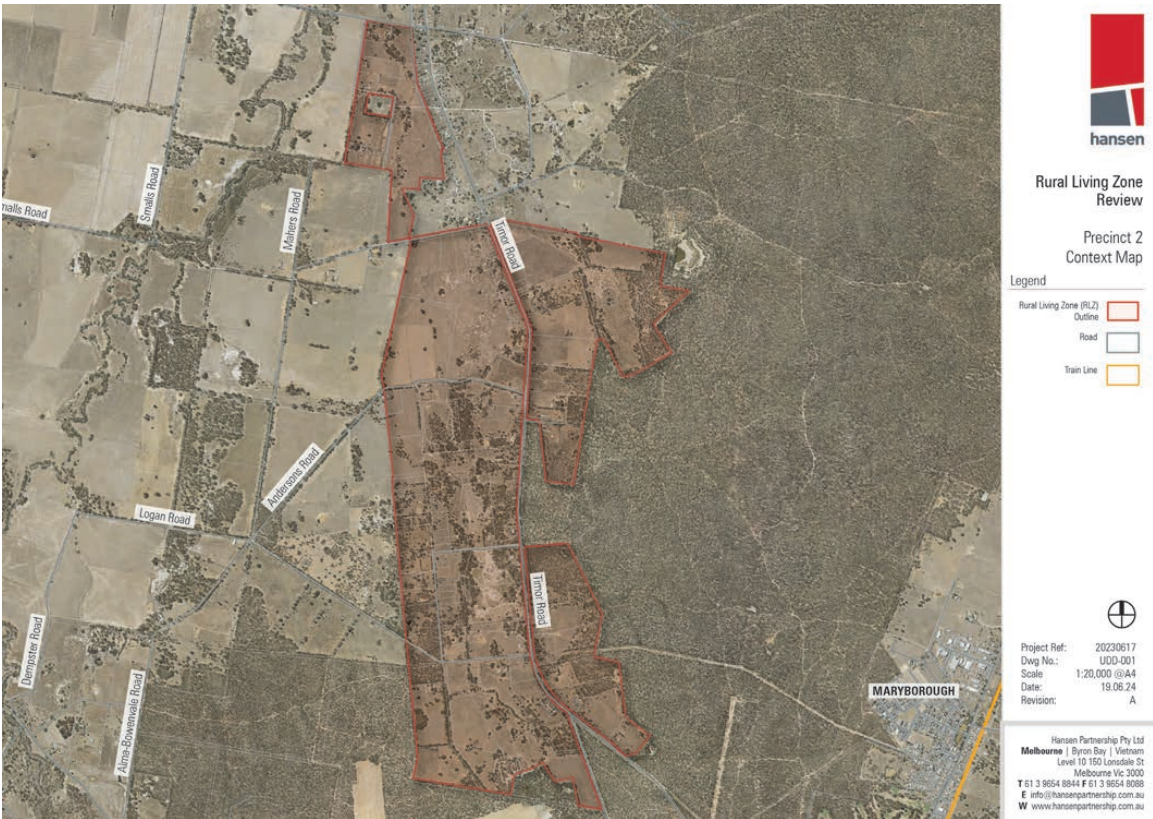


Figure 6. Precinct 2: Aerial

Precinct Characteristics	
Total Land Area (hectares)	472.51
Total Lots	151
Supply Assessment	
Vacant Lots	
Area (hectares)	309.89
Number of lots	95
Theoretical yield under current controls	15
Lots with Subdivision Potential	
Area (hectares)	162.62
Number of lots	56
Theoretical yield under current controls	3
Total Theoretical Yield	18
Infrastructure	
Reticulated Sewer Available	No
Reticulated Water Available	Yes
Bus or Train stop within 500 metres	No

Table 2. Precinct 2 - current land supply and infrastructure availability

ISSUES

- Some lots to the south and east are located within the Bushfire Management Overlay (BMO). Lots in the main 'southern' section of this precinct have been identified as being Landscape Type 4, the highest risk bushfire areas.
- The Eastern side of the precinct is particularly encumbered, including by:
 - Salinity and erosion management overlays.
 - Flooding to the northeast.
 - Bushfire hazards.
 - Dense native vegetation.
 - Rising topography.
- Flat Creek runs through the western section of the precinct, which has potential flood risk as well as cultural heritage implications. Several waterways and watercourses intersect the area, which may have implications for siting of any new development to protect water quality.
- Most lots adjoin public forests. While this can impact on private properties in terms of bushfire risk, increasing densities would also have potential impacts on those forests.
- Subdivision and development to date has been reasonably 'ad-hoc' creating potential access issues. There are limited sealed roads within the precinct and it is not near any form of public transport.
- Some existing uses (such as the cyanide plant) and a history of adhoc mining may pose contamination risks.
- The southern portions of the precinct have a direct abuttal to the aerodrome, which may have implications for offsite amenity or with aerodrome operations.

OPPORTUNITIES

- While some lots to the south are densely vegetated, most lots have been significantly cleared.
- The precinct wraps around and northern section is close to the small settlement of Bowenvale, providing a sense of community and access to facilities such as a school to residents in this precinct.
- Some opportunity may existing to expand the LDRZ applied to the rest of Bownevale to the adjoining RLZ areas.
- Areas of unencumbered, vacant land are available at the north and northwest of the precinct.
- The precinct west of Timor Road is not subject to inundation or flooding.
- Water mains are available throughout the precinct.



POTENTIAL FOR GROWTH

- Significant potential existing to the north of the precinct, adjoining the settlement of Bowenvale.
- More limited potential existing to the east of Timor Road and to the south of the precinct.
- The absence of flood risk associated with Flat Creek would need to be confirmed.
- Growth would need to have consideration for the ability to treat waste onsite in the absence of reticulated sewerage, which may also impact potential minimum lot sizes.
- The areas is also attractive in its appearance and context, as well as being close to Maryborough (less than 500m separate the southern edge of the precinct from residentially zoned land in Maryborough).
- Fire risk may also need to be considered in terms of access to a safe refuge given forested areas to the south.



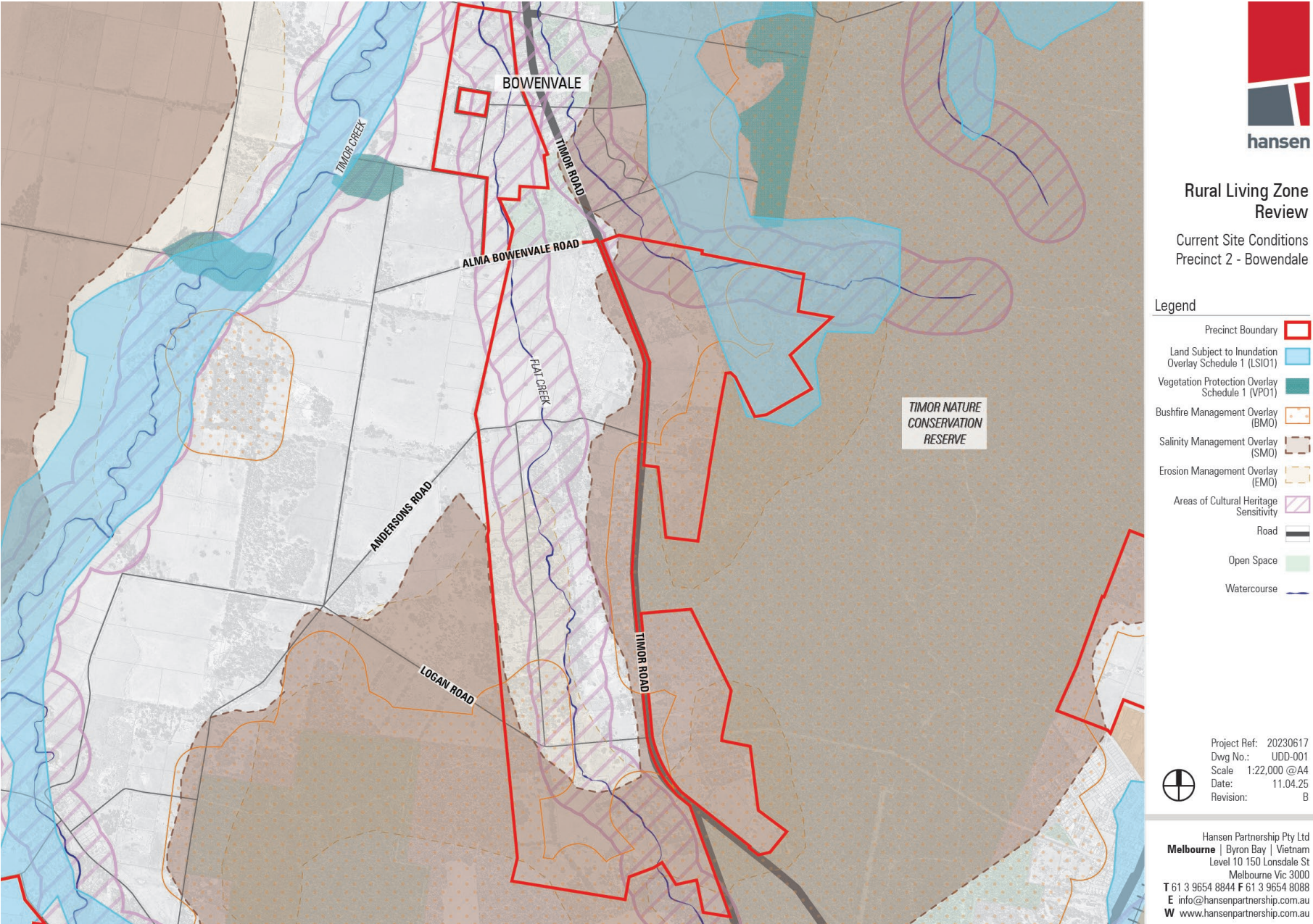


Figure 7. Precinct 2: Influences

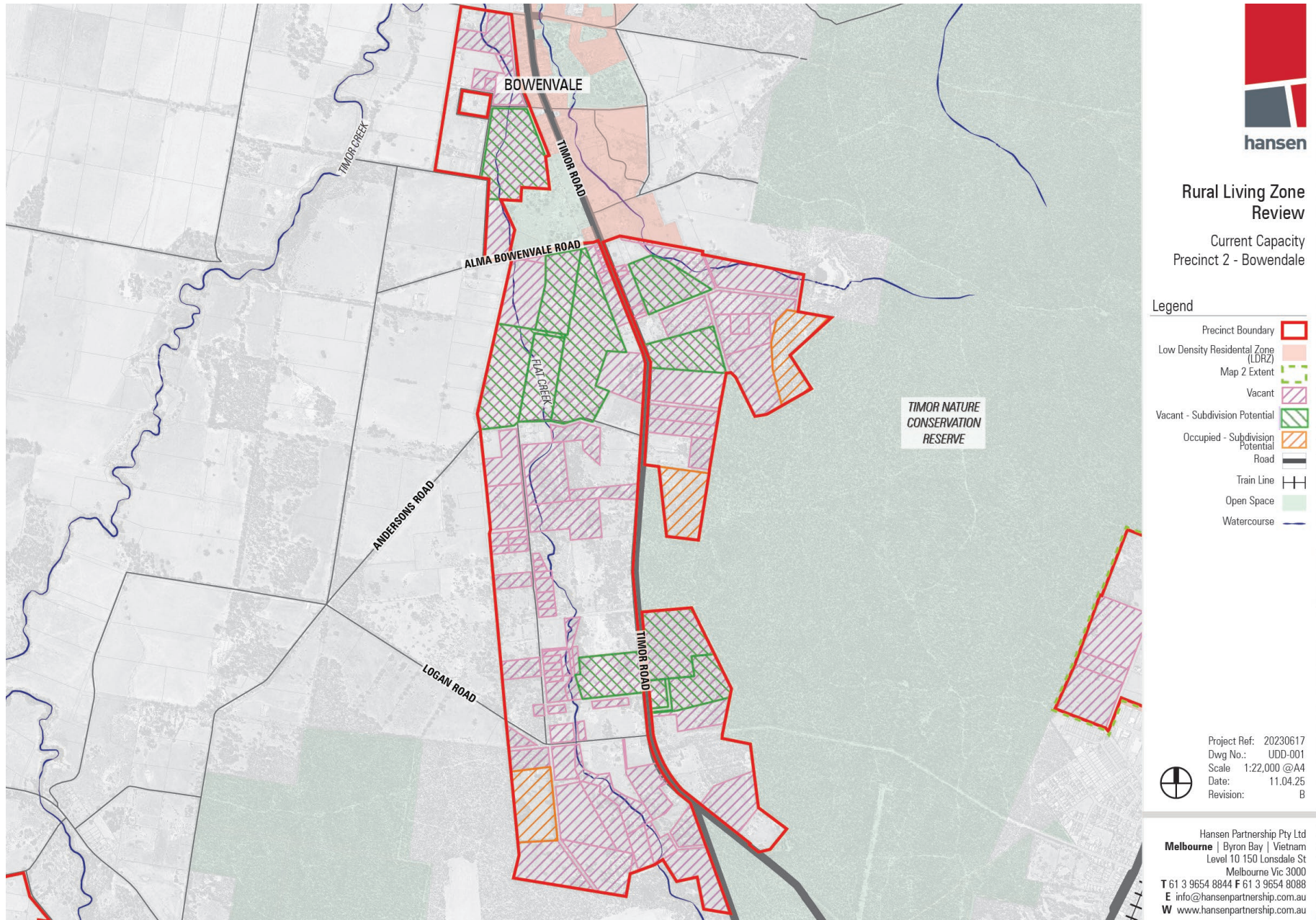


Figure 8. Precinct 1: Supply assessment

2.3 PRECINCT THREE: MARYBOROUGH NORTH ANALYSIS

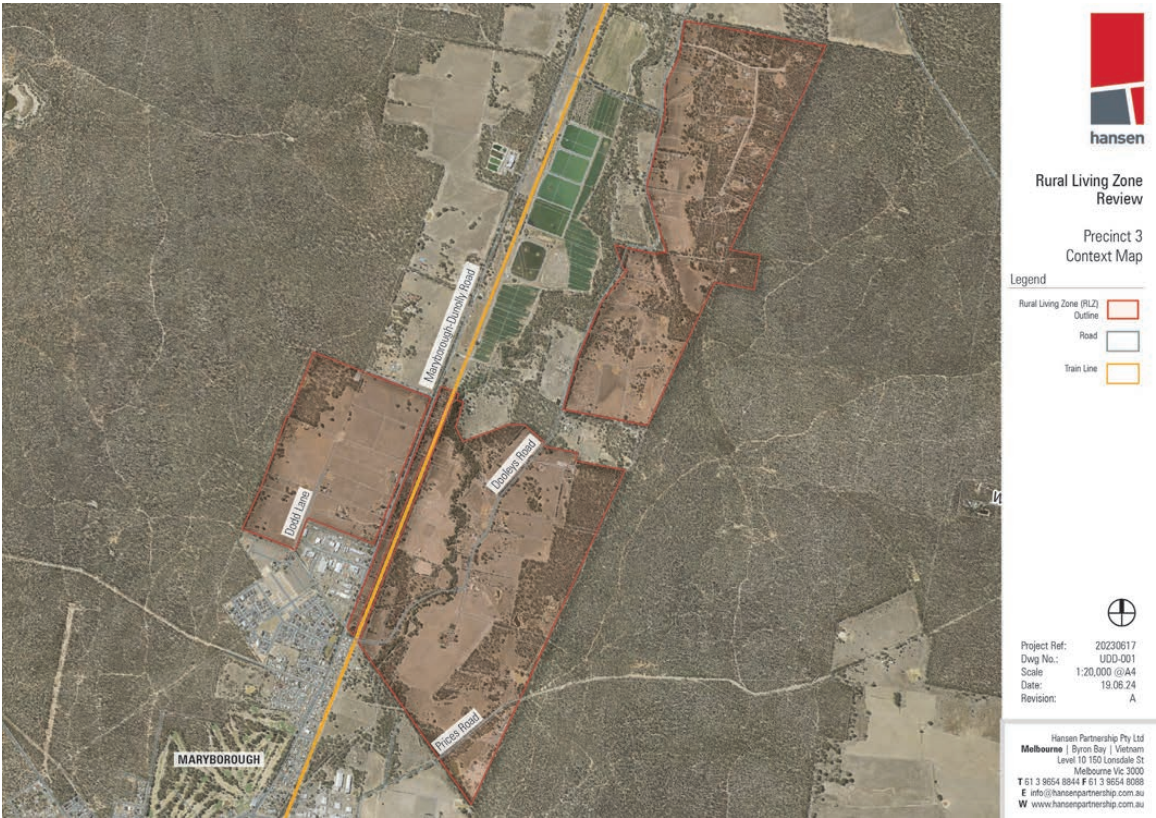


Figure 9. Precinct 3: Aerial

Precinct Characteristics	
Total Land Area	375.62
Total Lots	129
Supply Assessment	
Vacant Lots	
Area (hectares)	120.96
Number of lots	50
Theoretical yield under current controls	5
Lots with Subdivision Potential	
Area (hectares)	254.66
Number of lots	79
Theoretical yield under current controls	3
Total Theoretical Yield	8
Infrastructure	
Reticulated Sewer Available	Yes
Reticulated Water Available	Yes
Bus or Train stop within 500 metres	Yes

Table 3. Precinct 3 - current land supply and infrastructure availability

ISSUES

- The precinct is heavily constrained. It is located within a valley, with heavily vegetated bushland on either side. The vast majority of the land is under a BMO and the whole precinct has been identified as being Landscape Type 4, the highest risk area, with a small portion to the south in Landscape Type 3, the second highest.
- The southwestern corner has been identified as one of the highest risk settlement interfaces based on fire behaviour. Gas tanks within the industrial estate may increase this risk further.
- The Maryborough wastewater treatment plant is in the centre of the precinct which has buffers associated with it to manage offsite amenity impacts. The current buffer (shown by an ESO) may not meet updated EPA standards and may need review.
- Four Mile Creek runs through the valley, and flood hazards affecting much of the precinct are part of current planning controls - LSIO (note: extent needs to be confirmed against more recent flood modellings undertaken).
- There is an existing industrial estate, which is likely to have buffer distances associated with some of the existing uses to manage offsite amenity impacts and protect existing businesses.
- Dense native vegetation of the eastern portion of the precinct, with road access to Northern end of precinct also heavily vegetated. The Vegetation Protection Overlay covers northeast section of the precinct, indicating a likelihood of threatened or endangered species being located in the precinct.
- The land is also prone to erosion and salinity.

OPPORTUNITIES

- Topography is generally flat or gently sloping.
- The southern part of the precinct adjoins the existing urban area of Maryborough, meaning good access to services and facilities available in that settlement.
- Some lots in the southern portion of the precinct have appropriate road access and are not within the bushfire management overlay.
- Western side of the precinct is generally cleared of vegetation.
- The precinct has access to reticulated water and sewerage.
- Given the large number of vacant lots there is a high theoretical lot yield.



POTENTIAL FOR GROWTH

- The precinct has very limited potential for growth as a result of a layering of constraints including bushfire, flood, protected vegetation and buffers for industrial uses.
- In particular the bushfire risk in this area is significant due to its environmental context, with risk from both the bushland interfaces and from grassfires.
- The strengthening of the EPA requirements under their new legislation also means land use conflicts will significantly constrain opportunities for growth.
- The south western section (small portion along the road interface) has some potential for growth but would require further consideration of fire risk and interfaces.
- Risks and buffers associated with existing uses in the industrial precinct would also need to be confirmed, alongside the extent of any flood risk.



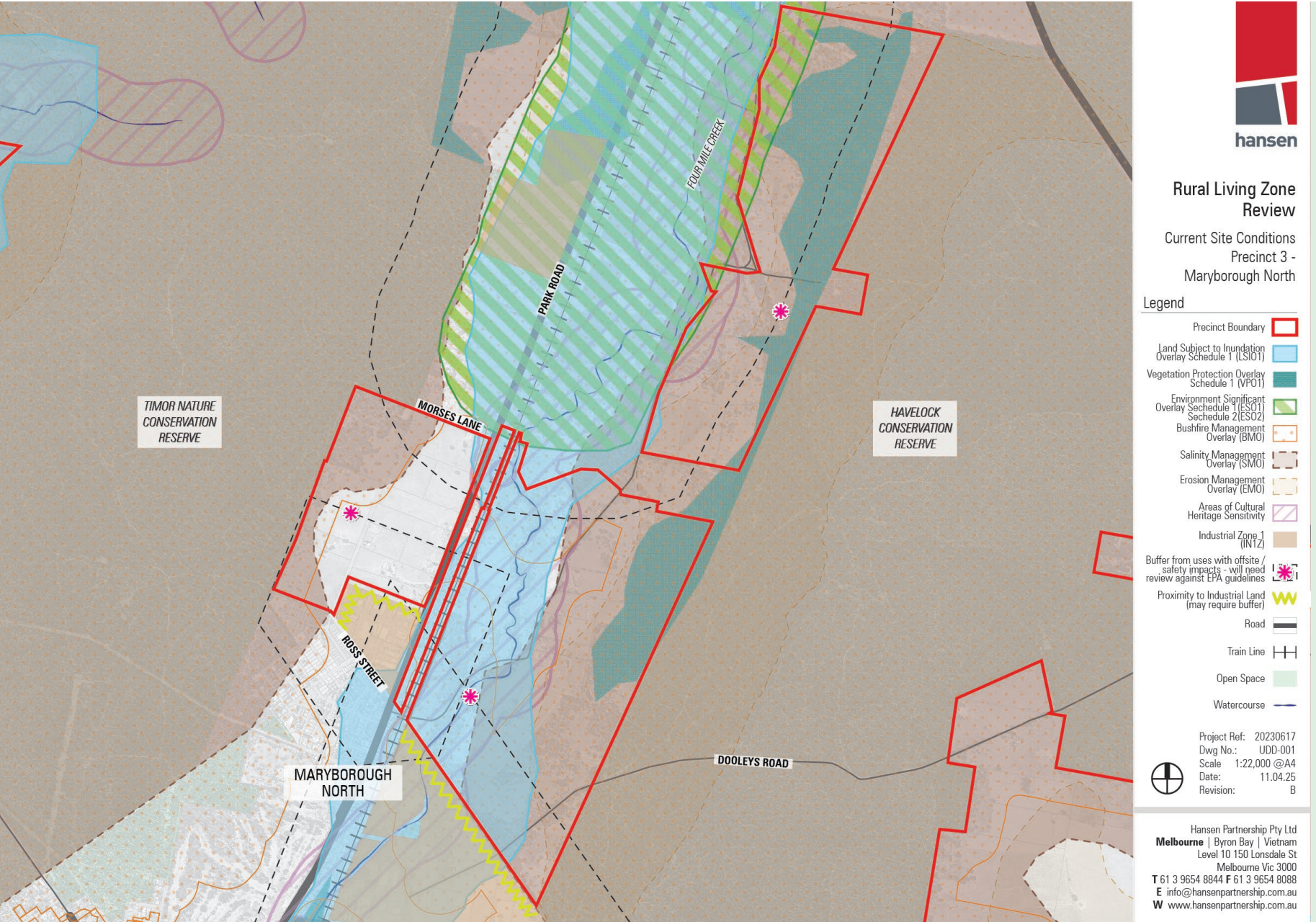


Figure 10. Precinct 3: Influences

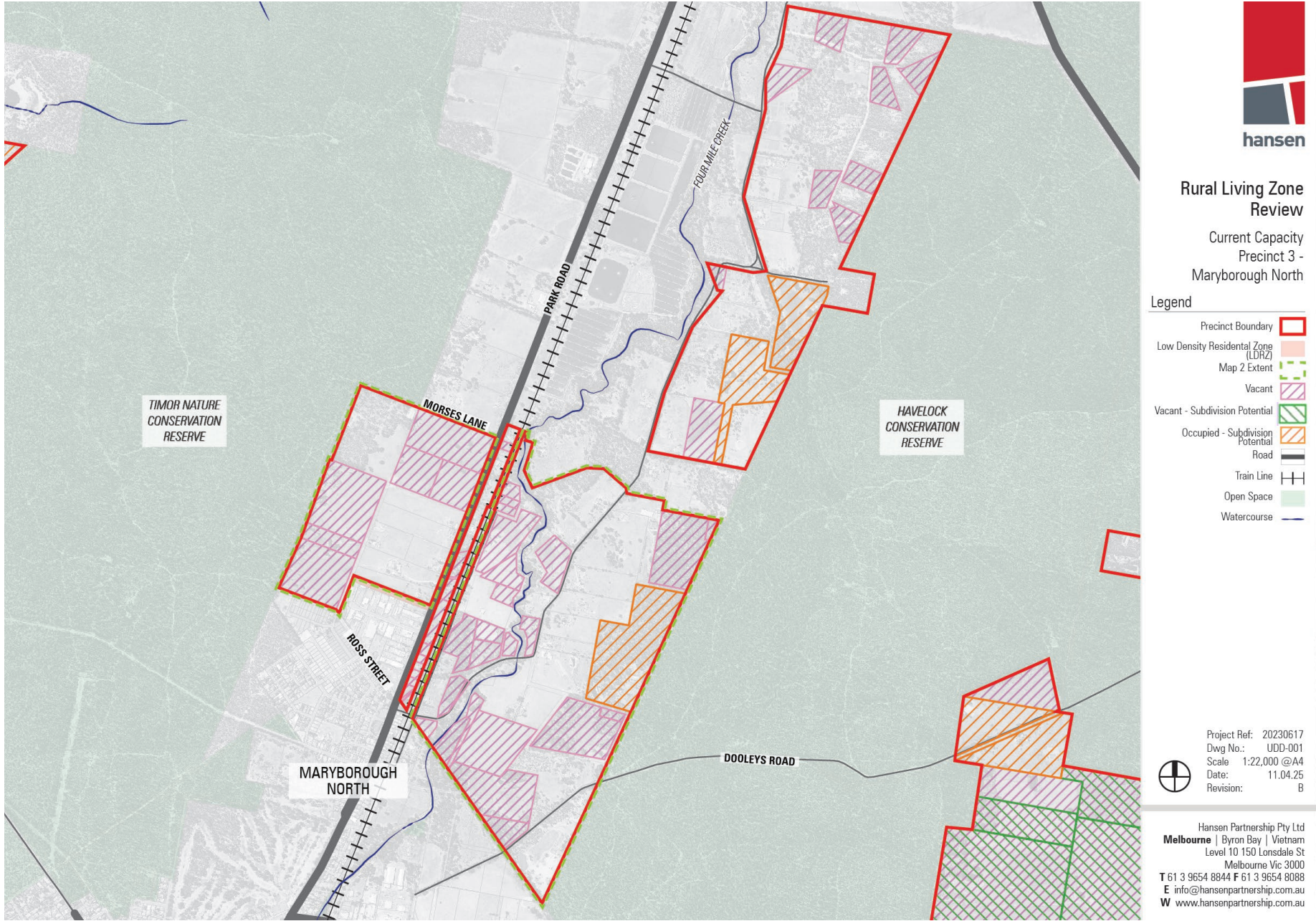


Figure 11. Precinct 3: Supply assessment

2.4 PRECINCT FOUR: CARSBROOK NORTH ANALYSIS

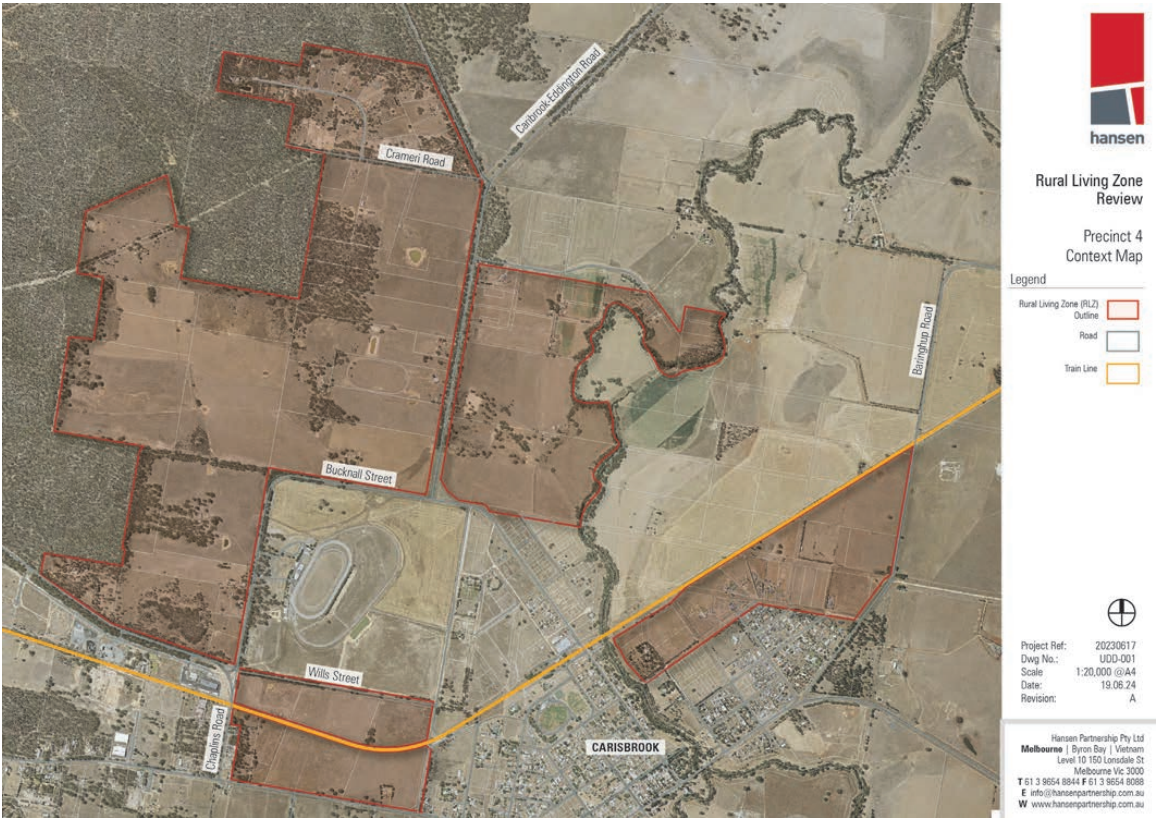


Figure 12. Precinct 4: Aerial

Precinct Characteristics	
TOTAL LAND AREA	603.72
TOTAL LOTS	115
Supply Assessment	
VACANT LOTS	
Area (hectares)	290.82
Number of lots	44
Theoretical yield under current controls	39
LOTS WITH SUBDIVISION POTENTIAL	
Area (hectares)	312.90
Number of lots	71
Theoretical yield under current controls	30
TOTAL THEORETICAL YIELD	69
INFRASTRUCTURE	
Reticulated Sewer Available	Yes
Reticulated Water Available	Yes
Bus or Train stop within 500 metres	No

Table 4. Precinct 4 - current land supply and infrastructure availability

ISSUES

- The western and southern sections of this precinct are affected by flooding and the extent of this needs to be calibrated against the most recent flood modelling.
- Similarly, the eastern and southern sections are the site of potential aboriginal cultural heritage.
- Portions of the precinct to the west adjoin bushland and are affected by associated planning controls (BMO).
- Parts of the precinct are affected by erosion and salinity risks.
- Buffers associated with existing industrial land uses may impact on the southern sections of the precinct.
- The far eastern section of the precinct is almost whole unconstrained and adjoins the existing urban area of Carisbrook so may be needed to accommodate future 'conventional' residential growth.



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OPPORTUNITIES

- Precinct is close to Carisbrook which is one of the Shires main towns which has a school, recreation facilities etc.
- Industrial and agricultural land in proximity may provide local employment.
- Access is reasonably good, with a main road (the Carisbrook-Eddington Road) bisecting the precinct and the closed railway line having been identified as a potential rail trail / shared path connection.
- Vegetation is sparse and the precinct is generally cleared of it.
- Reticulated networks available.
- The precinct is large with significant subdivision potential under existing or future controls.
- The land is attractive, with a good mix of natural features and undulating topography.



POTENTIAL FOR GROWTH

- Precinct presents itself as a possible area for growth, particularly in land adjoining Carisbrook-Eddington Road and northwest of Chaplins Road.
- Flood hazards would need to be confirmed before potential fully understood.
- The section to the far east may be better suited to higher order residential development which would need to be confirmed by further strategic work.



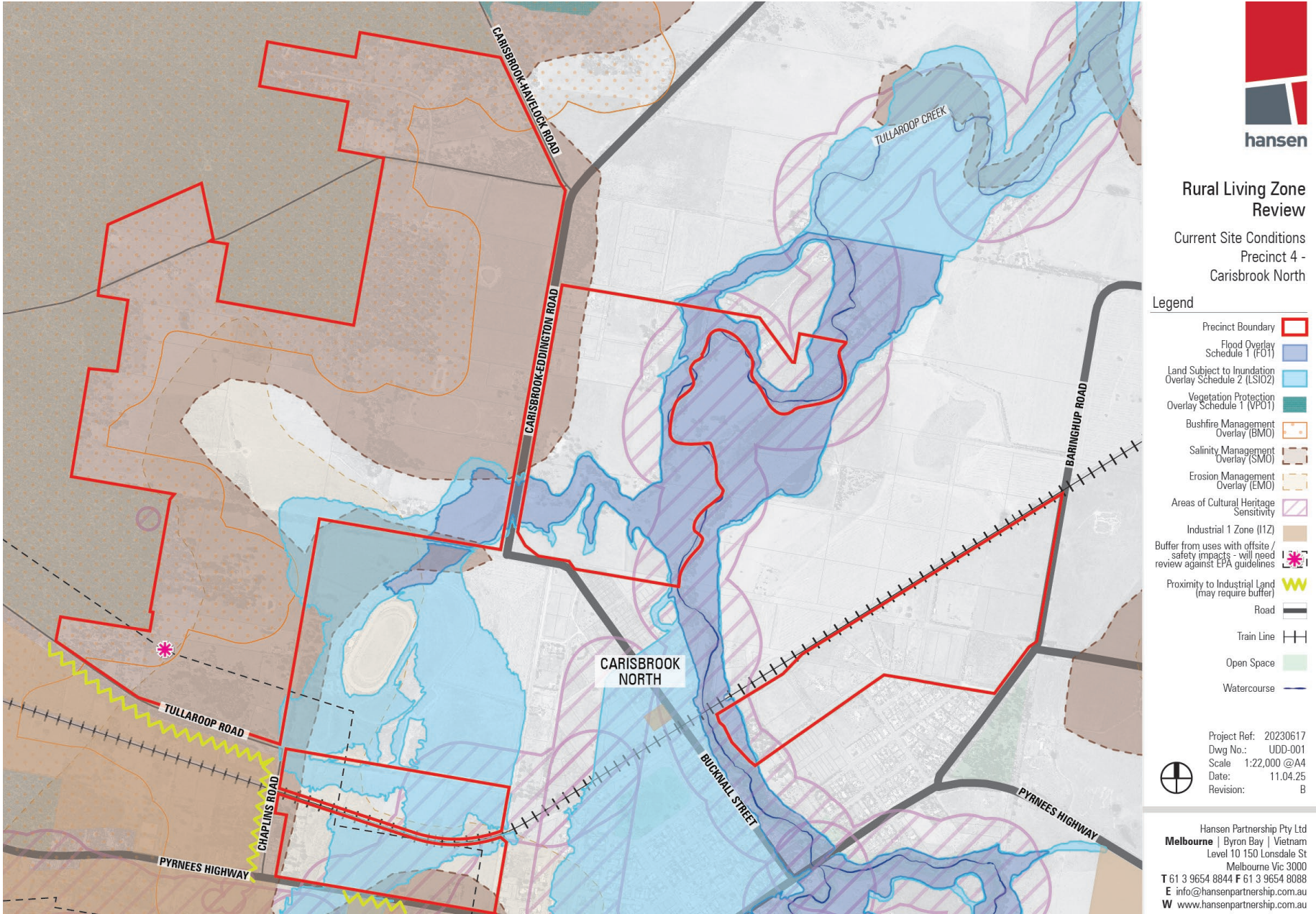


Figure 13. Precinct 3: Influences

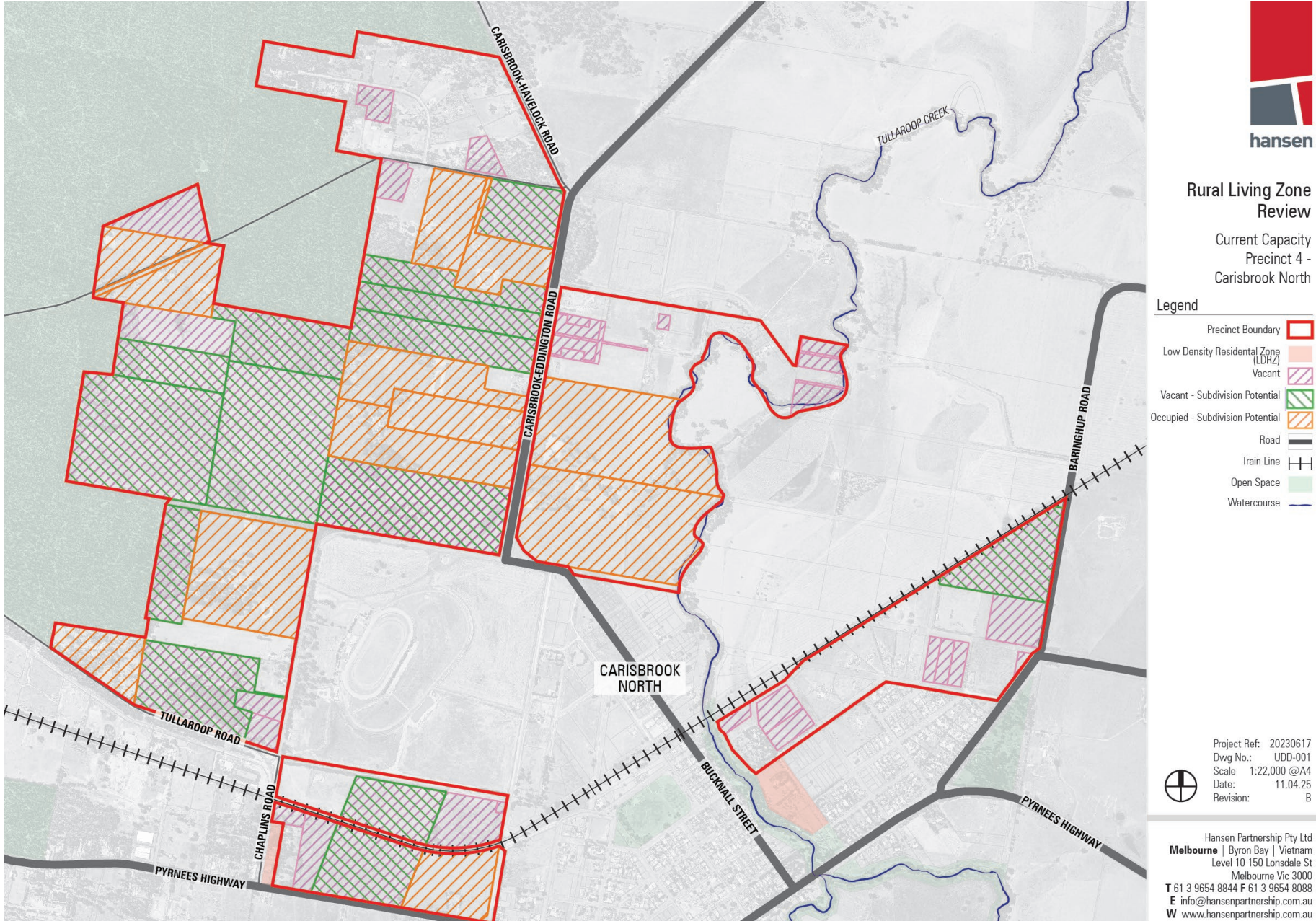


Figure 14. Precinct 1: Supply assessment

2.5 PRECINCT FIVE: SOUTHERN CARISBROOK ANALYSIS



Figure 15. Precinct 5: Aerial

Precinct Characteristics	
Total Land Area	173.41
Total Lots	37
Supply Assessment	
Vacant Lots	
Area (hectares)	23.08
Number of lots	13
Theoretical yield under current controls	1
Lots with Subdivision Potential	
Area (hectares)	150.33
Number of lots	24
Theoretical yield under current controls	19
Total Theoretical Yield	20
Infrastructure	
Reticulated Sewer Available	Yes
Reticulated Water Available	Yes
Bus or Train stop within 500 metres	Yes

Table 5. Precinct 5 - current land supply and infrastructure availability

ISSUES

- The Floodway Overlay and Land Subject to Inundation Overlay applies to much of the eastern part of the precinct where a waterway is clearly located and to the western interface with Deep Creek. Flooding extent will need to be confirmed following mitigation works.
- Potential areas of cultural heritage sensitivity also existing along Deep Creek and the unnamed waterway to the west.
- The Vegetation Protection Overlay which seeks to protect remnant bushland which may contain threatened or endangered species applies to dense vegetation in the centre of the western part.
- A large 'non-residential use' is operating in the middle of the eastern portion of the precinct comprising a hydroponic tomato plant. This use is supported where it does not impact on the amenity of residential uses.
- An Industrial interface to the northeast may require buffers, depending on the use.
- The existing pattern of subdivision may create challenges for re-subdivision of lots.
- Environmental Significance Overlay applies to the Eastern portion of the precinct along the Deep Creek, reflecting the environmental sensitivity of that corridor.

OPPORTUNITIES

- Precinct is close to Carisbrook which is one of the Shires main towns which has a school, recreation facilities etc.
- Vegetation generally sparse or cleared throughout the precinct.
- Large parts of the precinct are unencumbered by fire and flood hazards.
- Road access is good, Landrigan Road bisects the precinct.
- The precinct also has access to reticulated water and sewer connections.



POTENTIAL FOR GROWTH

- The precinct has significant potential for additional growth and density, pending confirmation of the extent of flood hazard.
- Reticulated networks allow for intensification of residential development and links to Carisbrook enable good connections to associated services and facilities.



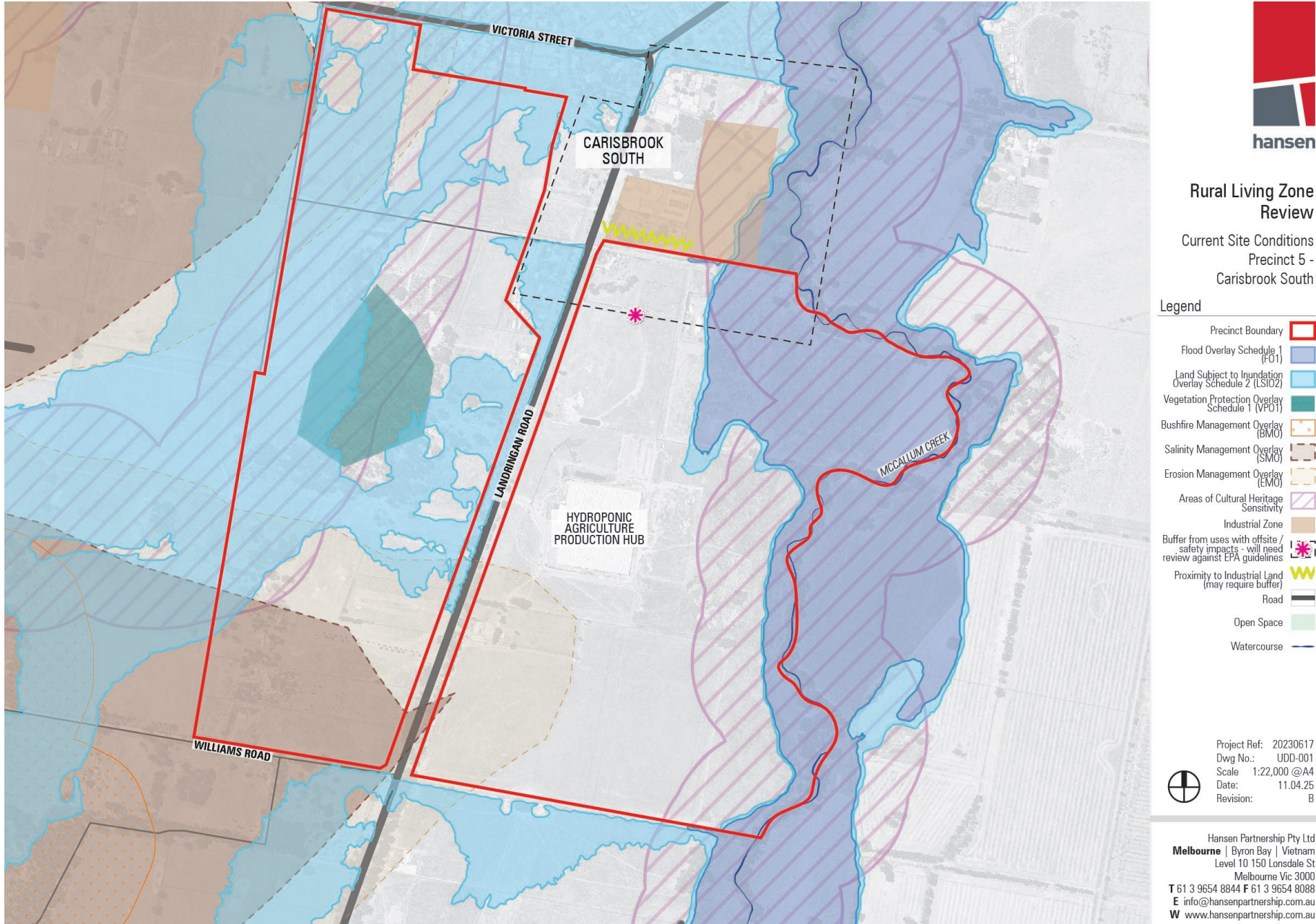


Figure 16. Precinct 3: Influences

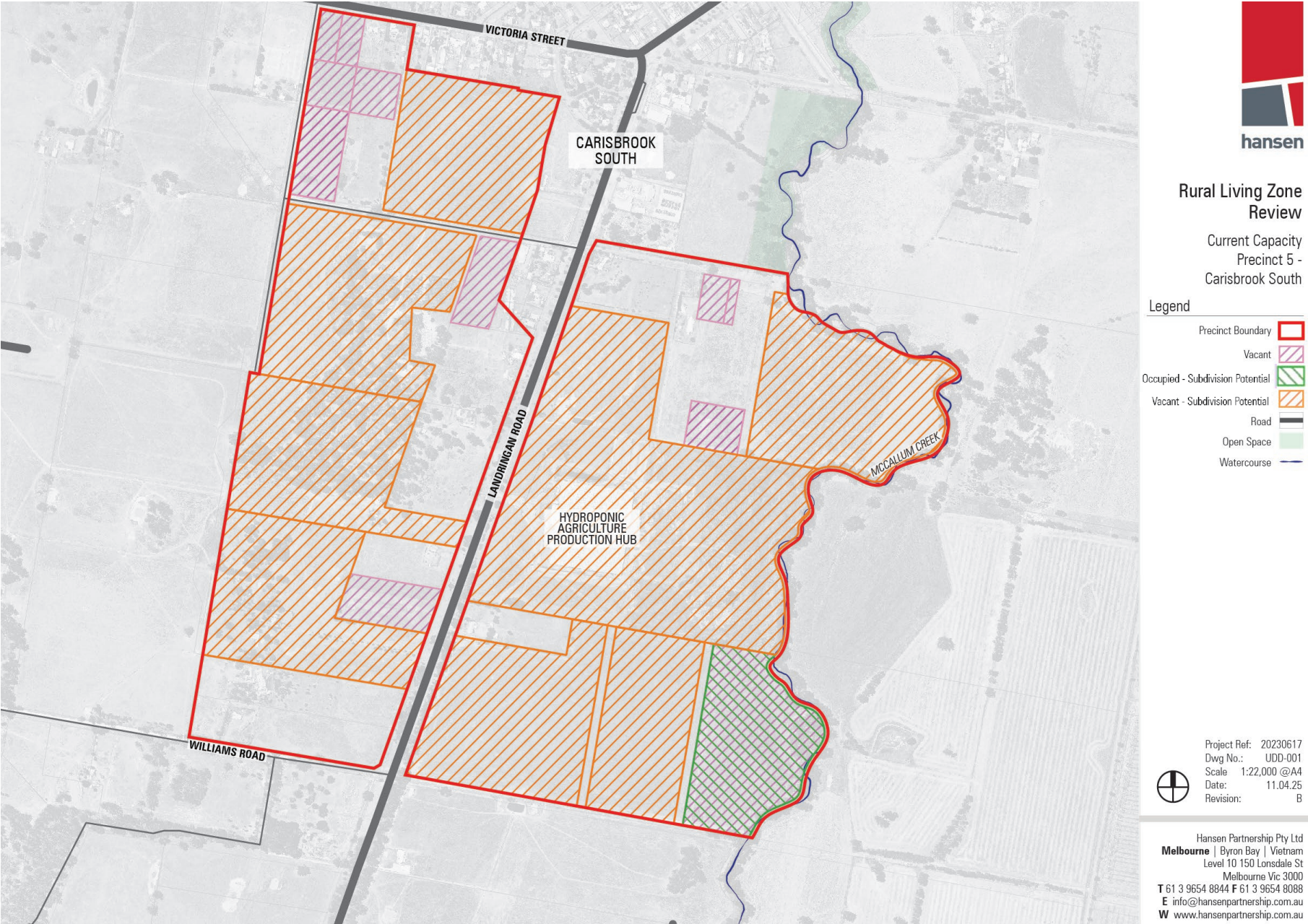


Figure 17. Precinct 1: Supply assessment

2.6 PRECINCT SIX: MAJORCA ANALYSIS



Figure 18. Precinct 6: Aerial

PRECINCT CHARACTERISTICS	
TOTAL LAND AREA	33.25
TOTAL LOTS	212
SUPPLY ASSESSMENT	
VACANT LOTS	
Area (hectares)	25.53
Number of lots	170
Theoretical yield under current controls	0
LOTS WITH SUBDIVISION POTENTIAL	
Area (hectares)	7.72
Number of lots	42
Theoretical yield under current controls	0
TOTAL THEORETICAL YIELD	0
INFRASTRUCTURE	
Reticulated Sewer Available	No
Reticulated Water Available	Yes
Bus or Train stop within 500 metres	No

Table 6. Precinct 6 - current land supply and infrastructure availability

ISSUES

- All land subdivided into smaller allotments and in fragmented ownership.
- Moderate vegetation is spread throughout the precinct.
- Reticulated sewerage is not available which may constrain the development of existing lots given many of these are relatively small.
- Subdivision and development to date has been reasonably 'ad-hoc' creating potential access issues. There are limited sealed roads within the precinct and it is not near any form of public transport
- There are no shops, services or facilities located within the settlement, although there is a public hall and small playground.
- There appears to be a creekline that runs through the settlement. No flood controls apply but recent flood modelling should be checked or new flood modelling may be required to confirm an absence of hazard.
- Like many small towns Majora has a subdivision matter which was developed at the time the settlement was established but which may not reflect current capacity and require a 'restructuring' of lots.
- Significant ground disturbance to the west would prevent any future expansion.

OPPORTUNITIES

- Majorca is currently identified as unconstrained from flood and fire risk and is a designated settlement within the Shire.
- Other similar settlements are currently in the LDRZ rather than the RLZ.
- There is good road access to a number of other settlements.
- It is a reasonably attractive area, with some vegetation, undulating hills, views to bushland in the distance and some older heritage buildings.



POTENTIAL FOR GROWTH

- Significant potential exists however, any growth would need to have consideration for the ability to treat waste onsite in the absence of reticulated sewerage, which may also impact potential minimum lot sizes.
- Creeklines close to the settlement may also require further investigation.



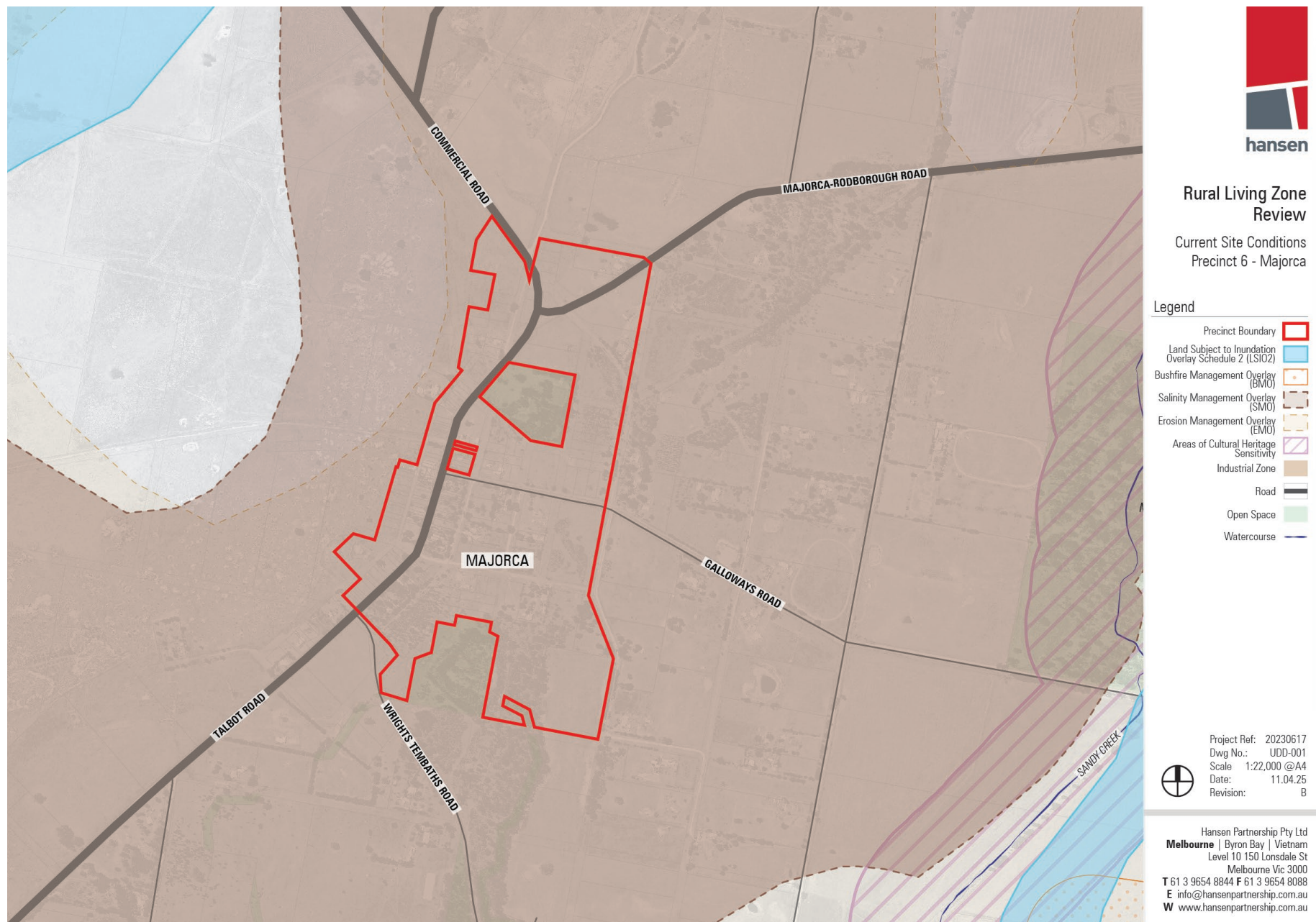


Figure 19. Precinct 3: Influences

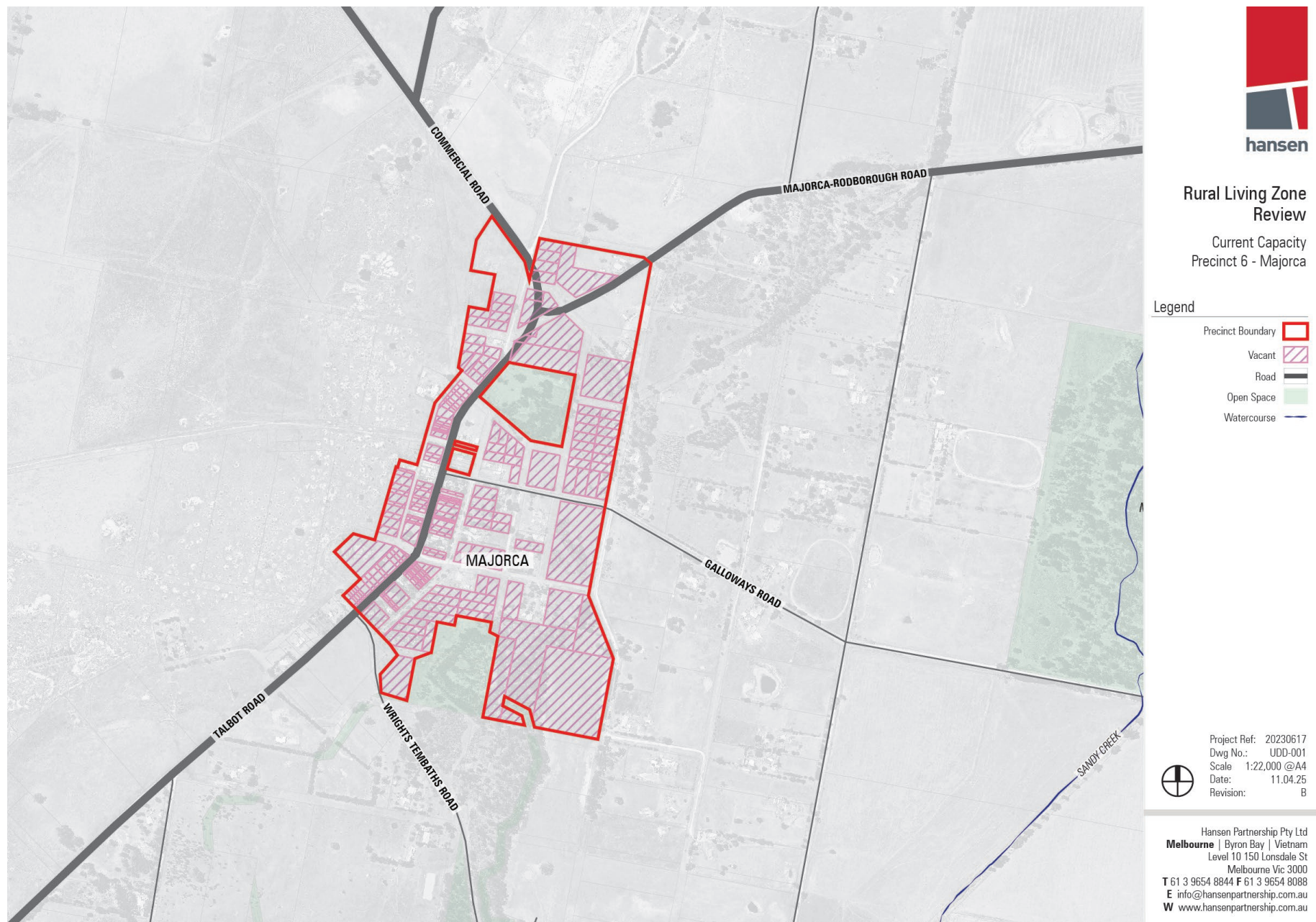


Figure 20. Precinct 1: Supply assessment

2.7 PRECINCT SEVEN: DAISY HILL ANALYSIS

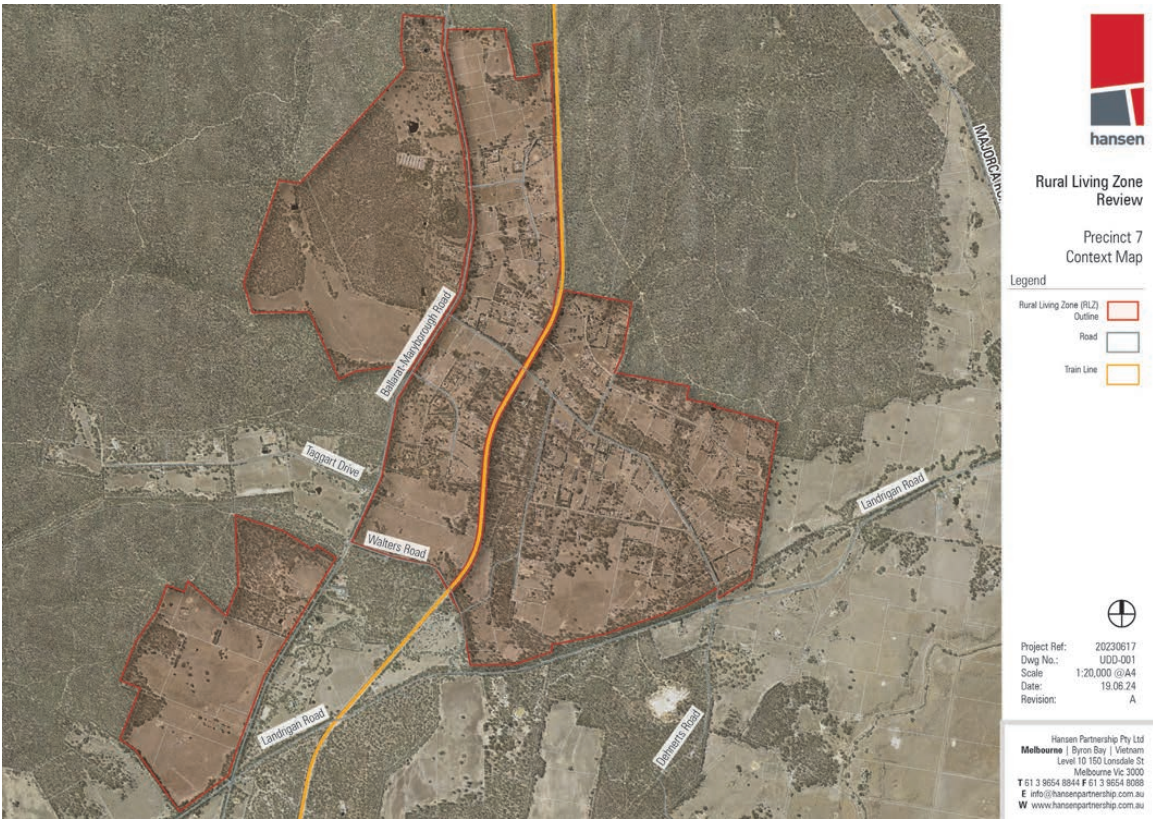


Figure 21. Precinct 7: Aerial

Precinct Characteristics	
Total Land Area	818.36
Total Lots	205
Supply Assessment	
Vacant Lots	
Area (hectares)	203.26
Number of lots	37
Theoretical yield under current controls	22
Lots with Subdivision Potential	
Area (hectares)	615.10
Number of lots	168
Theoretical yield under current controls	46
Total Theoretical Yield	68
Infrastructure	
Reticulated Sewer Available	No
Reticulated Water Available	Yes
Bus or Train stop within 500 metres	Yes

Table 7. Precinct 7 - current land supply and infrastructure availability

ISSUES

- The Bushfire Management Overlay applies to all land within the precinct.
- Vegetation is dense and moderately dense throughout the precinct.
- Undulating topography and abutments to multiple state forests adds to bushfire risk.
- Dairy Hill has been identified as an 'extreme' fire risk settlement under the Victorian Fire Risk Register.
- Creeklines such as Narragil Creek, with associated potential for flooding as well as aboriginal cultural heritage cut across large areas of the precinct.
- No reticulated sewerage is available so onsite disposal would have to be considered.



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OPPORTUNITIES

- Parts of the precinct have been cleared of vegetation.
- The train line which bisects the precinct could be an opportunity for use as a future transport network.
- High theoretical lot yield.



POTENTIAL FOR GROWTH

- The precinct is considered to have no potential for additional intensification given the extreme fire danger. Existing vegetation and bushfire risk makes development intensification extremely difficult to justify.



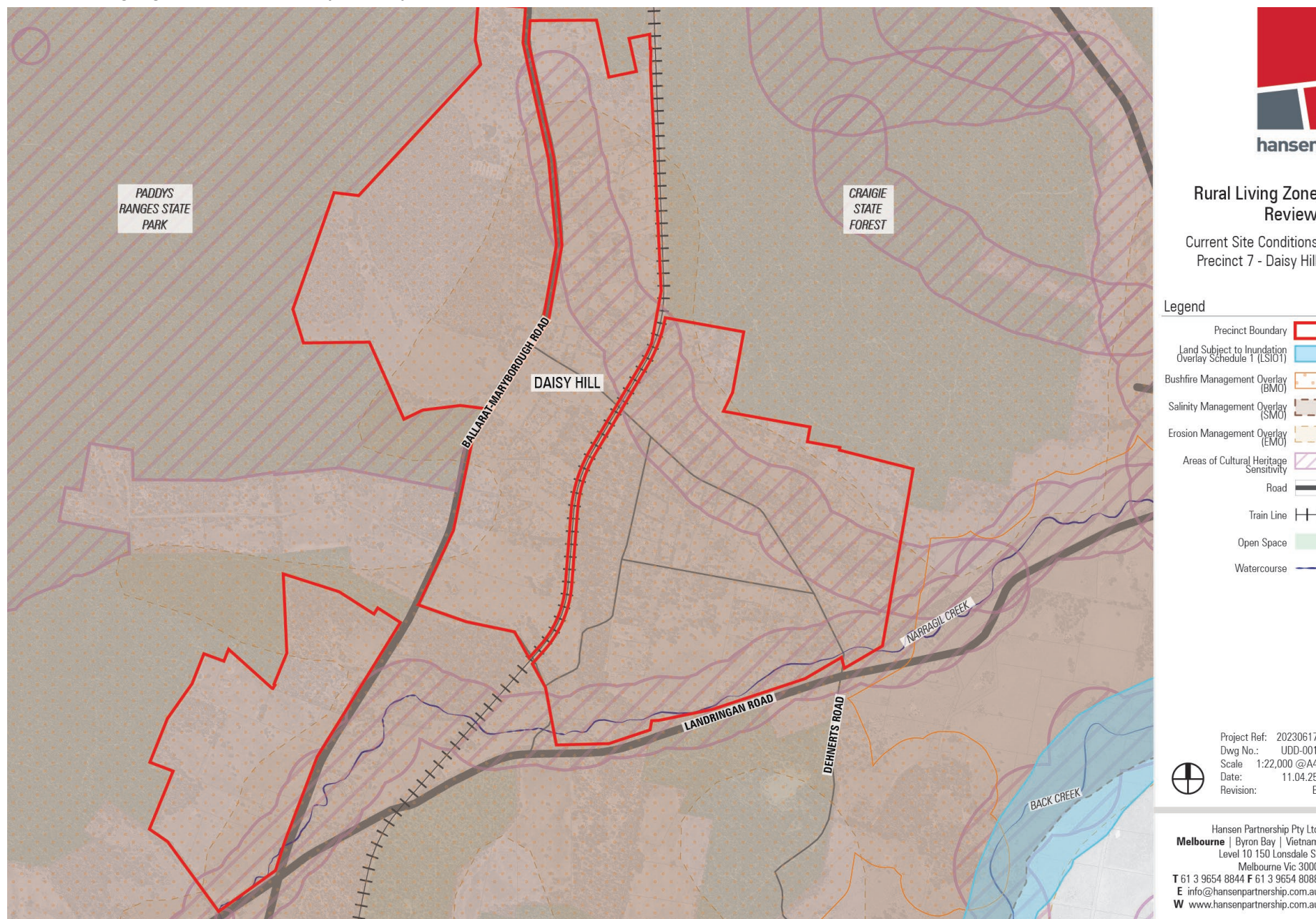


Figure 22. Precinct 3: Influences

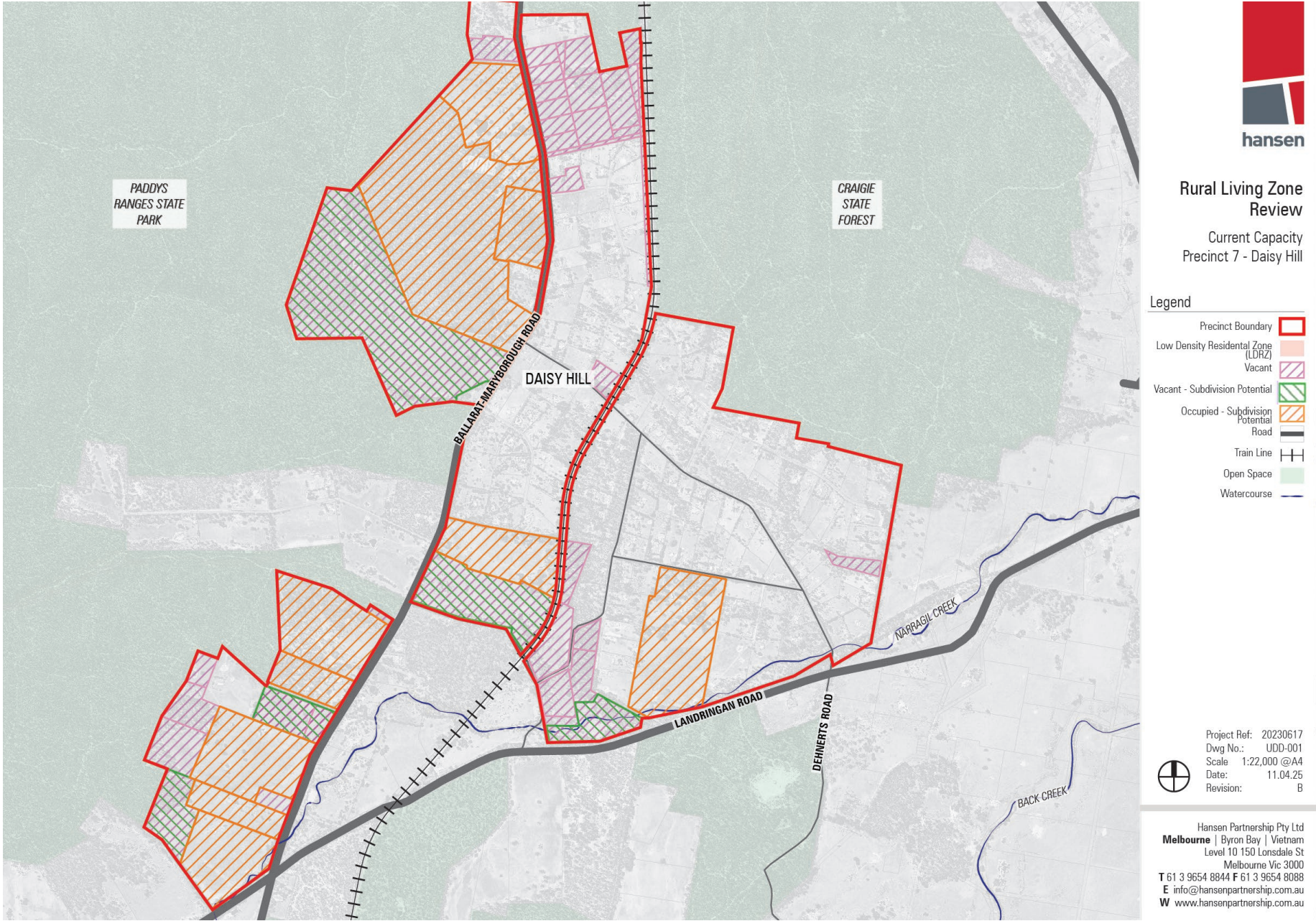


Figure 23. Precinct 1: Supply assessment

2.8 PRECINCT EIGHT: ADELAIDE LEAD ANALYSIS

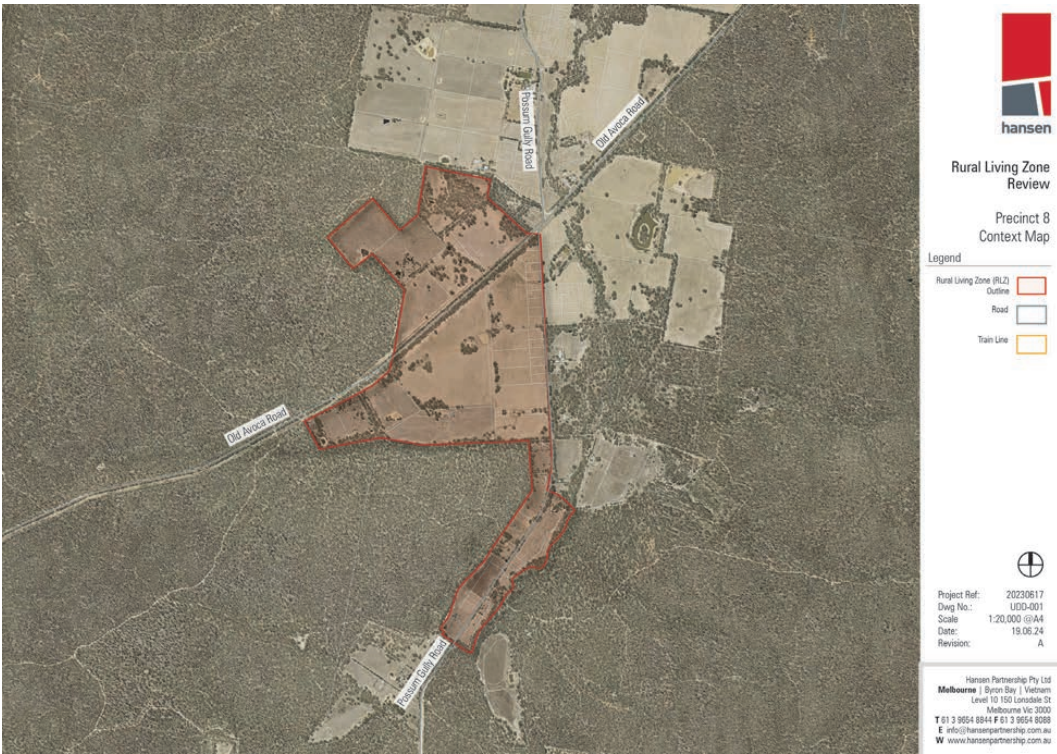


Figure 24. Precinct 8: Aerial

PRECINCT CHARACTERISTICS	
TOTAL LAND AREA	149.46
TOTAL LOTS	49
SUPPLY ASSESSMENT	
VACANT LOTS	
Area (hectares)	63.70
Number of lots	34
Theoretical yield under current controls	0
LOTS WITH SUBDIVISION POTENTIAL	
Area (hectares)	85.77
Number of lots	15
Theoretical yield under current controls	8
TOTAL THEORETICAL YIELD	8
INFRASTRUCTURE	
Reticulated Sewer Available	No
Reticulated Water Available	Yes
Bus or Train stop within 500 metres	No

Table 8. Precinct 8 - current land supply and infrastructure availability

ISSUES

- The Bushfire Management Overlay applies to all land within the precinct.
- Parts of the precinct are heavily vegetated.
- Undulating topography and abutments to multiple state forests adds to bushfire risk.
- Parts of the precinct have been identified as an 'extreme' fire risk settlement under the Victorian Fire Risk Register.
- Timor Creek is associated with flood hazard.
- Creeklines with potential for aboriginal cultural heritage cut across large areas of the precinct.
- No reticulated sewerage is available so onsite disposal would have to be considered.

OPPORTUNITIES

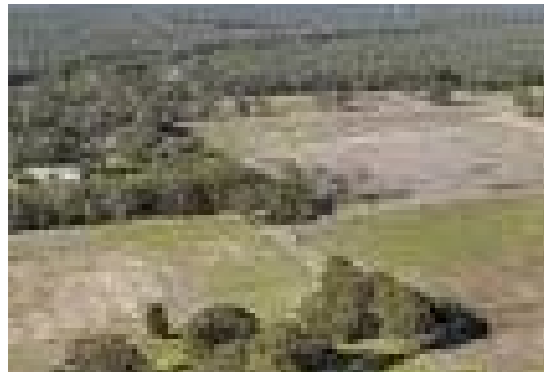
- Part of the precinct have been cleared of vegetation.
- The train line which bisects the precinct could be an opportunity for use as a future transport network.
- High theoretical lot yield.

POTENTIAL FOR GROWTH

- The precinct is considered to have no potential for additional intensification given the extreme fire danger. Existing vegetation and bushfire risk makes development intensification extremely difficult to justify.



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






Rural Living Zone Review

Current Site Conditions
Precinct 8 - Adelaide Lead

Legend

- Precinct Boundary 
- Land Subject to Inundation
Overlay Schedule 1 (LSIO1) 
- Bushfire Management Overlay
(BMO) 
- Salinity Management Overlay
(SMO) 
- Erosion Management Overlay
(EMO) 
- Areas of Cultural Heritage
Sensitivity 
- Road 
- Open Space 
- Watercourse 



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Revision: B

Hansen Partnership Pty Ltd
Melbourne | Byron Bay | Vietnam
Level 10 150 Lonsdale St
Melbourne Vic 3000
T 61 3 9654 8844 F 61 3 9654 8088
E info@hansenpartnership.com.au
W www.hansenpartnership.com.au

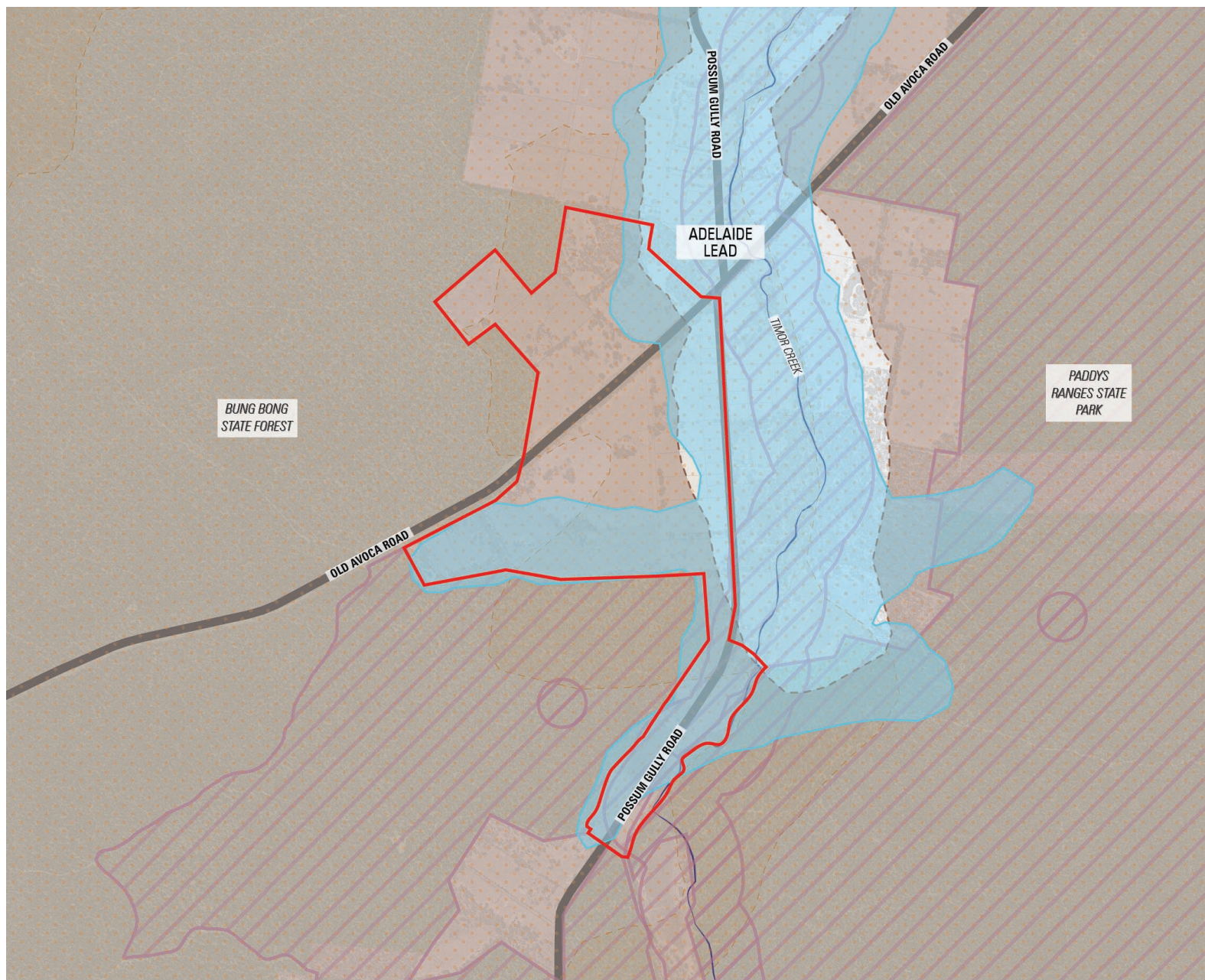


Figure 25. Precinct 3: Influences

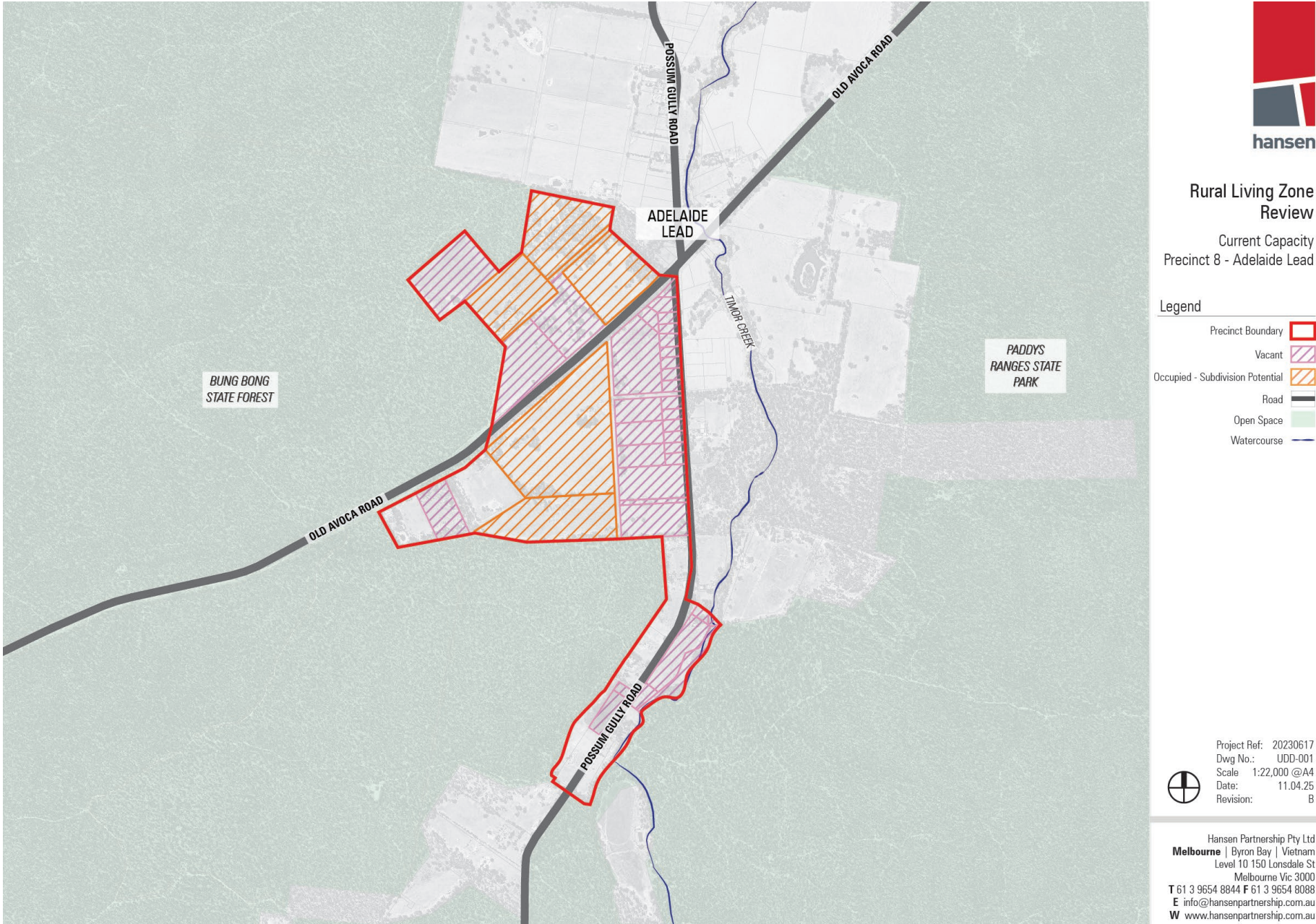


Figure 26. Precinct 1: Supply assessment

2.9 PRECINCT NINE: MOONLIGHT FLAT ANALYSIS

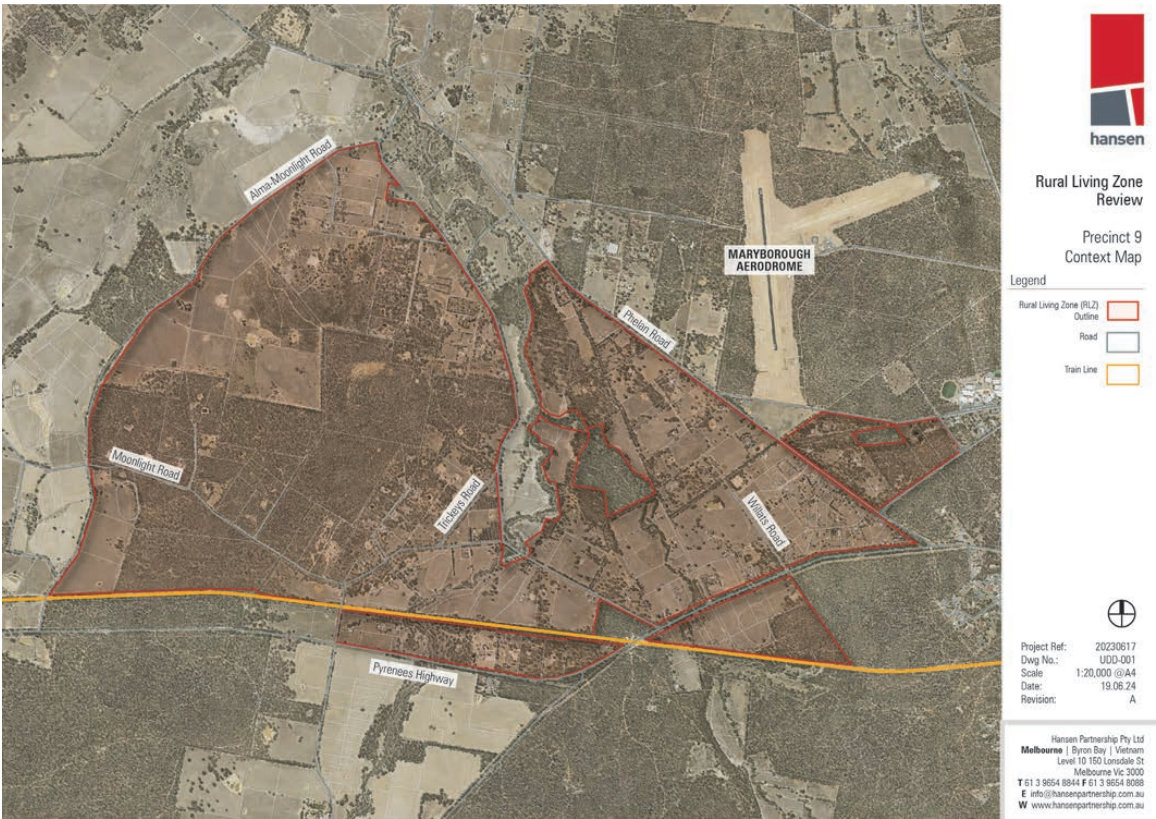


Figure 27. Precinct 9: Aerial

Precinct Characteristics	
Total Land Area	973.09
Total Lots	279
Supply Assessment	
Vacant Lots	
Area (hectares)	323.85
Number of lots	75
Theoretical yield under current controls	30
Lots with Subdivision Potential	
Area (hectares)	649.23
Number of lots	204
Theoretical yield under current controls	27
Total Theoretical Yield	57
Infrastructure	
Reticulated Sewer Available	No
Reticulated Water Available	Yes
Bus or Train stop within 500 metres	No

Table 9. Precinct 9 - current land supply and infrastructure availability

ISSUES

- The Bushfire Management Overlay applies to almost all land within the precinct, and the precinct has been identified as Landscape type 4, which is the highest risk category.
- The whole precinct have been identified as a 'very high' fire risk settlement under the Victorian Fire Risk Register.
- Parts of the precinct are heavily vegetated and the precinct abuts state forests.
- Indicative fire runs would impact on this precinct from multiple directions (heading both south-easterly and north-easterly).
- Timor Creek is associated with flood hazard and the parts of the precinct not under a BMO are generally under a flood overlay.
- The presence of a Vegetation management overlay in the centre of the precinct reflects the likelihood that endangered or threatened species may be present in the area.
- Creeklines with potential for aboriginal cultural heritage cut across large areas of the precinct.
- No reticulated sewerage is available so onsite disposal would have to be considered.
- Proximity to the aerodrome and potential offsite impacts would also need to be considered.

OPPORTUNITIES

- Part of the precinct have been cleared of vegetation.
- The train line which run along the bottom of the precinct could be an opportunity for use as a future transport network.
- High theoretical lot yield.



POTENTIAL FOR GROWTH

- The precinct is considered to have no potential for additional intensification given the very high fire danger as well as flood impacts. Existing vegetation and bushfire risk makes development intensification extremely difficult to justify.



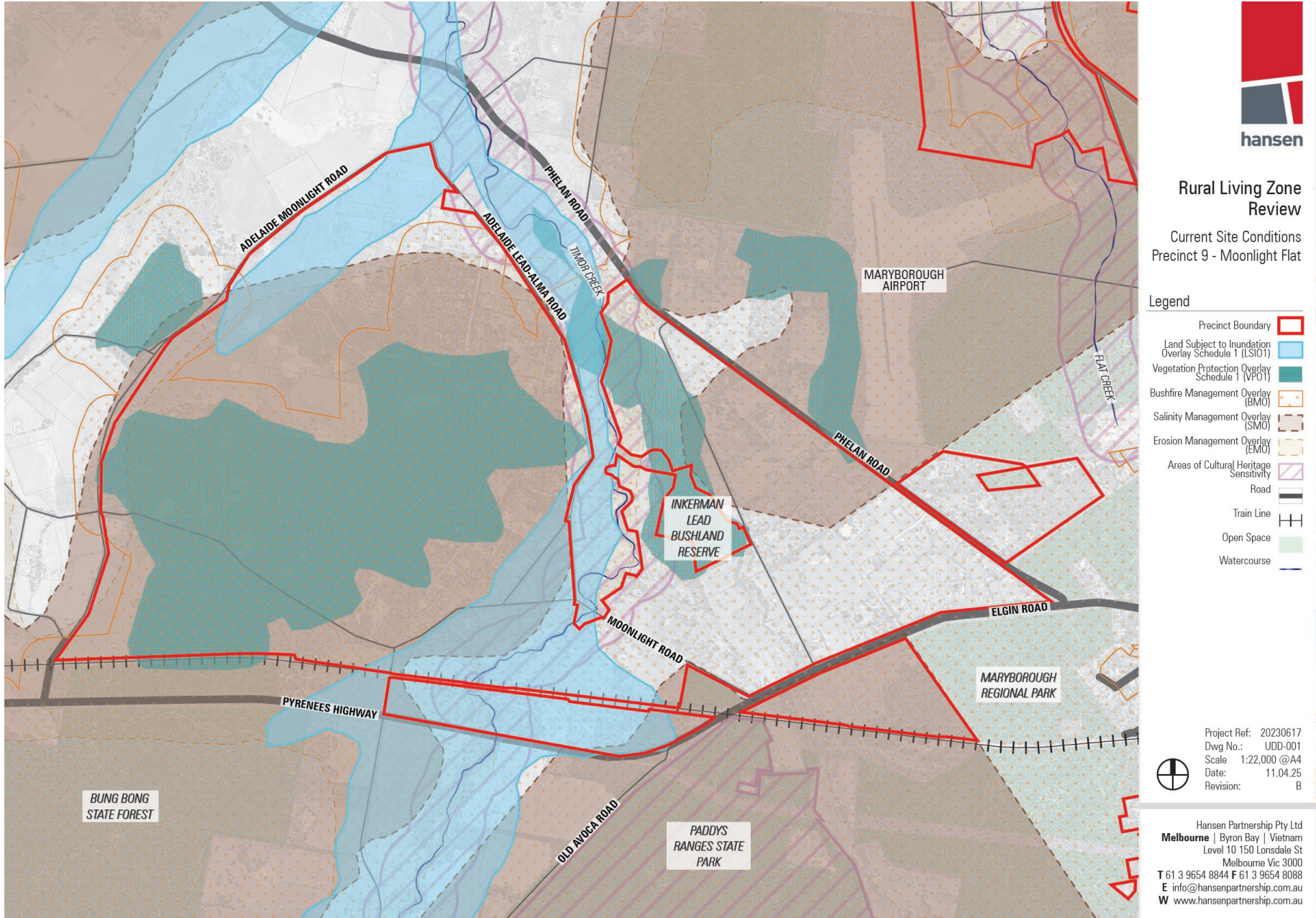


Figure 28. Precinct 3: Influences

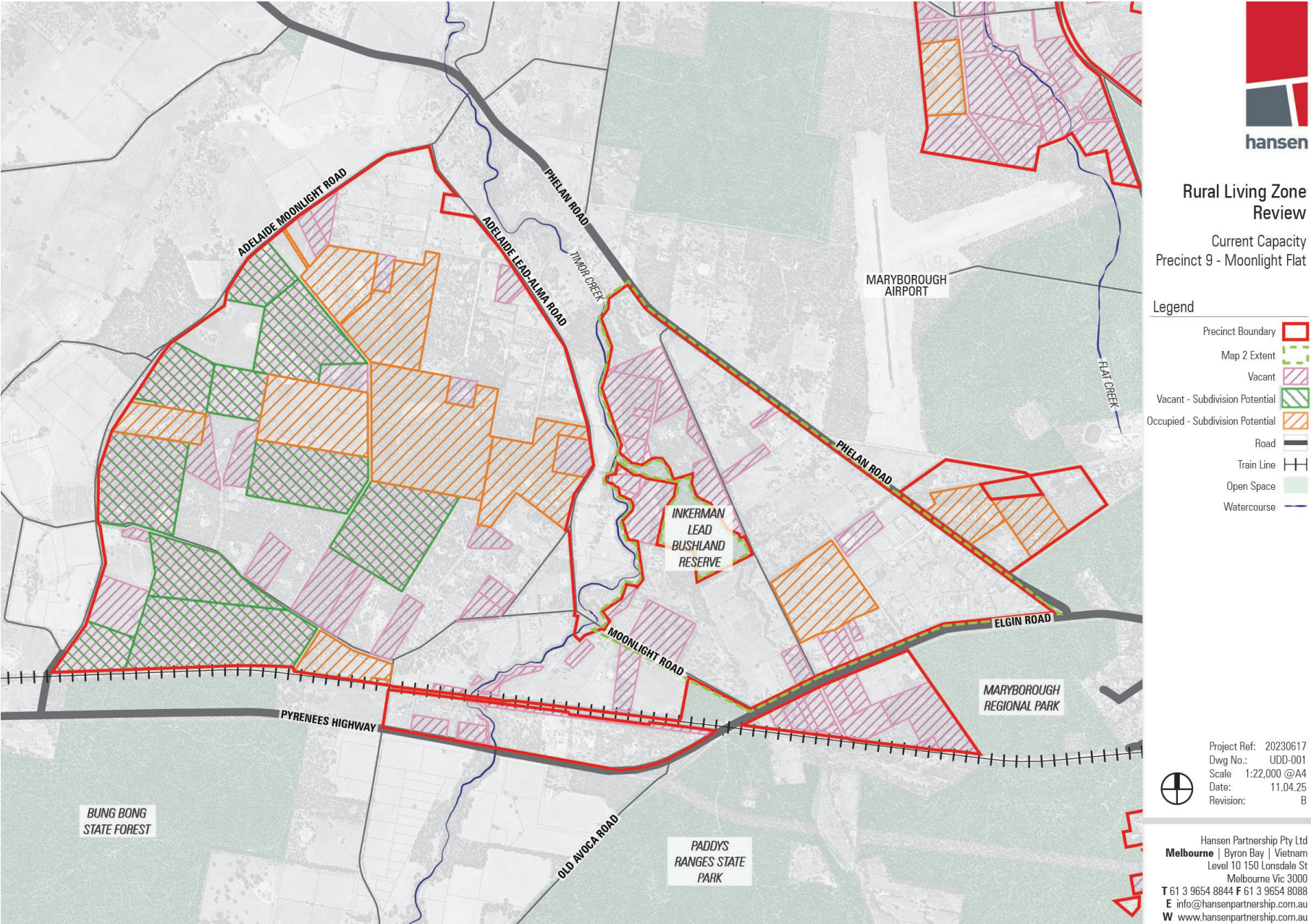


Figure 29. Precinct 1: Supply assessment



PART TWO

RECOMMENDATIONS

3.0 OVERARCHING THEMES

3.1 RESIDENTIAL GROWTH, SUPPLY & DEMAND

As noted in the introduction to this report, the Population, Housing and Residential Land Study (2020) flagged challenges that exist in meeting the requirements for 15 years supply of residential land. This requirement is contained within State policy at Clause 11.02-1S of the Central Goldfields Planning Scheme. Importantly, this requirement is not to be met on a 'settlement' basis but across the municipality (*"Residential land supply will be considered on a municipal basis, rather than a town-by-town basis"*). Council is taking a multi-pronged approach in responding to the findings of that report. These include:

- Undertaking a Framework Plan for Maryborough, Carisbrook and Flagstaff to identifying which areas are suitable for future growth having regard to various requirements of the planning scheme and context.
- Exploring opportunities for sewerage the settlement of Talbot to supports its future growth.
- Examining the possibilities for increasing residential capacity for larger lot style development (this project).
- Reviewing the extent of current heritage controls within Maryborough to support appropriate infill development.

Demand

As part of separate strategic planning work, Hansen Partnership, together with SGS Economics and Planning, are preparing a Land Use Framework Plan for Maryborough and Carisbrook. As part of that project, SGS reviewed many of the housing and demographic analysis aspects relevant to this project. This included a detailed review of the previously mentioned report, demographic analysis including updated

data from the 2021 census and the development of a future housing scenario analysis. That analysis established that about a third of growth in the Shire is anticipated in the non-township area. Under the scenarios, the non-township areas will require a combined 1,900 to 2,600 total dwellings by 2051. While the boundary differences between the study area and ABS are not able to be fully reconciled, the 2022 LUFP scenarios (plus the consultation with local property industry representatives) provide the confidence there will be an ongoing demand for 'non-township' (and township) living in rural and low-density residential contexts.

For the current study, opportunities to absorb some of this demand as well as a share of the 'non-township' demand of between up to 1,180 additional dwellings are the key considerations.

In relation to the demand for development in the specific precincts subject to this review, SGS's background work identified the following:

- There is a higher demand for smaller (Less than 1 hectares) allotments for rural living type dwellings and land uses.
- Local Real Estate agents stated there is a higher proportional demand for RLZ lots with a size between 1, 2ha and serviced.
- Local Real Estate agents stated the highest demand is for serviced LDRZ lots with a size of around 0.2ha.

The profile of buyers in these areas has changed over the last ~10 years and buyers are more mixed now. Typical households searching in the area include:

- Tree changers (including families) moving from Melbourne but also Melton, Werribee, even Bendigo and Ballarat

- Older retirees seeking peace and quiet.
- Local residents (including families) looking to upsize from their current home in town.
- Hobby/ small-scale farmers, though this is a modest group.
- Weekenders seem to be a thing of the past (attributed to higher rates and petrol costs/lifestyle changes) and this group were the ones that wanted big lots of multiple hectares to make the most of their country home.
- Demand has cooled significantly after the COVID-related surge in demand, and buyers are struggling with financing in the current economic climate.

While their background reporting found that the study areas have experienced minimum growth over the last 5 years (with a dwelling increase of just 4 and a population increase of 56 people) this study presents the opportunity to stress test this potential 'demand' and compare it to the supply side potential. It is likely that the supply potential (further subdivision and development in RLZ areas converted to LDRZ) as well the associated ability to service lots will be the principal constraint. This is reflected in the feedback from local estate agents as to the key areas of demand. The supply side analysis may ultimately inform the demand side scenario refinement.

Assessment of development in areas around Clunes, which saw greater levels of growth, suggest that the availability of these smaller services lots in a rural context may drive increased growth in these peripheral areas.

BUYER PREFERENCES

Analysis undertaken by SGS suggests that buyer preferences include:

- Generally there is demand for lots that are ‘manageable, but larger than suburban’, close to Maryborough/ Carisbrook.
- The most popular lots are those that are under a hectare, especially if serviced. These are the ones attracting family households with young kids that will drive population growth and change rather than just keeping the area stable.
- 1ha is enough to accommodate those looking for just a bit of extra space for their family lifestyle – pool, shed, trampoline, caravan, etc.
- Around 4ha becomes difficult to maintain, and has implications for pensioners under the assets test; you need animals or some hobby farming for this kind of land and the buyer pool is small.
- For 8ha, the only market is those dabbling in farming or looking to aggregate and bank the land. Especially limited demand for this size because the land quality is poor anyway, with little agricultural potential.
- Smaller is popular, but less so if it’s unserviced – most households still prefer to have sewerage and mains connections, even if being unserviced makes a slight price difference.
- But this is changing, with more and more people interested in going ‘off grid’ and progress in solar technology and pumps.
- Areas closer to townships along major roadways are much more desirable, as households then have access to services, schools, etc. but still enjoy a rural lifestyle.
- Around the Carisbrook trotting track has some recent new builds and was identified as a suitable area for more growth.



Source: realestate.com

Different ‘types of demand’

The necessity to differentiate the demand for higher density from low density residential developments is important to understand, despite the 15 year supply relating to residential land more broadly. Each category serves distinct market segments with specific preferences and requirements. Higher density developments typically attract individuals seeking the conveniences associated with urban living, such as proximity to employment, entertainment, and public services. On the other hand, low density residential development, characterized by larger lot sizes and more extensive living spaces, appeals predominantly to those desiring quieter, more spacious environments, often favoured by families, particularly where these areas are close to services and facilities.

Therefore, it is important for strategic planning to address the demands for higher density, low density and rural living independently whilst recognising that all make a contribution to the overall supply of residential land. By doing so, we ensure that the specific needs of each market are met, fostering sustainable growth within communities and preventing the inefficiencies that arise from a generalized planning approach.

Supply

Overall, SGS’s analysis concludes that there is adequate theoretical capacity to meet demand within the RLZ. The capacity of the precincts to provide additional smaller lots to meet potential gaps in the market (and to contribute to the broader supply of residential land) will depend on the suitability of the precincts to support future resubdivision.

Assessment of the current supply for each of the precincts subject to this project was undertaken by Hansen (as shown on the related maps in the previous section of this

THEORETICAL LAND SUPPLY - TOTAL	
PRECINCTS WITH FURTHER DEVELOPMENT POTENTIAL	
VACANT LOTS	
Bowenvale	15
Carisbrook North	39
Carisbrook South	1
Majorca	0
LOTS WITH SUBDIVISION POTENTIAL	
Bowenvale	3
Carisbrook North	30
Carisbrook South	29
Majorca	0
TOTAL	117
PRECINCTS WITH LIMITED FUTURE POTENTIAL	
VACANT LOTS	
Maryborough South & East	3
Maryborough North	5
Daisy Hill	22
Adelaide Lead	0
Moonlight Flat	30
LOTS WITH SUBDIVISION POTENTIAL	
Maryborough South & East	4
Maryborough North	3
Daisy Hill	46
Adelaide Lead	8
Moonlight Flat	27

report). These figures are summarised in Table 2, with areas considered to have potential to accommodate growth further beyond that existing capacity highlighted. The capacity, and consequential contribution to overall land supply, of these areas will be reassessed once identified further investigations confirm the extent of developable area and the appropriate minimum lot sizes within the relevant precincts.

3.2 PLANNING CONTEXT

Planning for growth in Victoria requires the prioritisation of human life from bushfire risk to be considered above all other policy priorities. While State policy instructs that council must ensure a reasonable supply of land is available, this is not on a township basis, but a municipal basis. As such, the potential contributions of these existing Rural Living Areas to contribute to this overall supply is an important consideration.

While planning also contains a number of specific directions about how a variety of different constraints and conditions should guide lot based decisions, at a strategic scale, ensuring that growth is directed to areas designated as 'low risk' is an overriding consideration. The particular risks which affect these areas is discussed in the following section. Further details as to the planning context is included in Part Two of this report.

3.3 ENVIRONMENTAL RISKS

Consideration of environmental risks is a fundamental role of strategic planning - being aware of where those risks exist and considering what development or land use outcomes are approaches having regard to those.

Table 10. Existing land supply (theoretical)

For uses that are considered 'sensitive' such as people's homes, state planning policy is clear that there are areas available where risks are low then those should be preferred. Risks which are of particular importance include bushfire, flood, coastal hazards (not relevant to these areas!), potentially contaminated land, erosion, salinity and incompatible land uses.

Clause 13.01-1S seeks to minimise impacts of natural hazards and climate change through risk based planning, with specific direction to "direct population growth and development to low risk locations."

Bushfire

Following the Black Saturday Royal Commission, the Victoria Planning Provisions were updated to prioritise the protection of human life above all other policy considerations, including growth.

As a result of surrounding forests, Maryborough, and the surrounding areas subject to this study, are in areas of significant bushfire hazard. The whole region, other than the centre of the existing urban area of Maryborough, is identified as Bushfire Prone (meaning it is subject to or likely to be subject to bushfires and any new buildings need to respond to the relevant BAL rating). However, many areas are also subject to a Bushfire Management Overlay which is applied to:

"Bushfire prone areas with very high and extreme bushfire hazard".

The decision on the extent of these areas is made at state level and is subject to regular review. On that basis it is inappropriate and inconstant with state planning policy to direct any growth (including the intensification of rural areas) to areas affected by a BMO. Many of the precincts are subject to very significant risk with some (such as Moonlight Flat,

Dairy Hill and Adelaide Lead) also being identified as being at Very High or Extreme Fire Risk under the Victoria Fire Risk Register. Most of Carisbrook (other than the western edges) is free from the BMO, as is Majorca and parts of Bowenvale (to the north) and Maryborough North (towards the Maryborough-Dunnolly Road). Importantly, the presence of existing development within similar context to any proposed growth is explicitly not a consideration in the suitability of decisions on new growth - in other words, we should not repeat the mistakes of the past.

Flood

Along with bushfire, flood hazard areas across many of the precincts create significant risks to both existing and future communities. An awareness of where these hazards exist is important to ensure that identification of sensitive uses are not directed to these areas. Even precincts which have been identified as having potential to accommodate some intensification, portions of these are affected by flood hazard, including the western extent of Bowenvale, southern and western extents of Carisbrook North and the eastern and western edges of Carisbrook South. Importantly, there are also a number of other waterways and watercourse such as Flat Creek in Bowenvale and the creek line which is present in the southern part of Majorca (as well as additional potential flood hazard in Maryborough North and Daisy Hill). These do not have current flood overlays applied but there may be flood hazards identified which have not yet been translated into the Central Goldfields planning scheme. Strategic decisions such as where to direct growth mean this would need to be

confirmed before any final decision.

Erosion & Salinity

As a result of its gold mining history large areas of land across the municipality are subject to potential impacts from erosion and salinity. However, these risks are considered to be low and are managed by council through the application of a standard permit conditions under an Memorandum of Understanding which has been developed to avoid needing to seek external advice for each application.

Contaminated land

No information has been made available to date on any potential contamination that may exist in these precincts as a result of previous uses (i.e cyanide works in Precinct 2). But for precincts identified as having further development potential this will need to be investigated further, given the long history and visual evidence of mining in many of these areas.

Land use conflicts

The most relevant consideration in relation to this risk relates to requirements to ensure that foreseeable impacts are reduced by not locating residential uses (or directing increased residential development) to areas which are near industrial land (or other land which may have offsite impacts). This policy direction relates not only to protecting residents but also avoiding constraints to the ongoing operations of these businesses that may arise from directing growth to adjoining land. The Industrial 3 Zone exists to provide a 'buffer' between industrial and sensitive uses and can adjoin residential areas, however all interfaces between industrial land and these precincts is zoned Industrial 1. In addition to avoiding development of adjoining land, this policy also requires that land which may be further removed does not accommodate sensitive uses, where it is within a buffer associated with

different uses.

The application of buffers is frequently managed by the EPA who, under recent legislative changes are taking a much more active role in preventing such conflicts. Under that same legislative update, Council (along with other parties) has a General Environmental Duty to do the same. Council also have a responsibility to avoid land use conflicts in making planning decisions, such as those contemplated by this report.

The Maryborough South and East Precinct and Maryborough North precincts are highly likely to have conflicts, while parts of the Carisbrook South and Carisbrook North precincts may also require consideration. The suitability of southern parts of the Bowenvale precinct would also require consideration of offsite impacts associated with the Maryborough Aerodrome, with Maryborough North also being subject to conflicts with Maryborough's sewerage treatment plant.

The combined impact of these environmental risks, alongside the critical importance of considering bushfire risk means a number of these precincts would not be suitable for intensification. On the basis of the above no precinct is considered to be fully free from these risks. For the four precincts recommended for further investigation through, these risks are either low or there are sections of the precinct which are unconstrained.

3.4 INFRASTRUCTURE AVAILABILITY

Many of these existing rural living areas have evolved over time in a reasonably 'ad-hoc' manner, meaning there are deficiencies in terms of the infrastructure available in these areas. Easy access to the main centre of Maryborough is an important consideration in light of the buyer preferences, management of bushfire risk (noting all areas are identified as 'bushfire prone' and access to services and facilities.

Luckily, many of the RLZ areas subject to this review are located along main road which provide easy access to the facilities and services of Maryborough. Bowenvale area have direct connections to the centre of town via Dundas and Pekin Roads, while both Carisbrook precincts have access via the Pyrenees Highway. The setting of the study area boundary to within 10km means distances to access services and facilities are reasonable for all precincts, with some having easy access to services in both Carisbrook and Maryborough. Some precincts have a number of unsealed or unfinished roadways which may need to be investigated further should more intensification be pursued to improve access to these major corridors from within precincts. Public transport access is limited in most areas, as would be expected in a rural context but the proximity of these precincts to main road corridors means a number do have access to bus routes along main roads including regular connections along the Pyrenees Highway from Carisbrook. Majorca's access to public transport is again more limited. Bowenvale also currently lacks a bus route but this is considered to have greater potential for a future connection that Majorca.

Usually for rural living areas, many of these precincts have reticulated water available and in addition, reticulated sewer is available to a number of these precincts. In particular, both the North and South Carisbrook precincts have connections available. For the other precincts identified as having growth potential, Bowenvale may have some potential for future connection given the proximity, but this would require further investigation, and Majorca is considered to have more limited potential for reticulated services given its separation from the main urban areas.

3.5 DEVELOPMENT FEASIBILITY

The ability for these rural areas to accommodate additional growth will depend on a range of factors which this project will need to have regard to - these include the following considerations:

Servicing feasibility: The minimum lot sizes that different precincts can accommodate will be heavily influenced by the ability of the precinct to either a) connect to the reticulated sewerage system in a manner which is not cost prohibitive to landowners or developers or b) to safely accommodate on-site effluent disposal which is influenced by the soil conditions on the sites. Of the four precincts that are recommended for further investigation Bowenvale and Majorca do not have access to reticulated sewerage, while Carisbrook North and South have connections available.

Re-subdivision potential: While the 'theoretical' supply of lots is an important piece of background information, this is based on the existing minimum subdivision sizes. If further re-subdivision is permitted then this greater number of lots can support the feasibility of any development proposal. However, the ease of subdivision, and therefore the feasibility are also influenced by the presence of existing dwellings - because the presence of an existing dwelling can reduce the likelihood of the lot being developed or can reduce the potential yield as a result of accommodating an existing residence. Carisbrook North and Bowenvale have the greatest potential on vacant lots, while further development in Majorca is unlikely without smaller lot sizes.



4.0 RECOMMENDATIONS

4.1 VISION & OBJECTIVES

Rural residential land around Maryborough and Carisbrook will accommodate sustainable growth by providing greater certainty around the contribution of rural residential land to meet future housing demand. Growth will be managed to ensure the resilience of current and future communities, infrastructure and the natural environment in a changing climate.

New development will be directed in a way that respects the region’s environmental values, characterised by its forest interfaces and traversing waterways which also present natural hazards and constraints to further intensification. Future residential land will be located in areas with appropriate land capability and informed by the most current environmental and hazard mapping.

Objective 1: Support sustainable growth through servicing

Ensure that residential growth is supported only in locations that can be adequately serviced by existing or planned infrastructure, including reticulated water and/or sewerage, or where land can appropriately manage on-site effluent, in line with the requirements of relevant authorities and Council’s Domestic Wastewater Management Strategy.

Objective 2: Avoid and respond to environmental hazards and climate change

Direct growth to areas that avoid environmental hazards or demonstrate the capacity to appropriately manage risk, without worsening or intensifying the risk profile for existing communities and infrastructure.

Objective 3: Protect environmental and cultural values

Ensure that the region’s significant natural features, including waterways and native vegetation, as well as Aboriginal cultural heritage, are safeguarded and enhanced while responding to growth and demand pressures.

Objective 4: Encourage diversity while maintaining regional character

Support a diversity of rural residential living options that respond to growth and changing needs of current and future community aspirations for living in the region, while protecting the region’s valued rural and landscape character.

4.2 RECOMMENDATIONS FOR EACH PRECINCT

The following pages outline the growth recommendations for each precinct, based on the assessment matrix analysis. The discussion and recommendations are informed by available information, but further investigation will be needed to confirm the suitability of any future rezoning and subdivision where a recommendation for some level of growth is provided.

Each precinct has an overarching recommendation for either **no growth, limited growth or growth**. This is accompanied by a summary of recommended actions.

Importantly, it is highlighted that additional flood mapping has been undertaken for Central Goldfields. While this flood mapping is progressing through to an amendment, it has been reviewed in the context of this strategic work in order to ensure that the understanding of environmental hazards is up to date. In particular this flood mapping has led to some precincts having lesser potential (for example Precincts 2 and 3) as the flood hazard associated with waterways become more apparent. For other precincts however, it has opened up further potential (for example Precinct 5 south of Carisbrook) as the modelling now accounts for mitigation works that have been undertaken to manage flood risk. Mapping in this part of the report reflects this latest flood modelling and should be taken as the most up-to-date understanding of hazard. Mapping in Part One reflects existing planning controls. It is appropriate that strategic recommendations are based on the best available data, rather than the current planning controls.

GROWTH RECOMMENDATIONS EXPLAINED

“ NO GROWTH ” RECOMMENDED

- No growth is recommended in any areas of the precinct due to significant hazard, risk and/or constraints that relate to the land. Any intensification in residential development would most likely increase any existing natural hazard risk profiles.

or

“ LIMITED GROWTH ” RECOMMENDED

- Any growth recommended is limited to specific areas/portions of the precinct only. It is not a recommendation that supports growth across the entirety of the precinct. However it is acknowledged that any outlook for even 'limited' growth will still require further individualised and detailed assessment related to the different hazards, risks and/or constraints that impact the land. So while there is an acknowledgement of some potential limited growth, this is subject to confirmation and technical advice to ensure that actuality of this growth recommendation.
- The recommendation is either for the rezoning of land to Low Density Residential, or a reduction in the minimum lot size in the schedule to the Rural Living Zone, which is strongly dependant on the current/ future land capability.
- Any intensification in residential development could avoid or be able to mitigate natural hazard risk, without intensifying the existing risk profile of the surrounding area.

or

“ GROWTH ” RECOMMENDED

- Growth is recommended in areas of the precinct subject to further detail assessments as required. As distinct from a recommendation of limited growth - this recommendation is on the 'higher' confidence scale in terms of growth and intensification opportunities.
- The recommendation is either for the rezoning of land to Low Density Residential, or a reduction in the minimum lot size in the schedule to the Rural Living Zone, which is strongly dependant on the current/ future land capability.
- Any intensification in residential development will avoid or be able to mitigate natural hazard risk, without intensifying the existing risk profile of the surrounding area.

Assessment Matrix

The Assessment Matrix Table provides a summary of the analysis of each precinct’s growth potential which has informed the decision making of overall recommendations. The assessment matrix is based on the following criterion related to hazard, risk and/or constraints which may apply to the land:

- **Bushfire:** This considers the precinct’s bushfire hazard based on the Bushfire Management Overlay (BMO), the Victorian Fire Risk Register, and other bushfire risk assessments or technical advice. Bushfire is the most significant natural hazard consideration for decision making and is the key determinant of whether growth is suitable or not suitable, with the aim to prioritise human life above all else.
- **Flood:** This refers to whether the precinct is subject to flooding or inundation from recent flood mapping (based on hazard extent, not depth or velocity). Flood hazard and any increased risk through new development is a significant environmental hazard consideration for whether growth is suitable or not.
- **Land Capability:** This refers to the land’s capability to support new development, particularly in relation to the management of wastewater. It considers whether the precinct is currently serviced by reticulated water and sewerage, and if not, whether it could potentially support on-site effluent disposal, subject to further technical advice.
- **Native Vegetation:** This refers to the extent of existing native vegetation, based on Vegetation Protection Overlays, and general site and aerial imagery observations. This undoubtedly interrelates with bushfire and ecological considerations, as well as the offset requirements that would be subject to approval.

- **Ecology:** This considers the presence of identified areas of ecological significance, which includes threatened habitat, species and sensitive areas like riparian zones along waterways. It draws on known conservation values and habitat quality, as well as Environment Significant Overlays and/or other state or federal registers.
- **Cultural Heritage:** This considers whether the precinct has areas of Aboriginal cultural heritage sensitivity (known or not yet known), as defined by the Aboriginal Heritage Regulations 2018. These sensitivities may require the need to avoid any significant ground disturbance or trigger the need for a Cultural Heritage Management Plan. Even where there are potential areas of cultural heritage sensitivity identified in a precinct, the assessment of whether growth is suitable or not will always be up for ‘further consideration’ and review - to be determined through engagement with the Registered Aboriginal Party.
- **Land Use Conflict Potential:** This relates to the potential for land use conflicts because of the proximity to incompatible uses, such as industrial and agricultural uses. It considers off-site amenity issues including noise, odour and the buffers that may be required to ensure that there is no impact on new residential development, or that a new residential use doesn’t compromise existing businesses. Even where a potential conflicting land use is included in the precinct, this will always be up for further consideration and review with the EPA - rather than preemptively assuming that the land is not suitable for growth.

The Assessment Matrix Table is on the page that follows.

'Suitability for Growth' Traffic Light System Explained	
Option	Explanation
Not suitable for growth	The applicable precinct is determined to be impacted by a hazard, risk and/or constraint related to this particular criteria which cannot be appropriately avoided or managed. The precinct is therefore not suitable for growth in relation to this criteria.
Suitable for growth, further consideration required	The applicable precinct has some hazard, risk and/or constraint related to this particular criteria. Whether it relates to the entirety or part of the precinct, further consideration should be made as there could be an opportunity for growth, subject to detailed assessments and/or investigation that can determine the required response. The precinct is therefore suitable for growth where further consideration is undertaken.
Suitable for growth	The applicable precinct does not have any significant hazard, risk and/or constraint related to this particular criteria. The precinct is therefore suitable for growth in relation to this criteria.

The 'Recommendation for Growth' Explained	
Option	Explanation
No	Based on the results of the matrix assessment across the criteria, the applicable precinct is not recommended for growth. Note regarding bushfire: An overall recommendation of 'No' will always apply to precincts assessed as 'Not suitable for growth' under the bushfire criteria, regardless of their performance against other criteria. This reflects the precedence of bushfire risk in State planning policy, where the protection of human life is the highest priority. Therefore, where bushfire hazard and risk is deemed as significant, no growth is recommended.
Yes with further consideration required	Based on the results of the matrix assessment across the criteria, the applicable precinct is recommended for a level of growth once further consideration has been undertaken.

ASSESSMENT MATRIX TABLE									
	Precinct	Bushfire	Flood	Land Capability	Native Vegetation	Ecology	Cultural Heritage	Land Use Potential Conflict	Recommendation for Growth
1	South & East Maryborough	Not suitable for growth	Suitable for growth	Suitable for growth	Suitable for growth	Not suitable for growth	Suitable for growth	Suitable for growth	No
2	Bowenvale	Suitable for growth, further consideration required	Not suitable for growth	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	No
3	Maryborough North	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Yes with further consideration required
4	Carisbrook North	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Yes with further consideration required
5	Carisbrook South	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Yes with further consideration required
6	Majorca	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth	Suitable for growth, further consideration required	Suitable for growth	Yes with further consideration required
7	Daisy Hill	Not suitable for growth	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth	No
8	Adelaide Lead	Not suitable for growth	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth	No
9	Moonlight Flat	Not suitable for growth	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	Suitable for growth, further consideration required	No

Table 11. Precinct Assessment Matrix

RECOMMENDATIONS FOR
PRECINCT 1: SOUTH & EAST MARYBOROUGH



The entirety of **Precinct 1: South & East Maryborough** is subject to the highest level of bushfire risk. This level of risk, informed by the precinct’s dense vegetation and undulating terrain, represents a major constraint to growth in consideration of planning policy’s prioritisation of bushfire considerations above all else.

Topography and vegetation also impact on the feasibility of further development in this precinct.

Notwithstanding the bushfire risk, the precinct’s proximity to Maryborough and access to local services and existing infrastructure are advantageous for accommodating growth.

However in consideration of the level of bushfire risk already identified for this precinct, the overall recommendation for Precinct 1 is that there should be no rezoning or changes to subdivision potential and is not recommended for any growth which would intensify this risk. This reflects the prioritisation of human life in relation to bushfire risk which is embedded in the Central Goldfields Planning Scheme and aligns with recent changes to Victoria’s *Planning & Environment Act* which now require explicit consideration of climate risk in any proposed change to Victoria’s planning schemes.

RECOMMENDATION: NO GROWTH

Recommended actions:

- Avoid any rezoning and/or changes to subdivision in Precinct 1.

RECOMMENDATIONS FOR PRECINCT 2: BOWENVALE



Precinct 2: Bowenvale is not recommended for further growth, due to a combination of bushfire and flood hazards, cultural heritage sensitivities and the current absence of reticulated sewerage.

Port One investigations identified the northern part of the precinct as having potential - areas of vacant land near existing services in Bowenvale. The southern portion, although largely cleared, is also constrained by bushfire hazard and flooding associated with Flat Creek. Despite being significantly cleared of dense vegetation, the southern portion of the precinct is also not recommended for growth again because of its bushfire and flooding hazard. However, the northern areas which were investigated further are traversed by Flat Creek and Chinamans Creek. Recent flood modelling undertaken for the Shire has indicated that much of the area that was recommended for further consideration as part of initial assessment in Part One is now presenting significant flood hazard. Waterways are also associated with cultural heritage sensitivities.

In consideration of this combination of constraints, the recommendation for Precinct 2 is that the precinct broadly should not facilitate any rezoning or changes to subdivision potential and is not recommended for any growth that would further intensify risk.

RECOMMENDATION: NO GROWTH

Recommended actions:

- Avoid any rezoning and/or changes to subdivision potential in Precinct 7..

RECOMMENDATIONS FOR PRECINCT 3: MARYBOROUGH NORTH

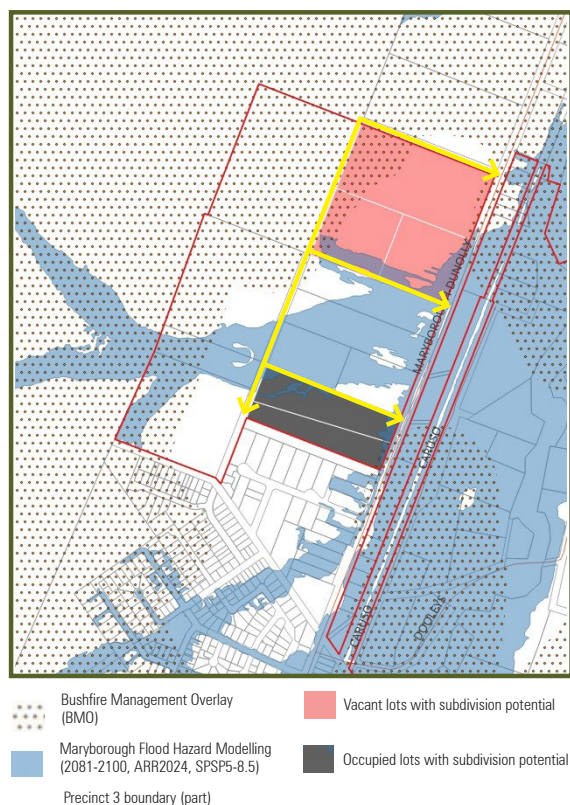


Figure 30. Precinct 3 - lots with additional subdivision potential

While the entirety of **Precinct 3: Maryborough North** benefits from relatively flat land, access to reticulated water and sewerage, and proximity to Maryborough, the overall growth potential is very limited due to a significant amount of environmental constraints that make the majority of the area unsuitable for new housing.

All land on the east side of Maryborough-Dunolly Road is subject to the highest level of bushfire risk and potential flooding impacts associated with the Four Mile Creek and is not recommended to accommodate any new supply. A portion of cleared land in the precinct in the south west fronting Maryborough-Dunolly Road is mostly outside the Bushfire Management Overlay and may offer modest development opportunity subject to further bushfire risk assessment, flood risk assessment, and in review of EPA guidelines related to surrounding land uses with potential off-site impacts (i.e. for the occupied lots identified).

In understanding the risks further, the following is noted as requiring considerations prior to any rezoning of land:

- In relation to flood risk, it will be important to ensure that there is safe access via Maryborough-Dunolly Road during a flood event, even if the properties or land is not directly impacted by flood waters.
- In relation to the lots identified in pink on Figure 30, it will also be important to confirm the current extent of the Buffer Management Overlay which relates to the nearby sewerage treatment plan has been applied in line with best practice and the latest guidance from the EPA.

- The ability to manage the fire for those same lots to the north, particularly to the west where there is an interface with the forest will need to be managed and it may be that some areas are not suitable to accommodate additional residential growth following lot scale assessment.
- It will also need to be confirmed that suitable separation distances from existing industrial activity within the Drive-In estate can be accommodated in relation to the southern lots. It is noted however, that an existing Low Density Residential lot already buffers the area identified as having potential to growth from the industrial uses.

There are no matters requiring consideration as part of any rezoning from the perspective of the ecological assessment undertaken, with most existing vegetation being located on site boundaries other than a couple of scattered trees on the northernmost lots.

The subdivision potential of these lots will require the establishment of additional road access which is recommended as shown on Figure 30 as this:

- Supports good practice in relation to the establishment of perimeter roads.
- Allows for roads to support flood resilience.
- Utilises existing road reserves.

The lots identified on Figure 30 in brown and pink are recommended for limited growth via rezoning to Low Density Residential Zone, if no major impediments to this rezoning are identified in relation to identified dot points.

Once further investigation is undertaken, the subdivision potential can be based on either Option 1, 2 or 3. It is understood that these lots are capable of accommodating lots of 0.4ha. Ultimately the ‘greatest’ theoretical yield can be achieved through Option 1 - however this assumes that all subdivision can be serviced by reticulated sewerage (min. 0.2 ha). This relies on the extension of the existing sewer system into these lots which is considered feasible given their proximity to Maryborough-Dunnolly Road.

A rezoning to LDRZ allows for either outcome.

RECOMMENDATION: LIMITED GROWTH

Recommended actions:

- Avoid precinct wide rezoning and/or changes to subdivision potential in Precinct 3.
- Further investigate the identified lots with subdivision potential to determine preferred Option (1, 2 or 3).
- Rezone identified lots to LDRZ provided identified issues can be managed appropriately

SUPPLY ASSESSMENT - PROPOSED REZONING SCENARIOS	
LOTS WITH SUBDIVISION POTENTIAL - OPTIONS	
Option 1: LDRZ rezoning potential (with reticulated sewerage)	
Area (hectares)	22.38
Number of lots	5
Theoretical yield based on Option 1	102
Option 2: LDRZ rezoning potential (without reticulated sewerage)	
Area (hectares)	22.38
Number of lots	5
Theoretical yield based on Option 2	46
Option 3: Schedule amendment (1ha minimum) to the RLZ potential	
Area (hectares)	22.38
Number of lots	5
Theoretical yield based on Option 3	18

Table 12. Precinct 3 - potential yield following rezoning (maximum)

RECOMMENDATIONS FOR
PRECINCT 4: CARISBROOK NORTH

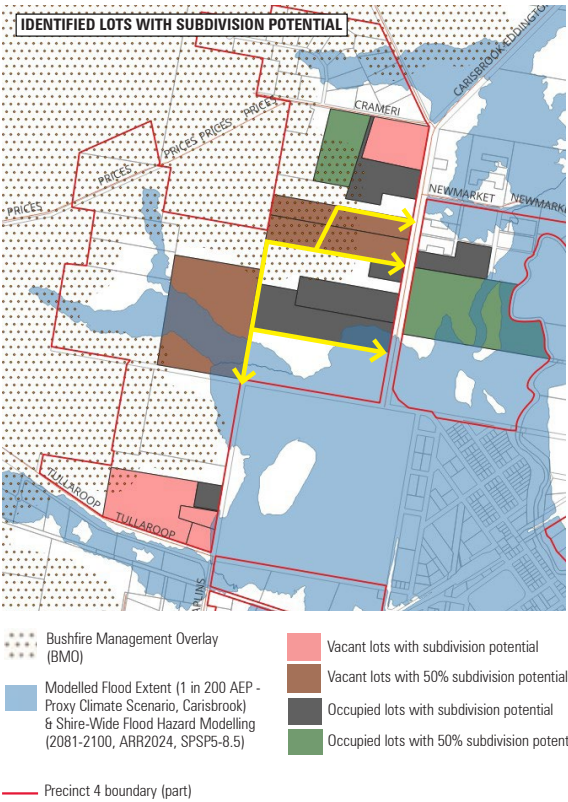


Figure 31. Precinct 4 - lots with additional subdivision potential

Whilst **Precinct 4: Carisbrook North** is generally cleared land and benefits from access to reticulated services and proximity to Carisbrook, its growth potential is mixed, and limitations will require further investigation to confirm suitability and recommended actions.

A number of lots on the west side of Carisbrook-Eddington Road with identified subdivision potential are impacted by their bushland interface and corresponding inclusion in the Bushfire Management Overlay. This area of the precinct may have potential for further subdivision but this will require further investigation and the support of the CFA. At this time is it proposed that no additional growth potential be identified for those areas subject to bushfire risk with potential considered only for areas outside the BMO. This should be tested further however.

Land on the opposite (east) side of Carisbrook-Eddington Road also has subdivision potential, however it is affected by areas of bushfire hazard, and potential flooding associated with Tullaroop Creek, which extends south and south west toward the industrial area. Land to the north west of Chaplins Road near these industrial uses may offer some potential, but again will require further consideration of any off-site impacts and buffer requirements, and that extension of flood risk from the north.

While much of the vegetation throughout this precinct has been historically cleared, the majority is well connected to Havelock Nature Conservation Reserve to the west. The remaining patches likely function as stepping stone connectivity and play a role in maintaining landscape connectivity between Havelock Nature Conservation Reserve to the west and Tullaroop Creek to the east. Protecting and enhancing this connectivity should be considered as the area evolves.

The current minimum subdivision size in this area is 4ha. It is recommended that the Schedule to the RLZ be adjusted to include the areas identified as having additional subdivision potential in the Map 1 area, reducing the minimum subdivision size down to 1ha.

Prior to any changes to minimum lot sizes there some further matters need to be considered, with the following is noted as requiring considerations prior:

- In relation to flood risk, it will be important to ensure that there is safe access via the Carisbrook-Eddington Road during a flood event, even if the properties or land is not directly impacted by flood waters.
- The ability to manage the fire risk, particularly to the west where there is an interface with the forest will need to be managed and it may be that some areas are not suitable to accommodated additional residential growth following lot scale assessment.
- It will also need to be confirmed that suitable separation distances from existing industrial activity to the south-west can be accommodated in relation to the southern lots, although the Tullaroop Road corridor provides a good buffer.

There are few matters requiring consideration as part of any increased subdivision potential from the perspective of the ecological assessment undertaken, with most existing vegetation being located on site boundaries or within areas which would be excluded due to risk profiles. The only exception to this may be the south-westernmost lot which contains a moderate quality patch of EVC55 (Grassy woodland).

The subdivision potential of these lots will require the establishment of additional road access which is recommended as shown on Figure 31 as this:

- Allows for multiple exit point for residents within this area in an emergency
- Allows for roads to support flood resilience
- Minimises vegetation removal

The lots identified on Figure 31 in grey and pink are recommended to be included in Map 1 of the RLZ schedule, allowing subdivision down to 1ha, if no major impediments to this rezoning are identified in relation to identified dot points. Lots identified in brown and green have constraints which may impact on the suitability of allowing additional dwellings, however the lots sizes are sufficiently large that a portion of the lot remains free from constraints and may be included in changes ot Map 1. This would mean while the zoning of the lot remains the same, the potential yield from different of parts of a single lot may differ. This 'partial' potential has been factored into potential yield calculations shown in Table 13.

The 'greatest' theoretical yield potential is based on the combined potential of the identified vacant and occupied lots, along with other lots affected partly by identified hazard, to which a general 50% reduction has been applied to account for potential development constraints.

RECOMMENDATION: SUPPORT FURTHER GROWTH

Recommended actions:

- Confirm the lots identified as having subdivision potential. Also confirm any design requirements that should apply to those lots to increase their climate resilience.
- Once confirmed pursue an amendment to the Schedule to the RLZ to allow a lesser minimum lot size by adding these lots to Map 1.

SUPPLY ASSESSMENT - PROPOSED REZONING	
LOTS WITH SUBDIVISION POTENTIAL	
Schedule amendment (1ha minimum) to the RLZ potential	
Area (hectares)	158.41344
Number of lots	14
Theoretical yield	104

Table 13. Precinct 4 - potential yield following rezoning (maximum)

RECOMMENDATIONS FOR
PRECINCT 5: CARISBROOK SOUTH

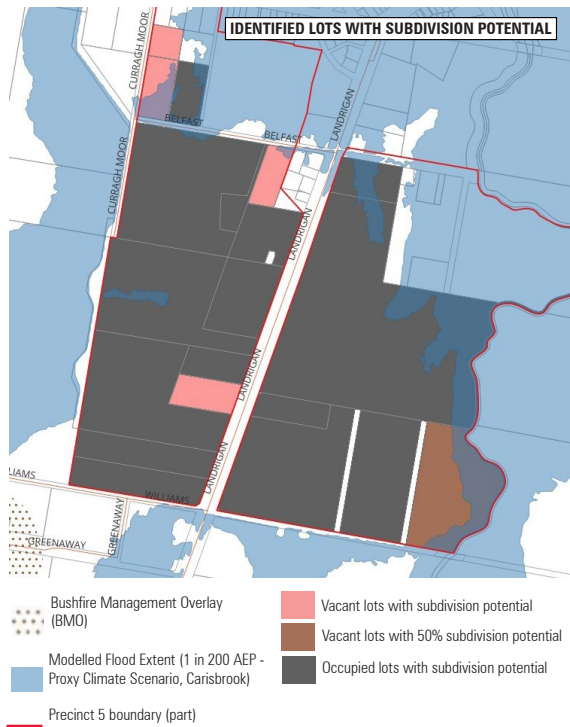


Figure 32. Precinct 5 - lots with additional subdivision potential

Precinct 5: Carisbrook South benefits from good road access, and proximity to the township of Carisbrook. It has longer term potential for more significant growth as it is close to reticulated services.

However, consideration of growth potential is significantly influenced by the flood hazard present in the area. This is less of an issue to the east of Landigan Road, other than land in close proximity to the creek. However, while land to the west is largely identified as having low levels of flood hazard, this is as a result of the recent construction of a levee which runs along the western boundary of the precinct. This opens up opportunities for growth but the scale of this growth needs to be balanced with the safety of this growth being reliant on the levee holding. Controls which require flood resilient design to be implemented can held reduce this residential risk however an so it is considered there is potential for further growth in this area than is currently allowed.

Large parts of precinct’s eastern portion are unencumbered and vegetation is mostly cleared which presents potential opportunities for additional subdivision. The exception to this being the easternmost land abutting the creek where the overlap of flood hazard, cultural heritage and environmental significance mean the development of additional housing would not be appropriate. Notably however, the eastern portion of the area contains a centrally located hydroponic operation. Off-site impacts will require further investigation to confirm the suitability of intensification of residential uses in surrounding areas. In assessing capacity of this area a nominal buffer has been identified around the existing operation (excising 14.5ha of land from that available to develop), and yield figures have been proposed which consider both the retention or relocation of this existing use.

The western portion of this area has a notable patch of remnant vegetation that is present across a number of lots. While it doesn’t align with the extent of this patch a Vegetation Protection Overlay has been applied to this

area, signalling it has been identified as being of notable significance. Ecological assessments for this area identified that there is a large path of intact EVC 55 (plains grassy woodland) centrally, with a second patch to the southwest edge of the precinct. The central patch is identified as being of moderate quality, with the southern patch of low quality.

While much of the vegetation throughout this precinct has been historically cleared, the remaining patches likely function as stepping stone connectivity and maintain landscape connectivity between Carisbrook Bushland Reserve to the south-west and McCallum Creek to the east. As a result, any development on those affected lots will need to have regard to this vegetation and in particular the retention of this corridors function and be designed to avoid the removal of vegetation.

The current minimum subdivision size in this area is 4ha. It is recommended that the Schedule to the RLZ be adjusted to include the areas identified as having additional subdivision potential in the Map 1 area, reducing the minimum subdivision size down to 1ha.

Prior to any changes to minimum lot sizes there some further matters need to be considered, with the following is noted as requiring considerations prior:

- In relation to flood risk, it will be important to ensure that there is safe access via the Carisbrook-Eddington Road during a flood event, even if the properties or land is not directly impacted by flood waters.
- The long term future of the existing industrial use should be confirmed to inform a suitable buffer to manage any amenity interface issues.
- Further investigations may also be needed regarding the existing vegetation patch in the western portion of the precinct to ensure appropriate consideration of ecosystem and native vegetation issues.

- Opportunities to also integrate lot scale requirements to ensure that any new dwellings are resilient to potential future flood risk should also be considered (i.e. requiring stumps not slabs, location of electrical circuits etc) although this may be something that should be considered for the broader township area.

The lots identified on Figure 32 in grey and pink are recommended to be included in Map 1 of the RLZ schedule, allowing subdivision down to 1ha, if no major impediments to this rezoning are identified in relation to identified dot points. Lots identified in brown have constraints which may impact on the suitability of allowing additional dwellings, however the lots sizes are sufficiently large that a portion of the lot remains free from constraints and may be included in changes to Map 1. This would mean while the zoning of the lot remains the same, the potential yield from different of parts of a single lot may differ. This 'partial' potential has been factored into potential yield calculations shown in Table 14.

The 'greatest' theoretical yield potential is based on the combined potential of the identified vacant and occupied lots, along with other lots affected partly by identified hazard, to which a general 50% reduction has been applied to account for potential development constraints.

RECOMMENDATION: SUPPORT FURTHER GROWTH

Recommended actions:

- Confirm the lots identified as having subdivision potential. Also confirm any design requirements that should apply to those lots to increase their climate resilience.
- Once confirmed pursue an amendment to the Schedule to the RLZ to allow a lesser minimum lot size by adding these lots to Map 1.

SUPPLY ASSESSMENT - PROPOSED REZONING	
LOTS WITH SUBDIVISION POTENTIAL	
Schedule amendment (1ha minimum) to the RLZ potential	
Area (hectares)	71.24
Number of lots	20
Theoretical yield	99
Additional land / lots available if industrial use relocates	14.5ha (14 lots)
Theoretical yield	113

Table 14. Precinct 4 - potential yield following rezoning (maximum)

RECOMMENDATIONS FOR
PRECINCT 6: MAJORCA



Figure 33. Precinct 6 - lots with additional subdivision potential

Precinct 6: Majorca has an existing role as a designated settlement area and unlike many other areas, it benefits from largely unconstrained land in terms of environmental hazards. However its lot fragmentation and lack of access to reticulated sewerage are significant barriers to additional growth in this precinct. There are a large number of vacant lots across the precinct, however without sewerage the minimum subdivision potential for this area is 1ha.

It is not considered that sewerage Majorca would deliver sufficient net community benefit (particularly, for example, compared to sewerage Talbot).

This means the subdivision potential is restricted to only one additional lot. Much of the land in the precinct has already been subdivided into smaller lots through adhoc development which also presents some access issues that may require resolution through restructuring investigations. although this is not identified as a priority.

While there is one lot which could be subdivided if Majorca was added to Map 1 (allowing subdivision down to 1ha), this is not considered to be sufficient justification to any change to the controls which apply to this precinct.

RECOMMENDATION: LIMITED GROWTH

Recommended actions:

- Avoid precinct wide rezoning and/or changes to subdivision potential in Precinct 6.

SUPPLY ASSESSMENT - PROPOSED REZONING	
LOTS WITH SUBDIVISION POTENTIAL	
Schedule amendment (1ha minimum) to the RLZ potential	
Area (hectares)	2.81
Number of lots	1
Theoretical yield	2

Table 15. Precinct 6 - potential yield following rezoning (maximum)

RECOMMENDATIONS FOR PRECINCT 7: DAISY HILL



There is a high theoretical lot yield in **Precinct 7: Daisy Hill**, however the entirety of the precinct is subject to the Bushfire Management Overlay, within an area identified as having extreme bushfire risk. This risk is informed by dense vegetation, the undulating terrain and interface to surrounding state forests. Growth is not supported under current planning policy settings and therefore further subdivision and intensification of this land is not recommended.

There is also extensive areas of potential cultural heritage that will require further investigation across large portions of the land extending up from Narragil Creek and recent flood modelling suggests there may be potential flood hazards in the precinct.

In consideration of the identified environmental risks, the recommendation for Precinct 7 is that no further subdivision potential is recommended.

RECOMMENDATION: NO GROWTH

Recommended action:

- Avoid any rezoning and/or changes to subdivision potential in Precinct 7.

RECOMMENDATIONS FOR
PRECINCT 8: ADELAIDE LEAD



Precinct 8: Adelaide Lead is wholly affected by the Bushfire Management Overlay, with the precinct’s characteristics of dense vegetation, undulating topography, and interface forests all contributing to an extreme bushfire risk. Despite some cleared areas, further development is not appropriate nor recommended based on planning policy’s prioritisation of bushfire consideration.

Timor Creek also traverses nearby the precinct, presenting potential flood risk to in and around the eastern boundary of the precinct and associated sensitivities related to cultural heritage.

In consideration of the identified environmental risks, the recommendation for Precinct 7 is that no further subdivision potential is recommended.

RECOMMENDATION: NO GROWTH

Recommended action:

- Avoid any rezoning and/or changes to subdivision potential in Precinct 8.

RECOMMENDATIONS FOR PRECINCT 9: MOONLIGHT FLAT



Precinct 9: Moonlight Flat is highly constrained, with almost all land affected by the Bushfire Management Overlay and in the highest bushfire risk category. It is also classified as a 'very high' fire risk settlement under the Victorian Fire Risk Register with indicative fire runs likely from multiple directions due to surrounding vegetation and forest interfaces.

Areas in the precinct that are not affected by bushfire risk are generally constrained by flooding potential which is associated with Timor Creek, and also vegetation protection requirements through the centre of the precinct.

Despite a high theoretical lot yield and some cleared areas in the precinct, the combination of constraints, particularly the bushfire risk, result in the precinct being unsuitable for any intensification.

RECOMMENDATION: NO GROWTH

Recommended action:

- Avoid any rezoning and/or changes to subdivision potential in Precinct 8.



PART THREE

BACKGROUND ANALYSIS

5.0 CENTRAL GOLDFIELDS PLANNING SCHEME

5.1 CONTEXT & VISION

The context and vision sections of the MPS at Clauses 02.01 and 02.02 identify the following relevant matters:

Central Goldfields Shire is recognised as one of the smaller rural shires within Victoria.

Maryborough is identified as the Shire's largest centre in providing a sub-regional hub for retail, industry, and services for central Victoria.

Slow population growth, levels of disadvantage, and an ageing population are identified as key challenges for the shire.

The shire has a competitive advantage in terms of providing affordable real estate and housing options, including heritage buildings.

The well-established manufacturing sector, expanding food processing sector, and visitor economy are identified as key drivers of the economy. Agriculture is a significant but declining source of employment.

Key to the vision of the shire is supporting a cohesive and healthy community, underpinned by a vibrant local economy, and celebrating the rich built and natural heritage and a sustainable environment.

5.2 POLICY

SETTLEMENT

Clause 11 (Settlement) outlines general objectives and strategies regarding the growth and development of Victoria's settlements, as well as their functions and roles. Clause 02.03-1 (Settlement) provides local strategic directions in relation to this theme.

Key policies note the following:

Planning is to provide for projected population growth over at least a 15-year period by providing clear direction on locations where growth should occur.

Urban growth is to occur within proximity to transport corridors, amenities and services, and alongside appropriate and effective infrastructure and with convenient access to jobs.

Sustainable settlements are to be created that limit urban sprawl, are of a density that supports sustainable transport options, and builds on the strengths and capabilities of the area.

Settlements are to be planned through an integrated place-based planning approach that considers a range of factors such as protecting rural land and natural resources and features that enhance the settlement's landscape and character, considering service and infrastructure limitations, taking advantage of opportunities for consolidation and intensification of existing urban areas, minimising exposure to natural hazards, and building in community resilience to change.

Sequencing of development in locations identified for growth is to ensure that services are available from an early stage in the

life of the new community.

Planning for residential, commercial, and industrial land is to occur across a region in accordance with the regional growth plan.

Non-urban breaks are to be maintained between settlements.

Land required for future urban expansion should not be compromised.

Maryborough is recognised as an employment and service hub in the Loddon Mallee South region where growth is to be supported and managed, with small but steady growth expected. The forest setting, compact centre, and heritage assets are a defining feature of its identity.

Carisbrook is identified as a satellite town to Maryborough with the town centre providing day to day services. Deep Creek is identified as a major feature of the town.

Low density and rural living opportunities are to be provided at the periphery of Maryborough and other centres, such as Carisbrook, where it does not conflict with environmental and agricultural objectives and can be connected to appropriate physical infrastructure.

Medium density opportunities are to be facilitated close to the Maryborough Central Business Area.

A more compact urban form is encouraged within Carisbrook through infill development.

The Loddon Mallee South Regional Growth Plan in Clause 11.01-1R and the Central Goldfields Settlement Policy in Clause 11.01-1L provide strategic guidance for managing growth and development in broadly throughout the Loddon Mallee, and provide direction for settlement within Central Goldfields.

Maryborough is identified as a key employment and service hub within the region. The plan emphasises the need to manage and support growth in Maryborough to reinforce its role in the network of communities. This involves prioritising the development of a wide variety of housing options, including townhouses, apartments, and housing specifically designed for aged persons.

The policy also supports the provision of low-density and rural living opportunities around the periphery of Maryborough, provided these developments do not conflict with natural resource constraints. This strategy balances the desire for residential expansion with the need to conserve the natural landscape, ensuring that growth complements rather than detracts from the environment.

An important aspect of the plan is the maintenance of non-urban breaks between settlements. For Maryborough and Carisbrook, this means preserving the open spaces and natural landscapes that separate these towns from neighboring areas. These non-urban breaks prevent urban sprawl, protect the rural character, and ensure that development does not encroach on natural resources.

The accompanying image of the plan provides a visual representation of these strategies, illustrating the designated growth areas, non-urban break.



ENVIRONMENTAL AND LANDSCAPE VALUES

Clause 12 (Environmental and landscape values) provides the key objectives and strategies related the environment and landscape. Clause 02.03-2 (Environmental and landscape values) provides local strategic directions in relation to this theme.

Key policies note the following:

Planning is to protect and enhance biodiversity and supporting ecological systems and by, amongst other things, ensuring land use changes and new development minimises impacts on natural assets and fosters environmentally sustainable development.

The biodiversity of Victoria and the shire is to be protected by amongst other things protecting remnant vegetation and ensuring biodiversity values are strategically planned for by, amongst other things, re-establishing links between important areas of biodiversity.

Rivers, waterways, including Tullaroop Creek, and other water bodies are to be protected and enhanced by ensuring development is sensitively sited and by facilitating growth where wastewater can be appropriately managed.

Environmentally sensitive and significant landscapes that contribute to the character, identity, and sustainable environments, including forests are to be protected and conserved.

Central Goldfields is located within the heart of the Box-Ironbark ecosystem, which is a vastly depleted natural resource and identified for priority protection. Much of Maryborough is surrounded by Box-Ironbark forests.

Land use conflicts exist at the interface between forested areas and urban areas in the shire with the establishment of buffer areas encouraged.

Forested areas are to be protected and linkages enhanced – potential need to back-zone some land with environmental value. Limit vegetation removal.

ENVIRONMENTAL RISKS & AMENITY

Clause 13 (Environmental risks) outlines objectives and strategies related to strengthening the resilience and safety of communities to environmental risks and the impacts of climate change to protect the economic, environmental, and social well-being of society. Clause 02.03-3 (Environmental risks) provides local strategic directions in relation to this theme.

Key policies note the following:

The risk of harm to the environment, human health, and amenity should be identified, prevented and minimised by ensuring land use and development compatibility and that effective controls are in place to prevent or mitigate significant impacts.

A risk-based planning approach is to be taken in responding to the impacts of climate change by identifying ar risks locations and directing population growth to low-risk locations, developing adaptation responses, ensuring planning controls mitigate risk and allow for adaptation, and siting and design development to minimise risk to life, health, the natural environment, property, and community infrastructure.

The resilience of settlements to bushfire risk is to be strengthened through risk-based planning that prioritises the protection of human life by considering bushfire risk at all stages of the planning process, directing populations into

low-risk locations, and prioritising the protection of human life above all other policy considerations.

When planning for settlements, the risk posed by bushfire hazards should be understood and its impacts at a landscape, settlement, local, neighbourhood and site scale

Bushfire risks to existing and future residents, property, and community infrastructure is not to be increased as a result of land use and development through bushfire protection measures and where possible, reducing bushfire risk.

Alternative low risk locations for settlement growth should be assessed at a local, regional, municipal, settlement, local and neighbourhood basis.

Life, property, and community infrastructure is to be protected from flood hazard, by amongst other things, identifying land subject to the 1 in 100 year flood event, avoiding intensifying the impact of flooding through inappropriately located use and development, planning for the cumulative impact of use and development on flood behaviour, and ensuring that floodplains are able to function as temporary storage to moderate peak flows and minimise downstream impact.

Land use should minimise the risk of waterway contamination occurring during floods.

Areas subject to land contamination, erosion, and landslip are to be identified and prevented from inappropriate development that would increase risk.

Planning is to ensure land use compatibility by ensuring commercial and industrial development is located appropriately with respect to other uses by locating uses with potential adverse amenity impacts in appropriate locations or otherwise minimise impacts through separation, siting, design, and operational measures.

Flooding, bushfire hazards, land degradation represent major risks and constraints to the settlements of Central Goldfields.

There is potential conflict between industry (manufacturing) as a major employer of the shire and residential uses with a balanced approach required that protects residential amenity.

NATURAL RESOURCE MANAGEMENT

Clause 14 (Natural resource management) outlines objectives and strategies related to the conservation and wise use of natural resources, including the sustainable management of agricultural land. Clause 02.03-4 (Natural resource management) provides local strategic directions in relation to this theme.

Key policies note the following:

The agricultural base of Victoria is to be protected, by amongst other things, avoiding the removal of productive agricultural land without considering the importance of the land to the sector and by directing housing into existing settlements to avoid the loss and fragmentation of agricultural land.

Agriculture including significant cropping and beef and sheep grazing is an important industry and is of major economic significance to the shire, region, and Victoria.

Land use conflict in the shire between agriculture and residential uses can reduce the productive capacity of farming land and as such inappropriate land use, development, and subdivision is discouraged where it may remove productive land.

Water catchments, waterways, and other water bodies are to be protected and restored by minimising the impact of new development on water quality and quantity.

A significant area of the shire is located in the catchment

of the Tullaroop and Laanecoorie Reservoirs, and Lake Cairn Curran. The protection of water quality and maintaining water supply are a priority with land use planning decisions and land management influencing both water quality and quantity in the catchments.

BUILT ENVIRONMENT & HERITAGE

Clause 15 (Built environment and heritage) outlines the role that urban and building design plays in delivering liveable and sustainable cities that are safe, accessible and contribute to the local character and identity. The clause places a focus on ensuring new development creates safe, healthy, and functional environments that contribute to a sense of place and cultural identity. Clause 02.03-5 (Built environment and heritage) provides local strategic directions in relation to this theme.

Key policies note the following:

New development should recognise and protect character, cultural identity, and the sense of place of settlements including through the pattern of urban development and underlying landscape and character features.

Neighbourhoods should be created that foster healthy and active living, by amongst other things, providing communities with convenient access to services, public spaces, recreational opportunities, transport, and cycling and walking routes.

New subdivision should create attractive, safe, accessible, diverse and sustainable neighbourhoods.

New development should protect and conserve places of heritage significance, including pre and post-contact Aboriginal cultural heritage and colonial heritage.

The goldfield heritage, in particular the heritage assets located

within the civic precinct of Maryborough, is a defining feature of the shire that should be protected and enhanced.

Housing

Clause 16 (Housing) outlines objectives and strategies to provide for a diverse range of housing, including affordable housing, close to services and facilities. Clause 02.03-6 (Housing) provides local strategic directions in relation to this theme.

Key policies note the following:

Planning for housing growth should increase the quantity, quality, affordability and type of housing mix, including a variety of lot sizes, and a range of housing for changing demographics such as housing for an aging population, social housing, and people with disability.

The proportion of housing is to be increased in established urban areas and underutilised land rather than at the fringe of settlements to assist with consolidating urban areas.

Housing at increased densities should be provided close to jobs, services, and facilities.

Rural residential development should be provided in appropriate locations that can take advantage of existing physical and community infrastructure avoids impacts on productive agricultural land.

ECONOMIC DEVELOPMENT

Clause 17 (Economic development) contains objectives and strategies geared towards ensuring planning provides for a strong and innovative economy and contributes to the economic wellbeing and growth of Victoria. Clause 02.03-7 (Economic development) provides local strategic directions in relation to this theme.

Key policies note the following:

Planning should help to diversify the economy by protecting and strengthening existing and plan for new employment areas, improving access to jobs closer to where people live, and facilitating the growth of key employment sectors.

In the Loddon Malle South region, a focus should be on supporting the role of the region's small towns and settlements through investment and diversification of their economies and supporting new manufacturing and food processing industries.

A sufficient supply of industrial land should be provided in appropriate locations, including opportunities for large strategic investment sites.

Industrial areas should be planned carefully to facilitate further industrial development and to avoid the encroachment of non-industrial uses that would prejudice the availability of industrial land.

Industrial development is vital to the economic future of the shire with the supply of further serviced industrial land for expansion of existing industries strongly encouraged. Industrial development should be connected to reticulated water, sewerage, power and stormwater facilities.

Maryborough's industrial areas are fully serviced or able to be serviced with a range of industrial lot sizes and locations available for new businesses.

Establishment of compatible industries within buffer areas at Flagstaff and the Maryborough wastewater treatment plant are encouraged.

Maryborough has a regional role in providing services and opportunities for employment, shopping, business and community services.

The economy of the shire is underpinned by a strong manufacturing base associated with printing, publishing, meat and poultry products and a range of food processing including honey and confectionery.

TRANSPORT

Clause 18 (Transport) outlines objectives and strategies related to ensuring planning creates safe, integrated and sustainable transport system. Clause 02.03-8 (Transport) provides local strategic directions in relation to this theme.

Key policies note the following:

Land use planning and transport planning should be integrated to ensure the ongoing improvement of the transport system and to ensure transport infrastructure is provided to support new development including road, public transport, walking and cycling infrastructure.

New development should not impact on the existing transport network or be or impact on significant transport infrastructure.

New development should make jobs and services more accessible by taking advantage of all modes of transport.

Movement networks should be planned in a way that balances the needs of all road users and facilitates environmentally sustainable transport.

The existing transport system of Central Goldfields is underpinned by regionally significant roads and passenger and freight train lines providing access to Castlemaine, Ballarat, and Melbourne that is of significant social and economic benefit for settlements, businesses and tourism.

INFRASTRUCTURE

Clause 19 (Infrastructure) outlines objectives and strategies related to the efficient, equitable, and timely provision and delivery of physical and social infrastructure as part of new development. Clause 02.03-9 (Infrastructure) provides local strategic directions in relation to this theme.

Key policies note the following:

Strategic planning should make efficient use of existing infrastructure and set aside land for and provide new infrastructure where required when planning for new communities.

Social infrastructure should be planned for in response to population growth and considered as part of growth areas.

Open space should be provided as part of a network that considers passive and active opportunities as well as supporting conservation and cultural heritage functions.

Contributions towards new infrastructure should be obtained from new development through the preparation and implementation of development contributions plans and infrastructure contributions plans.

STRATEGIC FRAMEWORK PLANS

Clause 11.03 includes a range of strategic framework plans for the shire. The following summarises key aspects of these plans that are relevant to the review.

Maryborough is identified as a sub-regional centre and Carisbrook is identified as a local community centre.

Maryborough is located along the ‘Golden Way’ tourism route (Maryborough Dunolly Road).

Rural living opportunities are highlighted for land surrounding both Maryborough and Carisbrook.

Irrigated agriculture and cropping land for stockfeed is identified for land to the north of Carisbrook.

Maryborough Structure Plan

The current township boundary ends at the southern boundary of the Maryborough North investigation area.

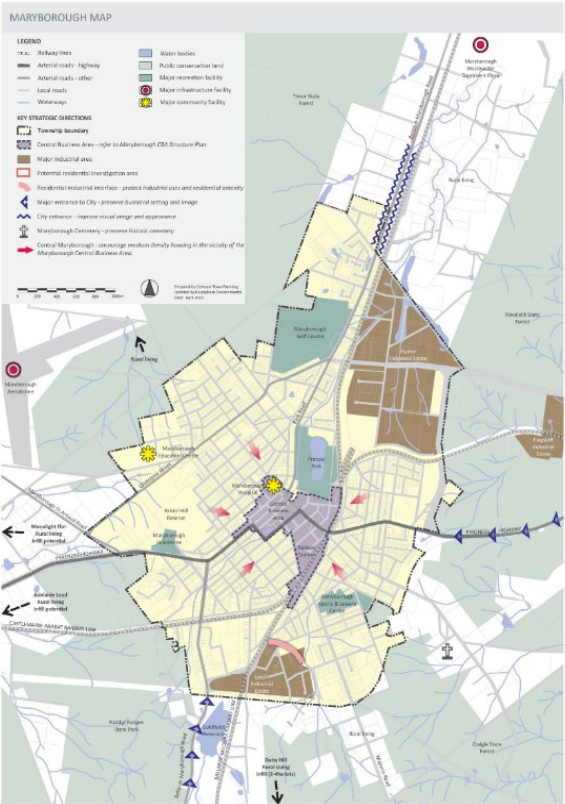
Land to the south of the Maryborough North investigation area is identified as major residential expansion for residential infill.

The plan seeks to improve the visual image and appearance of land adjoining Bendigo-Maryborough Road at the entrance to Maryborough, including the investigation area.

The Hamer Industrial Estate and Flagstaff Industrial Estate are identified as major industrial areas.

The residential-industrial interface of the southern Leech Industrial estate is highlighted on the plan and the need to protect industrial uses and residential amenity.

The Maryborough Wastewater Treatment Plant is located to the north of the settlement.



Carisbrook Structure Plan

Growth is to be directed within the township boundary.

The township boundary incorporated a range of Farming Zone (FZ) land in the west of the township and east of Pleasant Street that currently contains a range of low-density housing. This land is identified for establishing enterprises related to harness racing.

Residential infill development is to be directed to vacant residential land to the east of Tullaroop Creek.

Residential land to the north of the township is identified for low-density infill development.

Any new development near the Bucknall Street Tourism and Heritage Precinct is to be consistent with the heritage and tourism themes.

The creek and Bucknall Reserve are identified as a key feature of the town where an attractive creek side setting with a tourism and recreational focus is to be encouraged.

Consolidation is encouraged within the town centre along Green Street.

Other industrial land outside the study area is noted as having residential interface issues.



5.3 ZONES

LOW DENSITY RESIDENTIAL ZONE (LDRZ)

The Low Density Residential Zone (LDRZ) allows for low density residential development, in location with or without access to reticulated sewerage provided it can be treated onsite. The LDRZ sets a minimum subdivision site of 0.4ha where reticulated sewerage is not connected and 0.2ha where the lot is connected to reticulated sewerage.

Carisbrook contains a small section of LDRZ land to the east of the creek along McCallum Street currently containing approximately three properties. Sections of industrial land within Flagstaff directly interfaces with developed LDRZ land.

The Central Goldfields planning scheme has no specified local policy for its Low Density Residential Zone and currently uses state standard policy.

RURAL LIVING ZONE (RLZ)

The Rural Living Zone is part of the suite of rural zones in the planning scheme and seeks to provide for housing within a rural environment that does not undermine agricultural activities and environmental and landscape features. Agricultural uses that do not compromise the amenity of surrounding uses are also supported.

A significant range of RLZ land surrounds both Maryborough and Carisbrook. All of the Maryborough North Investigation Area is located within the RLZ. The southern, western and north easter sections of the Carisbrook study area are located within the RLZ.

The Central Goldfields planning scheme has one local schedule to its Rural Living Zone. This schedule allows land to be subdivided down to a minimum size of 1 hectare for specific

parcels South of Maryborough, 8 hectares for land North and West of Maryborough and 4 hectares for all other land. This minimum decreases to 2 hectares where land has a reticulated water supply.

FARMING ZONE (FZ)

The FZ seeks to protect land for agricultural purposes and encourages the protection of productive farming land. The schedule to the zone contains a minimum lot size requirement of 40ha to subdivide land and to construct a dwelling without a planning permit.

All land surrounding the settlements, past the public land and RLZ land, is located within the FZ owing to the rural surrounds.

The Central Goldfields planning scheme currently uses state standard provisions for its farming zone only.

5.4 OVERLAYS

There are many overlays applying to land within and surrounding the study area owing to the environmental and landscape features of the area. The following provides a summary of the key overlays that apply, or have a particular influence on, the study area.

LAND SUBJECT TO INUNDATION OVERLAY

The Land Subject to Inundation Overlay (LSIO) applies to large portions of the study area owing to its location within the 1 in 100 year flood extent. The overlay seeks to ensure that development minimises the potential flood risk to life, health, and safety and to ensure it maintains the free passage and temporary storage of flood hazard.

The current LSIO applying within the study area which is based on modelling undertaken by the CMA is out of date. Currently, Council is has procured funding to undertake a flood study and gain contemporary data on flood risk throughout the municipality. The extent of the LSIO is likely to change given the construction of the levee in Carisbrook.

Significant portions of Carisbrook to the west of the creek is affected by the LSIO. This land was the most affected during the January 2011 1 in 100 flood event.

The majority of the western section of land within the Maryborough East Industrial precinct is affected by the LSIO.

Land to the east of the Maryborough North Investigation Area is affected by the LSIO.

FLOODWAY OVERLAY (FO)

The Floodway Overlay (FO) applies to Tullaroop and McCallum Creek corridors and a range of land immediately adjoining the creeks. The FO applies to waterways, major floodpaths, drainage depressions and high hazard areas with the greatest risk and frequency of being affected by flooding.

BUSHFIRE MANAGEMENT OVERLAY

The Bushfire Management Overlay (BMO) applies to locations where the bushfire hazard warrants bushfire protection measures to be implemented. Development within the overlay is only permitted where the risk to human life and property can be reduced to an acceptable level. The overlay seeks to ensure that where development is permitted, it prioritises the protection of human life and strengthens community resilience.

The BMO surrounds Maryborough, applying to all land within and adjoining the forest as well as vegetated areas extending into the township.

Most of the industrial land within Flagstaff is affected by the BMO except for the eastern extent.

Most of the Rural Living Zoned Land within Maryborough is affected by the BMO.

Land West of Carisbrook is partially covered by the BMO.

ENVIRONMENTAL SIGNIFICANCE OVERLAY

The Environmental Significance Overlay (ESO) identifies areas where the development of land may be affected by environmental constraints and seeks to ensure that development is compatible with identified environmental values.

ESO1 recognises streamsides, watercourses and storages within the shire and applies to land within and surrounding the study area such as Tullaroop Creek and its environs and the Maryborough Waste Water Plant. It seeks to prevent pollution and increased turbidity of water, preserve existing native vegetation, enhance water quality and flows, and protect flora and fauna.

ESO2 relates to an air emissions buffer due to the odours from the operations of Penney and Lang Abattoirs and Maryborough Waste Water Plant. The overlay is in place to protect the operation of these facilities.

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

VEGETATION PROTECTION OVERLAY (VPO)

The Moonlight Flat, North Maryborough and South Carisbrook precincts are all affected by the VPO1. This applies to a number of areas of remnant bushland.

The statement of significance for this vegetation is:

The remnant native vegetation of the Central Goldfields is significant for its diversity and environmental value in providing habitat areas of state and national significance. Remnant vegetation is also a feature of the Central Goldfields' landscape and provides a cultural landscape and context for the gold mining heritage of the area.

Retaining vegetation is critical to catchment management, the preservation of ground water quality, the control of salinisation, acidity, waterlogging and prevention of erosion.

Sites of Victorian rare or threatened species of flora and fauna have been identified and mapped in the municipality. A number of depleted vegetation communities also exist within the Central Goldfields.

EROSION MANAGEMENT OVERLAY (EMO)

The Erosion Management Overlay (EMO) applies to areas prone to erosion, landslip, and other land degradation. Inappropriate development that would result in land disturbance is discouraged.

The EMO applies to swathes of land surrounding the settlements. It affects a significant portion of industrial land within Flagstaff.

Portions of land in the west of Carisbrook including residential land at the western entrance along the Pyrenees Highway is affected by the EMO.

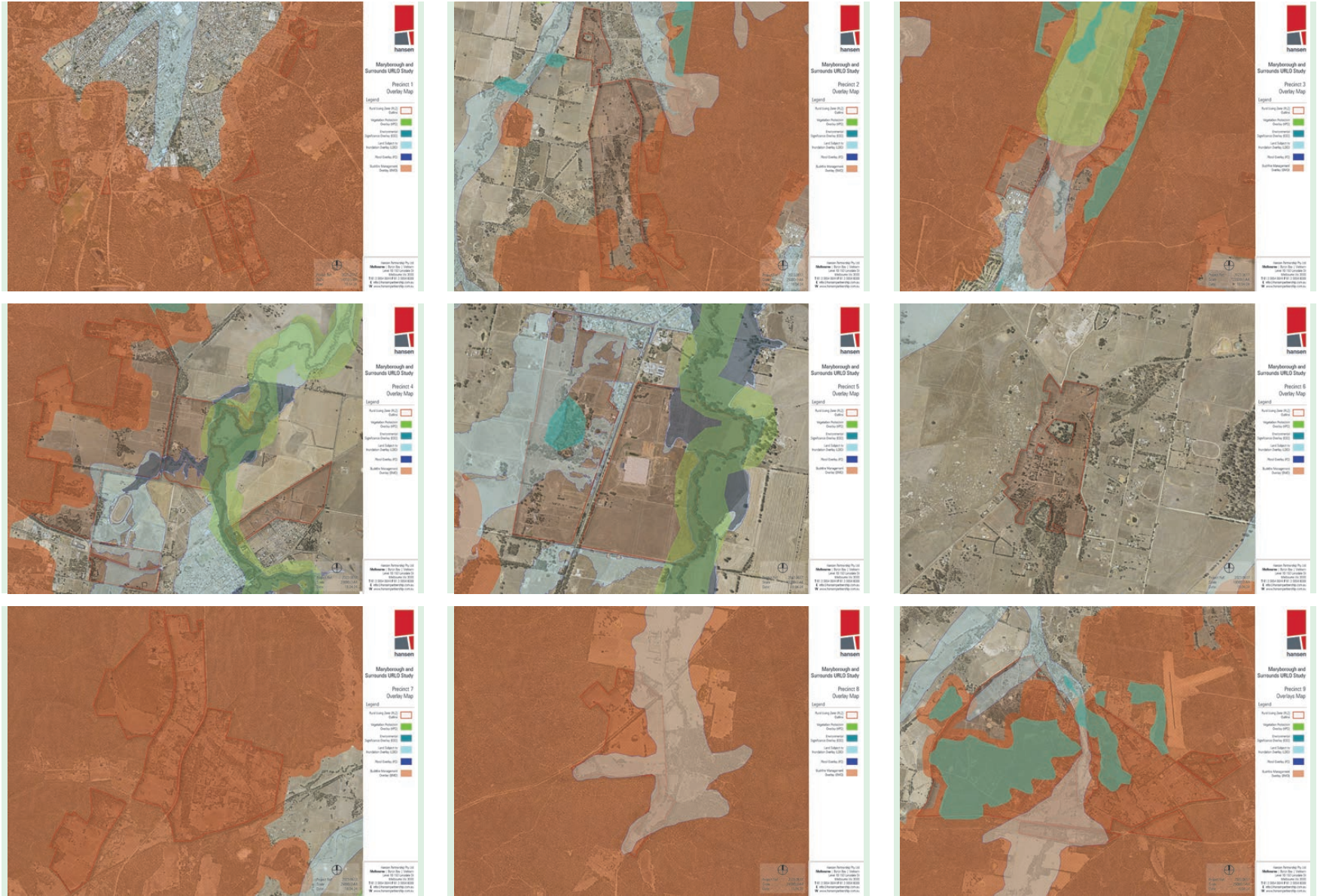
The EMO and the SMO are understood to have been applied as a result of the areas goldmining history. Council has a MOU in place with the State Government to avoid referrals etc provided a set of standard conditions are applied to any permit for development in these areas.

SALINITY MANAGEMENT OVERLAY (SMO)

The Salinity Management Overlay (SMO) applies to areas prone to impacts from salinity associated with groundwater. This means that development may need to take certain steps in terms of how it is implemented to ensure that it does not cause adverse impacts. As per the EMO above, a standard set of conditions is generally applied to manage these potential impacts rather than this posing a significant constraint to development.

The SMO applies to large number of the precincts.





6.0 BACKGROUND DOCUMENTS

CENTRAL GOLDFIELDS POPULATION, HOUSING AND RESIDENTIAL STRATEGY, 2020

This strategy reviewed population trends and population forecasts for the Shire, estimated likely future housing requirements, assessed the adequacy of the Shire's supply of zoned residential land to meet future housing requirements, reviewed the current planning framework for future residential development and identified the key residential planning issues that Council will need to address going forward. Relevant trends over the last decade illustrated a moderate but consistent growth in population concentrated in Maryborough and Carisbrook, however most of the areas currently zoned for broad-hectare development in Maryborough are significantly constrained and at best can provide for only limited housing development. State Planning Policy (Clause 11.02-1S) requires that council plan to accommodate growth over a 15-year period. The strategy recommends that Council adopts a policy within the Shire's planning framework that encourages development in and around Carisbrook (including Flagstaff) as the principal solution to longer term residential development.

CENTRAL GOLDFIELDS INDUSTRIAL LAND SUPPLY AND DEMAND ASSESSMENT AND STRATEGY, 2021

This report seeks to determine the appropriateness of current industrial land supply in the Central Goldfield's Shire, as well as a review of the current Council planning strategies to plan for future trends in industrial land demand. The report summarises several key issues, including environmental constraints in Maryborough and the 'urgent need' to facilitate a replacement of Maryborough's Drive-in Estate - a once crucial resource to supplying the demands of small-scale local industry. It addresses the scarcity of larger industry sites in Maryborough and Flagstaff as a minor issue, and the surplus of land in Carisbrook East as a suitable rezone option to support housing and residential demand.

CENTRAL GOLDFIELDS PLANNING SCHEME REVIEW, 2020

Documents the findings of a review of the Central Goldfields Planning Scheme, carried out in accordance with Section 12B of the Planning & Environment Act. One of its key findings is the increase in the number of planning permit applications alongside a simultaneous decrease in dwelling construction. Pertaining to Maryborough, Carisbrook and Flagstaff, the review considers the following influences and gaps:

- Potential for higher levels of population growth in Maryborough to be driven by better transport connections with Ballarat and Melbourne.
- Major land use conflicts in the Carisbrook-Flagstaff area. Need for Industrial Land Use Strategy and Rural Study to be undertaken.
- Need for a flood study in Maryborough. Council commencing Planning Scheme amendment to implement findings of flood study for Carisbrook.
- Update required for Maryborough Structure Plan and Central Business Area Structure Plan.
- Review of the Heritage Overlay, particularly for Maryborough.
- Carisbrook Flood and Drainage Management Plan 2013.

LANDSCAPE BUSHFIRE RISK ASSESSMENT FOR MARYBOROUGH, CARISBROOK, AND FLAGSTAFF 2023

This report evaluates the bushfire risk and hazards in Maryborough North, focusing on a potential growth area north of the Maryborough township.

Key findings within the report include:

The study area is flanked by Timor and Havelock State Forests. Bushfires tend to approach from the north and southwest, posing a significant threat from the Timor State Forest. Historical bushfires, particularly in 1985, have impacted the region, with planned burns helping mitigate some risk.

The western side of the study area, classified as a Type 2 Landscape, has existing residential development and industrial estates, with open paddocks posing a moderate risk. The eastern side, classified as Type 3, has larger rural properties with scattered vegetation, presenting higher and less predictable threats.

The study area is divided into 22 sub-areas, each rated for risk and hazard. Recommendations vary from low-density development in lower-risk areas to avoiding development in high-risk zones. Specific measures such as creating fuel breaks, improving access roads, and avoiding vulnerable developments are proposed to enhance safety.

Two primary settlement options are proposed. The first focuses on maximizing developable land while addressing bushfire risks through strategic zoning and management. The second emphasizes industrial development along Maryborough-Dunolly Road with limited residential expansion, prioritizing safety and existing development boundaries.

RICHARDS V CENTRAL GOLDFIELDS SC [2023] VCAT 204

The key issues in this VCAT case were whether the proposed dwelling on a 0.4 hectare lot in the Rural Living Zone was an acceptable response to the relevant planning policies and zone provisions, and whether the physical site context could support the proposal. The Tribunal found that the proposal was consistent with the strategic direction for rural residential development in the area, and that the site could adequately accommodate the dwelling and associated infrastructure such as wastewater treatment, despite the small lot size. The Tribunal ultimately set aside the Council's refusal and granted a permit, finding that the proposal represented an acceptable outcome that would not detrimentally impact the rural character of the area. The case demonstrates that smaller lot sizes can be considered acceptable in rural living areas, provided the site can demonstrate it can sustainably support the proposed use.

LODDON MALLEE SOUTH REGIONAL GROWTH PLAN 2014

The Loddon Mallee South Regional Growth Plan is the strategic land use plan for the region to guide growth and change for the next 30 years. The plan covers the local government areas of the Central Goldfields Shire, the City of Greater Bendigo, Loddon Shire, Macedon Ranges Shire, and Mount Alexander Shire. Direction for growth is positioned towards regional land use and development and more detailed planning frameworks for key regional centres. The township of Maryborough currently provides its 8,000 residents with sufficient opportunities for social and economic participation and has a predicted residential land capacity of 14,000 residents. Acknowledgement is made to the challenges for Maryborough's growth including consideration of bushfire, flood and urban salinity risk.

Settlement growth in this area includes the following directions:

- Plan for settlement growth that avoids areas of high risk from natural hazards such as bushfire and flood
- Manage settlement growth to limit the impact on agricultural productivity, natural resources, and ecological values
- Value the region's unique and connected communities
- Support the ongoing role of the region's small towns and settlements

The growth plan foregoes mention of the townships Carisbrook and Flagstaff.

CENTRAL GOLDFIELDS SHIRE: COUNCIL ECONOMIC DEVELOPMENT STRATEGY 2020 – 2025

The Strategy considers the economic and demographic trends and macroeconomic influences that are impacting the local and regional economy, it highlights issues that should be addressed as well as opportunities that could be unlocked to achieve positive outcomes for the Shire's economy and community. This relates to the project and the townships capacity to support a robust economy in the followings ways:

- Renewable energy and capacity building initiatives, reduction in power costs leading to social inclusion.
- Maryborough Railways a cultural hub and tourism destination, accommodating a mix of tourism, commercial and transport uses.
- Resident Attraction Strategy focused on attracting a diverse mix of age profiles to replenish the local labour force and address skills gaps.
- Engage and establish social enterprises in the shire that align with existing competitive industries (e.g. food manufacturing, agriculture, green industry, health care, retail and hospitality).
- Investigate the potential for aged-care and disability co-operatives to care for vulnerable residents.
- Providing and implementing a more formal process to respond to planning enquiries, i.e., online services.
- Support micro and home-based businesses and nurture resilience of retail sector..

CENTRAL GOLDFIELDS SHIRE COUNCIL: COUNCIL PLAN 2021–2025

The Council Plan is the key strategic document that guides Council decision-making and resource allocation over the next four years. The plan provides strategic direction for the delivery of the Central Goldfields Community Vision, relevant actions to the project under the 4 key themes are listed below:

Community Wellbeing

- Advocate for the Ballarat – Maryborough Growth Corridor to drive prosperity (population growth and investment) into Central Goldfields Shire.
- Promote World Heritage Listing of the Central Victorian Goldfields
 - Develop Maryborough Railway Station as the centre of the story of gold through a world class experience centre.
- Champion the central location of Central Goldfields Shire to advantage
 - Promote the advantage the shire has through its liveability, manufacturing, health, education and tourism.

Growing Economy

- Retain, grow and attract population growth
 - Prioritise investment initiatives that enhance liveability characteristics
 - Facilitate efficient and timely planning and approval processes
 - Ensure sufficient land is zoned to accommodate residential growth
 - Advocate for reliable, frequent, and accessible public

transportation within the Shire

- Support a diversity of housing stock and provision of affordable housing
- Improve community perception of the Shire and strengthen the aspirational culture.
- Support existing, new and emerging business and industry
 - Attract and support new business, industry and jobs
 - Help business and industry to access opportunities that support adaptation and resilience to the impact of a changing climate
 - Support renewable energy and green industry initiatives and projects.
- Develop a skilled and diverse workforce
 - Work together with partners to improve access to local tertiary education and trade training
 - Attract diverse employment opportunities
 - Partner with industry and the community to address skills gaps
 - Provide pathways between education and employment for youth.

Spaces and Places

- Providing engaging public spaces
 - Improve and maintain townships 'high streets' to be attractive, engaging, inclusive and safe
 - Provide and maintain open spaces, parks, green spaces, playgrounds and reserves
 - Increase the quality and number of walking and cycling paths and trails.
- Provide infrastructure to meet community need
 - Maintain and roads and advocate for added investment in roads infrastructure

- Plan for age friendly infrastructure such as footpaths, seating with a focus on main streets, near school, aged care facilities, key services and high pedestrian routes
- Utilise planning process to facilitate/encourage appropriate development.
- Value and care for heritage and culture assets
 - Plan for growth that is low impact and sensitive to Central Goldfields heritage.
- Manage and reduce and reuse waste
 - Grow a circular economy to reduce the volume of waste
 - Provide diverse waste collection and recovery points
 - Educate the community on their role in waste minimisation.
- Care for the natural environment and act on climate change
 - Work with community and key partners to improve natural environment
 - Learn from and promote indigenous land management practices.

Leading Change

- Advocate and partner on matters of community importance
 - Actively advocate and prepare projects that deliver new infrastructure and services that are of importance to the community
 - Advocate for mitigation and adaptation programs and infrastructure to address the impacts of climate change on the community.

CENTRAL GOLDFIELDS SHIRE: COMMUNITY VISION 2031

Under the Victorian Local Government Act 2020, all councils across Victoria are required to prepare a ten-year Community Vision using deliberate engagement practices. The community has identified four key themes and subsequent priorities that will frame long-term aspirations, this includes:

- Community wellbeing and resilience
 - Safe and well-maintained public infrastructure, engaging and appealing streetscapes
- Suitable, diverse and affordable housing options
- Access to education and employment opportunities, online and face-to-face
- Actively driving and planning for growth that is low impact and sensitive to Central Goldfield's heritage.

CENTRAL GOLDFIELDS SHIRE: COUNCIL PRIORITY PROJECTS PLAN 2022

This plan investigates Council's top priorities for future development and investment. Sustainable growth is a trending benchmark throughout the document with Maryborough and Carisbrook both being highlighted as areas that would benefit significantly from public sector investment. The projects listed in this document reinforce the overall object of population growth, community wellbeing and conservation of the natural environment.

CENTRAL GOLDFIELDS CLIMATE ACTION PLAN 2022-2030

Under the Victorian Local Government Act 2020 and the Victorian Climate Change Act 2017, all councils across Victoria are required to consider climate risk involved with Council activities. This strategy details six priority areas for mitigation and adaptation including education, collaboration, mobilisation, health and wellbeing, renewable energy and efficiency, built environment and transport. The report summarises past successful initiatives whilst looking forward to a period of growth, acknowledging that the existing knowledge and efforts of Traditional Owners, residents and local businesses will be integral in the success of future initiatives.

CENTRAL GOLDFIELDS SHIRE: COUNCIL POPULATION HOUSING AND RESIDENTIAL STRATEGY 2020

This strategy reviewed population trends and population forecasts for the Shire, estimated likely future housing requirements, assessed the adequacy of the Shire's supply of zoned residential land to meet future housing requirements, reviewed the current planning framework for future residential development and identified the key residential planning issues that Council will need to address going forward. Relevant trends over the last decade illustrated a moderate but consistent growth in population concentrated in Maryborough and Carisbrook, however most of the areas currently zoned for broad-hectare development in Maryborough are significantly constrained and at best can provide for only limited housing development. State Planning Policy (Clause 11.02-1S) requires that council plan to accommodate growth over a 15-year period. The strategy recommends that Council adopts a policy within the Shire's planning framework that encourages development in and around Carisbrook (including Flagstaff) as the principal solution to longer term residential growth.

THE DOMESTIC WASTEWATER MANAGEMENT PLAN (DWMP) FOR THE CENTRAL GOLDFIELDS SHIRE COUNCIL (2023-2028)

This plan guides sustainable management of domestic wastewater to protect public health, the environment, and amenity. The shire has around 200 onsite wastewater management systems (OWMS), mostly in unsewered areas, but records are incomplete. An updated DWMP was needed to address new state legislation and limitations of the previous 2006 plan.

A risk assessment identified high-risk unsewered development clusters, particularly on small township lots. Key actions for existing OWMS include:

- Creating an OWMS database
- Connecting high-risk areas like Talbot to sewer
- Upgrading and maintaining systems in high-risk areas
- Educating owners and residents on OWMS requirements
- Auditing OWMS at council facilities

For future OWMS, the plan recommends:

- Strengthened policies and assessments to avoid poorly designed systems
- Restrictions on unsewered development in water supply catchments
- Consolidating and conservatively designing vacant high-risk small lots
- Sewering new high-density developments

Failing OWMS in sewerred areas will be prioritized for connection. Implementation will involve allocating council resources for database development, inspections, education

and training. Annual progress reviews and 5-yearly audits will occur. The DWMP provides a clear strategy to improve management of domestic wastewater risks in Central Goldfields Shire. It targets fixing legacy issues and preventing future problems through enhanced development standards.

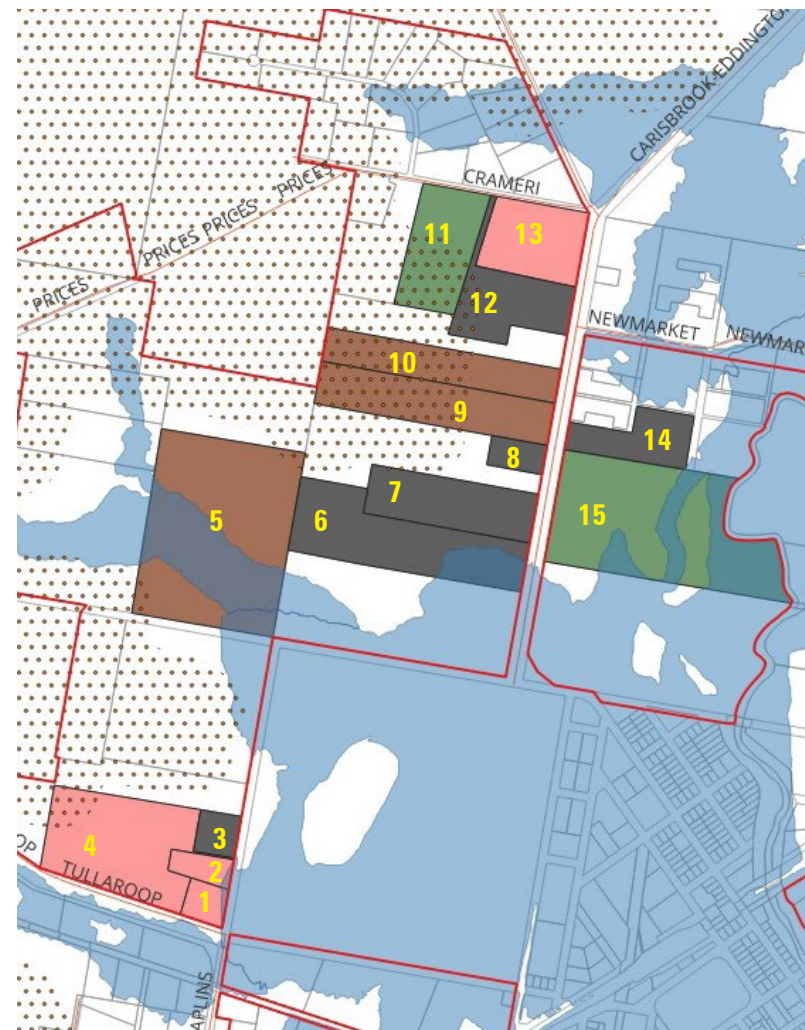


APPENDIX ONE: YIELD ASSESSMENTS

Council Meeting Agenda - Wednesday 23 July 2025

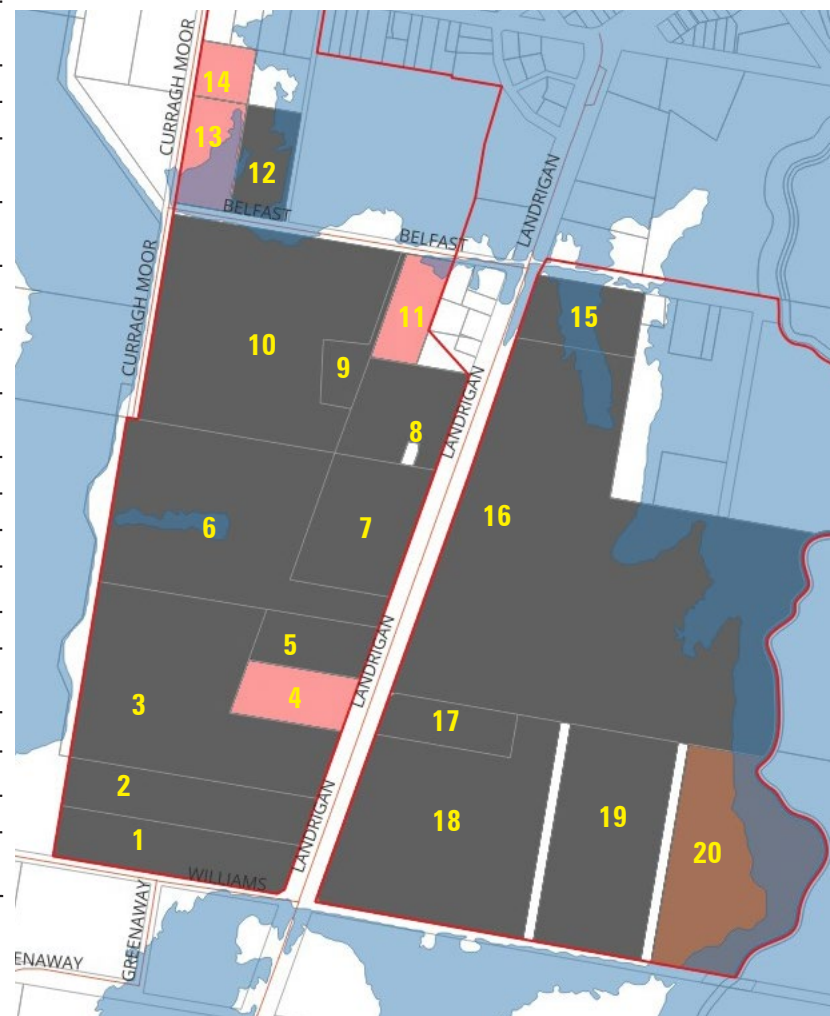
RURAL LIVING ZONE REVIEW: MARYBOROUGH SURROUNDS EXHIBITION DRAFT

YIELD POTENTIAL NOTES		#
1	Abuts Tullaroop Road which provides buffer from industry, increases accessibility / Existing dwelling 19314.68 m ²	0
2	Existing dwelling 19785.09 m ²	1
3	Existing dwelling 21060.98 m ² / Some EVC 55 to north east corner but no subdivision potential no not an issue	0
4	Abuts Tullaroop Road which provides buffer from industry, increases accessibility / Vegetation areas may be sensitive EVC 55 (this is the only 'Moderate quality' patch in the precinct) / BMO to north west cnr / Vacant 164814.26 m ²	16
5	Vacant 324987.45 m ² / Has waterway through centre with flood risk (only 50 % capacity considered / Access considerations inc flood access plus new access point required may impact vegetation / Part of a much larger property	16
6	Existing dwelling 163239.69 m ² / Southeast corner has some flood / some vegetation to west near existing dwelling which may be sensitive EVC 55/ Good direct access to Carisbrook-Eddington Road	15
7	Existing dwelling 101091.54 m ² / Good direct access to Carisbrook-Eddington Road	9
8	Existing dwelling 20046.38 m ² / Good direct access to Carisbrook-Eddington Road	1
9	Bushfire risk to the western portions/ overlap with area of ecological sensitivity EVC 55 / Good direct access to Carisbrook-Eddington Road / Vacant 122537.49 m ²	6
10	Bushfire risk to the western portions/ overlap with area of ecological sensitivity EVC 55 / Good direct access to Carisbrook-Eddington Road / Existing dwelling 20046.38 m ²	4
11	Bushfire risk to the southern portions / overlap with area of ecological sensitivity EVC 55 / Good direct access to Carisbrook-Eddington Road via Crameri Road / Existing dwelling 97027.51m ²	4
12	Good direct access to Carisbrook-Eddington Road and Crameri Road / Existing dwelling 97027.51m ²	7
13	Good direct access to Carisbrook-Eddington Road and Crameri Road / Vacant 87552.04m ²	8
14	Good direct access to Carisbrook-Eddington Road / Existing dwelling 59943.69 m ²	4
15	Good direct access to Carisbrook-Eddington Road / Existing dwelling 278962.21 m ² / Part of a much larger property - dwelling part of a compound stretching onto adjoining lot / southwest corner contains EVC 68 and 175	

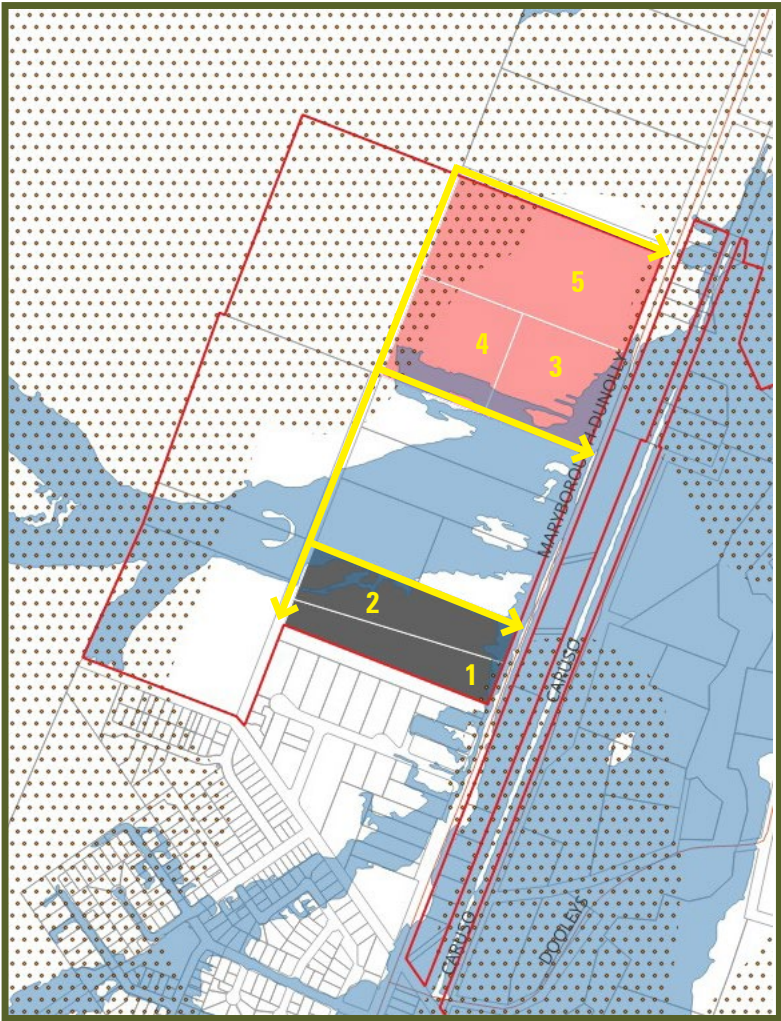


YIELD POTENTIAL NOTES		#
1	Good access to Landrigan Road / Existing dwelling 41447.87m ²	3
2	Existing dwelling 41396.29 m ² / low quality vegetation patch on the western half around existing dwelling EVC 55/ Good access to Landrigan Road	3
3	Existing dwelling 121443.77 m ² / low quality vegetation patch on the western half around existing dwelling EVC 55 / Good access to Landrigan Road	11
4	Existing dwelling 20255.78 m ² / Good access to Landrigan Road	1
5	Existing dwelling 20227.94m ² / Good access to Landrigan Road	1
6	Existing dwelling 122309.75 m ² / lot is significantly vegetated and that vegetation is protected by a VPO / Good access to Landrigan Road	11
7	Existing dwelling 46348.01 m ² / about 50% of the lot is heavily vegetated / Good access to Landrigan Road	3
8	Existing dwelling 33431.87 m ² / western portions vegetated (identified as moderate quality patch in ecological assessment) EVC55 / Good access to Landrigan Road	2
9	Vacant 10933.59 m ² / mostly vegetated but with clearing for dwelling (identified as moderate quality patch in ecological assessment) EVC 55	1
10	Existing dwelling 143196.86 m ² / lot is significantly vegetated and that vegetation is protected by a VPO (identified as moderate quality patch in ecological assessment) EVC 55	13
11	Vacant 17156.47 m ²	1
12	Vacant 20233.76 m ²	2
13	Vacant 20214.19 m ²	1
14	Vacant 10245.82 m ²	1
15	Existing dwelling 25904.47m ² / Good access to Landrigan Road	1
16	Existing large scale non residential use (XX) 350641.27 m ² / easternmost parts are impacted by both flood and are of environmental sensitivity / Good access to Landrigan Road	20
17	Existing dwelling 22548.83 m ² / Good access to Landrigan Road	1
18	Vacant 125373.98 m ² / Good access to Landrigan Road	12
19	Vacant 79502.61 m ²	7
20	Vacant 85602.01 m ² / easternmost parts are impacted by both flood and are of environmental sensitivity	4

Note: for all lots to west of Landrigan Road, flood risk is mitigated by levee constructed along the western boundaries of these properties. Flood resilient design should still be prioritised to mitigate residual risk



YIELD POTENTIAL NOTES		#
1	Existing dwelling 19785.09 m ²	0
2	Existing dwelling 19785.09 m ² / Small amount of flood impact to edges of lot	1
3	Vacant 19785.09 m ² / Some minor flood impact to south and east of lot	0
4	Vacant 19785.09 m ² / Some minor flood impact to south of lot / BMO to west which may reduce precinct yield or require design response	16
5	Vacant 19785.09 m ² / BMO to west which may reduce precinct yield or require design response	16



7.3 Maryborough Flood Study Planning Scheme Amendment

Author Senior Strategic Planner

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.

SUMMARY/PURPOSE

The purpose of this is to recommend that Council request consent from the Minister to commence a planning scheme amendment and undertake community consultation for flood overlay amendment C44cgol.

This report describes the purpose of the amendment to Council including:

- Duties and responsibilities of the Council to implement recommendations from flood studies (under Legislation and Policy Context).
- Draft amendment controls and mapping (under Background Information).
- Proposed amendment pathway via Standing Advisory Committee and a Ministerial Amendment (under Background Information and Report); and
- Proposed community consultation and next steps (in Consultation and Conclusion).

RECOMMENDATION

That Council;

1. Notes Central Goldfields Entire Mapping Project and Maryborough Flood Study.
2. Notes the draft Planning Scheme Amendment C44cgol ordinance and mapping and authorises amendments to draft documents, such as the Explanatory Report, upon receipt of final planning scheme maps.
3. Resolves to follow the streamlined flood-related overlay amendments Standing Advisory Committee pathway for Planning Scheme Amendment C44cgol.
4. Delegates the Chief Executive Officer to seek written consent from the Minister for Planning to prepare a draft amendment, inclusive of conditions of authorisation, and give public notice of draft planning scheme amendment C44cgol.
5. Notes that community and stakeholder consultation will be undertaken on the draft Planning Scheme Amendment c44cgol ordinance and mapping once consent from the Minister for Planning is granted.
6. Considers at a future meeting of Council, the outcomes of the community consultation, and whether to progress the Amendment via the Standing Advisory Committee pathway or Section 20(4) of the Planning and Environment Act 1987.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2021-2025:

The Community's vision:

Leading Change

Initiative:

4. Good planning, governance, and service delivery.
Provide infrastructure to meet community need.

Local Government Act 2020

The relevant sections are:

- *s8(1) The role of a Council is to provide good governance in its municipal district for the benefit and wellbeing of the municipal community.*
- *s9 Overarching governance principles and supporting principles.*
- *s28 Role of a Councillor.*
- *s55 Community engagement policy.*
- *s58 The public transparency principles.*

Planning and Environment Act 1987

The *Planning and Environment Act 1987* outlines guidance to Councillors on their role as a planning authority for planning scheme amendments and strategic work related to the planning scheme.

It provides additional consideration for notice and community engagement.

It requires Council as Planning Authority to give explicit consideration of social, economic, and environmental effects when amending the planning scheme and in decisions made under the planning scheme. S4(2) also provides for public participation in decision making in planning scheme amendments and planning permits.

Planning schemes contain policies and provisions that control land use and development specific to flood controls.

Council will be guided by the responsible floodplain authority, the North Central Catchment Management Authority (North Central CMA) to apply the most appropriate flood tools from the suite of controls provided.

These are informed by relevant contemporary flood studies.

This in turn justifies the application of flood overlays and supports schedules that specify issues that are relevant to the nature of the flood risk and land use in the municipality.

In undertaking a planning scheme amendment, Council must consider relevant Ministerial guidelines and Planning Practice Notes.

BACKGROUND INFORMATION

Council has obligations under Victorian legislation which places responsibility and a duty of care to appropriately plan for and manage flood risk.

This includes preparing planning scheme amendments to implement up-to-date flood mapping, zoning and overlay provisions tailored to address local circumstances.

Flood events can create significant costs to communities.

As an example, the 2022 Victorian flood caused devastating economic impacts on Council and the community.

This includes damages to public infrastructure, losses of agricultural produce, business disruptions, residential and commercial damages, and emergency response costs.

The economic impact of the floods outlasts the recession of waters as infrastructure and capital can take years to be addressed or rebuilt.

Flood overlays ensure there is a signal to residents to advise them that land is flood prone.

They enable transparency for current and future landowners, which allows them to plan for flood resilience.

Flood overlays are formally recognised in the sale of land via Section 32 on Vendor Statements indicating the land is flood prone.

Without the overlay, this information is not disclosed to prospective purchasers.

The draft amendment c44cgol is informed by two flood studies that Council and the North Central CMA received state and federal government grants to complete.

These studies are a technical investigation of flood behaviour in a specific area that define flood depths, extents, and velocities.

A flood study informs Council and government agencies responsibilities related to building, land use planning, community awareness, and disaster management.

The following studies recommend that Council update flood related planning controls in the planning scheme to ensure compliance with Victorian planning and building regulations.

Central Goldfields Entire Mapping Project (HARC, 2024).

New flood mapping is to introduce the LSIO – Schedule 3, which will apply to land which may already be covered by the existing LSIO Schedule 1.

Although this covers the entire Shire it will not modify the existing overlays in Dunolly and Carisbrook (or data from the Maryborough Flood Study).

The amendment will alter the LSIO1 in existing areas across the whole Shire and introduce and replace with a LSIO3.

Maryborough Flood Study (WMS, 2024).

The study area for the flooding investigation extends along Four Mile Creek from Dooleys Road, south to Goldfields Reservoir.

It also incorporates each of the major tributaries that traverse through Maryborough and drain into Four Mile Creek.

The amendment will alter the Land Subject to Inundation (LSIO) and apply Schedule 2; introduce the Floodway Overlay (FO) – Schedule 1 and introduce the Special Building Overlay (SBO) to the Maryborough township within the Central Goldfields Planning Scheme.

In 2023, a regional flood-related amendments program was assembled by the Department of Transport and Planning (DTP).

The funding program assists Council in translating flood studies into streamlined planning scheme amendments.

Central Goldfields Shire Council has been awarded funding from this program to commence draft amendment C44cgo1.

This program includes an expedited approval pathway through a designated Standing Advisory Committee (SAC).

This pathway requires Council to consent to a Ministerial Amendment and the appointment of a SAC instead of the standard authorisation.

Should Council request and the Minister consents, the committee is appointed, hearing dates are set, and community consultation can be undertaken.

After the community consultation, Council can decide to request a Ministerial Amendment and for any unresolved submissions to be presented to the Standing Advisory Committee for consideration at a hearing.

REPORT

This report is be presented to briefing in four parts.

- The local and regional significance of flood related overlays.
- The importance of updated flood controls.
- C44cgo1 impacts on landowners; and
- The Standing Advisory Committee process.

The local and statewide significance of flood related overlays

Undertaking draft Amendment C44cgo1 via a Ministerial Amendment is of local and statewide importance.

This process applies to an efficient approval pathway constructed by DTP for flood-related amendments.

The amendment is also funded by the DTP Regional flood-related amendments program.

Flood overlays in the incorrect location means that development is occurring in flood prone areas without any mitigation.

Additionally, planning permits are currently required for development in areas that are not flood prone, which is a resource burden on Council and have a negative economic impact to landowners.

Updating Councils flood overlays will have economic, social, and environmental benefits to the community, including:

- Flood overlays help to minimise the impact of flooding on people, property, infrastructure, and the environment.
- Flood overlays help to ensure that new developments are compatible with flood hazards and do not cause a significant rise in flood levels on existing property.
- The amendment will use the existing Floodway Overlay Schedule 1 (FO1) in the planning scheme, update the existing Land Subject to Inundation Schedule 1 (LSIO1), and introduce the Special Building Overlay Schedule 1 (SBO1) in the Maryborough township.
- If a permit is required under the SBO a VicSmart (fast tracked) permit is triggered (reducing time and cost).
- The amendment is important work for settlement and community planning for these townships and rural areas.
- Flood related overlays allow the responsible authority to consider the effects of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality and sites of scientific significance.
- Flood related overlays support agricultural activity as the signal to farmers where exclusion or livestock containment areas could be constructed.
- The amendment is a recommendation from the Flood Studies, the Regional Floodplain Management Plan and Clause 74.02 Further Strategic Work of the Central Goldfields Planning Scheme.
- The amendment has the support of the referral authority, the North Central CMA, and the Department of Transport and Planning.

Undertaking the draft Amendment C44cgo1 as a 20(4) amendment has statewide significance. This process of undertaking a planning scheme amendment via a Ministerial Amendment and Standing Advisory Committee pathway has several economic, social, and environmental benefits:

- Floods have an adverse impact on the economic and social wellbeing of communities.
- Flood events can threaten life and property and impose social and economic costs on governments, public agencies, and the community.
- This amendment will ensure transparency for landowners and developers. Floodplain risk management, via land use planning, is one of the best means of mitigating the impact of future flooding events.

The importance of updated flood controls

The flood studies have equipped the Council with the necessary information to implement a flood-related overlay.

Designating an area as subject to inundation does not alter the likelihood of flooding but acknowledges the existing condition of the land and its potential to be inundated during certain rainfall or storm events.

Existing homeowners do not need to take any action.

The amendment will only affect landowners if their land falls within one of the proposed flood-related overlays and they wish to undertake building works or subdivision.

In such cases, a planning permit may already be required, depending on the proposal and any existing overlays.

The amendment's intent is to encourage new buildings and works on land least affected by flooding and to ensure new development is designed to minimise flood damage.

In the short term, this amendment is expected to result in changes to new development proposals, which will be designed to respond to the land's constraints and its capacity to flood.

There may be an increase in construction costs to meet any planning permit conditions required under the overlay.

However, it is also likely that the negative costs associated with flooding will be reduced as the impact of flooding is mitigated.

In the long term, this amendment is expected to deliver positive environmental, social, and financial impacts by reducing the impact of flooding on developments and the environment.

C44cgo impacts on landowners

The studies identify several properties that are subject to flooding in the 1% Annual Exceedance Probability (AEP).

That means there is a 1% chance of a flood of this magnitude occurring, or being exceeded, in any one year.

Properties likely to be impacted are near rivers, creeks, waterways, wetlands, drainage areas and tributaries.

Updating flood-related planning controls via an amendment to the Planning Scheme may be considered as a mitigation to future flood events.

This amendment responds to the recommendations in the flood studies and consists of applying one or more flood related overlays in flood prone areas:

- 'Floodway Overlay' (FO) and/or
- 'Land Subject to Inundation Overlay' (LSIO) and/or
- 'Special Building Overlay' (SBO)

The overlays will ensure any land development in these areas considers the appropriate level of flood risk, and landowners are notified that a risk is apparent.

A Floodway Overlay typically represents land that is high risk, and the Land Subject to Inundation Overlay is for land that is medium risk.

Special Building Overlay recognises drainage or overland flows in urban areas.

The Central Goldfields Planning Scheme already has the FO and LSIO.

Introducing overlay controls means any future building, works and subdivisions may require a planning permit as land included in the overlay needs to be assessed for flooding hazards before

works begin. *There will also be exemptions so not all buildings and works will require a planning permit.*

The flood overlays will prompt the early consideration of flood risks in the planning process.

The assessment will be undertaken by either Council's engineering department or the North Central CMA, depending on the type of overlay.

Landowners will have the tools to ensure how their building design can mitigate against potential flooding hazards (e.g. raising the floor level).

The Standing Advisory Committee process

Officers are proposing Council proceed with the Standing Advisory Committee (SAC) Ministerial Amendment process.

The Committee comprises appointed planning professionals with flood engineering and planning scheme amendment backgrounds.

The SAC process will reduce the time and resource burden on Council to complete the amendment which is a substantial undertaking.

Across the state, approximately 15 Councils are progressing with implementing their flood studies into the planning scheme with funding from DTP and using this same SAC process.

It therefore does not make Central Goldfields unique in its position or the matters that are being considered.

CONSULTATION/COMMUNICATION

The consultation of the draft flood related planning controls will provide the community with many opportunities to be informed and to consult with Council and the North Central CMA.

The individual landowner letters, drop-in sessions, phone calls, Teams meetings, onsite visits, local media, and the Victorian Government's Engage website will ensure the community is informed of the amendment and have an opportunity to collaborate, consult, and make suggestions to potentially change the amendment. The draft amendment will refer to the prescribed referral authorities during the exhibition.

It is proposed that Draft Planning Scheme Amendment C44cgo be on public exhibition for over 30 business days from Friday 1 August 2024 to Friday 10 September 2024.

The consultation will facilitate opportunities for affected landowners to be informed and consult with Council and the North Central CMA regarding the extent of the proposed flood related overlay.

If required, further modelling and analysis will be undertaken to ensure the overlays were applied correctly.

If Council and North Central CMA are not persuaded that a change is required, they will not modify the application of the overlay.

These flood related overlays are designed to prompt the early consideration of flood risks in the planning process and provide development guidance and built form standards on how these sites should respond to that flood risk.

The flood-related overlay controls ensure that the development of land can be compatible with the level of flood risk.

Unresolved submissions to the draft planning amendment can be referred to the Standing Advisory Committee; the Minister for Planning or Council may resolve to abandon the amendment.

FINANCIAL & RESOURCE IMPLICATIONS

The costs of undertaking this amendment have been covered by funding from the DTP Regional Flood Amendments Program:

- A Project Manager is to act as a strategic planner for the term of Planning Scheme Amendment C44cgo1.
- Consultation costs including room hire, postage and publications; and
- If the Minister resolves to send the unresolved submissions to the Standing Advisory Committee, any associated legal costs and required expert witness will be covered by the DTP grant funds.

The costs to be incurred by Council include:

- Council officers time updating the website with the planning information.
- The Global Information System (GIS) team to update the internal planning layers for C44cgo1 with the updates.
- Council officer time.

If implemented, the flood related planning controls will not have a significant financial burden on Council.

It is anticipated their introduction will result in a decrease in the number of planning permit applications, as the proposed changes will remove planning permit triggers that were present prior.

It should be noted that the provisions propose to exempt the need to obtain planning permits for minor buildings and works. Planning permit application numbers, and therefore service delivery, will be monitored to ensure appropriate service is maintained.

Any additional increase in statutory planning and administrative costs will be offset by greater long-term community resilience to the impacts of flooding, and reduced resourcing required by Council in emergency flooding events.

RISK MANAGEMENT

This report addresses Council's strategic risk:

- Government policy changes - change in government policy and/or funding resulting in significant impact on the delivery of critical services.
- Climate change -adaptation - Failure to appropriately respond to or prepare for the impacts of climate change.
- Information management and protection - Failure to keep up with technology trends and to provide efficient, reliable, secure technology systems to support the delivery of council services.
- Governance - Failure to transparently govern and embrace good governance practices.
- Legislative compliance - Failure to manage our compliance with relevant legislative requirements.

- Community engagement- Inadequate stakeholder management or engagement impacting brand reputation and community satisfaction in Council decision making.

There is a strategic risk to the Council when development occurs in areas that are prone to flooding as the resources involved in any flood recovery efforts become greater.

Capital works programs can also be stymied if resources or funding are required to continually rectify destruction from flood impacts on Council owned land or property where development has occurred in unprotected yet flood prone areas.

Implementing flood controls enhances the understanding of flood risks before considering development.

This informed approach enables more prudent decision-making during statutory planning assessments of applications on private land.

The flood related overlays also interact with the Building Regulations, as flood risk will now be provided on a Section 32, and in some cases a Building Report and Consent under Regulation 153. This helps prevent unsuitable development in flood-prone areas, whether on public or private land.

The flood studies also improve flood preparedness for households and Council through the provision of up-to-date flood information and potential warning systems including flood mitigation.

It is recognised that floods can negatively impact on individuals and the community including significant psychological and health related consequences for individuals and wider social consequences for the community.

Further, inappropriate development can reduce a floodplain's capacity to store and transport floodwater effectively which often diverts floodwater to other land that would otherwise not normally be flooded.

Land use planning through the introduction of the relevant Floodway Overlay, Special Building Overlay and Land Subject to Inundation Overlay controls will mitigate negative impacts for individuals, the community, and the environment.

RECOMMENDATION

The completed Flood Studies have equipped the Council with the necessary information to implement the flood-related planning scheme amendment C44cgol.

Planning overlays are an efficient and effective type of flood mitigation which applies a precautionary measure to ensure that property owners are informed about flood risks and may develop their properties accordingly.

This planning scheme amendment aims to introduce flood mapping and planning scheme controls that reflect the latest and most accurate flood modelling, ensuring that future land use and development considers flood risks.

Designating an area as subject to flood or inundation does not alter the likelihood of flooding but acknowledges the existing condition of the land and its potential to be inundated during certain rainfall and/or storm events.

Existing homeowners do not need to take any action.

The amendment will only affect landowners if they plan to undertake building, works or subdivision and their land falls within one of the proposed flood-related overlays.

In such cases, a planning permit may already be required, depending on the proposal and the relevant planning controls.

The amendment's intent is to encourage new buildings and works on land least affected by flooding and to ensure new development is designed to minimize flood damage.

The overlays also seek to inform prospective property purchasers as the property will be shown as flood prone on a planning information certificate in a Section 32.

Council has obligations under Victorian legislation, including the *Planning and Environment Act* 1987, *Water Act* 1989, *Building Act* 1993, *Local Government Act* 2020, and the *Climate Change Act* 2017, which place responsibility and a duty of care upon councils to appropriately plan for and manage flood risk.

Council has also contributed significantly, including financial, time and staff resources, to the Flood Study that informed the amendment, as well as drafting the amendment.

It is recommended that Council delegate to the Chief Executive Officer a request for consent from the Minister to commence a planning scheme amendment and undertake community consultation for flood overlay amendment C44cgol.

ATTACHMENTS

1. 2025 Draft Explanatory Report Flood PSA CGSC rv2 [7.3.1]
2. 2025 Draft Instruction Sheet FRO PSA CGSC [7.3.2]
3. 2025 Draft Strategic Assessment Guidelines CGSC (1) [7.3.3]
4. 2025 Proposed 13 03 1L Local Policy CGSC 1 [7.3.4]
5. 2025 Proposed 72 03 Operational Provision CGSC [7.3.5]
6. 2025 Proposed 72 08 Background Documents Operational Provision CGSC [7.3.6]
7. 2025 Proposed 74 01 Operational Provision CGSC [7.3.7]
8. 2025 Proposed Local Policy 02 03 3 Central Goldfields Shire Council [7.3.8]
9. 2025 Proposed SBO Schedule 1 Central Goldfields Shire Council (1) [7.3.9]
10. 2025 Proposed Schedule replacement CI44 04 LSIO1 Central Goldfields Shire Council [7.3.10]
11. cgol 44 03-s 1 FO [7.3.11]
12. cgol 44 04-s 2 LSIO [7.3.12]

Planning and Environment Act 1987

Central Goldfields Shire Planning Scheme

Amendment C44cgo1

Explanatory Report

Overview

The draft amendment will implement flood modelling undertaken for local catchments within the Central Goldfields Shire Council. It will reduce risks associated with riverine flood events in the townships of Maryborough, Talbot, Timor, Bowenvale, Bealiba, Moliagul, and Bet Bet and surrounding rural areas. The draft amendment applies the Land Subject to Inundation Overlay Schedule 1; Floodway Overlay Schedule 1 and Special Building Overlay Schedule 1 to identified flood risk locations and makes other consequential changes to the Central Goldfields Planning Scheme.

Where you may inspect this amendment

The draft amendment can be inspected free of charge at the Central Goldfields Shire website at www.centralgoldfields.vic.gov.au

And/or

The draft amendment is available for public inspection, free of charge, during office hours at the following places:

22 Nolan Street

Maryborough VIC 3465

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

The following two sections of the Explanatory Report are only applicable to exhibited amendments.

Submissions

Include for exhibited amendments and remove at adoption.

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by [insert submissions due date].

A submission must be sent to:
Central Goldfields Shire Council
22 Nolan Street
Maryborough VIC 3465

Standing Advisory Committee hearing dates

If required, this draft amendment will be considered by the Flood-related Amendments Standing Advisory Committee, appointed pursuant to Part 7, section 151 of the *Planning and Environment Act 1987* to provide advice to the Mount Alexander Shire Council and the Minister for Planning on draft flood-related amendments.

If required, dates for the draft amendment C103malx Flood-related Standing Advisory Committee are reserved for:

Directions hearing: [insert directions hearing date]

Committee hearing: [insert public hearing date]

Who is the planning authority?

The draft amendment has been prepared by the Central Goldfields Shire Council. It is intended that the Minister for Planning will become the planning authority for the amendment.

Land affected by the amendment

The draft amendment applies to large areas of flood prone land throughout the municipality in the townships of Maryborough, Talbot, Timor, Bowenvale, Bealiba, Moliagul, and Bet Bet and surrounding rural areas, as identified below (figure 1).

INSERT MAP

Figure 1: Indicative map showing proposed application of flood overlays (refer to Attachment 1 for map references).

Flood study	Land affected
Central Goldfields Entire Mapping Project (HARC, 2024)	The Amendment applies to land within the entire shire; however, this will not modify the existing overlays in Dunolly and Carisbrook (or data from the Maryborough Flood Study) (figure 2).

Maryborough Flood Study (WMS, 2025)	The Amendment applies to land near Four Mile Creek from Dooleys Road south to Goldfields Reservoir. It also incorporates each of the major tributaries that traverse through Maryborough and drain into Four Mile Creek (figure 3).
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INSERT MAP

Figure 2: Central Goldfields Entire Mapping Project area showing proposed Land Subject to Inundation Schedule 1 changes.

INSERT MAP

Figure 3: Maryborough Flood Study area showing proposed Land Subject to Inundation, Floodway Overlay and Special Building Overlay changes.

What the amendment does

The draft amendment identifies riverine flood prone land.

The draft amendment C44cgo1 seeks to implement the findings and recommendations of the following studies by introducing and applying either the Floodway Overlay (FO), Special Building Overlay (SBO) and/or Land Subject to Inundation Overlay (LSIO) to mitigate risks associated with potential riverine flooding events. The studies are as follows:

- *Central Goldfields Entire Mapping Project* (HARC, 2024)
- *Maryborough Flood Study* (WMS, 2025)

In addition, the draft amendment proposes to update the Central Goldfields Planning Scheme by deleting inappropriate flood-related controls, replacing the existing LSIO1 with a new LSIO schedule 1, introducing environmental risk and floodplain management policies into the Municipal Planning Strategy and Local Policy Planning Framework, and making other consequential changes. The draft amendment applies the FO, SBO and/or the LSIO on land identified in the listed flood studies which are subject to a 1 per cent Annual Exceedance Probability (AEP) flood event.

The draft amendment reflects updated modelling to the 2019 Australian Rainfall and Runoff (ARR) standards for climate change, or where the data is available the 2024 Australian Rainfall and Runoff (ARR) standards for climate change which considers the Shared Socioeconomic Pathways (SSP) 5 by the year 2100.

The FO is applied to areas identified as having a higher risk and frequency of mainstream flooding events, particularly in areas that convey active flood flows or store floodwater to hazardous depths.

The LSIO is applied to flood fringe areas that are affected by mainstream flooding

events but have a lower associated risk.

The SBO is applied to land that is affected by overland flows or storm drainage inundation in urban areas.

The draft amendment would affect 5630 properties that are located within the Maryborough, Talbot, Timor, Bowenvale, Bealiba, Moliagul, and Bet Bet and surrounding rural areas where:

	Maryborough Flood Study Area	Central Goldfields Flood Mapping Project Area	Total
No. of properties with existing LSIO	1055	1667 (including 11 that are also within the Maryborough Area)	2711
No. of properties proposed to have flood controls removed	217	205 (including 5 that are also within the Maryborough Area)	417
No. of properties proposed to have flood controls retained	838	1462 (including 6 that are also within the Maryborough Area)	2294
No. of properties proposed to have new flood controls introduced	1767	1576 (including 7 that are also within the Maryborough Area)	3336
Total no. of properties proposed to have flood controls	2605	3038 (including 13 that are also within the Maryborough Area)	5630

Specifically, the amendment seeks to:

Overlays maps

- Apply the Land Subject to Inundation Overlay (Schedule 1) to affected flood prone properties in planning scheme maps no. 1LSIO-FO, 2LSIO-FO, 3LSIO-FO, 4LSIO-FO, 5LSIO-FO, 6LSIO-FO, 7LSIO-FO, 8LSIO-FO, 9LSIO-FO, 10LSIO-FO, 11LSIO-FO, 12LSIO-FO, 13LSIO-FO, 14LSIO-FO, 15LSIO-FO, 17LSIO-FO, 18LSIO-FO, 21LSIO-FO, 23LSIO-FO, 24LSIO-FO, 25LSIO-FO to

identify flood prone land.

- Amend the Land Subject to Inundation Overlay (Schedule 1) Planning Scheme Maps no. 19LSIO-FO and 20LSIO-FO to identify flood prone land and the applied FO and LSIO schedules.
- Apply the Floodway Overlay (Schedule 1) to affected flood prone properties in planning scheme maps no. 1LSIO-FO, 2LSIO-FO, 3LSIO-FO, 4LSIO-FO, 5LSIO-FO, 6LSIO-FO, 7LSIO-FO, 8LSIO-FO, 9LSIO-FO, 10LSIO-FO, 11LSIO-FO, 12LSIO-FO, 13LSIO-FO, 14LSIO-FO, 15LSIO-FO, 17LSIO-FO, 18LSIO-FO, 21LSIO-FO, 23LSIO-FO, 24LSIO-FO, 25LSIO-FO to identify flood prone land.
- Apply the Special Building Overlay (Schedule 1) to affected flood prone properties in planning scheme maps no. 1LSIO-FO, 2LSIO-FO, 3LSIO-FO, 4LSIO-FO, 5LSIO-FO, 6LSIO-FO, 7LSIO-FO, 8LSIO-FO, 9LSIO-FO, 10LSIO-FO, 11LSIO-FO, 12LSIO-FO, 13LSIO-FO, 14LSIO-FO, 15LSIO-FO, 17LSIO-FO, 18LSIO-FO, 21LSIO-FO, 23LSIO-FO, 24LSIO-FO, 25LSIO-FO to identify flood prone land.

Planning scheme ordinance

- Amend Clause 02.03-1 (Settlement) and Clause 02.03-2 (Environmental Risks and Amenity) to include policy to recognise that the Central Goldfields Shire contains multiple floodplains, and to require that development responds to risks associated with natural hazards, flooding, and inundation.
- Insert new Clause 13.03-1L (Central Goldfields Shire Floodplain Management) into the Local Planning Policy Framework of the Central Goldfields Planning Scheme.
- Delete the existing LSIO1 and apply a new Schedule 1 to Clause 44.04 (Land Subject to Inundation Overlay) to apply to areas identified by the studies that are affected by mainstream flooding events in the form of the attached document.
- Insert new Schedule 1 to Clause 44.05 (Special Building Overlay) which will apply to areas identified in the studies that are subject to overland flows or drainage inundation.
- Amend Schedule to Clause 72.03 (What does this planning scheme consist of?) to update mapping references.
- Amend Schedule to Clause 72.08 (Background documents) to insert reference to the relevant Floodplain Investigation studies as background documents.
- Amend Schedule to Clause 74.01 (Application of zones, overlays, and provisions) to insert SBO1.
- Amend Schedule to Clause 74.02 (Further strategic work).

Strategic assessment of the amendment

Why is the amendment required?

The draft amendment is required to implement the findings of the Maryborough and Entire Mapping Project Flood Investigation studies by either introducing or amending the FO, SBO, and/or LSIO in the Central Goldfields Planning Scheme. The draft amendment ensures that the planning controls reflect the most recently mapped extent of riverine flooding in these areas.

The *Maryborough Flood Study* and *Central Goldfields Whole Town Mapping Project* represent 1 per cent AEP modelling which includes a projected climate change scenario based on Australian Rainfall and Runoff (AR&R) standards (2024) which considers the Shared Socioeconomic Pathways (SSP) 5 by the year 2100.

The Department of Environment, Land, Water and Planning's (DELWP) Local Government Climate Change Adaptation Roles and Responsibilities under Victorian Legislation (2020) states the threat of climate change is now clearly established through legislation, national and state policy, and international agreements. All Councils have a duty of care in the context of climate change adaptation which has been recognised by VCAT and other jurisdictions.

The application of appropriate planning controls is an effective long-term means to mitigate and minimise risk in areas identified as being flood prone. The controls do not prohibit development from taking place; rather, they will ensure that any development requiring a permit is assessed to determine its potential impact on, or vulnerability to, flood impacts. Inclusion of the flooding extent will assist in facilitating orderly development as the amendment provides critical information to landowners, developers, and purchasers, ensuring that a risk-based approach is applied.

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

The draft amendment implements following objectives included in Section 4(1) of the Act:

- *Providing for the fair, orderly, economic, and sustainable use, and development of land.*
- *Providing for the protection of natural and humanmade resources and the maintenance of ecological processes and genetic diversity.*
- *Securing a pleasant, efficient, and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- *Balancing the present and future interests of all Victorians.*

Further, Section 6(2)(d) of the Act identifies that a planning scheme can provide for the following:

- *Regulate or prohibit use or development in hazardous areas or in areas which*

are likely to become hazardous areas

The draft amendment implements these objectives by identifying land affected by modelling and applying appropriate planning controls to:

- Provide for the orderly and sustainable development of land affected by flooding
- Protect natural and humanmade resources from flooding
- Secure a pleasant, efficient, and safe working, living and recreational environment in flood affected areas
- Facilitate development that is in accordance with the above objectives by triggering a planning permit requirement for subdivision and buildings and works (subject to exemptions) in flood affected areas
- Require that development proposals have regard to flood risk to balance the present and future interests of all Victorians.

The draft amendment ensures development is managed safely in and around the floodplains, which will assist in creating townships where communities can live, work, and play safely and provide for a more efficient recovery from future flooding events. Further, the draft amendment will assist Council and the North Central CMA to make informed and effective decisions on the development of flood affected land.

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

Environmental effects

The amendment will ensure that new development is appropriately designed and located for riverine flood risk in a manner that maintains the free passage and temporary storage of floodwaters, and that future development does not compromise natural systems.

Social effects

Flooding can have significant consequences for individuals and for local communities.

Climate change and riverine flood risk could negatively impact on an area's future liveability. Planning provides an important function in managing the use and development of land in locations of potential flood risk.

Economic effects

Flood risk information will assist current and future landowners make informed choices prior to purchasing and developing land. This information will assist in establishing future housing, industries, tourism, and community facilities in appropriate locations.

Does the amendment address relevant bushfire risk?

The draft amendment will not increase the risk to life, property, community infrastructure, or the natural environment from bushfire as it identifies flood risk. The amendment does not make any recommendations regarding the intensification of development, as the identification of flood prone areas is likely to limit future development.

The draft amendment meets bushfire policy in Clause 13.02 of the Central Goldfields Shire Planning Scheme. Much of the land affected by the amendment is unlikely to be intensified for urban purposes without subsequent planning approval. Much of the land affected by this draft amendment is rural and therefore unlikely to be intensified for urban purposes without subsequent planning approval, and further consideration and assessment against the purpose and decision guidelines of the Bushfire Management Overlay.

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

The draft amendment is consistent with Ministerial Direction - *The Form and Content of Planning Schemes*, under section 7(5) of the *Planning and Environment Act 1987*.

Ministerial Direction 11 – Strategic Assessment of Amendments – The content of this explanatory report addresses the requirements and directions set in this ministerial direction.

Ministerial Direction 12 - The Form and Content of Planning Schemes - The content of this explanatory report addresses the requirements and directions set in this ministerial direction, in particular the most appropriate overlays to be utilised for this draft amendment.

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

The draft amendment supports and implements the following clauses of the Planning and Policy Framework as discussed below:

Clause 11 (Settlement) identifies that settlement planning must have regard to health and safety for existing and future communities. The amendment supports this principle by:

- Documenting the extent of flooding now and into the future using climate change projections, which provides a more accurate indication of the extent of potential flooding events.
- Documenting the degree of risk from flooding through the provision of schedules to the FO, SBO and LSIO to facilitate orderly planning outcomes.

Clause 12.03-1S (River and riparian corridors, waterways, lakes, wetlands, and

billabongs) contains strategies for the protection of waterway systems by implementing strategies that address the impacts of use and development. The draft amendment supports and implements this policy by:

- Introducing schedules that respond to the context of the land where it is applied, which will allow for the consideration of floodplain health when assessing planning applications.

The draft amendment is consistent with Clause 13 (Environmental risks and amenity), Clause 13.01-1S (Natural hazards and climate change), and Clause 13.03-1S (Floodplain Management), which contains objectives and strategies relating to the minimisation of natural hazards and associated risks, the implementation of appropriate controls to mitigate risks, the protection of life, property, and community infrastructure, and preserving the function and health of floodplains and waterways.

The draft amendment supports and implements these policies by:

- Amending extents of the existing FO and LSIO in accordance with best available flood data.
- Introducing the flood overlays FO, SBO and LSIO in accordance with best available flood data.
- Deletion of inappropriate controls to effectively manage flood risk.
- Embed a risk-based framework in the Central Goldfields Shire Planning Scheme to ensure that use and development does not detrimentally interfere with the health of floodplains and facilitates development that minimises the risks of harm in areas that are flood prone.

The draft amendment is consistent with Clause 14.01-1S (Protection of agricultural land), which contains the strategy to protect the state's agricultural base by preserving productive farmland. The draft amendment is consistent and implements this policy by:

- Enabling landholders to ensure their assets, including livestock, can be positioned in the most appropriate place for a flood.
- Containment lines or livestock protection areas can be nominated outside the 1%AEP.
- Flood related overlays will not impact primary producers' ability to undertake agricultural activities on their land.

The draft amendment is consistent with Clause 19.03-3S (Integrated water management), which contains strategy to the minimisation of flood risks to sustainably manage water resources in a whole of catchment context. The draft amendment is consistent and implements this policy by:

- Adopting a comprehensive approach to water management by applying the FO, SBO and LSIO and introducing floodplain management policies, which provides long-term guidance for decision making in areas known to flood.
- Ensuring that the natural flood storage capacity of waterways remains unencumbered.

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

Clause 02.02 (Vision) by providing certainty to the local community, businesses, and the agricultural industry by providing accessible information on flood risks to inform decision making.

Clause 02.03-2 (Environmental risks and amenity) by addressing gaps and updating floodplain management policy.

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

The draft amendment utilises the most effective controls available from the Victoria Planning Provisions. Consideration was given to the level of flood risk in terms of the frequency, depth, and velocity of flood waters in implementing planning scheme tools.

The draft amendment is consistent with Planning Practice Note 12: Applying the Flood Provisions in Planning Schemes (PPN12) including:

- The flooding type (mainstream or stormwater).
- The level of flood risk.
- The depth and velocity of flood waters.
- The best planning tools to protect the community, life, and property from the effects of flood.

The FO1 will be applied to areas which flood frequently, at high depth and/or velocity and for which the impacts of flooding are moderate to high. It is the most restrictive overlay proposed. The parameters used are as follows:

- Depth of Flooding exceeds 0.5 metres; and/or
- The product of velocity and depth exceeds 0.4 square metres per second
- Velocity of flow exceeds 2 metres per second.
- In refining the proposed overlays, "islands" located within the overlay and greater than 1000 square metres were "filled" in.

The Land Subject to Inundation Overlay (Schedule 1) is applied to areas subject to riverine inundation above 0.05m in a 1 per cent Annual Exceedance Probability flood event as identified in the relevant flood study. The planning permit exemptions set out in the overlay schedules correspond to the level of flooding risk for local conditions.

The Special Building Overlay (Schedule 1) will be applied to areas impacted by

overland flow paths and drainage inundation.

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

The draft amendment has been prepared By Central Goldfields Shire Council with support from the North Central CMA. The North Central Catchment Management Authority is the floodplain manager within the Mount Alexander Shire Council and recommending referral authority under Clause 66.03 of the Planning Scheme.

Other agencies views will be considered during the preparation of this draft amendment, including EPA and CFA. The Traditional Owners were also contacted before and during the consultation.

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

The draft amendment supports social inclusion and economic prosperity with respect to

- *Minimising barriers to access so that the transport system is available to as many persons who wish to use it; and,*
- *Enabling efficient and effective access for persons and goods to places of employment, markets, and services.*

It achieves this through providing information on flood risk which can be used to assist in future management and design of the transport system. The draft amendment is unlikely to have a significant impact on the transport system.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The draft amendment will improve the application and administration of the Central Goldfields Shire Planning Scheme by providing greater certainty for the Council, North Central CMA, landowners, occupiers, local businesses, and the community.

After the planning scheme draft amendment process is undertaken, it is unlikely that the new planning control will have a significant financial burden on Central Goldfields Shire Council. While the introduction will likely result in an increase in the number of planning applications, the provisions propose to exempt the need to obtain planning permits for minor buildings and works. Planning permit application numbers, and therefore service delivery, will be monitored to ensure appropriate service is

maintained, which may require additional staff hours.

The new planning controls will result in additional planning permit applications, as in some areas, the overlays are being introduced to areas previously unaffected by flood controls. The additional planning applications are not expected to place an undue burden to Council's resources and administrative costs. The impact of the amendment is anticipated to be manageable. It is unlikely that the new planning provisions will have a significant financial burden on Council. It will reduce demand on the Council's emergency management response and recovery resources from flooding events.

In Maryborough, the revised overlays will have a significant reduction in the number of planning permits required for buildings and works. Further, some applications may only require an application under the SBO which is much more cost effective as a Vicsmart planning permit.

Attachment 1 – Mapping reference table (PENDING FINALISED MAPPING FROM DTP)

Flood study/Area	Proposed changes	Mapping reference
Maryborough	Inserts new flood mapping for Land Subject to Inundation Overlay (Schedule 1); Floodway Overlay Schedule 1; Special Building Overlay Schedule 1	
	Amends extent of old flood mapping for Land Subject to Inundation Overlay (Schedule 1)	
Talbot	Inserts new flood mapping for Land Subject to Inundation Overlay (Schedule 1)	
	Amends extent of old flood mapping for Land Subject to Inundation Overlay (Schedule 1)	
Timor	Inserts new flood mapping for Land Subject to Inundation Overlay (Schedule 1)	
	Amends extent of old flood mapping for Land Subject to Inundation Overlay (Schedule 1)	
Bowenvale	Inserts new flood mapping for Land Subject to Inundation Overlay (Schedule 1)	
	Amends extent of old flood mapping for Land Subject to Inundation Overlay (Schedule 1)	
Bealiba	Inserts new flood mapping for Land Subject to Inundation Overlay (Schedule 1)	
	Amends extent of old flood mapping for Land Subject to Inundation Overlay (Schedule 1)	
Moliagul	Inserts new flood mapping for Land Subject to Inundation Overlay (Schedule 1)	

Flood study/Area	Proposed changes	Mapping reference
	Amends extent of old flood mapping for Land Subject to Inundation Overlay (Schedule 1)	
Bet Bet	Inserts new flood mapping for Land Subject to Inundation Overlay (Schedule 1)	
	Amends extent of old flood mapping for Land Subject to Inundation Overlay (Schedule 1)	
Other rural areas	Inserts new flood mapping for Land Subject to Inundation Overlay (Schedule 1)	
	Amends extent of old flood mapping for Land Subject to Inundation Overlay (Schedule 1)	

Planning and Environment Act 1987

Central Goldfields Planning Scheme

Amendment CXXcgoI

Instruction sheet

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

The Central Goldfields Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of **7 (seven)** attached map sheets.

Overlay Maps

1. Insert new Planning Scheme Map Nos. 26LSIO-FO, 31LSIO-FO, 32LSIO-FO, 34LSIO-FO, 35LSIO-FO and 36LSIO-FO in the manner shown on the 6 attached maps marked "Central Goldfields Planning Scheme, Amendment c103malx".
2. Amend Planning Scheme Map No 18LSIO-FO in the manner shown on the 1 attached map marked "Central Goldfields Planning Scheme, Amendment c103malx".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In **Purpose and Vision** (Strategic Directions) – insert Clause 02.03-3 in the form of the attached document.
2. In Local Planning Policy (Floodplains) – insert Clause 13.03-3-L in the form of the attached document.
3. In **Overlays** (Land Subject to Inundation) – replace Clause 44.04 Schedule (1) in the form of the attached document Clause 44.04 Schedule 1.
4. In **Operational Provisions** – Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.
5. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.
6. In **Operational Provisions** – Clause 74.02, replace the Schedule with a new Schedule in the form of the attached document.

End of document

DRAFT

**Central Goldfields C44cgoI Flood Study Amendment
Strategic Assessment Guidelines Checklist**

Strategic Consideration		Yes	No	N/A	Comment
Why is an amendment required?	<ul style="list-style-type: none"> What does the amendment intend to do and what is its desired outcome? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Implement flood related overlays to areas subject to high flood risk and inundation in the townships of Maryborough, Bet Bet, Talbot, Bealiba, Timor-Bowenvale, Amherst and Wareek.</p> <p>Introducing the Floodway Overlay (FO), Special Building Overlay (SBO) and Land Subject to Inundation Overlay (LSIO). This is to be applied to land that is subject inundation in a 1%AEP flood event which considers the impacts of climate change.</p> <p>Introducing the <i>Central Goldfields Entire Mapping Project</i> (HARC, 2024) and <i>Maryborough Flood Study</i> (WMS, 2025) as Background Documents.</p> <p>Draft overlay mapping considers the impact of climate change consistent with State Government policy.</p> <p>The draft amendment would affect 603 properties that are located within the townships of Natte Yallock, Acrhdale, Bealiba, Maryborough, Talbot, Bet Bet, Moliagul and Timor-Bowenvale where:</p> <ul style="list-style-type: none"> 590 properties are proposed to have the FO applied for the first time. 590 properties are proposed to have the SBO applied for the first time. 590 properties are proposed to have the LSIO applied for the first time. 87 properties currently affected by the LSIO are proposed to have the extent of the overlay modified. 13 properties currently affected by the LSIO are proposed to have it removed and have no flood related overlay.
	<ul style="list-style-type: none"> How does it intend to do it? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The draft amendment C44cgoi consultation phase follows a two-year investigation of the flood studies. The studies recommended a planning scheme amendment to progress immediately, considering there are not appropriate flood related overlay controls in these areas.</p>
	<ul style="list-style-type: none"> Is it supported by or is it a result of any strategic study or report? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The Central Goldfields Entire Mapping Project (HARC, 2024), the Maryborough Flood Study (WMS, 2025) and 2018-2028 North Central Regional Floodplain Management Plan (RFMS).</p>
	<ul style="list-style-type: none"> Will the planning policy, provision or control result in the desired planning outcome? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A planning scheme amendment is one of the best means to mitigate against flood damage, risk of damage to assets and protection of life. High social, economic and environmental risks to the local and broader community to not undertake this amendment immediately</p>
	<ul style="list-style-type: none"> Will the amendment have a net community benefit? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>These communities will now have certainty regarding locating buildings and works outside areas subject to flood in the 1%AEP.</p>

	<ul style="list-style-type: none"> Will the community benefit outweigh the cost of the new control? Does the amendment repeat provisions already in the scheme? Is the planning scheme the most appropriate means of controlling the issue or can other existing regulatory or process mechanisms deal with the issue? Is the matter already dealt with under other regulations? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>These communities have been subject to three floods in recent memory, this amendment will ensure future development responds to high-risk flooding along rivers, creeks and in the floodplain.</p> <p>The existing Schedule 1 of the Floodway Overlay, the Schedule 2 of the Land Subject to Inundation is being applied. The existing Schedule 1 is being replaced with new ordinance.</p> <p>One of the most effective means of flood mitigation is the establishment of appropriate planning scheme controls in areas identified at risk of flooding. Planning controls are effective over time as buildings are renewed, they can be in areas outside the floodplain, or if in an area of low flood risk, can be built above the declared flood level.</p> <p>This amendment will ensure that flood risk is recognised in planning and building regulations.</p>
Does the amendment implement the objectives of planning and any environmental, social and economic effects?	<ul style="list-style-type: none"> Does the amendment implement the objectives of planning in Victoria? (Refer to section 4 of the <i>Planning and Environment Act 1987</i>) Does the amendment adequately address any environmental effects? Does the amendment adequately address any social effects? Does the amendment adequately address any economic effects? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The amendment, in particular implements objectives a, b, c, f and g by identifying areas that are subject to flood hazards and ensuring that appropriate risk assessment is undertaken through requirements associated with the planning permit application process.</p> <p>The amendment is expected to have positive environmental effects as it will enhance recognition and protection of naturally flood-prone areas, which provide valuable habitats for plants and animals and serve as natural water storage areas. These areas especially include waterways and associated floodplains, both have an important role to play in supporting biodiversity, recycling nutrients and maintaining water quality. In particular, Amendment C44cgo contributes to protecting these by better identifying flood prone areas and extents of probable flooding. Flood paths are likely to be kept free from obstruction and areas that provide temporary storage of floodwaters are expected to be better protected</p> <p>With regard to social and economic effects, flooding carries the potential to severely disrupt communities. In extreme cases, flooding can lead to loss of life, personal hardship, extensive damage to public and private property and agricultural losses. By more effectively identifying areas prone to flooding through the application of the FO, SBO and LSIO, the proposed amendment will help manage new development and earthworks, so that future flood impacts to properties and persons are minimized. Therefore, the amendment has significant social and economic merit for both the community and the State.</p> <p>See above</p>

Does the amendment address relevant bushfire risk?	<ul style="list-style-type: none"> Does the amendment meet the objective and give effect to the strategies to address the risk to life as a priority, property, community infrastructure and the natural environment from bushfire in the Planning Policy Framework (Clause 13.02 of the planning scheme)? Has the view of the relevant fire authority been sought in formulating the amendment? If the planning scheme includes a Local Planning Policy Framework at Clause 20, is the amendment consistent with the Local Planning Policy Framework objectives and strategies that apply to bushfire risk? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The EPA, Traditional Owners and CFA were emailed a copy of the mapping; ordinance and supporting amendment documentation 13 June 2025 .
	<ul style="list-style-type: none"> Is local policy for bushfire risk management required to support the amendment? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Does the amendment comply with all the relevant Minister's Directions?	<ul style="list-style-type: none"> Does the amendment comply with the requirements of the Ministerial Direction - The Form and Content of Planning Schemes? Do any other Minister's Directions apply to the amendment? If so, have they been complied with? Is the amendment accompanied by all of the information required by a Minister's Direction? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.</p> <p>The amendment is consistent with Direction 11 (Strategic Assessment of Amendments).</p> <p>The amendment is consistent with Ministerial Direction 12 (The Form and Content of Planning Schemes).</p> <p>The amendment is consistent with Ministerial Direction 15 (The Planning Scheme Amendment Process)</p> <p>The amendment is not affected by any other of the Minister's Directions under s12/(2)(a) of the Planning and Environment Act 1987.</p>
Does the amendment support or implement the PPF?	<ul style="list-style-type: none"> Does the amendment support or give effect to the PPF? Are there any competing PPF objectives and how are they balanced? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>As demonstrated in the Explanatory Report, the amendment gives support to:</p> <ul style="list-style-type: none"> Clause 11 (Settlement) Clause 13.03-1S (Floodplain Management) Clause 13.01-1S (Natural Hazards and Climate Change) Clause 14.01-1S (Protection of agricultural land) Clause 19.03-3S (Integrated water management)

	<ul style="list-style-type: none"> Does the amendment support or give effect to any relevant adopted state policy? <p>If the planning scheme includes a Municipal Planning Strategy (MPS) at Clause 02 and the amendment seeks to introduce or amend a local planning policy in the PPF:</p> <ul style="list-style-type: none"> Does the new or amended local planning policy: <ul style="list-style-type: none"> respond to a demonstrated need? implement a strategic direction in the MPS? relate to a specific discretion or group of discretions in the planning scheme? assist the responsible authority to make a decision? (assist any other person to understand whether a proposal is likely to be supported? Does the amendment affect any existing local planning policy or tool? Is a local planning policy necessary OR is the issue adequately covered by another planning tool or decision guideline? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Victorian Floodplain Management Strategy which sets the direction for floodplain management in Victoria.
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A minor change is proposed to 02.03-3 Environmental Risks and Amenity (Floodplains) to recognise flood risk in the townships of Maryborough, Talbot, Bet Bet, Moliagul, Timor-Bowenvale, Natte Yallock, Amherst and Bealiba which is demonstrated in the Flood Studies.
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The inclusion of these townships in the MPS highlights to the RA that flooding is a risk in these areas.
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The inclusion of these townships in this local policy ensures that each town that has a flood study integrated into the Central Goldfields Planning Scheme is recognised.
Does the amendment support or implement the LPPF? *This strategic consideration only applies if the planning scheme includes an LPPF at Clause 20	<ul style="list-style-type: none"> Does the amendment implement or support the MSS? Does the amendment seek to change the objectives or strategies of the MSS? If so, what is the change? What effect will any change to the MSS have on the rest of the MSS: <ul style="list-style-type: none"> Is the amendment consistent/inconsistent with strategic directions elsewhere in the MSS? Has the cumulative effect of this amendment on the strategic directions in the MSS been considered? Does the new or amended local planning policy: <ul style="list-style-type: none"> respond to a demonstrated need? implement an objective or strategy in the MSS? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

	<ul style="list-style-type: none"> – relate to a specific discretion or group of discretions in the scheme? – assist the responsible authority to make a decision? – assist any other person to understand whether a proposal is likely to be supported? • Does the amendment affect any existing local planning policy or tool? • Is a local planning policy necessary OR is the issue covered by another planning tool or decision guideline? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Does the amendment support or implement the MPS?</p> <p>*This strategic consideration only applies if the planning scheme includes an MPS at Clause 02</p>	<ul style="list-style-type: none"> • How does the amendment seek to implement or support the MPS? • Does the amendment seek to change the strategic directions of the MPS? If so, what is the change? • What effect will any change to the MPS have on the rest of the MPS? <ul style="list-style-type: none"> – Is the amendment consistent with strategic directions elsewhere in the MPS? – Is the amendment inconsistent with strategic directions elsewhere in the MPS? – What is the cumulative effect of this amendment on the other directions in the MPS? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Clause 02.03-3 (Environmental risks and amenity) states that Council's strategic directions for environmental risks and amenity include:</p> <ul style="list-style-type: none"> - protecting life, property and infrastructure from the risk of flooding. - <i>supporting land use and development initiatives for flood mitigation works.</i> - discouraging intensive forms of development or incompatible uses on flood prone land. <p>The policy states that flood risk must be considered in the preparation of planning schemes and planning decisions to avoid intensifying the impacts of flooding through inappropriately located uses and developments. The scheme emphasises the importance of recognising risk and the protection of life and property from flood hazard.</p> <p>The draft amendment has responded to Clause 13.01 Climate Change Impacts. The North Central CMA has adopted an appropriate measure to consider the impacts of climate change into the future.</p>
<p>Does the amendment make proper use of the VPP?</p>	<ul style="list-style-type: none"> • Does the amendment use the most appropriate VPP tool to achieve the strategic objective of the scheme? • Does the amendment affect, conflict with or duplicate another existing provision in the planning scheme that deals with the same land, use or development? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	<ul style="list-style-type: none"> • If so, have the provisions been reconciled? • Does the control capture matters that do not specifically relate to the purpose or objectives of the control or matters that should not be dealt with under planning? • Does the amendment make any existing provision in the planning scheme redundant? • Is the amendment consistent with any relevant planning practice note? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The amendment also demonstrates consistency with the VPP Practice Note 12 "Applying the Flood Provisions in Planning Schemes – A Guide for Councils", revised November 2012 by:</p> <ul style="list-style-type: none"> • Applying the FO, SBO and LSIO to areas of flood inundation using the best available data.
How does the amendment address the views of any relevant agency?	<ul style="list-style-type: none"> • Have the views of any relevant agency been addressed? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The draft amendment was emailed to: Heritage Victoria; Dja Dja Wurrung Clans Aboriginal Corporation; DTP Loddon Mallee; National Trust of Australia (Vic); CFA; Coliban Water; Environmental Protection Authority; Transport for Victoria (Northern Region); VicTrack; DEECA (Forest Fires Regions).</p> <p>Ministers: The Hon. Steve Dimopoulos MP The Hon. Ros Spence MP The Hon. Lily D'Ambrosio MP The Hon. Harriet Shing MLC</p> <p>On the 17 May, 2025.</p>
Does the amendment address the requirements of the <i>Transport Integration Act 2010</i> (TIA)?	<ul style="list-style-type: none"> • Is the amendment likely to have a significant impact on the transport system as defined by section 3 of the TIA? If so, explain how the amendment addresses the transport system objectives and decision-making principles set out in Part 2, Divisions 2 and 3 of the TIA. • Are there any applicable statements of policy principles prepared under section 22 of the TIA? If so, assess how the amendment addresses any specified policy principles that apply to the proposal. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?</p>	<ul style="list-style-type: none"> Has the council considered the cost implications in implementing and administering the new planning provisions including: <ul style="list-style-type: none"> estimated increase in number of planning permit applications planning staff resources other miscellaneous costs including legal or other professional advice, for example, heritage advisers 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>While the alteration or introduction of either the FO, SBO and/or LSIO in Maryborough, Talbot, Bealiba, Moligul, Bet Bet, Timor-Bowenvale, Amherst and Natte Yallock may likely result in an increase in the number of planning applications as the proposed changes will create planning permit triggers that were not present prior, the provisions propose to exempt the need to obtain planning permits for minor buildings and works. Planning permit application numbers and therefore service delivery will be monitored to ensure appropriate service is maintained, which may require additional staff hours.</p> <p>It is anticipated, the increase in statutory planning and administrative costs will be offset by greater long-term community resilience to the impacts of flooding, and reduced resourcing required by Council in emergency flooding events.</p> <p>Where the existing overlays are incorrect, the application of updated data and application of planning controls consistent with Ministerial Directions and Planning Practice notes will be an economic and social benefit for the community.</p> <p>See above</p> <p>See above</p> <p>Despite a history of flooding and updated flood data to show the impacts, the townships associated with these studies do not have updated controls in the Central Goldfields Planning Scheme. This has caused a range of issues for property owners and for Council's statutory planners and building officers when providing development advice. As the draft mapping shows, there has been development occurring in areas which are flood prone in a 1%AEP event, and some residential dwellings are subject to above floor flooding. Without correct flood overlay controls in place, Council has not been able to advise property owners about flood risk so they can develop their properties accordingly. A planning scheme amendment is an opportunity to introduce flood mapping to reflect the most recent and accurate flood modelling maps. This will help ensure future land use and development appropriately considers flood risk and development in the area is sustainable.</p> <p>The amendment also impacts large areas of rural land in the shire. This will enable landholders to ensure their assets, including livestock, can be positioned in the most appropriate place for a flood. Containment lines or areas can be nominated outside the 1%AEP.</p>
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	<div>– capacity to consider the new application within the prescribed time?</div>	<div><input checked="" type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div>The Council can utilise the recommending referral authority, the North Central CMA for assistance with determining whether a planning permit meets the decision guidelines of the overlays. This will reduce the load on the Council statutory staff.</div>
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CENTRAL GOLDFIELDS PLANNING SCHEME

13.03 FLOODPLAINS

20/03/2023
VC229

13.03-1L Local Floodplains

24/11/2025
C44cgoi

The catchments of the various rivers and streams within the municipality include areas of flood prone land, where flooding imposes substantial costs on individuals and the community. While significant costs are incurred by direct damage to public and private property, indirect costs to the community such as loss of productivity, displacement of residents, closure of roads, trauma and ill health is also significant.

Strategies

Manage risk from flooding by:

- Directing development into areas with low-level inundation risk where the Land Subject Inundation Overlay, Floodway Overlay and Special Building Overlay is applied.

Ensure infill development and subdivision does not contain lots that are wholly in Floodway Overlay.

Design subdivision to enable buildings to be sited above the 1% AEP flood level.

Ensure buildings constructed in flood overlays have safe access in the event of a flood.

Locate effluent disposal areas for dwellings on land that is free from flooding.

CENTRAL GOLDFIELDS PLANNING SCHEME

**44.05 SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME
20/03/2023
VC229
CONSIST OF?**

1.0 Maps comprising part of this planning scheme:

24/11/2025
C44cgoi

- 1, 1BMO, 1EMO, 1ESO, 1HO, 1LSIO-FO, 1SMO, 1VPO
- 2, 2BMO, 2EAO, 2EMO, 2HO, 2LSIO-FO, 2SMO, 2VPO
- 3, 3BMO, 3EMO, 3HO, 3LSIO-FO, 3SMO
- 4, 4BMO, 4EMO, 4HO, 4LSIO-FO, 4SMO, 4VPO
- 5, 5BMO, 5HO, 5LSIO-FO, 5SMO, 5VPO
- 6, 6BMO, 6EMO, 6ESO, 6HO, 6LSIO-FO, 6SMO, 6VPO
- 7, 7BMO, 7DDO, 7EMO, 7ESO, 7HO, 7LSIO-FO, 7SMO, 7VPO
- 8, 8BMO, 8EMO, 8ESO, 8HO, 8LSIO-FO, 8SMO, 8VPO
- 9, 9BMO, 9DDO, 9DPO, 9EAO, 9EMO, 9HO, 9LSIO-FO, 9SCO, 9SMO
- 10, 10BMO, 10DDO, 10DPO, 10EAO, 10EMO, 10HO, 10LSIO-FO, 10SMO, 10VPO
- 11, 11BMO, 11EAO, 11HO, 11LSIO-FO, 11SMO
- 12, 12BMO, 12DPO, 12HO, 12LSIO-FO, 12PAO, 12SMO
- 13, 13EMO, 13ESO, 13HO, 13LSIO-FO, 13SMO, 13VPO
- 14, 14BMO, 14EMO, 14ESO, 14HO, 14LSIO-FO, 14SLO, 14SMO, 14VPO
- 15, 15BMO, 15EMO, 15ESO, 15HO, 15LSIO-FO, 15SMO, 15VPO
- 16, 16BMO, 16EMO, 16ESO, 16HO, 16LSIO-FO, 16SLO, 16SMO, 16VPO
- 17, 17BMO, 17EMO, 17HO, 17LSIO-FO, 17SMO
- 18, 18BMO, 18EMO, 18HO, 18LSIO-FO, 18SMO
- 19, 19BMO, 19EMO, 19ESO, 19HO, 19LSIO-FO, 19SLO, 19SMO, 19VPO

CENTRAL GOLDFIELDS PLANNING SCHEME

72.08 SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

20/03/2023
VC229

1.0 Background documents

24/11/2025
C44cgol

Name of background document	Amendment number - clause reference
Agenda for Action - Nature Conservation in the Avoca-Loddon-Campaspe Region (B Osborne, 1996)	C1 Clause 2.03
Box-Ironbark Forests & Woodlands Investigation, Final Report (Environment Conservation Council, 2001)	C32cgol Clause 2.03
Carisbrook Flood and Drainage Management Plan (Water Technology, 2013)	C31cgol
Central Goldfields Community Plans (Central Goldfields Shire Council, 2020)	C34cgol Clauses 2.03-1, 2.03-9, 11.03-6L
Central Goldfields Economic Development Strategy (Urban Enterprise, 2020)	C34cgol Clauses 2.01, 2.03-4, 2.03-7, 17.01-1L
Central Goldfields Entire Mapping Project (HARC, 2024)	C44cgol Clauses 02.03, 44.03, 44.04, 44.05
Central Goldfields Integrated Transport Strategy (Movement & Place Consulting, 2020)	C34cgol Clauses 2.03-4, 2.03-7, 2.03-8, 18.01-1L
Central Goldfields Population, Housing and Residential Strategy (Spatial Economics, 2020)	C34cgol Clauses 2.01, 2.03-1, 2.03-3, 2.03-6, 11.01-1L, 11.03-6L
Central Goldfields Recreation and Open Space Strategy (Otium Planning Group, 2020)	C34cgol Clauses 2.03-5, 2.03-9, 19.02-4L, 19.02-6L
Central Goldfields Rural Land Capability Study (Golder Associates, 2012)	C34cgol Clauses 2.03-1, 2.03-3, 2.03-4, 14.01-1L, 14.01-2L

Council Meeting Agenda - Wednesday 23 July 2025

CENTRAL GOLDFIELDS PLANNING SCHEME

Central Goldfields Sustainability Action Plan 2012-2020 (Central Goldfields Shire Council, 2013)	C34cgol Clause 2.03-3
Central Goldfields Tourism and Events Strategy (Urban Enterprise, 2020)	C34cgol Clauses 2.01, 17.04-1L, 19.02-4L
Central Goldfields Shire Walking and Cycling Strategy 2017-2026 (communityvibe, 2017)	C34cgol Clause 18.02-1L
City of Maryborough Heritage Study (D. Bick, C. Kellaway, P. Milner & J. Patrick, 1992)	C3 Clauses 2.03, 43.01s
Code of Practice – Onsite Wastewater Management Publications 891.4 (Environment Protection Authority, 2016)	C34cgol Clauses 2.03-4, 42.01-Schedule 1
Construction Techniques for Sediment Pollution Control Publication 275 (Environment Protection Authority, 1991)	C34cgol Clauses 2.03-4, 14.02-2L, 42.01-Schedule 1
DNRE Selected Biodiversity Components - LGA Central Goldfields (Department of Natural Resources and Environment)	C1 Clause 2.03
Dunolly Flood Investigation (Water Technology, 2014)	C31cgol
Grampians Central West Waste and Resource Recovery Implementation Plan 2017 (Grampians and Central West Waste and Resource Recovery Group, 2017)	C34cgol Clause 2.03-7
Infrastructure Design Manual (Local Government Infrastructure Design Association, 2020)	C34cgol Clause 2.03-9, 19.03-2L
Maryborough - A Social History 1854-1904 (B Osborne and T Du Borg, 1985)	C3 Clause 2.03, 12.01-1L
Maryborough Flood Study (WMS, 2025)	CXXcgol Clauses 02.03, 44.03, 44.04, 44.05
Maryborough Integrated Water Management Plan (E2Designlab and RMCg, 2018)	C34cgol Clauses 2.03-9, 19.03-3L
North Central Regional Catchment Strategy 2021-2027 (North Central Catchment Management Authority, 2021)	C34cgol Clauses 2.03-3, 12.01-1L, 42.01-Schedule 1

CENTRAL GOLDFIELDS PLANNING SCHEME

North Central CMA Region Loddon River System Environment Water Management Plan (North Central Catchment Management Authority, 2015)	C34cgol Clauses 02.03-4, 14.02-2L, 42.01 – Schedule 1
Planning Permit Applications in Open Potable Water Supply Catchment Areas (Department of Sustainability and Environment, 2012)	C34cgol Clauses 02.03-1, 14.02-2L, 42.01 – Schedule 1
Recommended Separation Distances for Industrial Residual Air Emissions (Publication 1518, Environment Protection Authority, 2012)	C34cgol Clauses 02.03-7, 11.01-1L, 14.01-2L, 17.01-1L
Shire of Bet Bet Conservation Study (C. McConville & Associates, 1987)	C3 Clauses 2.03, 43.01s
Talbot & Clunes Conservation Study (Richard Aitken, 1987)	C3 Clauses 2.03, 43.01s
Tullaroop District Heritage Study - Stage One (R. Ballinger & A. Ward, 1999)	C3 Clauses 2.03, 43.01s
Upper Coliban Integrated Catchment Management Plan (North Central Catchment Management Authority and Coliban Water, 2018)	C34cgol Clauses 02.03-4, 14.02-2L, 42.01-Schedule 1
Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999)	C34cgol Clauses 02.03-4, 14.02-2L, 42.01-Schedule 1

**74.01 SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS
AND PROVISIONS**

20/03/2023
VC229

1.0 Application of zones, overlays and provisions

24/11/2025
C44cgoi

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- Residential, commercial and industrial zones for Maryborough, Dunolly and Carisbrook.
- Township Zone to township areas (other than in Maryborough, Dunolly and Carisbrook) to clearly define township boundaries and provide opportunities for industrial and business development.
- Commercial 1 Zone covering the Maryborough Central Business Area.
- Rural Living Zone:
 - At the fringe to the Maryborough urban area.
 - Limited to areas adjacent to urban areas and where the predominant land use is residential and where agriculture is subordinate to the residential land use.
- Rural Conservation Zone covering watercourses and environs and water catchment areas.
- Farming Zone covering the Shires' agricultural areas with a 40 hectare minimum subdivision size for dryland areas.
- Public Conservation and Resource Zone for council owned or managed flora and fauna reserves.
- Environmental Significance Overlays to:
 - Ensure that low density residential and rural living development occurs on land that is not subject to development and environmental constraints.
 - Cover the Loddon River, major creeks in the Shire, water supply catchment areas and other areas identified as having environmental significance.
- Erosion Management Overlay to areas identified in previous rural land mapping and land capability studies.
- Heritage Overlay to protect heritage precincts and buildings in heritage townships.
- Salinity Management Overlay to cover areas identified as being of salinity risk.
- Floodway Overlay to cover areas identified from detailed flood studies as having a higher risk of riverine flooding or the 1% Annual Exceedance Probability flood extent where a detailed flood study has not been undertaken.
- Land Subject to Inundation Overlay to cover areas identified as having a lower risk of riverine flooding or the 1% Annual Exceedance Probability flood extent where a detailed flood study has not been undertaken.
- Special Building Overlay to cover areas identified as having a lower risk of overland or drainage inundation or the 1% Annual Exceedance Probability inundation extent where a detailed flood study has not been undertaken.

CENTRAL GOLDFIELDS PLANNING SCHEME

02.03 STRATEGIC DIRECTIONS

20/03/2023
VC229

02.03-3 Environmental risks and amenity

24/11/2025
C44cgol

Flooding

Natural flooding of floodplains and the wetlands improve the health of rivers and floodplains, providing essential habitats for fauna. However, the Shire includes areas of flood prone land in Bealiba, Bet Bet, Talbot, Moliagul, Timor-Bowenvale, Maryborough, Carisbrook and Dunolly where flooding has caused substantial damage to the built environment. Central Goldfields is characterised by the Avoca River on the western boundary of the Shire and creeks including the Tullaroop, Back, Stony, Emu, Four Mile, MacCallums, Timor and Bet Bet Creeks.

The strategic directions for flood risks are:

- Manage flooding risks that have the potential to cause harm to people and property and damage environmental values.

CENTRAL GOLDFIELDS PLANNING SCHEME

44.05 SCHEDULE 1 TO CLAUSE 44.05 SPECIAL BUILDING OVERLAY

20/03/2023
VC229

Shown on the planning scheme map as **SBO1**

1.0 Flooding management objectives to be achieved

24/11/2025
C44cgoi

None specified.

2.0 Statement of risk

24/11/2025
C44cgoi

None specified.

4.0 Permit requirement

24/11/2025
C44cgoi

A permit is not required to construct a building or construct or carry out works as follows:

On land subject to an existing planning permit, restriction or agreement

- If land has been developed in accordance with a planning permit, restriction or section 173 agreement requiring its ground level to be finished at least 300 millimetres above the 1%AEP (Annual Exceedance Probability) flood level; and
- Survey plans confirm that the ground level has been constructed in accordance with the requirements of a planning permit, restriction or subdivision; and
- Any buildings and works do not lower the ground level or result in a finished floor level for a dwelling that is below 300 millimetres above the 1%AEP flood level.

General buildings and works

- A dependent person's unit with the written consent of the relevant floodplain management authority.
- Open fencing or like for like replacement of fencing. An upper storey extension to an existing building provided the extension is within the existing building footprint.
- An open sided pergola, deck, ramp, carport or verandah with a finished floor level not more than 150 millimetres above ground level.
- An open building or structure with no walls with a finished floor level not more than 150 millimetres above ground level.
- Carrying out of works if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.

5.0 Decision guidelines

24/11/2025
C44cgoi

None specified.

xx/xx/2025
C44cgoi

SCHEDULE 1 TO THE LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO1**

1.0
xx/xx/2025
C44cgoi

Land subject to inundation objectives to be achieved

None specified.

2.0
xx/xx/2025
C44cgoi

Statement of risk

None specified.

3.0
xx/xx/2025
C44cgoi

Permit requirement

A permit is not required to construct or carry out the following buildings or works:

Buildings and works on land subject to a planning permit, restriction or agreement

- If the buildings or works are in accordance with an existing agreement under section 173 of the Act or a restriction applying to the land that specifies a minimum finished floor level to be met.
- If the buildings or works are on land that has been developed in accordance with a previous planning permit, where:
 - the previous permit required the ground surface level to be constructed to at least 300 millimetres above the 1 per cent AEP flood level; and
 - the ground surface level has been constructed in accordance with the ground level requirements of the previous permit as confirmed by survey plans to Australian Height Datum; and
 - the proposed buildings and works are constructed above land that is not less than 300 millimetres above the 1 per cent AEP flood level.

Extensions and alterations to existing buildings

- An extension to an existing building (not including an outbuilding associated with a dwelling), provided the floor level of the proposed extension is not less than the existing floor level and the gross floor area of the extension does not exceed 20 square metres.
- An upper storey extension to an existing building if there is no increase in the ground floor area.

New and replacement buildings

- A replacement dwelling provided the floor level is constructed at least 300 millimetres above the 1 per cent AEP flood level and the additional floor area does not exceed 20 square metres.
- A non-habitable building (including an outbuilding associated with a dwelling) with a floor area of less than 10 square metres and which is the only non-habitable building on the lot.
- An agricultural building that is open on all sides such as a hay shed, cattleyard, covered horse stable or other similar yards, with an area of less than 200 square metres and set back at least 30 metres from any waterway.

Other buildings and works

- A replacement fence in the same location and is open style or of the same type and materials as the existing fence and that is not increased in length.
- Construction of a fence (not including solid brick, stone, or concrete wall fences and not within 30 metres from other waterways) associated with a dwelling or a commercial or an industrial building.
- A rainwater tank with a capacity of not more than 10,000 litres.
- A pergola, veranda, decking or carport associated with an existing dwelling and is setback at least 30 metres from other waterways.
- An in-ground swimming pool or spa where the perimeter edging of the swimming pool or spa is constructed at ground level and any excavated material is moved outside the 1 in 100 year (1% AEP) flood extent.
- Public toilets.
- A mast, antenna, light poles or telecommunications tower;
- A disabled access-ramp.

Other works

- Landscaping, driveways and vehicle crossovers associated with a dwelling, if there is no change to existing ground levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- Roadworks, footpaths or bicycle pathways and trails carried out by a public authority, if there is less than a 50 millimetre change to existing ground levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- Earthworks associated with the construction of a dam where a licence is not required to construct the dam or to take and use water from the dam under the Water Act 1989, no fill is imported to the site, the dam is not constructed on a waterway, the dam does not exceed 3 megalitres in capacity, there is no embankment and the dam is setback at least 30 metres from any waterway.

4.0
xx/xx/2025
C44cgoI

Application requirements

None specified.

5.0
xx/xx/2025
C44cgoI

Decision Guidelines

None specified.

CENTRAL GOLDFIELDS PLANNING SCHEME

22/10/2021
C31cgol

SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

Shown on the planning scheme map as **FO1** or **RFO1**.

FLOODING FROM WATERWAYS (DEPTHS GREATER THAN 500 MILLIMETRES)

1.0
22/10/2021
C31cgol

Floodway objectives to be achieved

None specified.

2.0
22/10/2021
C31cgol

Statement of risk

None specified.

3.0
22/10/2021
C31cgol

Permit requirement

A permit is not required to construct or carry out the following buildings and/or works:

Buildings and works on land subject to a planning permit, restriction or agreement

- If the buildings or works are in accordance with an existing agreement under section 173 of the Act or a restriction applying to the land that specifies a minimum finished floor level to be met.
- If the buildings or works are on land that has been developed in accordance with a previous planning permit, where:
 - the previous permit required the ground surface level to be constructed to at least 300 millimetres above the 1 per cent AEP flood level; and
 - the ground surface level has been constructed in accordance with the ground level requirements of the previous permit as confirmed by survey plans to Australian Height Datum; and
 - the proposed buildings and works are constructed above land that is not less than 300 millimetres above the 1 per cent AEP flood level.

Extensions and alterations to existing buildings

- An extension to an existing building (not including an outbuilding associated with a dwelling), provided the floor level of the proposed extension is not less than the existing floor level and the gross floor area of the extension does not exceed 20 square metres.
- An upper storey extension to an existing building if there is no increase in the ground floor area.

New and replacement buildings

- A replacement dwelling, provided the floor level is constructed at least 300 millimetres above the 1 per cent AEP flood level and the additional floor area does not exceed 20 square metres.
- A non-habitable building (including an outbuilding associated with a dwelling) with a floor area of less than 10 square metres and which is the only non-habitable building on the lot.
- An agricultural building that is open on all sides such as a hay shed, cattleyard, covered horse stable or other similar yards, with an area of less than 200 square metres and set back at least 30 metres from any waterway.

CENTRAL GOLDFIELDS PLANNING SCHEME

Other buildings and works

- A replacement fence in the same location and of the same type and materials as the existing fence and that is not increased in height or length.
- A rainwater tank with a capacity of not more than 10,000 litres if it is the only rainwater tank on the lot.
- A pergola or verandah with unenclosed foundations, including an open-sided pergola or verandah to a dwelling with a finished floor level of not more than 800 millimetres above ground level and a maximum building height of three metres above ground level.
- A deck with unenclosed foundations, including a deck to a dwelling with a finished floor level of not more than 800 millimetres above ground level and with unenclosed foundations.
- A carport constructed over an existing car space.
- A tennis court at ground level with curtain fencing.
- An in-ground swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot and associated open style security fencing, where the perimeter edging of the pool or spa is constructed at ground level and any excavated material is moved outside the 1 per cent AEP flood extent.
- A sportsground, racecourse or recreation area (with no permanent grandstand or raised viewing area).
- Public toilets.
- A mast, antenna, or light poles.
- A pump shed.
- A non-domestic disabled access ramp.

Works

- Landscaping, driveways and vehicle crossovers associated with a dwelling, if there is no change to existing ground levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- Roadworks, footpaths or bicycle pathways and trails carried out by a public authority, if there is less than a 50 millimetre change to existing ground levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- Earthworks associated with the construction of a dam where a licence is not required to construct the dam or to take and use water from the dam under the *Water Act 1989*, no fill is imported to the site, the dam is not constructed on a waterway, the dam does not exceed 3 megalitres in capacity, there is no embankment and the dam is setback at least 30 metres from any waterway.

4.0
22/10/2021
C31cgol

Application requirements

None specified.

5.0
22/10/2021
C31cgol

Decision guidelines

None specified.

CENTRAL GOLDFIELDS PLANNING SCHEME

22/10/2021
C31cgol

SCHEDULE 2 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO2**.

FLOODING FROM WATERWAYS (DEPTHS UP TO AND INCLUDING 500 MILLIMETRES)

1.0
22/10/2021
C31cgol

Land subject to inundation objectives to be achieved

None specified.

2.0
22/10/2021
C31cgol

Statement of risk

None specified.

3.0
22/10/2021
C31cgol

Permit requirement

A permit is not required to construct or carry out the following buildings and/or works:

Buildings and works on land subject to a planning permit, restriction or agreement

- If the buildings or works are in accordance with an existing agreement under section 173 of the Act or a restriction applying to the land that specifies a minimum finished floor level to be met.
- If the buildings or works are on land that has been developed in accordance with a previous planning permit, where:
 - The previous permit required the ground level to be constructed to at least 300 millimetres above the 1 per cent AEP flood level.
 - The ground level has been constructed in accordance with the ground level requirements of the previous permit as confirmed by survey plans to Australian Height Datum.
 - The proposed buildings and works are constructed above land that is not less than 300 millimetres above the 1 per cent AEP flood level.

Extensions and alterations to existing buildings

- An extension to an existing building (not including an outbuilding associated with a dwelling) provided the floor level of the proposed extension is not less than the existing floor level and the gross floor area of the extension does not exceed 20 square metres.
- An upper storey extension to an existing building if there is no increase in the ground floor area.
- An extension to an outbuilding associated with a dwelling provided the gross floor area of all outbuildings on the lot does not exceed 20 square metres.

New and replacement buildings

- A replacement dwelling, provided the floor level is constructed at least 300 millimetres above the 1 per cent AEP flood level and the additional floor area does not exceed 20 square metres.
- A non-habitable building (including an outbuilding associated with a dwelling) with a floor area of less than 20 square metres and which is the only non-habitable building on the lot.
- An agricultural building that is open on all sides, such as a hay shed, cattleyard, covered horse stable or other similar yards, with an area of less than 200 square metres and set back at least 30 metres from any waterway.
- An agricultural shed (other than one used for industrial, retail or office purposes) for the storage of agricultural machinery or vehicles or a workshop associated with a rural use in a

CENTRAL GOLDFIELDS PLANNING SCHEME

rural zone with a gross floor area of less than 200 square metres and set back at least 30 metres from any waterway.

- A relocatable building associated with a caravan park provided the floor level is set at least 300 millimetres above the 1 per cent AEP flood level.

Other buildings and works

- A replacement fence in the same location and of the same type and materials as the existing fence and that is not increased in length.
- A rainwater tank with a capacity of not more than 10,000 litres.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level of not more than 800 millimetres above ground level and a maximum building height of three metres above ground level.
- A deck, including a deck to a dwelling with a finished floor level of not more than 800 millimetres above ground level.
- A carport.
- A tennis court at ground level with curtain fencing.
- An in-ground swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot, and associated open style security fencing, where the perimeter edging of the pool or spa is constructed at ground level and any excavated material is moved outside the 1 per cent AEP flood extent.
- An open sportsground, informal outdoor recreation or racecourse (with no permanent grandstand or raised viewing area).
- Public toilets.
- A mast, antenna or light poles.
- A pump shed.

Works

- Landscaping, driveways, and vehicle crossovers associated with a dwelling, if there is less than a 50 millimetre change to existing ground levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- Roadworks, footpaths or bicycle pathways and trails carried out by a public authority if there is less than a 50 millimetre change to existing ground levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- Earthworks associated with the construction of a dam where a licence is not required to construct the dam or to take and use water from the dam under the *Water Act 1989*, no fill is imported to the site, the dam is not constructed on a waterway, the dam does not exceed 3 megalitres in capacity, there is no embankment and the dam is setback at least 30 metres from any waterway.

4.0
22/10/2021
C31cgoi

Application requirements

None specified.

5.0
22/10/2021
C31cgoi

Decision guidelines

None specified.

7.4 Update to the S11A Instrument of Appointment and Authorisation for Statutory Planners.

Author: Governance Officer

Responsible Officer: Interim 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 recommend to Council that the S11A Instrument of Appointment and Authorisation for the new Statutory Planner be added to the existing S11A Instrument of Appointment and Authorisation under the Planning and Environment Act 1987.

The Manager of Statutory Services, Coordinator of Statutory Services and current Statutory Planner will remain on the instrument.

The S11A Instrument of Appointment and Authorisation appoints Council staff under the *Planning and Environment Act 1987*, which allows them to fully discharge their duties and responsibilities under that Act.

RECOMMENDATION

That Council adopt the updated S11A Instrument of Appointment and Authorisation under the Planning and Environment Act 1987, with the addition of the new Statutory Planner.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2021-2025:

The Community's vision: **Leading Change**
4. Good planning, governance, and service delivery.

The S11A Instrument of Appointment and Authorisation is made in accordance with section 147 of the *Planning and Environment Act 1987* and section 313 of the Local Government Act 2020.

BACKGROUND INFORMATION

The S11A Instrument of Appointment and Authorisation is specifically for authorised officers appointed under the *Planning and Environment Act 1987*.

REPORT

S11A Instrument of Appointment and Authorisation:

- Appoints the officers to be authorised officers for the purposes of the Planning and Environment Act 1987 and the regulations made under that Act; and
- Authorises the officers generally to institute proceedings for offences against the Planning and Environment Act 1987 and the regulations made under that Act.

Authorisations need to be added to the Instrument for the new Coordinator of Statutory Planning Damien Hodgkins to be an authorised officer under the *Planning and Environment Act 1987*.

This authorisation gives officers the power to access property when required.

As with the delegations under the *Planning and Environment Act 1987* these appointments and authorisations must be made by Council and are not delegated to the CEO.

CONSULTATION/COMMUNICATION

There is no requirement for community consultation in relation to the review of the Instruments. Affected staff will be provided with confirmation of the adoption of any Instruments.

FINANCIAL & RESOURCE IMPLICATIONS

Council subscribes to the Delegations and Authorisations service provided by Maddocks, the cost of which is provided for in Council's budget.

There are no other financial implications in reviewing the Instruments of Delegation.

RISK MANAGEMENT

This report addresses Council's strategic risk:

Governance - Failure to transparently govern and embrace good governance practices by the use of the Maddocks authorisations service alleviates the potential risk of staff not being appropriately authorised in the exercise of various powers and duties.

The updates are done regularly and capture any legislative changes, and the service is available to all Victorian Councils which enables consistency.

CONCLUSION

The S11A Instrument of Appointment and Authorisation is required due to staffing changes at Council. The Instrument must be adopted by Council.

ATTACHMENTS

1. 20241022 S 11 A - Delegations - Instrument of Appointment Stat Planning (1) [7.4.1]

*S11A Instrument of Appointment and Authorisation (Planning and
Environment Act 1987)*



Central Goldfields Shire Council

Instrument of Appointment and Authorisation
(Planning and Environment Act 1987 only)

**Instrument of Appointment and Authorisation
(*Planning and Environment Act 1987*)**

In this instrument "**officer**" means -

Statutory Planner (PLNRR) - Keith Longridge

By this instrument of appointment and authorisation Central Goldfields Shire Council -

1. under s 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
2. under s 313 of the *Local Government Act 2020* authorises the officer either generally or in a particular case to institute proceedings for offences against the Acts and regulations described in this instrument.

It is declared that this instrument -

- comes into force immediately upon its execution;
- remains in force until varied or revoked.

This instrument is authorised by a resolution of the Central Goldfields Shire Council on 22 October 2024.

Signed:

Cr Grace La Vella
MAYOR

Peter Harriott
CHIEF EXECUTIVE OFFICER

7.5 Community Satisfaction Survey Results 2025

Author: Manager Community Partnerships

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.

SUMMARY/PURPOSE

The purpose of this report is to provide to Council, the Community Satisfaction Survey Results for 2025.

RECOMMENDATION

That Council note the Community Satisfaction Survey Results for 2025.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2021-2025:

The Community's vision: **Leading Change**
4. Good planning, governance, and service delivery.
4. Transparent decision making.

Initiative: n/a

BACKGROUND INFORMATION

Each year Local Government Victoria (LGV) coordinates the Statewide Local Government Community Satisfaction Survey with all participating local councils.

While utilising the LGV contractor to conduct the survey is not mandatory, it is the most cost-effective way for local councils to collate the information mandated under the Victorian Local Government Act 2020 including key performance indicators on a broad range of services, programs, and infrastructure.

REPORT

The survey is undertaken quarterly and reported to Council annually. The key areas covered are:

- value for money in services and infrastructure
- community consultation and engagement
- decisions made in the interest of the community
- customer service, local infrastructure, facilities, services and
- overall council decision making and direction.

Results are benchmarked to other small rural councils and overall results for Victoria and provide 10 years of comparison data.

Survey results show an increase in ratings across seven out of eleven category areas, which indicates a positive uplift.

Satisfaction is highest in the Appearance of Public Areas and Waste Management.

CONSULTATION/COMMUNICATION

The surveys are conducted quarterly with 400 participants contacted each year with equal numbers of men and women participating.

In the survey results for 2025, 38% of participants were aged 65 and older, 27% were aged 50-64, 17% were aged 35-49, 16% were aged 25-34 and 2% were aged 18-24.

The survey also included a question on preferred methods of communication with the following results:

The top three preferences of residents aged 50 years and over for communication from Council are all the 'physical copy' options: a newsletter sent via mail (30%), advertising in a local newspaper (22%) and a newsletter as a local paper insert (10%). Residents aged under 50 years prefer social media (27%), followed by a newsletter via mail (25%) or email (15%).

FINANCIAL & RESOURCE IMPLICATIONS

The cost of the survey is included each year in the annual budget.

RISK MANAGEMENT

This report addresses Council's strategic risk:

Governance - Failure to transparently govern and embrace good governance practices

Legislative compliance - Failure to manage our compliance with relevant legislative requirements

Community engagement- Inadequate stakeholder management or engagement impacting brand reputation and community satisfaction in Council decision making

CONCLUSION

The Community Satisfaction Survey is conducted annually as mandated under the Victorian Local Government Act 2020.

The survey results for 2025 have remained in line with 2024 results with an increase in satisfaction levels in seven out of eleven category areas.

ATTACHMENTS

1. CSS 2025 Central Goldfields Shire Council Report [7.5.1]
2. CSS 2025 Central Goldfields Shire Council Tailored Report [7.5.2]

2025 Local Government Community Satisfaction Survey

Central Goldfields Shire Council

Coordinated by the Department of
Government Services on behalf of
Victorian councils





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Background and objectives

The Victorian Community Satisfaction Survey (CSS) creates a vital interface between the council and their community.

Held annually, the CSS asks the opinions of local people about the place they live, work and play and provides confidence for councils in their efforts and abilities.

Now in its twenty-sixth year, this survey provides insight into the community's views on:

- councils' overall performance, with benchmarking against State-wide and council group results
- value for money in services and infrastructure
- community consultation and engagement
- decisions made in the interest of the community
- customer service, local infrastructure, facilities, services and
- overall council direction.

When coupled with previous data, the survey provides a reliable historical source of the community's views since 1998. A selection of results from the last ten years shows that councils in Victoria continue to provide services that meet the public's expectations.

Serving Victoria for 26 years

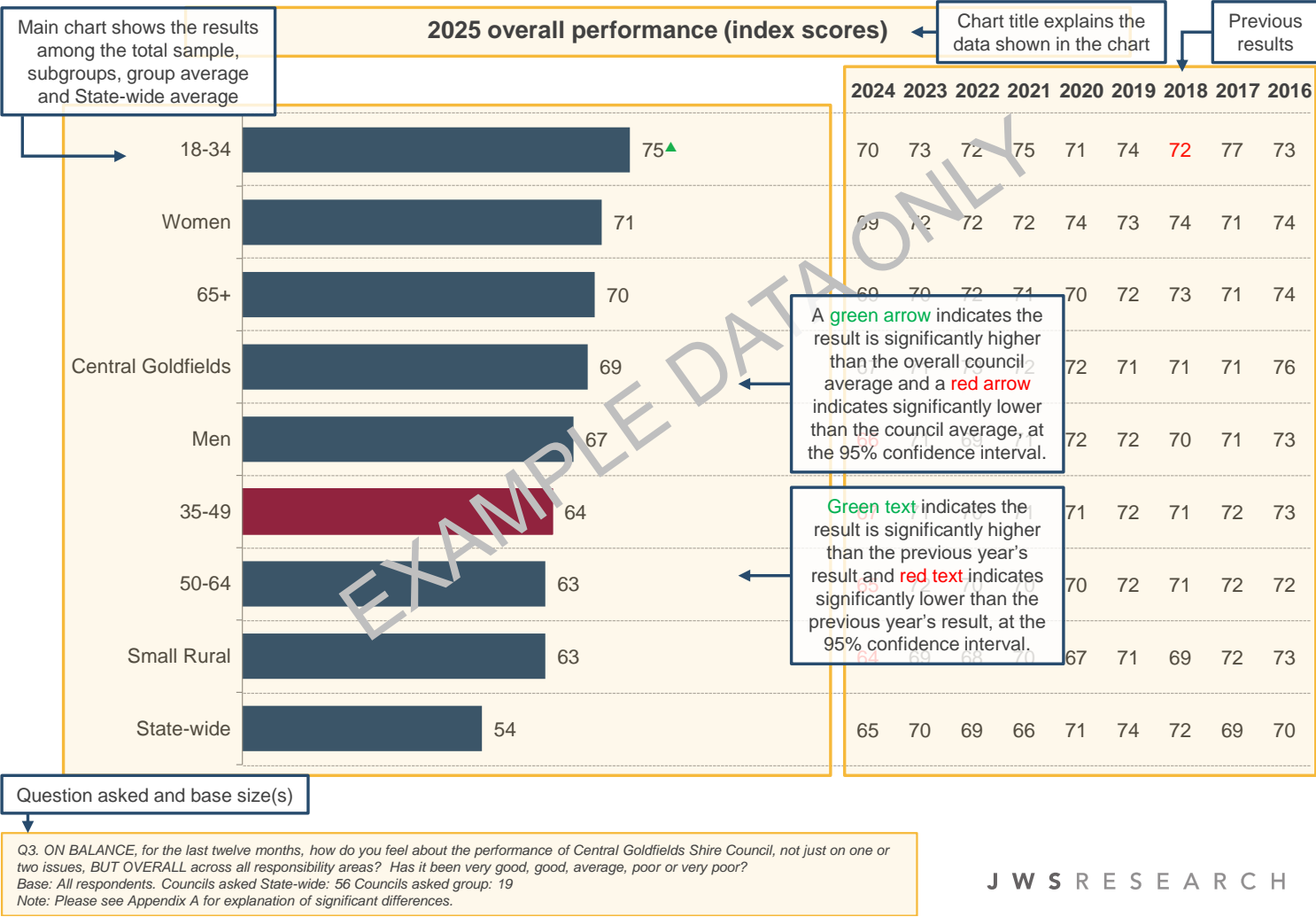
Each year the CSS data is used to develop this State-wide report which contains all of the aggregated results, analysis and data. Moreover, with 26 years of results, the CSS offers councils a long-term measure of how they are performing – essential for councils that work over the long term to provide valuable services and infrastructure to their communities.

Participation in the State-wide Local Government Community Satisfaction Survey is optional.

Participating councils have various choices as to the content of the questionnaire and the sample size to be surveyed, depending on their individual strategic, financial and other considerations.

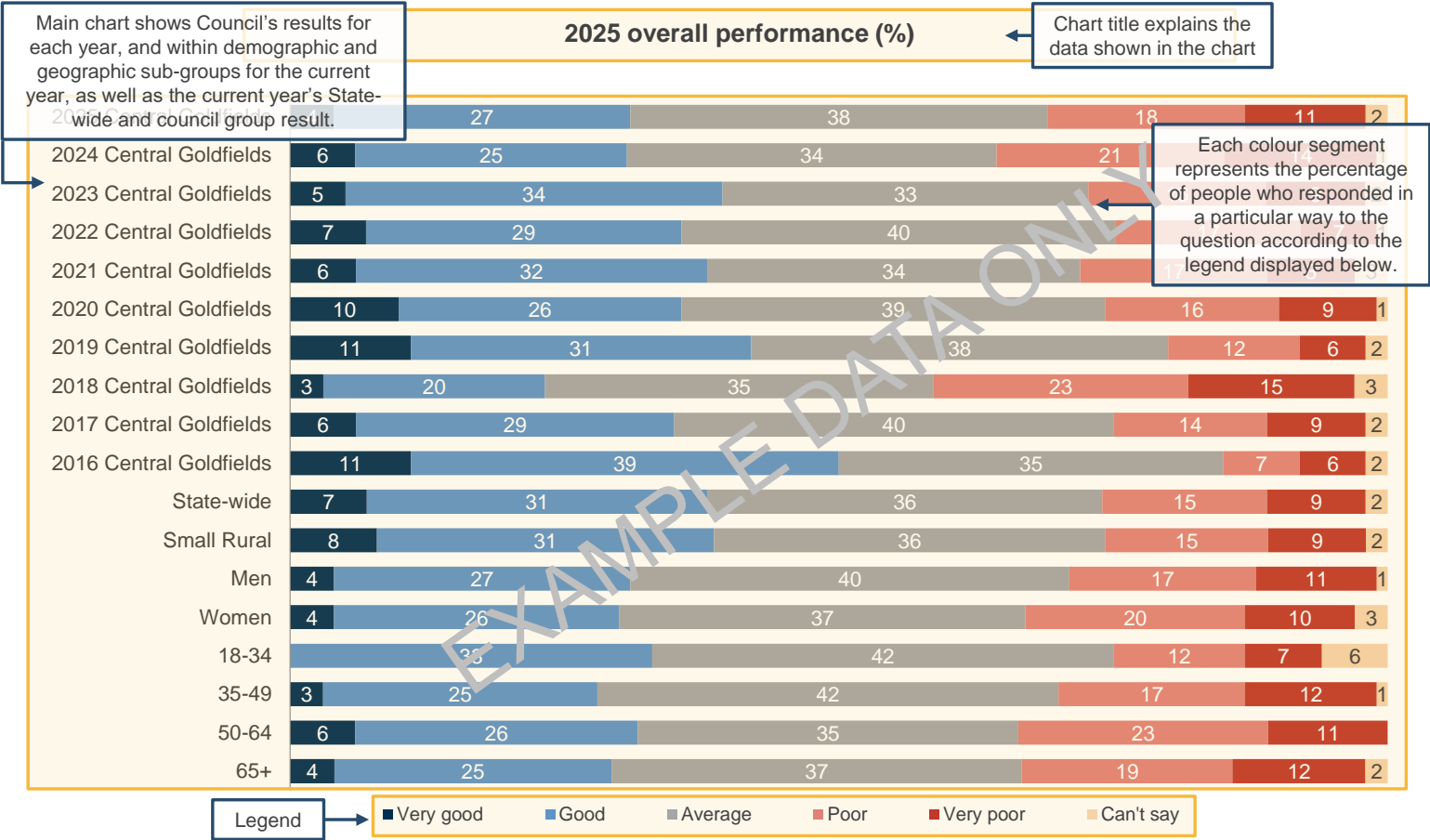


How to read index score charts in this report





How to read stacked bar charts in this report



Q3. ON BALANCE, for the last twelve months, how do you feel about the performance of Central Goldfields Shire Council, not just on one or two issues, BUT OVERALL across all responsibility areas? Has it been very good, good, average, poor or very poor?
Base: All respondents. Councils asked State-wide: 56 Councils asked group: 19

Key findings and recommendations



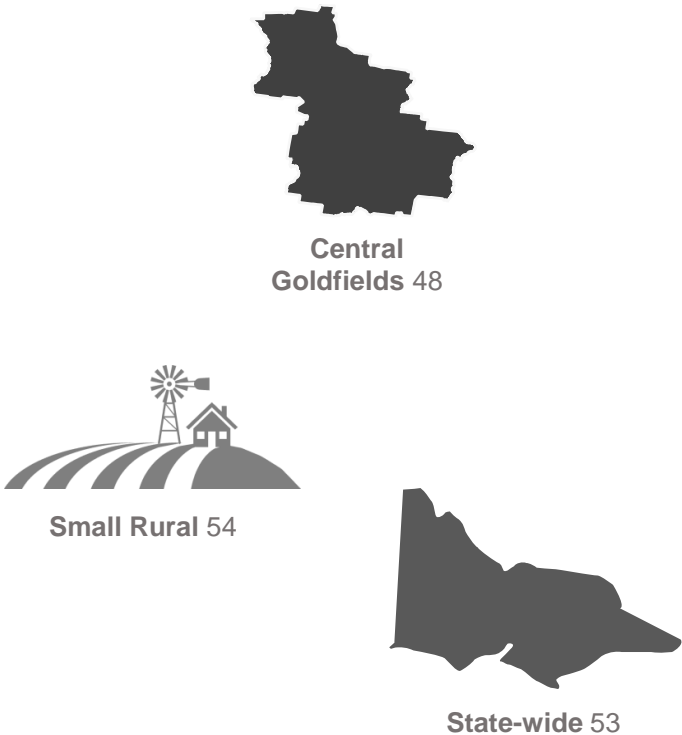
J W S R E S E A R C H 6



Central Goldfields Shire Council – at a glance

Overall council performance

Results shown are index scores out of 100.

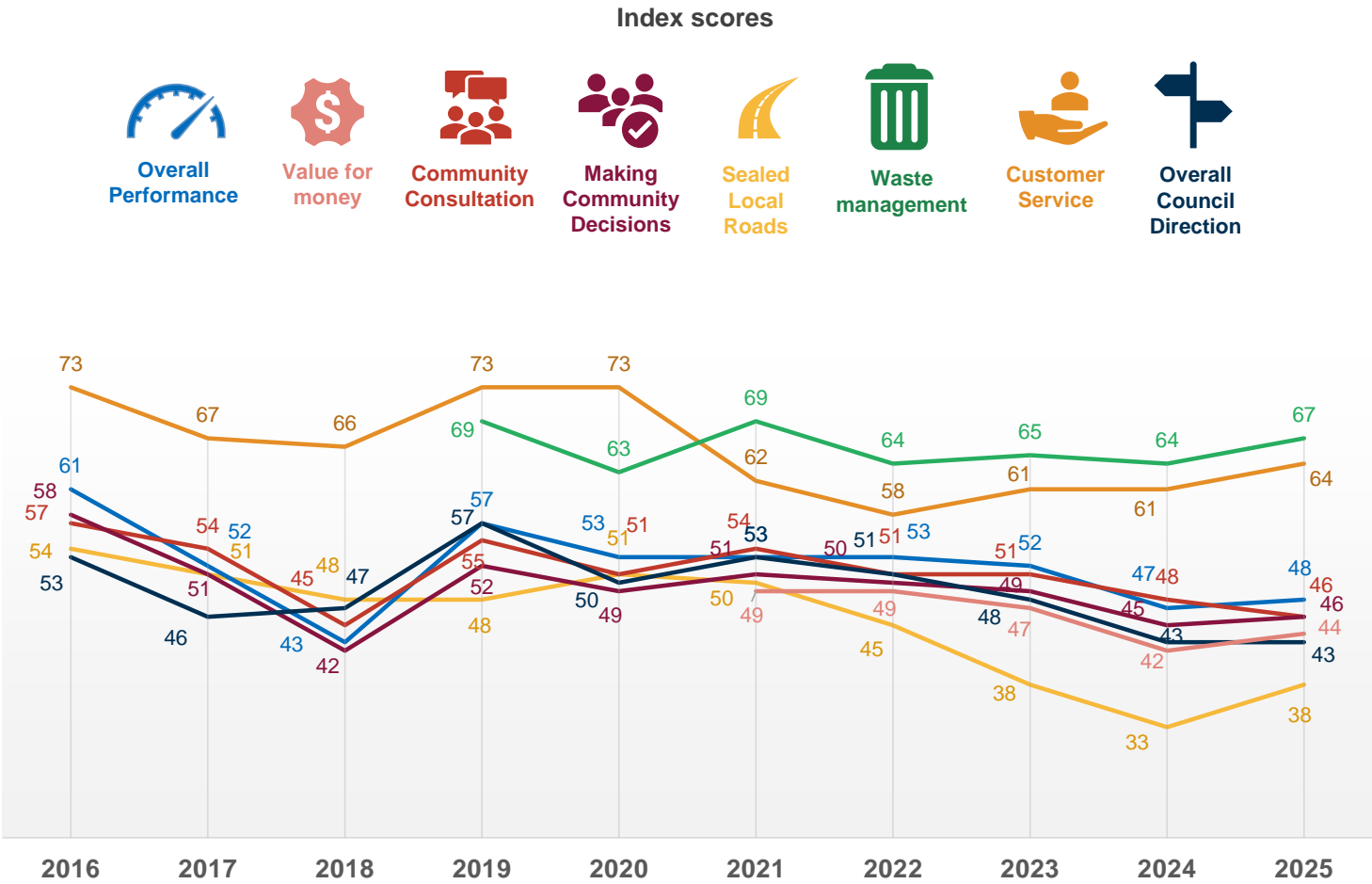


Council performance compared to group average

Top 3 performing areas		
	Appearance of public areas	▼ lower
	Waste management	= on par
	Informing the community	▼ lower
Bottom 3 performing areas		
	Sealed local roads	▼ lower
	Community decisions	▼ lower
	Consultation & engagement	▼ lower
	Customer service	= on par



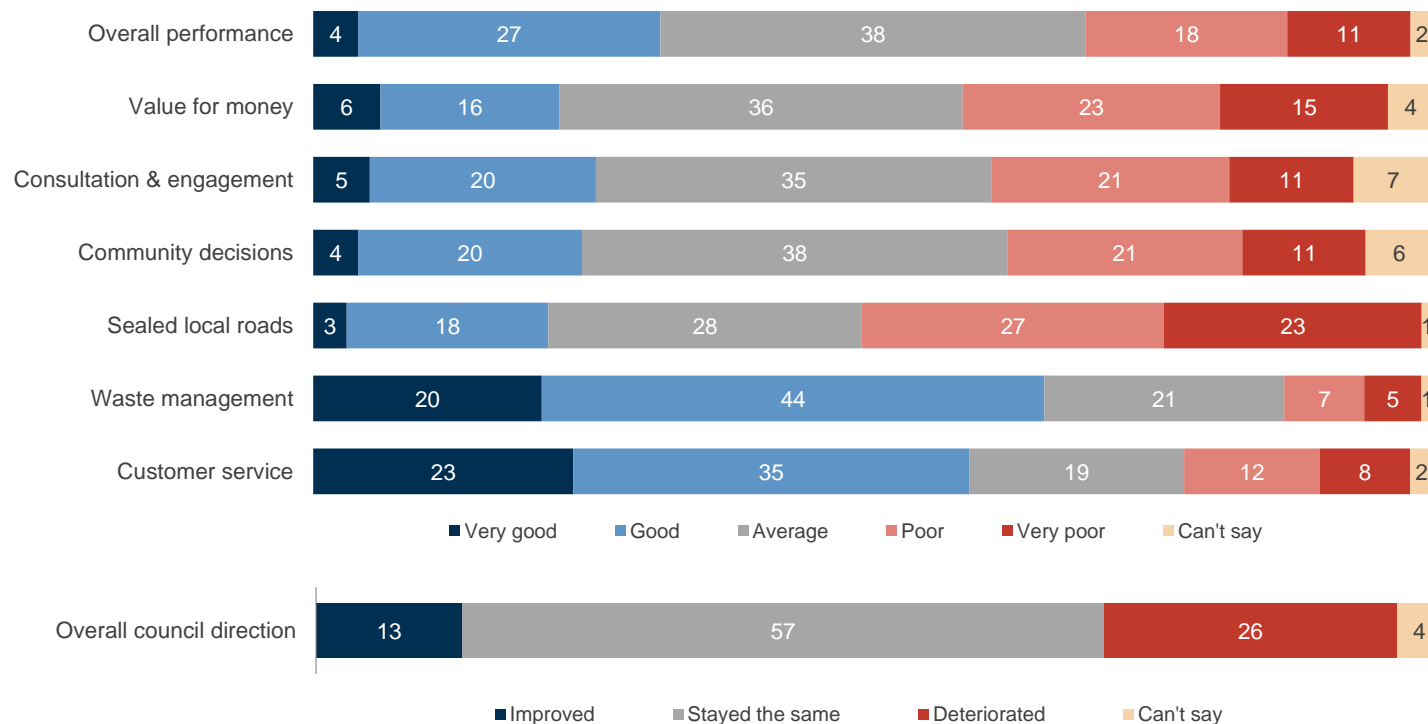
Summary of core measures
















Summary of core measures

Core measures summary results (%)



Summary of Central Goldfields Shire Council performance



Services		Central Goldfields 2025	Central Goldfields 2024	Small Rural 2025	State-wide 2025	Highest score	Lowest score
	Overall performance	48	47	54	53	18-34 years	35-49 years
	Value for money	44	42	47	47	65+ years	35-49 years
	Overall council direction	43	43	46	46	18-34 years	65+ years, 35-49 years
	Customer service	64	61	65	66	50-64 years, 18-34 years	65+ years
	Appearance of public areas	67	67	70	68	Men, 18-34 years	35-49 years
	Waste management	67	64	66	65	Men, 50-64 years	35-49 years
	Informing the community	52	52	57	56	18-34 years	35-49 years
	Lobbying	47	45	51	49	18-34 years	Women, 35-64 years
	Consultation & engagement	46	48	51	50	18-34 years, 50-64 years, Men	35-49 years
	Community decisions	46	45	50	49	18-34 years, 65+ years	35-64 years
	Sealed local roads	38	33	44	45	65+ years	18-34 years

Significantly **higher** / **lower** than Central Goldfields Shire Council 2025 result at the 95% confidence interval.
Please see Appendix A for explanation of significant differences.



Focus areas for the next 12 months

Overview	Perceptions of Council performance on the core measures of overall performance, value for money and overall Council direction have remained in line with last year's result, after significantly declining in 2024. Ratings of the majority of service areas evaluated are in line with last year's performance. Notably, ratings have significantly increased for Council's lowest performing service area, sealed local roads. This represents a positive result for Council and a partial recovery after a three-year period of significant declines in this area.
Focus areas	Sealed local roads is a service area that warrants continued attention in the year ahead. Although perceptions of sealed local roads have increased significantly in the past year, Council has historically demonstrated the ability to achieve more favourable results. The case is the same for community decisions, and consultation and engagement, where ratings remain below peak levels. Good communication and transparency with residents in Council decision making is important to ensure residents feel heard on key local issues.
Comparison to state and area grouping	Council's index score of 48 for overall performance is significantly lower than both the State-wide and Small Rural group averages. Council performs lower than the State-wide and Small Rural group averages for the majority of service areas evaluated, and in most cases this difference is significant. The exception is waste management, where Council's index score of 67 is in line with the State-wide and Small Rural group averages.
Opportunity to engage	Residents aged 35 to 49 years tend to be more critical of Council's performance, providing the lowest rating for all service areas with the exception of sealed local roads. It is recommended that extra attention be paid to interactions with this cohort over the next year. There is an opportunity to build Council perceptions among this cohort through customer service interactions, particularly because they have the highest rate of contact with Council.

DETAILED FINDINGS



J W S R E S E A R C H 12

Overall performance



J W S R E S E A R C H 13



Overall performance

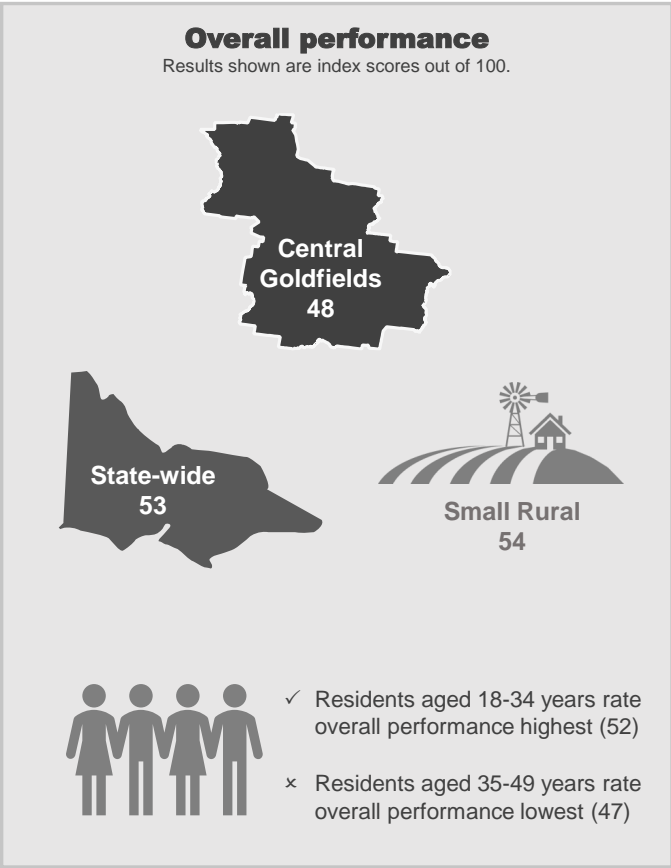
The overall performance index score of 48 for Central Goldfields Shire Council represents a slight one-point improvement, after the overall performance rating significantly declined in 2024.

- Council’s overall performance rating remains well below the peak levels achieved in 2016 (61 index points), and more recently in 2019 (57 index points).

Central Goldfields Shire Council’s overall performance is rated significantly lower (at the 95% confidence interval) than the average ratings for councils in the Small Rural group and State-wide (index scores of 54 and 53 respectively).

- There are no significant differences in ratings for overall Council performance among demographic cohorts compared to the Council average, and results among these cohorts are statistically similar to last year.

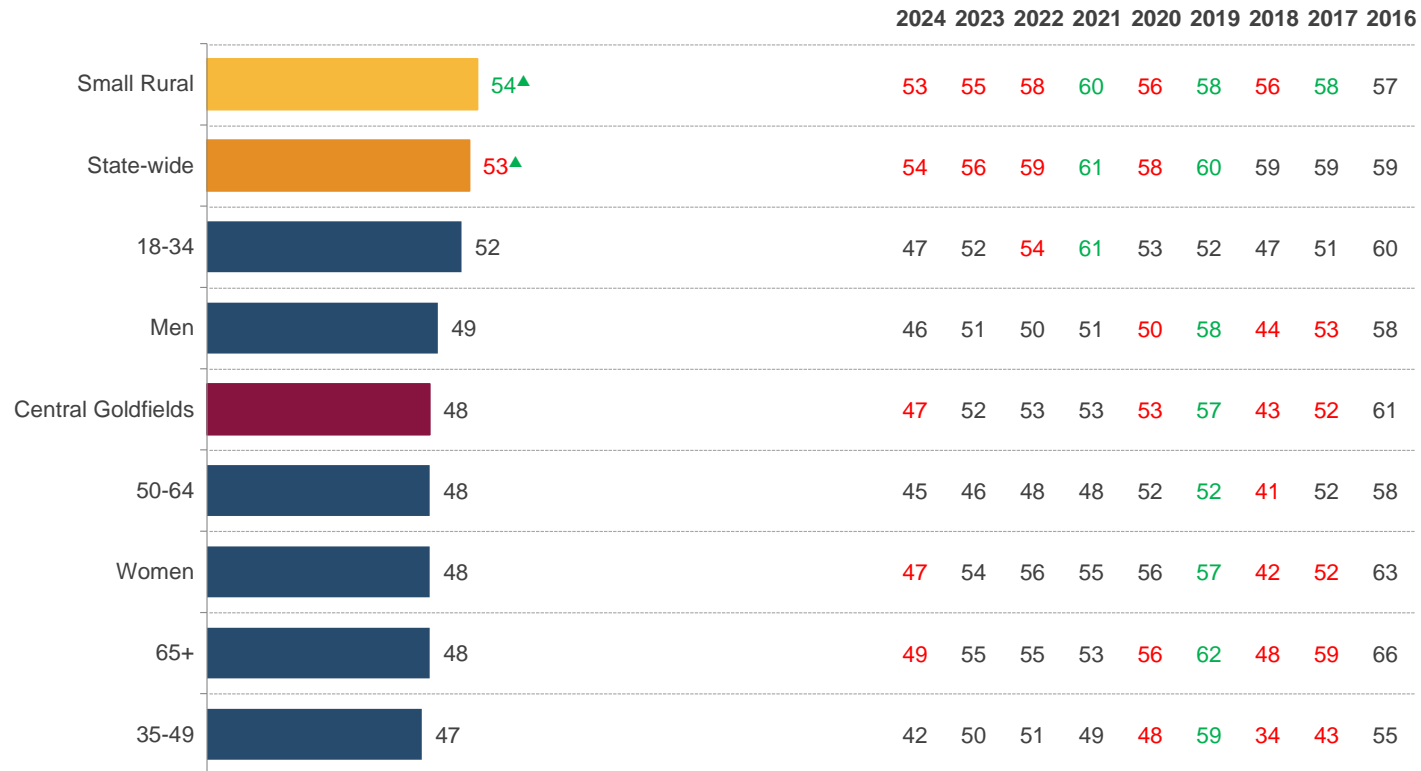
One-in-five residents (21%) rate the value for money they receive from Council in infrastructure and services as ‘very good’ or ‘good’. More (38%) rate Council as ‘very poor’ or ‘poor’. A further 36% rate Council as ‘average’ for providing value for money.





Overall performance

2025 overall performance (index scores)

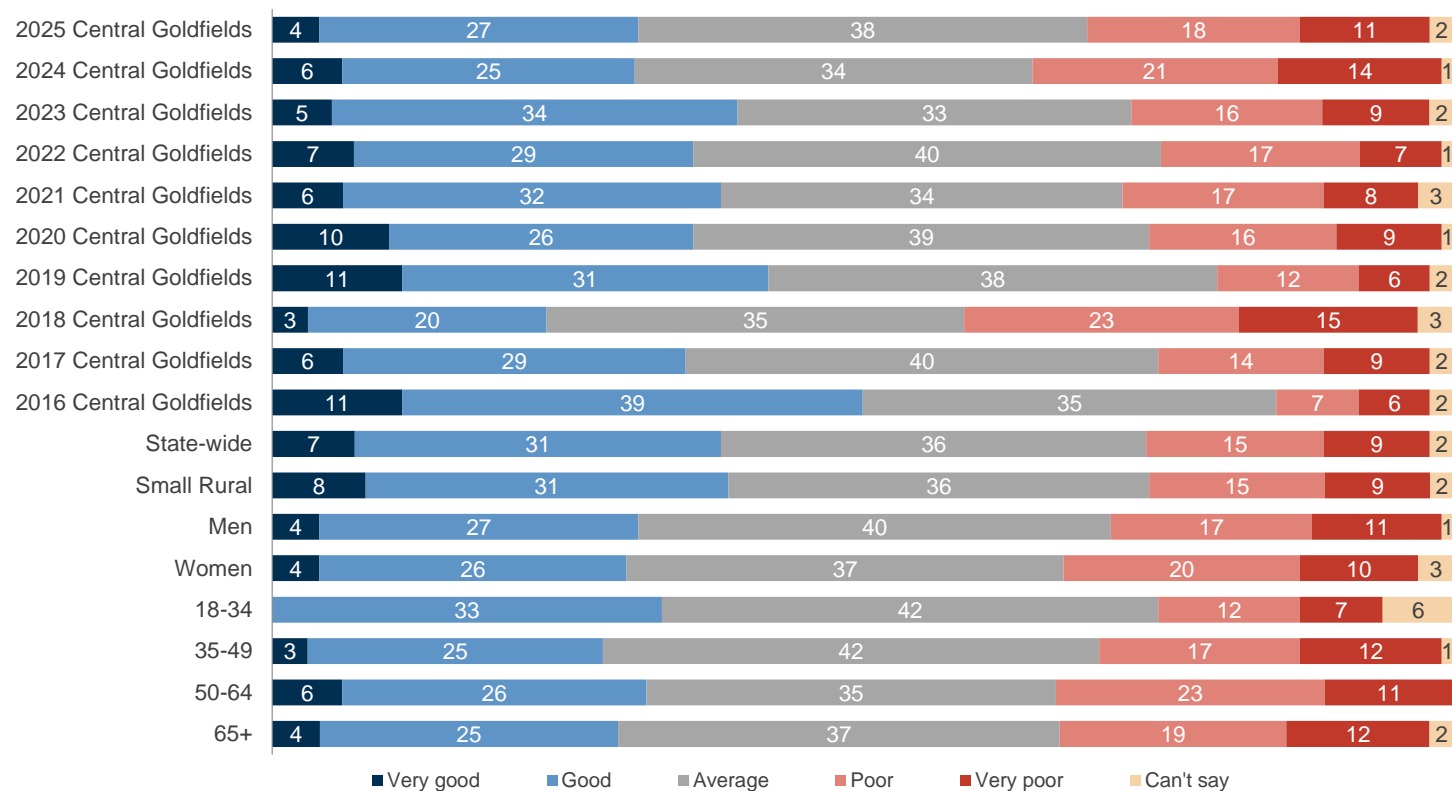


Q3. ON BALANCE, for the last twelve months, how do you feel about the performance of Central Goldfields Shire Council, not just on one or two issues, BUT OVERALL across all responsibility areas? Has it been very good, good, average, poor or very poor?
 Base: All respondents. Councils asked State-wide: 56 Councils asked group: 19
 Note: Please see Appendix A for explanation of significant differences.



Overall performance

2025 overall performance (%)

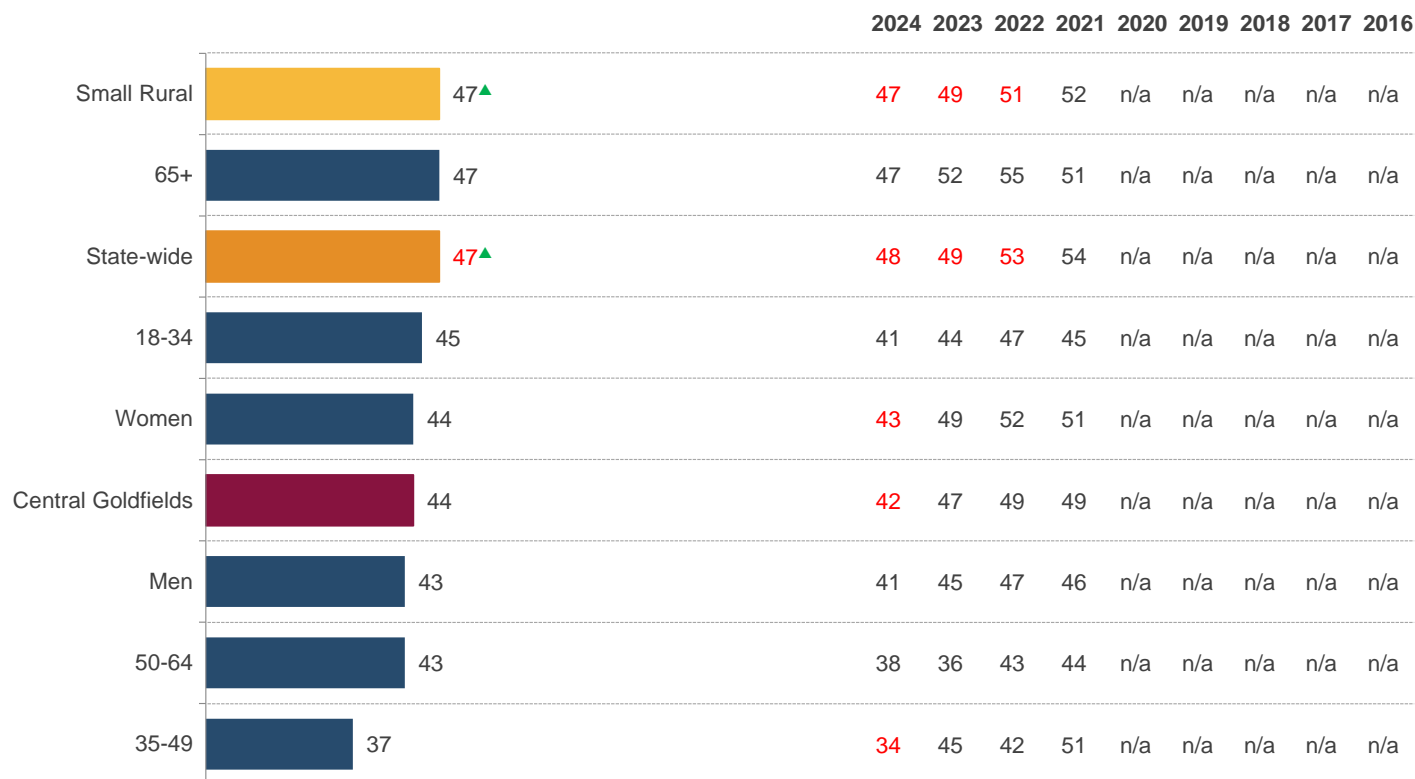


Q3. ON BALANCE, for the last twelve months, how do you feel about the performance of Central Goldfields Shire Council, not just on one or two issues, BUT OVERALL across all responsibility areas? Has it been very good, good, average, poor or very poor?
Base: All respondents. Councils asked State-wide: 56 Councils asked group: 19



Value for money in services and infrastructure

2025 value for money (index scores)



Q3b. How would you rate Central Goldfields Shire Council at providing good value for money in infrastructure and services provided to your community?

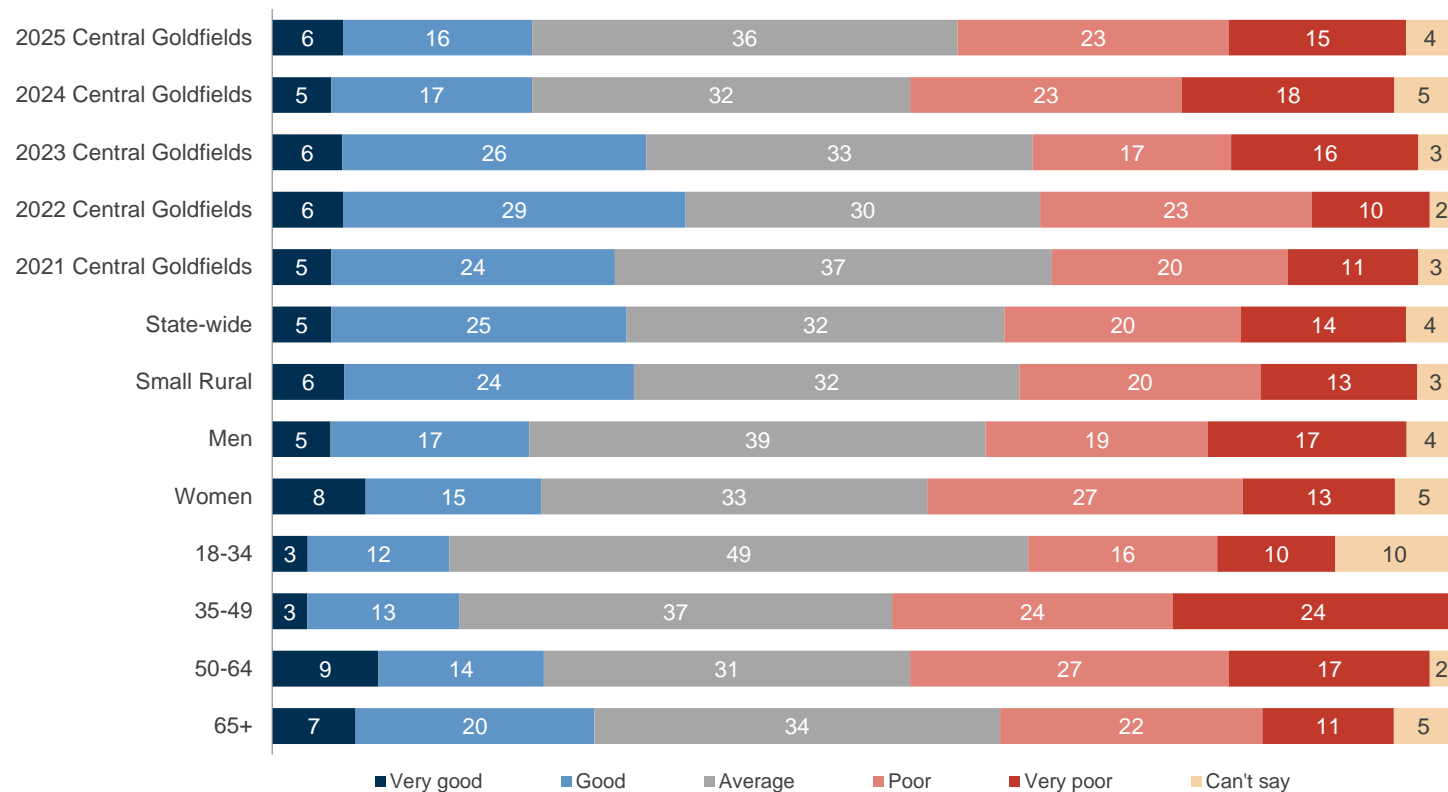
Base: All respondents. Councils asked State-wide: 55 Councils asked group: 19

Note: Please see Appendix A for explanation of significant differences.



Value for money in services and infrastructure

2025 value for money (%)



Q3b. How would you rate Central Goldfields Shire Council at providing good value for money in infrastructure and services provided to your community?

Base: All respondents. Councils asked State-wide: 55 Councils asked group: 19



Top performing service areas

Council performs best in the areas of the appearance of public areas and waste management (index scores of 67 for both).

The index score of 67 for the appearance of public areas remains unchanged from last year. The current rating is the equal-lowest rating for this service area across the six years it has been measured.

- Council performs in line with the State-wide average and significantly lower than the Small Rural group in this area (index scores of 68 and 70 respectively).

Ratings of waste management have increased by a slight (not significant) three index points. This continues a gradual recovery from 2022 when index scores decreased by a significant five index points.

- Council performs in line with the State-wide and Small Rural group averages for waste management (index scores of 65 and 66 respectively).
- Ratings of waste management increased significantly among residents aged 50 to 64 years (index score of 69, up nine index points) and residents aged 35 to 49 years (index score of 63, up 14 index points).



Appearance of public areas and waste management (index scores of 67 for both) are the areas where Council performed best in 2025.



Low performing service areas



Council continues to rate lowest in the area of sealed local roads (index score of 38). That said, progress has been made here with ratings increasing by a significant five index points in the last year. This reverses a downward trend over four years.

- Council performs significantly lower than State-wide and Small Rural group averages for sealed local roads (45 and 44 respectively).
- Ratings of sealed local roads significantly increased among residents aged 65 years and older (index score of 42, up six index points), residents aged 35 to 49 years (38, up 11 index points) and women (36, up six index points).
- Close to one in five residents (19%) cite sealed road maintenance as the area Council most needs attend to, to improve its performance.

Council's next lowest rated service areas are community decisions, and consultation and engagement (index scores of 46 for both). The results seen in both service areas are statistically similar to last year.

- Council performs significantly lower than the State-wide and Small Rural group averages for councils in both of these services areas.



Individual service area performance

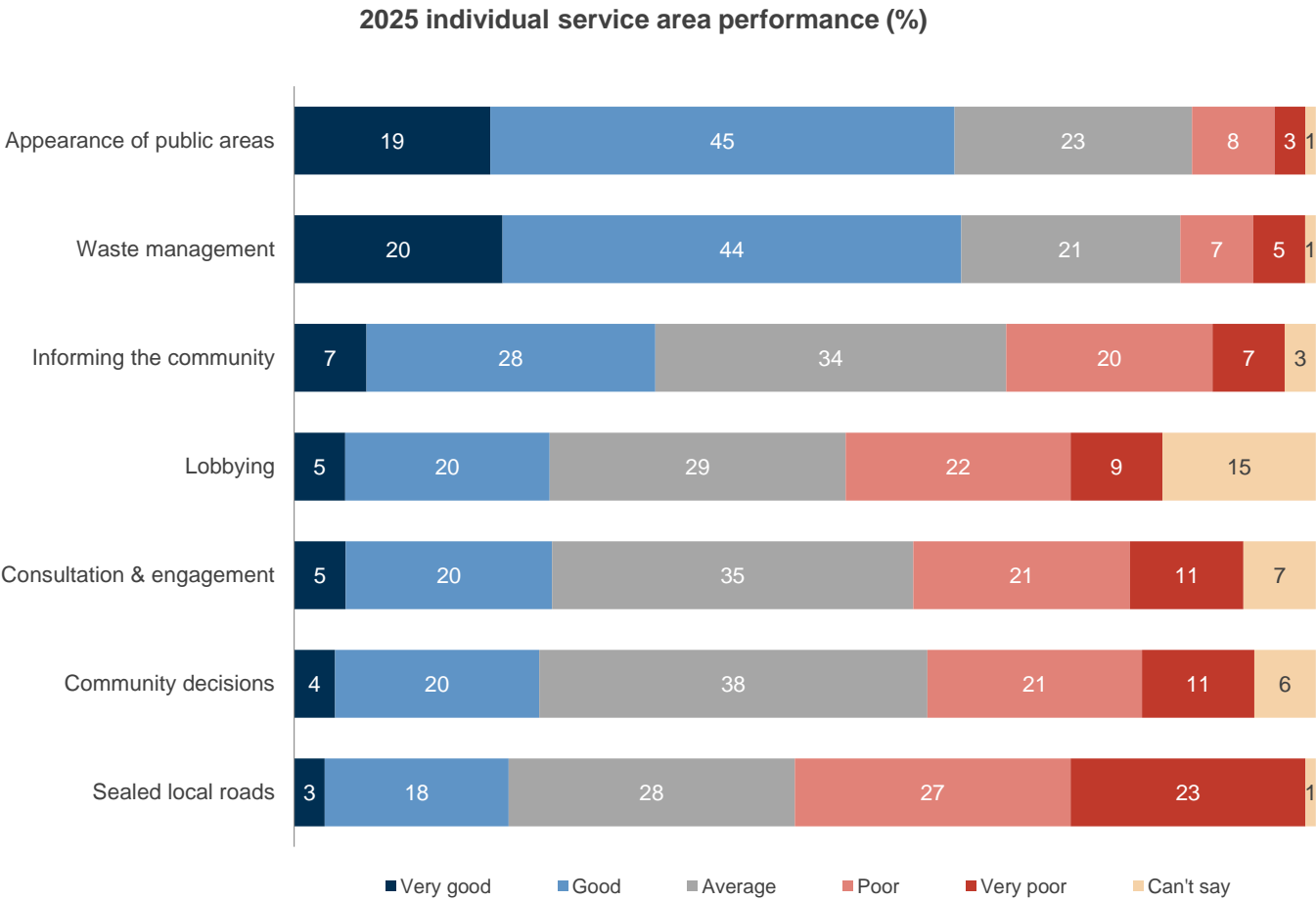
2025 individual service area performance (index scores)

		2024	2023	2022	2021	2020	2019	2018	2017	2016
Appearance of public areas	67	67	67	71	n/a	75	75	n/a	n/a	n/a
Waste management	67	64	65	64	69	63	69	n/a	n/a	n/a
Informing the community	52	52	56	58	n/a	n/a	n/a	n/a	n/a	n/a
Lobbying	47	45	48	50	50	49	53	44	53	55
Consultation & engagement	46	48	51	51	54	51	55	45	54	57
Community decisions	46	45	49	50	51	49	52	42	51	58
Sealed local roads	38	33	38	45	50	51	48	48	51	54

Q2. How has Council performed on [RESPONSIBILITY AREA] over the last 12 months?
 Base: All respondents. Councils asked State-wide: 56 Councils asked group: 19
 Note: Please see Appendix A for explanation of significant differences.



Individual service area performance



Q2. How has Council performed on [RESPONSIBILITY AREA] over the last 12 months?
Base: All respondents. Councils asked State-wide: 56 Councils asked group: 19



Areas for improvement



Q17. What does Central Goldfields Shire Council MOST need to do to improve its performance?
Base: All respondents. Councils asked State-wide: 44 Councils asked group: 14
A verbatim listing of responses to this question can be found in the accompanying dashboard.

Customer service



J W S R E S E A R C H 24



Contact with council and customer service

Contact with council

Three in five Council residents (60%) had contact with Council in the last 12 months. This continues a relatively stable trend over the last 10 years.

- Residents aged 35 to 49 years contacted Council at the highest rate (71%).
- Women (69%) contacted Council at a significantly higher rate than the average, and 17 percentage points higher than men (52%).



Customer service

Council's customer service index of 64 is consistent with 2024, improving by a slight (not significant) three index points. This continues a stable trend over the last four years, after perceptions of Council's customer service significantly decreased from 73 to 62 index points in 2021. Council is yet to recover from this significant fall in ratings.

Customer service is rated in line with the State-wide and Small Rural group averages (index scores of 66 and 65 respectively).

- There are no significant differences in perceptions of customer service among age and gender cohorts compared to the Council average.

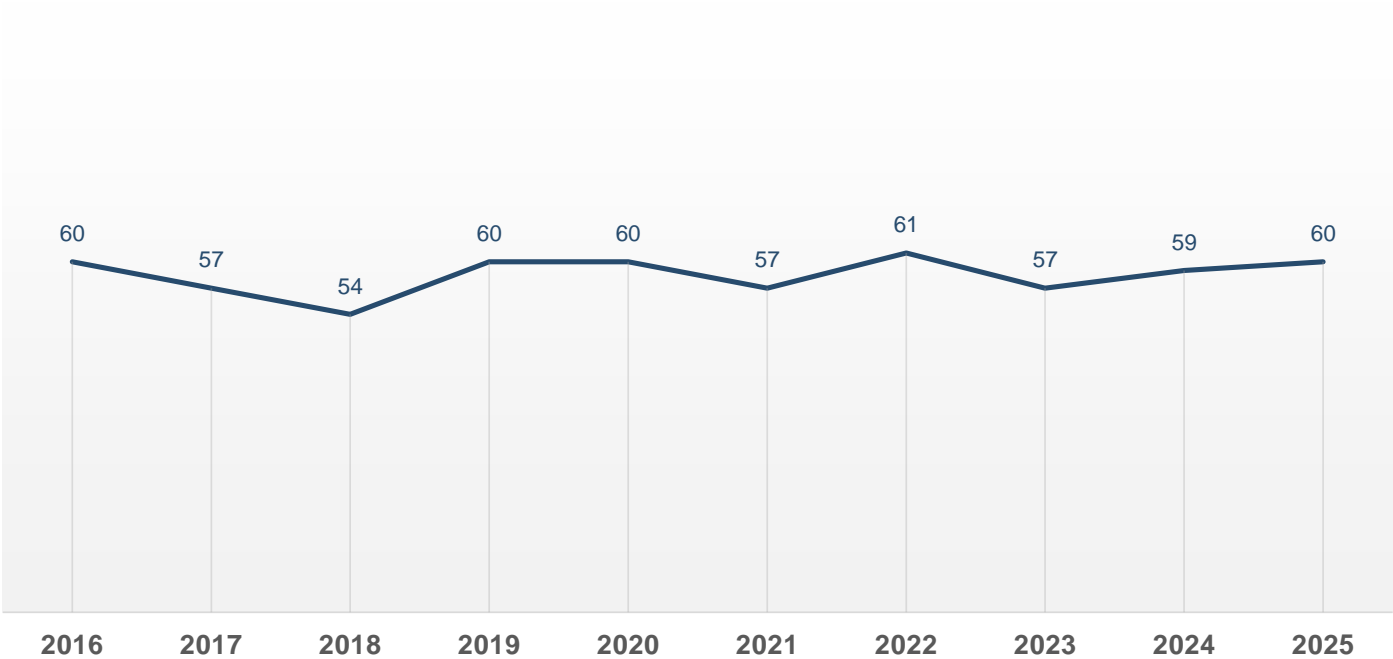
Three-in-five residents (58%) provide a positive customer service rating of 'very good' or 'good'.

- One-in-five residents (20%) provide a negative customer service rating of 'very poor' or 'poor'.
- A further 19% provide an 'average' rating for Council's customer service.



Contact with council

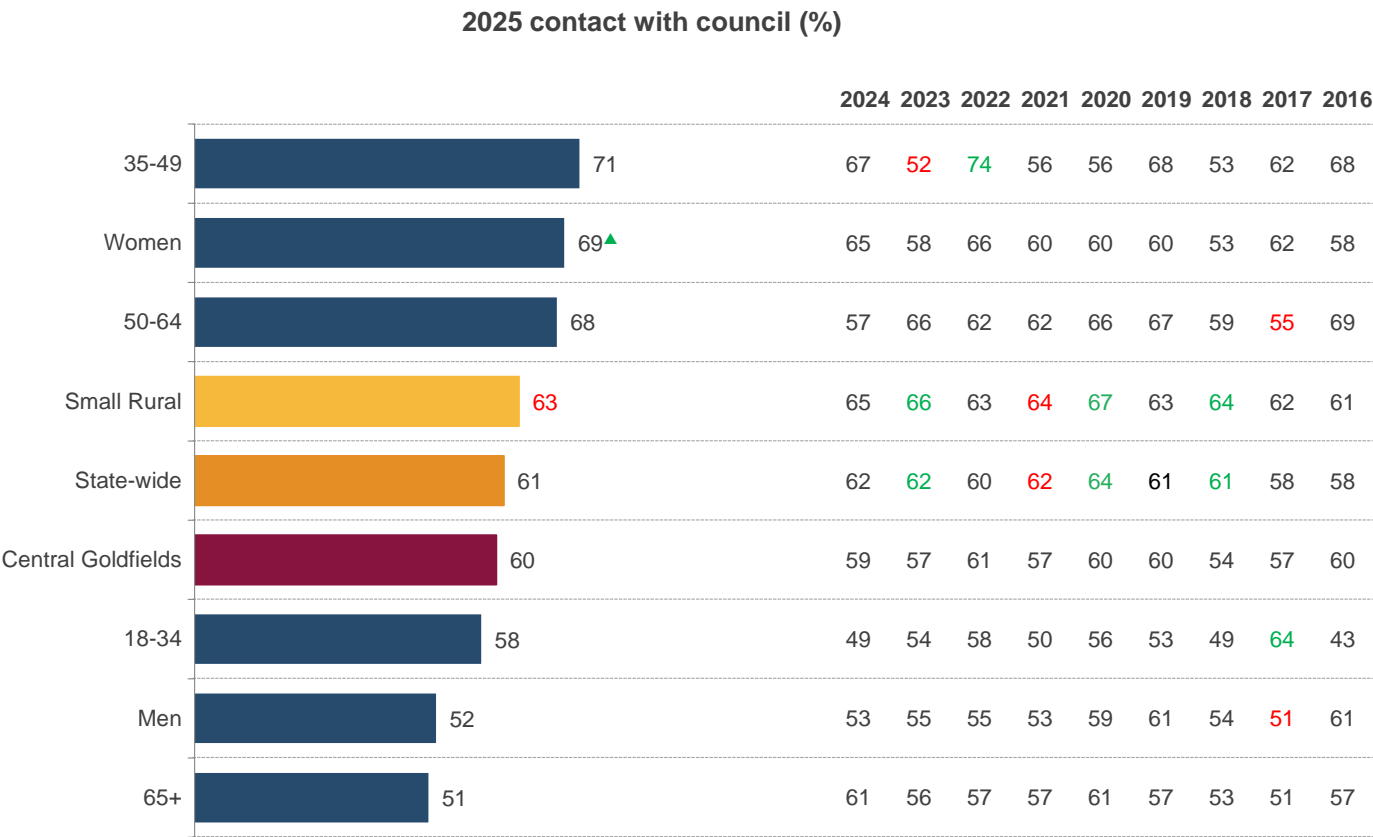
2025 contact with council (%)
Have had contact



Q5. Over the last 12 months, have you or any member of your household had any contact with Central Goldfields Shire Council?
This may have been in person, in writing, by telephone conversation, by text message, by email or via their website or social media such as Facebook or Twitter?
Base: All respondents. Councils asked State-wide: 32 Councils asked group: 14



Contact with council

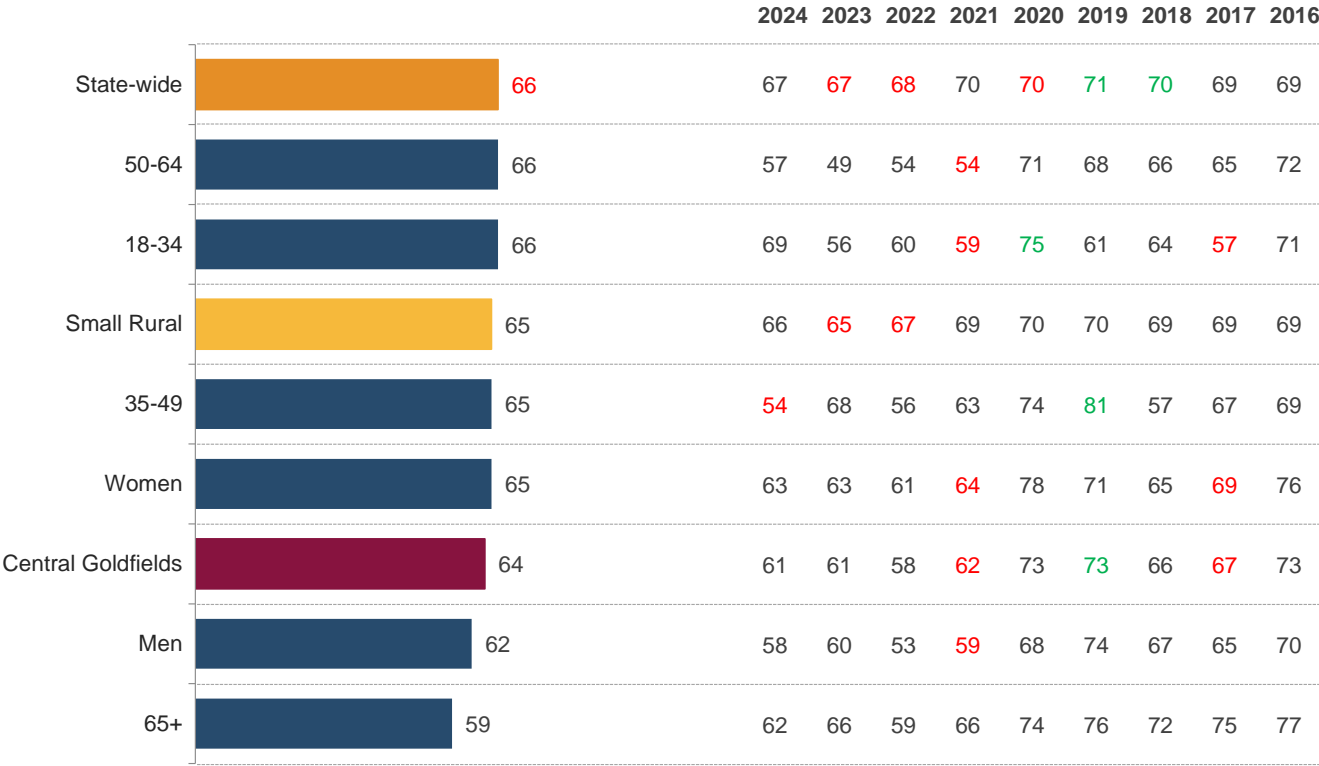


Q5. Over the last 12 months, have you or any member of your household had any contact with Central Goldfields Shire Council?
This may have been in person, in writing, by telephone conversation, by text message, by email or via their website or social media
such as Facebook or Twitter?
Base: All respondents. Councils asked State-wide: 32 Councils asked group: 14
Note: Please see Appendix A for explanation of significant differences.



Customer service rating

2025 customer service rating (index scores)

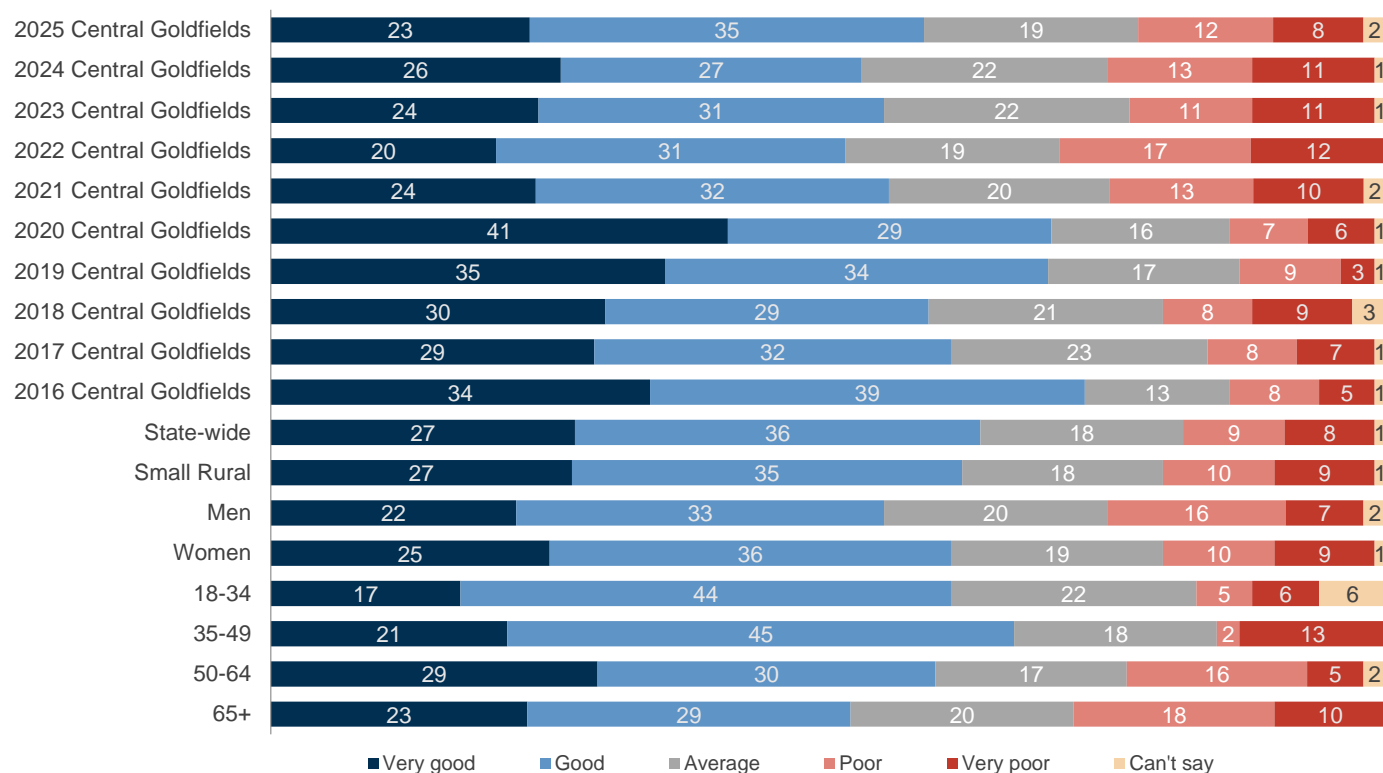


Q5c. Thinking of the most recent contact, how would you rate Central Goldfields Shire Council for customer service?
Please keep in mind we do not mean the actual outcome but rather the actual service that was received.
Base: All respondents who have had contact with Council in the last 12 months.
Councils asked State-wide: 56 Councils asked group: 19
Note: Please see Appendix A for explanation of significant differences.



Customer service rating

2025 customer service rating (%)



Q5c. Thinking of the most recent contact, how would you rate Central Goldfields Shire Council for customer service?
Please keep in mind we do not mean the actual outcome but rather the actual service that was received.
Base: All respondents who have had contact with Council in the last 12 months.
Councils asked State-wide: 56 Councils asked group: 19



Communication

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Communication

The preferred form of communication from Council about news and information and upcoming events is a Council newsletter sent via mail (28%). Preference for this form of communication has decreased by five percentage points in the last year.

The next preferred form of communication from Council is a newsletter sent via email (18%), up six percentage points from 2024. This has been the greatest change in communications preferences in 2025.

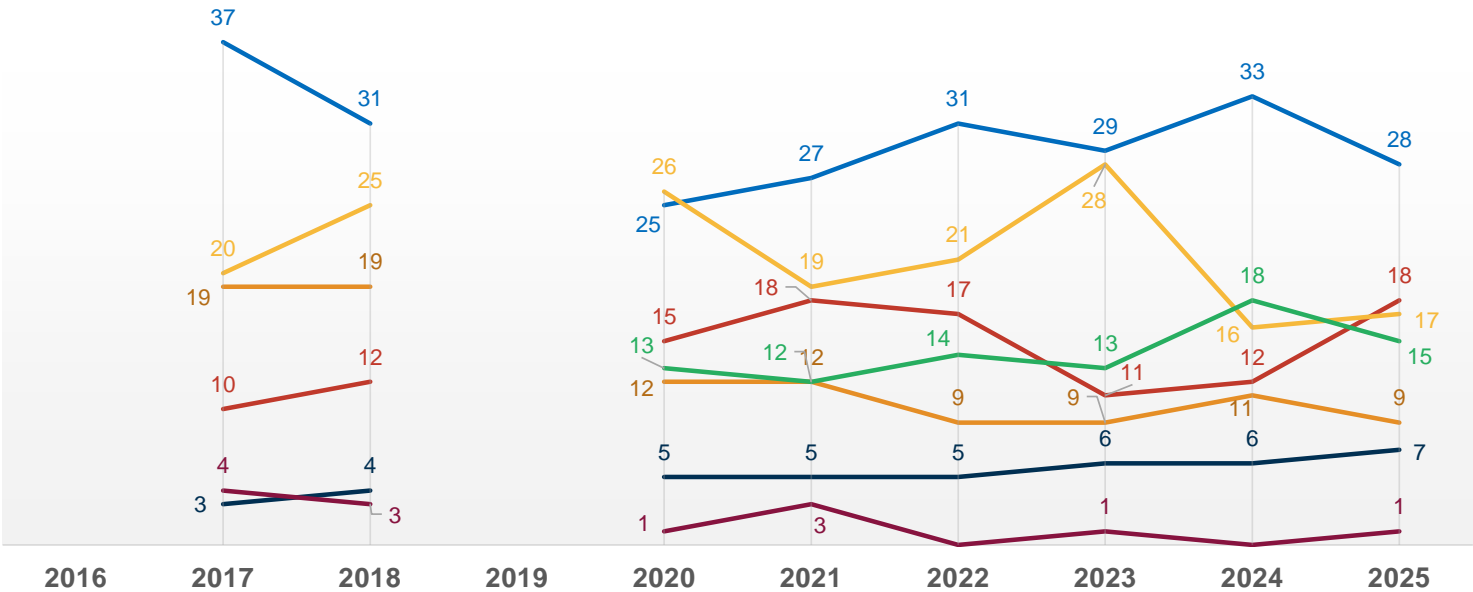
- The Council website (1%) remains the least preferred form of communication. This suggests residents want Council to push information to them, rather than proactively seeking it out.
- The preferred form of communication among residents under 50 years of age remains social media (27%). However, preference for this form of communication has decreased by seven index points for this age group. Preference for social media is closely followed by a Council newsletter sent via mail (25%) for residents under 50 years of age.
- The preferred form of communication among those aged 50 years or older is a newsletter sent via mail (30%). Preference for a mailed newsletter has decreased among this age group in favour of one sent via email (20%, up nine percentage points).





Best form of communication

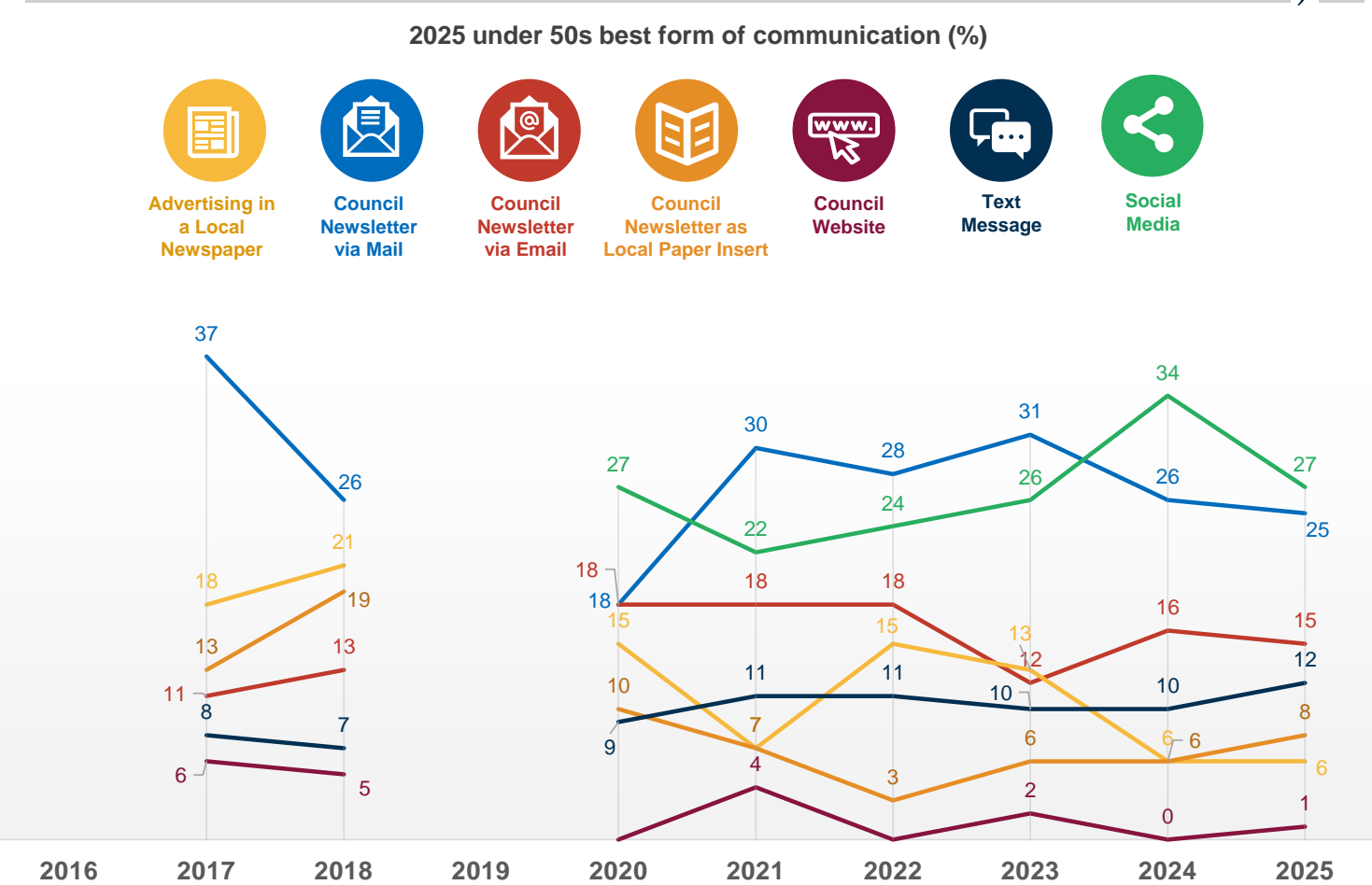
2025 best form of communication (%)



Q13. If Central Goldfields Shire Council was going to get in touch with you to inform you about Council news and information and upcoming events, which ONE of the following is the BEST way to communicate with you?
Base: All respondents. Councils asked State-wide: 33 Councils asked group: 12
Note: 'Social Media' was included in 2019.



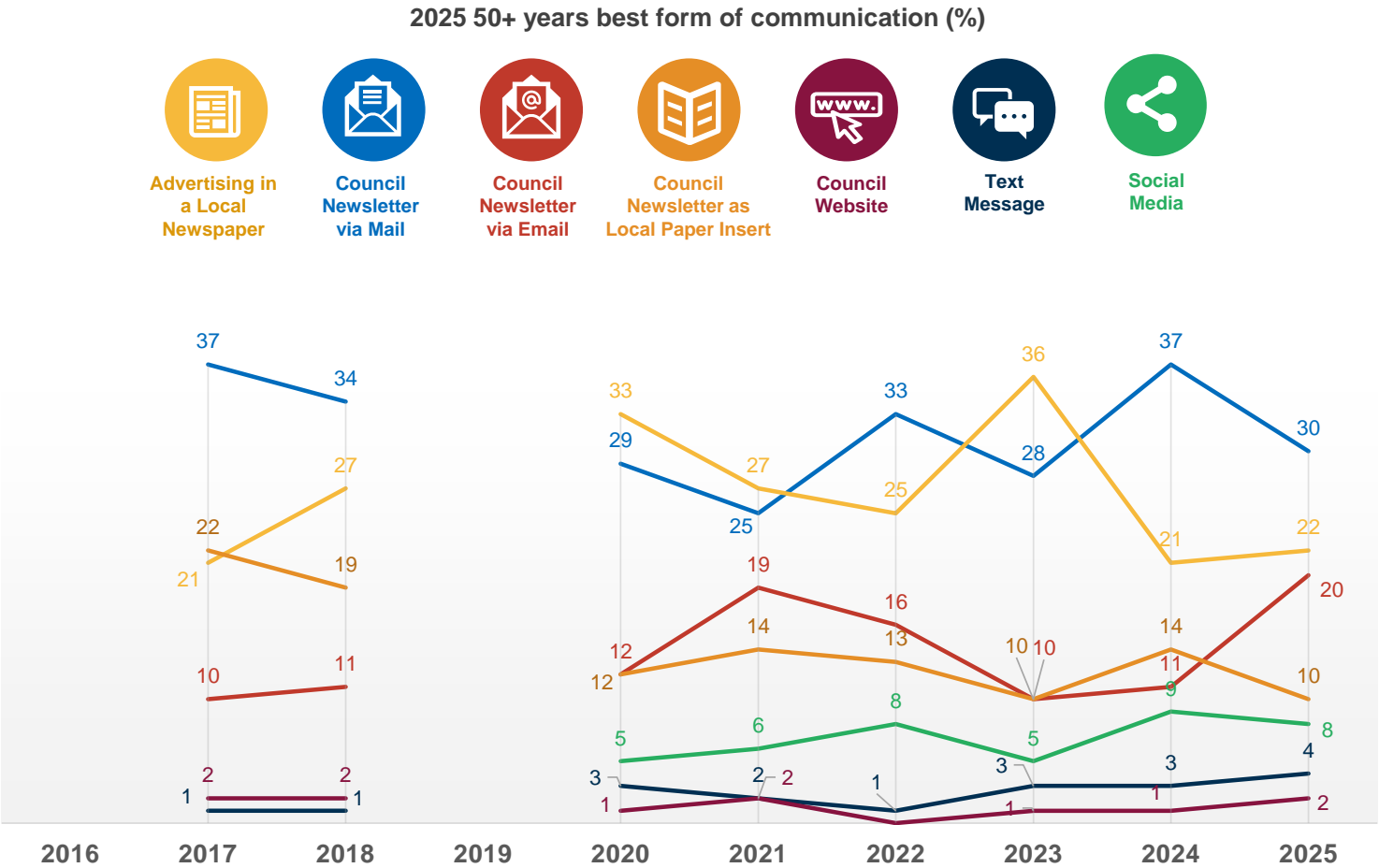
Best form of communication: under 50s



Q13. If Central Goldfields Shire Council was going to get in touch with you to inform you about Council news and information and upcoming events, which ONE of the following is the BEST way to communicate with you?
Base: All respondents aged under 50. Councils asked State-wide: 33 Councils asked group: 12
Note: 'Social Media' was included in 2019.



Best form of communication: 50+ years



Q13. If Central Goldfields Shire Council was going to get in touch with you to inform you about Council news and information and upcoming events, which ONE of the following is the BEST way to communicate with you?
Base: All respondents aged 50+ years. Councils asked State-wide: 33 Councils asked group: 12
Note: 'Social Media' was included in 2019.



Council direction

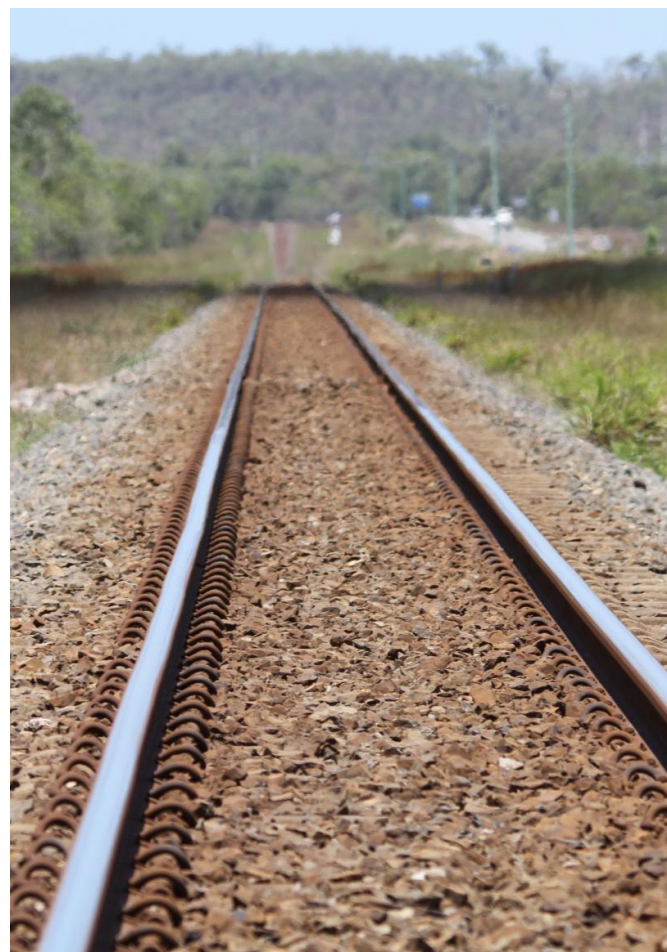


Council direction

Ratings of the direction of Central Goldfields Shire Council's overall performance (index score of 43) remain unchanged this year after significantly decreasing in 2024. Council rates in line with the State-wide and Small Rural group averages for perceptions of Council direction (index scores of 46 for both).

- Residents aged 18 to 34 years increased significantly in their perceptions of Council direction (index score of 57, up 13 index points). This age group is now the most satisfied with Council direction, and rate Council direction significantly higher than the Council average.
- By contrast, the least satisfied with Council direction are residents aged 65 years and older, and residents aged 35 to 49 years (index scores of 40 for both). These age groups are closely followed by residents aged 50 to 64 years (index score of 41).

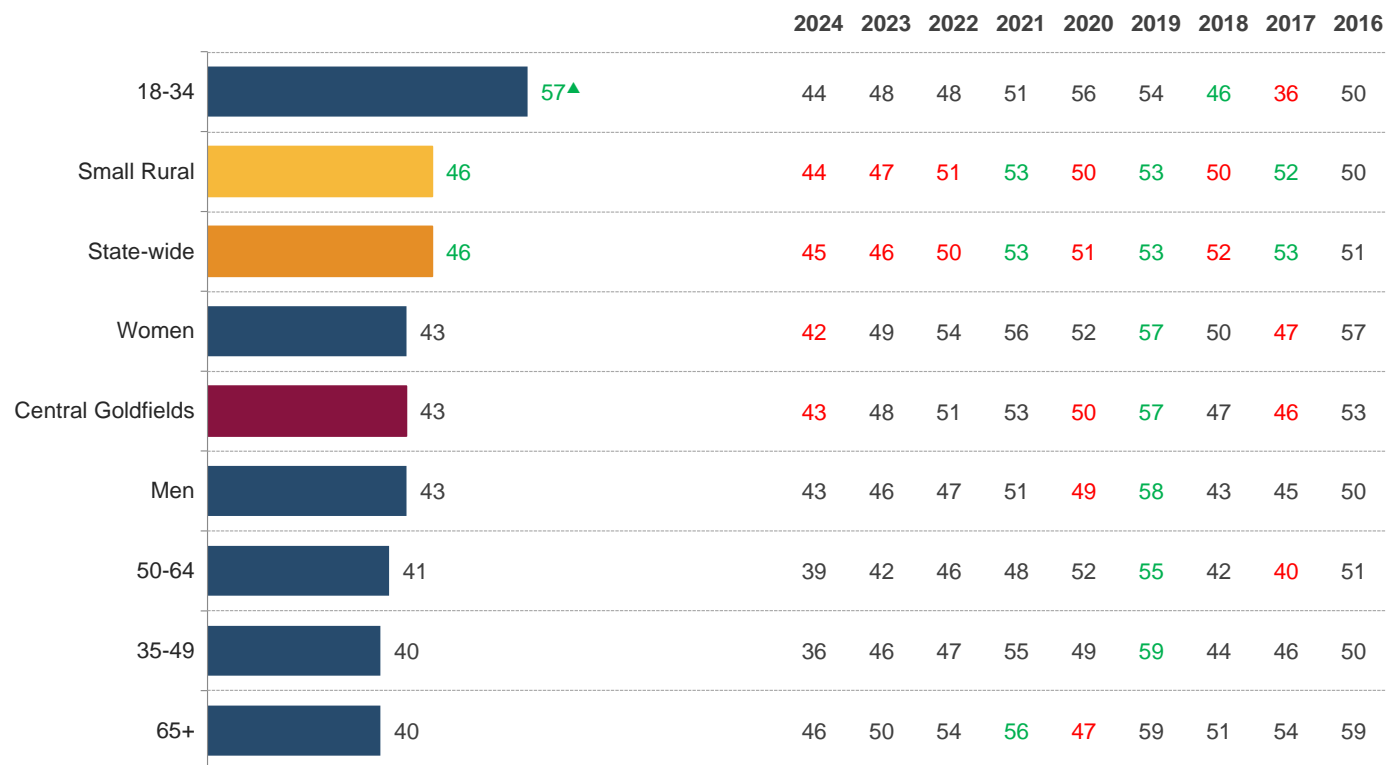
Over the last 12 months, 57% of residents believe the direction of Council's overall performance has stayed the same. Just 13% believe the direction has improved (down two percentage points on 2024). More (26%) believe it has deteriorated, down three percentage points on 2024.





Overall council direction last 12 months

2025 overall council direction (index scores)



Q6. Over the last 12 months, what is your view of the direction of Central Goldfields Shire Council's overall performance?

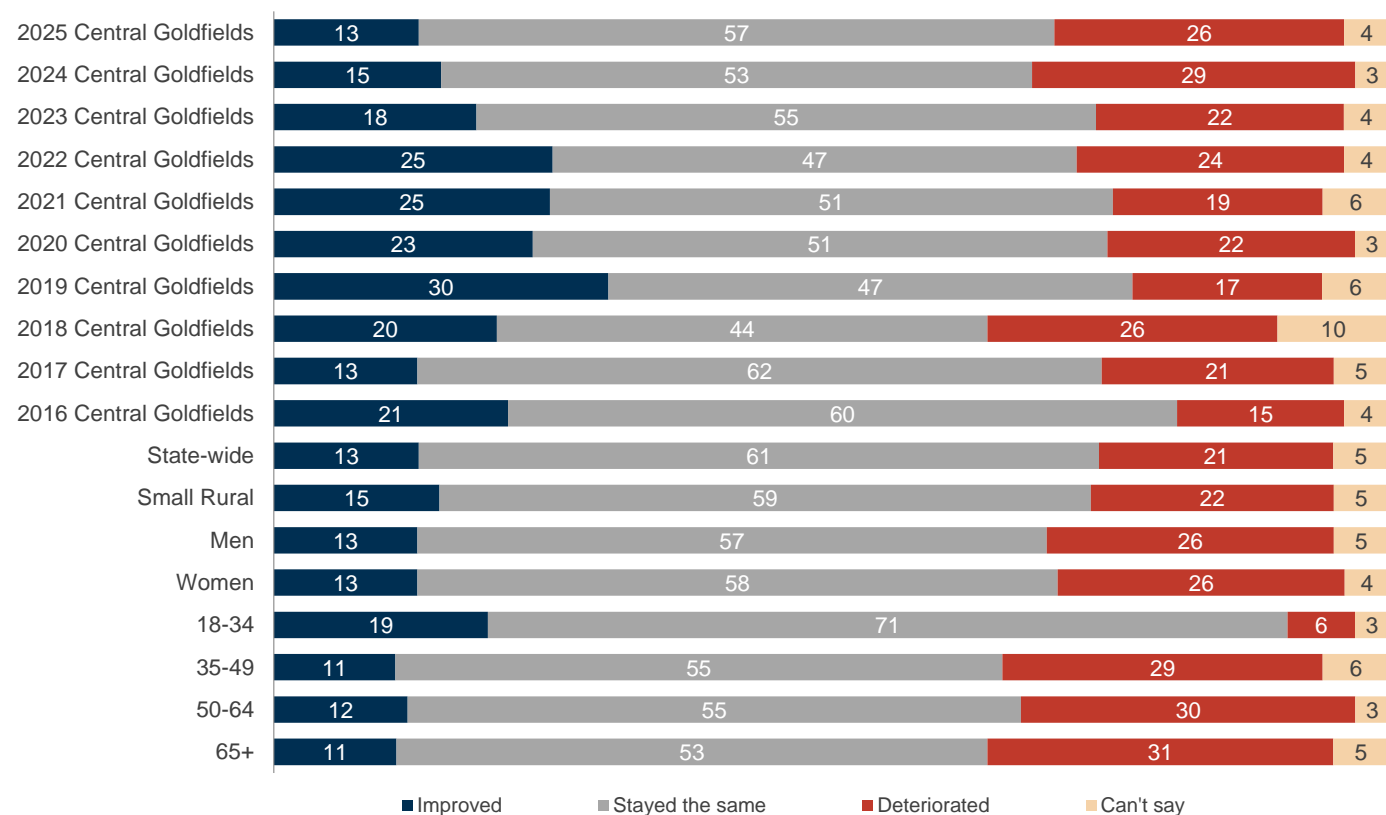
Base: All respondents. Councils asked State-wide: 56 Councils asked group: 19

Note: Please see Appendix A for explanation of significant differences.



Overall council direction last 12 months

2025 overall council direction (%)



Q6. Over the last 12 months, what is your view of the direction of Central Goldfields Shire Council's overall performance?
Base: All respondents. Councils asked State-wide: 56 Councils asked group: 19

Individual service areas



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Community consultation and engagement performance



2025 consultation and engagement performance (index scores)

		2024	2023	2022	2021	2020	2019	2018	2017	2016
Small Rural	51▲	51	53	54	56	54	56	54	55	55
State-wide	50▲	51	52	54	56	55	56	55	55	54
18-34	48	53	49	50	58	54	52	42	56	58
50-64	48	47	47	46	48	47	50	39	49	53
Men	48	48	51	46	50	47	54	44	54	54
Central Goldfields	46	48	51	51	54	51	55	45	54	57
65+	46	48	53	53	54	56	58	52	58	60
Women	45	49	51	56	57	56	57	45	53	61
35-49	42	46	51	51	53	44	60	42	50	58

Q2. How has Council performed on 'Community consultation and engagement' over the last 12 months?

Base: All respondents. Councils asked State-wide: 56 Councils asked group: 19

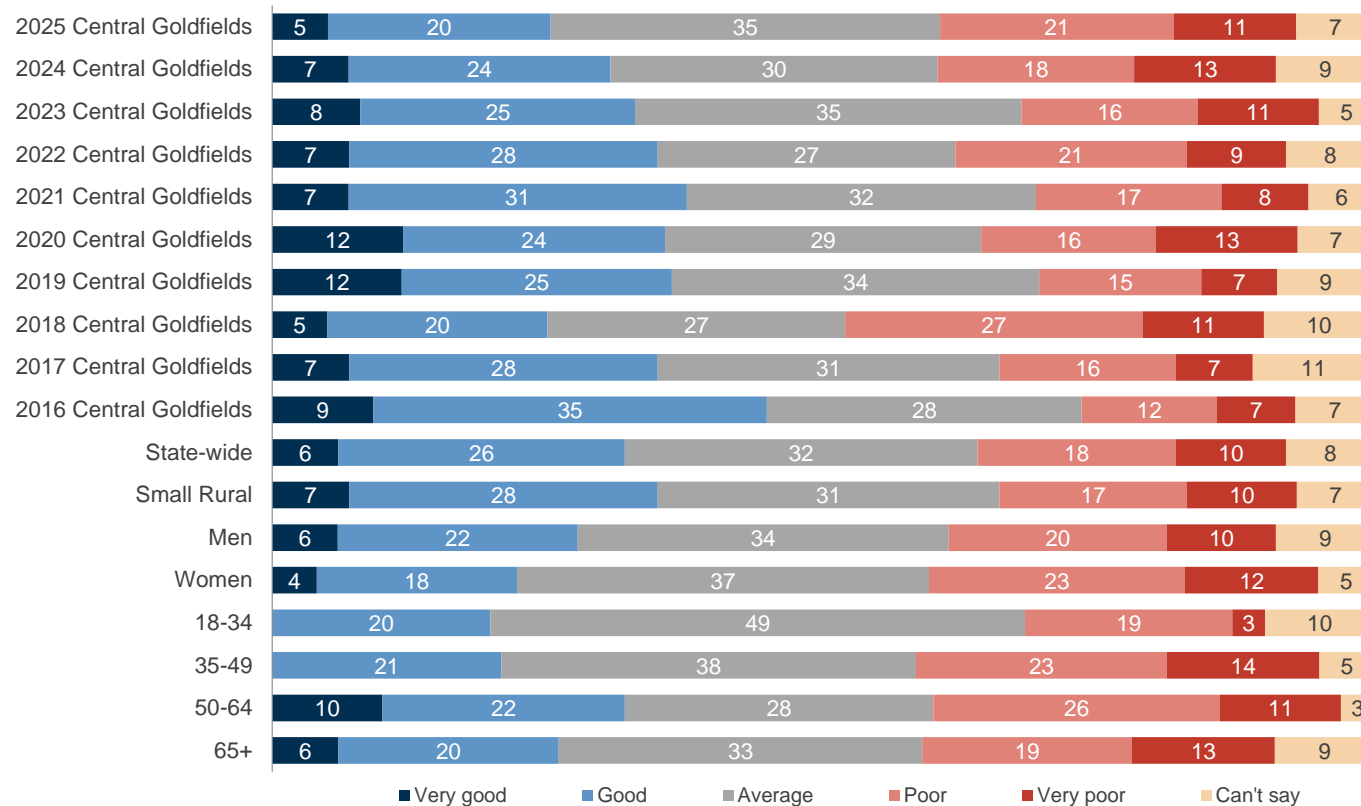
Note: Please see Appendix A for explanation of significant differences.



Community consultation and engagement performance



2025 consultation and engagement performance (%)



Q2. How has Council performed on 'Community consultation and engagement' over the last 12 months?
Base: All respondents. Councils asked State-wide: 56 Councils asked group: 19



Lobbying on behalf of the community performance



2025 lobbying performance (index scores)

		2024	2023	2022	2021	2020	2019	2018	2017	2016
18-34	54▲	55	50	45	57	50	55	41	52	50
Small Rural	51▲	50	52	54	55	52	55	53	55	54
Men	51	43	48	47	47	46	52	43	56	51
State-wide	49	50	51	53	55	53	54	54	54	53
65+	47	46	49	53	51	53	58	49	58	62
Central Goldfields	47	45	48	50	50	49	53	44	53	55
50-64	44	39	45	49	43	44	47	41	49	54
35-49	44	40	46	47	51	45	52	40	50	49
Women	44	47	48	52	54	53	55	44	51	58

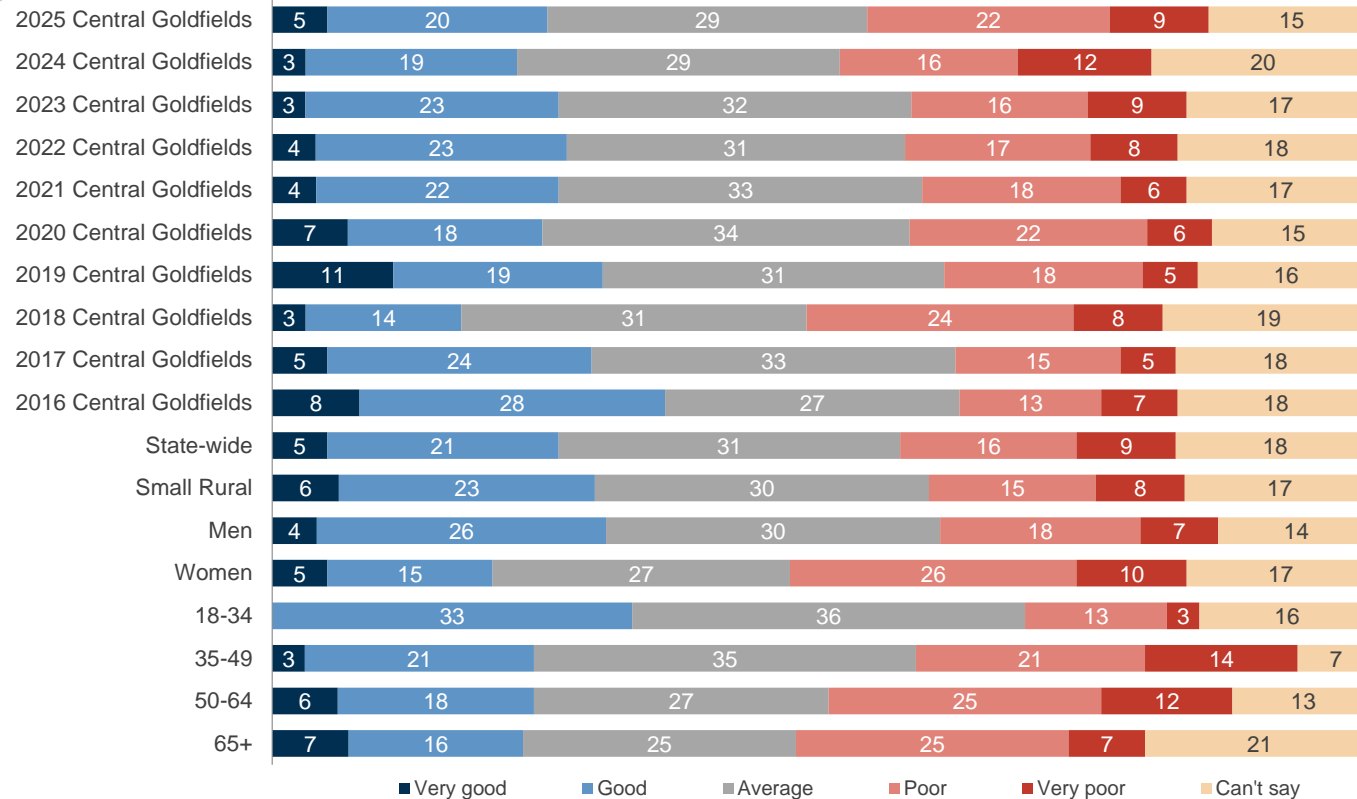
Q2. How has Council performed on 'Lobbying on behalf of the community' over the last 12 months?
Base: All respondents. Councils asked State-wide: 41 Councils asked group: 14
Note: Please see Appendix A for explanation of significant differences.



Lobbying on behalf of the community performance



2025 lobbying performance (%)



Q2. How has Council performed on 'Lobbying on behalf of the community' over the last 12 months?
Base: All respondents. Councils asked State-wide: 41 Councils asked group: 14

Decisions made in the interest of the community performance



2025 community decisions made performance (index scores)

		2024	2023	2022	2021	2020	2019	2018	2017	2016
Small Rural	50▲	50	52	54	56	53	55	52	55	53
State-wide	49▲	50	51	54	56	53	55	54	54	54
18-34	47	47	45	49	58	54	49	39	43	55
65+	47	48	54	52	50	52	57	47	59	63
Men	46	44	49	48	47	46	50	43	51	56
Central Goldfields	46	45	49	50	51	49	52	42	51	58
Women	45	47	50	51	55	52	53	41	51	60
50-64	44	41	46	48	46	46	48	40	49	56
35-49	44	40	45	48	51	41	49	39	44	52

Q2. How has Council performed on 'Decisions made in the interest of the community' over the last 12 months?

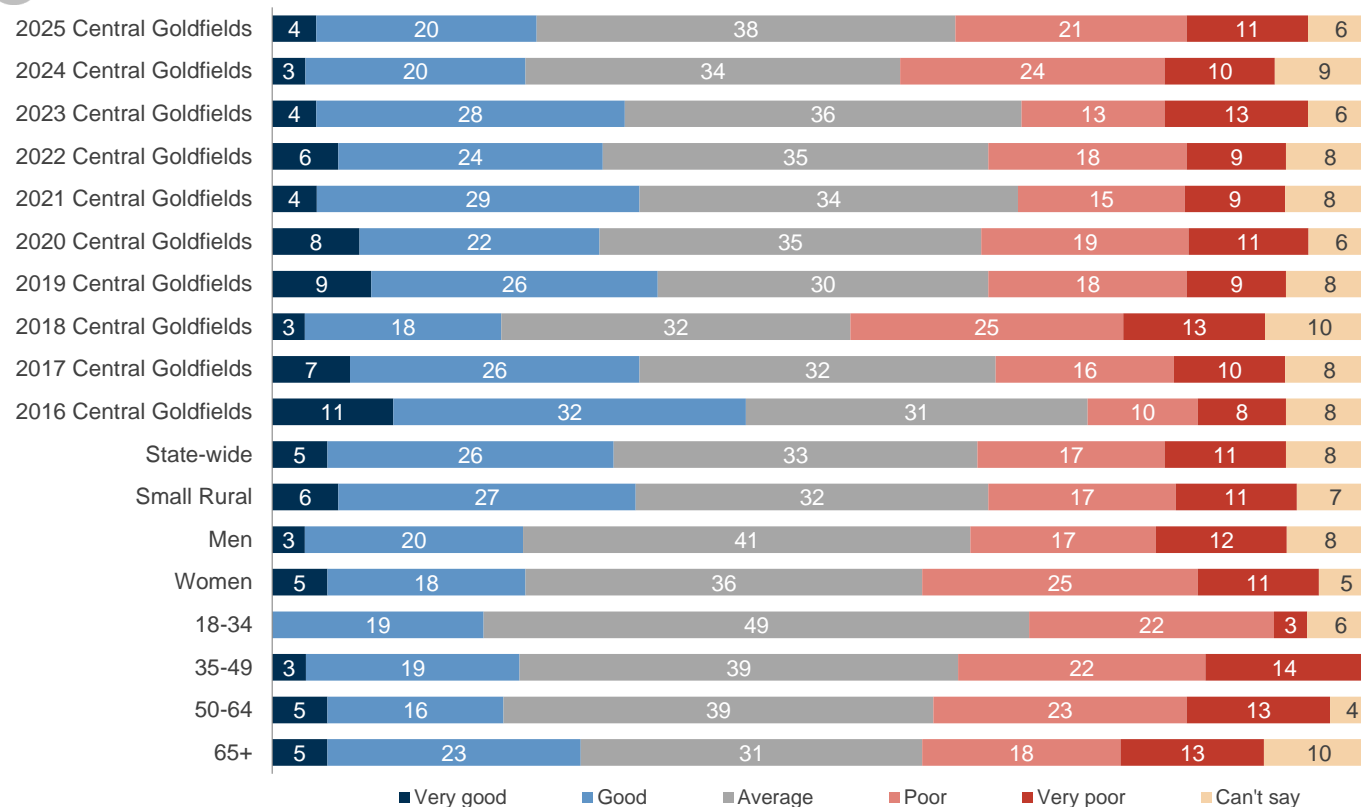
Base: All respondents. Councils asked State-wide: 56 Councils asked group: 19

Note: Please see Appendix A for explanation of significant differences.

Decisions made in the interest of the community performance



2025 community decisions made performance (%)



Q2. How has Council performed on 'Decisions made in the interest of the community' over the last 12 months?
Base: All respondents. Councils asked State-wide: 56 Councils asked group: 19

The condition of sealed local roads in your area performance



2025 sealed local roads performance (index scores)

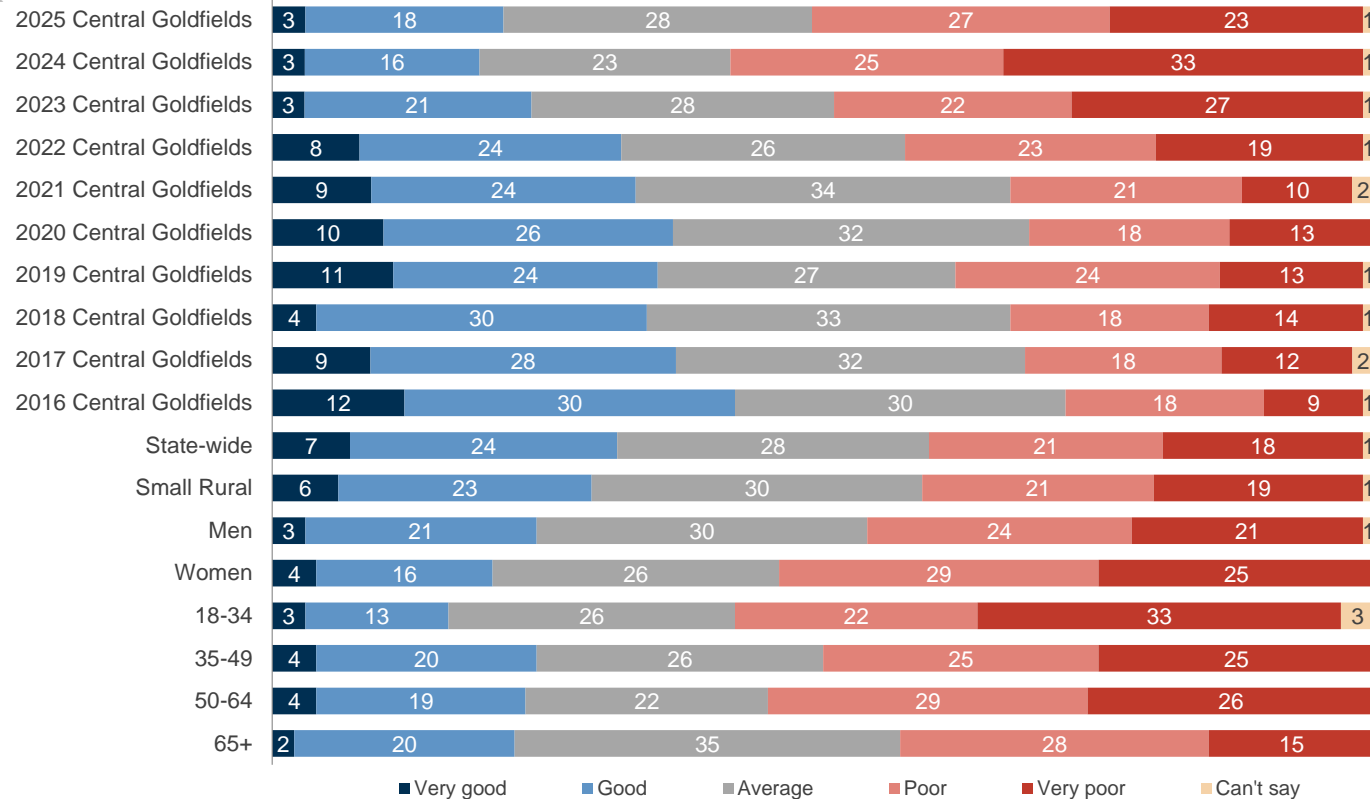
		2024	2023	2022	2021	2020	2019	2018	2017	2016
State-wide	45▲	45	48	53	57	54	56	53	53	54
Small Rural	44▲	41	44	50	53	51	53	49	50	52
65+	42	36	45	50	54	57	57	55	56	61
Men	40	35	37	44	50	48	49	47	51	51
35-49	38	27	32	43	49	44	42	41	42	51
Central Goldfields	38	33	38	45	50	51	48	48	51	54
50-64	37	32	28	38	45	46	46	44	49	50
Women	36	30	38	46	51	53	48	49	52	57
18-34	32	29	32	42	47	47	40	47	56	51

Q2. How has Council performed on 'The condition of sealed local roads in your area' over the last 12 months?
Base: All respondents. Councils asked State-wide: 56 Councils asked group: 19
Note: Please see Appendix A for explanation of significant differences.

The condition of sealed local roads in your area performance



2025 sealed local roads performance (%)



Q2: How has Council performed on 'The condition of sealed local roads in your area' over the last 12 months?
Base: All respondents. Councils asked State-wide: 56 Councils asked group: 19



Informing the community performance



2025 informing community performance (index scores)

		2024	2023	2022	2021	2020	2019	2018	2017	2016
Small Rural	57▲	56	58	59	61	58	58	56	58	58
18-34	57	59	57	55	n/a	n/a	n/a	n/a	n/a	n/a
State-wide	56▲	56	57	59	60	59	60	59	59	59
Men	53	53	56	54	n/a	n/a	n/a	n/a	n/a	n/a
Central Goldfields	52	52	56	58	n/a	n/a	n/a	n/a	n/a	n/a
65+	52	53	60	61	n/a	n/a	n/a	n/a	n/a	n/a
50-64	51	49	49	54	n/a	n/a	n/a	n/a	n/a	n/a
Women	51	51	56	61	n/a	n/a	n/a	n/a	n/a	n/a
35-49	48	44	52	55	n/a	n/a	n/a	n/a	n/a	n/a

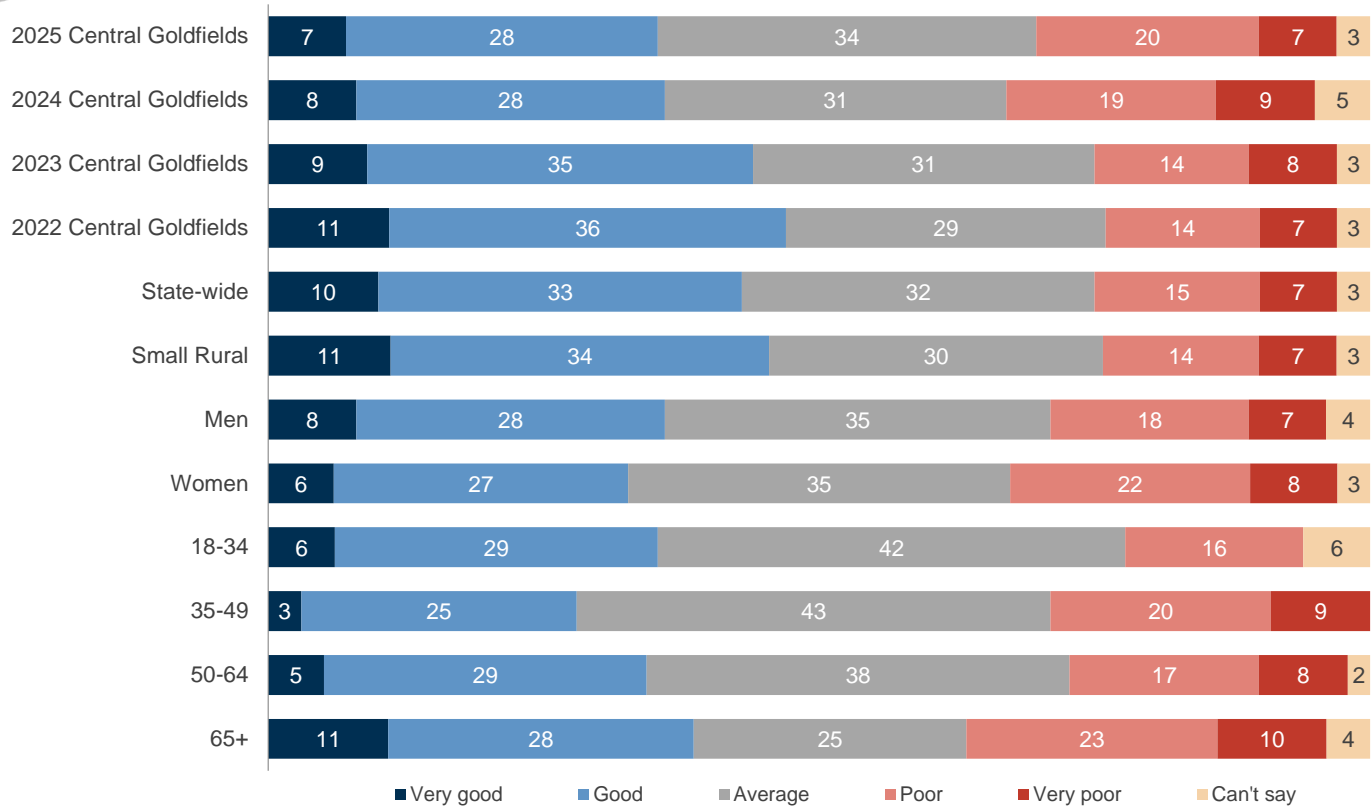
Q2. How has Council performed on 'Informing the community' over the last 12 months?
 Base: All respondents. Councils asked State-wide: 29 Councils asked group: 10
 Note: Please see Appendix A for explanation of significant differences.



Informing the community performance



2025 informing community performance (%)



Q2. How has Council performed on 'Informing the community' over the last 12 months?
Base: All respondents. Councils asked State-wide: 29 Councils asked group: 10



The appearance of public areas performance



2025 public areas performance (index scores)

		2024	2023	2022	2021	2020	2019	2018	2017	2016
Small Rural	70▲	71	71	73	75	72	73	72	74	73
Men	69	67	68	70	n/a	72	75	n/a	n/a	n/a
18-34	69	71	68	71	n/a	76	66	n/a	n/a	n/a
65+	68	69	69	73	n/a	76	79	n/a	n/a	n/a
State-wide	68	68	67	71	73	72	72	71	71	71
Central Goldfields	67	67	67	71	n/a	75	75	n/a	n/a	n/a
50-64	67	66	64	69	n/a	73	78	n/a	n/a	n/a
Women	65	68	67	73	n/a	78	75	n/a	n/a	n/a
35-49	62	59	66	71	n/a	75	75	n/a	n/a	n/a

Q2. How has Council performed on 'The appearance of public areas' over the last 12 months?

Base: All respondents. Councils asked State-wide: 37 Councils asked group: 14

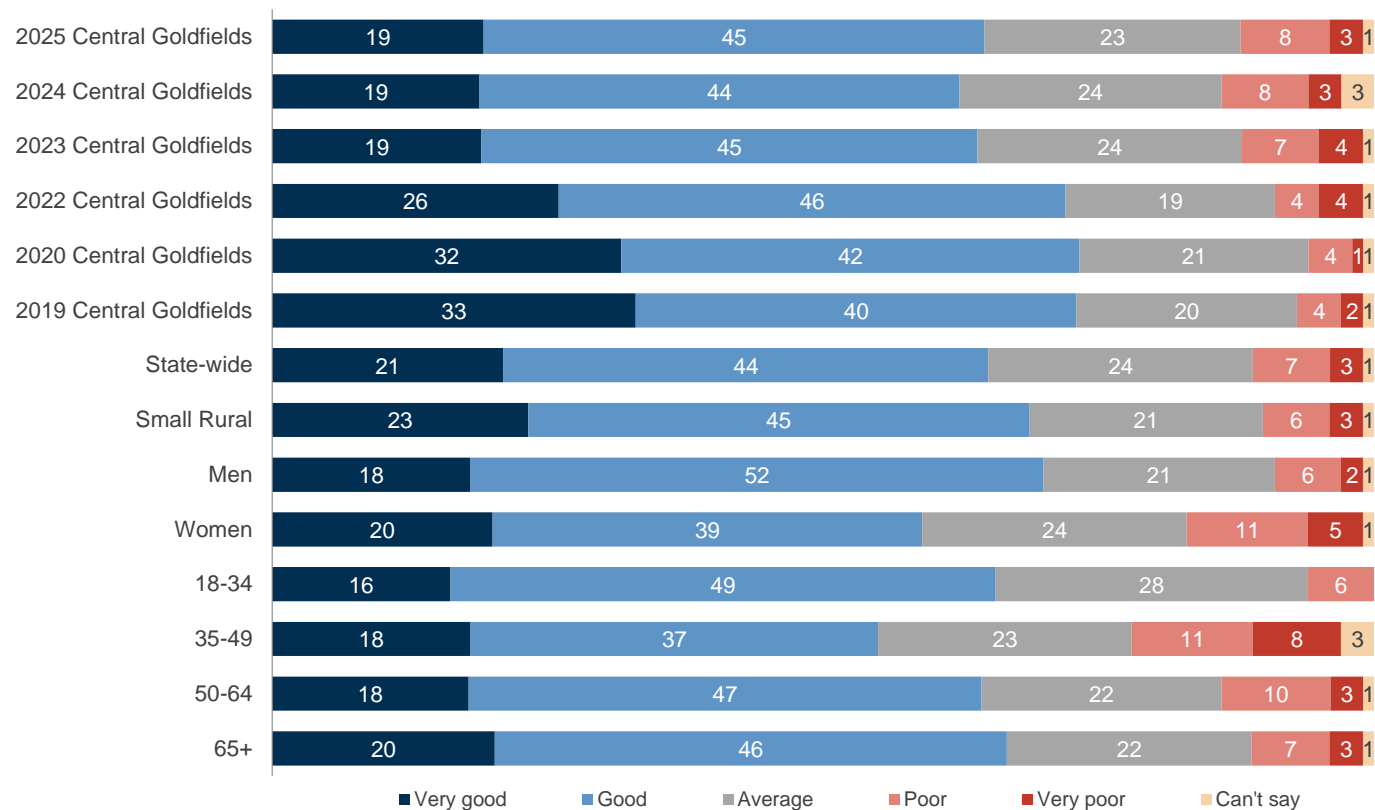
Note: Please see Appendix A for explanation of significant differences.



The appearance of public areas performance



2025 public areas performance (%)



Q2. How has Council performed on 'The appearance of public areas' over the last 12 months?
Base: All respondents. Councils asked State-wide: 37 Councils asked group: 14

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Waste management performance



2025 waste management performance (index scores)

		2024	2023	2022	2021	2020	2019	2018	2017	2016
Men	69	65	68	65	69	64	71	n/a	n/a	n/a
50-64	69	60	63	62	62	64	66	n/a	n/a	n/a
65+	68	68	68	69	69	68	75	n/a	n/a	n/a
Central Goldfields	67	64	65	64	69	63	69	n/a	n/a	n/a
Small Rural	66	67	66	68	68	64	66	69	70	69
State-wide	65	67	66	68	69	65	68	70	71	70
18-34	65	69	66	54	77	59	62	n/a	n/a	n/a
Women	65	63	63	63	69	63	67	n/a	n/a	n/a
35-49	63	49	61	60	68	55	67	n/a	n/a	n/a

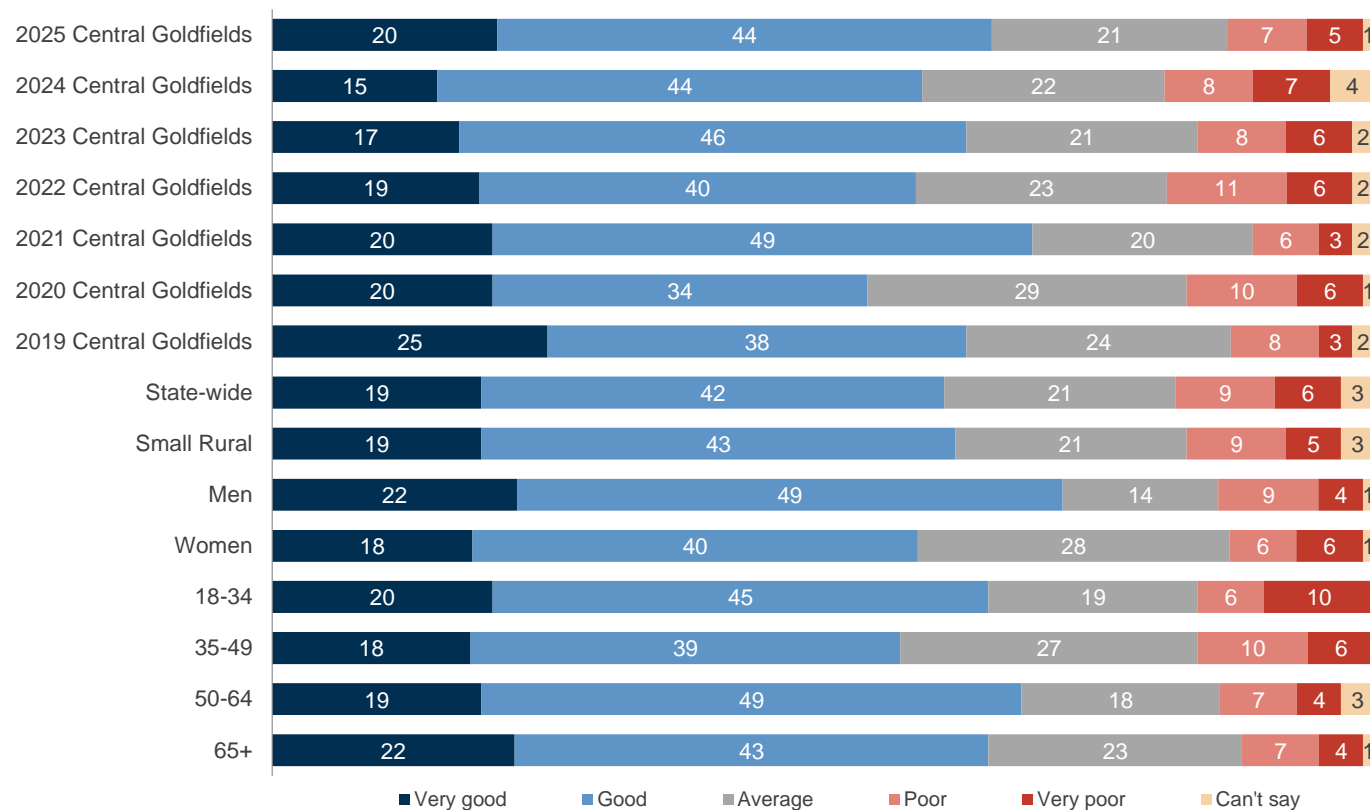
Q2. How has Council performed on 'Waste management' over the last 12 months?
Base: All respondents. Councils asked State-wide: 56 Councils asked group: 19
Note: Please see Appendix A for explanation of significant differences.



Waste management performance



2025 waste management performance (%)



Q2. How has Council performed on 'Waste management' over the last 12 months?
Base: All respondents. Councils asked State-wide: 56 Councils asked group: 19

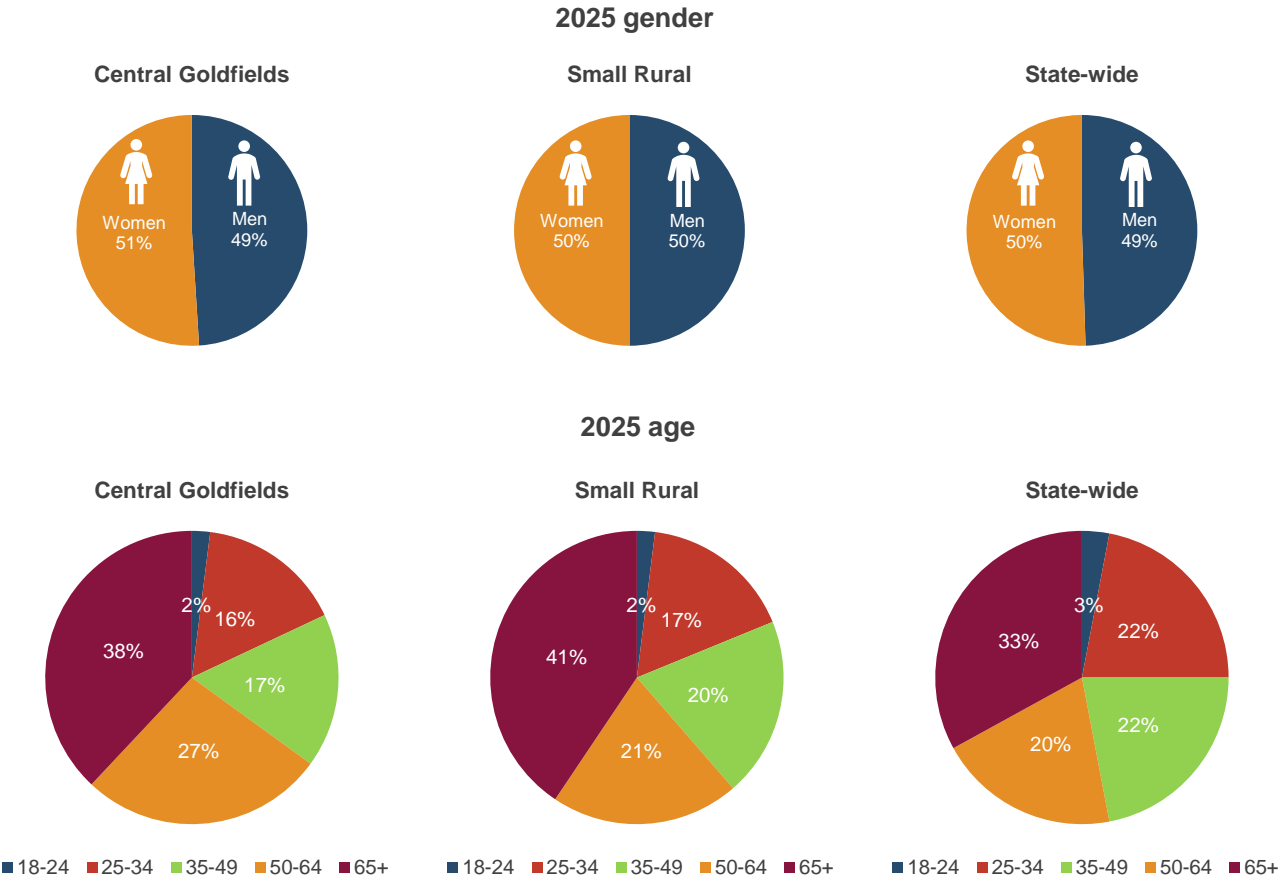
Detailed demographics



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Gender and age profile



S3. How would you describe your gender? / S4. To which of the following age groups do you belong?
Base: All respondents. Councils asked State-wide: 56 Councils asked group: 19
An "Other" option has been included for gender, hence the results may not add to 100%.
Please note that for the reason of simplifying reporting, interlocking age and gender reporting has not been included in this report. Interlocking age and gender analysis is still available in the dashboard and data tables provided alongside this report.

Appendix A: Index scores, margins of error and significant differences



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Appendix A:
Index Scores



Index Scores

Many questions ask respondents to rate council performance on a five-point scale, for example, from ‘very good’ to ‘very poor’, with ‘can’t say’ also a possible response category. To facilitate ease of reporting and comparison of results over time, starting from the 2012 survey and measured against the state-wide result and the council group, an ‘Index Score’ has been calculated for such measures.

The Index Score is calculated and represented as a score out of 100 (on a 0 to 100 scale), with ‘can’t say’ responses excluded from the analysis. The ‘% RESULT’ for each scale category is multiplied by the ‘INDEX FACTOR’. This produces an ‘INDEX VALUE’ for each category, which are then summed to produce the ‘INDEX SCORE’, equating to ‘60’ in the following example.

Similarly, an Index Score has been calculated for the Core question ‘Performance direction in the last 12 months’, based on the following scale for each performance measure category, with ‘Can’t say’ responses excluded from the calculation.

SCALE CATEGORIES	% RESULT	INDEX FACTOR	INDEX VALUE
Very good	9%	100	9
Good	40%	75	30
Average	37%	50	19
Poor	9%	25	2
Very poor	4%	0	0
Can’t say	1%	--	INDEX SCORE 60

SCALE CATEGORIES	% RESULT	INDEX FACTOR	INDEX VALUE
Improved	36%	100	36
Stayed the same	40%	50	20
Deteriorated	23%	0	0
Can’t say	1%	--	INDEX SCORE 56

Please note that the horizontal (x) axis of the index score bar charts in this report is displayed on a scale from 20 to 100.

Appendix A:
Margins of error



The sample size for the 2025 State-wide Local Government Community Satisfaction Survey for Central Goldfields Shire Council was n=401. Unless otherwise noted, this is the total sample base for all reported charts and tables.

The maximum margin of error on a sample of approximately n=401 interviews is +/-4.8% at the 95% confidence level for results around 50%. Margins of error will be larger for any sub-samples. As an example, a result of 50% can be read confidently as falling midway in the range 45.2% - 54.8%.

Maximum margins of error are listed in the table below, based on a population of 11,000 people aged 18 years or over for Central Goldfields Shire Council, according to ABS estimates.

Demographic	Actual survey sample size	Weighted base	Maximum margin of error at 95% confidence interval
Central Goldfields Shire Council	401	400	+/-4.8
Men	194	195	+/-7.0
Women	206	203	+/-6.8
18-34 years	31	74	+/-17.9
35-49 years	69	67	+/-11.8
50-64 years	125	107	+/-8.8
65+ years	176	152	+/-7.3

Appendix A: Index score significant difference calculation



The test applied to the Indexes was an Independent Mean Test, as follows:

$$Z \text{ Score} = (\$1 - \$2) / \text{Sqrt} ((\$5^2 / \$3) + (\$6^2 / \$4))$$

Where:

- \$1 = Index Score 1
- \$2 = Index Score 2
- \$3 = unweighted sample count 1
- \$4 = unweighted sample count 2
- \$5 = standard deviation 1
- \$6 = standard deviation 2

All figures can be sourced from the detailed cross tabulations.

The test was applied at the 95% confidence interval, so if the Z Score was greater than +/- 1.954 the scores are significantly different.

Appendix B: Further project information



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Appendix B: Further information



Further information about the report and explanations about the State-wide Local Government Community Satisfaction Survey can be found in this section including:

- Background and objectives
- Analysis and reporting
- Glossary of terms

Detailed survey tabulations

Detailed survey tabulations are available in supplied Excel file.

Contacts

For further queries about the conduct and reporting of the 2025 State-wide Local Government Community Satisfaction Survey, please contact JWS Research on

(03) 8685 8555 or via email:
admin@jwsresearch.com

Appendix B: Survey methodology and sampling



The 2025 results are compared with previous years, as detailed below:

- 2024, n=400 completed interviews across four quarters from 1st June 2023 – 18th March 2024.
- 2023, n=400 completed interviews, conducted in the period of 27th January – 19th March.
- 2022, n=401 completed interviews, conducted in the period of 27th January – 24th March.
- 2021, n=400 completed interviews, conducted in the period of 28th January – 18th March.
- 2020, n=400 completed interviews, conducted in the period of 30th January – 22nd March.
- 2019, n=400 completed interviews, conducted in the period of 1st February – 30th March.
- 2018, n=400 completed interviews, conducted in the period of 1st February – 30th March.
- 2017, n=400 completed interviews, conducted in the period of 1st February – 30th March.
- 2016, n=400 completed interviews, conducted in the period of 1st February – 30th March.

Minimum quotas of gender within age groups were applied during the fieldwork phase. Post-survey weighting was then conducted to ensure accurate representation of the age and gender profile of the Central Goldfields Shire Council area.

Any variation of +/-1% between individual results and net scores in this report or the detailed survey tabulations is due to rounding. In reporting, '—' denotes not mentioned and '0%' denotes mentioned by less than 1% of respondents. 'Net' scores refer to two or more response categories being combined into one category for simplicity of reporting.

This survey was conducted by Computer Assisted Telephone Interviewing (CATI) as a representative random probability survey of residents aged 18+ years in Central Goldfields Shire Council.

Survey sample matched to the demographic profile of Central Goldfields Shire Council as determined by the most recent ABS population estimates was purchased from an accredited supplier of publicly available phone records, including up to 54% mobile phone numbers to cater to the diversity of residents within Central Goldfields Shire Council, particularly younger people.

A total of n=401 completed interviews were achieved in Central Goldfields Shire Council. Survey fieldwork was conducted across four quarters from 30th May 2024 – 16th March 2025.

Appendix B: Analysis and reporting



All participating councils are listed in the State-wide report published on the DGS website. In 2025, 56 of the 79 Councils throughout Victoria participated in this survey. For consistency of analysis and reporting across all projects, Local Government Victoria has aligned its presentation of data to use standard council groupings. Accordingly, the council reports for the community satisfaction survey provide analysis using these standard council groupings. Please note that councils participating across 2012-2025 vary slightly.

Council Groups

Central Goldfields Shire Council is classified as a Small Rural council according to the following classification list:

- Metropolitan, Interface, Regional Centres, Large Rural & Small Rural.

Councils participating in the Small Rural group are:

- Alpine, Ararat, Benalla, Buloke, Central Goldfields, Gannawarra, Hepburn, Hindmarsh, Indigo, Loddon, Mansfield, Murrindindi, Northern Grampians, Pyrenees, Queenscliffe, Strathbogie, Towong, West Wimmera and Yarriambiack.

Wherever appropriate, results for Central Goldfields Shire Council for this 2025 State-wide Local Government Community Satisfaction Survey have been compared against other participating councils in the Small Rural group and on a state-wide basis. Please note that council groupings changed for 2015, and as such comparisons to council group results before that time can not be made within the reported charts.

Appendix B: Core, optional and tailored questions



Core, optional and tailored questions

Over and above necessary geographic and demographic questions required to ensure sample representativeness, a base set of questions for the 2025 State-wide Local Government Community Satisfaction Survey was designated as 'Core' and therefore compulsory inclusions for all participating Councils.

These core questions comprised:

- Overall performance last 12 months (Overall performance)
- Value for money in services and infrastructure (Value for money)
- Contact in last 12 months (Contact)
- Rating of contact (Customer service)
- Overall council direction last 12 months (Council direction)
- Community consultation and engagement (Consultation)
- Decisions made in the interest of the community (Making community decisions)
- Condition of sealed local roads (Sealed local roads)
- Waste management

Reporting of results for these core questions can always be compared against other participating councils in the council group and against all participating councils state-wide. Alternatively, some questions in the 2025 State-wide Local Government Community Satisfaction Survey were optional. Councils also had the ability to ask tailored questions specific only to their council.

Appendix B: Analysis and reporting



Reporting

Every council that participated in the 2025 State-wide Local Government Community Satisfaction Survey receives a customised report. In addition, the State government is supplied with this State-wide summary report of the aggregate results of 'Core' and 'Optional' questions asked across all council areas surveyed, which is available at:

<https://www.localgovernment.vic.gov.au/our-programs/council-community-satisfaction-survey>

Tailored questions commissioned by individual councils are reported only to the commissioning council and not otherwise shared unless by express written approval of the commissioning council.

Appendix B: Glossary of terms



Core questions: Compulsory inclusion questions for all councils participating in the CSS.

CSS: 2025 Victorian Local Government Community Satisfaction Survey.

Council group: One of five classified groups, comprising: metropolitan, interface, regional centres, large rural and small rural.

Council group average: The average result for all participating councils in the council group.

Highest / lowest: The result described is the highest or lowest result across a particular demographic sub-group e.g. men, for the specific question being reported. Reference to the result for a demographic sub-group being the highest or lowest does not imply that it is significantly higher or lower, unless this is specifically mentioned.

Index score: A score calculated and represented as a score out of 100 (on a 0 to 100 scale). This score is sometimes reported as a figure in brackets next to the category being described, e.g. men 50+ (60).

Optional questions: Questions which councils had an option to include or not.

Percentages: Also referred to as 'detailed results', meaning the proportion of responses, expressed as a percentage.

Sample: The number of completed interviews, e.g. for a council or within a demographic sub-group.

Significantly higher / lower: The result described is significantly higher or lower than the comparison result based on a statistical significance test at the 95% confidence limit. If the result referenced is statistically higher or lower then this will be specifically mentioned, however not all significantly higher or lower results are referenced in summary reporting.

State-wide average: The average result for all participating councils in the State.

Tailored questions: Individual questions tailored by and only reported to the commissioning council.

Weighting: Weighting factors are applied to the sample for each council based on available age and gender proportions from ABS census information to ensure reported results are proportionate to the actual population of the council, rather than the achieved survey sample.

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John Scales
Founder
jscales@jwsresearch.com

Mark Zuker
Managing Director
mzucker@jwsresearch.com

Katrina Cox
Director of Client Services
kcox@jwsresearch.com



Local Government Community Satisfaction Survey

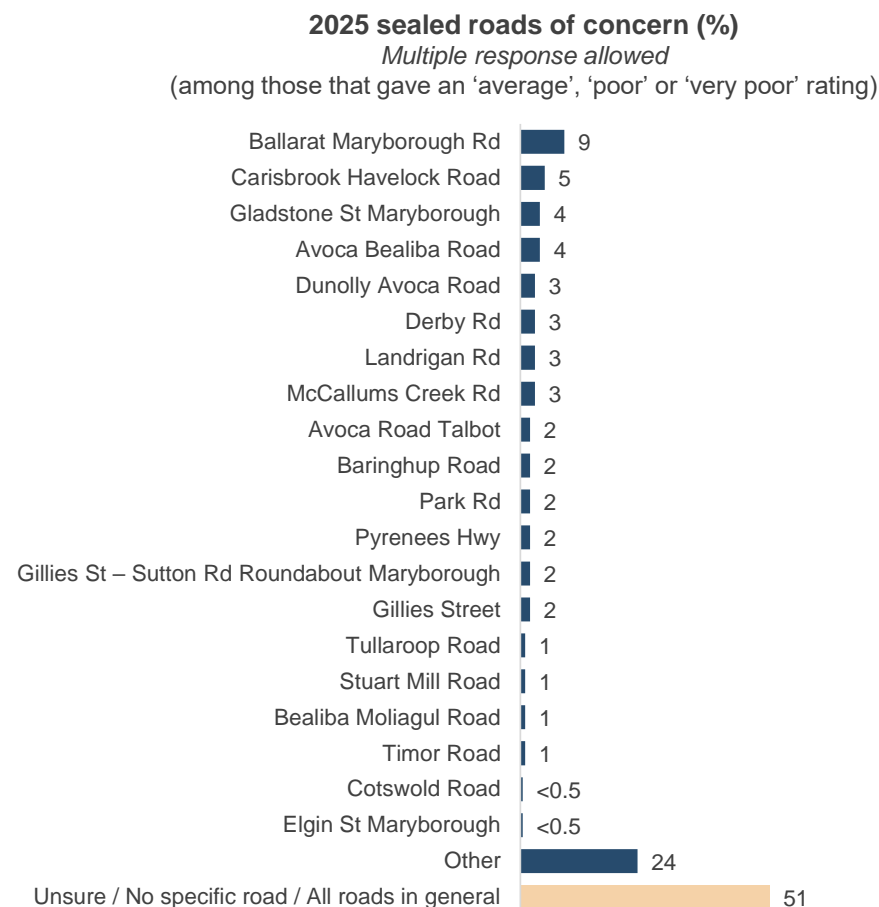
Central Goldfields Shire Council 2025 Tailored Question

Coordinated by the Department of
Government Services on behalf of
Victorian councils





Sealed roads of concern



CG1. You earlier rated the performance of sealed local roads as [INSERT RESPONSE FROM Q2(Y): average/ poor/ very poor], can you specify which particular road or roads are of concern?

Base: Respondents who rate the condition of sealed local roads as 'average', 'poor' or 'very poor' (n=310).

To further investigate the 24% 'Other' responses, please refer to verbatim responses in additional data file.

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John Scales
Founder
jcales@jwsresearch.com

Mark Zuker
Managing Director
mzucker@jwsresearch.com

Katrina Cox
Director of Client Services
kcox@jwsresearch.com



7.6 DO89-23 187 Logan Road Alma

Author Manager Statutory Services
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.

SUMMARY/PURPOSE

The purpose of this report is to brief Councillors on the planning assessment of DO89-23 187 Logan Road, Alma on land known as CA28 Section 6A, Parish of Maryborough.

The application is for use and development of land for a dwelling and shed and construction of a dam (retrospective) in the Farming Zone.

Public notice of the application has been given and two objections received.

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

RECOMMENDATION

That Council:

- a) Receive and note the late information submitted by NRLinks Pty Ltd and provided as Attachment 3 and 4.
- b) That Council, as the responsible authority and pursuant to section 61 of the Planning and Environment Act 1987, issue a Notice of Decision to Refuse a Permit in respect of planning permit application DO89-23 187 Logan Road, Alma for use and development of land for a dwelling and shed and construction of a dam (retrospective) in the Farming Zone on the following grounds;
 1. The proposal fails to provide adequate justification for the use and development of a dwelling on the land to support productive agricultural use.
 2. The proposal would not protect agricultural land, contrary to Clause 02.03-4 (Natural Resource Management) of the Planning Policy Framework.
 3. The proposal will not facilitate productive agriculture, contrary to the Settlement Plan and Economic Development Plan at Clause 02.04 (Strategic Framework Plans) of the Planning Policy Framework.
 4. The proposal for rural residential development is inappropriate in rural areas prioritised for agricultural land use, contrary to Clause 11 (Settlement) and Clause 16 (Housing) of the Planning Policy Framework.
 5. The proposal would result in the fragmentation of agricultural land and does not provide justification that the dwelling is required for productive agriculture, contrary to Clause 14.01 (Agriculture) of the Planning Policy Framework.
 6. The proposal would extend the fragmentation of existing agricultural land, would remove the land from agricultural use, and would adversely affect adjoining and nearby agricultural land use, contrary to the purpose and decision guidelines of the Clause 35.07 (Farming Zone).
 7. The proposal would not constitute orderly planning of the area which is contrary to Clause 65 (Decision Guidelines).

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2021-2025:

The Community's vision: Our Growing Economy
2. A range of housing options.

Initiative: Provide infrastructure to meet community need

BACKGROUND INFORMATION

The application was received on the 24th of August 2023 but did not progress until amended on the 24th of March 2025.

A search of Councils electronic database did not reveal any previous planning permit or planning permit application for the site.

This application itself has experienced several hold points that reflect the complexity of issues needing to be considered and addressed through the planning permit process.

REPORT

Proposal

This application seeks approval for the construction of a new dwelling, an associated outbuilding (shed), and retrospective approval for an existing dam on the subject property.

The application is supported by the following materials:

- Planning Report, which also includes site plans and dwelling and outbuilding plans.
- Bushfire Management Report.
- Land Capability Assessment.
- Land/Farm Management Plan.

Dwelling

The proposed dwelling will be sited approximately 195 metres from the Logan Road frontage and 30 metres from the eastern property boundary, positioned north of the existing tree line.

Plans and elevations have been submitted detailing a single-storey, four-bedroom residence with an attached double garage.

The dwelling will have an approximate floor area of 240 square metres and will be constructed using brick with a Colourbond roof finish.

The Land Capability Assessment recommends a total effluent area of 390m² (plus reserve) located to the east of the dwelling envelope.

Outbuilding (shed)

The proposed outbuilding is to be located approximately 63 metres south of the dwelling, within an already cleared area.

It will be set back approximately 16 metres from the eastern boundary.

The structure will measure approximately 24 metres by 12 metres, with a height of 4.5 metres, and will be clad in Zincolume. Shed elevations have also been submitted as part of this application.

Dam

Retrospective approval is sought for the existing dam, which is located approximately 84 metres from the Logan Road boundary and 27 metres from the western boundary.

The dam has an estimated capacity of 1,223 cubic metres and is situated on a mapped watercourse, as identified on VicPlan and shown in the submitted site plans.

Proposed land use

The Land/Farm Management Plan provides the following information regarding the proposed land use:

- The owner has bought the site to undertake grazing of stock, an agricultural use that is unlikely to cause land use conflicts and is within the capacity of the site.
- A dwelling is required to undertake conservation works and to attend to stock.
- The application proposes protection and management of the remnant vegetation on site with a proposed conservation zone. The balance of the site will be used for Agriculture.

The Land/Farm Management Plan includes indicative development timing as shown in the series of images included below.

Figure 1 - Years 1-2

- Year 1 - outbuilding, fencing and paddocks established with cover crops applied. Conservation area established.
- Year 2 – dwelling, water tanks, dry cover crops flattened and re-seeded.

Years 1-2



Figure 2 - Years 3-4

- Year 3 – area around dam regenerated, trees purchased and planted, continued cover crops and re-seeding.
- Year 4 – continued cover crops and re-seeding.

Years 3-4

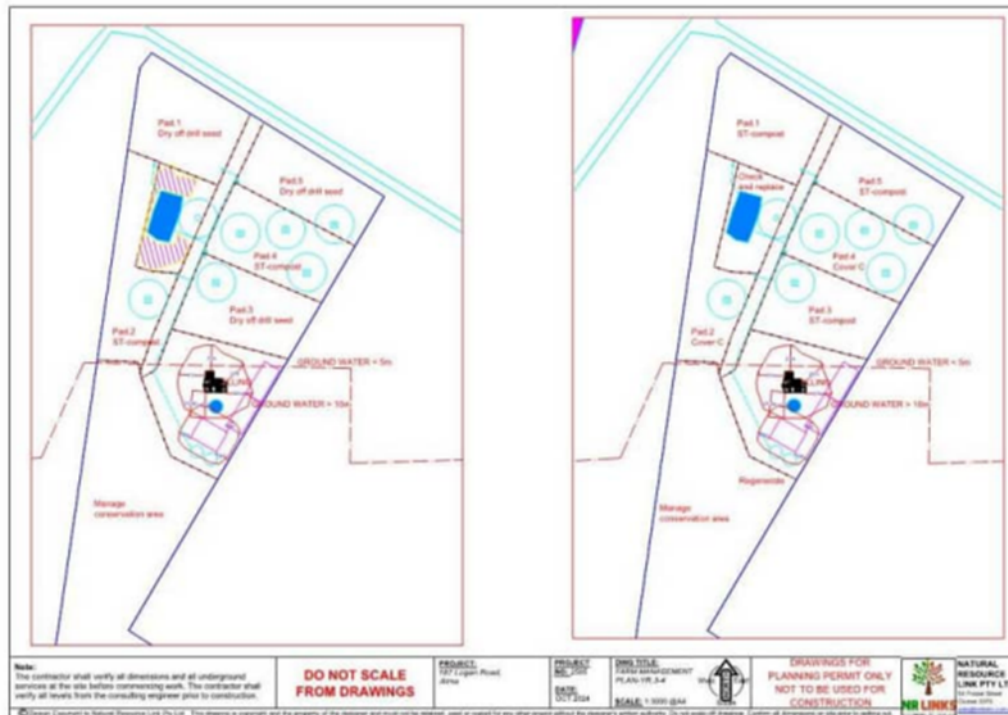
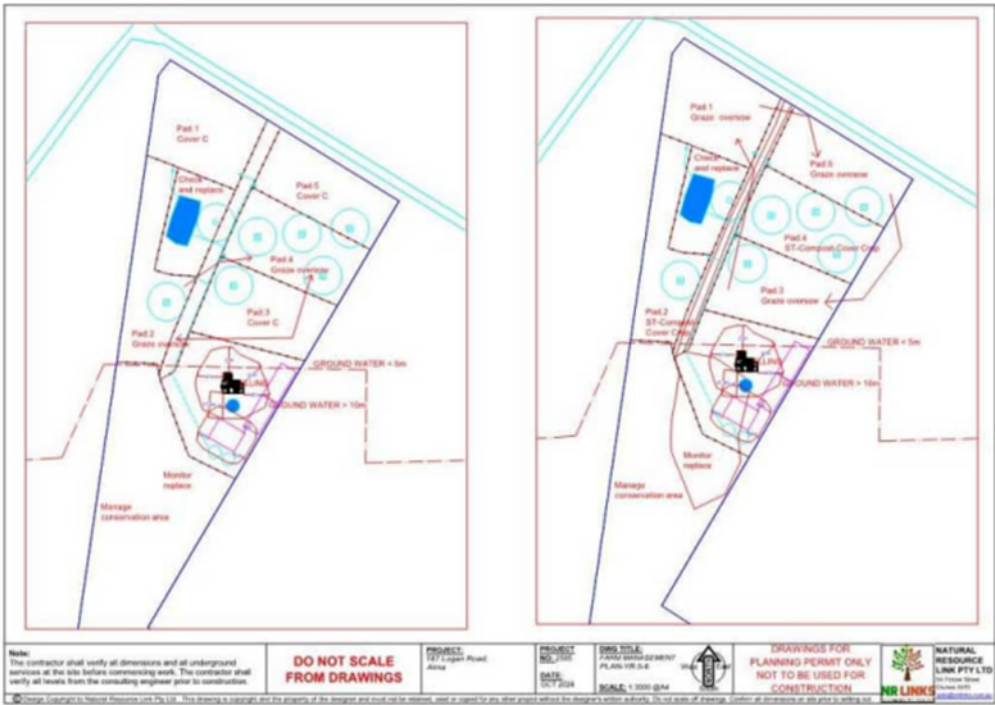


Figure 3 - Years 5-6

- Cover crop established, available for grazing. Continued for Years 7-10.

Years.5-6



Vegetation removal

It is noted that vegetation has been cleared from the site without the necessary planning approval. As this vegetation has already been removed, it cannot be assessed or included as part of this application.

The recommended approach in such cases is the issuance of a Planning Infringement Notice, with offsets or remediation measures to be pursued through that enforcement process as appropriate.

The proposed siting of the dwelling and outbuilding does not require any additional removal of vegetation, though noting the outbuilding is located in an area that was previously vegetated.

Amendments to application

Date of amendment	Amendment provision	Details of amendment
24 March 2025	S50	Change to approvals sought, changes to plans and accompanying documents.



Figure 1 - Subject site

Site and Surrounding Area

Subject Site

The site has an approximate area of 7.84ha and 220m frontage to Logan Road which provides existing access to the site. It is irregular in shape, narrowing in an almost triangular shape with a western boundary frontage to an undeveloped road reserve, before expanding out at its rear.

Approximately 50% of the property is vegetated, predominantly toward the rear and western portions, adjoining Timor State Forest at the rear as shown in **Error! Reference source not found.**4. The front and central portions of the site contain cleared areas. The land falls to the north.

Surrounding Area

The site is located approximately 5 kilometres north-west of the Maryborough central business district.

The surrounding area, particularly along Logan Road, exhibits characteristics of historical land clearing, with aerial photography indicating a fragmented pattern of vegetation interspersed with areas of likely remnant growth.

There is minimal evidence to suggest that the land in the immediate vicinity is currently used for active agricultural production.



Figure 5 – Site Context (Landchecker 25th September 2023)

The local landholding pattern is relatively fragmented, with lot sizes in the immediate area generally ranging between 8 to 12 hectares.

While some larger parcels exist—including 152 Logan Road to the immediate north and 316 Logan Road to the west—these larger lots are the exception rather than the rule.

Most properties in the vicinity do not contain dwellings and appear to be either undeveloped or lightly managed for low-intensity rural use.

Existing dwellings are located at 152 Logan Road and 126 Logan Road.

A review of available planning records indicates there is no planning permit history for the construction of these dwellings. Additionally, no other planning permits have been issued for dwellings on Farming Zone lots along Logan Road.

Further afield, particularly to the north and west of the site and beyond the immediate Logan Road area, the pattern of land use shifts.

Lot sizes increase and a more traditional agricultural landscape begins to emerge, with properties showing signs of broadacre farming and other forms of rural enterprise more typical of the Farming Zone.

Relevant History and Background

A search of Councils electronic database did not reveal any previous planning permit or planning permit application for the site.

This application itself has experienced several hold points that reflect the complexity of issues requiring to be considered and addressed through the planning permit process.

Registered Restrictions

Under section 61(4) of the *Planning and Environment Act 1987* (the Act), the responsible authority must refuse to grant a permit if it would authorise anything that would result in a breach of a registered restrictive covenant.

The subject land is **not affected** by any such registered restriction.

Permit Triggers

The need for a planning permit is triggered by clauses:

<i>Planning scheme clause</i>	<i>Matter for which the permit is required</i>
35.07-1 <i>Farming Zone</i>	Use of land for a dwelling (lot less than the minimum lot size).
35.07-4 <i>Farming Zone</i>	Building or works associated with a use in Section 2 of Clause 35.07-1. Earthworks which change the rate of flow or the discharge point of water across a property boundary.
44.06-2 <i>Bushfire Management Overlay</i>	Building or works associated with Accommodation. (exempt from notice and review)
44.02-2 <i>Salinity Management Overlay</i>	Building or works. (exempt from notice and review)

Other

Erosion Management Overlay

- A permit is not required as the works are entirely outside the overlay.

Referral

In accordance with section 55 of the Act and clause 66 of the Central Goldfields Planning Scheme (planning scheme), the application was referred to the following authorities:

Referral Authority	Type of Referral	Decision/Comments/Conditions
Goulburn Murray Water (GMW) <i>Determining</i>	s.55 / cl. 66.02-5	Conditional consent.
Department of Energy, Environment and Climate Action (DEECA) <i>Determining</i>	s. 55 / cl. 66.03 – 44.02-8	Conditional consent. Condition 2 requires: Overland flows must be maintained at the same rate, post-development as on the undeveloped land.
Country Fire Authority (CFA) <i>Recommending</i>	s. 55 / cl. 66.03 – 44.06-6 (Construct a dwelling)	Conditional consent.

In their response, DEECA additionally provided separate commentary regarding the removal of native vegetation from the site without a planning permit.

They note:

Council is investigating this separately in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017). DEECA note that some works, which are retrospective e.g. Dam, may have resulted in assumed losses. There appears to be a native tree along the eastern side of the already constructed dam. Council should consider whether this is assumed lost if the Tree Protection Zone is encroached more than 10% and requires offsetting.

While not referred to them, the applicant provided correspondence from the NCCMA dated 26 June 2024 noting that *the drainage line which crosses the property from east to west, approximately 100m south of the Logan Road is not a designated waterway.*

The application was also referred to the following internal departments of the Central Goldfields Shire Council:

Authority/Department	Advice/Comments/Conditions
Engineering	Conditional consent. Conditions to include relate to access, drainage, asset protection and sediment control. Advised they do not have specific information regarding overland flows for this property, though note that the NCCMA note the undesignated watercourse originates at 123 Logan Road with a gradual gradient to 187 Logan Road.
Environmental Health	No response received.

Notice

In accordance with section 52(a) of the Act, notice of the application was given by mail to adjoining landholders and occupiers, and a sign placed on site.

Two objections have been received with the main grounds of objection summarised below:

- The condition of local roads, including Alma–Bowenvale Road and Thomsons Road, is continuing to deteriorate. Increased traffic in the area is contributing to this decline. With further development planned, these roads will face even more pressure. Without maintenance or upgrades, they may become unsafe and pose a risk to drivers. [NB. Photos provided]
- A dam has been constructed on the property without prior planning approval. Its construction has significantly disrupted the natural flow of water, which other farms in the area depend on for irrigation and livestock. By capturing and storing water, the dam has reduced both the volume and flow of water downstream. This has led to specific impacts, including reduced availability of irrigation water, shortages for livestock, crop damage, and increased vulnerability during dry or drought conditions.
- A thorough assessment of the water balance within the catchment area is needed.
- Maintaining natural water flows is essential to support downstream users and the environment.

The applicant has been provided the opportunity to respond to the objections (provided redacted), and this is further discussed in the Assessment section of this report.

Exemptions:

Clauses 44.01-7 (EMO) and 44.02-7 (SMO) of the Central Goldfields Planning Scheme exempt the application from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

As such, the matters available for review are only those related to the FZ permit triggers, being *Use of land for a dwelling (lot less than the minimum lot size)*, *Building or works associated with a use in Section 2 of Clause 35.07-1* and *Earthworks which change the rate of flow or the discharge point of water across a property boundary*.

Planning Scheme Considerations

The following lists the relevant clauses of the Planning Scheme and their purposes:

Municipal Planning Strategy

02.01 Context

- Central Goldfields Shire is located in central Victoria approximately 150 kilometres from Melbourne.

The Shire comprises some 1,500 square kilometres of land and is one of the state's smaller rural shires with a population of 13,483 (ABS Census 2021).

The municipal boundaries are shared with Hepburn, Mount Alexander, Loddon, Pyrenees and Northern Grampians Shires. Central Goldfields is located between the two regional cities of Bendigo and Ballarat.

02.02 Vision

- Our vision is “to be a vibrant, thriving, inclusive community” (Council Plan 2017-2021).

02.03-3 Environmental risks and amenity

- Natural environmental hazards including bushfire, land degradation and flooding present risks and constraints for land use and development in Central Goldfields Shire. Climate change has the potential to have adverse impacts on agriculture, tourism and on economic prosperity and viability in general.
- The Shire is subject to significant bushfire hazards, particularly surrounding the townships of Maryborough, Dunolly, Moliagul and Bealiba.

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

02.03-4 Natural resource management

- Agricultural land in the Shire is a resource that must be maintained for productive use.
- Land use conflict can occur between agriculture and residential land uses. This has the potential to affect the operation of farms and reduce their productive capacity.
- The future of the agricultural industry is dependent on sustainable agricultural practices. Issues such as soil salinity, erosion and maintaining water quality and quantity are threats to agricultural production.
- Council aims to protect agricultural and environmental values by: Promoting sustainable agricultural activities and land management practices that minimise adverse impacts on the primary production and environmental values of surrounding land and the catchment.
- Protection of water quality and maintaining water supply are priorities. Poor land use planning decisions, illegal and unsafe dams, unplanned incremental change and inadequate land management can influence both water quality and quantity in the catchments.

Planning Policy Framework

13.01-1S Natural hazards and climate change

- To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

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.

13.04-2S Erosion and landslip

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

14.01-1S Protection of agricultural land

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

14.01-1L Protection of agricultural land – Central Goldfields

- To protect productive agricultural land and its supporting infrastructure.

14.01-2S Sustainable agricultural land use

- To encourage sustainable agricultural land use.

14.01-2L Sustainable agricultural land use – Central Goldfields

- To encourage ecologically sustainable farm management practices.

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

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

15.01-6S Design for rural areas

- To ensure development respects valued areas of rural character.

Zones

35.07 Farming Zone

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

Overlays

44.02 Salinity Management Overlay

- 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.

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

52.12 Bushfire Protection Exemptions

- To facilitate the removal of vegetation in specified circumstances to support the protection of human life and property from bushfire.
- To facilitate the construction and protection of community fire refuges and private bushfire shelters.

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.

53.03 Residential reticulated gas service connection

- To prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions.

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.

- The impact the use or development will have on the current and future development and operation of the transport system.

ASSESSMENT

This application highlights the type of complex planning decisions often encountered in regional areas—specifically, proposals involving relatively small Farming Zone lots with limited agricultural potential. A common question in such cases is: *If a dwelling cannot be supported, what alternative use can the land serve?*

As a result, the decision-making process must rely heavily on the site's context and the information provided by the applicant.

Ultimately, Council must assess whether the proposal aligns with the relevant policy framework, zone and overlay objectives, and applicable decision guidelines.

Site context

As noted earlier in this report, the site is part of a fragmented landownership pattern, particularly to the east toward Maryborough.

The area does not appear to be intensively used for agriculture. Notably, the only two dwellings in the immediate vicinity are located on the north side of Logan Road and are associated with larger landholdings.

Land around Denyers Road is included in the Rural Living Zone, as shown in Figure 6, which provides a useful overview of zoning in the subject area and through to Maryborough.

While it may be argued that the subject land shares characteristics with nearby Rural Living Zoned land, it is not included within that zone.

Until such time as a comprehensive rural land review is undertaken, any application must be assessed against the current zoning—specifically, the Farming Zone—and the relevant planning policies that apply.

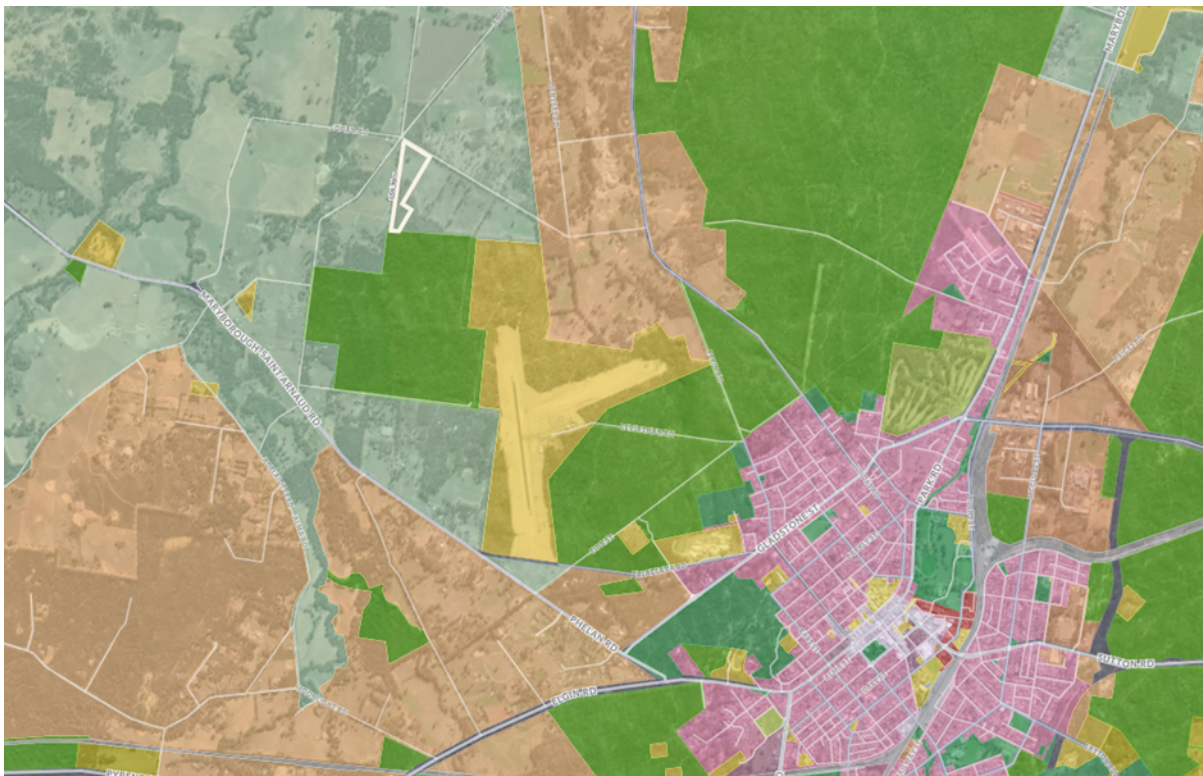


Figure 6 – Zoning Context

Application information

The applicant has submitted a reasonable amount of supporting information, including a Farm/Land Management Plan and a Planning Report. Both documents place strong emphasis on the site's land capability and agricultural potential.

Notably, the Farm/Land Management Plan does not propose a specific agricultural enterprise but instead focuses on general land improvement. This is reflected in the following excerpts from the Plan:

The owner on site wishes to continue to plough the open pastures and to graze stock on site there are no specified species for the grazing.

The proposed use is to improve soil health by composting, some fertilizer application along with non-till and determine the carrying capacity for grazing as per Rowe et al 1981.

It is proposed to leave the remnant area that has not been cleared on site and to manage this area appropriately as per a typical conservation area.

This focus is reflected in Figures 1-3 provided earlier in the report.

Further supporting information within the Plan includes detailed analysis of the site's land systems, groundwater, biodiversity, geology and climate conditions, amongst others, explaining the physical limitations of the site and outlining how it may be managed in a sustainable manner, almost in instruction form.

The land management observations and recommendations provided appear considered and are reasonably comprehensive.

An assessment of whether the proposal aligns with the relevant zone and policy objectives, however, is provided below.

A key consideration is whether a dwelling is required on the property to achieve the recommendations of the Farm/Land Management Plan.

Is a dwelling required to achieve land management outcomes?

VCAT has considered the issue of whether a dwelling is necessary to achieve land management outcomes in the Farming Zone and has consistently found that a dwelling is not automatically required for effective land management or agricultural use.

The Tribunal has clarified that approval of a dwelling depends on a clear and demonstrated agricultural need, rather than simply facilitating routine land management or accommodating rural lifestyle preferences.

Some recent decisions that illustrate this approach include *Kenny v Cardinia Shire Council* [2024] VCAT 415, *Brown v Macedon Ranges SC* [2024] VCAT 400, *Binney v Macedon Ranges SC* [2023] VCAT 1189, *McCormick v Golden Plains Shire Council* [2023] VCAT 1295, and *Northumberland Estate Pty Ltd v Macedon Ranges SC* [2024] VCAT 309.

These cases collectively reinforce the principle that dwellings should only be permitted where essential to intensive or commercial agricultural activities, thereby safeguarding the long-term integrity of agricultural land.

Brown v Macedon Ranges SC [2024] VCAT 400 (3 May 2024)

In this case, the applicant proposed to use and develop a 4.12-hectare parcel of land in the FZ, affected by the Bushfire Management Overlay (BMO) and Environmental Significance Overlay Schedule 4 (ESO4), for a dwelling intended to support agricultural production.

The Tribunal upheld the Council's decision to refuse the permit, emphasizing that the proposed dwelling was not essential for the agricultural use of the land - *I have not been persuaded that milking once a day of 20 sheep for around 8 months of the year requires the permanent occupation of a land owner*, and the Integrated Land Management Plan failed to demonstrate how the proposed agricultural activity would be a viable agricultural operation.

The Tribunal noted that approving such a dwelling could contribute to the fragmentation of agricultural land and increase property values, potentially undermining the viability of agriculture in the area.

Binney v Macedon Ranges SC [2023] VCAT 1189 (27 October 2023)

In this case, the applicant sought to use and develop land in the FZ for a dwelling associated with horse husbandry and cattle/sheep grazing.

The Tribunal upheld the Council's refusal, concluding that the proposed agricultural activities were not sufficiently intensive or appropriate to the site's characteristics, particularly given the steep terrain.

The Tribunal emphasised that a dwelling must be essential to the agricultural operation and not merely serve as a rural lifestyle choice.

It also highlighted concerns about the potential for the dwelling to become the primary use of the land, rather than an adjunct to agriculture, and the risk of permanent loss of agricultural land.

McCormick v Golden Plains SC [2023] VCAT 1295 (23 November 2023)

In this case, the applicant proposed to use and develop a 15.28-hectare property in the FZ for a dwelling associated with low-intensity grazing and beekeeping.

VCAT affirmed Council's refusal, finding that the land management practices could occur without a dwelling and that the scale of proposed agricultural activity did not justify residential use.

Symmons v Macedon Ranges SC [2024] VCAT 614 (3 July 2024)

In this case, the applicant sought to use and develop a 5.7-hectare battle-axe shaped lot in the FZ for a dwelling.

The land resulted from a two-lot subdivision approved in 2002.

The Tribunal upheld the Council's decision to refuse the permit, emphasising that the proposed dwelling was not essential for the agricultural use of the land - *I do not accept that the dwelling is required to provide day to day management of what is a benign agricultural use of the land*.

The Tribunal noted that approving such a dwelling potentially paves the way for future extensions and intensification of the residential use once that use has been established on the land.

If that were to occur it would further shift the land use balance towards a rural living property.

Northumberland Estate Pty Ltd v Macedon Ranges SC [2024] VCAT 309 (April 2024)

In this case, the applicant sought to use and develop a property in the FZ, affected by Environmental Significance Overlay Schedule 4 (ESO4), for a dwelling associated with horse husbandry.

The Tribunal upheld the Council's decision to refuse the permit, emphasising that the proposed dwelling was not essential for the agricultural use of the land - *I accept that the dwelling may well be more convenient and desirable in the operation, but I am not satisfied that the dwelling is required or needed to support the Horse husbandry operation*.

The Tribunal noted that approving such a dwelling could contribute to the fragmentation of agricultural land and increase property values, potentially undermining the viability of agriculture in the area.

These decisions collectively demonstrate VCAT's consistent approach to assessing applications for dwellings in the Farming Zone, particularly where the agricultural justification is marginal, speculative, or primarily convenience based. In each instance, the Tribunal has refused proposals where the dwelling was not essential to a viable or intensive agricultural enterprise, instead recognising that many forms of land management can be successfully implemented without permanent residential occupation.

The parallels to the current application are clear: like the cases outlined above, the proposal does not demonstrate that the dwelling is genuinely necessary for the scale or type of agricultural use proposed.

Allowing such development risks undermining the long-term integrity of the FZ by facilitating rural lifestyle outcomes and incremental land use change, rather than preserving the land for productive agricultural use in accordance with State and local planning policy.

Other FZ policy and decision guideline considerations

There is an extensive State and local planning policy relevant to agricultural land use and sustainable agriculture in the planning scheme as referred to above.

In response to these:

DECISION GUIDELINE	RESPONSE
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The LCA submitted with the application demonstrates the site is physically capable of accommodating the proposed dwelling and associated land management practices.
How the use or development relates to sustainable land management.	The proposal focuses on sustainable land practices such as soil improvement and conservation. However, consistent with VCAT findings in cases like <i>McCormick</i> and <i>Symmons</i> , such outcomes can generally be achieved without permanent residential occupation. The application has not sufficiently demonstrated that the dwelling is essential to effective oversight or management.
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	While land management activities align with the site and the rural character, VCAT has emphasised that the presence of a dwelling without clear agricultural necessity risks shifting the land use balance toward rural residential, which may be incompatible with surrounding farming uses. Given the surrounding lot pattern, land use and proximity to Maryborough, this is considered a risk in this area.
How the use and development makes use of existing infrastructure and services.	Electricity and telecommunications are available to the site. Potable water and reticulated sewerage is not available.

Whether the use or development will support and enhance agricultural production.	The Farm/Land Management Plan does not propose agricultural production. It does outline how the land can be improved to potentially support limited agricultural production in the medium term.
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	<p>The Farm/Land Management Plan proposes how the soil quality can be improved on the site.</p> <p>The area proposed to be used for the dwelling is small and while technically would be removed from agricultural production this is not considered a significant issue in this application.</p>
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	<p>The dwelling may increase the potential for land use conflict in the future, constraining surrounding agricultural operations, consistent with all VCAT decisions discussed above.</p> <p>This is contrary to planning policy objectives.</p>
The capacity of the site to sustain the agricultural use.	Though the applicant proposes measures to improve land capacity, the necessity of a dwelling to support these measures is not established in the application.
The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	The Farm/Land Management Plan establishes that the current agricultural qualities of the land are limited. Access to water and rural infrastructure are available.
Any integrated land management plan prepared for the site.	A Farm/Land Management Plan has been prepared.
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	The land is currently not considered to be productive agricultural land. Approving a dwelling absent with a demonstrated agricultural need could encourage fragmentation and rural residential use inconsistent with FZ objectives, as emphasised in the VCAT decisions noted above.
Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.	The dwelling could be adversely affected by nearby agricultural activities and, conversely, may impose constraints on those operations, increasing the risk of land use conflict.
The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.	Approving this dwelling without clear agricultural justification may contribute to dwelling proliferation, further undermining the farming character and long-term viability of the area.

The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.	The proposed land management supports biodiversity goals that can be achieved without residential development. The dwelling may introduce additional site disturbance, infrastructure demands, and associated environmental risks.
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The introduction of a dwelling on this land raises significant strategic and policy concerns regarding the ongoing use of the land for agriculture and the broader implications for rural land fragmentation.

While the applicant may hold a genuine interest in farming and a desire to live on the property, the relevant test is whether the dwelling is necessary to support and enhance agricultural production, as sought by the purposes of the FZ.

The proposed dwelling has the potential to permanently decouple the land from its agricultural function.

Once established, a dwelling can shift the land use balance toward a predominantly residential occupation, transforming the property into a rural lifestyle lot.

This risk is heightened on small lots where the scale of proposed farming activity is low-intensity or not demonstrably commercial in nature.

VCAT has consistently recognised that farming does not necessitate a dwelling, and that rural landowners often manage land remotely or as part of larger, consolidated enterprises.

The proposal does not clearly demonstrate that the dwelling is essential to the proposed land management outcomes, and in the absence of a specific, viable agricultural enterprise requiring daily oversight, the proposal resembles a rural lifestyle use.

The subject land is not located within or adjacent to an established rural residential area or urban zone.

Various policies of the planning scheme seek to prevent rural land fragmentation and generally directs rural living to designated Rural Living Zones.

Approving a dwelling in this context would undermine the integrity of the Farming Zone. Even a modest dwelling introduces a permanent change to the land's character and function, with residential infrastructure and occupation reinforcing a shift away from agriculture.

These risks setting a precedent for further rural residential use in an area where planning policy seeks to retain productive agricultural land and avoid proliferation of dwellings.

A condition requiring a Section 173 Agreement to tie the dwelling to a particular form of agriculture or the outcomes of the Farm/Land Management Plan, places the burden of enforcement on Council and does not offer a practical mechanism to ensure long-term agricultural use.

In many cases, farming activities are "as of right" in the zone and do not trigger permit requirements, making compliance difficult to monitor or enforce.

This concern was articulated in *Parkin v Golden Plains [2016] VCAT 1391*, where the Tribunal noted that permit conditions cannot be used to convert an unacceptable proposal into an acceptable one.

Consideration of objections

ISSUE	RESPONSE
Alma–Bowenvale and Thomsons Roads are deteriorating under growing traffic and may become unsafe without upgrades.	<p><u>Applicant response</u> – matter to be referred to Engineering.</p> <p><u>Planning response</u> - The addition of a single dwelling will generate minimal traffic and is unlikely to have any measurable impact on the condition or safety of the local road network.</p>
A dam has been constructed on the property without prior planning approval. Its construction has significantly disrupted the natural flow of water, which other farms in the area depend on for irrigation and livestock. By capturing and storing water, the dam has reduced both the volume and flow of water downstream. This has led to specific impacts, including reduced availability of irrigation water, shortages of livestock, crop damage, and increased vulnerability during dry or drought conditions.	<p><u>Applicant response</u> – advises landowner contacted Council and gained approval from GMW prior to dam construction. NCCMA have advised this is not a waterway, defined as a drainage line. The dam captures water flow across the site for use on the farm. Any impacted dam would be downstream and is not on a waterway. GMW would not have permitted the dam on this property if it was a threat to a downstream farm.</p> <p><u>Planner response</u> – GMW’s referral response refers to a drainage line traversing the site. This information is verified by the NCCMA, as provided by the applicant. In information provided to the applicant dated 10 February 2023 and submitted as part of the application materials, GMW also confirmed the drainage line is not a watercourse per the Waterway Identification Guidelines 2022 and a permit is not required from GMW as it is smaller than the established criteria. This information supersedes the information provided by VicPlan as noted in the initial proposal information.</p>
A thorough assessment of the water balance within the catchment area is needed.	<p>The drainage line traversing the site starts at roughly 123 Logan Road to the east of the subject site and falls to the north-west through to Timor Creek. Its alignment is generally shown in Error! Reference source not found. which also identifies the general location of dams in the area. The dam on the subject site is shown in red. Several dams are located on the same drainage line, but up and down stream.</p> <p>The GMW advice submitted by the applicant advises that GMW completed a catchment yield assessment at the proposed site and concluded the proposed storage volume is within the estimated accessible yield available for harvest at the site.</p>
Maintaining natural water flows is essential to support downstream users and the environment.	

Consideration of overlays

The Bushfire Management Statement submitted with the application provides a thorough assessment of the site’s bushfire risk.

It identifies a potential fire run from the south as the most likely threat to the site. A BAL-29 construction standard is established for the dwelling, requiring a 21-metre defensible space.

A 10-metre defensible space is also proposed around the shed.

The Bushfire Management Plan includes a passing bay along the driveway (albeit close to the dwelling), a circular driveway around the dwelling itself, and a 10,000-litre water supply.

The dwelling is sited within an existing cleared area, and the required defensible space can likely be achieved without the need to remove native vegetation.

Similarly, the shed is positioned in a cleared area, allowing the necessary defensible space to be provided without impacting native vegetation.

The CFA have provided their conditional consent to the application.



Figure 7 – Dams on drainage line

The land management actions proposed in the Farm/Land Management Plan are expected to have a positive impact on the site in relation to the Salinity Management Overlay, supporting efforts to reduce the risks and effects of saline discharge.

DEECA has provided conditional consent to the application.

One condition requires that overland flows be maintained at pre-development levels, which is understood to relate to the proposed dwelling and shed rather than the dam.

DEECA also noted the removal of native vegetation—without a planning permit—at the proposed shed site and advised that Council may consider enforcement action in response to this unauthorised clearing.

Discussion

In deciding on the application, the responsible authority has considered the matters set out in section 60 of the *Act*.

The application has been assessed against the relevant provisions of the Planning and Environment Act 1987, the Central Goldfields Planning Scheme, and recent VCAT decisions concerning dwellings in the Farming Zone.

While the Farm/Land Management Plan proposes a range of sustainable land management practices, it does not identify a specific or intensive agricultural enterprise that would necessitate permanent on-site residential occupation.

The key issue remains whether a dwelling is required to achieve the proposed land management outcomes.

In this case, consistent with multiple VCAT decisions, the answer is no.

The dwelling appears to support a rural lifestyle outcome rather than an essential agricultural need. Approval in such circumstances would risk shifting the primary use of the land from agriculture to residential, undermining the objectives of the Farming Zone, which seeks to retain productive land for agricultural use and avoid the fragmentation of rural land.

The site is physically capable of accommodating the dwelling, and no insurmountable issues have been raised under the BMO or SMO or from relevant referral authorities.

However, these matters do not outweigh the strategic planning concerns relating to the inappropriate use and development of rural land for lifestyle living, contrary to both State and local policy directions.

Approving the application would set an undesirable precedent, encouraging further rural residential encroachment in an area not identified for such use.

This would incrementally erode the integrity of the FZ, particularly where agricultural outcomes are not clearly demonstrated or secured.

While the applicant's intentions may be genuine, the test under the Planning Scheme is not about the applicant's personal aspirations, but whether the land use and development proposed aligns with the broader planning framework and policy expectations for rural land.

Accordingly, it is recommended that the application be refused on the basis that the proposed dwelling is not essential to agricultural use of the land, is inconsistent with the purposes of the FZ, is inconsistent with the objectives of both State and local planning policy and would contribute to the fragmentation and loss of agricultural land in the municipality.

The information submitted with the application does not reasonably demonstrate the need for a dwelling on site to operate agricultural uses.

Refusal of the permit would mean the dam remains without the necessary planning approval. This, along with the prior unauthorised removal of native vegetation, requires further planning consideration and potential remedial action.

CONSULTATION/COMMUNICATION

As set out earlier within this report, notice of the application was given in the prescribed form in accordance with section 52 of the Act.

Notice was given by placing a sign at the site and sending it by post. Notice was given to the owners and occupiers of adjoining and surrounding land as well as to the North Central Catchment Management Authority, the Department of Energy, Environment and Climate Action and Country Fire Authority.

As a result, two (2) objections were received.

The matters raised in both the objections have been addressed in the preceding assessment.

Council's decision on the matter will be communicated to all relevant parties following the Council meeting.

Regardless of whether Council decides to grant or refuse a permit, the permit applicant as well as all objectors and submitters will receive a letter advising them of Council's decision and setting out their appeal (or review) rights to VCAT under the Act.

FINANCIAL & RESOURCE IMPLICATIONS

The assessment of this planning permit applications was conducted within the normal operational budget of Council.

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.

There is a current and ongoing risk to Council that, pursuant to section 79 of the Act, the permit applicant can apply to VCAT for review of Council's failure to determine the permit application within the prescribed time.

Expediently determining the permit application will help to mitigate this risk.

Council is aware of prior illegal clearance of native vegetation associated with the land and the application.

Removing native vegetation without a permit is in contravention of regulations. This can result in significant penalties, including fines and remediation orders.

Council reserves the right to issue of a Planning Infringement Notice, with offsets or remediation measures to be pursued through that enforcement process as appropriate.

RECOMMENDATION

Planning permit application 089-23 seeks approval for the use and development of land for a dwelling and associated outbuilding and construction of a dam at 187 Logan Road Alma.

A Council resolution is sought on the application. Pursuant to section 61 of the Act, Council, as the responsible authority, may decide either:

- a. To grant a permit.
- b. To grant a permit subject to conditions.
- c. To refuse to grant a permit on any ground it thinks fit.

Based on the assessment above, it recommended that the responsible authority determine to issuing a notice of refusal to grant a permit for the use and development of land for a dwelling and associated outbuilding and construction of a dam at 187 Logan Road Alma on the following grounds:

1. The proposal fails to provide adequate justification for the use and development of a dwelling on the land to support productive agricultural use.
2. The proposal would not protect agricultural land, contrary to Clause 02.03-4 (Natural Resource Management) of the Planning Policy Framework.

3. The proposal will not facilitate productive agriculture, contrary to the Settlement Plan and Economic Development Plan at Clause 02.04 (Strategic Framework Plans) of the Planning Policy Framework.
4. The proposal for rural residential development is inappropriate in rural areas prioritised for agricultural land use, contrary to Clause 11 (Settlement) and Clause 16 (Housing) of the Planning Policy Framework.
5. The proposal would result in the fragmentation of agricultural land and does not provide justification that the dwelling is required for productive agriculture, contrary to Clause 14.01 (Agriculture) of the Planning Policy Framework.
6. The proposal would extend the fragmentation of existing agricultural land, would remove the land from agricultural use, and would adversely affect adjoining and nearby agricultural land use, contrary to the purpose and decision guidelines of the Clause 35.07 (Farming Zone).
7. The proposal would not constitute orderly planning of the area which is contrary to Clause 65 (Decision Guidelines).

ATTACHMENTS

1. 2585 Planning- RE V- A- WA [7.6.1]
2. 2025024 089-23 187 Logan Road Alma - 2585 T P-prop aerial 1 [7.6.2]
3. 20250716 187 Logan Road Alma Additional Briefing Information [7.6.3]
4. 20250716 187 Logan Road Alma Native Vegetation First Party Offset Report [7.6.4]



PLANNING PERMIT REPORT

Proposal:

Use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

Address:

187 Logan Road, Alma

Council Property Number: 43730.0187

Job No: 2585

Oct 2024





Planning Report for: 187 Logan Road, Alma
Project / Job No: 2585
Report Prepared by: Natural Resource Link Pty Ltd

[Redacted content]

REV	DATE	DETAILS
	10/12/2024	Final for submission to council.
A	20/2/2025	Revise shed location

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DISCLAIMER
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PROPERTY DETAILS



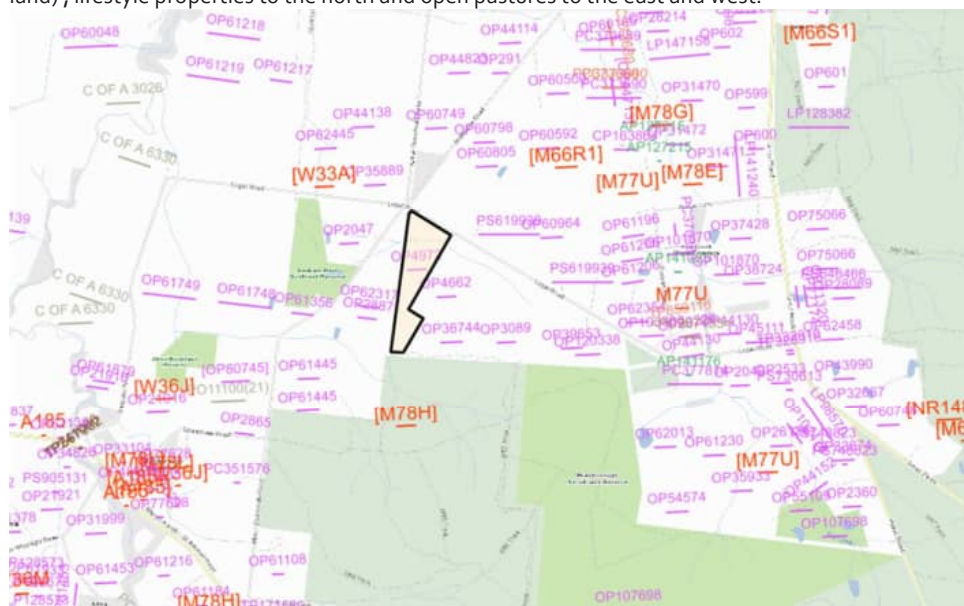
Image 1 site Aerial

Applicant	Natural Resource Link Pty Ltd
Proposal	Use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
Location	187 Logan Road, Alma
Legal Description	Allotment 28 Sec 6A Parish of Maryborough
Zone	Farming Zone (FZ)
Surrounding Zone	Farming Zone (FZ)
Overlay(s)	Bushfire Management Overlay (BMO) – partial Erosion Management Overlay (EMO) – partial Salinity Management Overlay (SMO)
Aboriginal Cultural Heritage	Proposal is exempt from a mandatory CHMP being a single dwelling pursuant to regulation 9 of the Aboriginal Heritage Regulations 2018.
Lot Size	7.84 ha
Responsible Authority	Central Goldfields Shire Council
Prepared By	Natural Resource Link Pty Ltd

Natural Resource Link Pty Ltd has been engaged to submit a Planning Permit Application.



The subject land consists of a single title which is described in the start of the report. The site is irregular in shape and has a total area of 7.84ha (approximately). The subject land is located to the south of Logans Road and abuts lot with remnant vegetation to the south (Crown land) , lifestyle properties to the north and open pastures to the east and west.



The subject site has a slight slope from the north to the south of around 2.4 ° and consists of open pastures to the northern extent that are flat and form part of a natural drainage/floodplain. The remainder of the site has a covering of modified remnant vegetation. The site has a history of

pasture improvement and low-level grazing. The soils on site have a high level of small gravel in the topsoil that is evident on the surface. Post and wire fencing constraints the property boundaries. The site is located within a broader farming zone area where dwellings on undersized allotments are a feature of the surrounding district. The site is bordered by Public Conservation to the south and Farming Zone to the others with Rural Living Zone 750m to the east.

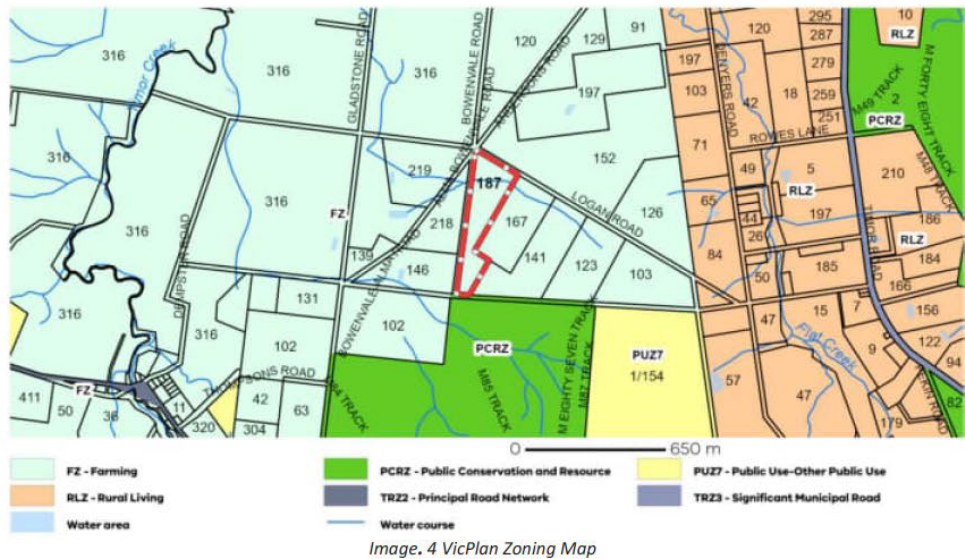


Image.5 area on site cleared was a mullock heap like the ones in the background.

2585

187 Logan Road, Alma

Sep 2024



Image.6 Cleared area looking north to the pastures.



Image.7 Soil near cleared area.



Image.8 Site cut showing the thin A Horizon and the red sodosol B Horizon

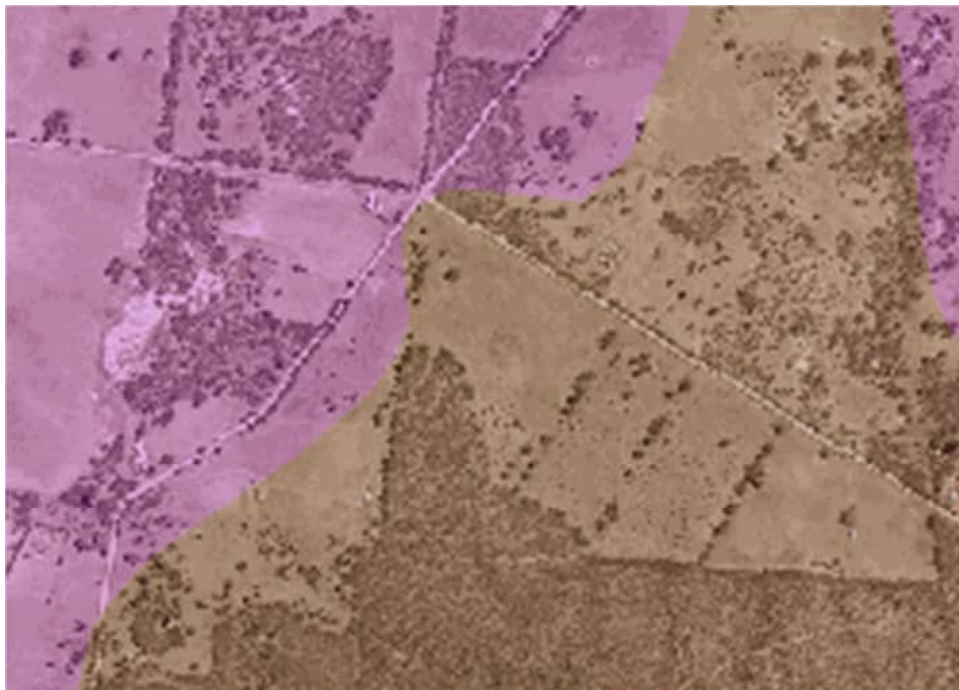


Image.9 Image of Australian Soil Classification (Soil CRC) Source: 10/9/2024)

The entire site is mapped to be within SOAA with is a Red Sodosol.



Image.10 Landform on site. (Soil CRC) Source: 10/9/2024)

The northern extent of the site is outside of the Erosion Management Overlay and is mapped to be : 2.1PfQ5-7 the rear of the site is 2.1 RsP5-3 which have the following characteristics:

LANDFORM RISKS	2.1RsP5-3	2.1PfQ5-7
	Rear (EMO)	Front (Paddock)
Compaction	High	High
Leaching	High	Moderate
Mass Movement	Nil	Nil
Salinisation	Moderate	Moderate
Water Erosion	Moderate	Low
Water logging	Nil	Nil
Wind Erosion	Nil	Nil



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Image.11 Cleared area (site mid-point) looking south to remnant area.



Image. 12 Storage close to trees to be removed from the proposed conservation area.

The remnant area has been historically used to store items these will be removed to outside of this area to prevent impacts to the remnant trees and other vegetation.



Image.13 Acacia acinacea (EVC 67 and 175)



Image.14 Dianella revoluta (EVC 67)



Image.15 Leucopogon rufus



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Image.16 Eucalyptus leucoxylon (Yellow Gum) starting to appear near the rear of the site



Image.17 Old Growth Yellow Gum near the south end of the site.



Image.18 Some wire missing from fence to the west boundary between the site and unconstructed road reserve.



Image.19 Acacia paradoxa mid site (EVC 67) can be confused with Box Thorn but is remnant.



Image.20 Fencing clearing (Exemption under Bushfire Management Overlay) along west boundary.



Image. 21 Einadia hastata (EVC 175) seeding in disturbed mullock heap.



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Image.22 Eucalyptus microcapra dominant tree on site (EVC 67 and 175)



Image. 23 Edge of remnant area looking north to Logan Road.



Image. 24 Dam near the north-west corner.



Image.25 Pastures to the northern extent of site.



PROPOSAL

The proposal is for the use and development dwelling that is sympathetic with the landscape and will have minimal impact on the vista. The dwelling will be accompanied by a Farm/land management plan responding to what is required for an integrated management plan.

The application has been supported with the following documents:

- Development plan set detailing, elevations, floor layout, colours and materials.
- Farm Management Report and Plans
- Land Capability Assessment- Effluent
- Bushfire Management Report

PERMIT TRIGGERS

- Clause 35.07-4 (FZ): A permit is required for the use and development of a dwelling on a lot of less than 40 hectares plus the proposed outbuilding is over 250sqm in size.
- Clause 44.06-2 (BMO): A permit is required for the dwelling and outbuilding.
- Clause 44.01-2 (EMO) A permit is triggered
- Clause 44.01-3 (EMO) A permit is triggered.
- Schedule 3 (EMO) A permit is triggered for the outbuilding.
- Clause 44.02-2 (SMO) A permit is triggered.
- Clause 44.02-4 (SMO) A permit is triggered for vegetation removal.
- Schedule 3 (SMO) A permit is triggered for the outbuilding.
- Clause 52.17 Native vegetation removal.

MUNICIPAL STRATEGIC STATEMENT

Clause 02.03-2 Environmental and landscape values

Biodiversity

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

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

Council seeks to protect environmental and landscape values by:



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

Clause 02.03-3 Environmental risks and amenity

Soil management

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

Clause 02.03-4 Natural Resource Management

Agricultural land

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

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

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

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

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

Council aims to protect agricultural and environmental values by:

- Promoting sustainable agricultural activities and land management practices that minimise adverse impacts on the primary production and environmental values of surrounding land and the catchment.



Water

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

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

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

Council aims to protect the viability of natural resources by:

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

Municipal Strategic Statement Response

The use has two EVC's mapped one being the dominant one on site EVC 67 which has mostly been cleared for Agricultural purposes.



Image.26 Google Earth aerial of site dated April 2007 show the site mostly as it is now.

The use and development of a dwelling on the land will provide a logical response to the characteristics of the site, and an opportunity for improvement of the land and conservation of biodiversity with the enactment of the integrated land management plan.

No viable agricultural land will be lost in the proposed use and development given the existing characteristics of the site where agricultural uses will be enhanced through the enactment of the land management practices.

The dwelling is sited within an area that is mapped to have a deeper water table suitable for the effluent area and as far forward of the classified woodland risk on site. The ground water has high salinity and this will destroy any slab or footing and this meant that the house needed to be in area with a deeper water table. To the north of the proposed siting the owner has seen ground water discharge, so this is as far forward as possible given the site constraints.

The design of the dwelling is of a single storey and a contemporary rural nature

Existing vegetation within the site has historically been compromised with the levelling of the mullock heap in preparation for a dwelling site and is now mostly cleared as shown below. It is difficult to map this removal as the NVR aerial is not current and does not show the area of removal.



Image. 27 Recent clearing of Mullock heap on site (Source Landchecker 10/9/2024)

It is difficult to establish a hierarchy for the siting of the house between the zoning land use for Agriculture albeit being a low productivity soil, bushfire risk, ground water/salinity and biodiversity. Human safety has the highest risk in the planning scheme although the siting must ensure that it is not detrimental and responds to any site restrictions.



Image.28 Ground water mapping depth (VVG sourced 10/9/2024)

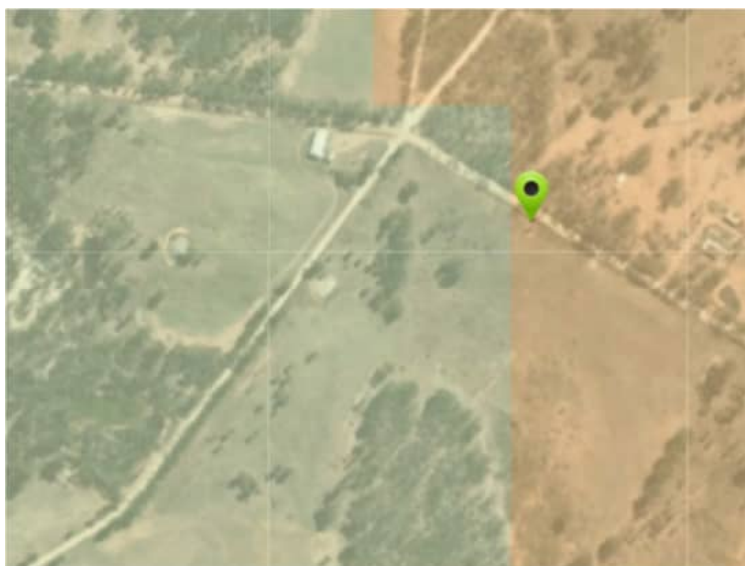


Image.29 Ground water salinity (3500-700mg/L)-(VVG sourced 10/9/2024)

The front north area of the site is mapped to have shallow ground water with a high level of salinity and the vegetated area has a deeper ground water at over 10m in depth.



The biodiversity on site EVC 67 has coverage to the mid section of the site where there is tree cover and this EVC is listed as Endangered in the Goldfields Bioregion . Endangered means that there are only small areas left of the pre-European settlement and is the highest risk rating in the Conservation status. The next level is extinct and these areas are a high priority for restoration and retention under the Planning and Environment Act 1987.

Endangered

Status code: E

Contracted to less than 10% of former range; OR
Less than 10% pre-European extent remains; OR
Combination of depletion, degradation, current threats and rarity is comparable overall to the above:

- 10 to 30% pre-European extent remains and severely degraded over a majority of this area; or
- naturally restricted EVC reduced to 30% or less of former range and moderately degraded over a majority of this area; or
- rare EVC cleared and/or moderately degraded over a majority of former area.

The bottom foot section to the south of the site is mapped to be EVC 175 and this is listed as Vulnerable in the Goldfields Bioregion and is an important Ecological Vegetation Class (EVC) in the Goldfields Bioregion . Conservation status is lower at Vulnerable meaning the following:

Vulnerable

Status code: V

10 to 30% pre-European extent remains; OR Combination of depletion, degradation, current threats and rarity is comparable overall to the above:

- greater than 30% and up to 50% pre-European extent remains and moderately degraded over a majority of this area; or
- greater than 50% pre-European extent remains and severely degraded over a majority of this area; or
- naturally restricted EVC where greater than 30% pre-European extent remains and moderately degraded over a majority of this area; or
- rare EVC cleared and/or moderately degraded over a minority of former area.

These areas are highly modified from a benchmark area and consist of a few lifeforms such as trees, ground cover, shrubs, graminoids, lichen but missing Medium Shrubs, Ferns, tufted and non-tufted graminoids along with small and large logs and have limited recruitment evident. Strategic Biodiversity (mapped) and on-site observations sit around 0.5- 0.6 of a Benchmark.

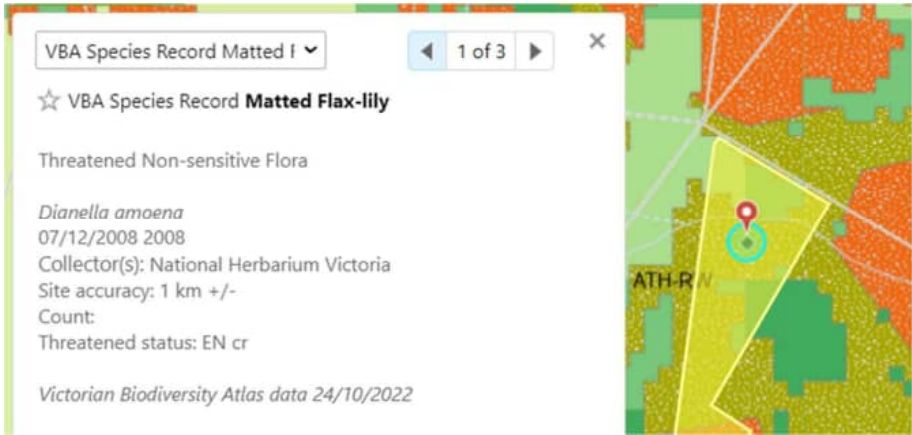


Image. 30 VBA species recorded on site Dianella amoena (Naturekit sourced 10/9/2024)



Vehicles and grazing through this area have led to the spread of weeds and loss of cover. A threatened species was recorded in 2008 by the Herbarium and is now not evident on site as this area has been ploughed and seeded to create a pasture for Agriculture.

Clause 02-03-2 seeks to protect threatened species and significant vegetation on private land and this application will note the remnant areas will be managed for conservation as per the Integrated Land Management Report.

Natural resource management (Clause 0.2-03-4) notes the high viability land to be riverine plains, and this site is not a riverine plain and has low capacity for agriculture. This clause applies heavily to this application as it poses Agricultural use, protection of high-quality agricultural soils, avoidance of land use conflicts and that the future of Agriculture is dependent on sustainable Agricultural practices that avoid increasing soil salinity and erosion along with retention of biodiversity,

The proposed dwelling can be developed in accordance with required BAL provisions at the building permit stage as it is located within the area of the BMO. The siting of the dwelling has been designed to minimise the loss of vegetation.

10 PLANNING POLICY FRAMEWORK

Clause 12.01-1S Protection of biodiversity

Objective

To protect and enhance Victoria's biodiversity.

Strategies

Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.
Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.
Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:
Cumulative impacts.
Fragmentation of habitat.
The spread of pest plants, animals and pathogens into natural ecosystems.
Avoid impacts of land use and development on important areas of biodiversity.
Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.

Clause 12.01-2S Native vegetation management

Objective

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

Strategies

Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the 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):
Avoid the removal, destruction or lopping of native vegetation.



Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.

Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Clause 13.02-1S – Bushfire Planning

Policy application

This policy must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land that is:

- Within a designated bushfire prone area.
- Subject to a Bushfire Management Overlay; or
- Proposed to be used or developed in a way that may create a bushfire hazard.

Objective

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

Clause 14.01-1S – Protection of agricultural land

Objective

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

Strategies

- Identify areas of productive agricultural land, including land for primary production and intensive agriculture.
- Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.
- Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.
- Protect productive farmland that is of strategic significance in the local or regional context.
- Protect productive agricultural land from unplanned loss due to permanent changes in land use.
- Prevent inappropriately dispersed urban activities in rural areas.
- Protect strategically important agricultural and primary production land from incompatible uses.
- Limit new housing development in rural areas by:
 - Directing housing growth into existing settlements.
 - Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
 - Encouraging consolidation of existing isolated small lots in rural zones.
- Identify areas of productive agricultural land by consulting with the Department of Economic Development, Jobs, Transport and Resources and using available information.

In considering a proposal to use, subdivide or develop agricultural land, consider the:

- Desirability and impacts of removing the land from primary production, given its agricultural productivity.



- Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
- Compatibility between the proposed or likely development and the existing use of the surrounding land.
- The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
- Land capability.

Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.

Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.

Clause 14.01-1L Protection of agricultural land - Central Goldfields

This policy applies to land in the Farming Zone.

Objective

To protect productive agricultural land and its supporting infrastructure.

Strategies

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

Clause 14.01-2L Sustainable agricultural land use - Central Goldfields

Objective

To encourage ecologically sustainable farm management practices.

Strategies

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

Clause 15.01-6S – Design for Rural Areas

Objective

To ensure development respects valued areas of rural character.

Strategies



- Ensure that the siting, scale and appearance of development protects and enhances rural character.
- Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.
- Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

Planning Policy Framework Response

The use and development of a dwelling on the land will provide a logical response to the characteristics of the site, and an opportunity for improvement of the land with the enactment of the farm management plan. The farm management area has been carefully designed to account for the most valuable ecological characteristics of the site and soil restrictions and poor health. This ensures that the biodiversity will be maintained and enhanced by the proposed land use and development consistent with the provisions of Clause 12.01-2S – Native Vegetation Management and Clause 12.05-1S – Environmentally Sensitive Areas.

Councils' local policy at 14.01-2L Sustainable agricultural land use - Central Goldfields among other things, seeks to prioritise the findings of salinity and nutrient catchment management plans in the assessment of land use and development applications in rural zones. The development of dwellings on undersized allotments is an existing characteristic of the area and ensures the presence of another dwelling will not adversely impact any existing agricultural pursuits on abutting or nearby allotments. Soil tests were undertaken, and this is covered in the Farm Management Plan/report and the topsoil shows no sign of salinity and salinity indicator plants although most of the front pasture had been resown at the time of the site visit. The actual quality/soil health is one that is of greatest concern along with erosion and loss of cover to the pastures and is proposed to be fenced and appropriately managed to best practice.

The design of the dwelling is of a single storey and a contemporary rural nature.

Existing vegetation within the site and surrounds will ensure that the developments presence within the landscape is minimised and that the environmental features of the surrounding area are not compromised consistent with the intent of Clause 12.05-2S – Landscapes.

The site is in a Bushfire Management Overlay is not applicable as the dwelling and outbuildings are all located to the lower risk BPA. The siting of the dwelling has been designed to reduce the impacts of any need for vegetation loss whilst achieving a safe BAL level for construction. The farm will rely on generators, solar panels for the power supply and tanks for water; all buildings have tanks proposed to catch as much of rainfall as possible.

The site can achieve access requirements – and is suitable for access for emergency services vehicles. No additional public services will be required to serve the proposal.



30 ZONE

CLAUSE 35.07 FARMING ZONE (FZ)	COMMENTS / RESPONSE
<p>Purpose</p> <p>To implement the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>To provide for the use of land for agriculture.</p> <p>To encourage the retention of productive agricultural land.</p> <p>To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.</p> <p>To encourage the retention of employment and population to support rural communities.</p> <p>To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.</p> <p>To provide for the use and development of land for the specific purposes identified in a schedule to this zone.</p>	<p>The proposal is deemed to be consistent with the prevailing land use character and amenity of the site and surrounding area.</p> <p>Existing access is utilised within the design.</p> <p>The use proposed is based on best practice for land management of poor and fragile soils. The Farm Management Plan shows that over time these can be improved to a higher land capability and risk ameliorated.</p>
<p>Clause 35.07-1 Table of uses- Section 2</p> <p>Use of land for a dwelling</p> <p>A lot used for a dwelling must meet the following requirements:</p> <p>Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.</p> <p>Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the <i>Environment Protection Act 2017</i> for an on-site wastewater management system.</p> <p>The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.</p> <p>The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.</p>	<p>The site has access to electricity which is proposed to be connected along the existing driveway. The farm and dwelling will rely on tank water and from the dam on site.</p> <p>The dwelling will be served by a septic system for wastewater purposes.</p>
<p>Use of the land for a dwelling.</p> <p>A permit is required to construct or carry out any of the following:</p> <p>A building or works associated with a use in Section 2 of Clause 35.07-1.</p>	<p>The proposed use and development of a dwelling requires a planning permit due to the size of the allotment being under 40 hectares.</p>



<p>A building or works associated with accommodation located within one kilometre from the nearest title boundary of land subject to:</p> <p>A permit for a wind energy facility; or</p> <p>An application for a permit for a wind energy facility; or</p> <p>An incorporated document approving a wind energy facility; or</p> <p>A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i>.</p>	<p>There are no wind energy facilities within 1 km of the title boundary</p>
<p>A building or works associated with accommodation located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>	<p>There are no quarries or license for extraction within 500m of the property boundary</p>
<p>Application requirements for dwellings</p> <p>An application to use a lot for a dwelling must be accompanied by a written statement which explains how the proposed dwelling responds to the decision guidelines for dwellings in the zone.</p>	<p>Provided within this planning report.</p>
<p>Decision guidelines</p> <p>Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:</p> <p>General issues</p> <p>The Municipal Planning Strategy and the Planning Policy Framework.</p> <p>Any Regional Catchment Strategy and associated plan applying to the land.</p> <p>The capability of the land to accommodate the proposed use or development, including the disposal of effluent.</p> <p>How the use or development relates to sustainable land management.</p> <p>Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.</p> <p>How the use and development makes use of existing infrastructure and services.</p>	<p>The proposal is consistent with the PPF as described in the body of the report.</p> <p>The land is capable to accommodate the proposed replacement dwelling.</p> <p>The 7.84 hectare subject site has sufficient area to accommodate a waste water system which will treat and retain waste water within the bounds of the subject site.</p>
<p>Agricultural issues and the impacts from non-agricultural uses</p>	<p>The use and development of a dwelling on the land will provide a logical response to the characteristics of the site, and an opportunity</p>



<p>Whether the use or development will support and enhance agricultural production.</p> <p>Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.</p> <p>The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.</p> <p>The capacity of the site to sustain the agricultural use.</p> <p>The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.</p> <p>Any integrated land management plan prepared for the site.</p> <p>Whether Rural worker accommodation is necessary having regard to:</p> <p>The nature and scale of the agricultural use.</p> <p>The accessibility to residential areas and existing accommodation, and the remoteness of the location.</p> <p>The duration of the use of the land for Rural worker accommodation.</p>	<p>for improvement of the land with the enactment of the farm management plan.</p> <p>The conservation area has been carefully designed to account for the most valuable ecological characteristics of the site and ensures that the high end biodiversity will be maintained and enhanced by the proposed land use and development consistent with the provisions of Clause 12.01-2S – Native Vegetation Management and Clause 12.05-1S – Environmentally Sensitive Areas.</p> <p>Applications like this, help create biological infrastructure to underpin environmental and agricultural sustainability of the Shire for the future generations.</p>
<p>Accommodation issues</p> <p>Whether the dwelling will result in the loss or fragmentation of productive agricultural land.</p> <p>Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.</p> <p>Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.</p> <p>The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.</p> <p>The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to:</p> <p>A permit for a wind energy facility; or</p> <p>An application for a permit for a wind energy facility; or</p> <p>An incorporated document approving a wind energy facility; or</p> <p>A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i>.</p> <p>The potential for accommodation to be adversely affected by vehicular traffic, noise,</p>	<p>The development of dwellings on undersized allotments is an existing characteristic of the area and ensures the presence of another dwelling will not adversely impact any existing agricultural pursuits on abutting or nearby allotments.</p> <p>Other dwellings in the area will not be led by this application as it is a case by case basis and this is not just an application for a dwelling.</p> <p>No energy (wind) within 1km or an extractive quarry within 500m of the property boundary.</p> <p>The proposed outbuilding will provide housing for 70% domestic/Agricultural use with a boat, cars, farm machinery. The remainder will be a skylift and items used for the rural shed building business.</p> <p>The owner operates a rural shed business for mostly farms throughout Victoria and will use this shed to house the equipment from this business as well as the agricultural machinery.</p>



<p>blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>	
<p>Environmental issues</p> <p>The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.</p> <p>The impact of the use or development on the flora and fauna on the site and its surrounds.</p> <p>The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.</p> <p>The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.</p>	<p>The use and development of a dwelling on the land will provide a logical response to the characteristics of the site, and an opportunity for improvement of the soil and Agricultural viability with the enactment of the farm management plan. The conservation area has been carefully designed to account for the most valuable ecological characteristics of the site and ensures that the high-end biodiversity will be maintained and enhanced by the proposed land use and development consistent with the provisions of Clause 12.01-2S – Native Vegetation Management and Clause 12.05-1S – Environmentally Sensitive Areas. The enactment of the integrated land management will increase the natural physical features and resources of the area, on soil and water quality.</p> <p>The dam water will benefit from regeneration around the dam. This area will be fenced to exclude stock.</p> <p>Applications like this, help create biological infrastructure to underpin environmental and agricultural sustainability of the Shire for the future generations.</p>
<p>Design and siting issues</p> <p>The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.</p> <p>The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.</p> <p>The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.</p> <p>The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.</p>	<p>Access to the site of the proposed development is existing and no further buildings or works are required in this respect.</p> <p>The proposed design of the dwelling is single storey and of a rurally sympathetic nature, common to the existing and evolving character of rural development with the Central Goldfields Shire Council.</p>



<p>Whether the use and development will require traffic management measures.</p> <p>The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:</p> <p>A permit for a wind energy facility; or</p> <p>An application for a permit for a wind energy facility; or</p> <p>An incorporated document approving a wind energy facility; or</p> <p>A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i>.</p> <p>The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>	
<p>Schedule to Farming Zone</p> <p>Minimum area for which no permit is required to use land for a dwelling 40 (hectares)</p>	
Minimum setback from a road 20m	Dwelling is setback from the road by 195m
Minimum setback from a boundary 5m	Minimum setback to a side boundary is 12.22m (outbuilding)
Minimum setback from a dwelling not in the same ownership 100 (metres)	Closest dwelling not in the same ownership is 295m.
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All drainage will be maintained within property boundaries.

40 OVERLAYS

<p>Clause 44.01 Erosion Management Overlay (EMO)</p>	
<p>44.01-1</p> <p>Erosion management objectives and statement of risk</p> <p>A schedule to this overlay may contain:</p> <ul style="list-style-type: none"> Erosion management objectives to be achieved. A statement of risk. 	<p>The soils are fragile sedimentary soils with little aggregate stability and will require continual cover and a low stocking rate with pasture management to avoid loss of cover. Loss of cover will leave the soil prone to wind and water erosion.</p>
44.01-2	



<p>Buildings and works A permit is required to construct a building or construct or carry out works, including:</p> <ul style="list-style-type: none"> • Roadworks (other than roadworks constructed or carried out by or on behalf of the Head, Transport for Victoria). • A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot. • Any other matter specified in Clause 62.02-2 if specified in a schedule to this overlay. <p>This does not apply if a schedule to this overlay specifically states that a permit is not required.</p>	<p>A permit for the dwelling and outbuildings trigger a permit.</p>
<p>44.01-3 Vegetation removal A permit is required to remove, destroy or lop any vegetation. This does not apply:</p> <ul style="list-style-type: none"> • If a schedule to this overlay specifically states that a permit is not required. • If the table to Clause 44.01-4 specifically states that a permit is not required. • To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16. 	<p>Vegetation removal for the defensible space will be required and this will trigger a permit.</p>
<p>44.01-6 Application requirements An application must be accompanied by any information specified in a schedule to this overlay and information showing:</p> <ul style="list-style-type: none"> • The existing site conditions, including land gradient and the extent of any existing erosion, landslip or other land degradation. • The extent of any proposed earthworks. • The means proposed to stabilise disturbed areas. • Any other application requirements specified in a schedule to this overlay. 	<p>The land gradient (contours) , risks that the soil are known to have along with a site review have been undertaken and detailed in the Farm Management Report.</p> <p>The area of the dwelling will require soil added to make it level cuts will be avoided due to the risk of salinity.</p> <p>Any fill will be stabilised with retaining walls and designed by an engineer if over 600mm. Fill under 600mm in height will have an appropriate batter.</p>
<p>Schedule to Erosion Management Overlay</p>	
<p>3.0 Permit requirement</p>	<p>The proposed outbuilding is 24m x 18m being 432sqm in size and triggers a permit.</p>



<p>A permit is not required for the use and development of an outbuilding having an area of less than 120 square metres.</p>	
<p>4.0 Application requirements The following application requirements apply to an application for a permit under Clause 44.01, in addition to those specified in Clause 44.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: When required by the responsible authority, a report prepared by a professionally qualified engineering geologist or geotechnical engineer with experience in slope stability problems must accompany the application. The report is to provide one of three conclusions: That there are no slope problems and that a permit should therefore be issued without specific guidelines for development of the site; That identified slope problems can be overcome by defined means giving guidelines for development of the site allowing the granting of a conditional permit; or That slope problems are so serious that a permit should not be issued. A report prepared by the qualified engineering geologist or geotechnical engineer will also include: Mapping of geological and slope features. Slope profile measurements. Drilling, sampling and laboratory or field testing. Mapping or incipient movements and past failures, including creep. Groundwater occurrence. Stability analysis and conclusion on stability of the land under the conditions of its intended use. Applications should minimise the need for earthworks and the removal of native vegetation. Applications should include a landscaping plan to address erosion, where appropriate.</p>	<p>The site is flat and this report was not mentioned in the site meeting (pre-application meeting)</p>
<p>Clause 44.02 Salinity Management Overlay</p>	
<p>44.02 SALINITY MANAGEMENT OVERLAY Shown on the planning scheme map as SMO with a number (if shown). Purpose</p>	<p>The farm management plan looks to add trees to the lowest flood plain area on site to assist in lowering the water table. The proposed species is Eucalyptus camaldulensis that is well suited to moderate levels of salinity.</p>



<p>To implement the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>To identify areas subject to saline ground water discharge or high ground water recharge.</p> <p>To facilitate the stabilisation of areas affected by salinity.</p> <p>To encourage revegetation of areas which contribute to salinity.</p> <p>To encourage development to be undertaken in a manner which brings about a reduction in salinity recharge.</p> <p>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.</p> <p>To prevent damage to buildings and infrastructure from saline discharge and high-water table.</p>	
<p>44.02-1</p> <p>Salinity management objectives and statement of risk</p> <p>A schedule to this overlay may contain:</p> <ul style="list-style-type: none"> • Salinity management objectives to be achieved. • A statement of risk. 	
<p>44.02-2</p> <p>Buildings and works</p> <p>A permit is required to construct a building or construct or carry out works. This does not apply:</p> <ul style="list-style-type: none"> • If a schedule to this overlay specifically states that a permit is not required. • To salinity management works carried out in accordance with any Regional Catchment Strategy and associated plan applying to the land. • To an alteration to an existing building where there is no increase in floor area and no increase in waste water disposal. This exemption does not apply to alterations required as part of remedial works for salt or high water table damage. • To a building used for agriculture with a floor area of less than 100 square metres where there is no increase in waste water disposal. 	<p>A permit for the shed and dwelling is triggered.</p>
<p>44.02-4</p> <p>Removal of vegetation</p>	<p>The removal of vegetation for the defensible space will trigger a planning application for this site.</p>



<p>A permit is required to remove, destroy or lop any vegetation. This does not apply:</p> <ul style="list-style-type: none"> • If a schedule to this overlay specifically states that a permit is not required. • If the table to Clause 44.02-5 specifically states that a permit is not required. • To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16. 	
<p>44.02-6 Application requirements An application must be accompanied by the following information, as appropriate:</p> <ul style="list-style-type: none"> • The source of water supply. • Water use requirements and effluent or water disposal provision. • Any existing vegetation proposed to be removed. • Details of the species, location and density of any proposed landscaping. • The water balance under the current land use and any proposed land use. • Title and ownership details. • Topographic information including natural contours of the land, highlighting significant ridges, hill tops and crests, slopes in excess of 25 percent (1:4), low lying areas, drainage lines, waterways, springs, dams, lakes, wetlands and other environmental features on or in close proximity to the subject area. • Geology types. • Location and area of outcropping bedrock. • Soil types. • Size and location of high recharge areas and discharge areas from the site inspection, soil types, soil depth, and soil percolation rates/infiltration. • Size and location of discharge areas and areas of high salinity risk from the site inspection, including the identification of shallow water table within 3 metres of the surface (depth to water table), and soil salinity from soil tests or vegetative indicators. 	<p>The application notes the site relies on tank water and an LCA will be submitted to ensure the site can contain effluent</p> <p>The topography of the site is under 1 degree from the north to the south and is relatively flat. The Geology/Soil type are covered in the Farm Management Plan. There is high salinity in the ground water mapped to the north to be < 5m in depth and where the development is over 10m in depth.</p> <p>The risks to the soil type and vegetation on site are detailed in the Farm Management Plan.</p>



<ul style="list-style-type: none"> • Area of land and the proportion of the development site identified as high recharge or discharge areas. • Location, species and condition of existing vegetation (both native and exotic species). • Existing degraded areas and recommendations for land management practices and remedial works required to overcome any existing or potential land degradation. • Any other application requirements specified in a schedule to this overlay. 	
Schedule to Salinity Management Overlay	
<p>3.0 Permit requirement A permit is not required to construct an outbuilding having an area less than 120 square metres.</p>	<p>A permit is triggered to construct the outbuilding as it is 432sqm in size.</p>
<p>CLAUSE 44.06 Bushfire Management Overlay (BMO)</p>	
<p>Purpose 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.</p>	<p>COMMENTS / RESPONSE The location of the dwelling is sited within the BMO Overlay and all details to Clause 44.06 are covered in the submitted Bushfire report.</p>



50 PARTICULAR PROVISIONS

CLAUSE 52.17 NATIVE VEGETATION	COMMENTS / RESPONSE
<p>Purpose</p> <p>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 <i>Guidelines for the removal, destruction or lopping of native vegetation</i> (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):</p> <ol style="list-style-type: none"> 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. <p>To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.</p>	<p>The site has removal that was undertaken historically without a permit. A concept has been mapped as the aerals require updating to be able to map this removal precisely.</p> <p>This report has been included in this report as an appendix. Once aerial mapping for QGIS or NVR are available this report will be updated and supplied to DEECA></p>
<p>Clause 52.17-1-Permit requirement</p> <p>A permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:</p> <ul style="list-style-type: none"> • If the table to Clause 52.17-7 specifically states that a permit is not required. • If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16. • To the removal, destruction or lopping of native vegetation specified in the schedule to this clause. 	<p>A permit is triggered.</p>
<p>Clause 52.17-2-Application requirements</p>	<p>A full application with pictures, large tree components if applicable have not been provided as the vegetation has been removed.</p>



An application to remove, destroy or lop native vegetation must comply with the application requirements specified in the Guidelines.	
<p>Clause 52.17-5-Offset requirements</p> <p>If a permit is required to remove, destroy or lop native vegetation, the biodiversity impacts from the removal, destruction or lopping of native vegetation must be offset, in accordance with the Guidelines. The conditions on the permit for the removal, destruction or lopping of native vegetation must specify the offset requirement and the timing to secure the offset.</p>	<p>The rear end of the site over 150m from the proposed dwelling is of sufficient size to cover the estimated removal by 56% allowing for extra if required once the exact removal is mapped. The offset report has been included as an appendix to this report.</p>

60 GENERAL PROVISIONS

CLAUSE 65.01 APPROVAL OF AN APPLICATION OR PLAN	COMMENTS / RESPONSE
<p>Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:</p> <ul style="list-style-type: none"> The matters set out in section 60 of the Act. 	<p>The proposal is consistent with the provisions of Section 60 of the P & E Act 1987.</p>
<ul style="list-style-type: none"> Any significant effects the environment, including the contamination of land, may have on the use or development. 	<p>The application will enhance the environment as detailed within the submitted farm management plan.</p>
<ul style="list-style-type: none"> The Municipal Planning Strategy and the Planning Policy Framework. 	<p>Meets the MPS and the Planning Policy Framework as discussed.</p>
<ul style="list-style-type: none"> The purpose of the zone, overlay or other provision. 	<p>The purpose of the zone is for agriculture and for conservation and sustainable land use.</p>
<ul style="list-style-type: none"> Any matter required to be considered in the zone, overlay or other provision. 	<p>As above</p>
<ul style="list-style-type: none"> Factors likely to cause or contribute to land degradation, salinity or reduce water quality. 	<p>The dwelling and outbuildings it will be captured on site and used to supply the farm with water.</p>



<ul style="list-style-type: none">Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	This will be maintained using stormwater catchment on site.
<ul style="list-style-type: none">The extent and character of native vegetation and the likelihood of its destruction.	This is all covered in the Farm Management Plan.
<ul style="list-style-type: none">Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	Loss is minimised and the Farm Management Plan notes these area to be managed and fenced.
<ul style="list-style-type: none">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.	Stormwater control is required from the development.



CONCLUSION

The site is located within the NCCMA which was the first catchment in Victoria to receive funding for farmers to increase biodiversity and repair soils. It was the only catchment in Victoria highlighting the strong need for increasing soil health and protecting biodiversity in the Agricultural sectors. The second round allowed funding for the Northern Broken Catchment to do the same; soil amelioration, restoration/protection from historic farming practices has led to increase loss of cover leading to erosion and increase in salinity through clearing of vegetation. The Federal government has acknowledged the need in this catchment in response to it being the first CMA in Victoria to receive federal funding.

The federal government has been working on the National Soil Action Plan (current report 2023-2028) which was endorsed by the Minister of Agriculture, Fisheries and Forestry and has the following Priority actions:

The action plan sets out 4 priority actions. These guide the focus and design of support to action on soil by governments at all levels and partners over the next 5 years.

"All priority actions are linked to the 3 broader goals of the National Soil Strategy:

1. Prioritise soil health.
2. Empower soil innovation and stewards.
3. Strengthen soil knowledge and capability".

Australian Government Department of Agriculture, Fisheries and Forestry, 28 November 2023, *National Soil Action Plan*,

<https://www.agriculture.gov.au/agriculture-land/farm-food-drought/natural-resources/soils/national-soil-action-plan>. Retrieved 15 February 2024.

The suggested Framework to improve our national soil is 4 part the first part is to establish a framework moving forward to best practice, priority 2 works on the development of holistic policies and strategies to repair soils and recognising its importance to our economy, health and community as below.

"Focus of activities

Priority 2 activities should focus on the development of holistic policies and strategies where soil function is recognised, valued, and protected for the environment, economy, food, infrastructure, health, biodiversity and communities. Government partners have a particular responsibility to ensure they are working across portfolios to advocate and influence related policy positions to recognise and value soil.

Areas of focus for priority 2:

- acknowledge the critical importance of soil and its contribution when developing key public policies and strategies, including agriculture, climate change resilience, adaptation and mitigation and human and environmental health.
- improve the alignment and integration of soil policies and strategies across different levels of government.
- improve soil advocacy.
- consider the need for measures to protect, restore and better manage soil whenever opportunities to review existing or develop new related Commonwealth and state and territory legislation arise.
- strengthen action on soil globally through the UN Food and Agricultural Organisation's (FAO)"

Australian Government Department of Agriculture, Fisheries and Forestry, 28 November 2023, *Priority 2: National Soil Action Plan*,

<https://www.agriculture.gov.au/agriculture-land/farm-food-drought/natural-resources/soils/national-soil-action-plan/priority-2> Retrieved 15 February 2024.



Priority 3 is applicable to this application whereby:

“Focus of activities

Priority 3 activities focus on support measures that accelerate the adoption of land use and management practices that protect soil and improve soil state and trend.

Areas of focus for priority 3:

- increase the number of land managers with access to extension activities, information and decision-making tools that support and demonstrate the benefits of improving land use practices for soil health.
- share approaches that have been effective in increasing the adoption of land management practices to improve soil health and resilience to the impacts of climate change.
- ensure regional NRM plans and strategies at the local and state level are consistent with the action plan and align to its priorities.
- review the investment framework for soil research and make suggestions to better target government investment toward programs and projects that align to action plan priorities.
- engage a broader set of agricultural and rural industries on their role in helping to achieve this priority”.

Australian Government Department of Agriculture, Fisheries and Forestry, 28 November 2023, *Priority 3 National Soil Action Plan*,

<https://www.agriculture.gov.au/agriculture-land/farm-food-drought/natural-resources/soils/national-soil-action-planpriority-3> Retrieved 15 February 2024.

This application assesses the soils for soil health and demonstrates how the soils can be repaired to improve soil health as part of the National Focus-priority 3. It empowers the land owner to undertake land stewardship and prioritises soil health and increases land owner knowledge and promotes to increase the capacity of the soil (Agricultural capacity) and meets all priority actions of the National Soil Strategy and is best practice for Agriculture.

Current funding this year is through the NHT

“Natural Heritage Trust (NHT)

The 2023-24 Budget includes \$302.1 million over five years for climate-smart, sustainable agriculture investments under the NHT. Through effective on-ground projects, the government is supporting farmers to manage climate risks in their on-farm natural capital and adopt effective natural resource and land management practices. This also includes investment to continue to support on-ground, soil-related projects, such as the Regional Soil Coordinators program and the National Soil Community of Practice, which facilitate soil extension services and promote soil knowledge sharing and innovation for more effective and sustainable land management practices.”

Australian Government Department of Agriculture, Fisheries and Forestry, 28 November 2023, *Priority 3: National Soil Action Plan*,

<https://www.agriculture.gov.au/agriculture-land/farm-food-drought/natural-resources/soils/national-soil-action-planpriority-3#australian-government>. Retrieved 15 February 2024.

The proposed use and development of a dwelling onsite is an appropriate planning outcome when assessed against the provisions and objectives of the Clauses 13.02-1S, 14.01-1S, 14.01-2L, 15.01-6S, 35.07 and 44.06 of the Central Goldfields Planning Scheme along with relevant incorporated documents and assessed with the submitted integrated land management plan.

The use and development of a dwelling on the land will provide a logical response to the characteristics of the site, and an opportunity for improvement of the land with the enactment of the submitted farm management plan.



No viable agricultural land will be lost in the proposed use and development given the existing characteristics of the site where agricultural uses will be enhanced through the enactment of the land management practices. The dwelling is sited within a clearing which makes use of the existing access to the centre roadside of the site. The Land Capability assessment quantifies that the shallow soils place it in mostly in the Land Class 5 have very little ability for Agricultural use and the owner has a hard task ahead of her to improve the soil depth to increase viability.

The design of the dwelling is of a single storey and a contemporary rural nature.

The site can achieve access requirements – and is suitable for access for emergency services vehicles. No additional public services will be required to serve the proposal.

It is essential that land be managed to the capability of the soils and even though it has little or no capacity for grazing the farm management plan does demonstrate how the soils can be improved to ensure that the rooting depth is increased, and the Land Class is increased to a Class 3. This will increase the agriculture output available on site and shows how soils risks can be managed long term to reverse and avoid continuing land degradation.

It is therefore submitted that the Central Goldfields Shire Council proceed with the assessment of the proposal in accordance with the planning scheme provisions.

Should you have any other concerns, please don't hesitate to contact the applicant via email.

Julie Lee – Director NR Links Town Planning Pty Ltd.



APPENDIX. ONE (1) CERTIFICATE OF TITLE AND TITLE PLAN



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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 06122 FOLIO 373

Security no : [REDACTED]
Produced 10/12/2024 09:49 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 28 Section 6A Parish of Maryborough.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

[REDACTED] VIC 3465
AW512350E 02/02/2023

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP358663N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 187 LOGAN ROAD ALMA VIC 3465

ADMINISTRATIVE NOTICES

NIL

eCT Control [REDACTED]
Effective from 02/02/2023

DOCUMENT END



Imaged Document Cover Sheet

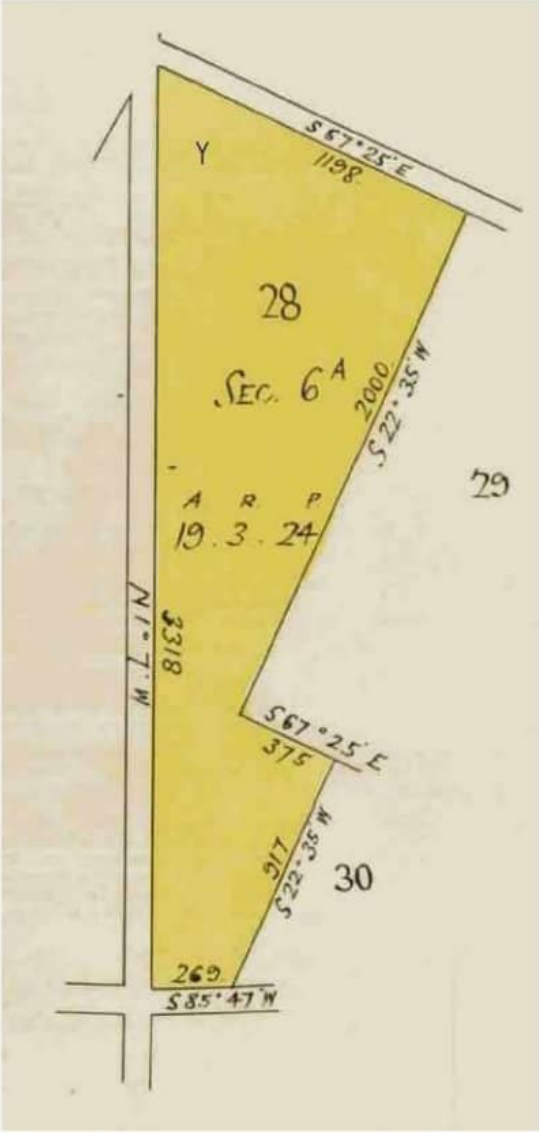
The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP358663N
Number of Pages (excluding this cover sheet)	2
Document Assembled	10/12/2024 09:49

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The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1	TP 358663N
Location of Land Parish: MARYBOROUGH Township: Section: 6A Crown Allotment: 28 Crown Portion: Last Plan Reference: Derived From: VOL 6122 FOL 373 Depth Limitation: 50 FEET		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 6122 FOL. 373 AND NOTED ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 24/03/2000 VERIFIED: EWA	
COLOUR CODE Y = YELLOW			
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets	

TITLE PLAN		TP 358663N	
LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT			
<p><i>thirteen acres three rods and twenty four perches more or less being Allotment twenty eight of the town six A in the Parish of Maryborough County of Galway</i></p> <p>Bill THAT PIECE OF LAND in the said State containing</p> <p>delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though she held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the <i>Mines Act 1928</i> in upon or under or within the boundaries of the land hereby granted AND reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted AND ALSO reserving to Us Our heirs and successors—</p> <p>(i) all petroleum as defined in the <i>Mines (Petroleum) Act 1935</i> on or below the surface of the said land and</p> <p>(ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and</p> <p>(iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.</p> <p>PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the <i>Land Act 1928</i>.</p> <p>AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the <i>Mines Act 1928</i> or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands.</p> <p>PROVIDED FURTHER and this grant is upon this express condition that neither the grantee nor any one claiming from through or under him shall claim or be entitled to any compensation in respect of damage to be done to the land hereby granted or to any part thereof or to any improvements thereon by mining therein or thereon ^{therein} within the meaning of the <i>Mines Act 1928</i> or of any Act for the time being in force relating to mining or by the cutting or removing of any live or dead timber thereon or therefrom for mining purposes within the meaning of the said Act or for any purpose authorized by the said Act</p>			
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 2 of 2 sheets



APPENDIX. TWO (2) PLANNING PROPERTY REPORT

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 29 January 2024 10:43 AM

PROPERTY DETAILS

Address: 187 LOGAN ROAD ALMA 3465
Crown Description: Allot. 28 Sec. 6A PARISH OF MARYBOROUGH
Standard Parcel Identifier (SP): 28-6A\PP3071
Local Government Area (Council): CENTRAL GOLDFIELDS www.centralgoldfields.vic.gov.au
Council Property Number: 43730.0187
Planning Scheme: Central Goldfields [Planning Scheme Central Goldfields](#)
Directory Reference: Vicroads 58 D2

UTILITIES

Rural Water Corporation: Goulburn-Murray Water
Urban Water Corporation: Central Highlands Water
Municipal Water: Outside drainage boundary
Power Distributor: POWERCOR

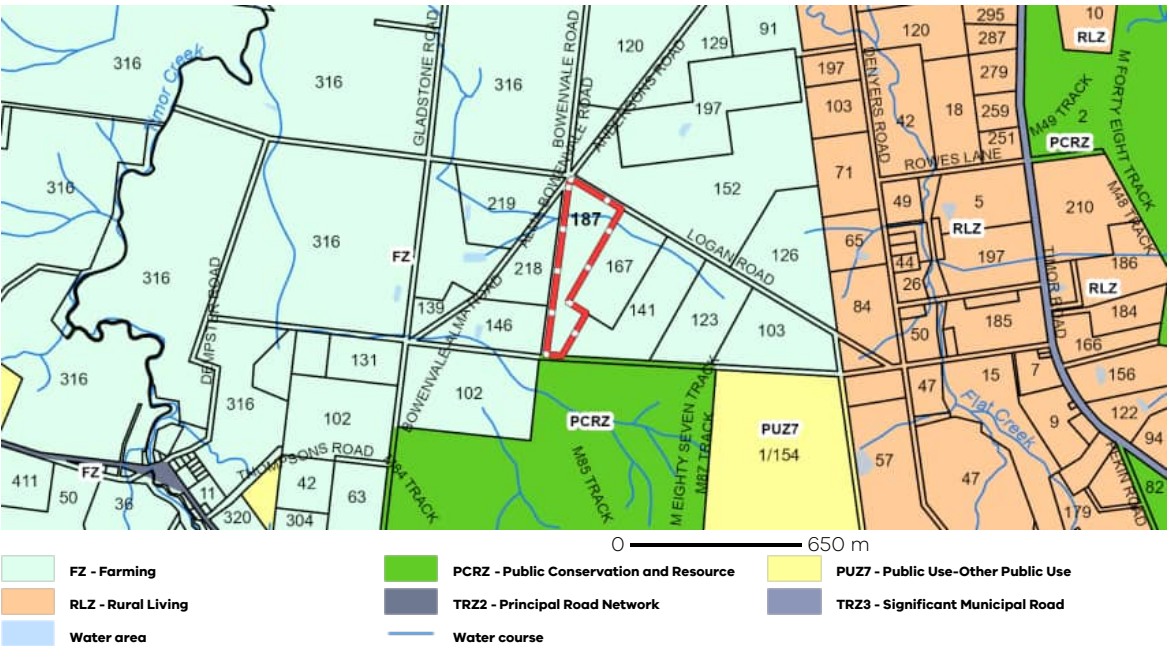
STATE ELECTORATES

Legislative Council: WESTERN VICTORIA
Legislative Assembly: RIPON
OTHER
Registered Aboriginal Party: Dja Dja Wurrung Clans Aboriginal Corporation

[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone please compare the labels with the legend.

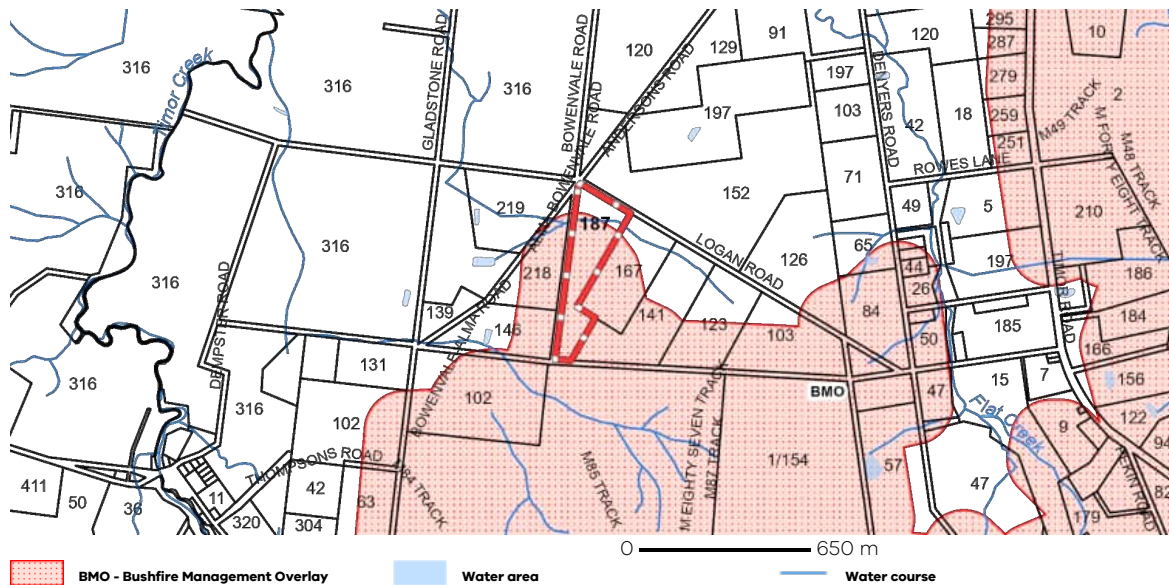
PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Planning Overlays

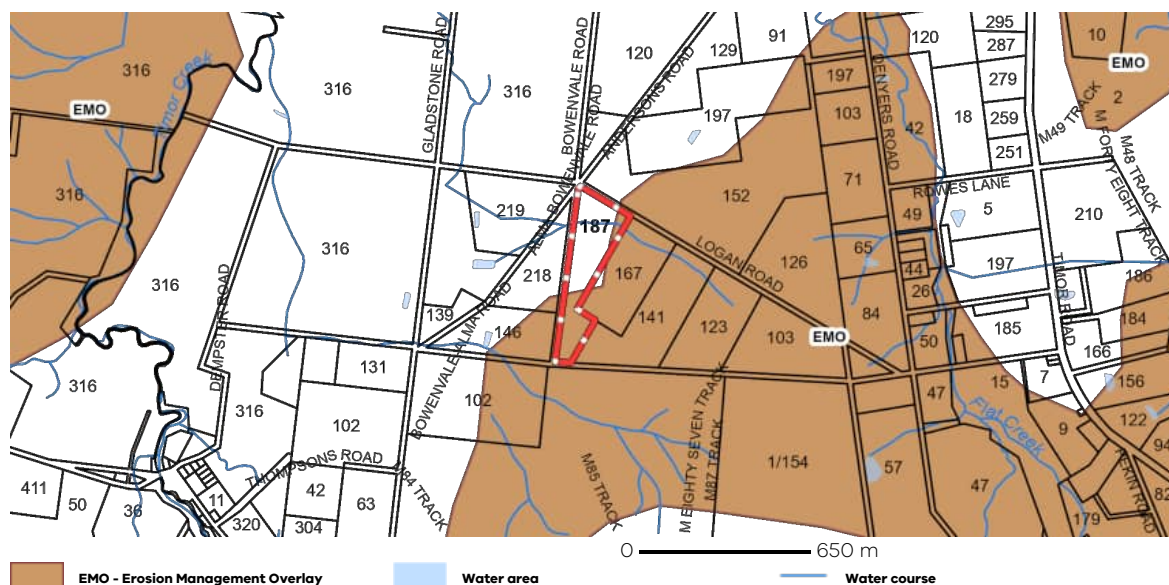
BUSHFIRE MANAGEMENT OVERLAY (BMO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

EROSION MANAGEMENT OVERLAY (EMO)

EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT: 187 LOGAN ROAD ALMA 3465

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PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Planning Overlays

[SALINITY MANAGEMENT OVERLAY \(SMO\)](#)

[SALINITY MANAGEMENT OVERLAY SCHEDULE \(SMO\)](#)



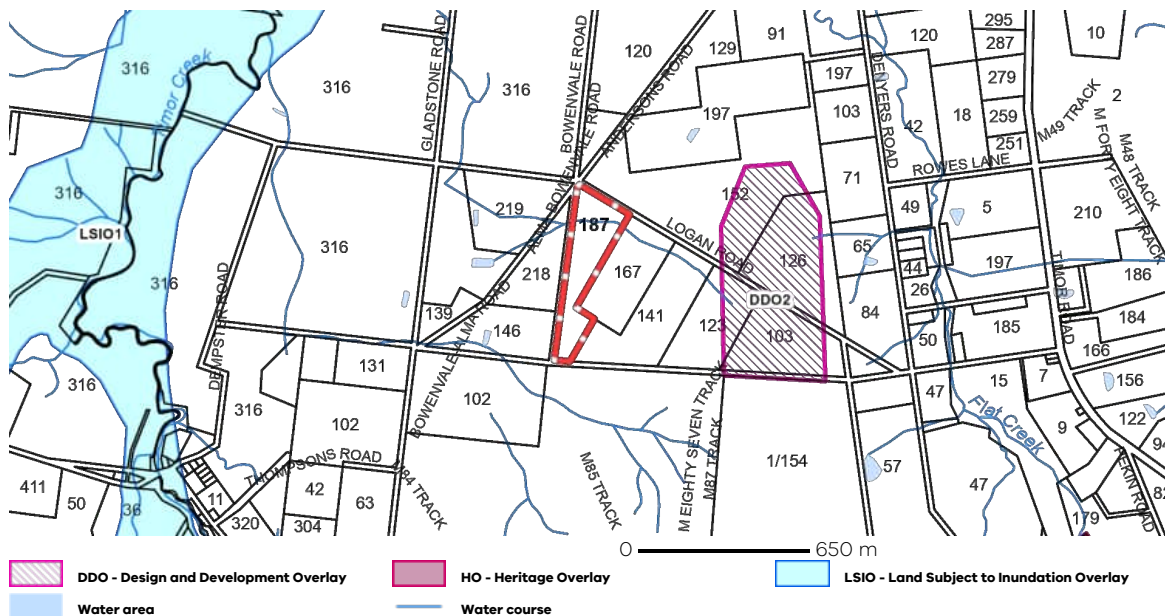
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[HERITAGE OVERLAY \(HO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



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PLANNING PROPERTY REPORT: 187 LOGAN ROAD ALMA 3465

Page 3 of 5

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Further Planning Information

Planning scheme data last updated on 7 December 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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PLANNING PROPERTY REPORT: 187 LOGAN ROAD ALMA 3465

Page 4 of 5

PLANNING PROPERTY REPORT



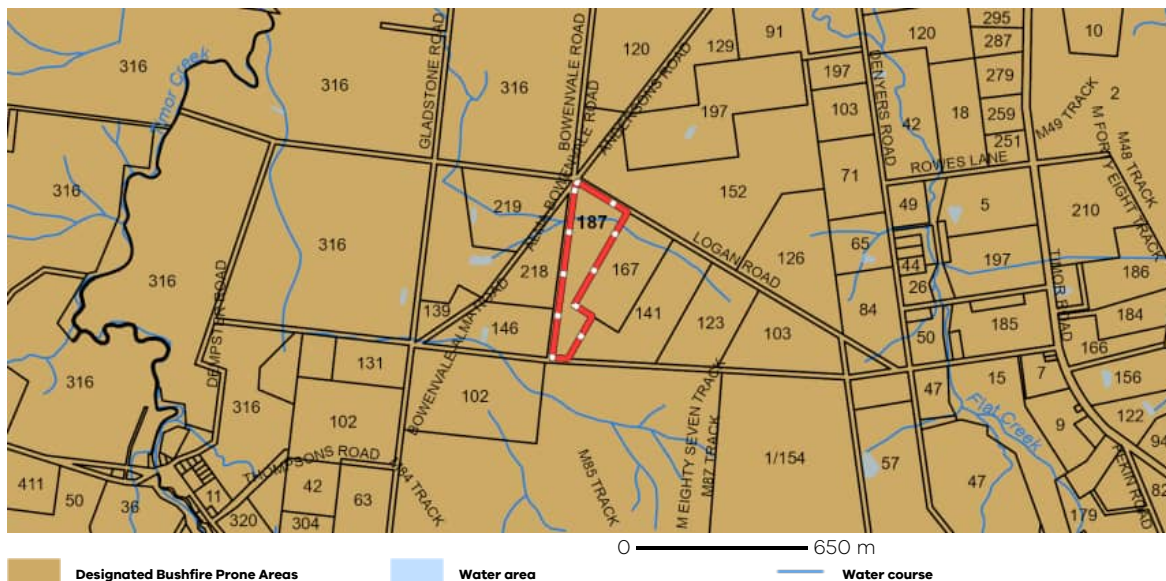
Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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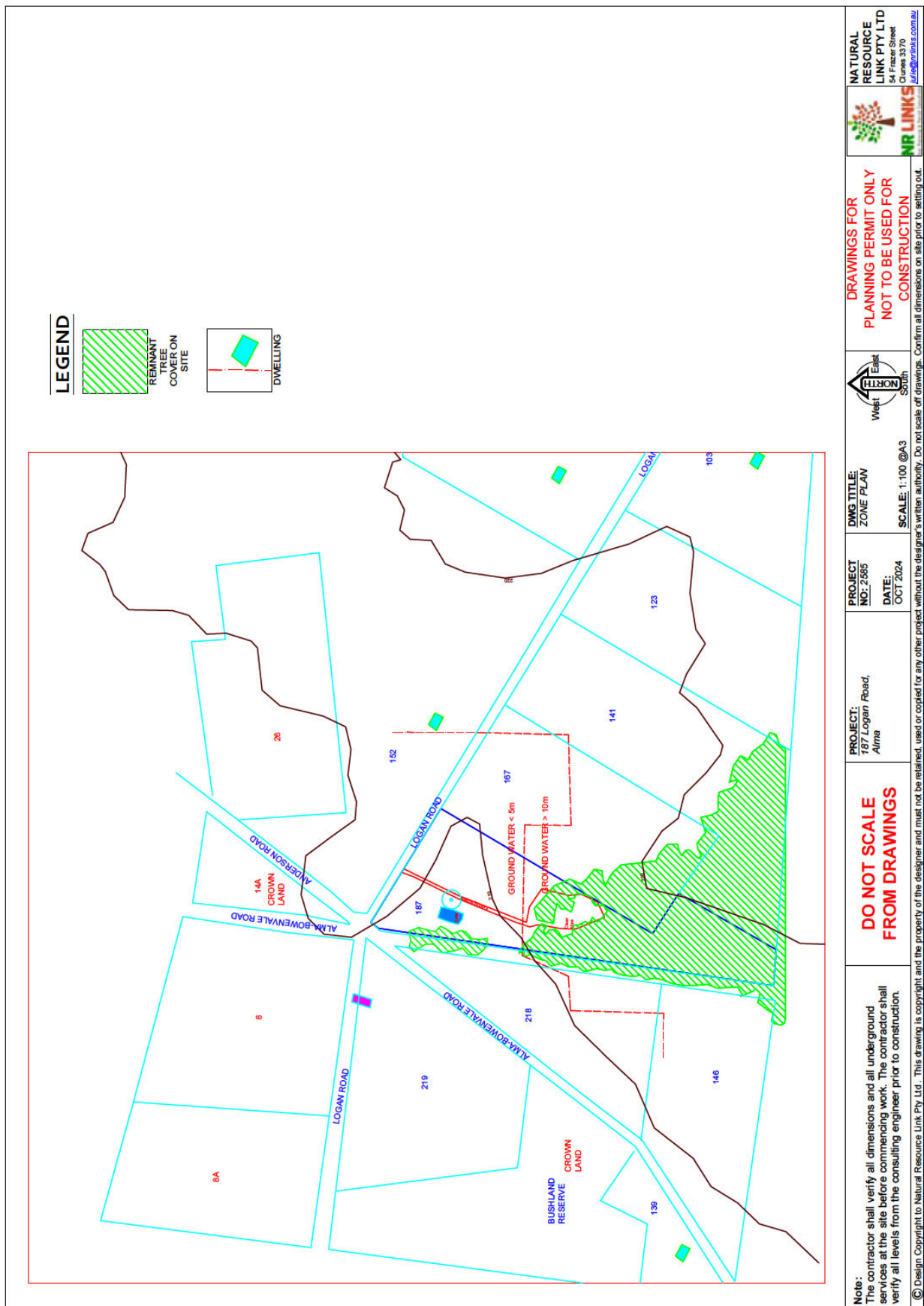
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic)

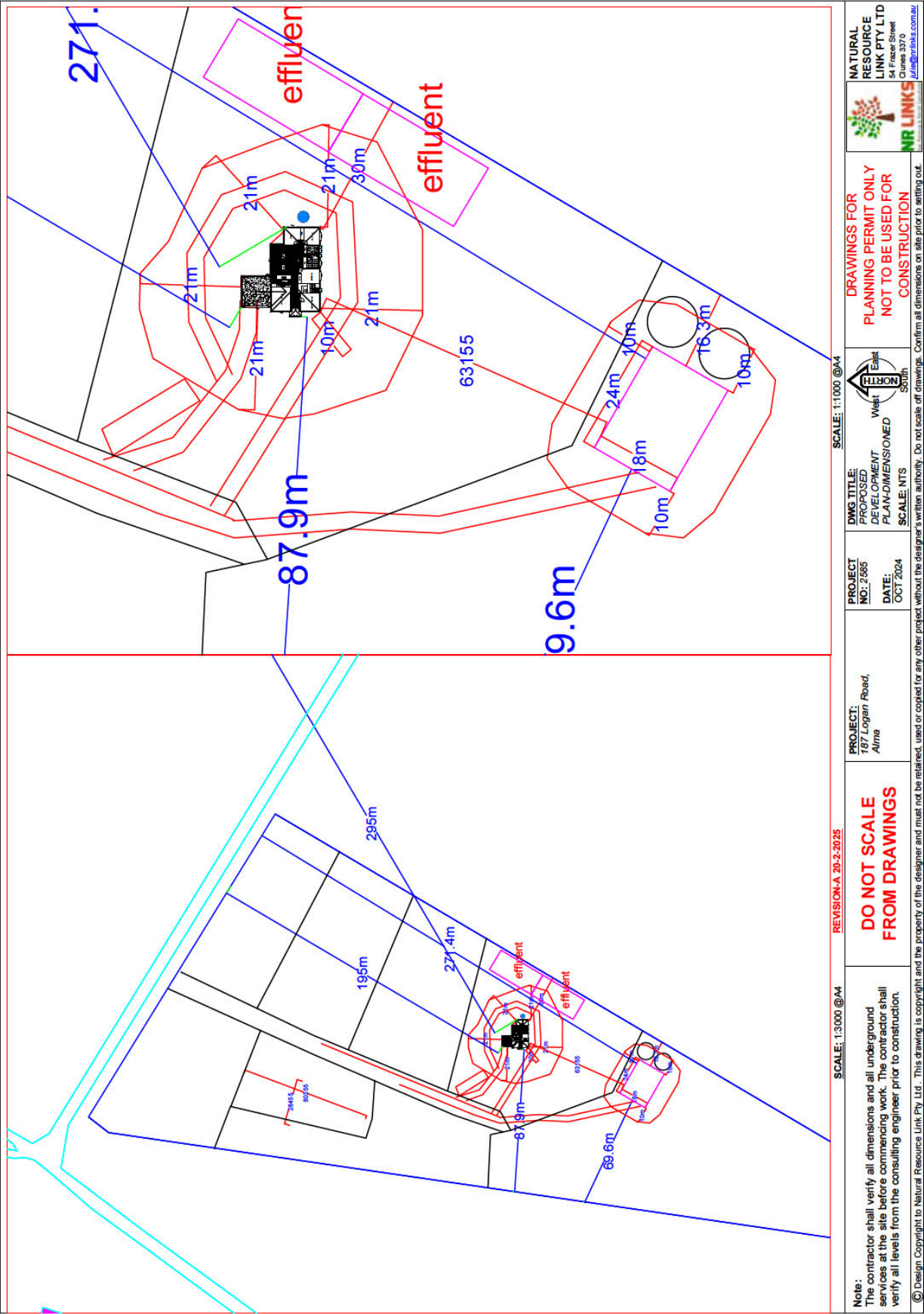
PLANNING PROPERTY REPORT: 187 LOGAN ROAD ALMA 3465

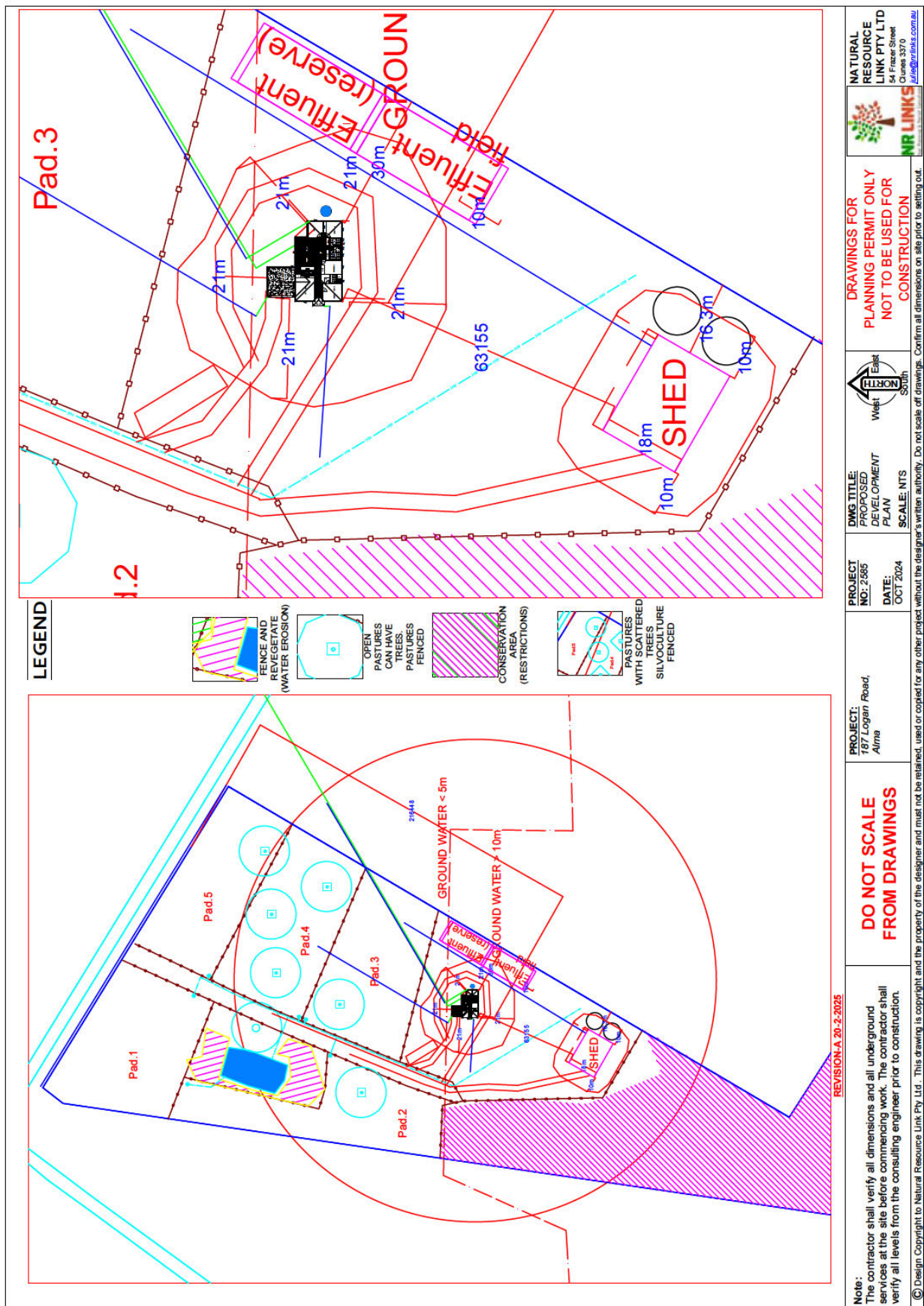
Page 5 of 5

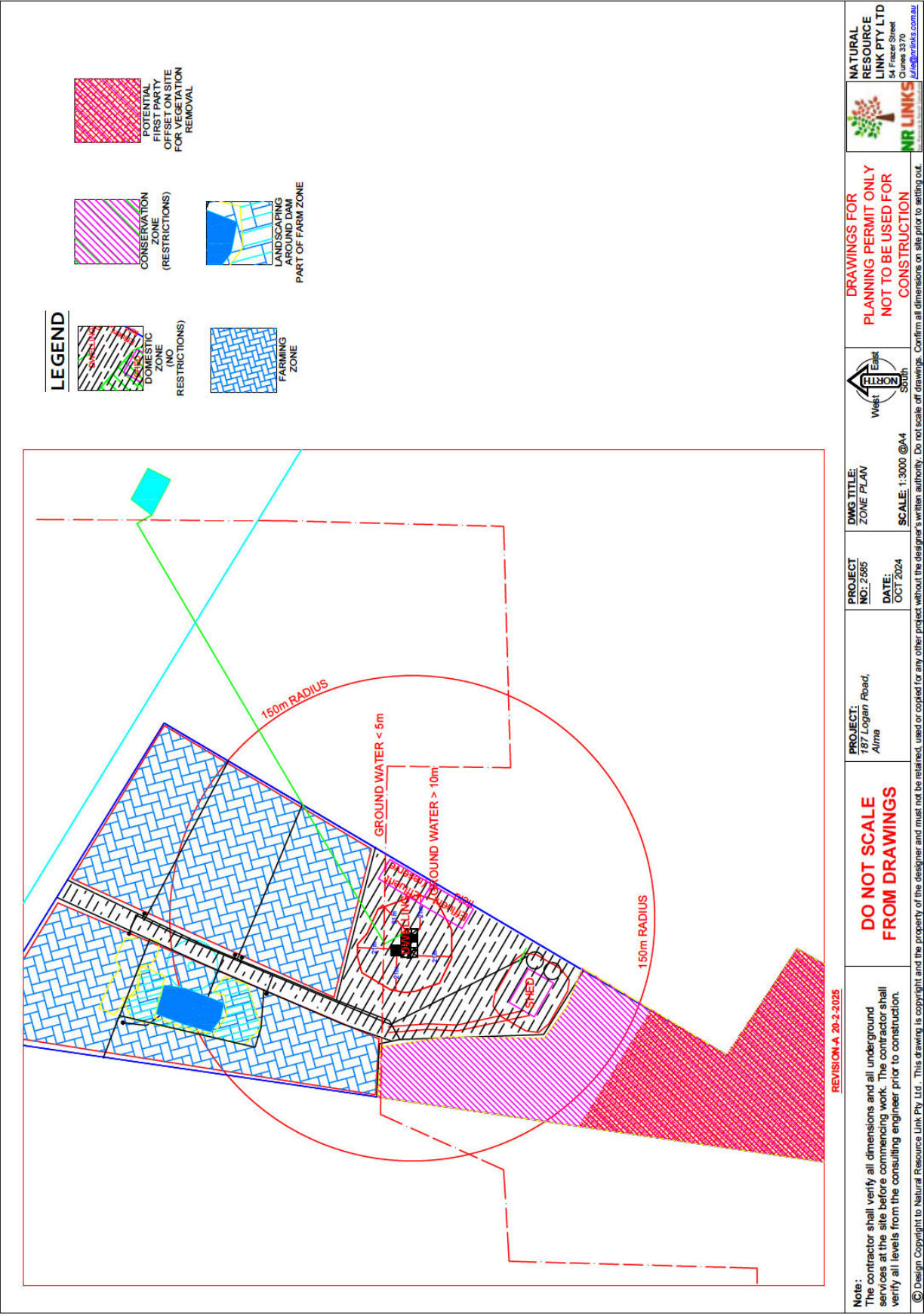


APPENDIX. THREE (3) SITE PLANS (EXISTING AND PROPOSED)



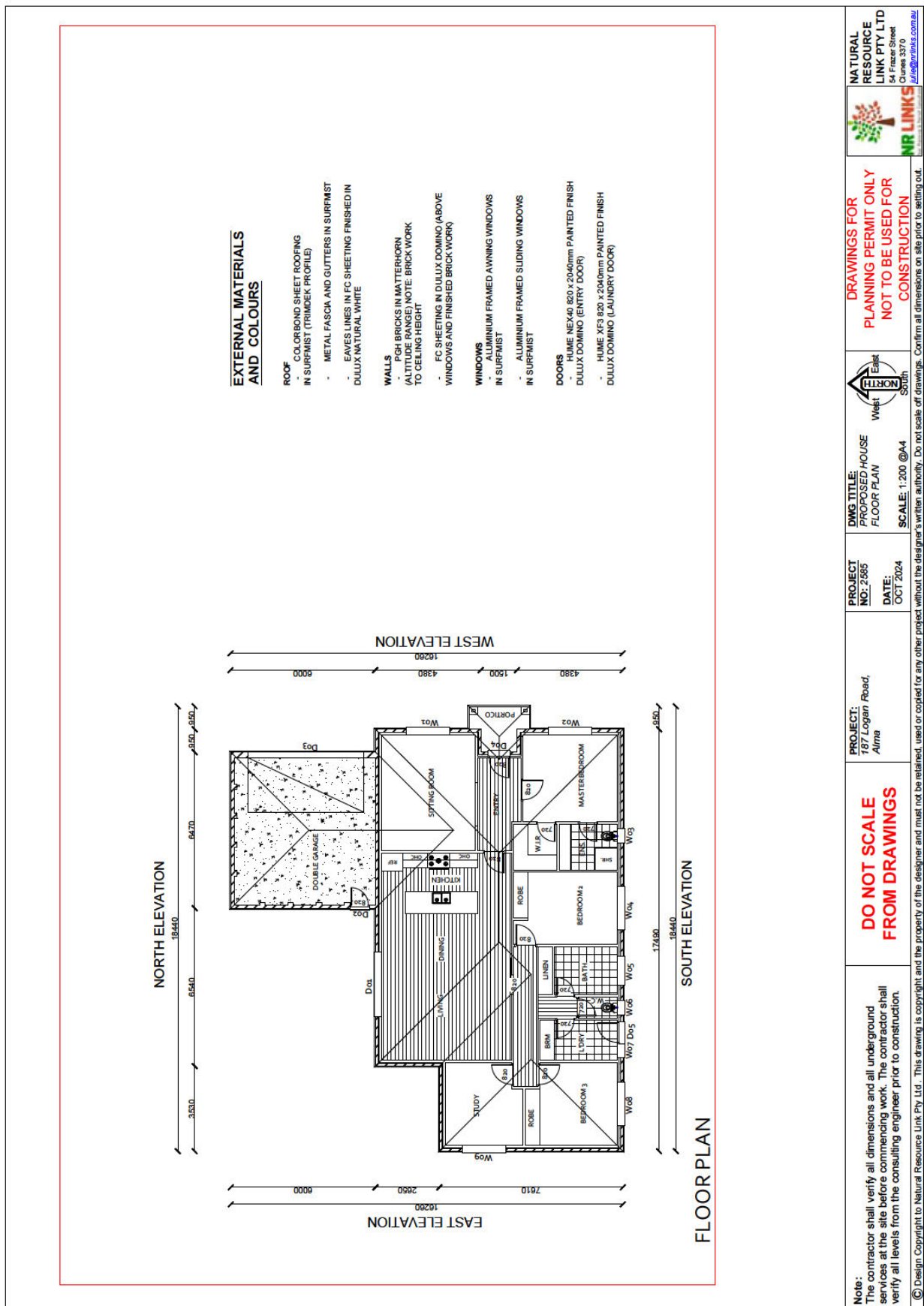


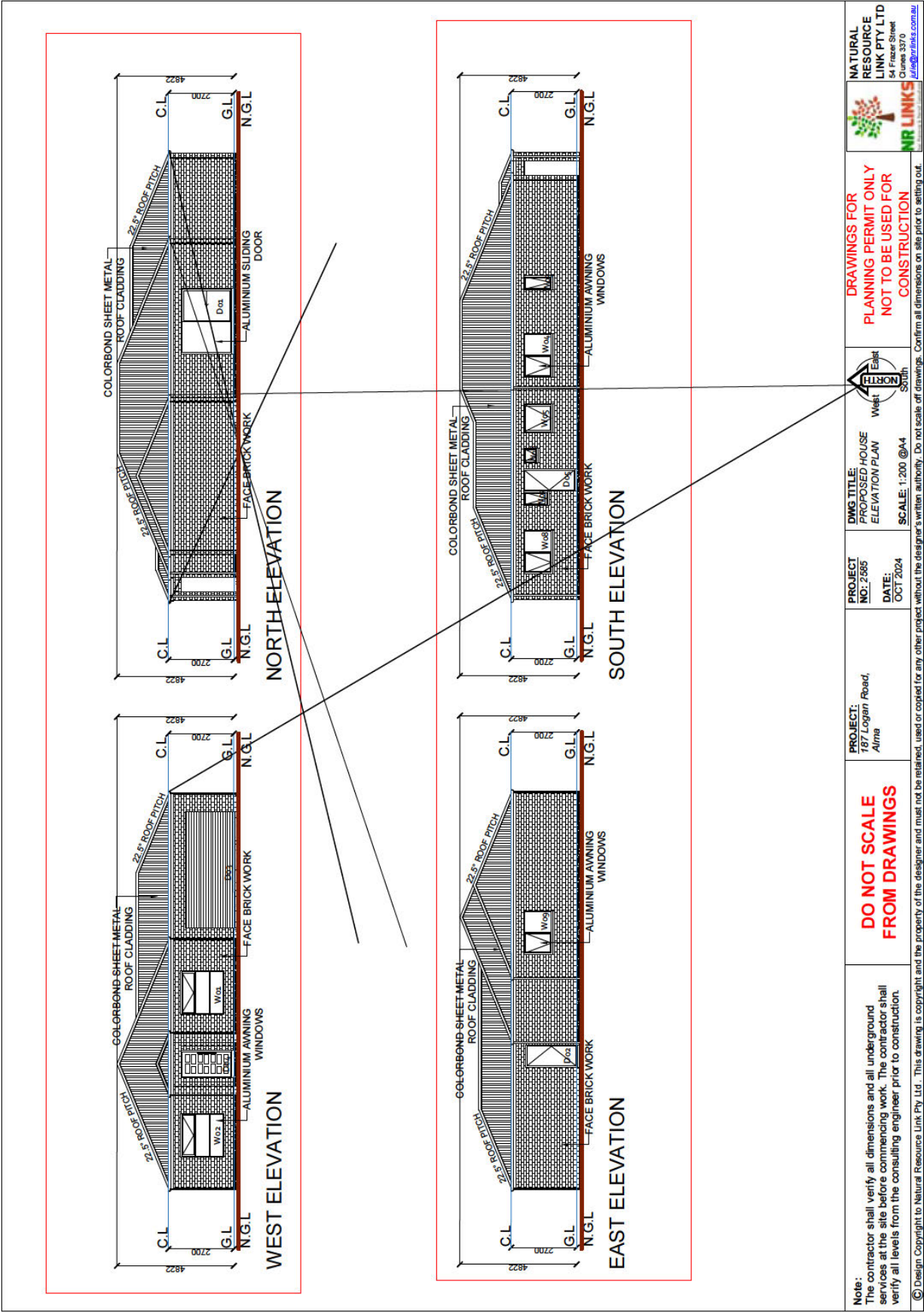




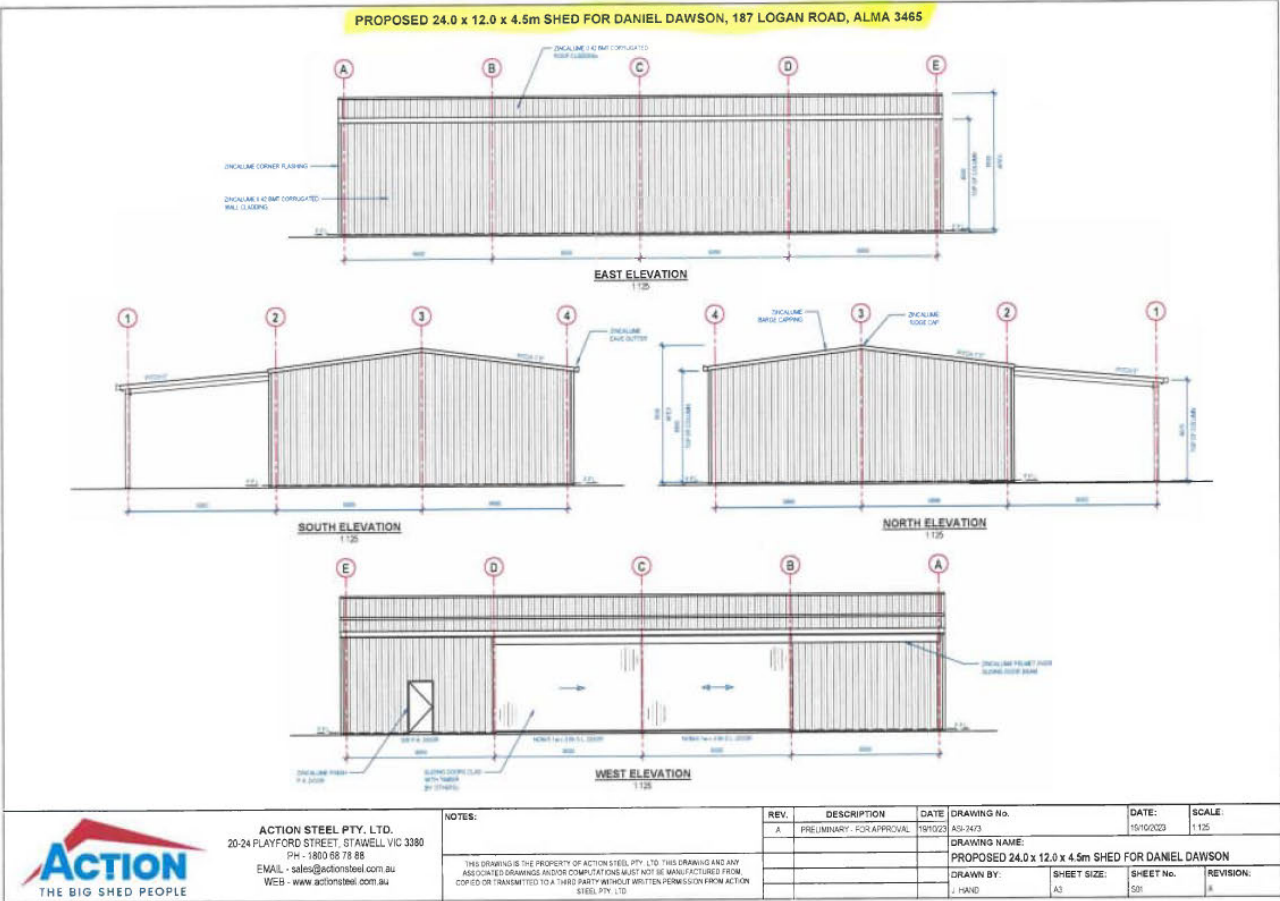


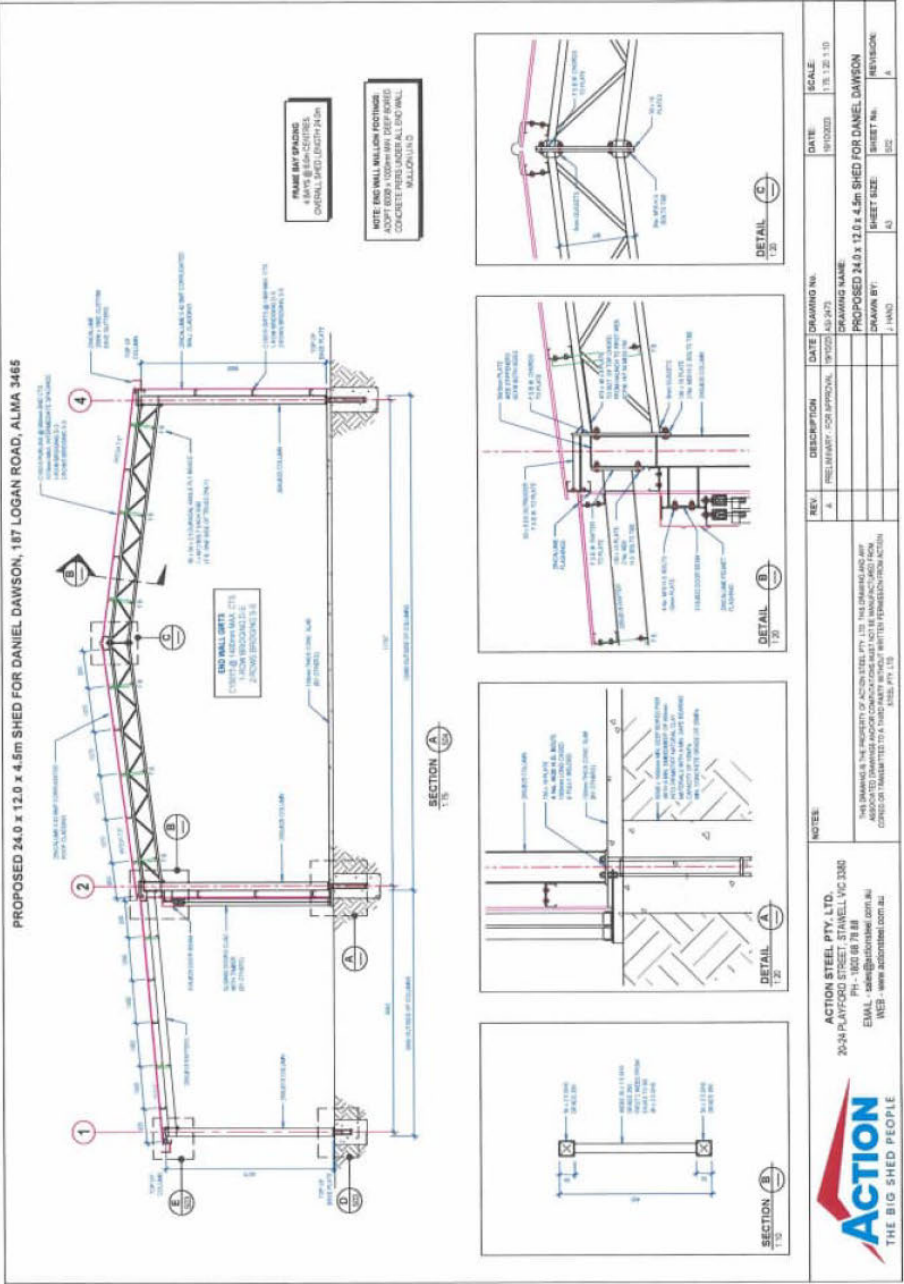
APPENDIX. FOUR (4) FLOOR PLANS AND ELEVATIONS





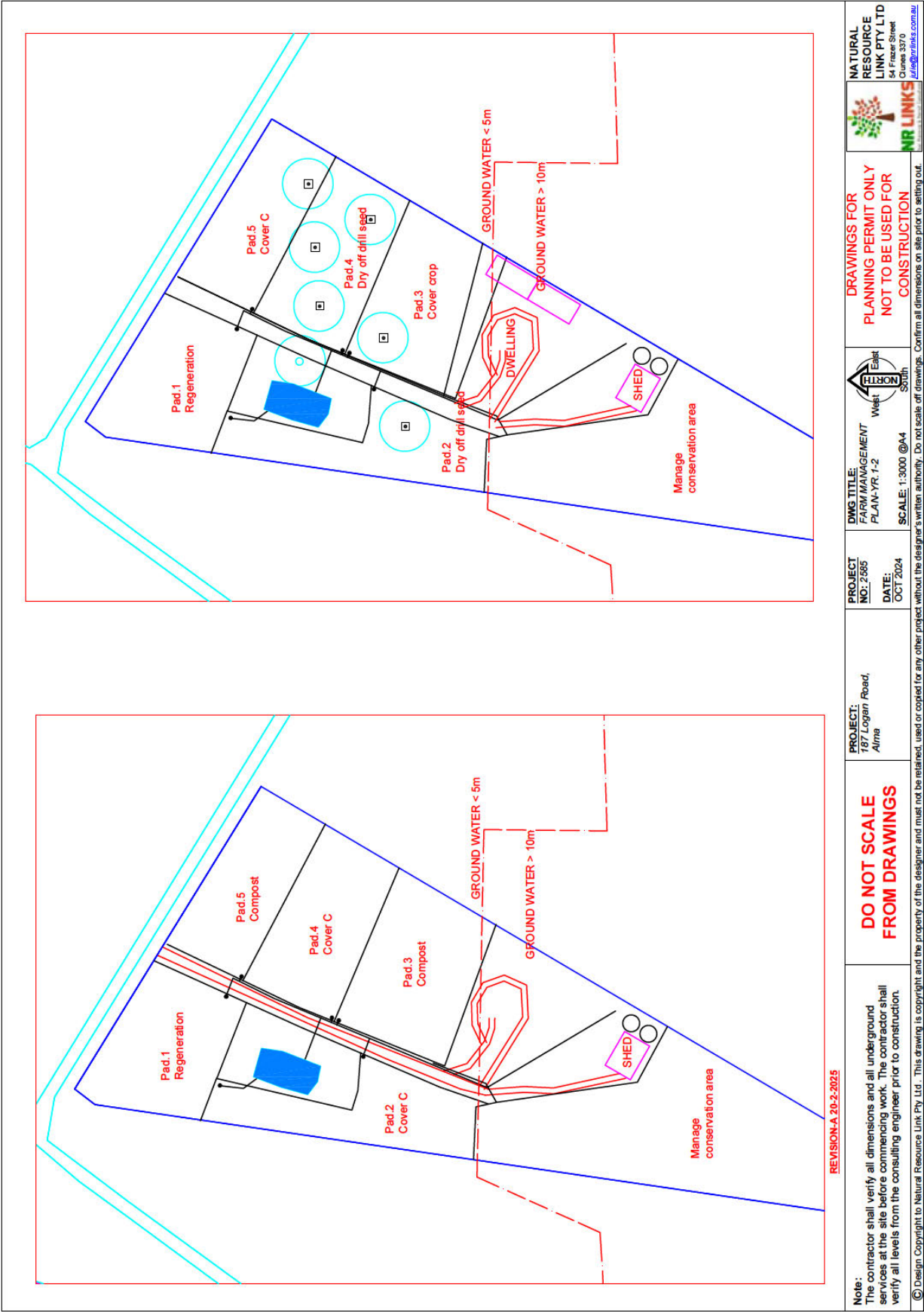
CENTRAL GOLDFIELDS SHIRE	
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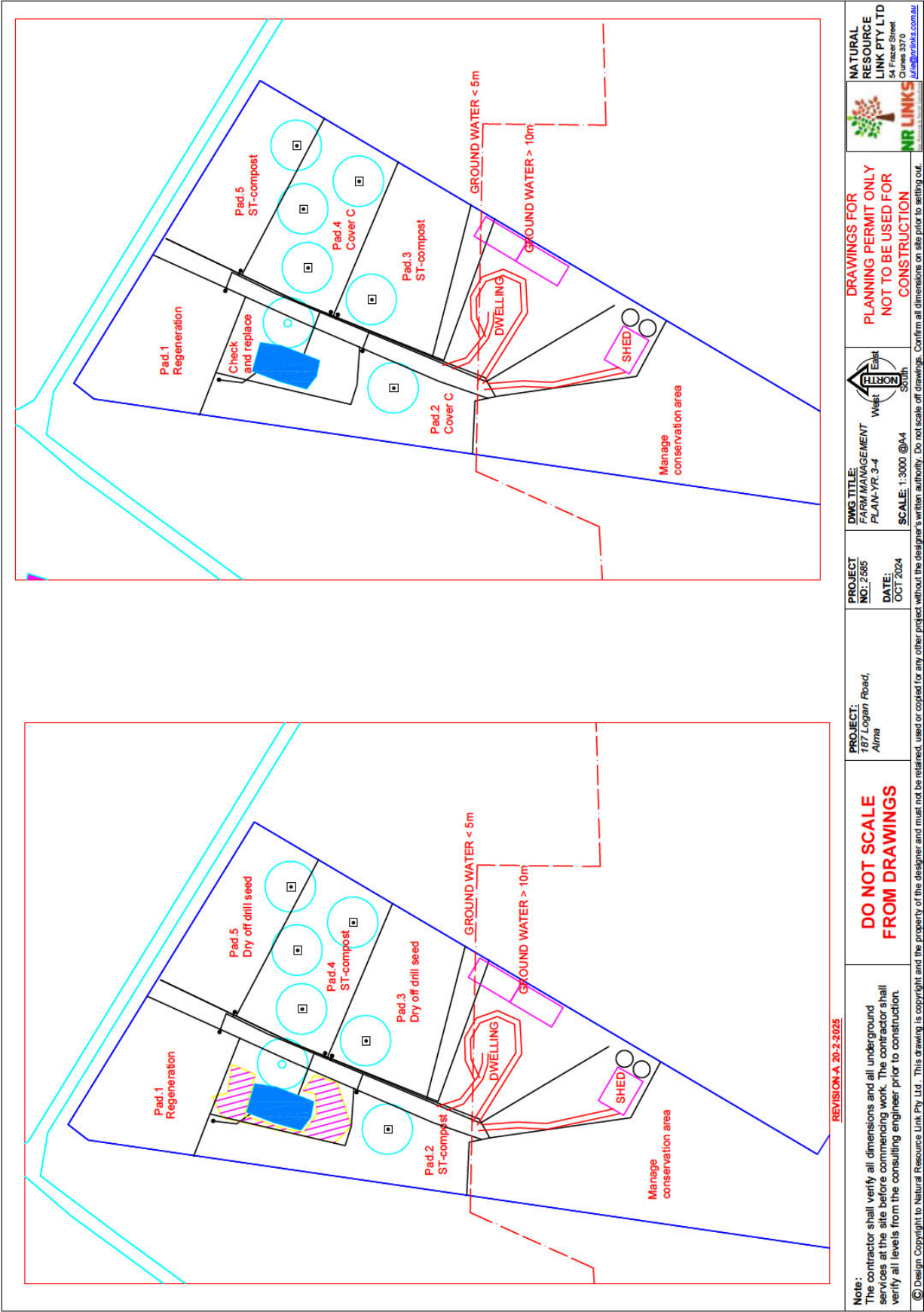


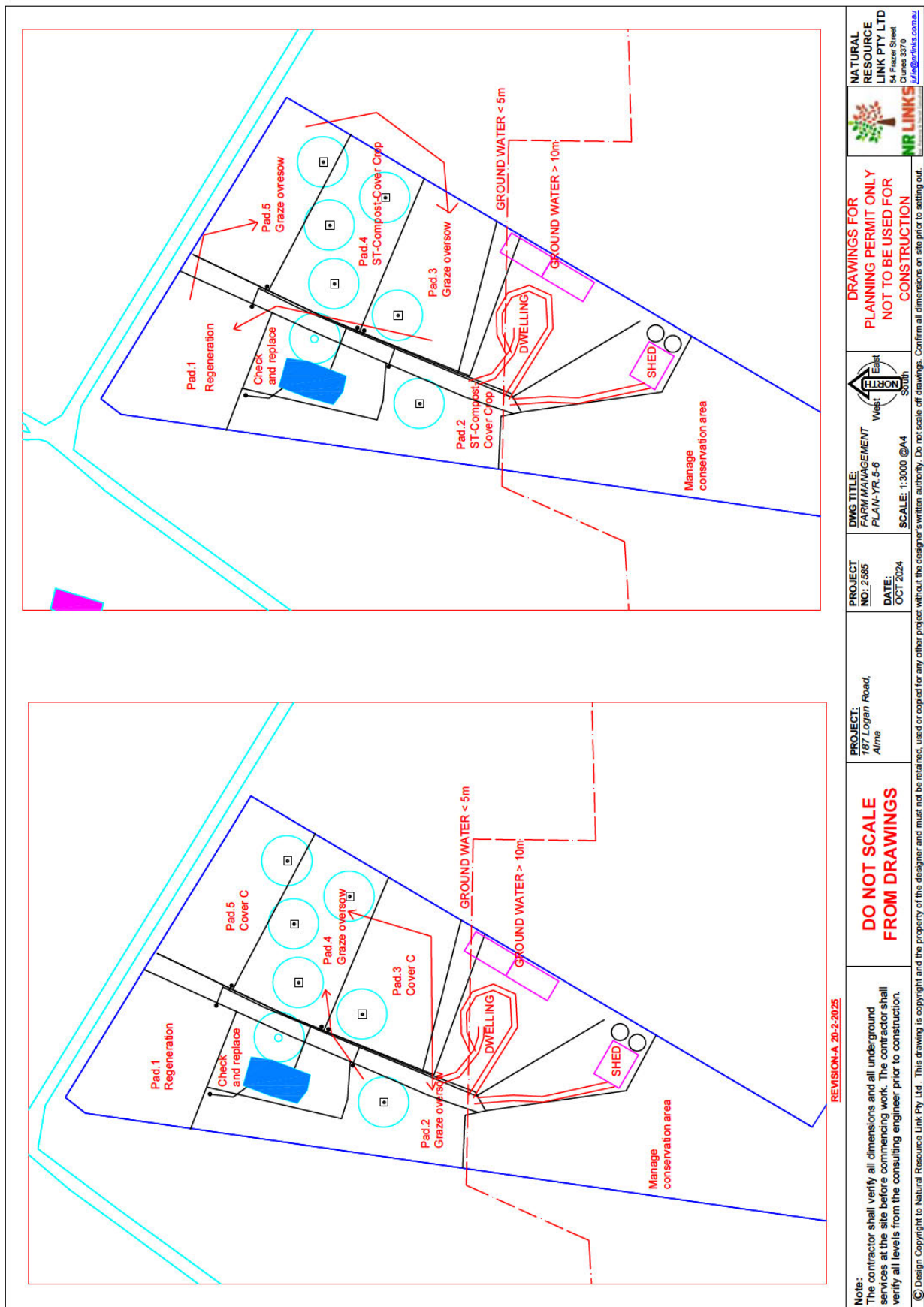


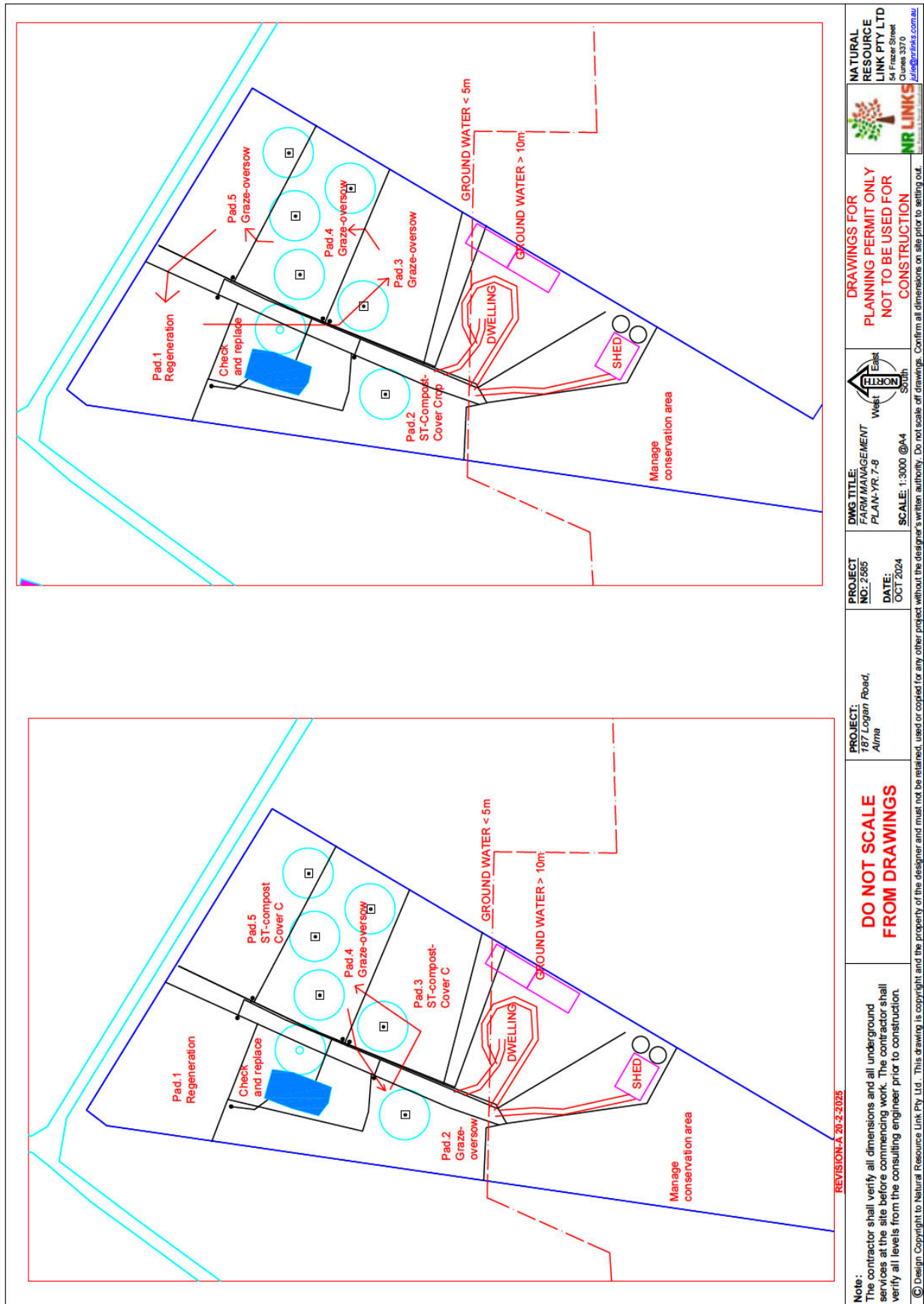


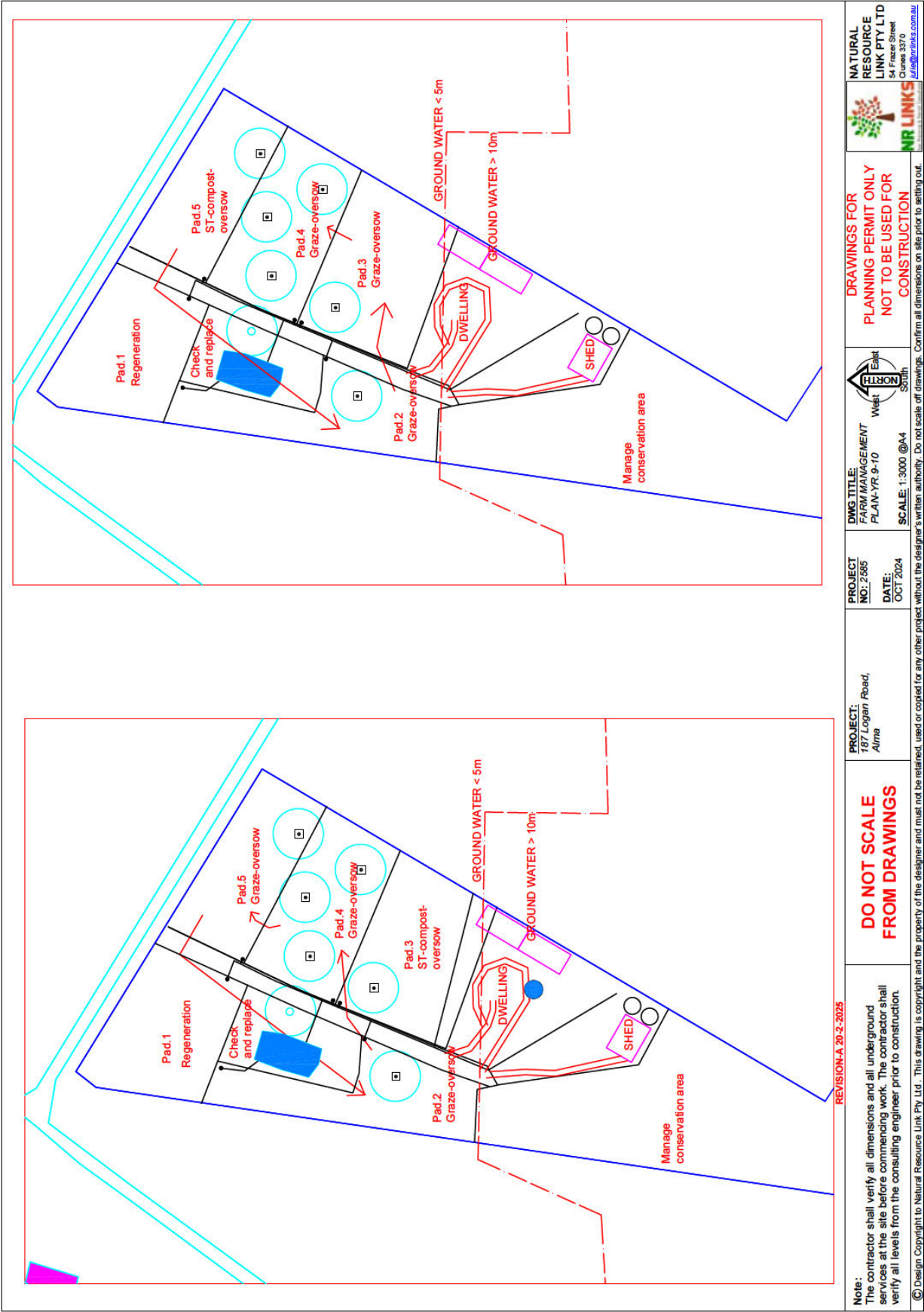
APPENDIX. FIVE (5) FARM MANAGEMENT PLAN













APPENDIX. SIX (6) NATIVE VEGETATION REMOVAL CONCEPT AND AVAILABLE OFFSET
REPORT FOR THE SITE AND RESPONSE FROM NCCMA



Native Vegetation Removal Report

NVRR ID: 313_20241106_2JH

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 06/11/2024
Local Government Area: CENTRAL GOLDFIELDS SHIRE
Registered Aboriginal Party: Dja Dja Wurrung
Coordinates: 143.69793, -37.01785
Address: 187 LOGAN ROAD ALMA 3465

Regulator Notes
Removal polygons are located:

Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
Location category	Location 2 The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0.292</i>	0.292	Extent of past removal (ha)	0
		Extent of proposed removal - Patches (ha)	0.292
		Extent of proposed removal - Scattered Trees (ha)	0.000
No. Large Trees proposed to be removed	0	No. Large Patch Trees	0
		No. Large Scattered Trees	0
No. Small Scattered Trees	0		



Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount ¹	0.217 General Habitat Units
Minimum strategic biodiversity value score ²	0.483
Large Trees	0
Vicinity	North Central CMA or CENTRAL GOLDFIELDS SHIRE LGA

NB: values within tables in this document may not add to the totals shown above due to rounding

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.

2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.



Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and



- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defensible space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defensible space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.



Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.

Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed



Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1	Patch	-	Gold0067	Endangered	-	0.620	0.292	0.292	0.604	0.217

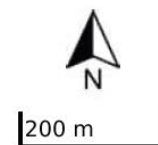


Appendix 2: Images of mapped native vegetation

1. Property in context



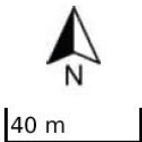
-  Proposed Removal
-  Property Boundaries



2. Aerial photograph showing mapped native vegetation



Proposed Removal



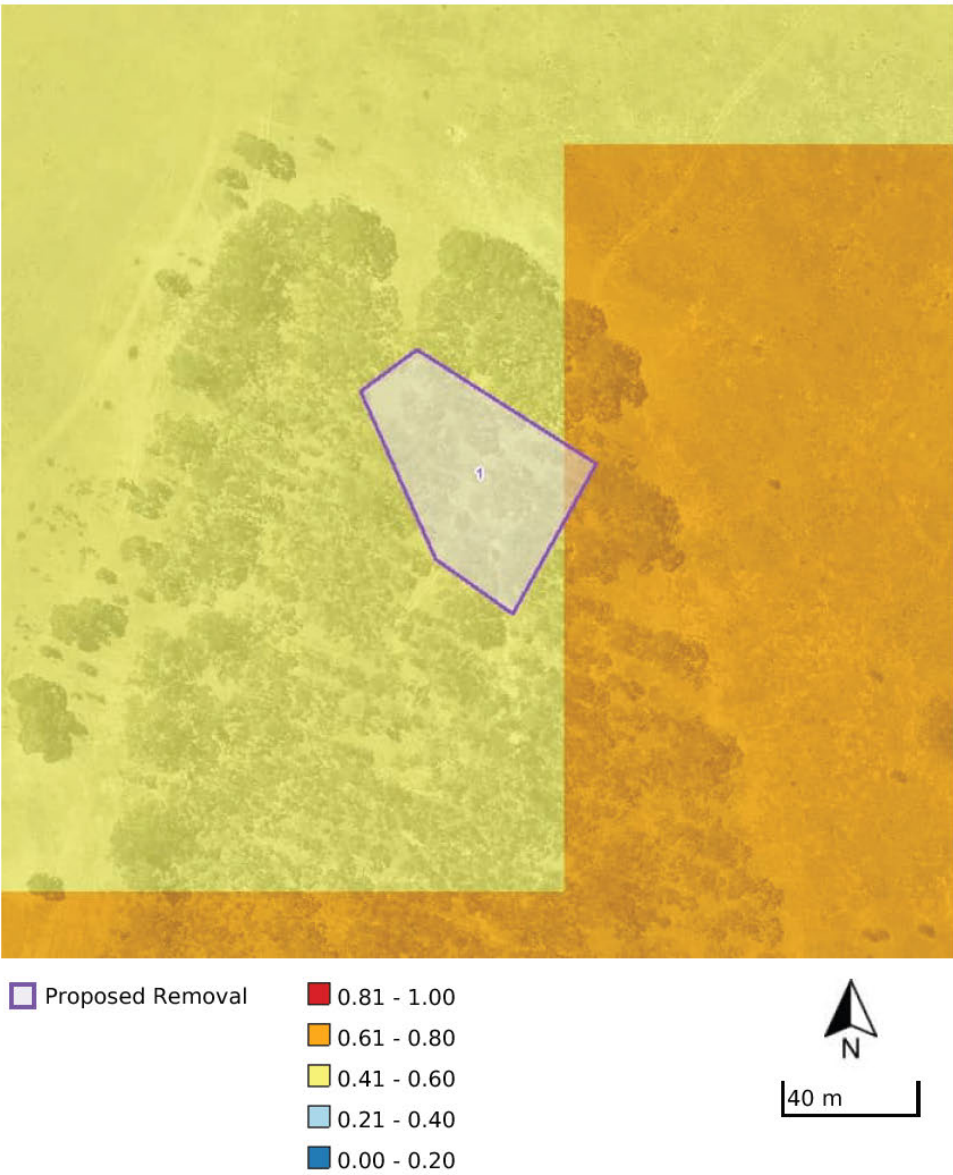


3. Location Risk Map



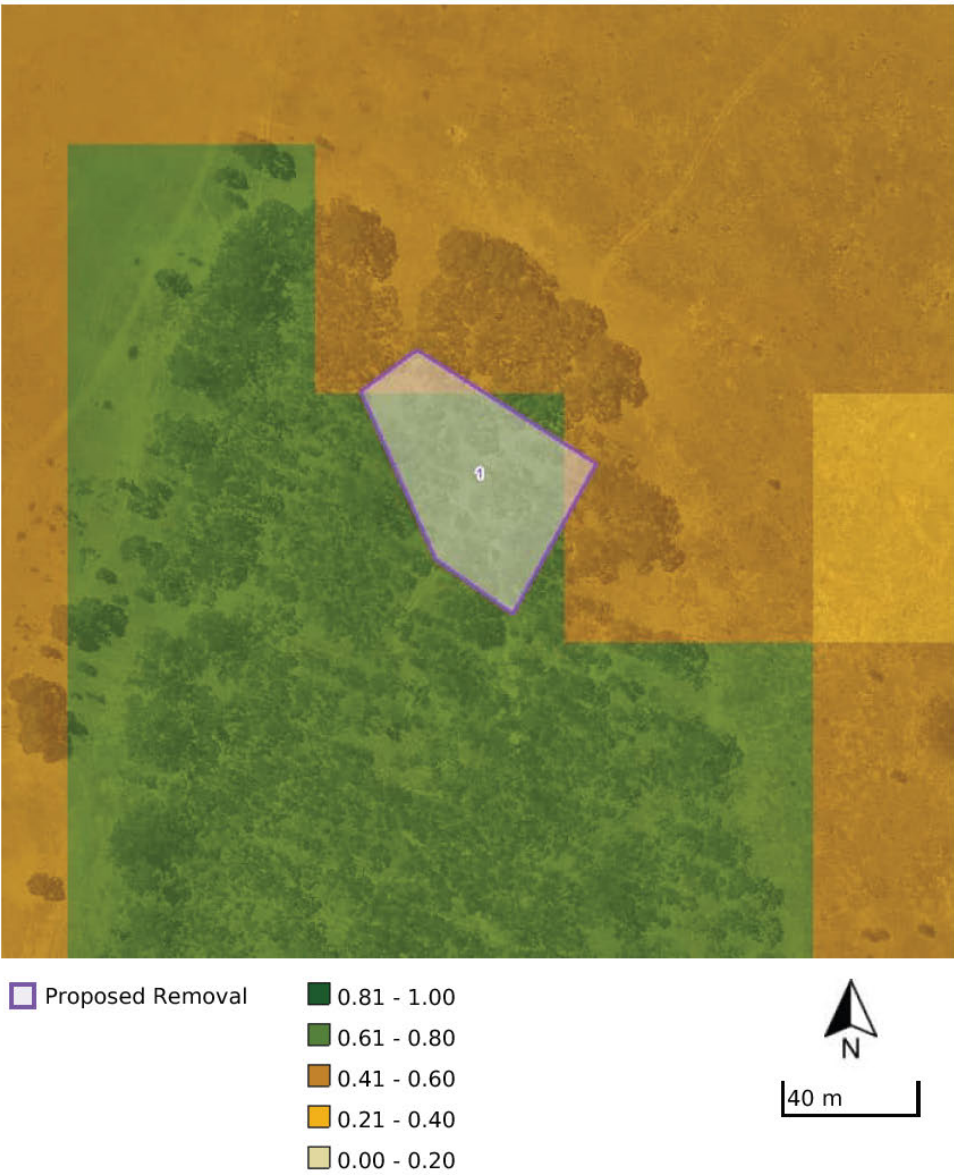


4. Strategic Biodiversity Value Score Map





5. Condition Score Map



6. Endangered EVCs



- Proposed Removal
- Endangered 1750 Ecological Vegetation Classes



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Native Vegetation Offset Report - First Party General Offset

NVOR ID: 313_20241106_E5J

This report provides information about the amount of potential gain available at a **first party general offset site**. Maintenance, improvement, prior management and security gain scores have been calculated using modelled condition scores. **This report cannot be used for a third party offset site.**

This report **is not** an assessment by the Department of Energy, Environment and Climate Action (DEECA). The responsible authority must confirm the offset is acceptable and meets eligibility criteria defined in the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines). **Page 1 and Appendix 1 of this report must be appended to the offset agreement.**

Report details

Date created: 06/11/2024
Local Government Area: CENTRAL GOLDFIELDS SHIRE
Registered Aboriginal Party: Dja Dja Wurrung
Coordinates: 143.69735, -37.01959
Address: 187 LOGAN ROAD ALMA 3465

Regulator Notes
Offset polygons are located:
• Across multiple properties and/or within six metres of a property boundary

Summary of offset site

Extent	
Total Extent (ha)	1.7398
Patches (ha)	1.7398
Scattered Trees (ha)	0.0000
Revegetation (ha)	0.0000
Habitat units of gain for the proposed offset site	
General Habitat Units	0.388 North Central CMA or CENTRAL GOLDFIELDS SHIRE LGA
No. Large Trees	0
Strategic Biodiversity Value Score	0.651

NB: values within tables in this document may not add to the totals shown above due to rounding



Next Steps

Set up a meeting with DEECA, Trust for Nature, or your local Council to discuss establishing the offset. This will involve:

- Signing an agreement with the local Council under Section 173 of the *Planning and Environment Act 1987*, DEECA under Section 69 of the *Conservation, Forests and Lands Act 1987* or Trust for Nature under the *Conservation Trust Act 1972*.
- Commissioning a site survey plan by a registered surveyor.
- Developing an Offset Management Plan.

Offset Management Plan and Section 173 agreement templates are available at the DEECA website. If you are establishing an offset site via a Section 69 Agreement with DEECA or a Covenant with Trust for Nature, contact DEECA or Trust for Nature for the relevant templates.

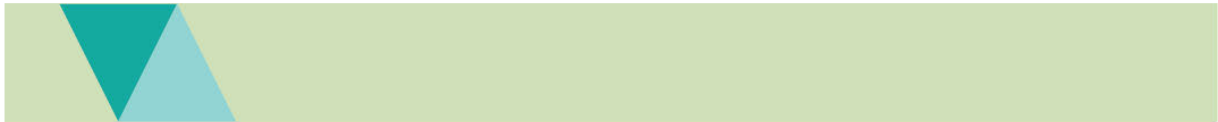
Appendix 1: Habitat units of gain per zone

This table provides the habitat units of gain per zone (Patch, Scattered Tree or Revegetation) of the offset site. The allocation of units within the Native Vegetation Credit Register (NVCR) takes place at the zone level.

The General Habitat Units in a zone are calculated by the following equation in accordance with the Guidelines:

General Habitat Units = extent x gain score x general landscape factor, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)





Information provided by or on behalf of the applicant			Information calculated by NVR Map								
Zone	Type	DBH	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Gain score (modelled)	Condition Score (modelled)	Polygon extent (ha)	Extent without overlap	SBV score	General Habitat Units
1	Patch	-	Gold0067, Gold0175	Endangered, Vulnerable	-	0.270	0.755	1.7398	1.7398	0.651	0.388

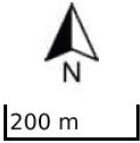


Appendix 2 - Images of mapped native vegetation

1. Property in context



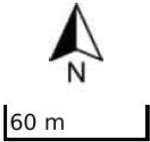
-  Patches
-  Property Boundaries
-  Scattered Trees
-  Revegetation Areas

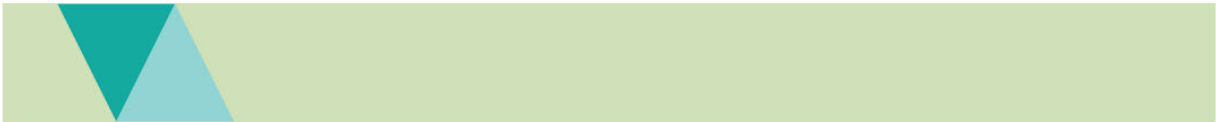


2. Aerial photograph showing mapped native vegetation



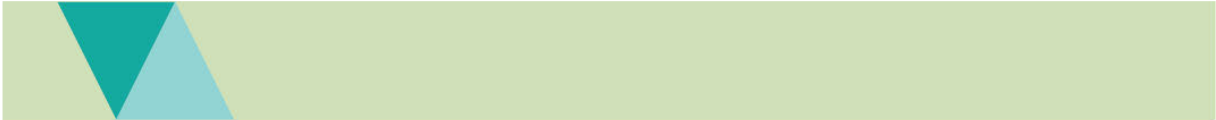
- Patches
- Scattered Trees
- Revegetation Areas





3. Condition Score Map





4. Strategic Biodiversity Value Score Map



Glossary

Bioregional Conservation Status (BCS)	A measure of the current extent and quality for each EVC, when compared to its original (pre-1750) extent and condition.
Canopy Tree	A mature tree (i.e. it is able to flower) that is greater than 3 metres in height and is normally found in the upper layer of the relevant vegetation type.
Condition Score	A score between 0 and 1 that describes how close native vegetation is to its mature natural state. The condition score for Patches is the weighted average condition score of the mapped native vegetation calculated using the <i>Native vegetation condition map</i> . Scattered Trees with a DBH between 75% and 100% of the Large Tree benchmark specified in the relevant local EVC are assigned a condition score of 0.12. Scattered Trees with a DBH between greater than or equal to the Large Tree benchmark specified in the relevant local EVC are assigned a condition score of 0.20.
Diameter at Breast Height (DBH)	The diameter of the main trunk of a tree measured over bark at 1.3 metres above ground level.
Ecological Vegetation Class (EVC)	A native vegetation type classified based on a combination of its floristics, lifeforms, and ecological characteristics.
Extent	The area of land covered by a Patch, a Scattered Tree and/or Revegetation, measured in hectares. Where the mapped vegetation includes Scattered Trees, each tree is assigned a standard extent and converted to hectares. For the purposes of native vegetation offsets, a Scattered Tree is assigned a standard extent defined by a circle with a 15-metre radius.
Gain score	A score between 0 and 1 that describes the predicted improvement in biodiversity value of native vegetation due to active management and increased security provided at the offset site. The gain score for a Patch of native vegetation is the weighted average gain score of the mapped native vegetation calculated using scores derived from the <i>Native vegetation condition map</i> . The gain score for a Scattered Tree with a DBH greater than or equal to the Large Tree benchmark specified in the relevant local EVC is 0.176. The gain score for a Scattered Tree with a DBH between 75% and < 100% of the Large Tree benchmark specified in the relevant local EVC is 0.080. The gain score for Revegetation areas is 0.077.
General habitat units of gain	The general habitat units of gain combines site-based and landscape scale information to obtain an overall measure of the biodiversity value of the native vegetation to be protected, calculated as follows: <u>General habitat units of gain = extent x gain score x general landscape factor</u>
General landscape factor	The general landscape factor is an adjusted Strategic Biodiversity Value score, calculated as follows: <u>General landscape factor = 0.5 + (strategic biodiversity value score/2)</u> The adjustment has been undertaken to reduce the influence of landscape scale information on the general habitat score.

Large Tree	A Large Tree is a native Canopy Tree with a DBH greater than or equal to the Large Tree benchmark for the local EVC. A Large Tree can be either a large Scattered Tree or a large Patch Tree (Canopy Tree in Patch).
Offset type	There are two types of offsets, General Offsets and Species Offsets. All offset sites include General Offsets. Sites that are mapped as habitat for rare or threatened species can also include Species Offsets for the mapped species.
Patch	<p>A Patch of native vegetation is:</p> <ul style="list-style-type: none"> • An area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native, or • Any area with three or more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy, or • Any mapped wetland included in the Current wetlands map, available in DEECA systems and tools.
Revegetation	Revegetation is the establishment of native vegetation to a prescribed minimum standard in formerly cleared areas outside a Patch or Scattered Tree. Revegetation offset sites can only generate General Habitat Units, not Species Habitat Units. Revegetation of native vegetation must meet the eligibility requirements outlined in the Guidelines.
Scattered Tree	A native Canopy Tree that does not form part of a Patch. At least five canopy species plants must be recruited or planted for each Scattered Tree that is protected.
Strategic Biodiversity Value (SBV) score	The Strategic Biodiversity Value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average Strategic Biodiversity Value score of the mapped native vegetation calculated using the Strategic Biodiversity Value map.

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NCCMA Ref: NCCMA-F-2024-00754
Date: 26 June 2024

NR LINKS
17 Armstrong Street South
Ballarat Vic 3350

Dear [REDACTED],

Floodplain Management Advice

Street Address: 187 Logan Road Alma Vic 3465
Cadastral Location: Allotment 28, Section 6A, Parish of Maryborough

Thank you for your enquiry of 7 June 2024 seeking to discuss development proposals for the above property.

Flood Information

Information available at North Central CMA indicates that the location described above is not subject to flooding from any designated waterway based on a flood level that has a probability of occurrence of 1% in any one year. However, the property has been identified as potentially subject to overland flows associated with the local drainage system and it would be in your best interest to contact the local Council to discuss any conditions they may impose on future development.

The drainage line which crosses the property from east to west, approximately 100m south of the Logan Road is not a designated waterway.

Please note, this document does not constitute approval or otherwise of any development at this location.

Should you have any queries, please do not hesitate to contact me on [REDACTED]. To assist the CMA in handling any enquiries please quote NCCMA-F-2024-00754 in your correspondence.

Yours sincerely,

[REDACTED]
[REDACTED]
Waterways and Floodplain Officer

Information contained in this correspondence is subject to the definitions and disclaimers below.

Connecting rivers, landscapes, people

ABN 73 937 058 422
628-634 Midland Highway, Huntly
PO Box 18, Huntly Victoria 3551

Telephone 03 5448 7124
Email info@nccma.vic.gov.au
www.nccma.vic.gov.au

www.nccma.vic.gov.au
  





Attached: Definitions and Disclaimers

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.
4. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100-year ARI flood will occur on average once every 100 years.
5. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use for the whole or any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it will appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

Connecting rivers, landscapes, people

ABN 73 937 058 422
628-634 Midland Highway, Huntly
PO Box 18, Huntly Victoria 3551

Telephone 03 5448 7124
Email info@nccma.vic.gov.au
www.nccma.vic.gov.au

www.nccma.vic.gov.au





Our Ref: A4572823
Your Ref: BSW0016-23

10 February 2023

[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]

RE: Waterway Identification Inspection Outcome

I refer to a recent inspection at the property formally known as Crown Allotment 28, Section 6A, Parish of Maryborough, by Goulburn-Murray Water Officer (GMW) [REDACTED]

The purpose of the inspection was to carry out a Waterway Identification on a depression situated on the property identified by specific co-ordinates Zone 54 , E: 739997 , N: 5899965

A Waterway Determination is made by matching criteria used by Goulburn-Murray Water to determine if there is a waterway/watercourse at the site, as defined under Section 3 of the Water Act 1989 and in consideration of the Waterway Identification Guidelines 2022.

As a result of the inspection, our findings show there is not a waterway/watercourse at the specific site inspected on the property. This means that under current legislation you do not require approval from this Authority to conduct works, unless the dam fits the category of:

- a) a wall 5 metres or more high above ground level and a capacity of 50 megalitres or more;
or
- b) a wall 10 metres or more high above ground level and a capacity of 20 megalitres or more;
or
- c) a wall 15 metres or more high above ground level and regardless of the capacity;

If the dam meets any of the above criteria you must first make application to Goulburn-Murray Water for a Works Licence on the prescribed form giving details and a description of the proposed works.

GMW has completed a catchment yield assessment at the proposed site; the proposed storage volume is within the estimated accessible yield available for harvest at the site.

Your proposal to construct a dam for the purpose of Domestic & Stock use also does not require a Take and Use licence under the current legislation. ***The size of the dam should be relative to the number of stock on the property.***

Domestic and stock use in relation to water does not include use for dairies, piggeries, feed lots, poultry or any other intensive or commercial use. Watering/irrigating of any area greater than 0.1ha of kitchen garden and 1.2ha of curtilage around a house for fire protection is considered as non-Domestic and Stock use and will require the purchase of a water entitlement.

New Take and Use licences can only be issued after the required volume (megalitres) of water entitlement has been purchased or transferred from an existing licence holder. Water entitlement purchased must be in accordance with water trading rules for regulated and unregulated streams and approved by GMW.

You are advised that you may require a Planning Permit from your Local Shire Council prior to commencing the works and any approvals given by GMW do not satisfy those requirements. It is the applicants' responsibility to obtain permits as necessary.

Should you require any further information please do not hesitate to contact Diversion Inspector [REDACTED] at the Cairn Curran Office of GMW on telephone 1800 013 357.

Yours sincerely

[REDACTED]

[REDACTED]

Diversion Services Manager - West



NRLinks Town Planning Pty Ltd
P.O. Box 61, Clunes, Vic, 3370

21/02/2025

Re: 187 Logan Road, Alma

Regarding request for further information and meeting at council to discuss the following information is still required to facilitate that request.

Amendment form has been filled out for the application

The error with the shed location has been rectified and Revision-A has been applied to all applicable drawings and reports to be submitted back.

These images give a clear idea of the flattish (less than 1° slope) at the house site.



The red arrow is indicative of the house position on a slightly higher point than where this pic was taken in the paddock. Further out in the paddock the ground water is much closer to the surface. Picture taken looking south-east.



This image is looking due south and you can see there is a slight slope up to where the house is located (red arrow).

The proposed native vegetation removal although not required for past removal has been undertaken to assist council in facilitating compensation. A First Party offset because of a permit condition can be offset on land in the same ownership rather than pay a brokerage fee to a third party. This area must be 150m from any dwelling and must meet the requirements of a First Party Offset site this is usually registered as a restriction on title. Council is best to seek advice from DEECA in relation to this the information quantifies the past removal and also the ability of the site to provide offsets. Both reports have been annexed to assist in this case.

Farm Management.

The Farm Management report is all quantifiable and seeks to meet State, Federal, Local and Catchment Policy in relation to Agriculture. The site currently has NO Agricultural capacity being it is a Land Class 5; chemical analysis supports this as well. Rather than just assume this is not a productive Agricultural Soil the report and Farm Management Plan demonstrate that the soils can be improved, how they are improved in the report and submitted Farm Management Plan.

Year.1 looks to install fences to the site and a water line from tanks to stock troughs, pastures start improvement with sowing cover crops to Pad.2 and 4 (Paddock) and buying in compost to shred onto Pad.3 and 5. Paddock.1 has been amended to allow for natural regeneration that is occurring on site and the addition of other tree species (Agroforestry). Note Paddock1 is under 5ha and does not warrant following the Code of Practice for

Agroforestry). The additional access around the dwelling and to the shed are put in and the shed and water tanks are constructed. The management of the conservation area is undertaken as per the Zone requirements for Conservation and is fenced and protected.

Year.2 The second year the pastures are rotated to re-sow over cover crops for pasture that the owner will store for fodder. And composted areas have a cover crop applied. Trees (River Red) Eucalyptus camaldulensis is planted along the low drainage line that runs through the pastures and these are protected. The house maybe installed in Year 2 or it may wait until later say year 4 or 5.

Year.3 and 4 the pasture management continues, and the dam is planted out with remnant trees and graminoids to protect water quality.

Year.5 and 6 I am not expecting the soil to shows signs of moderate improvement till year 5 at least and will depend on soil tests taken at the time. If sufficient grazing will come into the pasture management.

Years 7-10 is a continuation of pasture improvement and management as per Regenerative Agriculture to improve the viability of the farm for grazing.

I have amended the regeneration area from pasture management to regeneration as per my clients request he has been working on this restoration since my visit.

The approval from GMWater is attached to this Addendum

Offset site.

Figure 1. Summary of process to establish a first party offset site

Step 1 <i>Is my native vegetation eligible to be an offset site?</i>	Check whether the native vegetation you wish to protect is eligible to be an offset site: <ul style="list-style-type: none">• Do you have an area on your property that contains a patch of native vegetation, scattered tree(s) or that can be revegetated with native vegetation?• Does the native vegetation meet minimum condition, size and configuration requirements?• Are current and future land use(s) compatible with managing the native vegetation for conservation?• Can significant threats to the native vegetation be controlled?• Is the vegetation under another agreement, incentive or grant to manage the native vegetation?• Does the native vegetation have to be managed to reduce bushfire risk?
Step 2 <i>Can I secure and manage an offset site?</i>	You must agree to protect and manage native vegetation on your property forever. Decide if you are able to deliver a first party offset: <ul style="list-style-type: none">• Can you enter into a security agreement to permanently protect the native vegetation?• Are you able to undertake all of the management commitments and actions?• Do you accept the costs to secure and manage the native vegetation as an offset site?

I have completed step 1 and 2 and the area proposed does meet the objectives.

(Source DWELP July 2018 First party offset guide- How to establish a first party offset site).)

Step 3 <i>How much gain is available?</i>	<p>An assessment is completed to determine how much gain (measured in general and species habitat units) is available at the proposed offset site. There are two options for this assessment:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p>A. Complete your own assessment using the Native Vegetation Information Management (NVIM) native vegetation offset tool</p> <p>Identify and map the vegetation you want to protect as an offset site.</p> <p>The NVIM native vegetation offset tool will use this information and statewide maps determine the amount of gain available and include this in a <i>Native vegetation offset report</i>.</p> <p>Only general habitat units of gain can be generated using this method.</p> </div> <div style="width: 48%;"> <p>B. Appoint an accredited native vegetation assessor to complete the assessment</p> <p>Your local council can recommend an assessor that services your area. The assessor will work with you to identify and map vegetation that can be protected and they will complete a gain scoring assessment based on native vegetation condition, proposed management actions and type of security.</p> <p>The assessor will get a <i>Native vegetation offset report</i> from DELWP that details the available gain. General and species habitat units of gain can be generated using this method.</p> </div> </div>
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I have completed Step 3 note we dot use NVIM and now use NVR. I could do this for my client as the units are general offsets as per the left-hand side option.

Step 4 <i>Does the offset site meet offset requirements?</i>	<p>Look at the offset requirements on the permit condition or the <i>Native vegetation removal report</i>. Compare these to the information in the <i>Native vegetation offset report</i>. Confirm that:</p> <ul style="list-style-type: none"> • you have sufficient gain on your property to meet your offset requirements • the native vegetation has the appropriate offset attributes to meet your offset requirements (i.e. minimum strategic biodiversity value score, same CMA or municipal area, number of large trees and/or species habitat).
--	--

The area covers the required general units and strategic biodiversity score so is sufficient to cover the past removal.

Step 5 <i>Prepare the OMP and security agreement</i>	<p>An offset management plan (OMP) template for first party general offset sites is available on the DELWP website.</p> <p>The statutory body will review this plan, check the eligibility requirements and work with you to prepare the security agreement.</p>	<p>The assessor will develop the offset management plan and work with you and the statutory body to confirm eligibility requirements and prepare the security agreement.</p>
Step 6 <i>Establish the offset site</i>	<p>The security agreement lists legal obligations for land management, and includes the OMP, first two pages of the <i>Native vegetation offset report</i> and a survey plan. Ensure you understand the agreement and your obligations.</p> <p>The agreement is signed by the landowner and the statutory body responsible for the agreement, and then registered with the Land Titles Office and on the DELWP Native Vegetation Offset Register.</p>	

These tow steps can be completed if DEECA and or Council agree to this pathway. Note council will also need to agree to a First Party offset on site as the agreement is between the Land Owner and the relevant Council.

The application notes in addition the protection and conservation of important Biodiversity on site as well as best practice for dams, using trees to stablise where the water crosses the land and also ameliorates saline ground water rising to the surface which has occurred on site.

Regards
 Julie Lee
 Director
 NRLinks Pty Ltd
julie@nrlinks.com.au

First party offset guide

How to establish a first party offset site



July 2018

Cover image: *Linum marginale*, DELWP (Ian McCann)

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Introduction

In Victoria, a planning permit is usually required to remove, destroy or lop native vegetation. Landholders must apply for a planning permit from their local council. If a permit is granted a native vegetation offset must be secured before the native vegetation is removed.

The *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) are incorporated into all Victorian planning schemes. The Guidelines set out what must be included in an application to remove native vegetation, how an application is assessed, and what can be an offset.

What is an offset?

An offset compensates for the loss in biodiversity value when native vegetation is removed. An offset is delivered by protecting and managing native vegetation at an offset site. This protection and management improves the security and condition of the native vegetation, resulting in 'gain'. This gain is used to meet the offset requirements when native vegetation is removed.

Types of offsets

There are two types of offsets:

- A **species offset** is required when the removal of native vegetation has a significant impact on habitat for a rare or threatened species.
- A **general offset** is required when the removal of native vegetation does not have a significant impact on habitat for a rare or threatened species.

Offset sites are described as either first or third party. Table 1 gives a quick comparison of first party and third party offset sites.

This guide explains how a landowner can establish an offset site on their own property to meet their own offset requirements – this is called a first party offset.

If you want to establish a third party offset site and trade credits through the Native Vegetation Credit Register (NVCR) visit the DELWP website for more information.

Table 1. A quick comparison of first party and third party offset sites

	First party offset sites	Third party offset sites
Description	First party offset sites are on land owned by the holder of a permit to remove native vegetation. They are used to meet landowners' own offset requirements.	Third party offset sites are on land owned by another party. Permit holders can buy native vegetation credits from other landowners to meet their offset requirements.
Eligibility	All offset sites must meet the eligibility requirements described in section 9.1 of the Guidelines and summarised in Step 1 of this guide.	
Security	<p>All offset sites must be protected in perpetuity (forever) with an on-title security agreement. The security requirements are described in section 9.2 of the Guidelines and Step 2 of this guide.</p> <p>First party offset sites can be secured with:</p> <ul style="list-style-type: none"> • an agreement with the Secretary to DELWP under section 69 of the <i>Conservation, Forests and Lands Act 1987</i> • an agreement with a responsible authority under section 173 of the <i>Planning and Environment Act 1987</i> • an agreement with Trust for Nature to register an offset covenant under the <i>Victorian Conservation Trust Act 1972</i>. 	<p>Third party offset sites can be secured with:</p> <ul style="list-style-type: none"> • an agreement with the Secretary to DELWP under section 69 of the <i>Conservation, Forests and Lands Act 1987</i> • an agreement with Trust for Nature to register an offset covenant under the <i>Victorian Conservation Trust Act 1972</i>.
Management	All offset sites must be managed to ensure gain is achieved. The management requirements are described in section 9.3 of the Guidelines and Step 2 and 5 of this guide.	
Trading and registration	<p>First party offset sites should be recorded on the Native Vegetation Offset Register.</p> <p>Any first party offset site that will be allocated over time to a number of approvals must be registered on the NVCR.</p>	<p>Third party offset sites must be recorded on the Native Vegetation Credit Register.</p> <p>Third parties can sell credits that their offset site generates to permit holders needing to meet offset requirements.</p>

Quick Guide

To deliver a first party offset you must agree to protect and manage native vegetation on your property in perpetuity (forever). Figure 1 explains the process to establish a first party offset site. The remainder of this document provides the details required to respond to each step.

Figure 1. Summary of process to establish a first party offset site

Step 1 <i>Is my native vegetation eligible to be an offset site?</i>	<p>Check whether the native vegetation you wish to protect is eligible to be an offset site:</p> <ul style="list-style-type: none"> • Do you have an area on your property that contains a patch of native vegetation, scattered tree(s) or that can be revegetated with native vegetation? • Does the native vegetation meet minimum condition, size and configuration requirements? • Are current and future land use(s) compatible with managing the native vegetation for conservation? • Can significant threats to the native vegetation be controlled? • Is the vegetation under another agreement, incentive or grant to manage the native vegetation? • Does the native vegetation have to be managed to reduce bushfire risk?
Step 2 <i>Can I secure and manage an offset site?</i>	<p>You must agree to protect and manage native vegetation on your property forever. Decide if you are able to deliver a first party offset:</p> <ul style="list-style-type: none"> • Can you enter into a security agreement to permanently protect the native vegetation? • Are you able to undertake all of the management commitments and actions? • Do you accept the costs to secure and manage the native vegetation as an offset site?
Step 3 <i>How much gain is available?</i>	<p>An assessment is completed to determine how much gain (measured in general and species habitat units) is available at the proposed offset site. There are two options for this assessment:</p> <div> <div> <p>A. Complete your own assessment using the Native Vegetation Information Management (NVIM) native vegetation offset tool</p> <p>Identify and map the vegetation you want to protect as an offset site.</p> <p>The NVIM native vegetation offset tool will use this information and statewide maps determine the amount of gain available and include this in a <i>Native vegetation offset report</i>.</p> <p>Only general habitat units of gain can be generated using this method.</p> </div> <div> <p>B. Appoint an accredited native vegetation assessor to complete the assessment</p> <p>Your local council can recommend an assessor that services your area. The assessor will work with you to identify and map vegetation that can be protected and they will complete a gain scoring assessment based on native vegetation condition, proposed management actions and type of security.</p> <p>The assessor will get a <i>Native vegetation offset report</i> from DELWP that details the available gain.</p> <p>General and species habitat units of gain can be generated using this method.</p> </div> </div>
Step 4 <i>Does the offset site meet offset requirements?</i>	<p>Look at the offset requirements on the permit condition or the <i>Native vegetation removal report</i>. Compare these to the information in the <i>Native vegetation offset report</i>. Confirm that:</p> <ul style="list-style-type: none"> • you have sufficient gain on your property to meet your offset requirements • the native vegetation has the appropriate offset attributes to meet your offset requirements (i.e. minimum strategic biodiversity value score, same CMA or municipal area, number of large trees and/or species habitat).
Step 5 <i>Prepare the OMP and security agreement</i>	<p>An offset management plan (OMP) template for first party general offset sites is available on the DELWP website.</p> <p>The statutory body will review this plan, check the eligibility requirements and work with you to prepare the security agreement.</p> <p>The assessor will develop the offset management plan and work with you and the statutory body to confirm eligibility requirements and prepare the security agreement.</p>
Step 6 <i>Establish the offset site</i>	<p>The security agreement lists legal obligations for land management, and includes the OMP, first two pages of the <i>Native vegetation offset report</i> and a survey plan. Ensure you understand the agreement and your obligations.</p> <p>The agreement is signed by the landowner and the statutory body responsible for the agreement, and then registered with the Land Titles Office and on the DELWP Native Vegetation Offset Register.</p>

Step 1. Is my native vegetation eligible to be an offset site?

To deliver a first party offset you must have eligible native vegetation and agree to protect and manage it forever. This step will determine if the native vegetation you plan to protect is eligible to be an offset site.

To establish a first party offset site, the vegetation you protect and manage must be located on your own land. The offset site can only be used for your own offset requirements.

1.1 Do you have a suitable area on your property?

The Guidelines state that an offset can be any or a combination of:

- a patch of native vegetation
- a scattered tree
- an area of revegetation.

Appendix 1 has information to help recognise native vegetation and classify whether native vegetation is a patch or a scattered tree.

1.2 Is the native vegetation eligible to be an offset?

An area of native vegetation is eligible to be an offset site when:

- it meets condition, size and configuration standards
- surrounding land uses are compatible
- significant threats can be controlled
- it is not subject to certain other agreements, and
- it is not managed to reduce bushfire risk.

Does the native vegetation meet minimum condition, size and configuration requirements?

Appendix 2 has information on the minimum size condition and configuration standards for patches, scattered trees and revegetation. The NVIM native vegetation offset tool will check these in Step 3.

Are current and future land use(s) compatible with managing the native vegetation for conservation?

Incompatible uses may include:

- activities requiring the removal of logs or trimming/clearing of understorey plants or trees
- horse-riding, cycling or motorised vehicle use off established tracks
- infrastructure easements
- cropping
- earth works
- ongoing activities that are likely to degrade vegetation condition or restrict improvement in vegetation condition.

If any of these land uses occur, or are planned to occur at the proposed offset site, then it is not eligible.

Can significant threats to the condition of the native vegetation be controlled?

Significant threats to the condition of native vegetation impact on your ability to complete management commitments. Consider:

- high levels of continued nutrient run off
- salinity issues where the issue will continue or increase
- significant erosion that cannot be controlled without impacting native vegetation
- significant invasion from pest animals such as rabbits, deer, goats and pigs
- extensive die-back or plant diseases

If these threats are present and you cannot effectively manage them, the site is not eligible to be secured as an offset site.

Is the native vegetation already a native vegetation offset or carbon credit, or under a grant or incentive program?

A site is not eligible to be an offset if it is:

- already being used to offset other removal of native vegetation or species habitat required under Victorian or federal legislation
- subject to a current agreement or initiative to generate carbon credits
- subject to a current agreement under a biodiversity or native vegetation related incentive or grant program.

Does the native vegetation need to be managed to reduce bushfire risk?

A site is not eligible to be an offset if it is:

- within 50 metres of a dwelling (or future dwelling) that is not in a Bushfire Management Overlay (BMO)
- within 150 metres of a dwelling (or future dwelling) that is in a Bushfire Management Overlay (BMO)
- The distance can be reduced if a planning permit or the Country Fire Authority, or relevant fire authority as defined by the planning schemes, has allowed this distance to be safely reduced.

Planned disturbance regimes

Planned disturbance regimes such as fuel reduction burning, or flooding may impact on your ability to complete management commitments. Consider whether these apply to the land and whether they are incompatible with conservation objectives.

If your answers to the below questions are in the **GREEN** boxes, continue to Step 2.

Do you have an area on your property that contains a patch of native vegetation or scattered tree(s), or that can be revegetated with native vegetation?	Y	N
Does the native vegetation meet minimum condition, size and configuration requirements?	Y	N
Are current and future land use(s) compatible with managing the native vegetation for conservation?	Y	N
Can significant threats to the condition of the native vegetation be controlled?	Y	N
Is the native vegetation already a native vegetation offset or carbon credit, or under a grant or incentive program?	Y	N
Does the native vegetation need to be managed to reduce bushfire risk?	Y	N

If any of your answers were in the RED boxes

If any of your answers were in the RED boxes then you will not be able to meet your offset requirements with a first party offset. You can purchase your offset from a third party via the NVCR. For more information on the NVCR visit the [DELWP website](#).

Step 2. Can I secure and manage an offset site?

A statutory body must agree to sign a security agreement with you. The agreement is registered on the land title and protects the native vegetation forever.

Ensure you read and understand the management and security obligations and commitments described in this section and the costs associated with these before proceeding.

If you don't want to protect your vegetation forever or if the costs to secure and manage a first party offset site are too high, you can purchase your offset from a third party via the Native Vegetation Credit Register (NVCR).

Buying credits from existing offset sites can be more convenient and cost effective. You can download a list of the prices of previous native vegetation credit trades from the DELWP website, or you can contact an offset broker.

2.1 Management obligations

Are you able to undertake all the land management commitments and actions?

Offset sites must be managed in perpetuity, either by yourself or a suitable contractor. You must commit to 10 years of land management commitments, plus ongoing management commitments to maintain the vegetation at the improved condition, following the initial 10 year period. Land management commitments are detailed in the security agreement, and include:

- retain all trees, including dead trees that are standing
- exclude stock and other threats
- ensure that weed cover does not increase beyond the current level
- monitor for new and emerging weeds and eliminate to less than one per cent
- retain all logs, fallen timber and organic litter
- control rabbits
- for grassland vegetation types biomass management may be a requirement

- for scattered trees you must recruit or plant at least five native canopy tree species for each scattered tree that is protected
- for revegetation you must undertake revegetation in accordance with the minimum planting standards specified in the *Native vegetation gain scoring manual, Version 2*
- report annually on management actions.

2.2 Security agreement

Can you enter into a security agreement to permanently protect the native vegetation?

Offset sites need to protect the native vegetation in perpetuity (forever). To protect the native vegetation, you must sign a security agreement with a relevant statutory body.

The security agreement details your legal obligations, includes the offset management plan, the first two pages of the *Native vegetation offset report* and a survey diagram, and will be recorded on your land title.

There are three types of agreements available to secure first party offsets:

- an agreement with a responsible authority (usually local **Council**) under section 173 of the *Planning and Environment Act 1987*.
- an agreement with the Secretary to **DELWP** under section 69 of the *Conservation Forest and Lands Act 1987*
- an agreement with **Trust for Nature** to register an offset covenant under the *Victorian Conservation Trust Act 1972*.

One of Council, DELWP or Trust for Nature must be willing to sign a security agreement to protect the native vegetation as an offset site. Contact them to confirm they are willing to enter into a security agreement with you and to obtain a copy of any standard agreements used. If these organisations are unwilling to enter into an agreement then you cannot use the property as an offset.

DELWP has developed templates for:

- a section 173 agreement for first party offset sites that Council may choose to use.
- a standard 10 year offset management plan for a site mapped using the NVIM native vegetation offset tool. Step 5 has more details.

Templates are available on the DELWP website: <https://www.environment.vic.gov.au/native-vegetation/offsets>.

2.3 Offset site costs

Do you accept the costs to secure and manage the native vegetation as an offset site?

Estimate the security and management costs before you commit to establishing a first party offset site.

Security agreement costs

Consider the cost of the security agreement. This is estimated below (as at June 2018) but will vary and is subject to change – get a current cost estimate from the statutory body when you contact them.

- costs to establish the agreement with:
 - a responsible authority (usually local Council) under section 173 of the *Planning and Environment Act 1987* – varies between Councils, approximately \$5,000
 - the Secretary to DELWP under section 69 of the *Conservation Forest and Lands Act 1987* – approximately \$15,000
 - Trust for Nature to register an offset covenant under the *Victorian Conservation Trust Act 1972* – approximately \$20,000
- preparation of a site plan by a licensed surveyor to Land Victoria's specifications – approximately \$1,500, depending on size of offset site
- legal fees associated with drafting and reviewing the security agreement, and recording your offset site on the land title. Contact a legal organisation to find out their rates
- Land Titles Office fee for the registration of the security agreement on the land title – approximately \$100.

Potential lost income

Consider whether you will lose income from foregoing a potential use or development of the land by designating the land for conservation. Remember that the site must remain an offset site forever, in accordance with the security agreement.

Costs of any assessment

If you complete your own assessment using the NVIM native vegetation offset tool, there is no cost.

If you appoint an accredited native vegetation assessor to complete a gain scoring assessment and an offset management plan, the cost is likely to be at least \$3,000. This cost will vary between assessors and will depend on the size of the offset site and the type of vegetation to be assessed.

There are some benefits to appointing an accredited native vegetation assessor to complete a gain scoring assessment, such as generating species habitat units of gain, and gain for wetland vegetation. This is described in Table 2.

You will need to contact an assessor to get a quote for your site. Your local council can recommend an assessor that services your area.

Management costs

You must commit to managing the offset site in perpetuity (forever). Management costs will vary between properties and may include:

- initial set up costs e.g. erecting fences, intense weed or pest control, or planting native vegetation
- annual ongoing management costs e.g. repairing damaged fences, regular weed and pest control and replacing dead plants. These costs continue forever – not just for the first 10 years of management
- monitoring and reporting costs specified in the management plan (landowners time or consultant's fees).

NOTE: Costs and fees in this section are estimates based on known fees in June 2018. Costs and fees are subject to change and standard increases.

Can you secure and manage a first party offset site? If you answer Yes to all of these questions, continue to Step 3.		
Can you enter into a security agreement to permanently protect the native vegetation?	Y	N
Are you able to undertake all the land management commitments and actions?	Y	N
Do you accept the costs to secure and manage the native vegetation as an offset?	Y	N

If you answered No to any of these questions

If you answered No to any of these questions then you will not be able to meet your offset requirements with a first party offset. You can purchase your offset from a third party via the NVCR. For more information on the NVCR visit the [DELWP website](#).

Step 3. How much gain is available?

The site must be assessed to determine how much gain (measured in general or species habitat units) is available at the proposed offset site.

There are two options to complete an assessment:

1. appoint an accredited native vegetation assessor to complete the assessment, or
2. complete your own assessment using the Native Vegetation Information Management native vegetation offset tool (NVIM native vegetation offset tool).

Table 2 provides an overview of the two options, when they can be used, their advantages and limitations.

If you have a **general** offset requirement and you want to establish an offset site on your own property, you can use the [NVIM native vegetation offset tool](#) to complete your own assessment.

If you have a **species** offset requirement and you want to establish an offset site on your own property, you must appoint an accredited native vegetation assessor to complete the assessment.

Table 2. Options for the assessment of a first party offset site

	1. Appoint an accredited native vegetation assessor to complete the assessment	2. Complete your own assessment using the NVIM native vegetation offset tool
Description	<p>An accredited native vegetation assessor completes a gain scoring assessment of the potential offset site in accordance with the Guidelines and the <i>Native vegetation gain scoring manual, Version 2</i>. The gain scoring assessment includes:</p> <ul style="list-style-type: none"> • a site assessment • an assessment of a site's eligibility, threatening processes and weed cover • the calculation of a gain score. <p>The assessor provides this information to DELWP and DELWP generates a <i>Native vegetation offset report</i> used to establish an offset site.</p> <p>This option is used if you want to generate general and species habitat units of gain to use as an offset for your own offset requirements. This establishes a First party offset site.</p>	<p>The online NVIM native vegetation offset tool enables landholders to complete their own assessment. The tool allows you to:</p> <ul style="list-style-type: none"> • map the native vegetation you propose to protect and manage • find out how much gain is available if that mapped native vegetation is protected and managed (calculate gain) • download a <i>Native vegetation offset report</i> used to establish an offset site. <p>This option can be used if you want to generate general habitat units of gain to use as an offset for your own offset requirements. This establishes a First party general offset site.</p>
Advantages	<p>A gain scoring assessment completed by an accredited native vegetation assessor can be used if you want to generate species habitat units of gain, and gain for wetland vegetation. Native vegetation condition is assessed on site, threats are identified and a purpose-built management plan is developed.</p> <p>If a gain scoring assessment is completed by a NVCR-accredited site assessor, the property could be established as a third party offset site to generate native vegetation credits. You can use credits for your own offset requirements and trade any excess to others.</p>	<p>Using the NVIM native vegetation offset tool and the standard offset management plan template provides a simplified process that allows a landowner to complete the assessment themselves (at no cost).</p>
Limitations	<p>A gain scoring assessment <i>must</i> be completed by an accredited native vegetation assessor. An accredited assessor will charge a fee for their services.</p>	<p>This tool cannot be used to generate species habitat units or protect wetland vegetation types. This option can only be used to establish a first party general offset site.</p>
More info	Step 3.1 has more information.	Step 3.2 has more information.

3.1 Appoint an accredited native vegetation assessor to complete the assessment

You can appoint an accredited native vegetation assessor to complete the assessment. Accredited native vegetation assessors are listed on DELWP's Vegetation Quality Assessment Competency Register. Your local council may be able to recommend an assessor that services your local area. The assessor will:

- ensure that the native vegetation meets all eligibility requirements
- complete a gain scoring assessment of the native vegetation to be protected
- provide you with a *Native vegetation offset report*
- tell you if the proposed offset meets your offset requirements
- develop an offset management plan outlining the commitments and actions required to manage the native vegetation.

3.2 Complete your own assessment using the NVIM native vegetation offset tool

The online NVIM native vegetation offset tool can only be used to establish a first party general offset site.

The following can be protected at an offset site:

- A patch of native vegetation.
- A scattered tree.
- An area of woody revegetation.

Appendix 1 has information on how to recognise and classify native vegetation. If you are unsure seek advice from your local council, they may be able to assist you or refer you to someone who can help. Take photos of the bark, leaves, flowers, fruit or gum nuts that will help identify if it is native.

You need to map areas on your property that you want to protect as an offset site. The tool will use this information and:

- check and report the condition, size and configuration of the native vegetation
- determine the general habitat units of gain
- generate a *Native vegetation offset report* that you can download.

The following sections describe how to do this.

3.2.1 Collect site information

Before you use the online NVIM native vegetation offset tool to map the native vegetation you plan to protect, you need to collect site information:

- the location and boundary of patches of native vegetation
- the location and boundary of any proposed revegetation
- the location and trunk circumference of native canopy trees that are taller than 3 metres.

There are minimum size and quality requirements for native vegetation protection (Appendix 2). The NVIM native vegetation offset tool will determine this for you using information you provide.

Measure the trees

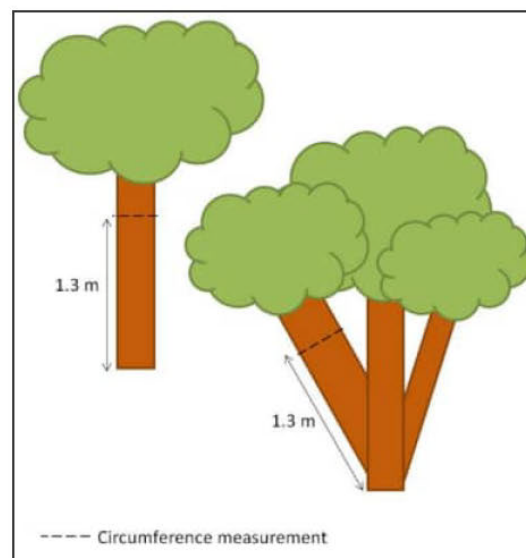
A native canopy tree is a mature tree that is taller than 3 metres and normally found in the upper layer of the relevant vegetation type.

Use a measuring tape to measure the trunk circumference in centimetres (i.e. the distance around the trunk) of any native canopy trees you want to protect. Figure 2 shows how to do this.

The trunk circumference must be measured at 1.3 metres above ground level. If the tree has multiple stems, measure the largest stem.

You do not need to measure or map native trees that are less than 3 metres tall as these do not qualify as canopy trees.

Figure 2. How to measure the trunk circumference of a tree



Take photographs

You must take photographs of all the native vegetation proposed to be protected, including photos taken from several different locations and distances. These photos will be included in the offset management plan prepared during Step 5.

It is desirable to include close-up photographs of the plants and their leaves, flowers, bark and fruit (as applicable) to assist in identification. If the area of native vegetation to be protected is large, provide photos that are indicative of the native vegetation.

3.2.2 Map the native vegetation in the NVIM native vegetation offset tool

Access the NVIM native vegetation offset tool at <https://nvim.delwp.vic.gov.au/> to map the native vegetation information you collected in Step 3.2.1.

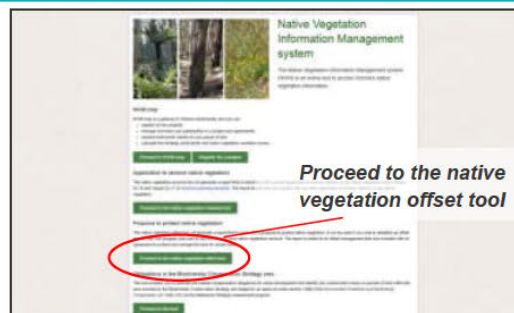
Table 3 explains how to use the NVIM native vegetation offset tool. Points 5, 6 and 7 explain how to map native vegetation you plan to protect. The native vegetation can include a patch, scattered tree or revegetation or a combination of these.

Table 3. How to use the NVIM native vegetation offset tool

1. Open the NVIM native vegetation offset tool

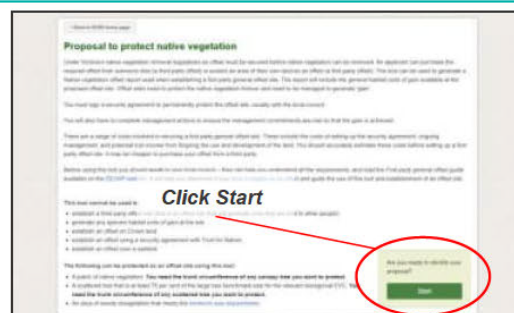
Go to the NVIM system home page
<https://nvim.delwp.vic.gov.au/>

Click 'Proceed to the native vegetation offset tool'.



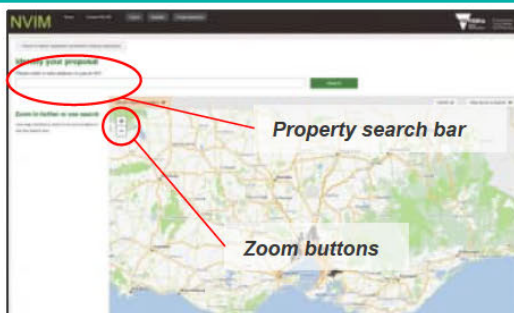
2. Proposal to protect native vegetation

Read the information about protecting native vegetation. Make sure the NVIM native vegetation offset tool is the right tool for you. If it is - click 'Start'.



3. Locate your site

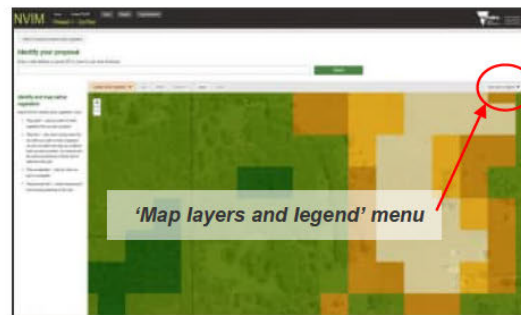
Type your address in the property search bar. You can also use the zoom buttons or your mouse scroller to find your site.



4. View the condition score and strategic biodiversity value score

Select the 'Map layers & legend' menu.

- Select 'Aerial imagery' to view the native vegetation.
- You will generate more gain if you protect areas of native vegetation with greater biodiversity value. These are the areas with:
 - higher 'native vegetation condition' (select layer to view, and expand the legend)
 - higher strategic biodiversity value (select layer to view, and expand the legend), and
 - large scattered trees.



5. Draw the boundary of any patches

Select the 'Identify native vegetation' menu to start mapping.

Select 'Map patch' to draw a boundary around any patches of native vegetation you plan to protect.

- A patch is either an area with 25 per cent native perennial understorey plant cover OR three canopy trees with a continuous canopy (see Appendix 1). Draw a line that follows the boundary of the patch.
- If the patch boundary includes a tree, the drip line of the tree canopy is the boundary of the patch.



6. Map native canopy trees

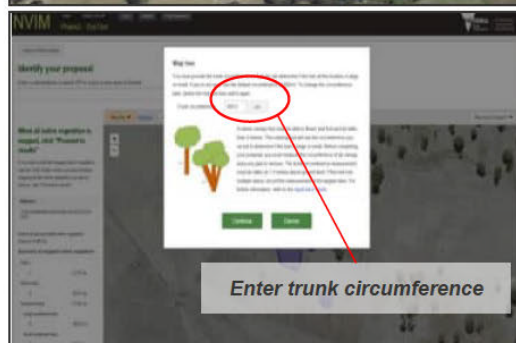
Select 'Map tree' to map the location of all canopy trees you want to protect.

- Mark the location of trees within patches of native vegetation.
- Mark the location of trees outside patches of native vegetation (scattered trees).

For each tree you map, the NVIM native vegetation offset tool will prompt you to enter the trunk circumference.

- Type in the trunk circumference (see section 3.2.1 and Figure 2) when prompted.

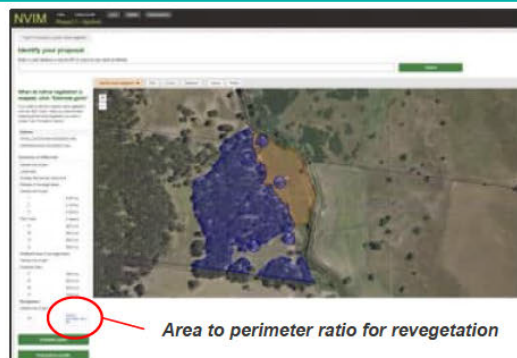
The NVIM native vegetation offset tool determine if a tree is scattered or within a patch and if the tree is large, or too small to be protected as an offset.



7. Draw the boundary of any areas of revegetation

Select the 'Identify native vegetation' menu. Choose 'Map revegetation' to draw a boundary around any area you plan to revegetate.

An area of revegetation must be woody and must meet the minimum size and configuration requirements (Appendix 2). The NVIM native vegetation offset tool will tell you the area to perimeter ratio of any revegetation area that you map. Generally, circular or square areas of more than 0.64 hectares would meet the requirements. Long and narrow revegetation sites would not.

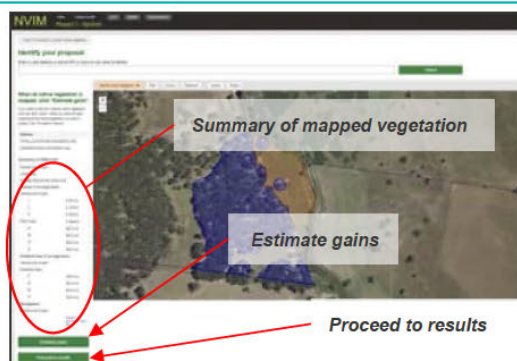


8. Estimate gains and proceed to results

As you map the vegetation you want to protect, a summary will appear on the left of the screen.

Click 'Estimate gains' at any time to see how many habitat units of gain would be generated by protecting the vegetation you have mapped. You can use this to check if potential gain meets your offset requirements or if more vegetation has to be protected.

When you have finished mapping the vegetation you want to protect, click 'Proceed to results'.



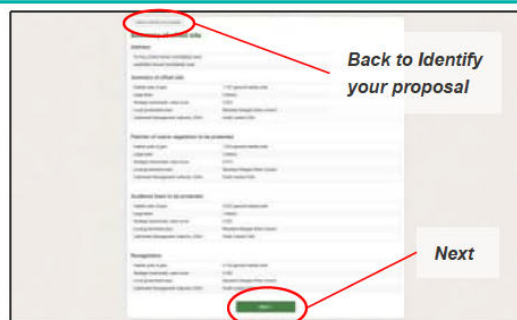
9. Summary of offset site

The summary of mapped native vegetation includes the habitat units of gain, number of large trees and the strategic biodiversity value score.

If you want to adjust the native vegetation you mapped, click 'Back to Identify your proposal'.

You can use the 'Edit' button to adjust the areas you have mapped.

When you are happy with the native vegetation you have mapped and are ready to continue, click 'Next'.

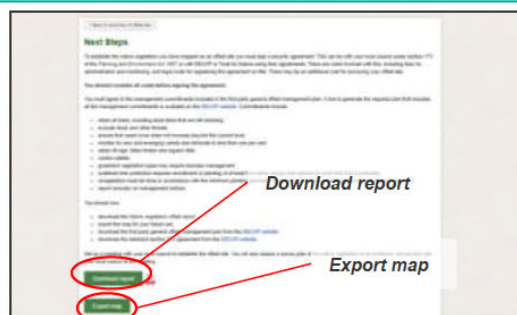


10. Next steps

Review the next steps for securing your first party general offset site.

Click 'Download report' to save the *Native vegetation offset report* to your computer.

Click 'Export map' to save the map to your computer as a Shapefile.



Step 4. Does the proposed offset site meet offset requirements?

Compare the offset requirements on your permit conditions or on the *Native vegetation removal report* with the information in the *Native vegetation offset report*.

If you appointed an accredited native vegetation assessor to complete the assessment, the assessor will provide you with a *Native vegetation offset report*. If you completed your own assessment you would have downloaded the *Native vegetation offset report* using the NVIM native vegetation offset tool.

- Are there enough habitat units of gain at the offset site to meet your offset requirements?
- Is the offset site located in the same Catchment Management Authority area or municipal district as the native vegetation removal site?
- Is the offset site's strategic biodiversity value score the same or higher than the minimum strategic biodiversity value score requirement?

- Are there at least the same number of large trees on the offset site as the number being removed from the removal site?

Next steps

You should now have checked that:

- the native vegetation you have mapped is eligible to be an offset site
- you can secure and manage a first party offset site, the costs are acceptable and a statutory body is prepared to sign the security agreement
- you can generate sufficient habitat units of gain to meet your offset requirements, and
- the property has the appropriate offset attributes to meet your offset requirements (i.e. minimum strategic biodiversity value score, same CMA or municipal area, large trees).

If you have decided to meet your offset requirement with a first party offset, go to Step 5.

Native vegetation removal report

A report to support an application to remove, destroy or lop native vegetation in the Intermediate Assessment Pathway using the modelled condition scores.

This report provides information to support an application to remove native vegetation in accordance with the Guidelines for the removal, destruction or topping of native vegetation. The report is not an assessment by DELWP or local council of the proposed native vegetation removal. Biodiversity information and offset requirements have been calculated using modelled condition scores contained in the Native vegetation condition map.

Date and time: 20 May 2018 11:07 AM
 Lat./Long.: [Redacted]
 Address: [Redacted]

Native vegetation report ID: 346-20180528-0

Assessment pathway

The assessment pathway and reason for the assessment pathway	
Assessment pathway	Intermediate Assessment Pathway
Extent of past plus proposed native vegetation removal	0.413 hectares
No. large trees	2 large tree(s)
Location category	Location 1

The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class, sensitive wetland or coastal area. Removal of less than 0.5 hectares will not have a significant impact on any habitat for a rare or threatened species.

Offset requirement

The offset requirement that will apply if the native vegetation is approved to be removed:

Offset type	General offset
Offset amount	0.329 general habitat units
Offset attributes	
Vicinity	Goulburn Broken Catchment Management Authority (CMA) or Mitchell Shire Council
Minimum strategic biodiversity value score	0.520
Large trees	2 large tree(s)

Native vegetation offset report

This report provides information about the amount of potential gain available as a first party general offset site. Maintenance, improvement, prior management and security gain scores have been calculated using modelled condition scores in the Native vegetation condition map. This report cannot be used for a third party offset site.

This report is not an assessment by the Department of Environment, Land, Water and Planning (DELWP). The responsible authority must confirm the offset is acceptable and meets eligibility criteria defined in Guidelines for the removal, destruction or topping of native vegetation.

Date and time: 20 May 2018 11:12 AM
 Lat./Long.: [Redacted]
 Address: [Redacted]

Offset site report ID: 346-20180528-001

Summary of offset site

Extent	1.759 hectares
Habitat units of gain	0.331 general habitat units
No. large trees	3 tree(s)
Strategic biodiversity value score	0.692
Local government area	Mitchell Shire Council
Catchment Management Authority (CMA)	Goulburn Broken CMA

Next steps

Offset sites must meet eligibility criteria as outlined in Guidelines for the removal, destruction or topping of native vegetation (the Guidelines) and any other relevant requirements.

Set up a meeting with your local council to discuss establishing the offset. You will have to:

- Sign an agreement with the local council under section 173 of the Planning and Environment Act 1987
- Get a site survey plan by a registered surveyor
- Develop an offset management plan

A template offset management plan and section 173 agreement are available at the [DELWP website](#).

Look at the offset requirements on the *Native vegetation removal report*. Compare these to the information in the *Native vegetation offset report*.

Step 5. Prepare the offset management plan and security agreement

The security agreement specifies management obligations and commitments for the offset site. The offset management plan becomes a schedule to the security agreement and provides detail on how the management obligations and commitments will be achieved.

Ensure you are aware of the costs to manage and secure your offset site. Obtain quotes and confirm current fees. Estimates are provided in Step 2.3.

5.1 Prepare the offset management plan

The offset management plan sets out a 10 year plan for managing and improving the site condition and includes:

- 10 years of management obligations and commitments to improve the offset site condition, and
- ongoing management commitments to maintain the vegetation at the improved condition, following the initial 10 year period.

Sites assessed by an accredited native vegetation assessor

If an accredited native vegetation assessor completed a gain scoring assessment an offset management plan would have been prepared by them. The plan will be tailored to the specific needs of the offset site to address the threatening processes and weed cover determined during the gain scoring assessment.

The offset management plan must be developed in accordance with the *Native vegetation gain scoring manual, Version 2*. A 10 year offset management plan template is available on the [DELWP website](#).

Sites assessed using the NVIM native vegetation offset tool

A simplified version of the offset management plan template has been developed for landowners using the NVIM native vegetation offset tool. The template is available on the [DELWP website](#) and can be used by a land owner to complete their own offset management plan.

5.2 Prepare the security agreement

You must prepare the security agreement in consultation with the statutory body that agreed to sign it in Step 2. The security agreement is a legal document so you may need a lawyer to assist you.

Ensure you are willing and able to meet the legal obligations for land management and land use restrictions that will be recorded on your land title. The following must be included in the agreement:

- Agreement – legal obligations and commitments of the landowner and the responsible authority
- Schedules to the agreement:
 - details of the agreement, signatories and description of the land
 - site plan to Land Victoria's specifications
 - the offset management plan
 - pages 1 and 2 of the *Native vegetation offset report*, produced in Step 3.

Site plan to Land Victoria's specifications

The site plan is included as a schedule to the security agreement. This is a black and white plan showing the location of the offset site (i.e. the area of vegetation to be protected).

The plan must be drawn to Land Victoria's Surveyor General's specifications. For example the offset site must be hatched and anchored to a crown point with bearing and distances shown in true north.

A licensed surveyor should be engaged to ensure the plan meets the standards outlined in the Surveyor's Manual. You can provide the surveyor with the Shapefile of the offset site that you downloaded from the NVIM native vegetation offset tool.

5.3 Submit the proposal to the statutory body

The statutory body that will sign the security agreement will review the proposal to ensure it has been correctly completed. They will review the offset management plan and *Native vegetation offset report* to confirm that is in accordance with the Guidelines. They will check that the native vegetation is eligible to be an offset.

If the agreement is a section 173 with local Council, they may require the agreement be peer reviewed by Council's preferred legal provider. Any legal expenses are usually borne by the landowner.

Step 6. Establish the offset site

Offset sites need to protect and manage native vegetation in perpetuity (forever). Once the security agreement has been signed by the landowner and the statutory body it will be registered on the land title and the offset management plan must be implemented.

6.1 Sign the agreement

Make sure you understand the agreement and what you are committing to. Once you are satisfied with the agreement, you must sign and date the agreement and submit it with all the Schedules to the statutory body for their signature. A copy with all signatures will be returned to you for your records.

The 10 year offset management plan commences from the date the statutory body signs the agreement.

6.2 Register the agreement with the Land Titles Office

The statutory body will advise you on the process to lodge the agreement for registration at the Land Titles Office. The statutory body may engage their preferred legal provider to complete this process. Any legal expenses are usually borne by the landowner.

Once the agreement is registered on the land title, the landowner, statutory body and any other parties to the agreement should be notified. Registration of the agreement on the land title ensures that all future owners are aware of, and bound by, the requirements of the agreement.

6.3 Register the offset site on the Native Vegetation Offset Register

Once the site is registered with the Land Titles Office, the landowner should notify DELWP of the registration and send a copy of the approved agreement via email to the Native Vegetation Offset Register - NativeVegetation.OffsetRegister@delwp.vic.gov.au. The site will then be registered on the Native Vegetation Offset Register.

If you intend to use your first party offset site to meet the offset requirements of multiple applications to remove native vegetation, your offset site **must** be registered on the Native Vegetation Offset Register. This ensures that units are correctly allocated over time. To register the site, send an email to the

Native Vegetation Offset Register and include the following:

- *Native vegetation offset report*
- Shapefile of the offset site (this will be provided by your site assessor or downloaded from NVIM)
- Approved security agreement signed by all parties
- A completed Offset allocation form (this can be downloaded from the DELWP website).

If you are not sure whether your site is registered, you can contact the Native Vegetation Offset Register.

6.4 Annual reporting

All offset management plans include a commitment to submit an annual report to the statutory body that signed the security agreement (Council, DELWP or Trust for Nature).

The annual report must outline the actions undertaken for the previous year, and make a comment about the site's 'end of year' condition compared to the 'pre-management' condition of the site.

The annual report template is available on DELWP's website.

NOTE

If the *Native vegetation offset report* forms part of an offset statement included in a permit application, the local council will ensure that the proposed offset site:

- has sufficient habitat units of gain to meet your offset requirements.
- has the appropriate offset attributes to meet your offset requirements (i.e. minimum strategic biodiversity value score, same CMA or municipal area, large trees).

The offset site should not be established until the approval to remove the native vegetation has been granted.

If evidence of the secured offset site is being provided to local council to satisfy a permit condition, the signed agreement with all Schedules must be provided as evidence.

Appendix 1 – How to classify native vegetation

A. What is native vegetation?

Native vegetation is defined in the Victoria Planning Provisions as 'plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses'.

The Guidelines classify native vegetation in two categories; patch and scattered tree.

B. What is a patch of native vegetation?

A patch of native vegetation is either:

- an area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native (Figures 4, 5 and 6), or
- any area with three or more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy (Figures 4 and 7), or
- any mapped wetland included in the *current wetlands* layer, available in systems and tools developed by DELWP.

When you are mapping a patch of native vegetation that contains native canopy trees you will also need to measure the trees to determine if any are considered to be 'large trees'.

C. What is a scattered tree?

A scattered tree is a native canopy tree that does not form part of a patch (Figures 4, 6 and 7).

A scattered tree can be a 'large scattered tree' or a 'small scattered tree'.

D. What is a native canopy tree?

A native canopy tree is a mature tree that is taller than 3 metres and normally found in the upper layer of the relevant vegetation type.

E. What is a large tree?

A large tree is a native canopy tree with a trunk circumference greater than or equal to the large tree benchmark for the local vegetation type¹.

A large tree can be a large scattered tree or a large tree within a patch of native vegetation.

You will need to measure the trunk circumference of all native canopy trees so that the NVIM native vegetation offset tool can determine if a tree is large enough to generate gain or qualify as large. Section 3.2.1 explains how to do this.

F. Extent

The extent of native vegetation is the area of land covered by a patch and/or a scattered tree:

- The extent of a patch is the size of the patch in hectares.
- The extent of a scattered tree is mapped as a circle with a 15 metre radius.

If you are not an accredited native vegetation assessor, you can use the flow diagram in Figure 8 to help you work out if the native vegetation is a patch or a scattered tree.

¹ A large tree is a native canopy tree with a Diameter at Breast Height (DBH) greater than or equal to the large tree benchmark for the local Ecological Vegetation Class (EVC), measured at 1.3 metres above ground level.

Figure 4. How to classify native vegetation

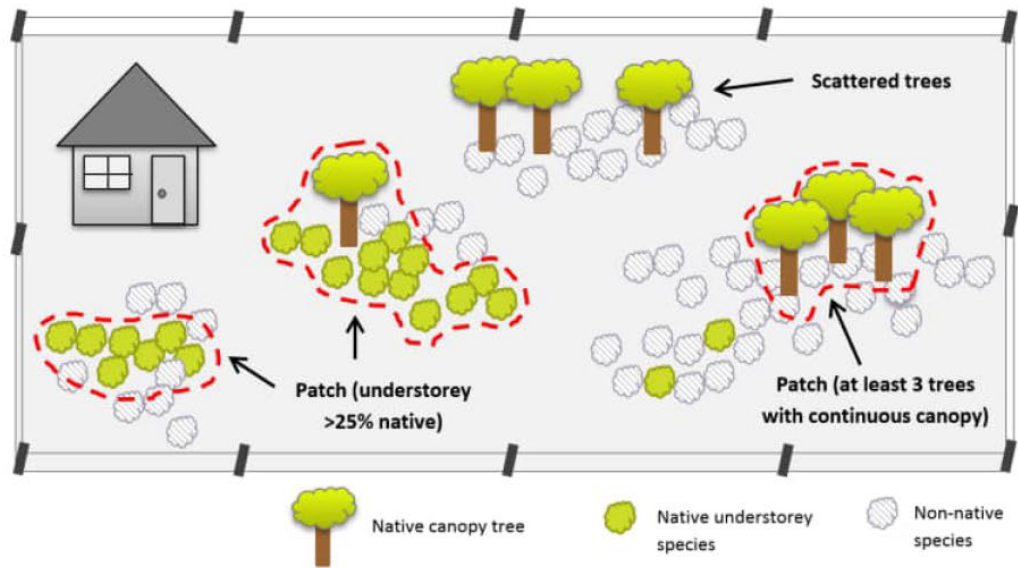


Figure 5. Patch of native vegetation (treeless) where at least 25 per cent of the total perennial understorey plant cover is native

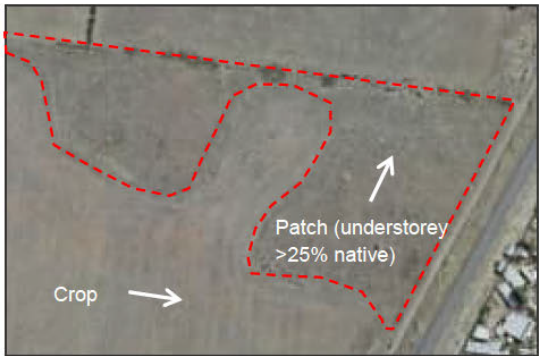


Figure 6. Patch of native vegetation (including trees within the patch) where at least 25 per cent of the total perennial understorey plant cover is native

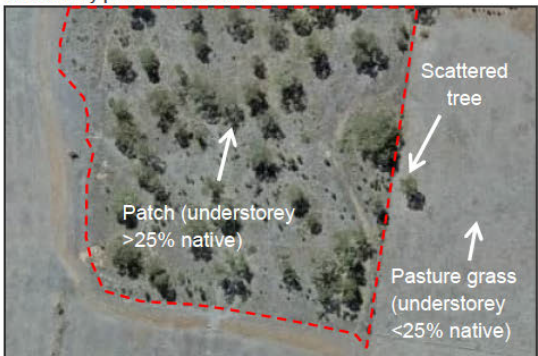


Figure 7. Patches of native vegetation with three or more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy

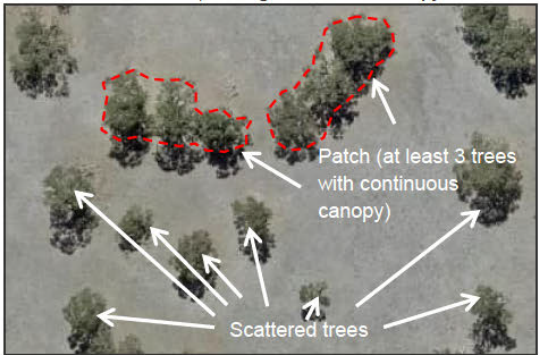


Figure 8. Planted wind row. This is unlikely to meet eligibility requirements to be an offset.

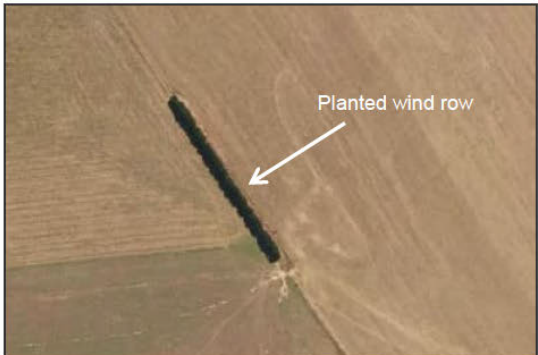
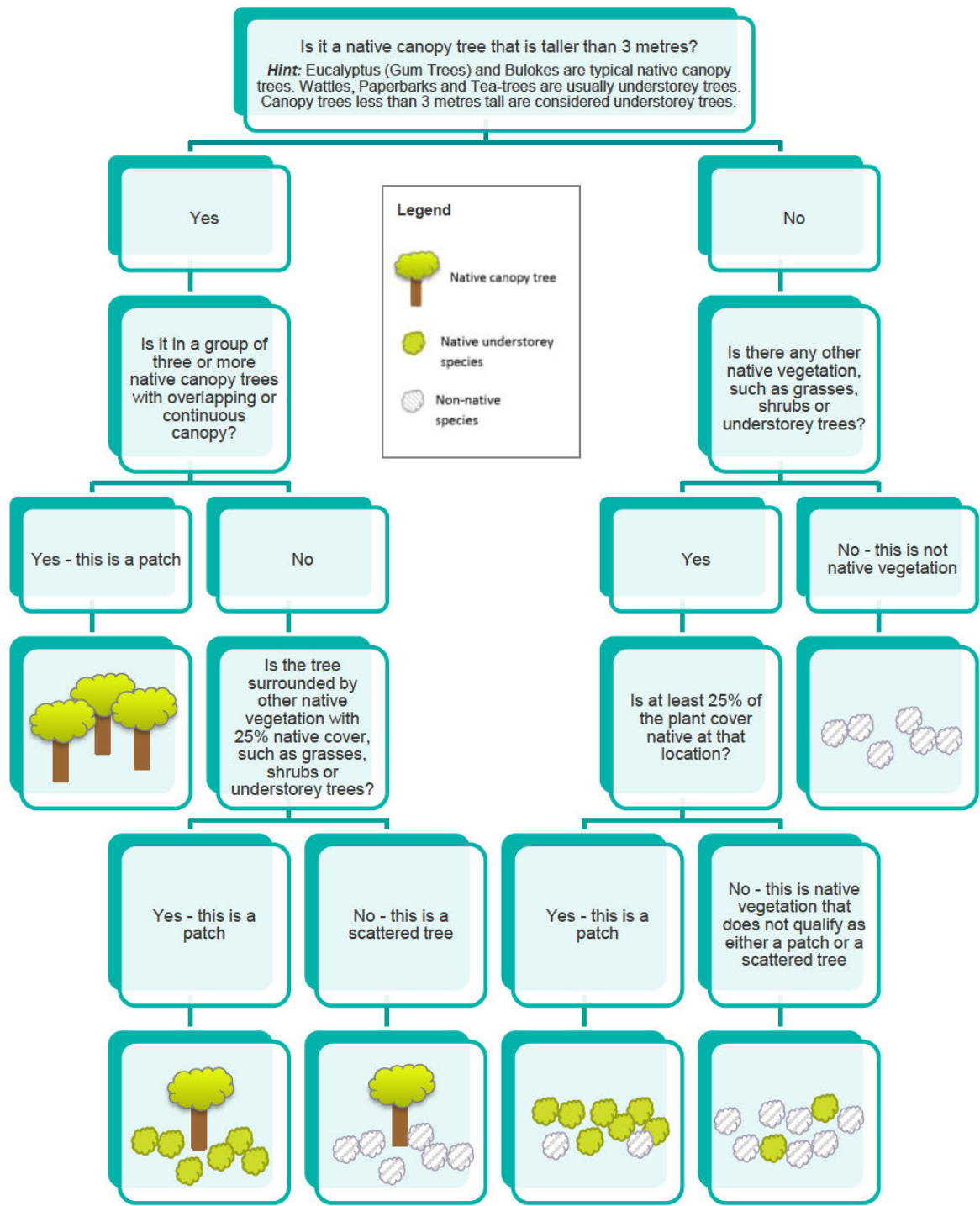


Figure 8. How to decide if native vegetation is a patch or scattered tree



Appendix 2 – Minimum condition, size and configuration requirements

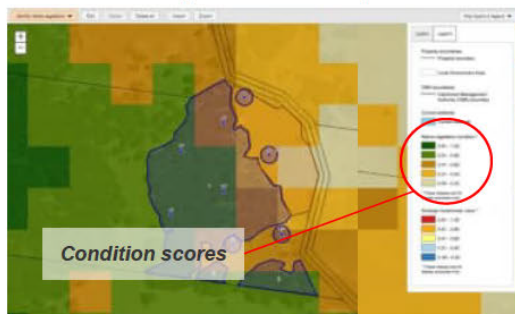
The NVIM native vegetation offset tool is described in Step 3.2.2. This Appendix provides you with further information about the size and quality requirements of a first party general offset site.

A. Patch of native vegetation

A patch of native vegetation should have a minimum condition score of 0.4 out of 1, in the *Native vegetation condition map*.

To see the condition score of the native vegetation you want to protect:

- select the 'Map layers & legend' menu
- in the Layers tab, select 'Native vegetation condition'
- in the Legend tab you can view the condition score for each colour you see in the map.



B. Scattered tree

A scattered tree must have a DBH greater than or equal to 75 per cent of the large tree DBH benchmark for the local area. The NVIM native vegetation offset tool will tell you if a tree is:

- large (i.e. greater than or equal to the large tree benchmark for the local area)
- between 75% and 100% of the large tree benchmark for the local area
- If the tree is less than 75% of the large tree benchmark, the tool will tell you the tree is too small to generate gain.

Each scattered tree must have an area of land secured around it (a circle with a diameter of at least 30 metres) to provide space for recruitment. The NVIM native vegetation offset tool will draw a circle with a 30 metre diameter around each scattered tree you identify for protection.

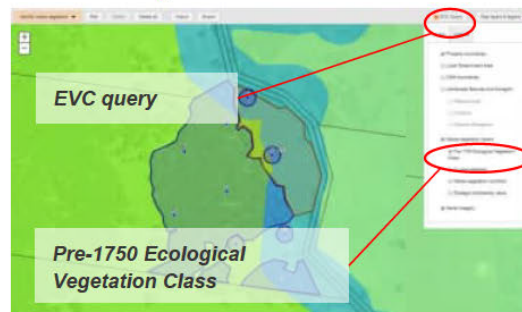
At least five recruits need to regenerate, or be planted in the area around each protected scattered tree.

C. Revegetation

Revegetation must be for a woody vegetation type. The NVIM native vegetation offset tool will tell you if the revegetation you propose is not in a woody vegetation type.

To see the vegetation type of the area you want to revegetate:

- select the 'Map layers & legend' menu
- in the Layers tab, select 'Pre-1750 Ecological Vegetation Class'
- click on EVC query, then click on the area you want to revegetate.



Revegetation must be in accordance with the minimum planting standards specified in the *Native vegetation gain scoring manual, Version 2*. The first party general offset site management plan template on the [DELWP website](#) will assist you.

An area of revegetation must meet the minimum size and configuration requirements:

- When revegetation is not next to a patch of native vegetation the revegetation site must have an area to perimeter ratio of at least 20.
- When revegetation is next to a patch of native vegetation the combined revegetation area and adjacent patch of native vegetation must have an area to perimeter ratio of at least 20.

The area to perimeter ratio is calculated by dividing the area (metres squared) by the perimeter (metres). The NVIM native vegetation offset tool will tell you the area to perimeter ratio of any proposed revegetation area that you map. Generally, circular or square areas of more than 0.64 hectares would meet the requirements. Long and narrow revegetation sites would not.

Glossary

Accredited native vegetation assessor – A native vegetation assessor listed on DELWP's Vegetation Quality Assessment Competency Register. An accredited native vegetation assessor must have current accreditation (less than two years old at the time the site assessment is completed).

First party offset site – an offset site on the same property as the proposed removal of native vegetation, or on another property owned by the party requiring the offset.

First party general offset site – an offset site on the same property as the proposed removal of native vegetation, or on another property owned by the party requiring the offset that can be established using the NVIM native vegetation offset tool and standard templates developed by DELWP without specialist assistance. This site can only generate and provide general habitat units of gain.

Gain – The predicted improvement in biodiversity value of native vegetation due to active management and increased security provided at an offset site.

General habitat unit – A measure of loss and gain in overall biodiversity value of native vegetation. General habitat units are used to measure offset amount and gain generated at an offset site.

General offset – An offset requirement specified in general habitat units to compensate for the biodiversity loss from native vegetation removal

Native Vegetation Credit Register – A statewide register of native vegetation credits that meet minimum standards for security and management of sites. The register is administered by DELWP and records the creation, trade and allocation of credits to meet offset requirements.

Native Vegetation Offset Register – A statewide register containing information relating to existing and potential offset sites including the number of habitat units that an offset site generates and when these offsets have been used to offset the removal of native vegetation. The Native Vegetation Offset Register is administered by DELWP, and includes the Native Vegetation Credit Register

NVCR accredited site assessor – an accredited native vegetation assessor that has signed an agreement to be a service provider with the NVCR.

Native vegetation credit – habitat units protected at a third party offset site are traded as native vegetation credits

Statutory body – a body that can sign a security agreement to protect native vegetation as an offset site. This can be Trust for Nature, Local Council or DELWP.

Species habitat unit – A species habitat unit is the measure of loss and gain in biodiversity value of native vegetation for a particular rare or threatened species. Species habitat units are used to measure offset amount and gain generated at an offset site.

Species offset – An offset requirement specified in species habitat units to compensate for the impact on a rare or threatened species habitat from native vegetation removal.

Third party offset site – an offset site that is established on another party's property. Third party offsets are traded as native vegetation credits.



REVISION-B2 24-03-2025

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:
187 Logan Road,
Alma

PROJECT NO: 2585

DATE:
OCT 2024

DWG TITLE:
PROPOSED
DEVELOPMENT
PLAN
SCALE: NTS



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



**NATURAL
RESOURCE
LINK PTY LTD**
54 Frazer Street
Clunes 3370

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This policy applies to land in the Farming Zone.

Objective

To protect productive agricultural land and its supporting infrastructure.

Strategies

Restrict the subdivision and alienation of productive agricultural land as identified in the Strategic Framework Plan and discourage its conversion to land uses that take the land out of productive use.

Limit development where it can't be adequately serviced with septic systems without impacting the water catchment and encourage farm consolidation.

Locate poultry abattoirs and finished poultry product processing facilities where they do not adversely affect any dwelling or agricultural land- **needs to be strategically applied.**

14.01-2S

21/09/2018
VC150

Sustainable agricultural land use

Objective

To encourage sustainable agricultural land use.

Strategies

Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources- **this application is based on this.**

Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices. **this application is based on this and should consider this as imperative importance not just to the shire but to the catchment.**

Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.- **essential for Agriculture to cope with changes and is covered in my application.**

Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing- **poses an increase in Agricultural viability by 5 x.**

Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.

Support agricultural investment through the protection and enhancement of appropriate infrastructure.

Facilitate ongoing productivity and investment in high value agriculture.

Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.

Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

Policy documents

Consider as relevant:

- *Victorian Code for Cattle Feedlots* (Department of Agriculture, Energy and Minerals, 1995)
- *Victorian Code for Broiler Farms* (Department of Primary Industries, 2009, plus 2018 amendments)
- *Apiary Code of Practice* (Department of Planning and Community Development, 2011)
- *Planning Guidelines for Land Based Aquaculture in Victoria* (Department of Primary Industries, No. 21, 2005)
- *Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)
- *Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)

14.01-2L

07/12/2023
C34cgoI

Sustainable agricultural land use - Central Goldfields

Objective

To encourage ecologically sustainable farm management practices. **this application is based on this.**

Strategies

Ensure intensive agriculture is located to minimise risks associated with effluent disposal and protect the amenity of adjacent land uses.

Protect strategically important agricultural and primary production land from incompatible uses.

Limit new housing development in rural areas by:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.

Identify areas of productive agricultural land by consulting with the Department of Energy, Environment and Climate Action and using available information.

In considering a proposal to use, subdivide or develop agricultural land, consider the:

- Desirability and impacts of removing the land from primary production, given its agricultural productivity.- **This site has nil productivity.**
- Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production. **Landscape response for Land Use is a mix of grazing and Rural Living without Agriculture- which VCAT would consider is modified in its capacity for Agriculture.**
- Compatibility between the proposed or likely development and the existing use of the surrounding land. **Use is synonymous with surrounding land use.**
- The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas. **Site is well managed and this is included in the Farm Management Report.**
- Land capability.- **defined as per science.**

Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.

Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.- **Great idea as well as soil health the Federal Government recognises the benefits.**

14.01-1L

07/12/2023
C34cgo1

Protection of agricultural land - Central Goldfields

14.01

31/07/2018
VC148

AGRICULTURE

14.01-1S

20/03/2023
VC229

Protection of agricultural land

Objective

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

Strategies

Identify areas of productive agricultural land, including land for primary production and intensive agriculture.- **No such study exists for the whole of the shire only part.**

Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity. **Central Goldfields Shire was the only shire in the Federal Government Funding for the National Landcare Programs Smart Farms Small Grants for "Diggin Deeper for Soil Health" focus in on soil improvement. NCCMA was in the first round of 6.. Sodidity, erosion and lack of nutrient, structural stability, capability for Agriculture and many other items so this needs to be addressed as a priority by planning. We need to reverse decline.**

Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors. **Very important and sites with potable water that can expand into Horticulture and are close to markets need to be protected.**

Protect productive farmland that is of strategic significance in the local or regional context.

Protect productive agricultural land from unplanned loss due to permanent changes in land use.- **I have been in discussion with council to allow some small farms for homeless and disadvantaged people to build on farm zone but the use is only for the time they reside on site. Assist with homelessness and avoids permanent removal of agricultural land.**

Prevent inappropriately dispersed urban activities in rural areas.- **Applications that pose no nexus to Agriculture such as improvements/sustainable agriculture/ biodiversity should not be approved.**

Prioritise the findings of salinity and nutrient catchment management plans in the assessment of land use and development applications in rural zones. **this considers the nutrient capacity on site and how it can be approved sustainability in perpetuity.**

Policy documents

Consider as relevant:

- **North Central Regional Catchment Strategy 2021-2027 (North Central Catchment Management Authority, 2021)**
 - *Central Goldfields Rural Land Capability Study* (Golder Associates, 2011)
 - *Recommended Separation Distances for Industrial Residual Air Emissions* (Publication 1518, Environment Protection Authority, 2013)
-



RE: Clarification of land use term

From: Planning Systems (DTP) <Planning.Systems@transport.vic.gov.au>

Date: Tue 25/06/2024 4:09 PM

To: [REDACTED] Planning Systems (DTP) <Planning.Systems@transport.vic.gov.au>

Cc: Planning Implementation (DTP) <Planning.Implementation@transport.vic.gov.au>

Good afternoon [REDACTED]

Thank you for your email. Each zone, including the Farming Zone, contain purposes that describe the planning outcome sought by the zone. These purposes are achieved through the application of the controls on use and development in the zone. The "comprehensive and sustainable land management practices" referred to in the purpose of the Farming Zone are not land use terms and are not defined as such in clause 73.03 LAND USE TERMS Victoria Planning Provisions Planning Scheme - Ordinance.

A term that is not defined in the planning scheme, the *Planning and Environment Act 1987* or the *Interpretation of Legislation Act 1984* has its ordinary meaning.

Kind regards,

Planning Systems
State Planning Policy
Department of Transport and Planning

8 Nicholson Street
East Melbourne VIC 3002
E: planning.systems@transport.vic.gov.au
dtp.vic.gov.au



We acknowledge Victorian Traditional Owners and their Elders past and present, we recognise their continued connection to Victoria's land and waters which our Transport and Planning systems operate on. We are committed to genuine partnerships with Traditional Owners and Victorian First Peoples community to progress and achieve their aspirations.

From: [REDACTED]
Sent: Monday, June 24, 2024 6:28 PM
To: Planning Systems (DTP) <Planning.Systems@transport.vic.gov.au>
Cc: Planning Implementation (DTP) <Planning.Implementation@transport.vic.gov.au>
Subject: [EXTERNAL] Clarification of land use term

Hi just one small note there seems to be a slight difference in the planning and environment act as there is no definition of Clause 35.07 highlighted below (State policy)

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.

Council Meeting Agenda - Wednesday 23 July 2025

Some uses and development types are exempt from requiring a permit and planning assessment. Clauses 62.02-1 and 62.02-2 set out exemptions from permit requirements in the scheme relating to the construction of a building or the construction or carrying out of works. These exemptions do not apply to the removal, destruction or lopping of trees and the removal of vegetation. Exemptions for vegetation removal are set out in Clause 62.02-3.

Kind regards,

Planning Systems

State Planning Policy

Department of Transport and Planning

Level 7, 8 Nicholson Street

East Melbourne VIC 3002

E: planning.systems@transport.vic.gov.au

dtp.vic.gov.au



Department
of Transport
and Planning



We acknowledge Victorian Traditional Owners and their Elders past and present, we recognise their continued connection to Victoria's land and waters which our Transport and Planning systems operate on. We are committed to genuine partnerships with Traditional Owners and Victorian First Peoples community to progress and achieve their aspirations.

Clarification on a Clause in the Mount Alexander Planning scheme

Planning Systems (DTP) <Planning.Systems@transport.vic.gov.au>

Thu 20/06/2024 3:11 PM

To: [REDACTED]
Cc: Planning Implementation (DTP) <Planning.Implementation@transport.vic.gov.au>

Good afternoon [REDACTED]

Thank you for your enquiry. Mount Alexander Shire Council are responsible for the application and enforcement of the Mount Alexander Planning Scheme. As such, the Department of Transport and Planning are only able to provide general advice on this matter.

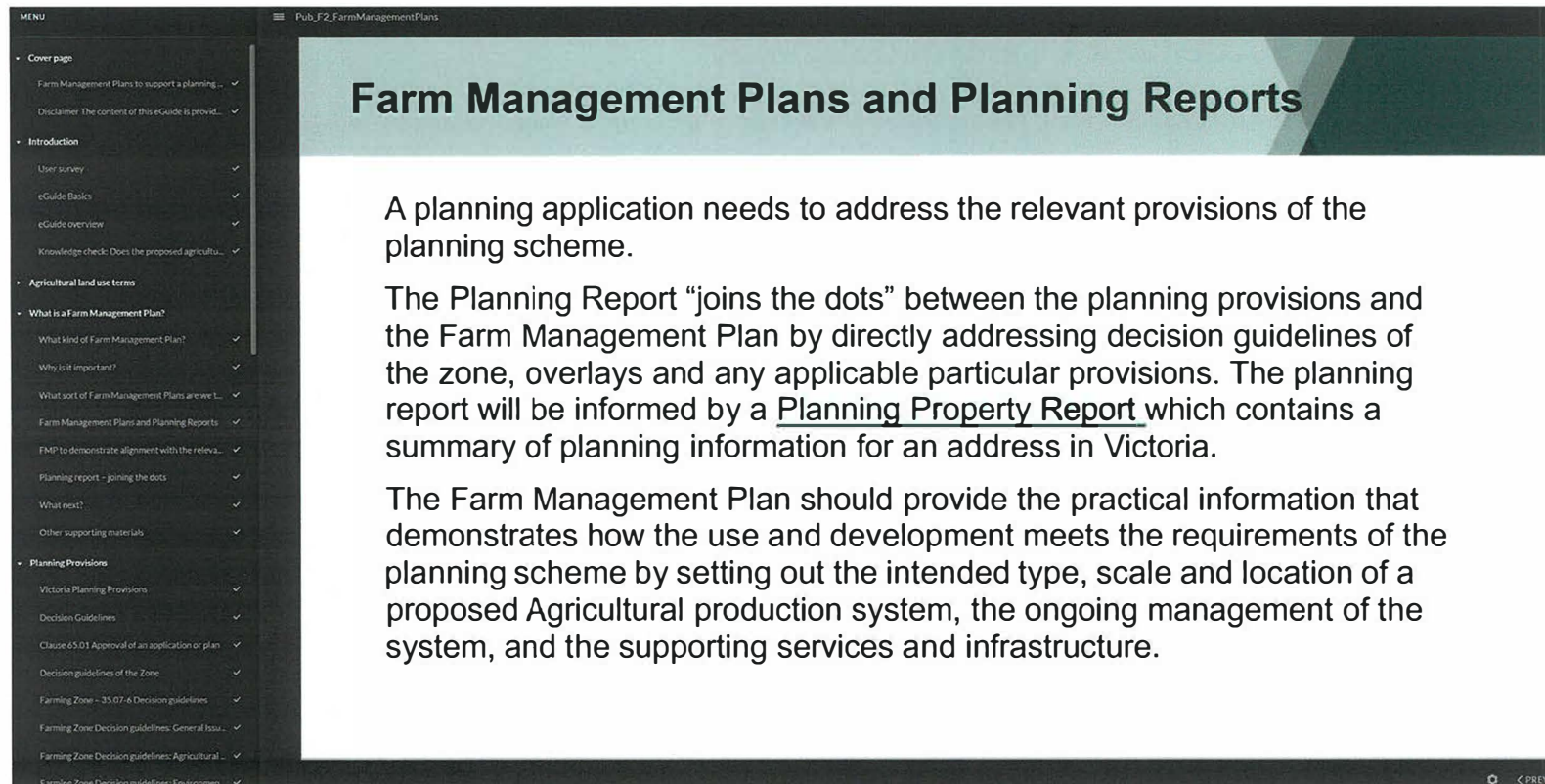
Use, development and works are all defined under the *Planning and Environment Act 1987* as follows:

Use in relation to land includes use or proposed use for the purpose for which the land has been or is being or may be developed.

Development includes—

- a. the construction or exterior alteration or exterior decoration of a building; and
- b. the demolition or removal of a building or works; and
- c. the construction or carrying out of works; and (d) the subdivision or consolidation of land, including buildings or airspace; and
- d. the placing or relocation of a building or works on land; and
- e. the construction or putting up for display of signs or hoardings.

Works includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil.



The screenshot shows a web-based e-guide interface. On the left is a dark sidebar menu with a 'MENU' header and a list of topics, each with a checkmark icon. The topics include: Cover page, Introduction, Agricultural land use terms, What is a Farm Management Plan?, and Planning Provisions. The 'Planning Provisions' section is expanded, showing sub-topics like Victoria Planning Provisions, Decision Guidelines, and various Farming Zone decision guidelines. The main content area on the right has a light blue header with the title 'Farm Management Plans and Planning Reports'. Below the header, there are three paragraphs of text. The first paragraph states that a planning application needs to address relevant provisions. The second paragraph explains that the Planning Report 'joins the dots' between planning provisions and the Farm Management Plan, mentioning a 'Planning Property Report'. The third paragraph describes the Farm Management Plan's role in providing practical information about agricultural production systems and infrastructure. At the bottom right of the main content area, there is a small gear icon and a '< PREV' button.

Farm Management Plans and Planning Reports

A planning application needs to address the relevant provisions of the planning scheme.

The Planning Report “joins the dots” between the planning provisions and the Farm Management Plan by directly addressing decision guidelines of the zone, overlays and any applicable particular provisions. The planning report will be informed by a Planning Property Report which contains a summary of planning information for an address in Victoria.

The Farm Management Plan should provide the practical information that demonstrates how the use and development meets the requirements of the planning scheme by setting out the intended type, scale and location of a proposed Agricultural production system, the ongoing management of the system, and the supporting services and infrastructure.

<https://developments.agriculture.vic.gov.au/NFD/static/e-guide-06/story.html>

11.01-1L

07/12/2023

C34cgol

Settlement - Central Goldfields

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

Objective

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

Strategies

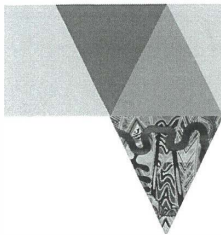
Provide a diverse range of land types and lot sizes in areas where there is existing infrastructure to meet the needs of the future population.

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

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

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





Native Vegetation Offset Report - First Party General Offset

NVOR ID: 313_20241106_E5J

This report provides information about the amount of potential gain available at a **first party general offset site**. Maintenance, improvement, prior management and security gain scores have been calculated using modelled condition scores. **This report cannot be used for a third party offset site.**

This report **is not** an assessment by the Department of Energy, Environment and Climate Action (DEECA). The responsible authority must confirm the offset is acceptable and meets eligibility criteria defined in the Guidelines for the removal, destruction or lopping of native vegetation (the Guidelines). **Page 1 and Appendix 1 of this report must be appended to the offset agreement.**

Report details

Date created: 06/11/2024

Local Government Area: CENTRAL GOLDFIELDS SHIRE

Registered Aboriginal Party: Dja Dja Wurrung

Coordinates: 143.69735, -37.01959

Address: 187 LOGAN ROAD ALMA 3465

Regulator Notes

Offset polygons are located:

- Across multiple properties and/or within six metres of a property boundary

Summary of offset site

Extent	
Total Extent (ha)	1.7398
Patches (ha)	1.7398
Scattered Trees (ha)	0.0000
Revegetation (ha)	0.0000
Habitat units of gain for the proposed offset site	
General Habitat Units	0.388 North Central CMA or CENTRAL GOLDFIELDS SHIRE LGA
No. Large Trees	0
Strategic Biodiversity Value Score	0.651

NB: values within tables in this document may not add to the totals shown above due to rounding



Next Steps

Set up a meeting with DEECA, Trust for Nature, or your local Council to discuss establishing the offset. This will involve:

- Signing an agreement with the local Council under Section 173 of the *Planning and Environment Act 1987*, DEECA under Section 69 of the *Conservation, Forests and Lands Act 1987* or Trust for Nature under the *Conservation Trust Act 1972*.
- Commissioning a site survey plan by a registered surveyor.
- Developing an Offset Management Plan.

Offset Management Plan and Section 173 agreement templates are available at the DEECA website. If you are establishing an offset site via a Section 69 Agreement with DEECA or a Covenant with Trust for Nature, contact DEECA or Trust for Nature for the relevant templates.

Appendix 1: Habitat units of gain per zone

This table provides the habitat units of gain per zone (Patch, Scattered Tree or Revegetation) of the offset site. The allocation of units within the Native Vegetation Credit Register (NVCR) takes place at the zone level.

The General Habitat Units in a zone are calculated by the following equation in accordance with the Guidelines:

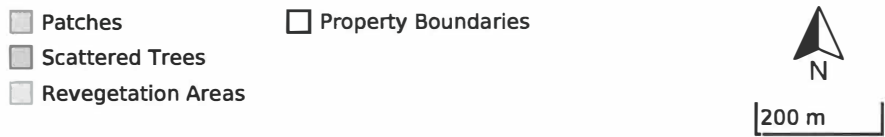
General Habitat Units = extent x gain score x general landscape factor, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

Information provided by or on behalf of the applicant			Information calculated by NVR Map								
Zone	Type	DBH	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Gain score (modelled)	Condition Score (modelled)	Polygon extent (ha)	Extent without overlap	SBV score	General Habitat Units
1	Patch	-	Gold0067, Gold0175	Endangered, Vulnerable	-	0.270	0.755	1.7398	1.7398	0.651	0.388



Appendix 2 - Images of mapped native vegetation




1. Property in context

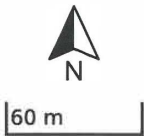




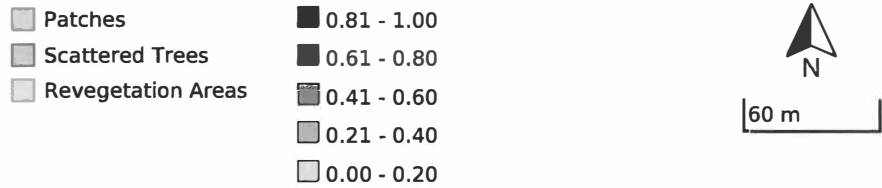
2. Aerial photograph showing mapped native vegetation



-  Patches
-  Scattered Trees
-  Revegetation Areas

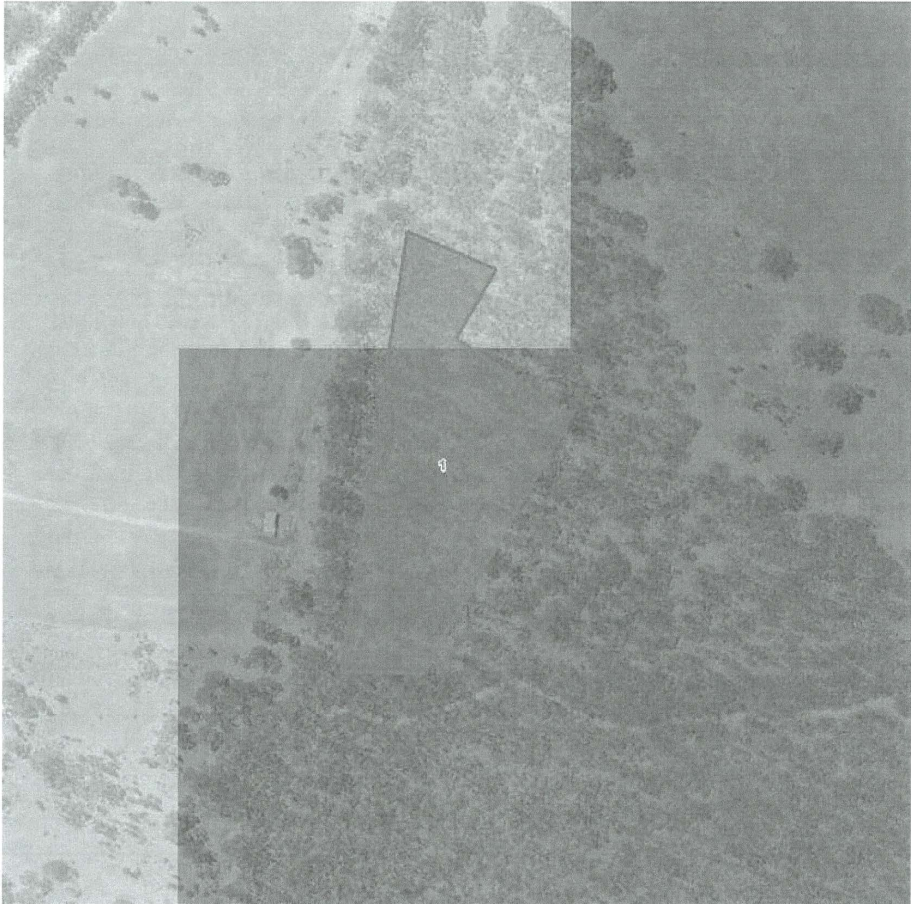


3. Condition Score Map

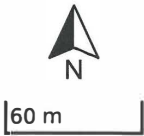




4. Strategic Biodiversity Value Score Map



- | | |
|--------------------|-------------|
| Patches | 0.81 - 1.00 |
| Scattered Trees | 0.61 - 0.80 |
| Revegetation Areas | 0.41 - 0.60 |
| | 0.21 - 0.40 |
| | 0.00 - 0.20 |





Glossary

Bioregional Conservation Status (BCS)	A measure of the current extent and quality for each EVC, when compared to its original (pre-1750) extent and condition.
Canopy Tree	A mature tree (i.e. it is able to flower) that is greater than 3 metres in height and is normally found in the upper layer of the relevant vegetation type.
Condition Score	A score between 0 and 1 that describes how close native vegetation is to its mature natural state. The condition score for Patches is the weighted average condition score of the mapped native vegetation calculated using the <i>Native vegetation condition map</i> . Scattered Trees with a DBH between 75% and 100% of the Large Tree benchmark specified in the relevant local EVC are assigned a condition score of 0.12. Scattered Trees with a DBH between greater than or equal to the Large Tree benchmark specified in the relevant local EVC are assigned a condition score of 0.20.
Diameter at Breast Height (DBH)	The diameter of the main trunk of a tree measured over bark at 1.3 metres above ground level.
Ecological Vegetation Class (EVC)	A native vegetation type classified based on a combination of its floristics, lifeforms, and ecological characteristics.
Extent	The area of land covered by a Patch, a Scattered Tree and/or Revegetation, measured in hectares. Where the mapped vegetation includes Scattered Trees, each tree is assigned a standard extent and converted to hectares. For the purposes of native vegetation offsets, a Scattered Tree is assigned a standard extent defined by a circle with a 15-metre radius.
Gain score	A score between 0 and 1 that describes the predicted improvement in biodiversity value of native vegetation due to active management and increased security provided at the offset site. The gain score for a Patch of native vegetation is the weighted average gain score of the mapped native vegetation calculated using scores derived from the <i>Native vegetation condition map</i> . The gain score for a Scattered Tree with a DBH greater than or equal to the Large Tree benchmark specified in the relevant local EVC is 0.176. The gain score for a Scattered Tree with a DBH between 75% and < 100% of the Large Tree benchmark specified in the relevant local EVC is 0.080. The gain score for Revegetation areas is 0.077.
General habitat units of gain	The general habitat units of gain combines site-based and landscape scale information to obtain an overall measure of the biodiversity value of the native vegetation to be protected, calculated as follows: <u>General habitat units of gain = extent x gain score x general landscape factor</u>
General landscape factor	The general landscape factor is an adjusted Strategic Biodiversity Value score, calculated as follows: <u>General landscape factor = 0.5 + (strategic biodiversity value score/2)</u> The adjustment has been undertaken to reduce the influence of landscape scale information on the general habitat score.

Large Tree	A Large Tree is a native Canopy Tree with a DBH greater than or equal to the Large Tree benchmark for the local EVC. A Large Tree can be either a large Scattered Tree or a large Patch Tree (Canopy Tree in Patch).
Offset type	There are two types of offsets, General Offsets and Species Offsets. All offset sites include General Offsets. Sites that are mapped as habitat for rare or threatened species can also include Species Offsets for the mapped species.
Patch	<p>A Patch of native vegetation is:</p> <ul style="list-style-type: none"> • An area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native, or • Any area with three or more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy, or • Any mapped wetland included in the Current wetlands map, available in DEECA systems and tools.
Revegetation	Revegetation is the establishment of native vegetation to a prescribed minimum standard in formerly cleared areas outside a Patch or Scattered Tree. Revegetation offset sites can only generate General Habitat Units, not Species Habitat Units. Revegetation of native vegetation must meet the eligibility requirements outlined in the Guidelines.
Scattered Tree	A native Canopy Tree that does not form part of a Patch. At least five canopy species plants must be recruited or planted for each Scattered Tree that is protected.
Strategic Biodiversity Value (SBV) score	The Strategic Biodiversity Value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average Strategic Biodiversity Value score of the mapped native vegetation calculated using the Strategic Biodiversity Value map.

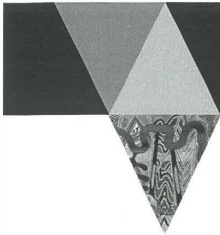
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Native Vegetation Removal Report

NVRR ID: 313_20241106_2JH

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 06/11/2024	
Local Government Area: CENTRAL GOLDFIELDS SHIRE	Regulator Notes
Registered Aboriginal Party: Dja Dja Wurrung	Removal polygons are located:
Coordinates: 143.69793, -37.01785	
Address: 187 LOGAN ROAD ALMA 3465	

Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
Location category	Location 2		
	The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0.292</i>	0.292	Extent of past removal (ha)	0
		Extent of proposed removal - Patches (ha)	0.292
		Extent of proposed removal - Scattered Trees (ha)	0.000
No. Large Trees proposed to be removed	0	No. Large Patch Trees	0
		No. Large Scattered Trees	0
No. Small Scattered Trees	0		



Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount ¹	0.217 General Habitat Units
Minimum strategic biodiversity value score ²	0.483
Large Trees	0
Vicinity	North Central CMA or CENTRAL GOLDFIELDS SHIRE LGA

NB: values within tables in this document may not add to the totals shown above due to rounding

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.

2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.



Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and



- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defensible space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defensible space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.



Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.



Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1	Patch	-	Gold0067	Endangered	-	0.620	0.292	0.292	0.604	0.217



Appendix 2: Images of mapped native vegetation

1. Property in context



- ☐ Proposed Removal
- ☐ Property Boundaries

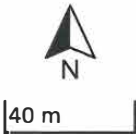




2. Aerial photograph showing mapped native vegetation

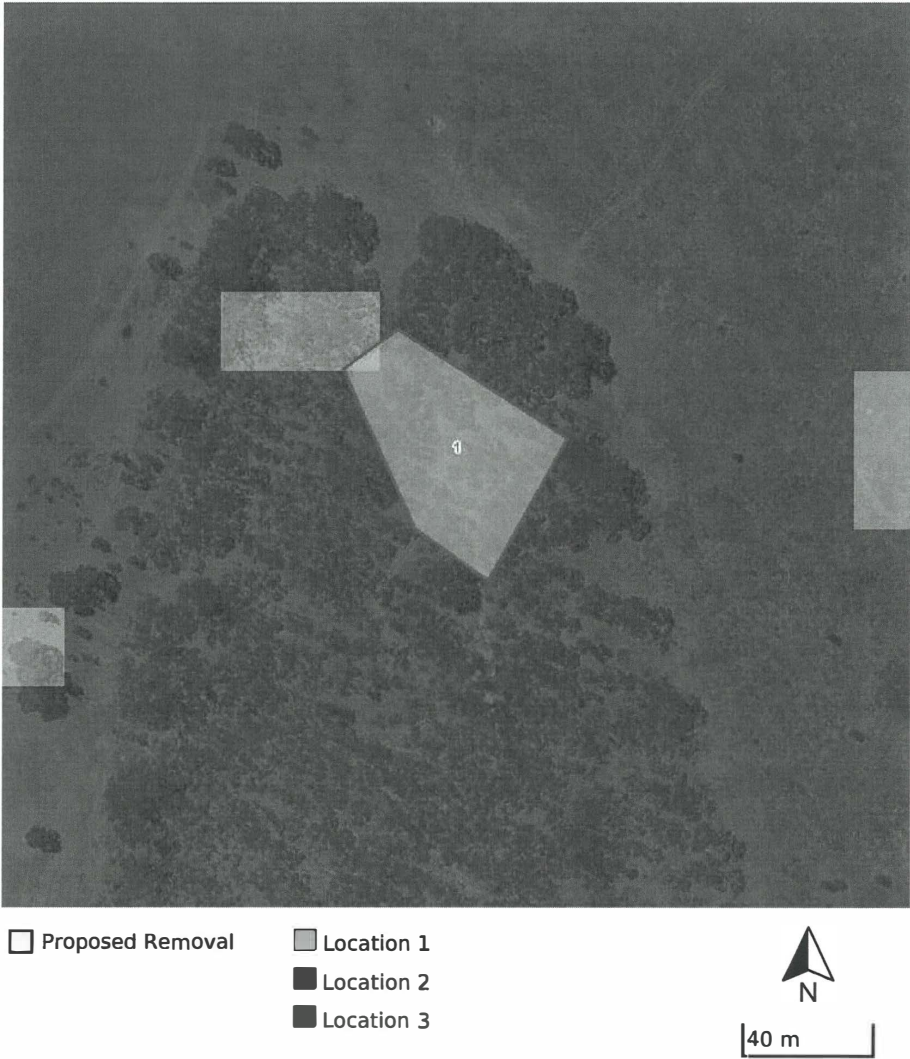


☐ Proposed Removal



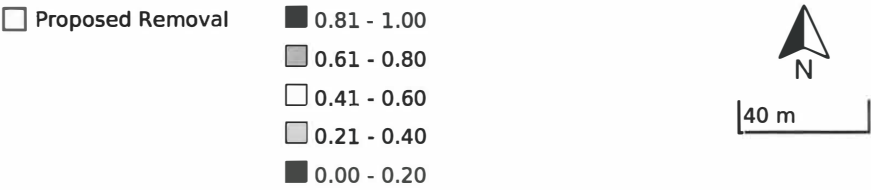
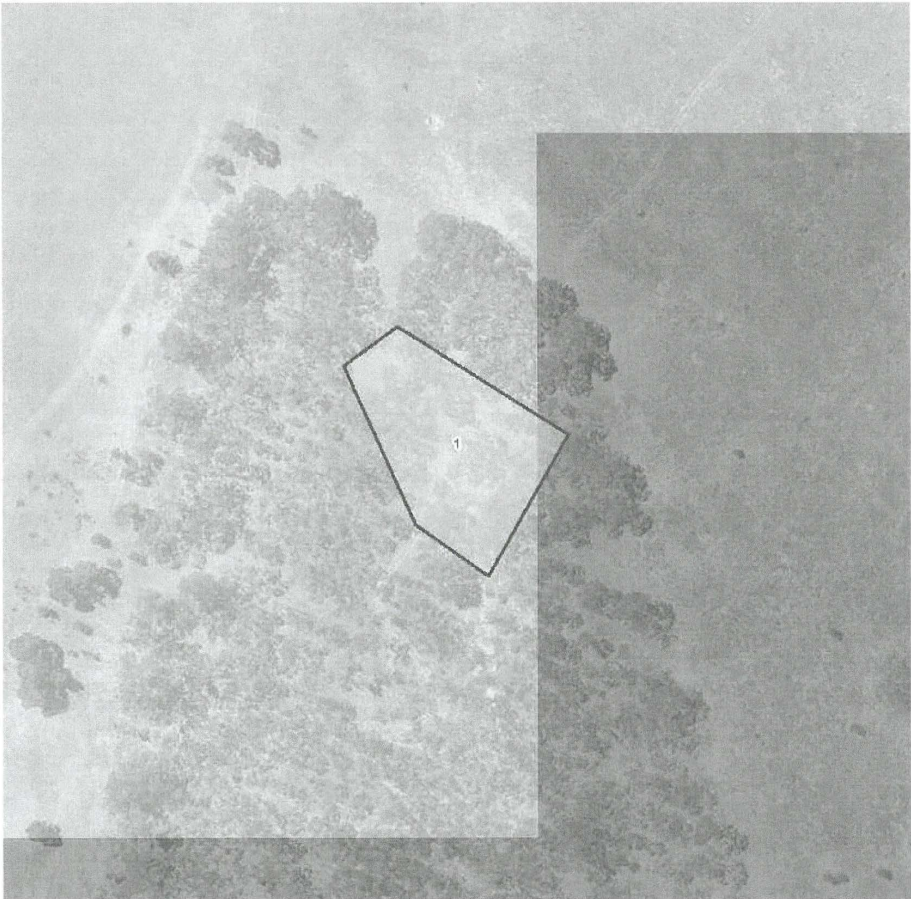


3. Location Risk Map



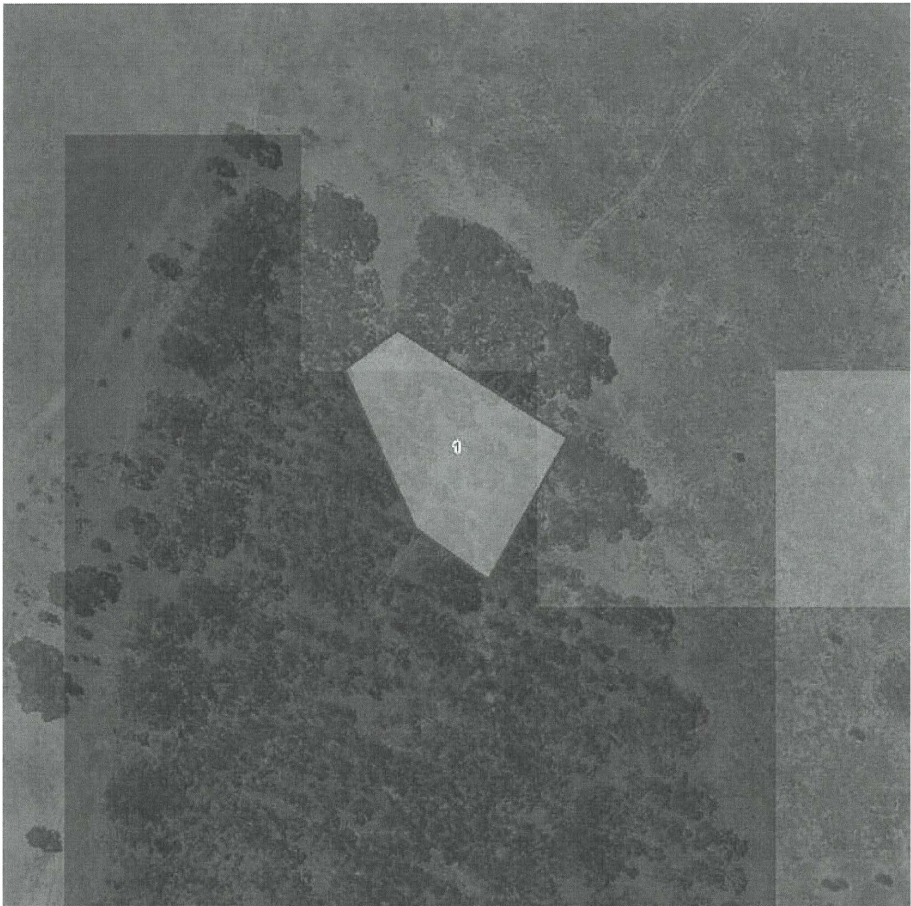


4. Strategic Biodiversity Value Score Map



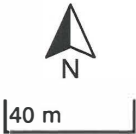


5. Condition Score Map

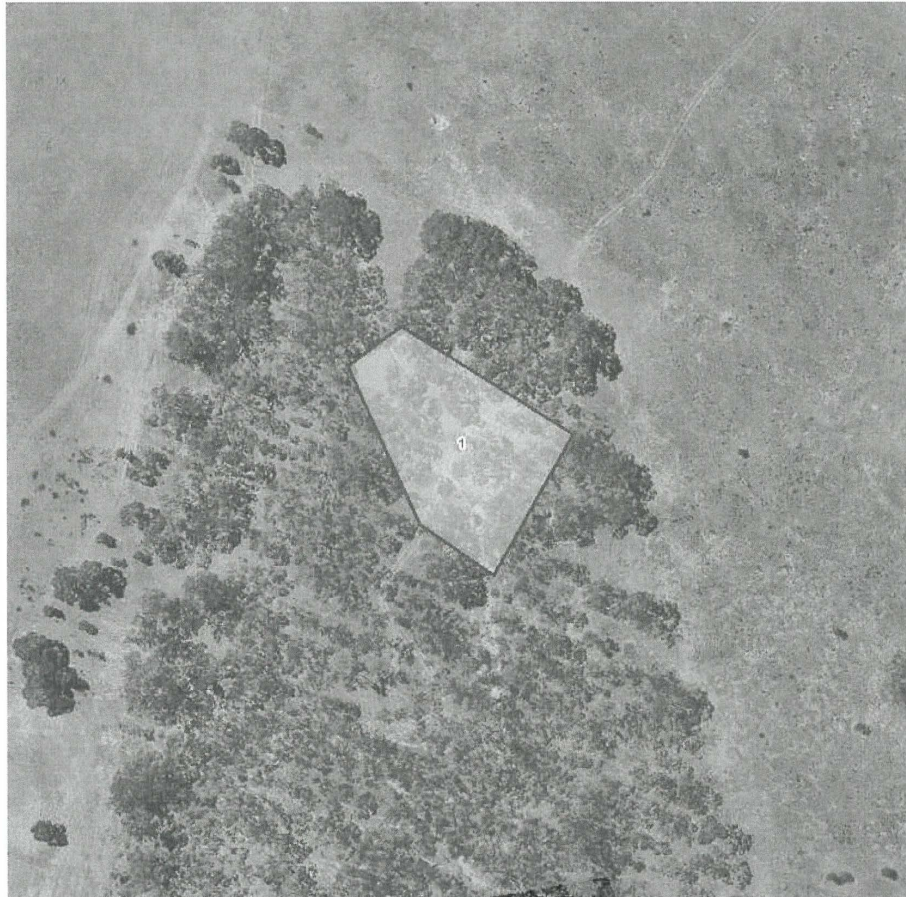


☐ Proposed Removal

- 0.81 - 1.00
- 0.61 - 0.80
- 0.41 - 0.60
- 0.21 - 0.40
- 0.00 - 0.20



6. Endangered EVCs



- ☐ Proposed Removal
- ☐ Endangered 1750 Ecological Vegetation Classes



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8. Councillor Reports and General Business

9. Notices of Motion

Nil

10. Urgent Business

Nil.

11. Confidential Business

Nil

12. Meeting Closure