



ORDINARY COUNCIL MEETING

Tuesday 27 August 2019

6:00pm

Community Hub

Room 1

48 Burns Street, Maryborough

AGENDA

Item	Title	Page
1.	Commencement of Meeting, Welcome and Opening Prayer	
2.	Apologies	
3.	Leave of Absence	
	Administrator Hugh Delahunty has a leave of absence from 28 July to 29 August 2019.	
4.	Disclosures of Conflicts of Interest	
5.	Confirmation of the Minutes of the Previous Council Meeting	2
6.	Reports from Committees	
6.1	Noting of the Approved Minutes of Special Committee meetings and Advisory Committee meetings.	
7.	Petitions NIL	
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8.6	APPLICATION FOR AN AMENDMENT TO PLANNING PERMIT D056/15A, PROPOSED MINERAL EXTRACTION AT 63 PAIN KILLER ROAD, DUNOLLY	29
8.7	PLANNING APPLICATION 061/18 – APPLICATION TO CONSTRUCT TWO DWELLINGS ON A LOT; DEMOLITION IN HERITAGE OVERLAY; EASEMENT CREATION; VEHICLE ACCESS IN ROAD ZONE 1; THREE LOT SUBDIVISION, AT 18 HIGH STREET, MARYBOROUGH, BEING CROWN ALLOTMENT 2 ON SECTION 57 OF THE TOWNSHIP OF MARYBOROUGH, PARISH OF MARYBOROUGH	50

9. Notices of Motion Nil

10. Urgent Business

11. Confidential Business Nil

12. Meeting Close

5 CONFIRMATION OF THE MINUTES OF PREVIOUS COUNCIL MEETINGS

Author: Manager Governance Property and Risk

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:

To present for confirmation the minutes of the Ordinary Council Meeting held on 23 July 2019.

POLICY CONTEXT:

Central Goldfields Shire Council's Council Plan 2017-2021 (2018 Refresh) – Our Organisation

Outcome: Central Goldfields Shire is proactive, well governed, professional and financially sustainable organisation.

4.3 Objective: Provide leadership in governance and Council decision making

BACKGROUND INFORMATION:

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

REPORT:

Section 93 of the *Local Government Act 1989* requires Council to keep minutes of each meeting of the Council and Special Committees, and for minutes to be submitted to the next appropriate meeting for confirmation.

CONCLUSION:

The unconfirmed minutes of the Ordinary Council Meeting held on 23 July 2019 are presented for confirmation.

ATTACHMENTS:

1. Unconfirmed Minutes of Ordinary Council Meeting held 23 July 2019.

RECOMMENDATION

That Council confirms the Minutes of the Ordinary Council Meeting held on 23 July 2019.



ORDINARY MEETING OF COUNCIL MINUTES

Tuesday 23 July 2019
6:00pm

Council Chamber
Room 1 Community Hub
48 Burns Street
Maryborough

MEMBERSHIP

Administrator Noel Harvey
Administrator Karen Douglas
Administrator Hugh Delahunty

To be confirmed at the Ordinary Council Meeting
scheduled for 27 August 2019

UNCONFIRMED MINUTES

1. COMMENCEMENT OF MEETING AND WELCOME

The meeting commenced at 6.00pm

The Chair, Administrator Noel Harvey read the Council Prayer and acknowledgement of country.

PRESENT

Administrator Noel Harvey
Administrator Karen Douglas
Administrator Hugh Delahunty

IN ATTENDANCE

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

2. APOLOGIES

Nil

3. LEAVE OF ABSENCE

Nil

4. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

5. CONFIRMATION OF THE MINUTES OF THE PREVIOUS COUNCIL MEETING

The purpose of this report was to present for confirmation, the minutes of the Ordinary Council Meeting held on 25 June 2019.

Council Resolution

That Council confirms the Minutes of the Ordinary Council Meeting held on 25 June 2019.

Moved Administrator Douglas
Seconded Administrator Delahunty

CARRIED

6. REPORTS FROM COMMITTEES

Nil

7. PETITIONS

Nil

8. OFFICER REPORTS

8.1 ASSEMBLIES OF COUNCILLORS

UNCONFIRMED MINUTES

The purpose of this report was to provide the record of any assembly of councillors, which has been held since the last council meeting, so that they are recorded in the minutes of the formal council meeting.

Council Resolution

That Council note the record of assemblies of councillors for the period 25 June to 17 July 2019.

Moved Administrator Delahunty
Seconded Administrator Douglas

CARRIED

8.2 GOLDFIELDS VILLAGES DESTINATION MANAGEMENT PLAN 2019-2025 AND GOLDFIELDS VILLAGES TOURING PRODUCT DEVELOPMENT AND MARKETING PLAN

The purpose of this report is for Council to endorse the completed Goldfields Villages Destination Management Plan 2019-2025 and Goldfields Villages Touring: Unearthing Hidden Stories Product Development and Marketing Plan commissioned by Victorian Goldfields Tourism Executive.

The Goldfields Villages Destination Management Plan (DMP) and Goldfields Villages Touring Product Development and Marketing Plan, are strategies focused on tourism product development and promotion for the Goldfields Villages (including Maryborough, Talbot and Dunolly) between Bendigo and Ballarat. Both provide a useful context for the Central Goldfields Economic Development and Tourism Strategy currently in progress.

Council Resolution

That Council endorse the Goldfields Villages Destination Management Plan and Goldfields Villages Touring Product Development and Marketing Plan.

Moved Administrator Douglas
Seconded Administrator Delahunty

CARRIED

8.3 ASSET MANAGEMENT FRAMEWORK

The purpose of this report is to seek Council approval to adopt three updated policies relating to asset management, as part of a current review of the asset management framework and processes.

The asset policies will provide the framework to enable Council to further review and develop an Asset Management Strategy and subsequently develop and update asset management plans for Council to manage assets in a sustainable manner which meet the needs of the community.

UNCONFIRMED MINUTES

Council Resolution

That Council adopt the three updated policies relating to Asset Management:

- a) Asset Management Policy, July 2019;*
- b) Asset Recognition Policy, July 2019; and*
- c) Asset Valuation and Revaluation Policy, July 2019.*

**Moved
Seconded**

**Administrator Delahunty
Administrator Douglas**

CARRIED

8.4 NCCMA FLOOD AND LSIO AMENDMENT 2019

The purpose of this report is to obtain consent from Council for the North Central Catchment Management Authority's (NCCMA) proposal to become the Planning Authority for a GC amendment across three local government authorities, including Central Goldfields. (A 'GC Amendment' is an amendment that makes changes to more than one planning scheme.)

NCCMA has identified seven areas (as a minimum) where flood mapping is out of date and new information is available for incorporation into Planning Schemes. The areas include Carisbrook, Dunolly, Bridgewater, and the Avoca and Loddon.

Council Resolution.

That Council:

- 1. Approve the North Central Catchment Management Authority seeking permission from the Minister for Planning to be appointed as the Planning Authority for a GC amendment for Flood Overlay and Land Subject to Inundation Overlays (and schedules) for Carisbrook and Dunolly (based on background data collected from the Carisbrook Flood and Drainage Management Plan 2015 and Dunolly Flood Management Plan 2014).*
- 2. Provide support to the North Central Catchment Management Authority to undertake a GC amendment for Flood Overlay and Land Subject to Inundation Overlays (and schedules) for Carisbrook and Dunolly.*

**Moved
Seconded**

**Administrator Douglas
Administrator Delahunty**

CARRIED

8.5 POWER PURCHASE AGREEMENT

The purpose of this report is to seek Council approval to purchase 100% of its electricity as 100% renewable energy through a Power Purchase Agreement (PPA) with other Victorian councils, and approve the CEO to sign necessary tender documentation.

UNCONFIRMED MINUTES

The aim of the PPA is to put in place a long term contract (7 - 10 years) with 100% renewable energy that will:

- Provide electricity cost savings
- Increase electricity budget certainty
- Reduce emissions by 50% by 2020 and to zero by 2036
- Provide sustainability leadership/reputational benefits
- Deliver economies of scale through a group procurement model (approximately 39 councils will enter this agreement).

Council's current electricity supply contracts (two) expire on 30 June 2020.

Council Resolution

That Council;

1. *Agree to purchase 100% of its electricity as 100% renewable energy through a Power Purchase Agreement with other Victorian local councils;*
2. *Approve the CEO to sign documents to participate in the tender process for the Power Purchase Agreement.*

Moved Administrator Douglas
Seconded Administrator Delahunty

CARRIED

8.6 PLANNING APPLICATION 158/17 – CONSTRUCTION OF A SECOND DWELLING ON A LOT AT 105 NESBET ROAD, MAJORCA

Council has received a planning permit application for the construction of a second dwelling on a lot at 105 Nesbet Road, Majorca.

Public notice of the application has been given and no objections received.

Officers' assessment of the application is that the proposal should not be supported (refused).

The proposed use and development is not compatible with the relevant scheme provisions, and the adjoining and nearby land uses, and would result in an undesirable planning outcome particularly in relation to environmental issues and design and siting issues.

A Council determination is sought for the application; this report recommends that a Notice of Refusal to grant a planning permit be issued.

Council Resolution

That Council issue a Notice of Decision to refuse planning permit application PA 158/17 to construct a second dwelling on a lot at 105 Nesbet Road, Majorca based on the following grounds:

- a) *The use of the land for a second dwelling is not consistent with the purpose of the Rural Living Zone nor the strategies guiding residential development in the Local Planning Policy Framework, and it will not contribute towards the achievement of the relevant residential development objectives of the Local Planning Policy Framework.*

UNCONFIRMED MINUTES

- b) *The site is not located near a township and an intensification of residential uses on the land is not supported in Council's policy at Clause 21.06.*
- c) *The location of the proposed second dwelling is not an appropriate location of an effluent disposal field and may result in detriment to the surrounding vegetation.*
- d) *The proposal may lead to excessive and unnecessary vegetation and tree removal due to the exemption provided under Clause 52.12-5 relating to bushfire management.*

Moved Administrator Delahunty
Seconded Administrator Douglas

CARRIED

8.7 PROCUREMENT SPEND THRESHOLD TABLE CORRECTION

At its Meeting on 25 June 2019 Council adopted the updated Procurement Policy. The Spend Threshold Table which was in the Procurement Policy presented to Council was not the correct table.

The Procurement Policy with the correct Spend Threshold Table is now being presented to Council for adoption to correct this error.

Council Resolution

That Council adopt the attached Procurement Policy.

Moved Administrator Douglas
Seconded Administrator Delahunty

CARRIED

9 NOTICES OF MOTION

Nil

10 URGENT BUSINESS

Nil

11 CONFIDENTIAL BUSINESS

Nil

12 MEETING CLOSURE

The Chair, Administrator Noel Harvey declared the meeting closed at 6.22 pm

To be confirmed at the Ordinary Council Meeting
held on 27 August 2019.

Chair, Administrator Noel Harvey

6.1 NOTING OF THE APPROVED MINUTES OF SPECIAL COMMITTEE MEETINGS AND ADVISORY COMMITTEE MEETINGS

Author: **Manager Governance Property and Risk**

Responsible General Manager: **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:

To present for noting the confirmed minutes of Council's Special Committees established under section 86 of the *Local Government Act 1989*.

POLICY CONTEXT:

Central Goldfields Shire Council's Council Plan 2017-2021 (2018 Refresh) – Our Organisation

Outcome: Central Goldfields Shire is proactive, well governed, professional and financially sustainable organisation.

4.3 Objective: Provide leadership in governance and Council decision making

BACKGROUND INFORMATION:

In accordance with section 86 of the *Local Government Act 1989*, Council has established Special Committees.

The Terms of Reference for the Special Committees require the minutes to be presented to Council for noting.

Minutes of Special Committees are confirmed/approved at the next scheduled meeting of that Special Committee.

REPORT:

The following special and advisory committees of Council have provided confirmed minutes from their meeting as follows:

- Talbot Town Hall Committee Meeting 18 March 2019

CONSULTATION/COMMUNICATION:

Not applicable.

RESOURCE IMPLICATIONS:

There are no resource implications involved in the preparation of this Report.

CONCLUSION:

Recently received, confirmed minutes of Council's special and advisory committees are presented to Council for noting.

ATTACHMENTS:

1. Talbot Town Hall Committee Meeting Minutes 18 March 2019

RECOMMENDATION

That Council notes the confirmed Minutes of the Talbot Town Hall Committee Meeting Minutes of 18 March 2019.

Talbot Town Hall General meeting
Held on the 18th March 2019
Meeting held at: Talbot Town Hall
Meeting Started at 7.00pm

Present: Leanne Boyle, Ralph Durr, Gerry Seymour, Daryl Greenwood, Steven Perry, Tina Fowler

Apologies: Ethan Fowler, Linda Kent, Maria Wolff, Chris

Minutes of the Previous Meeting:

Read out

Moved by: Tina Fowler

Seconded by: Ralph Durr

Carried

Business arising from Previous Meeting

- **First aid kit** – have been purchased from Aldi
- **The roller door** – Have contacted Ian Burt and he will be around to fix it
- **Market Insurance** – has been purchased
- **Vacuum cleaner** - Has been purchased from Aldi
- **Still no reply from council** in regards to maintenance list that they requested on the hall
- **Still no reply from the administrator** regarding Leanne and Tina talk about the toilet plans or arranging a meeting to discuss the matter. So unable to apply for any grants.

Treasurer Report

Tabled

Moved by: Leanne Boyle

Seconded by: Tina Fowler

Carried

Correspondence be dealt with as read

Moved by: Tina Fowler

Seconded by: Daryl Greenwood

Carried

Correspondence in

- Farmer market regarding Santa
- Central goldfields leisure guide
- Insurance

Correspondence out

- Insurance
- Farmer market regarding Santa and other incident
- Central goldfields leisure guide
- Ritch program invoice
- Email to shire enquiring about toilet plans?

Market Report

read

Easter market; we have our Easter Bunny's organised and purchased Easter eggs

Moved by: Tina Fowler

Seconded by: Gerry Seymour

Carried

General Business

- **Room Hire** We now have a naturopath hiring the front room on a Thursday
- **Debit card for purchases:**
Due to a lot of businesses not accepting cheques it has become harder to purchase some items i.e. buying the BBQ for the market from Bunning's.

A motion was put forward that we obtain a bank account for purchases with a card.

Moved: Steven Perry **Seconded:** Daryl Greenwood **Carried:**

- **Air conditioner in ANA hall/ Gas stove/ regulator Heaters in the halls:**
All these appliances need to be serviced.

A motion was put forward to get Budget Gas to service these appliances.

Moved: Steven Perry **Seconded:** Leanne Boyle **Carried:**

- **The handy man** is fixing
 - the shelves, kitchen cupboard doors that are hard to open,
 - the chair stoppers
 - will used the spare paint to paint the upstairs office
- **Portable microphone:** A portable microphone is needed for the market for emergencies, we have found a portable microphone for the market approx \$100 (jay-car)

A Motion was put forward to purchase this item.

Moved: Tina Fowler **Seconded:** Leanne Boyle **Carried:**

- **The council:** for safety reasons the council is going to put another handle on the ANA hall front door and repair the door jam in the ANA hall. They are also monitoring the floor in the Main Hall.
- **Water ;** had to get Central Highland Water to fix the stop tap next to water meter as it was broken,
- **Dripping Tap and broken tables** Steven Perry has fixed a dripping tap near the senior citizen and some table that where broken.
- **Flick** A letter to be written to flick informing them that we will not be renewing out contract with them

Meeting Closed at: 7.40 pm

8.1 ASSEMBLIES OF COUNCILLORS

Author: **Manager Governance Property and Risk**

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 the record of any assembly of councillors, which has been held since the last council meeting, so that it can be recorded in the minutes of the formal council meeting.

POLICY CONTEXT:

Section 80A of the Local Government Act 1989 requires the record of any assembly of councillors to be reported to the next practicable council meeting and recorded in the minutes and to include the names of all administrators and council staff attending, the matters considered and any conflicts of interest recorded.

BACKGROUND INFORMATION:

The Local Government Act provides a definition of an assembly of councillors where conflicts of interest must be disclosed.

A meeting will be an assembly of councillors if it considers matters that are likely to be the subject of a council decision, or, the exercise of a council delegation and the meeting is:

1. A planned or scheduled meeting that includes at least half the councillors and a member of council staff; or
2. An advisory committee of the council where one or more councillors are present.

The requirement for reporting provides increased transparency and the opportunity for councillors to check the record, particularly the declarations of conflict of interest.

REPORT:

Outlined below are the details of assemblies of councillors since the last meeting:

Date	13 August	Meeting:	Briefing Meeting
Councillor Attendees	Noel Harvey (Chief Administrator), Hugh Delahunty (Administrator), Karen Douglas (Administrator)		
Council Staff Attendees	Lucy Roffey (CEO); Paul Brumby (GMCP); Glenn Deaker (Acting GMIAP); Martin Collins (GMCW); Maree Stephenson, Coordinator Library Services; Megan Kruger, Manager Governance Property and Risk; Kristie Berry, Property and Risk Officer; James Maw, Manager Statutory Services; Keith Longridge, Planner; Zane Nicholl, Coordinator Operational Open Spaces; Joel Chadwick, Manager Tourism Events Culture; Ron Potter, Manager Infrastructure; Michael Johnston, Coordinator Recreation Planning and Operations		

Guests	NIL
Conflict of interest disclosures:	NIL
Matters Considered	<ul style="list-style-type: none"> • Library Update • Regional Tourism Review • Local Government Performance Reporting Framework • Council Action Plan Quarterly Update • Occupancy Policies • Casual Hire Policy • Cotters Carpark • Maryborough Aerodrome • Planning Application D056/15A 63 Pain Killer Road, Dunolly (Amendment - Proposed Mineral Extraction) • Planning Application 160/17 73 Chaplins Road, Carisbrook (10 Lot Subdivision) • Planning Application 01/18 18 High Street, Maryborough (development of two dwellings on a lot, three lot subdivision, easement creation, demolition in HO206 and RDZ1) • Tree Advisory Committee • EOI EBT s86 Committee Members • Contract G1282-18 Supply, Deliver and Lay Asphalt • Carisbrook Recreation Reserve Master plan

Date	23 July	Meeting:	Briefing Meeting
Councillor Attendees	Noel Harvey (Chief Administrator), Hugh Delahunty (Administrator), Karen Douglas (Administrator)		
Council Staff Attendees	Lucy Roffey (CEO)		
Guests			
Conflict of interest disclosures:	NIL		
Matters Considered	Pre meeting to discuss July Ordinary Council Meeting.		

RECOMMENDATION:

That Council note the record of assemblies of councillors for the period 18 July to 20 August 2019.

8.2 ANNUAL PLAN PROGRESS REPORT – AS AT 30 JUNE 2019

Author: **Manager Governance Property and Risk**

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 Council with an update on the status of the projects identified in the 2018-19 Action Plan.

POLICY CONTEXT:

Under Section 125 of the Victorian Local Government Act 1989 Council must prepare a Council Plan, which identifies the strategic objectives of the Council and strategies for achieving the objectives for at least the next four years. The Council Plan must also be reviewed annually. An Annual Plan is not required to be prepared under the Local Government Act, however it is best practice and provides Council and the community with a regular progress report against the objectives in the Council Plan.

BACKGROUND INFORMATION:

The 2017-2021 Refreshed Council Plan was adopted by Council at the Ordinary Meeting of Council in August 2018. The 2018-19 Action Plan was developed to support the achievement of the strategic objectives identified in the Refreshed Council Plan and to provide a reporting framework to measure progress against the Council Plan. The 2018/19 Action Plan was adopted by Council at the Ordinary Meeting of Council in October 2018.

This is the final progress report against the 2018-19 Action Plan and is for the 2018-19 financial year. The 2019-20 Action Plan was adopted by Council 25 June 2019.

REPORT:

There has been significant progress against the initiatives and projects outlined in the 2018-19 Annual Plan. There are 102 actions identified in the plan, of these 69 are complete, 33 are underway or ongoing.

CONSULTATION/COMMUNICATION:

In April 2018 the Have Your Say Campaign was launched throughout the Shire. This campaign sought to gather feedback from the community, particularly parts of the community who historically did not have much input to plans and strategies ensuring that future direction of the Shire is community driven. Have Your Say was advertised widely through local media outlets. Council received 524 submissions from the community. The Have Your Say Campaign has informed the process of refreshing the 2017-2021 Council Plan to ensure its relevance.

FINANCIAL & RESOURCE IMPLICATIONS:

The 2018-19 Budget and the four year Strategic Resource Plan were prepared in line with the initiatives identified in the Annual Plan subject to grants from State and Federal Government being received in some cases.

Council has been successful in receiving grant funding to support a number of projects in the Annual Plan including funding for

- Go Goldfields \$1.4 million over two years
- Economic Development and Tourism Strategy - \$200,000
- TAC Road Trip \$199,000 over two years
- Youth Engage Program \$125,000 over two years
- Freeza Program \$73,500 over three years
- Sustainability Victoria Energy Saver Program - \$15,298
- Recreation Strategy - \$30,000
- Fixing Country Roads Program - \$500,000
- DDA compliance upgrades at the Maryborough Leisure Centre - \$430,000

CONCLUSION:

The 2018-19 Action Plan outlines the projects and programs being undertaken during the year to meet the objectives of the Council Plan. This report shows progress for the 2018-19 financial year. A report will be presented to the August Council Meeting recommending that Council note the 2018-19 Annual Action Plan progress report.

ATTACHMENTS:

1. 2018-19 Action Plan Progress Report.

RECOMMENDATION:

That Council notes the 2018-19 Action Plan Progress Report.

OBJECTIVES	INITIATIVES	PROJECTS	FUNDING SOURCE	RESPONSIBLE MANAGER	TIMING	PROGRESS																					
OUR COMMUNITY OUTCOME: A SUPPORTED, COHESIVE COMMUNITY, LIVING A FULL AND HEALTHY LIFE.																											
<p>1.1 Build an aspiring community, achieving and living a full life where:</p> <p>Family violence is unacceptable in our community</p> <p>Children are loved and safe</p> <p>Everyone has the language and literacy skills needed</p> <p>Young people are celebrated a they strive to reach their full potential</p> <p>Everyone can learn, earn, achieve and dream</p>	<p>Continue delivery of the Go Goldfields program, and work towards program sustainability.</p> <p>Advancement of projects in areas of: Early Years Literacy Engagement of Young People Addressing Family Violence Work Readiness</p> <p>Develop a 10 year Community Plan</p> <p>Develop a Gender Equity Policy for the organisation</p>	Implement Library Strategic Plan	Council	Manager Social Inclusion and Go-Goldfields	October/ November 2018	Library Strategic Plan 2018 -2020 consultation completed, draft strategy being prepared. Future of Libraries to be considered by Council in August.																					
		Teddy Bears Picnic (activity)	Council/ Go Goldfields partnerships	Manager Social Inclusion and Go-Goldfields	Annual program	A total of 98 children and 58 adults were in attendance. Nine children from Talbot Kindergarten travelled by train to Maryborough to attend the event.																					
		Library, Laptime Toddler time	Council	Manager Social Inclusion and Go-Goldfields	Annual program	Annual Program Statistics																					
		Supported Playgroup Small talk	DEWLP	Manager Community Services	Annual program	<table border="1"> <thead> <tr> <th>Activity</th> <th>Number of Programs</th> <th>Attendees</th> </tr> </thead> <tbody> <tr> <td>Rhyme Time</td> <td>65</td> <td>825</td> </tr> <tr> <td>Toddler Time</td> <td>83</td> <td>713</td> </tr> <tr> <td>Story Time</td> <td>91</td> <td>1774</td> </tr> <tr> <td>School Holiday Programs</td> <td>13</td> <td>574</td> </tr> <tr> <td>Asteria Programs</td> <td>28</td> <td>265</td> </tr> <tr> <td>Adult Programs</td> <td>28</td> <td>385</td> </tr> </tbody> </table>	Activity	Number of Programs	Attendees	Rhyme Time	65	825	Toddler Time	83	713	Story Time	91	1774	School Holiday Programs	13	574	Asteria Programs	28	265	Adult Programs	28	385
		Activity	Number of Programs	Attendees																							
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		School Holiday Programs	13	574																							
		Asteria Programs	28	265																							
Adult Programs	28	385																									
Maternal Child and Health - Let's Read	DET	Manager Community Services	Annual program	Funding was received to deliver the Support Playgroup program to the end of the 2018-2019 financial year. There has been continued support for the program and steady growth in participation.																							
Short Flix Festival	BBRF & RDV- Go Goldfields	Manager Social Inclusion and Go-Goldfields	December 2017 – November 2018 Event October 2018	The Let's Read program funding has ceased and therefore the program is no longer able to be run by Council.																							
Business Case for Youth Hub	BBRF	Manager Social Inclusion and Go-Goldfields	March - June 2019	Activity complete. 10 young filmmakers,9 short films. 370 people visit across 3 days, over 40 young people and community members involved, - 10 film making professionals + 3 professional actors. Also a number of visitors to the shire over the weekend—over 1200 people attended. Go Goldfields investigating the establishment of a Youth Film Festival biannual event.																							
Empower	Grant (multiple sources)	Manager Social Inclusion and Go-Goldfields	Dependent on Grant approval	Co funding of business case agreed between Go Goldfields, Council and Western Victoria Primary Health Network. An agreement from Council and Go Goldfields Collaboartive Table to support a pilot Pop Up Youth Hub to test services integration model. Agreement from Services partnership (YES Alliance)to contribute to activation of resource operational model. Front of Town Hall provided for the 6 month trial of the Pop up Youth Hub later in 2019. This trial will contribute to bthe usiness case development.																							
Implementation of Family Violence Action Plan	RDV- Go Goldfields partnerships	Manager Social Inclusion and Go-Goldfields	Ongoing	Grant application not successful.																							
				Champions of Change Framework developed and first gender equity forum held in March 2019. Orange Door Forum was conducted and well atended by servie providers and community representatives. Orange Door Navigator has reached out to Go Goldfields partnership to assist with undertaking work to map the networks, partnerships, governance structures in the region. Also exploring evidence to support the location of access points.																							

OBJECTIVES	INITIATIVES	PROJECTS	FUNDING SOURCE	RESPONSIBLE MANAGER	TIMING	PROGRESS
		16 days of Activism – Marigolds Project	Family Violence Victoria	Manager Social Inclusion and Go-Goldfields	November 2018 (annual)	Activity completed. Marigolds and petunia flower beds, approximately 20 participants attended the launch event, Little People Big Voices Project over 1000 children made loved and safe bears promoting the message of 'all children deserve to be loved and safe'.
		Free from Family Violence – Priority: Change the Story - Gender equity statement	Grant (dependent on success)	Manager Social Inclusion and Go-Goldfields	Commence February 2019 - Feb 30 2020	Project plan and measurement framework approved. Project officer commenced May 2019. Control Group and Reference Group engaged and meetings held. Staff to soon receive the baseline survey on attitudes and behaviours. Planning commenced for internal audit of policies and procedures to come. EOI for young people planned August. Work with Managers Group commenced. working towards launch of statement during 16 days of Activism in November 2019.
		Shire Wide Literacy Strategy	Grant	Manager Social Inclusion and Go-Goldfields	Commenced July 2018 – 2019	Consultations held within the shire 255 responses. These interviews were held in various places in the shire including schools, library, street interviews and kitchen table conversations. Thematic analysis completed to inform strategy development. Literacy strategy currently being drafted. Work is being undertaken to align the draft Shire strategy with the Regional Early Years Literacy Strategy.
		Youth Engage Program	Youth Central	Manager Social Inclusion and Go-Goldfields	Annual program	<p>January: Teenage Holiday Program – group outings and craft activities 27 young people attended some of these young people attending more than one program.</p> <p>February Engage! Youth Space opening after school 3pm-5pm regular groups attending with around 7 to 9 people per session.</p> <p>Goldfields Engage! Leadership Group: Building upon the achievements of the previous group, the group participated in group sessions to develop the Teenage Holiday Program for April (8 young people engaged).</p> <p>Teenage Engage! Group participated in a photo in the Go Goldfields publication and launch.</p> <p>Engage! Girls Group outings including afternoon tea (7 young people engaged).</p> <p>Engage! Youth Space: Open 3pm – 5pm regular group attended between 7 and 9 young people each night 4 nights per week. – April – June</p> <p>Goldfields Junior Leadership Engage! Group : – 9 young people activities include planning of the Teenage Holiday Program, Engage! Youth Space Evaluation</p> <p>Skate Engage! Activity:</p> <p>Skate Park Development feedback survey. – June</p> <p>Engage! in Volunteering: currently 4 young people. April – June</p>
		FreeZa Program	Youth Central	Manager Social Inclusion and Go-Goldfields	Annual program	<p>FReeZA Committee meeting sign up day. (9 young people have formed this committee).</p> <p>Victorian Youth Week Market April 2019, 9 committee members 4 volunteers with around 150 young people throughout the day. National Volunteers week presentation 9 young people participated.</p> <p>FReeZA planning meeting and workshops in June 2019, 9 people in attendance 2 volunteers.</p>

OBJECTIVES	INITIATIVES	PROJECTS	FUNDING SOURCE	RESPONSIBLE MANAGER	TIMING	PROGRESS	
		L2P	VicRoads	Manager Social Inclusion and Go-Goldfields	Annual program	The L2P Program has - Submitted the 2019-2024 grant application for continuation of the project and awarded in June the new contract from 2019-2023 - Currently have 21 active young people driving - Waitlist of 10 young people - At the end of June 2019, the Central Goldfields Shire Council was advised that the TAC L2P contract has been extended in this area, with access to another 2 places until the end of June 2020. At this point the all TAC L2P programs will undergo annual review - The L2P car has now travelled more than 320,000kms - June 30 2019 brings the end to a very successful five year contract for the delivery of the L2P Program, exceeding the expected delivery numbers - The L2P Program has assisted 43 active participants in the last 12 months, had 650 hours of donated driving time by volunteer mentors and helped 10 young people to successfully gain their Probationary licence.	
		TAC Road Trip	TAC	Manager Social Inclusion and Go-Goldfields	Current – June 2021	Currently a total of approx. 100 young people have now completed the program Significant identification and assistance provided to support young people to address protective and risk factors associated with their individual circumstances Moving to four workshops a week – increased from 2 to meet demand In late June staff from Synergistiq group on behalf of the TAC attended and conducted a program audit which has been well received Currently focusing on completing localized road safety messaging as per our contract	
1.2	Support and encourage volunteerism in the community	Provide a safe, fun, encouraging and welcoming environment for Volunteers and promote the benefits of a volunteer organisation.	Support and train volunteers to deliver the annual Energy Breakthrough event	Council, CEP, sponsorships, community groups	Manager Strategy and Economic Development	November (Annual)	Submitted the 2019-2024 grant application for continuation of the project and awarded in June the new contract from 2019-2023.
			Continue to engage and train volunteers to support council operations in services such as the Visitor Information Centre and L2P	Council	General Manager Community Wellbeing	Ongoing	<ul style="list-style-type: none"> • Currently have 21 active young people driving • 5 active mentors and 2 mentors still taking a break for health reasons • Waitlist of 10 young people • At the end of June 2019, the Central Goldfields Shire Council was advised that the TAC L2P contract has been extended in this area, with access to another 2 places until the end of June 2020. At this point the all TAC L2P programs will undergo annual review • The L2P car has now travelled more than 320,000kms • June 30 2019 brings the end to a very successful five year contract for the delivery of the L2P Program, exceeding the expected delivery numbers • The L2P Program has assisted 43 active participants in the last 12 months, had 650 hours of donated driving time by volunteer mentors and helped 10 young people to successfully gain their Probationary licence.
		Develop a Community Support Policy (including Grants Program) to assist the work of community groups	Develop a Community Support Policy	Council	General Manager Community Wellbeing	Dec-18	Policy has been drafted and presented to Council to go out for community consultation at its Meeting in June 2019. Will go back to the September Council Meeting for adoption.
1.3	Ensure that all of our community, regardless of diversity, can live a full and healthy life.	Implement Central Goldfields Public Health and Wellbeing Plan.	Review and refresh the Central Goldfields Public Health and Wellbeing Plan in light of the refresh of the Council Plan	Council	Manager Community Services	Mar-19	The plan has been updated to include recent projects and funding (such as Healthy Hearts of Victoria). Expected to be presented to October Council Meeting for adoption.

OBJECTIVES	INITIATIVES	PROJECTS	FUNDING SOURCE	RESPONSIBLE MANAGER	TIMING	PROGRESS
	Actively participate in The Healthy Hearts Project	Support and participate in the roll out of the Healthy Hearts Project	DHHS/RDV	General Manager Community Wellbeing	Across two financial years 2018/19, 2019/20	A Local Project Control Group was formed and provided recommendations for the Central Goldfields Shire Infrastructure and Activation Project grants. Funding was confirmed for the following projects: \$51,000 for further development of the kitchen garden at Maryborough Community House to allow the community to be active through gardening and to encourage healthy eating. The funding will also enhance the current playground at the Community House. \$112,000 for path upgrades at the Goldfields Reservoir in Maryborough and to provide a weekly parkrun around the reservoir. And \$29,647 funded for a new basketball court at Gordon Gardens in Dunolly.
	Continue participation with Loddon Campaspe Regional Partnership	Loddon Campaspe Regional Partnership projects include:				
		Early Years Language and Literacy	DHHS / RDV	CEO	Jun-19	Early Years Language and Literacy Strategy developed by Regional Partnership Group for the Loddon Campaspe Region.
		Youth Our Critical Asset	DHHS / RDV	General Manager Community Wellbeing	Ongoing	Youth engagement completed. The Project Steering group through the codesign process with the young people have renamed this project to “Keep in Touch” <ul style="list-style-type: none"> • A KIT Van has been purchased and exterior has been designed • App development is underway
		A Growing Economy – development of a Regional Economic Statement	DHHS / RDV	CEO	Dec-18	Regional Economic Statement developed by Regional Partnership Working Group endorsed by Council at June Council Meeting.
1.4	Provide leadership in municipal emergency and fire prevention planning and strengthen public safety	Coordinate Municipal Emergency Management Plans and Committee	Council	Manager Infrastructure	Jun-19	Plans have been updated in the Council offices and an evacuation drill was carried out 30 October 2018.
		Continue to participate in the Northern Victorian Emergency Management Cluster	Council	Manager Community Engagement	June 2019 and ongoing	Ongoing participation in cluster, and attendance by GMCW and EMC
		Help develop and adopt the Cluster Influenza Pandemic Plan	Council	Manager Community Engagement	Mar-19	In progress
		Full review and adopting of the Municipal Fire Management Plan 2018 – 2021	Council	Manager Community Engagement	Mar-19	In progress
		Review and adopt the Neighbourhood Safer Places Plan	Council	Manager Community Engagement	Oct-18	NSP reviewed and adopted by Council on 23 October 2018
	Implement recommendations from flood management plans including flood mitigation works	Implement the Carisbrook Flood and Drainage Management Plan, specifically the completion of the western levy and additional creek clearing	Natural Disaster Resilience Grant Scheme	Manager Infrastructure	June 2019 and on-going	Stages 1 and 2 of Flood levee project complete. Recommendations from Jacobs peer review report have resulted in remodeling of flood levels and confirmation of the levee levels which has been finalised for Stages 3 and 4 of Flood levee so that council can now seek planning approvals. Additional creek clearing requirements will commence 1 August and be undertaken during August 2019.
	Extend and upgrade township CCTV systems.	Conduct a Community Safety Forum	Council	General Manager Community Wellbeing	Sep-18	Forum held in partnership with Go Goldfields, Victoria Police, Maryborough District Health Service, Department of Justice, Department of Human Services and Department of Education and Training on 5 September 2018 at the Maryborough Town Hall.

OBJECTIVES	INITIATIVES	PROJECTS	FUNDING SOURCE	RESPONSIBLE MANAGER	TIMING	PROGRESS	
1.5	Facilitate an active and inclusive arts community	Develop a Community Arts Strategy	Complete Story Seats project	Go Goldfields	Manager Social Inclusion and Go-Goldfields	September – October 2018	8 seats complete. Installation underway with seats installed in Phillips gardens, Dunnolly and Bealiba. Installation of community artists seat completed near Art Gallery. Street harvest Seat installed. Community groups organising their own launches.
		Participate in regional cultural programs including the Regional Centre for Culture.	Seek funding to develop an Arts and Culture Strategy	Council	Manager Tourism Events and Culture	Jun-19	RCC Complete. Currently looking at funding opportunities for strategy. Most likely will be included as a priority project in the Economic Development and Tourism Strategy. Background report to be complete by Mar 2020
			Broaden and extend arts and culture engagement with schools and the community	Council	Manager Tourism Events and Culture	June 2019 – ongoing	Delivery of an education program to all kindergartens and Primary Schools in Central Goldfields Shire Council in partnership with Central Goldfields Shire Library Service. Development of a 12 month program with the Goldfields Family Centre for kindergarten children to visit the gallery, designed to complement the Victorian Early Years Learning Framework. Development of a Central Goldfields Shire Council arts education teachers network with the first professional development session being hosted at the gallery in May 2019. Delivery of regular school holiday programs including a summer school holiday program delivered in partnership with Maryborough Community House as part of the NGV Kids on Tour program. Delivery of an Arts and Well-being program with Asteria Services during term one and term two 2019.
			Support the rollout of the Regional Centre for Culture events	Creative Victoria	Manager Tourism Events and Culture	Dec-18	Complete in 2018. Successful year of events for Central Goldfields Shire and the broader region.
			Reestablish the Friends of the Gallery	Council	Manager Tourism Events and Culture	Mar-19	In progress - Gallery Coordinator and Gallery Curator are working towards implementing.
1.6	Promote and enhance passive and active recreation	Develop a Central Goldfields Shire Recreation Plan	Develop a Recreation and Open Space Strategy	Sport and Recreation Victoria /Council	Manager Strategy and Economic Development	June 2019 – on going	Grant funding confirmed. Contractor appointed.
		Continue to implement priorities from Major Recreation Reserves Master Plans	Develop an all-access changing places change room at the Maryborough Sports and Leisure Centre	Sport and Recreation Victoria /Council	Manager Strategy and Economic Development	Jun-19	Grant funding confirmed. Changeroom component preliminary design complete. Consultation with Recreation Facility contractor required to progress other components to define final scope of project to allow design to be finalise.
		Implement priorities from the Walking and Cycling Strategy	Complete designs for recreation reserves in Carisbrook and Dunolly	Council	Manager Strategy and Economic Development	Apr-19	Design contract awarded for Carisbrook Recreation Reserve. \$2.0 million funding for development of the Carisbrook Recreation Reserve confirmed by State Government.
			Develop a design for a Skate Park in Maryborough	Council	Manager Strategy and Economic Development	Apr-19	Consultants appointed. Consultation session with young people to commence design process held.
1.7	Support positive development for residents of all ages and abilities.	Develop a Municipal Early Years Plan Facilitate the transition of service delivery models for HACC and	Participate in the development of a regional Early Years Language and Literacy Strategy	DHHS/RDV	Manager Community Services	Jun-19	Early Years Language and Literacy Strategy developed by Regional Partnership Group for the Loddon Campaspe Region.

OBJECTIVES	INITIATIVES	PROJECTS	FUNDING SOURCE	RESPONSIBLE MANAGER	TIMING	PROGRESS
	NDIS Implement priorities from the Positive Ageing Strategy Support positive life opportunities for people living with a disability.	Identify and support clients with their transition to the NDIS Implement wellness and reablement model through Home Support Services and Social Support groups Review the Disability Action Plan Develop an interactive space at the Maryborough Library for members of the community with autism, sensory disabilities and other cognitive challenges Examine models of service delivery and viability of aged services Engage with the community and complete a report on the future of Library services in the Shire	DHHS DHHS DHHS/Council DHHS Council Council	Manager Community Services Manager Community Services Manager Community Services Manager Social Inclusion and Go-Goldfields Manager Community Services Manager Social Inclusion and Go-Goldfields	Jun-19 Apr-19 May-19 Mar-19 June 2019 and ongoing Mar-19	All clients transitioned to the NDIS Staff have completed training on wellness and reablement model. Updates have been made to the plan, consultation with relevant stakeholders to commence in August 2019. Planning underway in conjunction with the development of a Library Strategy. Exploring new grant opportunities to support this initiative. Participated with Loddon Campaspe Councils in workshops to review local impact of changes to the service models. No imminent changes. Community consultations held in Dunnolly and Maryborough, surveys provided to residents of Bealiba, Dunolly and Talbot. Approximately 250 hard copy surveys returned. Online survey also provided. Report to be presented to Council for consideration in September.
1.8	Maximise all forms of connectivity for the community Advocate for improved digital connectivity. Deliver local Community Transport Plan Implement priorities from the Walking and Cycling Strategy	Advocate for enhanced passenger rail services. Participate in the Mildura Passenger Rail project Facilitate a Community Transport Forum	Council Council Council / Transport for Victoria	CEO General Manager Community Wellbeing General Manager Community Wellbeing	July – September 2018 Ongoing November 2018 – January 2019	Complete, included in Loddon Campaspe and CHCV advocacy documents. Project brief developed and procurement process for consultants to undertake work has commenced. Complete. Forum held on 31 January. Funding approved to undertake a Transport Strategy.

OBJECTIVES	INITIATIVES	PROJECTS	FUNDING SOURCE	RESPONSIBLE MANAGER	TIMING	PROGRESS	
OUR ECONOMY OUTCOME: A VIBRANT LOCAL ECONOMY WHICH CONTRIBUTES TO THE MUNICIPALITY'S ECONOMIC PROSPERITY.							
2.1	Facilitate an environment which is conducive to industry/business Growth and employment growth and retention.	Develop an Economic Development and Tourism Strategy Develop Job creation/retention initiatives Participate in the development and implementation of Regional Economic Development Strategies.	Develop and Economic Development and Tourism Strategy for Central Goldfields Shire	RDV	Manager Strategy and Economic Development	September 2018 – August 2019	Consultation undertaken with targeted community leaders, business and tourism groups and sector representatives (Approximately 120 participants). Issues an Options Paper due from consultants by 23 Aug - to be discussed at Strategy Briefing 10 Sep.
2.2	Develop a skilled workforce to support economic growth	Support work readiness initiatives, specifically within the Go Goldfields program.	Implement the Go Goldfields Work Readiness Action Plan 2018 – 2020	RDV / Go Goldfields	Manager Social Inclusion and Go-Goldfields	Ongoing	Meeting held of the Employment, Education and Training Action Group. Through collaborative efforts, Skills and Jobs Centre provided outreach information sessions in November. Partnerships Addressing Disadvantage application workshops held, feedback session attended by General Manager Community Wellbeing and Manager Social inclusion/Go Goldfields. Updated 29/04 - strengthening stakeholder engagement to achieve the agreed priority areas of the plan for 2019 - priority objectives - Align work readiness with employer needs, Build employer understanding of diverse needs, Improve opportunities for volunteering and work placement. It is reported that collaborative efforts appear to be fuelling a shift towards improved post secondary employment and education outcomes, however there is much work still to do. Opportunities taken to support and inform the Economic Development and Tourism strategy work to ensure alignment.
2.3	Promote Central Goldfields as a place of choice to live, work and play.	Review Council's Population Growth Strategy Participate in Regional Economic Development Strategies Advocate for the development of the Maryborough Ballarat (Rail) Growth Corridor. Advocate for a wastewater scheme for Talbot township	Participate in the development of a Regional Freight Strategy Participate in the development of a Regional Economic Statement Include enhanced passenger rail services in all advocacy documents. Wastewater for a growing Talbot included in Priority Projects document	RDV RDV / Loddon Campaspe Regional Partnership Council / CHCV Councils Council	General Manager Infrastructure, Assets and Planning CEO CEO CEO	Dec-18 Dec-18 July – September 2018 July – September 2018	Completed. Regional Freight Strategy endorsed by Council on 25 Septmeber 2018. Regional Economic Statement developed by Regional Partnership Working Group endorsed by Council at June Council Meeting. Complete, included in Loddon Campaspe and CHCV advocacy documents. Meetings held with Transport Victoria. Included in Loddon Campaspe and CHCV advocacy documents. Meetings held with Central Highlands Water and DELWP. Strategic planning work required to support development of a business case.
2.4	Provide a supportive environment for existing business to prosper	Include support for existing business in the Economic Development and Tourism Strategy	Develop an Economic Development and Tourism Strategy for Central Goldfields Shire	RDV	Manager Strategy and Economic Development	September 2018 – August 2019	Consultation undertaken with targeted community leaders, business and tourism groups and sector representatives. Issues an Options Paper due from consultants by 23 Aug - to be discussed at Strategy Briefing 10 Sep.

OBJECTIVES	INITIATIVES	PROJECTS	FUNDING SOURCE	RESPONSIBLE MANAGER	TIMING	PROGRESS	
	Support Committee for Maryborough and other business groups in the Central Goldfields Shire	Continued support for Committee for Maryborough	RDV	Manager Strategy and Economic Development	Ongoing	Joint meetings held with Committee for Maryborough and Council.	
		Participate on the Board of Bendigo Regional Tourism		Manager Tourism Events and Culture	Ongoing	Continued ongoing representation on Bendigo Regional Tourism Board by GMCW and MTEC.	
2.5	Strengthen and facilitate diversification for the Agri-business and food processing sectors	Update and renew the Food Cluster Strategy Seek direct and value-adding opportunities in the sector.	Council	Manager Strategy and Economic Development	April/June 2019	Consultation for the EcoDev Strategy has included food cluster businesses. Options for further development of a food processing cluster will be included in the Issues an Options Paper (due from consultants by 23 Aug - to be discussed at Strategy Briefing 10 Sep).	
2.6	Grow the digital capability of the Shire	Encourage NBN connections and advocate for improved NBN services. Continue to advocate to minimise mobile phone black spots. Encourage growth of digital platforms.	Federal and State governments	General Manager Infrastructure, Assets and Planning	On-going	Mobile phone black spots information provided to Government for funding application. The two black spot sites in Central Goldfields have the support of the Victorian Government as priority sites for the Commonwealth Government's Mobile Blackspot Funding Program.	
2.7	Capitalise on tourism and the visitor economy through growth of events and promotion of unique local experiences	Advance the Goldfields Heritage Development and Opportunity Project towards World Heritage Listing. Review and update the business and marketing plan for Energy Breakthrough Identify opportunities for new events in the Central Goldfields Shire	Participate in State Government review of Regional Tourism Boards	Council	General Manager Community Wellbeing	Jun-19	State Government has recently commenced review, with Stakeholder sessions taking place July/August 2019 in Bendigo and Ballarat. Minister also to meet with Chair of Administrators early August. Submissions due 31 Aug 2019
		Update Business marketing plan for Energy Breakthrough	RDV	Manager Tourism Events and Culture	September 2018 – August 2019	Report completed July 2019	
		Complete Bendigo Regional Tourism website	BRT	Manager Tourism Events and Culture	Oct-18	Website completed. To be launched early August 2019	
		Implement Regional Tourism projects through partnerships	BRT/VGTE/VV	Manager Tourism Events and Culture	Jun-19	Regional Tourism website due May 2019. Accessible Tourism Audit report complete. Goldfields Villages DMP completed April 2019. Regional Itineraries project complete - 4 versions. Destination Branding Toolkit complete.	
		Roll out the Maryborough and surrounds branding toolkit project	Council	Manager Tourism Events and Culture	Feb-19		
		Produce the Maryborough and surrounds Official Visitor Guide	Council	Manager Tourism Events and Culture	Dec-19	Complete. Guide launched on 31 January 2019.	
		Advance and advocate for Goldfields Heritage Project for World Heritage Listing	Council	Manager Tourism Events and Culture	Ongoing	Ongoing advocacy taking place with VGTE and relevant bodies. Incorporated as priority into Goldfields Villages DMP.	

OBJECTIVES	INITIATIVES	PROJECTS	FUNDING SOURCE	RESPONSIBLE MANAGER	TIMING	PROGRESS	
3. OUR BUILT AND NATURAL ENVIRONMENT OUTCOME: OUR SHIRE CELEBRATES THE RICH BUILT AND NATURAL HERITAGE AND A SUSTAINABLE ENVIRONMENT.							
3.1	Ensure investment in roads, footpaths and buildings meet community needs now and in the future	Undertake service planning to establish asset requirements to deliver services	Build an all access change room at the Maryborough Leisure Centre – Indoor Pool	Grant and council funding (SRV or Fed. Community Sport Infra.)	Manager Strategy and Economic Development	Jun-19	Grant funding confirmed. Changeroom component preliminary design complete. Consultation with Recreation Facility contractor undertaken and final design being prepared. Funding is largely received in the 19/20 financial year and development will occur in that financial year.
		Review and update Asset Management Plans and prepare a 10 year capital works program	'E' Waste Shed Extension and Carisbrook Transfer Station Pavement Rehabilitation	Grant and council funding (Sustainability Victoria)	Manager Infrastructure	Jun-19	Grant funding received. Contract awarded and shed completed in June 2019.
		Develop a plan to divest from assets that are surplus to community needs	Porteous Road Bridge Upgrade	Grant (Bridges Renewal program)	Manager Infrastructure	Dec-19	Contract awarded. Concrete prefabrication works almost complete. Works to commence on site in September 2019.
			Railway St/Gillies St Y Intersection Upgrade	Grant (R2R) and Council	Manager Infrastructure	May-19	Works completed.
			Gordon Rd/Pyrenees Hwy Intersection Upgrade	Grant (R2R) and Council	Manager Infrastructure	Jun-19	Project completed 14 December 2018
			Carisbrook Creek Clearing	Federal and State government natural disaster recovery	Manager Infrastructure	Aug-19	Additional creek clearing treeworks to commence 1 August 2019 and be undertaken by the Dja Dja Wurrung. Works include clearing reed and vegetation regrowth. Beach repairs will be undertaken once NCCMA approval is in place.
3.2	Improve the appearance of township entrances and streetscapes	Renew and update urban design frameworks in the Shire	Improve the landscaping associated with the Town Entry signs	Council	Manager Operations	October – November 2018	Improvement works completed December 2018
		Collaborate with township tree committees on tree plantings and maintenance	Reconvene and reconfigure the public places street tree committees.	Council	Manager Operations	Quarterly meetings, commencing November 2018	Proposal for new shire wide committee adopted by Council 23rd April 2019. EOI undertaken to seek members for the new committee.
			Update the Gordons Gardens Masterplan	Council	Manager Operations	Feb-19	Final public consultation period closed and feedback sent to consultant to analyse
3.3	Protect and enhance the environment while planning for growth	Review and update the Central Goldfields Planning Scheme and Municipal Strategic Statement	Undertake an Energy Audit of council buildings to determine works to reduce council's energy consumption	Sustainability Victoria Grant	Manager Infrastructure	Dec-19	Audit completed. Final Energy Audit Report complete. Funding for Stage 3 received and energy saving works on nominated facilities has been awarded and is to commence in August through to December 2019.
		Develop a Strategic Planning program	Develop Strategic Planning Program	Council	Manager Strategy and Economic Development	Dec-18	Strategic Planning Program developed. Work to be undertaken in 2019/20 funded in Budget, including review of the Municipal Strategic Statement.
		Participate in regional environmental projects through the Central Victorian Greenhouse					

OBJECTIVES		INITIATIVES	PROJECTS	FUNDING SOURCE	RESPONSIBLE MANAGER	TIMING	PROGRESS
		Alliance Implement the actions from Council's Sustainability Plan	Review Municipal Strategic Statement	Council	Manager Strategy and Economic Development	Jun-19	Will be commenced in June 2019 with an external consultant.
			Prepare the Maryborough Flood Study	Subject to grant funding	Manager Infrastructure	Feb-20	Specification from NCCMA now received and being reviewed-To be tendered early in 2019/2020 financial year.
			Prepare and exhibit and finalise the Planning Scheme Flood Amendment	Subject to grant funding	Manager Strategy and Economic Development	Jun-19	Grant funding fo this project received by NCCMA. Council approved NCCMA to undertake the amendment on behalf of the Shire.
			Participate in the development of Central Highlands Integrated Water Management Plan	Council / Central Highlands Water	Manager Infrastructure	Dec-18	Participated in working group and forums. Plan has been completed by CHW and endorsed by Council at December Council Meeting. Have received funding for Stormwater Harvesting project design at Station Domain.
3.4	Ensure waste management meets current and future demand and standards	Review and update Council's Waste Management plan	Undertake a Waste Management Strategy Refresh	Council	Manager Infrastructure	Sep-19	Consultant engaged. Community engagement has been undertaken in July 2019 and Draft Strategy Document will be prepared in August 2019.
		Participate in regional waste projects through the Grampians Central West Waste and Resource Recovery Group	Participate in regional waste projects through the Grampians Central West Waste and Resource Recovery Group	Council / Sustainability Victoria	Manager Infrastructure	Ongoing	Projects include: Waste and Recycling Audit Feasibility Study complete, Collaboartive Procurement involving planning for the development of model collaborative waste services across the region, E-Waste ban education services, Closed landfill self assessments, Development of regional waste and resource recovery planning and development of data collection models. To participate in Waste, Recycling and Greenwaste Audits in September 2019.
3.5	Protect and preserve our heritage assets	Implement recommendations from Cultural Heritage Plans for heritage listed buildings Seek funding assistance to maintain and preserve heritage assets	Seek external heritage funding to undertake repairs to the Maryborough Outdoor pool	Council /Heritage Victoria	Manager Strategy and Economic Development	On-going	Funding submission made in June 2019. Works included in 2019/20 subject to grant funding.

OBJECTIVES	INITIATIVES	PROJECTS	FUNDING SOURCE	RESPONSIBLE MANAGER	TIMING	PROGRESS	
4. OUR ORGANISATION OUTCOME - CENTRAL GOLDFIELDS SHIRE IS A PROACTIVE, WELL GOVERNED, PROFESSIONAL AND FINANCIALLY SUSTAINABLE ORGANISATION.							
4.1	Ensure the financial sustainability of Council through efficient and effective delivery of services	Undertake service planning across the organisation to set sustainable service levels that meet community needs	Implement a Fleet Management System	Council	General Manager Corporate Performance	November 2018 - June 2019	Software purchased. Implemented June 2019.
		Undertake service planning across the organisation to set sustainable service levels that meet community needs	Undertake a review of all services	Council / Local Government Victoria	General Manager Corporate Performance	December 2018 – June 2019	Draft service plans completed March 2019. 2019-2020 budget loaded into service plans July 2019.
		Develop a 10 year financial plan	Develop 10 year financial plan	Council /Local Government Victoria	General Manager Corporate Performance	May-July 2019	Software purchased. Model will be populated with current Council data in September 2019.
		Review budget and financial reporting processes to improve monitoring of financial performance	Review budget and financial reporting	Council / Local Government Victoria	Manager Finance	October 2018 - June 2019	Software purchased and implemented. Initial training completed.
		Develop a fees and charges policy	Develop Fees and Charges Policy	Council	Manager Finance	Completed June 2018	Completed June 2018.
4.2	Provide effective and accessible community information and opportunities community contributions to policy and program development	Implement the Community Engagement Framework	Introduce new engagement program including listening posts, Administrator meeting times and Community Voices Panel	Council	Manager Community Engagement	Ongoing	Listening posts introduced and scheduled quarterly. Administrator meeting time scheduled Tuesday mornings. Community Voices Panel appointed and being consulted.
		Develop a website that is accessible, easy to use and allows all transactions to be conducted online	Update Council's Website	Council	Manager Community Engagement	Dec-18	Complete. New Website live December 2018.
			Roll out and embed Customer Service Charter across Council	Council	Manager Community Engagement	Ongoing	Community engagement sessions being conducted in line with Charter. Community Voices Panel endorsed by Council and being established in January
4.3	Provide leadership in governance and Council decision making	Develop and implement a cultural change program to develop a high performing, customer focused organisation	Implement the Culture Change program	Council	Manager People and Culture	Commenced – ongoing	Workshops held in 2018. Restructure finalised in October 2018. All HR Policies reviewed and updated.
		Implement recommendations from the Local Government Inspectorate report	Complete the Governance and Reform Program actions	Council	All managers and general managers ⁽¹⁾	Oct-18	The Governance and Reform Program concluded in October 2018, at which point all 37 recommendations had been completed. A final report on the program was tabled at the November 2018 Council meeting.
		Implement recommendations from Internal Audits completed as part of the four year Internal Audit Program	Complete Internal Audit program	Council	All managers and general managers(1)	Ongoing	Recommendations being implemented on an ongoing basis. Progress is reported to the Audit & Risk Committee each quarter.

OBJECTIVES	INITIATIVES	PROJECTS	FUNDING SOURCE	RESPONSIBLE MANAGER	TIMING	PROGRESS	
4.4	Ensure the health and wellbeing of our staff	Review and update Occupational Health and Safety policies and practices	Review and update OHS policies and procedures	Council	Manager Governance Property and Risk	June 2019	Scoping of external review completed and new policy framework which is compliant with current OH&S legislation has been drafted. An OH&S Internal Audit was conducted in June 2019. New policies and procedures to be drafted following this, for completion in second half of 2019.
		Re-establish and support a Health and Wellbeing Committee	Support activities of the Health and Wellbeing Committee	Council	Manager People and Culture	Ongoing	Health & Wellbeing committee is reactivated and meeting bi-monthly.
		Implement health and wellbeing initiatives in the Enterprise Agreement	Update HR Policies incorporating Health and Wellbeing initiatives in Enterprise Agreement	Council	Manager People and Culture	Completed April 2019	Enterprise Agreement has 3 wellbeing initiatives: 1. Stress in the workplace - Council has an ongoing Employee Assistance Program in place 2. OH&S commitment to consultation - management consults with the OH&S committee which is very active 3. Working in Inclement Weather Policy has been updated
			Reactivate the Workplace Achievement Program	Council	Manager People and Culture	Jul-19	This is on the Health and Wellbeing Committee's workplan for 2019.

8.3 CASUAL HIRE POLICY

Author: Property and Risk Officer

Responsible Officer: General Manager Corporate Performance

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

SUMMARY/PURPOSE:

The purpose of this report is to update Council on the outcome of the community consultation process on the draft Casual Users and Facilities Hire Policy and to present a final version of the Casual Hire Policy for adoption.

The purpose of the Casual Hire Policy is to establish the guiding principles and conditions in a transparent and equitable manner for the casual use and hire of Council managed and community facilities.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2017-2021 (2018 Refresh) – Our Community

Outcome: A supported, cohesive community, living full and healthy life.

1.8 Objective: Maximise all forms of connectivity for the community

BACKGROUND INFORMATION

Council administer and manage the use and hire of the Maryborough Community Hub building located at 12-22 Nolan Street and the Maryborough Town hall located at 71 Clarendon Street under differing processes and procedures without a consistent approach.

In March 2017, Council introduced the Maryborough Town Hall Policy and Procedures which focused on providing a transparent method of charging fees and implementing good governance practices for the Town Hall. Whilst this policy provided the general principles of hire, a review undertaken by officers identified that the introduction of a new policy to consolidate the use and hire of other community assets was a practical and reasonable approach.

REPORT

The Casual Hire Policy (Attachment 1) was drafted to establish the guiding principles and conditions for the casual use and hire of Maryborough Community Hub and Maryborough Town Hall in a clear, transparent and streamlined manner, whilst ensuring that the facilities are used in an appropriate and responsible manner for the health, wellbeing and safety of the community.

On 25 June 2019, Council at its ordinary meeting considered the draft Casual Hire Policy and resolved to:

1. *Endorse the Draft Casual Hire Policy;*
2. *Consult with the community on the Draft Casual Hire Policy and receive public submissions up until 5.00pm on Wednesday 31 July 2019;*
3. *Schedule a Hearing Meeting, if required, for 5.30pm on Tuesday 13 August 2019 to hear from any submitter who wishes to speak to their submission; and*
4. *Provide a report on the community feedback on the Draft Casual Hire Policy to the August 2019 Council meeting.*

Consultation Period

Council commenced the consultation period by placing a notice in the Maryborough Advertiser on a weekly basis, commencing from 5 July 2019. A copy of the draft Casual Hire policy and the refreshed forms were made available on the Have Your Say section of Council's website and were available for public viewing at Customer Service counter.

The draft Casual Hire Policy remained on exhibition until the submission period closed on 31 July 2019.

Submissions received

Council received one written submission. A copy of the submission was provided to the Administrators at a briefing held on 13 August 2019.

The submission raised concerns about charging fees for use of the community hub.

Minor amendments to Policy

Council officers identified during the consultation period that the Resource Centre had been hiring its meeting room under the same process and fee structure as the Community Hub building, without being included in any hire policy document. The Resource Centre has now been included in the Policy document and a subsequent form has been created to capture the current process.

It was noted that the proposed name being, Casual User and Facilities Hire Policy was lengthy and confusing. This has been simplified to 'Casual Hire Policy'.

The only additional amendment required relates to Public Liability Insurance fee. In consultation with Council's insurer it was identified that the cost per hire to Council is \$8 plus fees and charges, therefore the proposed one off fee of \$25 will be amended to be \$10 per hire, not as a one off cost. The hire forms have been amended to reflect this change.

CONSULTATION/COMMUNICATION

The draft Casual Hire Policy has been on public exhibition for consultation for a period of one month. One submission has been received and the submitter will be notified the outcome of Council's decision regarding the Casual Hire Policy.

The Casual Hire Policy once adopted by Council will be made available on Council's website for the community and general public to access.

FINANCIAL & RESOURCE IMPLICATIONS

The introduction of a casual hire policy will ensure that the community can access Council facilities in a consistent and transparent manner, in accordance with Council's annual budget, fees and charges schedule.

RISK MANAGEMENT

The benefit of implementing a casual hire policy ensures that facilities that are hired by the community and general public in an appropriate and responsible manner for the health, wellbeing and safety of the community.

Introducing the casual hire policy will assist to mitigate risk exposure to Council by clearly defining terms and conditions to use to the community and general public.

CONCLUSION

The introduction of the casual hire policy will provide the community with a clear and concise understanding of Council's requirements for the use and hire of multiple community assets in a consolidated policy document.

ATTACHMENTS

1. Casual Hire Policy

RECOMMENDATION

That Council:

1. *Adopt the attached Casual Hire Policy ;*
2. *Acknowledge receipt of one submission received ; and*
3. *Notify in writing those who provided a submission to Council on the casual hire policy and advise them of the outcome of Council's decision.*



Casual Hire Policy

Category: Council Policy
 Adoption: Council/CEO Date:.....
 Review Period: 1 year
 Responsible Manager: General Manager Community Wellbeing

Signed by CEO:
 Date:

1. Purpose

The purpose of this Policy is to establish the guiding principles and conditions for the casual use and hire of Council managed and community facilities.

The Policy aims to promote and maximise community participation through the hire and use of these facilities, whilst ensuring the facilities are used in an appropriate and responsible manner for the health, wellbeing and safety of the community.

2. Scope

This Policy applies to individuals, groups and organisations that use and hire the following community facilities;

- Maryborough Town hall, 71 Clarendon Street, Maryborough
- Maryborough Community Hub, 48 Burns Street, Maryborough
- Maryborough Resource Centre, Corner of Nolan and Alma Streets, Maryborough

These facilities are available to the community as places to meet, discuss, organise activities, run workshops or events on a casual hire basis which are an essential part of community life.

This policy does not apply to Council facilities where Council has exclusive use and operates services such as Council Civic Office, Council Depots and waste centres, or other buildings used for municipal purposes.



3. Policy

3.1 General Conditions

All hirers must enter into a hire agreement on the relevant form specified by Council and accept the terms and conditions of hire for all casual, short-term or long-term bookings. All booking forms must be completed in full and returned within a minimum of three (3) working days prior to the first booking.

Written confirmation of booking/s may be forwarded by mail or email. Invoices will be sent monthly to the applicant. Payment terms are strictly 30 days. Accounts in arrears may result in cancellation of future bookings.

Please note; where the use of a facility is on a more permanent basis and exceeds 20 bookings per annum the use may require an alternative agreement such as a licence as defined in Council's Property Occupancy Policy. If this is the case, please contact Council to discuss and obtain further information.

3.2 Public Liability Insurance

Public liability insurance is compulsory. Council facilities cannot be hired without public liability insurance.

All incorporated bodies or organisations that hire community facilities are required to have Public Liability insurance to the amount of \$20 million dollars and must provide Council with a Certificate of Currency that confirms the amount of coverage required.

If necessary, not-for-profit, community groups and community users who do not have existing cover may be able to obtain insurance coverage through Council's public liability 'Hirers of Council owned or controlled facilities' insurance subject to payment of a \$10.00 per hire fee. The fee provides you/your organisation cover which cannot be used for activities that are for commercial gain, sporting activities, rock/pop concerts, high risk activities or festivals.

3.3 Hire Fees and Charges

The fees and charges are set and reviewed annually in Council's annual budget. Once Council has adopted the budget, the fees and charges will apply from 1 July of the subsequent financial year.

3.4 Refundable Bonds

Key Bond

In all circumstances where a key is provided to a user/ hirer, a key bond will apply. The bond will be held by Council and will be refunded once the key has been returned to Council by the next business day following the hire.

Council reserves the right to withhold the bond until the keys are returned. Should the keys not be returned to Council the bond may not be refunded in full.

Town Hall Bond

Council charges a bond for the Maryborough Town hall which is held and will be refunded if the facility is restored to its 'pre hire' condition. In instances where the bond is not refunded in full, every effort will be made to contact the hirer and explain the decision.



3.5 Property Damage

It is strictly forbidden for any person to use screws, nails or tacks in/on any part of the floors, walls or ceiling of any building without the permission of Council.

Should any damage occur to the community facilities, Council will conduct an assessment of the damage. This assessment shall be taken as final and the assessed amount will be deducted from any bond held, or paid immediately an account is rendered.

3.6 Set up and Cleaning

All hirers must ensure the facility hired is thoroughly cleaned after use.

Where applicable, Council may provide step up and cleaning assistance and a fee will be applicable. Please refer to your hire agreement which provides details relating to set up and cleaning requirements and charges.

3.7 Subletting

Subletting of any community facility is prohibited and will not be approved under any circumstances.

3.8 Booking Cancellations

The hirer will forfeit 50% of the total hire fee where a booking is cancelled with less than three days' notice provided to Council.

Any booking may be cancelled at Council's discretion if the payment of hire fees have not been received three days prior to the commencement of the booking/ hire period.

3.9 Councils right of refuse

Council reserves the right to refuse permission to hire any community facility, at its discretion. Please note, this applies in circumstances of inappropriate use, or previous damage to Council facilities by groups. Please note permission to hire will not be unreasonably withheld.

4. Definitions

Term	Meaning
Community benefit	Economic, social and environmental benefits that accrue to the wider community.
Council	Central Goldfields Shire Council
Community facilities	Land and buildings owned by Council that are available for use/ hire by the community for a multitude of community uses.
General Manager	The Council appointed General Manager Community Wellbeing with responsibility for the hiring and use of community assets.
Licence	An agreement for the occupation of buildings which exceeds the maximum annual hire usage allocation however does not grant exclusive rights of occupation to the licensee.
Not-for-Profit organisation	An organisation that provides a demonstrated community benefit, and does not operate for the profit, personal gain or other benefit of particular people. Some examples include charities, sporting and recreational clubs, community service organisations, professional and business associations, and cultural and social societies.



5. Roles and Responsibilities

Person/s responsible	Accountability
General Manager Community Wellbeing	Overall responsibility for Policy implementation and compliance
Manager Community Engagement	Provide strategic oversight of the use and hire of Council's community assets
Customer Service Officers	Administer and process all applications for hire

6. Human Rights Statement

It is considered that this policy does not impact negatively on any rights identified in the *Charter of Human Rights and Responsibilities Act 2006 (Vic)*. Central Goldfields Shire Council is committed to consultation and cooperation between management and employees.

7. Related Policies and Procedures

Council Plan 2017- 2021
Property Occupancy Policy

8. Relevant Legislation and Guidelines

Local Government Act 1989
Food Act 1984
Liquor Control and Reform Act 1998
Liquor Control and Reform Regulations 2009

8.4 MARYBOROUGH AERODROME

Author: Property and Risk Officer and General Managers

Responsible Officer: General Manager Corporate Performance and
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 present Council with a proposed way forward for the use, maintenance and site leasing of the Maryborough Aerodrome, and consideration of the future changes in regulations that will effect licencing of the aerodrome beyond August 2020.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2017-2021 (2018 Refresh) – Our Economy

Outcome: A vibrant local economy which contributes to the municipality's economic prosperity.

2.1 Objective: Facilitate an environment which is conducive to industry/business growth and employment growth and retention.

Central Goldfields Shire Council's Council Plan 2017-2021 (2018 Refresh) – Our Organisation

Outcome: Central Goldfields Shire is a proactive, well governed, professional and financially sustainable organisation.

4.1 Objective: Ensure the financial sustainability of Council through efficient and effective delivery of services.

BACKGROUND INFORMATION

The Maryborough Aerodrome (the aerodrome) is Crown Land managed by the Department of Environment, Land, Water and Planning (DELWP) which was temporarily reserved for aerodrome purposes in 1987 and the Shire of Tullaroop was at that time appointed as the Committee of Management. The aerodrome was jointly managed by the Shire of Tullaroop and Shire of Maryborough under the Maryborough Municipal Aerodrome Joint Committee until Council amalgamations occurred in 1995, which subsequently resulted in management responsibility transferring to Central Goldfields Shire Council.

The aerodrome is located on the Northern fringe of the Maryborough Township, approximately five kilometres by road from the town centre. It is surrounded by natural bushland on all sides as can be seen on the aerial image of the site (Attachment 1).

The Maryborough aerodrome consists of:

- Sealed runway (north-south) 1,042 metres long and 30 metres wide with an 18 metres wide central seal
- Gravel runway (east-west) 642 metres long and 30 metres wide
- Asphalt surface helipad 38m diameter.

The aerodrome is currently a Registered Aerodrome with the Civil Aviation Safety Authority (CASA). Being a Registered Aerodrome requires Council (as aerodrome operator) to undertake a number of requirements in accordance with Civil Aviation Safety Regulations 1998 (CASR) which include:

- Appointment of an Aerodrome Manager (AM) to administer the operation of the aerodrome
- Appointment of one or more trained Airport Reporting Officers (ARO) to monitor serviceability of the aerodrome and report air traffic control requirements
- Appointment of a Works Safety Officer (WSO) to supervise the safety of any works conducted on or in the vicinity of the aerodrome
- Conduct of aerodrome serviceability inspections on each day an airline service operates or at least twice a week or after severe weather
- Undertake technical inspections of the aerodrome by a person with appropriate qualifications, including pavements, movement areas, drainage, lighting and electrical, at least annually
- Conduct an annual obstacle limitation survey by a qualified surveyor
- Conduct annual safety inspections and an audit by an approved person under CASA regulations.

The current Civil Aviation Safety Regulations are about to change which affects the future registration status of aerodromes. From August 2019, and transitioning to August 2020, all aerodromes will need to be either licenced (Certified) or un-licenced Aircraft Landing Areas (ALA). There will be reduced requirements for an ALA, and Certified aerodromes will need to comply with the updated Civil Aviation Safety Regulations.

On 4 March 2004, Council entered into an initial service agreement with the Maryborough Aero Club (the Aero Club) to manage and maintain the aerodrome under a three year management agreement. A further service agreement was entered into on 6 November 2007 for a three year management agreement. The service agreement expired on 5 November 2010 and that agreement was not renewed. Council resumed management of the aerodrome in 2012. During the eight year period of management, the Aero Club issued a total of 12 lease agreements whilst acting on behalf of Council.

During 2012 Council took a renewed interest in the aerodrome and developed and adopted the Maryborough Aerodrome Master Plan (the master plan) on 22 August 2012 to provide the strategic framework for the future development, management and maintenance of the aerodrome. The master plan reads as very aspirational and contains recommendations for a capital investment program exceeding \$3 million in 2012 dollars. To date the bulk of the recommendations contained in the master plan have not been actioned.

The main users of the aerodrome currently are:

- The occupants of the 12 leased sites at the aerodrome
- The Maryborough Aero Club Inc.
- Ambulance Victoria
 - two fixed wing flights 2017-2019 or one flight per year
 - 14 helicopter landings 2017-2019 or seven flights per year (there were a further nine flights during the period, which landed on football ovals)
- Visiting pilots – no data recorded.

DELWP may also use the aerodrome for bushfire fighting purposes but there are no recorded flights in the past two years.

REPORT

There are a number of elements associated with the aerodrome, each of which is discussed below.

Leases

Current occupation and future possible lease arrangements

During the eight year period of management by the Aero Club a total of 12 site lease agreements were issued for land at the aerodrome. However, the Aero Club did not have Council delegation to enter into lease agreements on behalf of Council. These leases were not on DELWP (or their predecessor) lease documentation and were not signed by the State department managing Crown Land at that time.

All of the site leases were issued at a rental of fifty cents per square metre per annum, generating revenue of just under \$3,000 per year. To date a total of nine sites have had structures built on them which include seven hangars or sheds, a small storage shed and a portable office, with the remaining three sites being vacant land. The Aero Club continue to occupy 2 sites known as 2/154 & 3/154 at the aerodrome as per the original service agreement.

The parties who entered into lease agreements with the Aero Club (the occupants) are of the opinion that the leases are current and valid, irrespective of who issued the agreements.

Council obtained legal advice to establish the validity of the Aero Club issued leases and to help determine how to proceed with this complex matter. The legal advice confirmed that the Aero Club agreements are void and recommended that Council attempt to renegotiate leases on the terms of the purported Aero Club leases. If the Aero Club leases were considered valid they would begin to expire from 31 December 2021.

Although both the Aero Club and the occupants believe that the Aero Club leases are valid, in law they are void as they were required to be between Council, as the Committee of Management, (not the Aero Club) and the occupants. In addition, as the aerodrome is situated on Crown Land, the leases should also have been documented on the DELWP Crown 17D lease forms, and approved and signed by DELWP in accordance with the *Crown (Reserves) Land Act 1978*.

Council officers have attempted to negotiate with the occupants since 2016 to move all occupants across to the standard Crown 17D lease at market rental terms. The market rental was provided by a licenced Valuer using data collected from other comparative aerodromes. The market rental varied from \$5.00 to \$10.00 per square metre and this significant increase was a major sticking point in negotiations with the occupants. The proposed new leases at market valuation rental have not been acceptable to the current occupants, who prefer the current arrangements. None of the existing occupants have signed the new leases that have been offered to them.

The Crown 17D lease is standard document which does not provide for any specific requirements around the operation and standards of an aerodrome. In consultation with legal advisors, Council officers have drafted special conditions for the lease templates (Attachment 2) to move towards current day standards relating to the maintenance and operations of an

aerodrome. There is no reference made within the lease document that the aerodrome is or will be in the future a Registered Aerodrome.

Since December 2016, Council ceased invoicing occupants for rent while new agreements were being negotiated. Occupation of the lease sites without formalising the new 17D lease agreements has meant that Council has received no income from the occupants since 2016. Un-invoiced back rent for the period up to 30 June 2019 amounts to approximately \$8,400.

Notwithstanding that the 12 aerodrome site leases issued by the Aero Club are legally void, many of the occupants of those sites have made investment decisions based on these leases being valid. Should Council act on the basis the Aero Club leases are void occupants may seek redress from Council for breaking an agreement entered into by them in good faith with a party appearing to act on behalf of Council.

In March 2019 Council resolved to enter into a 21 year lease agreement with Ambulance Victoria for site 1/136 located at 152 Leviathan Road, Maryborough Aerodrome (comprising an area of 408m²), with an initial term of seven years plus two options for a further seven years each, at a rental of \$104 plus GST per annum. This site is to be used for a patient transfer facility. This lease will be entered into on the correct DELWP approved lease documentation and is priced as “Community use” in accordance with Council’s Draft Property Occupancy Policy. This particular lease will not be impacted in any significant way by the issues discussed in this report.

There are two main options to deal with the former Aero Club leases going forward:

Option 1 - Honour the Aero Club terms

This option honours the former leases issued by the Aero Club and is likely to be appealing to the occupants. The original square metre rental area, rental amount, lease period, any lease period option and the ability to assign the lease will be honoured, but the documentation will legally need to be on the DELWP Crown 17D lease documentation and co-signed by DELWP.

This option would include issuing a new lease agreement to the Aero Club for the 2 sites currently occupied.

Option 2 – New lease negotiation/legal action

This option involves recognising that the Aero Club leases are void, offering new leases at market rental and would most likely involve legal action to achieve an outcome. This negotiation element continues down the same path of the past two years, which to date has not been successful.

Aerodrome registration

The Maryborough Aerodrome is registered under Civil Aviation Safety Regulation 1998 (CASR) Subpart 139. This brings with it a standard to which the aerodrome must be kept and places responsibility on Council to ensure regular inspection of the runways and surrounds, as well as annual audits and compulsory training and testing of staff to ensure CASA standards are met.

Council must appoint an approved person responsible for the aerodrome registration (AM), have appropriately trained/qualified inspectors ARO/WSO, who undertake training every four years.

Despite being a Registered Aerodrome, the facility does not provide instrument approach procedures (most registered aerodromes have this).

Many Victorian aerodromes are not Registered Aerodromes, rather they are Aircraft Landing Areas (ALAs). The aerodrome at Kyneton is such a facility, as is Lilydale and Bacchus Marsh.

At ALAs pilots determine the risk of using the aerodrome, rather than the responsibility for providing a safe aerodrome resting with the Aerodrome Operator as is the case at a Registered Aerodrome. There is no CASA oversight of ALAs.

The impacts and potential benefits of being a Certified Aerodrome include:

- At this point in time the full impact of the new licencing regulations is unknown, but it is expected that current status, maintenance and inspection standards at the aerodrome would need to be maintained to operate as a Certified Aerodrome;
- Compliance with all CASR will be required including all required inspections and appointment of trained reporting and safety officers;
- Ability to facilitate airline services should they wish to operate at the aerodrome;
- Potential for expansion of the aerodrome to facilitate private enterprise; and
- Aerodrome would be recognised to a minimum safety standard for all users.

The impacts and potential implications of Council converting the aerodrome from a Registered (Certified) Aerodrome to an Aircraft Landing Area include:

- No CASA requirement to appoint a trained Aerodrome Manager or reporting officers.
- No CASA requirement to conduct aerodrome serviceability inspections;
- No CASA requirement to undertake annual aerodrome technical inspections;
- No requirement for the annual obstacle limitation survey;
- No requirement to conduct annual safety inspections and audit by CASA or comply with CASA requirement to operate a certified aerodrome;
- The implications for insurance requirements for operating an ALA is unknown, however there may be minimum serviceability, maintenance and safety inspection requirements; and
- Unknown implications in relation to use of the aerodrome by the air ambulance, Victoria Police and emergency service agencies.

As information in relation to the new regulations comes to light throughout the transition period the full impacts of operating as an ALA will become clearer.

Finances

Operating costs

A number of factors impact the cost of operating the aerodrome including: being a Registered Aerodrome, being located totally surrounded by bushland, the current operating practices and user contributions.

Maintaining the aerodrome as a Registered Aerodrome requires a higher level of inspection and maintenance than if it was an Aircraft Landing Area, as highlighted above.

The aerodrome is completely surrounded by natural bushland which supports a large kangaroo population. Kangaroos are a major and high-risk hazard at an aerodrome. The aerodrome is not currently fully fenced with a “kangaroo proof” fence. Over the past few years Council has allocated \$10,000 per year for the installation of 4,760 metres of 1.8 metre high ring lock fencing as part of a plan to install a perimeter “kangaroo proof” fence. A further 3,970 metres of ring lock and chain mesh fencing is required to complete the perimeter fence, at an approximate cost of \$90,000 (the current proposal is that a chain mesh section will be installed along the Leviathan Road frontage). Until this fencing project is completed, keeping kangaroos off the aerodrome is an impossibility.

Deterring kangaroos from being on the aerodrome is a constant issue and a prime cost driver of operating the aerodrome. Because the aerodrome is not fully fenced Council regularly grades the unpaved areas to keep grass from growing, in order to deter kangaroos from the runway aprons. This regular grading cost approximately \$20,200 in 2018-2019.

As a consequence of the constant grading of the runway aprons, the topsoil is loose and subject to being washed away whenever significant rain falls, with managing stormwater runoff and silt costing Council approximately \$36,000 in 2018-2019. The constant grading of the runway aprons has resulted in a lot of silt being washed onto adjoining private land. This is a nuisance for Council’s neighbour who has made repeated requests to Council to cease polluting their property.

In February 2019 the Environmental Protection Agency (EPA) issued Council with a pollution abatement notice (PAN) directing Council to cease allowing silt to move from the aerodrome onto to the neighbouring property. Council is currently undertaking remediation work in order to comply with this PAN at a cost of approximately \$165,000.

The constant grading of the runway aprons has been a bone of contention with some of the occupants as evidenced from this extract from a solicitor’s letter stating that Council *has “engaged in removing all vegetation in the view of the runways, causing erosion of topsoil, perpetual dust that causes significant aircraft maintenance issues, and has created what is now a hostile wasteland that effectively discourages any aviation - recreational or commercial.”*

Fully fencing the perimeter of the aerodrome would allow grass to grow back on the runway aprons. This grass could then be mown rather than being graded. This would provide a safer landing area, assist with the management of silt, and reduce maintenance costs associated with the regular grading. It should also address the user concerns about the amenity of the aerodrome looking like a “hostile wasteland”.

Currently Council fully funds the operations and maintenance of the aerodrome with no contribution (apart from nominal site rental) at all from the occupants or users of the facility. Not all aerodromes operate this way and the Kyneton Aerodrome model provides quite a contrast.

The Kyneton Aerodrome is located on Council-owned land and is entirely managed by the Kyneton Aero Club and its members, under a service agreement with the Macedon Ranges Shire Council.

The Kyneton Aerodrome configuration is quite similar to the Maryborough aerodrome in that it has a single sealed runway (North/South) and a grass runway (East/West). It is operated as an Aircraft Landing Area rather than as a Registered Aerodrome.

At the Kyneton Aerodrome all lease fees are collected by Council and handed directly to the Aero Club. These funds are then used solely for airfield development and maintenance, with

annual maintenance reports being provided to Council. Council collects and retains all rate income from the leased sites.

Lease holders and other users are then charged a membership/usage fee by the Aero Club which is used by the Aero Club to help fund operations at the aerodrome. Lease holders can reduce their usage fee by participating in regular maintenance activities, working bees etc.

The runway was constructed by Council in 1993 and there is an agreement with the club to share resealing cost 50/50 when required. The Aero Club maintains a separate sinking fund account to accumulate their contribution towards future resealing costs.

The Kyneton Aerodrome is cost neutral to Council (save for half of the resealing costs) as all other cost are borne by the Aero Club. The club works with Council to attract grants and other external funding whenever possible, but any required matching funds are provided by the club.

The Kyneton example of aerodrome users making significant financial and non-financial contributions to the management and maintenance of the aerodrome illustrates the difficulty of comparing rent per square metre at the Kyneton Aerodrome with rent per square metre at the Maryborough Aerodrome, where aerodrome users make no contribution (other than nominal site rental) towards the management and maintenance of the aerodrome.

In the future should users of the Maryborough Aerodrome desire a higher level of service than that which is provided by Council, they have the opportunity to co-contribute to the operation of the aerodrome in a similar manner to the users of the Kyneton Aerodrome.

Rental

At present the primary potential revenue stream from the aerodrome is from the rent due under the 12 current Aero Club lease sites. This is priced at fifty cents per square metre and will generate approximately \$3,000 per annum.

It is proposed that any future leases would be priced at market rental in accordance with the Draft Property Occupancy Policy. This would include any leases that are negotiated with existing site occupants at the expiration of the Aero Club leases.

Rates

Each of the occupied sites at the aerodrome fall within the definition of "Rateable Land" under Section 154 (1) of the Local Government Act 1989 (the Act). To date these properties have not been levied with Council rates, and the Aero Club leases are silent on the matter of Council rates. There appears to be no reason why each occupancy should not be rated as required under the Act. Rating of the current site leases at the aerodrome would generate approximately \$12,000 per annum.

Net cost to Council

The ten-year net present value net cash operating cost to Council of the aerodrome based on the current rental of fifty cents per square metre, no Council rates and no perimeter fence are shown in Table 1 below. This does not include any provision for capital renewal expenditure such as resealing the sealed runway (approximately every 15 years at a cost of approximately \$90,000 in 2019 dollars) or the eventual reconstruction of the sealed runway in approximately 2050.

Table 1 – Ten-year net present value net cash operating cost

Current Status		Income	Expense	Cash Flow	NPV
Year 1	Rent	\$3,000			
	Drainage Remediation		\$165,000		
	Operating cost		\$140,000	-\$302,000	-\$309,550
Year 2	Rent	\$3,000			
	Operating cost		\$140,000	-\$137,000	-\$143,936
Year 3	Rent	\$3,000			
	Operating cost		\$140,000	-\$137,000	-\$147,534
Year 4	Rent	\$3,000			
	Operating cost		\$140,000	-\$137,000	-\$151,222
Year 5	Rent	\$3,000			
	Operating cost		\$140,000	-\$137,000	-\$155,003
Year 6	Rent	\$3,000			
	Operating cost		\$140,000	-\$137,000	-\$158,878
Year 7	Rent	\$3,000			
	Operating cost		\$140,000	-\$137,000	-\$162,850
Year 8	Rent	\$3,000			
	Operating cost		\$140,000	-\$137,000	-\$166,921
Year 9	Rent	\$3,000			
	Operating cost		\$140,000	-\$137,000	-\$171,094
Year 10	Rent	\$3,000			
	Operating cost		\$140,000	-\$137,000	-\$175,372
	TOTAL	\$30,000	\$1,565,000	-\$1,535,000	-\$1,742,360
Deficit over ten years		-\$1,535,000			-\$1,742,360

Currently half of the sites occupied at the aerodrome are occupied by non-residents of the Shire. It is estimated that Shire residents who use the Maryborough Aerodrome comprise less than 0.2% of the Shire population. Therefore 99.8% of the Shire population are currently directly subsidising this facility.

Maryborough Aerodrome Master Plan 2012

Administrators have been previously briefed on the Maryborough Aerodrome Master Plan in October 2018. The master plan is heavily focused towards growth and development of the aerodrome, and contains significant financial implications to Council that are not realistically achievable or sustainable, particularly given the small amount of income received from the occupants that have constructed hangars onsite. The master plan failed to adequately recognise or address the large ongoing operating deficit, or funding of the ambitious capital upgrade program.

The recent Loddon Campaspe Freight Hub Study noted the value of the Echuca and Bendigo airports for freight movement. Maryborough Aerodrome was noted as something that may benefit freight in the Shire, should there be a local product that requires quick movement.

The ambition and status of the Maryborough Aerodrome sought in the Maryborough Aerodrome Master Plan 2012 has not been realised in the seven years of the plan. Given the large underlying operating deficit and extensive unfunded capital request contained in the plan, it is considered reasonable that at Council revoke the status of the master plan.

Taking this action does not prevent a future Council undertaking another master plan for the Maryborough Aerodrome, for example should it become a thriving economic activity centre sometime in the future.

CONSULTATION/COMMUNICATION

Apart from the offer to transition to new leases at marked based rental, the options considered in this report have not been communicated to current occupants of the aerodrome site leases. Once Council has adopted a position as a result of this report, Council staff will recommence communication with the existing occupants.

Council will meet with the President of the Maryborough Aero Club immediately prior to this report being presented to Council, to discuss the content and recommendations in this report.

Council will also develop a communication plan to clearly inform the community about why any changes to the way that Council manages and operates the Maryborough Aerodrome have been made.

FINANCIAL & RESOURCE IMPLICATIONS

For 2018-2019 the actual operating costs of the aerodrome were:

Table 2 – actual cash operating cost 2018-2019

Activity	Actual
Silt maintenance	\$36,000
Aerodrome manager	\$33,800
Inspections	\$21,000
Grading aprons	\$20,200
General maintenance	\$14,600
Training	\$8,200
Insurance	\$3,000
Audit	\$1,900
Water	\$1,000
Electricity	\$700
Total Annual Operating Cost	\$140,400
Capital works - new fencing	\$42,400
Total Expenditure 2018-2019	\$182,800

The estimated annual operating costs under the recommended model are:

Table 3 – estimated annual cash operating cost in 2019 dollars

Activity	Descriptor	Budget
Inspections	52 weeks - twice per week - 2 hours	\$21,000
General maintenance	Purchases, labour, plant and contractors	\$9,000
Mowing	3 cuts - 2 days per cut	\$4,000
Insurance	Annual	\$3,000
Electricity	Quarterly	\$1,200
Silt Maintenance	Annual	\$1,000
Water	Every 4 months	\$800
Total Annual Operating Cost		\$40,000

Based on Council adopting all of the recommendations contained in this report, the projected ten-year net present value net cash operating cost to Council of the aerodrome is as per the following table:

Table 4 – Ten-year net present value net cash operating cost

Recommended		Income	Expenses	Cash Flow	NPV
	Back Rent	\$8,400			
Year 1	Rent	\$3,000			
2019-20	Rates	\$12,000			
	Drainage Remediation		\$165,000		
	Operating cost		\$40,000		
	Fencing		\$90,000	-\$271,600	-\$278,390
Year 2	Rent	\$3,000			
2020-21	Rates	\$12,300			
	Operating cost		\$40,800	-\$25,500	-\$26,791
Year 3	Rent	\$5,600			
2021-22	Rates	\$12,610			
	Operating cost		\$41,600	-\$23,390	-\$25,188
Year 4	Rent	\$14,000			
2022-23	Rates	\$12,930			
	Operating cost		\$42,400	-\$15,470	-\$17,076
Year 5	Rent	\$14,300			
2023-24	Rates	\$13,250			
	Operating cost		\$43,200	-\$15,650	-\$17,707
Year 6	Rent	\$14,500			
2024-25	Rates	\$13,580			
	Operating cost		\$44,100	-\$16,020	-\$18,578
Year 7	Rent	\$14,800			
2025-26	Rates	\$13,920			
	Operating cost		\$45,000	-\$16,280	-\$19,352
Year 8	Rent	\$15,000			
2026-27	Rates	\$14,270			
	Operating cost		\$45,900	-\$16,630	-\$20,262
Year 9	Rent	\$15,300			
2027-28	Rates	\$14,630			
	Operating cost		\$46,800	-\$16,870	-\$21,068
Year 10	Rent	\$15,600			
2028-29	Rates	\$15,000			
	Operating cost		\$47,700	-\$17,100	-\$21,889
	TOTAL	\$249,590	\$692,500	-\$434,510	-\$466,302
	Deficit over ten years	-\$442,910			-\$466,302

Whilst still producing a \$442,910 operating deficit over the ten year period (NPV deficit of \$466,302) the recommended actions are projected to reduce the net present value ratepayer funded subsidy of the operating cost of the aerodrome by approximately \$1,276,000 over a decade, which is a reduction of approximately 73% of the rate funded operating cost.

RISK MANAGEMENT

The risk management issues in relation to this matter and this report have been discussed in the report section above.

CONCLUSION

While Council supports the provision of an aerodrome in Maryborough, it does not support an annual operating deficit of \$140,000 for a facility that is used by less than 0.2% of Council's resident population.

Whilst the leases issued by Council's agent (at the time), the Maryborough Aero Club, are legally void, Council should honour the intent of these leases by offering the existing occupiers of sites at the aerodrome new leases containing the same square metre rental area, rental amount, lease period, any lease period option and the ability to assign the lease, on lease documentation that complies with the current DELWP standard Crown 17D lease template.

In order to reduce the annual operating costs of the aerodrome, Council should complete the "kangaroo proof" fence around the perimeter of the aerodrome, change the runway apron maintenance procedure from grading to mowing, and to migrate the aerodrome from being a Registered Aerodrome to an Aircraft Landing Area. These recommendations are projected to produce an ongoing annual saving in operating expenditure at the aerodrome of approximately \$100,000.

In order to increase the annual income from the aerodrome, Council should invoice and collect all back rent, commence rating each occupancy under the Local Government Act, and price any future leases at market rental, subject to any discounts in accordance with the Draft Property Occupancy Policy (or its successor document). These recommendations will have the following impact:

- Collection of back rent – immediate one-off revenue increase of approximately \$8,400
- Rating of site leases – immediate and ongoing revenue increase of approximately \$12,000 per annum increasing annually by the rate increase percentage
- Market value rent – phased in between January 2021 and November 2030 leading to an ongoing revenue increase of \$12,000 per annum when fully implemented.

In order to provide aerodrome users and the whole community with a more realistic update on Council's vision for the Maryborough Aerodrome, Council should revoke the Maryborough Aerodrome Master Plan 2012.

In order to communicate these changes to all stakeholders, Council should meet with the President of the Maryborough Aero Club to discuss the contents and recommendations in this report, and then communicate clearly to the community why these changes to the way Council manages and maintains the Maryborough Aerodrome have been made.

ATTACHMENTS

1. Aerial image of the Maryborough Aerodrome
2. New lease template (non-retail)

RECOMMENDATION

That Council:

1. Acknowledge that the 12 site leases at the Maryborough Aerodrome entered into by the Maryborough Aero Club (as agent of Council) are legally void.
2. Proposes to offer the current occupiers of the 12 site leases at the Maryborough Aerodrome a new site lease on lease documentation that complies with the DELWP standard Crown 17D (non-retail) lease template and contains lease conditions as per the new lease template (Attachment 2) of this report, subject to any public notice requirements (Where a retail lease is applicable relevant conditions will be included.) These new leases will include the same square metre rental area, rental amount, lease period, any lease period option and ability to assign the lease, that were in each original Aero Club lease.
3. Proposes to offer the Maryborough Aero Club a 21 year lease in accordance with Council's draft Property Occupancy Policy for the two sites, on lease documentation that complies with the DELWP standard Crown 17D (non-retail) lease template and contains lease conditions as per the new lease template (Attachment 2) of this report, subject to any public notice requirements.
4. Approve the completion of the "kangaroo proof" perimeter fence at the Maryborough Aerodrome.
5. Change the runway apron maintenance procedure from grading to mowing.
6. Authorise the Chief Executive Officer to undertake whatever steps necessary to convert the Maryborough Aerodrome from a Registered Aerodrome to an Aircraft Landing Area.
7. Invoice and collect all back rent owed under the former Aero Club leases.
8. Recommence invoicing aerodrome site lease rental annually.
9. Commence rating each site lease at the Maryborough Aerodrome in accordance with the Local Government Act 1989, from 1 July 2019.
10. Determine that all future leases at the Maryborough Aerodrome be priced at market rental, subject to any discounts in accordance with the Draft Property Occupancy Policy (or its successor document).
11. Revoke the Maryborough Aerodrome Master Plan 2012.
12. Meet with the President of the Maryborough Aero Club to discuss the contents and recommendations in this report.
13. Publicly communicate clearly why these changes to the way Council manages and maintains the Maryborough Aerodrome have been made.



EXISTING IMPROVEMENTS

CENTRAL GOLDFIELDS SHIRE COUNCIL

AND

##TENANT

Section 17D Crown Land (Reserves) Act 1978

**Lease
(Non Retail)**

SITE ##

**DEPARTMENT OF ENVIRONMENT,
LAND, WATER AND PLANNING**

EXECUTED as a deed.

The Common Seal of Central Goldfields Shire Council was hereunto affixed in the presence of:)
)

..... Chief Executive Officer

..... Witness

##Tenant signing clause (3 options)

##Option 1 – for a company with more than 1 director

Executed by ## ACN ## in accordance with)
s 127(1) of the *Corporations Act 2001* (Cth):)

.....
Signature of Director Signature of Director/Company Secretary

.....
Print full name Print full name

##Option 2 – for a company with a sole director and sole company secretary

Executed by ## ACN ## in accordance with)
s 127(1) of the *Corporations Act 2001*:)

..... Signature of Sole Director and Sole Company
Secretary

..... Print full name

##Option 3 – for an individual

Signed sealed and delivered by ## in the)
presence of:)

.....

Witness

MINISTERIAL ATTESTATION

Under Section 17D(4)(c) of the *Crown Land (Reserves) Act 1978* I Gavin Parkes, Program Manager, Land and Built Environment, in the Department of Environment, Land, Water and Planning as delegate of the Minister for Energy, Environment and Climate Change hereby approve the covenants, exceptions, reservations and conditions contained therein.

(Signature)

SCHEDULE 1

- 1 **LANDLORD:** Central Goldfields Shire Council of 12-22 Nolan Street,
Maryborough, Victoria 3465
- 2 **TENANT:** ##insert details
- 3 **LAND:** The land delineated and outlined in red on the plan
attached to this Lease as Appendix One being part of
Crown Allotment 17, Section 12, Parish of
Maryborough and known as Site ## (formerly known as
Site ##), Maryborough Aerodrome, Leviathan Road,
Maryborough
- 4 **COMMENCEMENT DATE:** ##insert details
- 5 **TERM:** ##insert details
- 6 **RENT:** \$## per annum inclusive of GST
The Rent is payable by monthly/quarterly/annual
instalments in advance commencing on the
Commencement Date and thereafter on the first day of
each month
The Rent shall be revised on the Rent Review Dates in
accordance with the Schedule Two
- 7 **PERMITTED USE:** ##insert as appropriate
- 8 **FURTHER TERM:** ##insert details
- 9 **GUARANTEED SUM:** Not applicable
- 10 **REVIEW DATE(S):** The Rent shall be reviewed on the following dates
(each of which is a **Review Date**) in accordance with
the rent review provisions set out in Schedule 2:
CPI Review Dates:
Each anniversary of the Commencement Date during
the initial Term.
Each anniversary of the Commencement Date during
any Further Term.
Market Review Dates:
The Commencement Date of any Further Term.

**11 NAME AND NOTICE
ADDRESS:**

Landlord:

Chief Executive Officer
Central Goldfields Shire Council
12-22 Nolan Street,
MARYBOROUGH VIC 3465

Tenant:

##insert details

12 INSURED SUM:

\$20 Million

13 RESERVATION:

Crown land temporarily reserved for the purpose of
aerodrome by Order in Council of 25 November 1986,
published in the Victorian Government Gazette on 3
December 1986, page 4590

14 PAYMENT ADDRESS:

12-22 Nolan Street, MARYBOROUGH VIC 3465

**15 LANDLORD'S
IMPROVEMENTS:**

Nil.

**16 TENANT'S
IMPROVEMENTS:**

##Add/ Change where appropriate

SCHEDULE 2
(RENT REVIEW)

1. CPI Rent Review

1.1 In this clause 1:

CPI means the Consumer Price Index - All Groups Melbourne or if this index is not available or is discontinued or suspended, such other index that represents the rise in the cost of living in Melbourne, as the Landlord reasonably determines;

CPI Review Date means the date(s) (if any) described as such in Item 10 of Schedule 1;

Current CPI means the CPI number for the quarter ending immediately prior to the CPI Review Date; and

Previous CPI means the CPI number for the quarter ending immediately prior to the last date that the Rent was reviewed, adjusted or increased, or the Commencement Date (whichever is the later).

1.2 If a CPI Review Date is specified in Item 10 of Schedule 1, the Rent on the CPI Review Date will be adjusted to an amount equal to the Rent payable immediately prior to the CPI Review Date multiplied by the Current CPI and divided by the Previous CPI.

1.3 On the next due date for the payment of the Rent, after the Tenant receives notice of the adjusted Rent from the Landlord, the Landlord and the Tenant must make any necessary adjustment to apply on and from the CPI Review Date.

2. Market Rent Review

2.1. If a Market Review Date is specified at the relevant Review Date in Item 10 of Schedule 1 then the Landlord may review the annual rent on such Review Date as set out in clauses 2.4 to 2.11 below.

2.2. If the *Retail Act* applies and the *Retail Act* provides a mechanism for market rent review, the review will take place in accordance with the provisions of the *Retail Act* and clauses 2.8, 2.9 and 2.10 of this Schedule.

2.3. If the *Retail Act* does not apply or does not provide a mechanism for market rent review, clauses 2.4 to 2.11 (inclusive) of this Schedule and the Method of Determination will apply.

2.4. Not earlier than three months before the Review Date and not later than sixty days after the Review Date the Landlord must give the Tenant notice of the new rental it proposes be paid by the Tenant during that period or part thereof.

2.5. Time shall not be of the essence in respect of the Landlord's rent review notice and any delay by the Landlord in giving notice will not affect the Landlord's rights.

2.6. Within twenty eight days of being notified in writing of the proposed new rent the Tenant may give to the Landlord written notice of objection to the proposed new rent and within a further thirty days from the notice of objection supply the Landlord with a rent valuation from a qualified valuer. If no notice of objection is given or if notice is given and no rent valuation is supplied the new rent will be the new rent as proposed in the Landlord's notice.

- 2.7. If within thirty days from the lodgment with the Landlord of the Tenant's rent valuation the Landlord and the Tenant are unable to agree on the new rent and a conference of the Landlord's and Tenant's valuer's has failed to result in agreement on the rent the new rent shall be determined by a valuer nominated by the President for the time being of the Australian Property Institute (the **nominated valuer**) who in making a determination, must accept representations from either Party received within twenty one days of the appointment.
- 2.8. The decision of the nominated valuer will be final and binding and the nominated valuer's costs and fees must be paid by the parties equally.
- 2.9. Until the new rent is agreed or determined the Tenant must pay rent at the rate applicable immediately prior to the date fixed for review until such time as the new rent is determined.
- 2.10. After the new rent is determined the Tenant must pay the difference if any between the amount of the new rent paid since the date fixed for review.

3. Method of Determination:

- 3.1. In determining a new rent for the Premises the nominated valuer must as nearly as possible determine the open market rent value on the date when that rent is to apply for the Premises having regard to the following matters:
 - (a) act as an expert and not as an arbitrator and his decision will be final and binding on the parties;
 - (b) there is a reasonable period within which to negotiate the new rent having regard to the nature of the property and the state of the market;
 - (c) the Landlord and the Tenant are well acquainted with the Premises and aware of any factors which might affect its value.
 - (d) The length of the Term and the period between rent reviews.
 - (e) The terms and obligations of the Lease.
 - (f) The Permitted Use.
 - (g) The rental of comparable premises
 - (h) Rents paid to the Tenant under any sub leases or licences

but must disregard the value of any improvements on the Land regardless of who owns those improvements.

SCHEDULE 3
FURTHER OBLIGATIONS

1. Definitions

In these Further Obligations:

Airport means the Maryborough Airport, of which the Land forms part.

Common Areas means those areas of the Airport designated by the Landlord from time to time for common use by the Landlord, the tenants, occupiers and invitees of the Airport and their respective employees, invitees and licensees.

Contamination includes any solid, liquid, gas, radiation or substance which makes or may make the condition of the Premises or groundwater beneath or part of the surrounding environment:

- (a) unsafe, unfit or harmful for habitation by persons or animals; or
- (b) unfit for any use permitted under any applicable planning scheme as amended from time to time

or which is defined as such in any Environmental Protection Legislation.

Environmental Protection Legislation means any statute, regulation, code, proclamation, ministerial directive, ordinance, by law, planning policy or subordinate legislation, past, present or future, relating to pollutants and contaminants, use of land, human health and safety or protection of the environment.

2. Local Government Act 1989

Where applicable, the grant of this Lease is subject to the Landlord giving notice of its intention to grant this Lease and resolving to grant this Lease pursuant to the requirements of the *Local Government Act 1989*.

3. Essential terms

Without limiting Clause 16.7 of this Lease, the Parties agree that all of the Tenant's obligations set out in these Further Obligations are essential terms of this Lease.

4. Inconsistency

To the extent of any inconsistency between a Further Obligation and any other term of this Lease, the Further Obligation will prevail.

5. No fettering

Nothing in this Lease fetters the Landlord in the exercise of any discretion under section 190 of the *Local Government Act 1989*, the *Planning and Environment Act 1988* or any other Law.

6. No business or commercial activity

The Tenant must not allow any part of the Premises to be used for any type of business or commercial activity.

7. Regulations

The Tenant must comply with all Requirements imposed by the Landlord in its capacity as operator of the Airport.

8. Stamp duty

The Tenant must pay within 14 days of demand any stamp duty payable in connection with this document or otherwise relating to the lease of the Premises from the Landlord to the Tenant (including penalties and fees).

9. GST

The definition of GST in Clause 1.1 of this Lease is deleted and replaced with the following:

"GST means GST within the meaning of the GST Law and includes penalties and interest. If under or in relation to the *National Taxation Reform (Consequential Provisions) Act 2000 (Vic)* or a direction given under section 6 of that Act, the supplier makes voluntary or notional payments, the definition of GST includes those voluntary or notional payments and expressions containing the term 'GST' have a corresponding expanded meaning."

10. Airport Works

10.1 The Tenant acknowledge and agrees that the Landlord may:

10.1.1 carry out construction or demolition works in any part of the Airport other than the Premises and including without limitation the Common Areas; or

10.1.2 temporarily interrupt a Service;

10.1.3 install and operate a Service;

10.1.4 change the direction of pedestrian or vehicular traffic into, out of or through the Airport;

10.1.5 change the name or description or character of the Airport;

10.1.6 change the means of access to the Premises or any licensed area; or

10.1.7 alter the Airport.

10.2 If the Landlord exercises any rights under the preceding Further Obligation, the Tenant shall not be entitled to any compensation from the Landlord, and the Tenant releases the Landlord from any claim in this respect.

11. Common Areas

- 11.1 The Tenant must not use the Common Areas for any purpose other than the purposes for which they were designed or intended.
- 11.2 The Tenant must comply with all directions given to it by the Landlord relating to conduct in the Common Areas.
- 11.3 The Tenant must not interfere with or impede other persons using the Common Areas.
- 11.4 Nothing in this Lease entitles the Tenant to store any item on any part of the Airport other than the Land.

12. Airport Rules

- 12.1 The Landlord may make directions, rules and regulations from time to time (which are not inconsistent with this Lease) in relation to the safety, appearance, operation and good management of the Airport (**Airport Rules**).
- 12.2 Without limiting any of the Tenant's other obligations under this Lease, the Tenant must observe and comply with the Airport Rules of which it has been given notice. The Parties agree that a breach of the Airport Rules is a breach of this Lease.

13. Tenant's environmental obligations

- 13.1 The Tenant must, in its use of the Premises, comply with all Environmental Protection Legislation and any permit, approval, authority or licence issued pursuant to any Environmental Protection Legislation.
- 13.2 The Tenant must not spill or deposit, or carry out any activities on the Premises which may cause any Contamination, or permit any Contamination to escape in any other way into or on the Premises, drainage or surrounding environment.
- 13.3 If any Contamination is found in or near the Premises, or the existing Contamination is exacerbated during the Term, the Tenant must at its own cost:
 - 13.3.1 immediately notify the Landlord, the Environment Protection Authority and any other appropriate Authority;
 - 13.3.2 clean up the Contamination and do everything necessary to minimise harm; and
 - 13.3.3 promptly comply with any notice, order, direction or requirement of the Landlord and of any authority in relation to any such Contamination.
- 13.4 Without limiting any other indemnity in this Lease, the Tenant indemnifies the Landlord against all claims for damages, loss, injury or death caused by or arising out of or otherwise in respect of any Contamination being spilled, deposited or otherwise escaping into or on the Premises or a breach of this clause by the Tenant.
- 13.5 The Tenant must immediately obtain any reports, surveys or audits which the Landlord may reasonably require to enable the Landlord to determine whether a breach of the terms of this clause has occurred. The Tenant will also pay the Landlord on demand the reasonable costs of any such report, survey or audit which the Landlord may obtain.

14. Licences and permits

The Tenant must maintain all licences and permits required for the Tenant's use of the Premises, provide copies to the Landlord upon request and obtain the Landlord's prior written consent before varying any licence or permit or applying for any new licence or permit.

15. Repairs and maintenance

15.1 Without limiting any of the Tenant's other obligations under this Lease, the Tenant must:

15.1.1 keep the Premises clean and free from rubbish, store all rubbish in proper containers and have it regularly removed;

15.1.2 keep the Premises free from vermin and noxious weeds;

15.1.3 pay the costs (if any) for the removal of waste and sewerage from the Premises;

15.1.4 immediately make good any damage caused to any adjacent property or any Common Area by the Tenant; and

15.1.5 give the Landlord prompt written notice of any damage or defect to the Premises or anything likely to be a risk to the Premises or the Airport (or any person in the Premises or the Airport).

15.2 The Tenant must comply with all reasonable requirements of the Landlord's insurer in connection with the Premises.

16. Dealing with Tenant's Improvements

16.1 The Tenant must not sell, transfer, mortgage, encumber or otherwise deal with the Tenant's interest in any Tenant's Improvements, other than to an assignee of this Lease subject to the consent of the Minister and the Landlord under Clause 12.

16.2 Nothing in Further Obligation 16.1 affects or limits the rights of the Minister or the Landlord, or the obligations of the Tenant, under Clause 12.

APPENDIX ONE
(PLAN OF LAND)

8.5 ENERGY BREAKTHROUGH SECTION 86 COMMITTEE EXPRESSIONS OF INTEREST

Author: **Manager Tourism, Events and Culture**

Responsible Officer: **General Manager Community Wellbeing**

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

SUMMARY/PURPOSE:

This report is written with a recommendation to Council to endorse the expressions of interest applications for the three Energy Breakthrough Section 86 Committee positions which were recently advertised.

POLICY CONTEXT:

Central Goldfields Shire Council's Council Plan 2017-2021 (2018 Refresh) – Our Economy

Outcome: A vibrant local economy which contributes to the municipality's economic prosperity.

2.3 Objective: Promote Central Goldfields as a place of choice to live, work and play.

2.7 Objective: Capitalise on tourism and the visitor economy through growth of events and promotion of unique local experiences.

Outcome: Central Goldfields Shire is a proactive, well governed, professional and financially sustainable organisation.

4.3 Objective: Provide leadership in governance and Council decision making.

BACKGROUND INFORMATION:

At the May 2019 Ordinary Council meeting, Council resolved to seek expressions of interest for three committee membership positions on the Energy Breakthrough Section 86 Committee.

The Special Committee is appointed for the purpose of:

1. In conjunction with the Energy Breakthrough Operations Group, to plan, prepare, organise, manage and promote an annual event called Energy Breakthrough;
2. To preserve the integrity and significance of the Energy Breakthrough event;
3. To generally promote the ideals of the Energy Breakthrough event;
4. To operate a petty cash float;
5. To determine Event fees.

The Expressions of Interest were open to the following community-minded individuals:

1. One local business owner;

2. One local community member over 24 years of age who has been or is an Energy Breakthrough volunteer;
3. One local community member under 25 years of age (at the time of appointment) who has been a participant in Energy Breakthrough.

The advertised deadline for expression of interest applications was 5pm Sunday 4 August 2019.

REPORT:

Expressions of Interest for three positions on the Energy Breakthrough Section 86 Committee opened following the July 2019 Committee meeting. The three abovementioned positions on the Committee were advertised and closed at 5pm Sunday 4 August 2019.

We have received one expression of interest for each of the categories. The first expression of interest received was from Windsor Main at Edlyn Foods who is interested in the one local business owner position. Windsor has had two daughters participate in the event and manages Edlyn Foods in town, so has a vested interest in ensuring the sustainability of the event.

Windsor recently attended the Business Consolation meeting for the Energy Breakthrough organised by the Committee for Maryborough and this really sparked his interest and imagination in the event.

Windsor believes, this single event could be a key driver of economic growth in our town, and also drive a positive healthy narrative we can all be proud of.

The second expression of interest was received for the position of local community member over 24 years of age who has been or is an Energy Breakthrough volunteer. This expression came from Jeff Hooper who has a long volunteer history with the Energy Breakthrough.

Jeff was involved from the conception of the Energy Breakthrough and has helped in a volunteer capacity. He moved away for a number of years and is now back and assisting with the Energy Breakthrough again. Last year he helped with the camping coordination and has joined the Operations Group.

The third expression of interest was received for the position of local community member under 25 years of age (at the time of appointment) who has been a participant in Energy Breakthrough. This expression came from Jackson Barby who fits the age criteria and has been involved in the Energy Breakthrough in a variety of volunteer roles. These include being a track marshal, a volunteer broadcaster with Goldfields FM and a participant during his time at school.

Jackson believes that our youth should have a voice in shaping the future direction of the Energy Breakthrough and is putting in this expression to be that voice and to challenge the boundaries currently set on the growth of the event.

General Manager Community Wellbeing conducted brief interviews with each of the candidates to confirm their interest in and experience for the committee roles.

It is also recommended that the Energy Breakthrough Special Committee continue to actively seek female members for other committee roles to help with gender balance on the committee.

CONSULTATION/COMMUNICATION:

Consultation and communication took place at the Energy Breakthrough Section 86 Committee and each of the roles were communicated to:

- Schools and Principals
- Council's Social Media Channels
- Local/Regional Radio
- Local Newspapers

FINANCIAL & RESOURCE IMPLICATIONS:

There are no initial financial or resource implications by seeking expressions of interest for the three positions on the Energy Breakthrough Special Committee.

CONCLUSION:

Now that the initial deadline for expressions of interest has passed, the applications received for the positions available on the EB Section 86 Committee have been discussed and accepted at the August 2019 Energy Breakthrough Special committee meeting with a recommendation that each of the above mentioned applicants are suitable to join the committee.

ATTACHMENTS:

NIL

RECOMMENDATION:

That Council appoint Windsor Main Jeff Hooper and Jackson Barby as members of the Energy Breakthrough Special committee.

8.6 APPLICATION FOR AN AMENDMENT TO PLANNING PERMIT D056/15A, PROPOSED MINERAL EXTRACTION AT 63 PAIN KILLER ROAD, DUNOLLY

Author: Town 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 determination for the planning permit application for an amendment to Planning Permit D056/15 for proposed mineral extraction at 63 Pain Killer Road, Dunolly.

Notice of the proposal has been given and three objections have been received.

The proposed amendment has been assessed against the Central Goldfields Planning Scheme and it is considered to be appropriate.

This report recommends that a Notice of Decision to grant an amendment to the planning permit be issued.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2017-2021 (2018 Refresh) – Our Economy

Outcome: Central Goldfields Shire is a proactive, well governed, professional and financially sustainable organisation.

2.3 Objective: Promote Central Goldfields as a place of choice to live, work and play.

This report has been developed in accordance with the *Planning and Environment Act 1986*, and the Central Goldfields Planning Scheme.

BACKGROUND INFORMATION

A Planning Permit (D056/15) was issued on 3 July 2015 to allow for an area to be mined for mineral under the "Code of Practice for Low Risk Mines". A Prospecting licence (PL1044) was issued in 2015 by Earth Resources that allowed the operator to remove minerals and subsequently, the proponent currently operates a "doze & detect" alluvial gold mine located on the site.

The above-mentioned Prospecting Licence PL1044 ceased upon the granting of a Mining Licence (MIN006412) by Earth Resources on 28th September 2017. Subsequently, Earth Resources approved the "Work Plan" for MIN006412 under the Notice of Statutory Endorsement on the 15 February 2019. This new license will allow an expansion of the area beyond what was allowed under a prospecting licence to occur. The proponent wishes to exploit the alluvial gold potential of the area covered under MIN004612.

The excavations made under the previous Prospecting Licence are currently under rehabilitation. Previous operations included:

- Excavation of pits and trenches to a maximum depth of 6 metres in an area where a wide zone of "wash" was known to exist.
- Top soil was stripped from the pit area and stockpiled.
- Spoil was spread out adjacent to the pit.
- The excavated and spread material was examined using metal detectors.
- Completed pits were backfilled prior to excavation of the next adjacent pit.

REPORT

Proposal

The application is for an amendment to Planning Permit D056/15 to allow the land area to be mined to increase beyond the 5-hectare limit imposed under D056/15. The applicant has proposed that a further 7.2 hectares of land be examined and mined for gold. A copy of the proposed development site layout is attached to this report (See Attachment). The operation will include:

Processing & Stockpiling

- The applicant has proposed an adaptation and extension of the "doze & detect" style of operation that was formerly practised. This entails the spreading of excavated material to facilitate the recovery of coarse gold using hand-held metal detectors.
- Once the spread material has been subjected to detecting it is pushed into the previous excavation.
- Two stockpiles of spoil will be established adjacent to the initial excavation of each slot. These will consist one of stripped topsoil and one of detected spoil.
- These stockpiles shall be pushed up to no higher than 2m for the topsoil and 3m for the spoil.
- These stockpiles shall remain static until the end of the slot to which they are associated is reached; they shall then be used to backfill and rehabilitate that slot before proceeding to open the next slot in the sequence.
- Each trench is proposed to be approximately 5 metres wide and up to 170 metres long.
- Maximum depth of each trench is not expected to exceed 6 metres.
- The site will be progressively rehabilitated with no more than one hectare of ground exposed at any given time.

Hours of Operation

- The applicant has advised that site activities will be restricted to weekdays and Saturdays between the hours of 8:00 am and 6:00 pm.

Fleet Maintenance

- 3.5 cubic metre front-end loader
- 28 tonne excavator
- Water vehicle
- Mining fleet will be serviced on-site.
- Heavy maintenance work will be conducted off-site.

Site Access

- Access to site shall be via Hard Hills Track.
- Mobile plant (excavator, loader and water tender) are currently located on site.
- Vehicle movement along Hard Hills Track will predominantly be light vehicles, although should the permit issue, a proposed permit condition from Council's Engineering Department will require that heavy vehicle access is from Hard Hills Track via Maryborough – Dunolly Road.
- There are no current or proposed bulk movements to and from the site.

Amenities

- There is a portable site office and self-contained ablution facility located adjacent to the primary access gate off Hard Hills Track.
- Located at the site office are bins for disposal of hydrocarbon waste and general site waste. The content of these bins is periodically disposed of at the municipal waste transfer facility.

Site and Surrounds

The site for the proposed use and development is located approximately 2.5 km north-west of the township of Dunolly. The site comprises six parcels of land being: Crown Allotments 10 and 11 Section G Parish of Dunolly and Crown Allotments 29, 30, 31 and 32 Section F.

The landscape has been heavily modified from historic farming and recent mining activities.

There are scattered areas of vegetation, mainly around the perimeter of the property, drainage lines and near the existing dams. An area of approximately five hectares has been previously mined and this is clear of any forms of vegetation.

Access to the property is via Hard Hills Track. This is a formed unsealed road capable of taking two way traffic. To the south west is the railway line that traverses the land parallel to the south western boundary.

The land is located within the Loddon Highlands Water Supply Protected Area and the Loddon River (Laanecoorie) Special Water Supply Catchment. A natural drainage line, with two dams located on it within the property, exists on the southern part of the property. A waterway and levy bank exists on the property entering from a culvert under the rail line on the south west boundary and draining to the dam on the north east boundary.

Surrounding land consists of dwellings to the North; the nearest one being approximately 100 metres from the property boundary and about 240m from the edge of the proposed work area to be mined. A further dwelling is approximately 210m from the property boundary and about 260m from the edge of the area to be mined.

To the south-east the nearest dwelling is located approximately 350m from the property boundary and about 550m from the edge of the area to be mined. The building at 42 Hard Hills Track is ancillary to a telecommunications tower and is not a dwelling.

Planning Permit Trigger

A planning permit is required under the Rural Living Zone and the Particular Provisions requirement of the Central Goldfields Panning Scheme. No permit is required under the BMO.

Rural Living Zone

Mineral extraction is a Section 2 (permit required) use in the Rural Living Zone. It is not listed in the land use tables in the zone and therefore requires a planning permit.

At Clause 35.03-4 (Buildings and works), a permit is required to construct or carry out, (among other things),

A building or works associated with a use in Section 2 of Clause 35.03-1

Particular Provisions

At Clause 52.08-1 (Permit requirement),

A permit is required to use and develop land for earth and energy resources industry unless the table to this clause specifically states that a permit is not required.

The proposal does not meet the specified condition in the table to allow such use without a planning permit.

Planning Scheme Provisions

Council must take into consideration the State Planning Policy Framework (SPPF); the Local Planning Policy Framework (LPPF) including the Municipal Strategic Statement (MSS); and the Purpose and Decision Guidelines of the relevant zones and overlays.

State Planning Policy

Clause 12 Environmental and Landscape Values

These clause outlines that Planning should protect sites and features of nature conservation, biodiversity, geological or landscape value as well as ensuring that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Clause 12.01-1S Protection of biodiversity

Objective

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

Strategies (as relevant)

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.

Assist in the identification, protection and management of important areas of biodiversity.

Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects

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 12.03-1S River Corridors, Waterways, lakes and Wetlands

Objective

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

Strategies (among others)

Protect the environmental, cultural and landscape values of all water bodies and wetlands.

Ensure development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands.

Ensure development is sensitively designed and sited to maintain and enhance environmental assets, significant views and landscapes along river corridors and waterways and adjacent to lakes and wetlands.

Ensure development does not compromise bank stability, increase erosion or impact on a water body or wetland's natural capacity to manage flood flow.

Facilitate growth in established settlements where water and wastewater can be managed.

Clause 13.04 Soil degradation

These clauses outline that planning should ensure that proposed developments protect or implement measures to lessen impacts on soil erosion and salinity.

Clause 13.04-2S Erosion and landslip

Objective

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

Strategies

Identify areas subject to erosion or instability in planning schemes and when considering the use and development of land.

Prevent inappropriate development in unstable areas or areas prone to erosion.

Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability.

Clause 13.04-3S Salinity

Objective

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

Strategies

- *Identify areas subject to salinity in the preparation of planning schemes and land use planning decisions.*
- *Promote vegetation retention and replanting in aquifer recharge areas contributing to groundwater salinity problems.*
- *Prevent inappropriate development in areas affected by groundwater salinity*

Clause 14.02 Water

Clause 14.02-1S Catchment planning and management

Objective

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

Strategies

Ensure the continued availability of clean, high-quality drinking water by protecting water catchments and water supply facilities.

Consider the impacts of catchment management on downstream water quality and freshwater, coastal and marine environments.

Retain natural drainage corridors with vegetated buffer zones at least 30 metres wide along each side of a waterway to:

- *Maintain the natural drainage function, stream habitat and wildlife corridors and landscape values,*
- *Minimise erosion of stream banks and verges, and*
- *Reduce polluted surface runoff from adjacent land uses.*

Undertake measures to minimise the quantity and retard the flow of stormwater from developed areas.

Require appropriate measures to filter sediment and wastes from stormwater prior to its discharge into waterways, including the preservation of floodplain or other land for wetlands and retention basins.

Ensure that development at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses.

Ensure land use and development minimises nutrient contributions to water bodies and the potential for the development of algal blooms.

Require appropriate measures to restrict sediment discharges from construction sites.

Ensure planning is coordinated with the activities of catchment management authorities.

Clause 14.02-2S Water quality

Objective:

To protect water quality.

Strategies

Protect reservoirs, water mains and local storage facilities from potential contamination.

Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.

Discourage incompatible land use activities in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes.

Prevent the establishment of incompatible land uses in aquifer recharge or saline discharge areas and in potable water catchments.

Encourage the siting, design, operation and rehabilitation of landfills to reduce impact on groundwater and surface water.

Use the mapped information available from the Department of Environment, Land, Water and Planning to identify the beneficial uses of groundwater resources and have regard to potential impacts on these resources from proposed land use or development.

Clause 14.03-1S Resource exploration and extraction

Objective

To encourage exploration and extraction of natural resources in accordance with acceptable environmental standards.

Strategies (among others)

Provide for the long-term protection of natural resources in Victoria.

Protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning considerations and acceptable environmental practice.

Recognise the possible need to provide infrastructure for the exploration and extraction of natural resources.

Ensure planning schemes do not impose conditions on the use or development of land that are inconsistent with the Mineral Resources (Sustainable Development) Act 1990, the Greenhouse Gas Geological Sequestration Act 2008, the Geothermal Energy Resources Act 2005, or the Petroleum Act 1998.

Develop and maintain buffers around mining and quarrying activities.

Ensure planning permit applications clearly define buffer areas appropriate to the nature of the proposed extractive uses, which are to be owned or controlled by the proponent of an extractive industry.

Determine buffer areas between extractive activities and sensitive land uses on the following considerations:

- Appropriate limits on effects can be met at the sensitive locations using practical and available technology.*
- Whether a change of land use in the vicinity of the extractive industry is proposed.*
- Use of land within the buffer areas is not limited by adverse effects created by the extractive activities.*
- Performance standards identified under the relevant legislation.*
- Types of activities within land zoned for public use.*

Local Planning Policy

Clause 21.09 Protection of Land and Water

This clause seeks to protect the land and water resources of the shire from inappropriate development, and states (among other things) that:

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

The Regional Catchment Strategy aims to achieve integrated catchment management through its programs of biodiversity protection, salinity, waterways and water resources, soil health, pest plants and animals, and regional development...the planning scheme must address the need for sustainable land management in water supply catchment areas.

One of the identified issues is:

- *Water supply catchments of Tullaroop and Laanecoorie Reservoir need to be protected to safeguard water quality.*

Objective 1

Maintain and protect water quality and quantity in the Loddon and Avoca catchments.

Other relevant strategies include:

- *Ensure the use and development of land protects the water quality of the Loddon and Avoca Rivers and Bet Bet Creek waterway systems.*
- *Protect the environs and water catchments of Tullaroop and Laanecoorie reservoirs and Lake Cairn Curran. Minimise the potential impact of existing and new developments to cause water pollution, land degradation, and risk of salinity and erosion.*
- *Promote water conservation practice in mining, industry and agriculture and wastewater management.*

Objective 2

Ensure land capability supports land use and development proposals, particularly in environmental risk areas.

Relevant strategies include:

- *Ensure land capability is taken into account in the assessment of land use and development proposals.*
- *Assist in the implementation of the North Central Catchment Management Strategy by addressing Strategy programs such as biodiversity protection, salinity, waterways and water resources, and soil health.*

Clause 22.04 Agriculture Policy

This clause applies to all land in the Rural zones. The policy reinforces the MSS that agriculture is one of the main economic activities in the Shire and planning must be flexible to respond to

changes in agriculture. The policy ensures that the productive potential of the land resource is not compromised for short term gain.

Objectives

- *To protect the productive capacity of agricultural land.*
- *To promote sustainable use and management of agricultural land.*
- *To prevent land use conflicts between agricultural uses and other land uses.*
- *To support the diversification of agriculture and processing of local agricultural products.*
- *To prevent fragmentation of agricultural land.*

Policy

Exercising discretion

- *Ensure that land capability is taken into account in the assessment of land use and development proposals. Proposals demonstrating consistency with land capability studies, salinity management and other relevant natural resource studies will be encouraged.*
- *Strongly discourage the conversion of land to non-soil based use and development.*
- *Encourage proposals to retain agricultural land in productive units and strongly discourage proposals that would lead to fragmentation of agricultural land into less productive units.*
- *Encourage sustainable agricultural industries which demonstrate the use of whole farm plans will be encouraged.*
- *Strongly discourage non-agricultural use of rural land except in circumstances where an industry or rural dependent enterprise is linked to the agricultural use of the land.*

Clause 65 Decision Guidelines

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

Clause 65.01 Approvals of an Application or Plan

This clause set out the matters Council must consider in assessing and giving approval for developments to occur.

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.

- *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 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.*

Zones

Clause 35.03 Rural Living Zone (RLZ)

The land is located within the Rural Living Zone which includes in its purposes:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for residential use in a rural environment.

To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.

To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision

Overlays (relevant to the mine area.)

Clause 44.06 Bushfire Management Overlay (BMO)

The purpose of this clause is:

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.

Definition

Clause 73.03 Land Use Terms

Mineral Extraction

Land used for extraction of minerals in accordance with the *Mineral Resources (Sustainable Development) Act 1990*. Schedule 4 of that Act defines a mineral as:

1. Bentonite.
2. Fine clay.
3. Kaolin.
4. Lignite.
5. Minerals in alluvial form including those of titanium, zirconium, rare earth elements and platinum group elements.
6. (Deleted).
7. Quartz crystals.
8. Zeolite.

Particular Provisions

52.08 Earth and Energy Resources Industry

The purpose of this clause is:

To encourage land to be used and developed for exploration and extraction of earth and energy resources in accordance with acceptable environmental standards.

To ensure that mineral extraction, geothermal energy extraction, greenhouse gas sequestration and petroleum extraction are not prohibited land uses.

To ensure that planning controls for the use and development of land for the exploration and extraction of earth and energy resources are consistent with other legislation governing these land uses.

Referrals

At Clause 52.08-3 Referral requirements for mineral extraction:

Before deciding on any applications to use and develop land for mineral extraction the Responsible Authority must refer the application to the referral authorities specified under section 55 of the Planning and Environment Act 1987.

Unless the referral authority is the Roads Corporation, the referral requirements of Clause 52.08-2 do not apply to an application to use and develop land for mineral extraction if a copy of the work plan or a variation to an approved work plan was previously referred to the referral authority listed in Clause 66 under section 77TE of the Mineral Resources (Sustainable Development) Act 1990.

The effect of this provision is that an applicant for mineral extraction is required to lodge a Work Plan with Department of Jobs, Precincts and Regions under Earth Resources Regulations for statutory endorsement, prior to making application to Council for a planning permit. During that assessment process, Earth Resources referred the application to Goulburn-Murray Water (G-MW) and Country Fire Authority (CFA).

Once the Work Plan is statutorily endorsed, the applicant is required to submit that Plan, (among other things) to Council as part of the application for planning permission. The statutorily endorsed Work Plan specific conditions includes conditions that have been requested by referral authorities. Both agencies, G-MW and CFA, have supported the Work Plan subject to conditions. As such no further referrals were required under the planning scheme.

The application was also referred to Councils Engineering Department which has recommended conditions should a permit issue.

ASSESSMENT OF APPLICATION

The key issues for Council consideration in respect to this application are considered to be:

- The need to facilitate extractive industry projects as against meeting other planning objectives and considerations such as protecting landscape values and visual amenity.
- Consistency with State and Local Policy
- Loss of agricultural land
- Biodiversity and native vegetation
- Landscape values and visual amenity
- Other amenity impacts

Rural Living Zone

The Rural Living Zone seeks to implement the Municipal Planning Strategy and the Planning Policy Framework. Assessment decisions are based on the merits of each application and the supporting documentation. As discussed further in this report the application is supported by the State and Local Planning Policy Framework.

One of the purposes of the zone is to provide for residential use in a rural environment. This does not exclude any other uses occurring nor does it mean that residential uses take priority over other uses. Council must determine if what is being proposed is acceptable based on planning principles including impacts on and associated with other existing uses.

The subject land and surrounding land is zoned Rural Living Zone with allotments of various sizes mostly used for agricultural purposes. The surrounding land, to the north and south west, is mostly zoned Public Conservation and Resource Zone. There is no proposed change of land use in the vicinity of the extractive industry.

The statutorily endorsed Work Plan identifies how the applicant will protect the natural resources, biodiversity and landscape and heritage values of the area. That Work Plan outlines days and hours of operation as well as specifying how the proposed processes will ensure that adjoining uses are not adversely impacted such as dust suppression.

Planning Policy Framework

The main emphasis of the planning scheme is to implement the State Planning Policy Framework and the Local Planning Policy Framework. The general thrust behind both the State and Local Planning Policy Framework, in relation to mineral extraction, is to provide for the long term protection of natural resources in Victoria while allowing the extraction of earth and energy resources that is consistent with overall planning considerations and acceptable environmental practice.

The applicant has submitted an endorsed Work Plan and reports that support the proposal proceeding. The Work Plan identifies potential risks involved in the operation and how these risks will be managed. These include risks relating to matters such as noise, water, dust etc.

Clause 52.08, (Earth and Energy Resources Industry), states the main purpose, in general, is to encourage land to be used and developed for extraction of both earth and mineral resources

in accordance with acceptable environmental standards, and to ensure that earth and mineral extraction are not prohibited land uses and to ensure that planning controls for the use and development of land for extraction of both are consistent with other legislation governing these land uses.

The proposed use and development of the land will be done in accordance with an approved Work Plan issued by and enforced by Earth Resources. This Work Plan governs how matters such as water runoff, ground water issues, dust, noise, vegetation removal will all be managed on the land.

Whilst the applicant has an endorsed statutory Work Plan a planning permit is required. The application is in accordance with all legislative and regulatory requirements and the zoning of the land does not prohibit the development occurring.

Clause 12, (Environmental and Landscape Values), outlines that planning decisions should ensure the protection of sites and features of conservation, biodiversity, geological or landscape value. The proposed use and development will not result in the removal of native vegetation, nor impact on waterways or significant landscape corridor vistas. As the application does not result in the loss of vegetation there will be no impact on the environmental and landscape values of the area.

Clause 12.03, (Water Bodies and Wetlands), outlines that planning decisions should protect and enhance river corridors, waterways, lakes and wetlands. The applicant is required to do a number of works aimed at avoiding water running into the excavated areas and into the drains and waterways close by. This includes the construction of table drains, around work areas, to reduce flows into those work areas and direct that water into a holding dam; and construction of sediment traps and other decontamination methods to filter surface water prior to entering drains and the holding dam.

Clause 13.02-1S, (Bushfire planning) ensures that the policy is applied to all planning decisions relating to land that is within a designated bushfire prone area or subject to a Bushfire Management Overlay. The CFA as part of their response to the work plan have required that the applicant prepare a Bushfire Management Plan that addresses key issues of fire prevention and fire suppression as well as safety of workers and the site. It is considered that the CFA requirement is sufficient for fire protection given the attributes of the site.

Clause 13.04 and 13.04-2S, Soil degradation, erosion and landslip, outlines that planning decisions should ensure that the use and developments protect or implement measures to lessen impacts on soil erosion and salinity. As stated above the applicant is required to do a number of works aimed at avoiding water running into the excavated areas with the potential for erosion of soil. The site is required to be rehabilitated as work progresses to reduce the potential of erosion, soil degradation and uncontrolled water pooling in open pits.

The use and development will not result in the loss of vegetation which will allow the existing vegetation to be retained on site. Council could consider that the applicant plant additional trees in the proposed buffer areas to help with the control of salinity, if any, on the site.

Clause 14.02, (Water), the main aim is to assist in the protection and restoration of catchments, water bodies and groundwater. Goulburn Murray Water has not expressed concerns about the proposal having any impact on the Special Water Catchment area and have requested that standard conditions be placed on the Work Plan.

Goulburn Murray Water has considered the proposed use and development and its potential impacts on the Special Water Catchment. GMW has stated:

Goulburn-Murray Water's (GMW) areas of interest are surface water and groundwater quality, use and disposal. GMW requires that development proposals do not impact detrimentally on GMW's infrastructure and the flow and quality of surface water and groundwater.

GMW has concluded that it does not object to the proposed use and development occurring:

Based on the information provided and in accordance with Section 77TF of the Mineral Resources (Sustainable Development) Act 1990 (MRSDA) GMW has no objection to this work plan being granted subject to the following conditions:

- 1. GMW is contacted immediately if groundwater is intercepted to determine if a section 51 take and use licence is required. If surface water is collected and used in the operations a take and use licence will be required.*
- 2. Areas of extraction must be located greater than 100m from waterways.*

The applicant is proposing that water diversion drains shall be used to prevent excess surface water flows into active work areas. These drains shall be directed to the existing swale which cuts the site from south to north and diverts flow from Bismarck Gully to a small dam thus reducing sediment and potential pollution, if any, of the waterways.

Clause 14.03, (Resource Exploration and Extraction), encourages exploration and extraction of natural resources in accordance with acceptable environmental standards. The Loddon Mallee South Regional Growth Plan identifies at clause 11.02 (Earth Resources) that:

Renewed interest in the region's gold deposits over recent years has grown into a significant driver of the local economy. Goldmining has contributed direct benefits through growth in related industries such as quarrying services and hydraulic manufacturers to meet the needs of the sector.

The State Planning Policy Framework and the Local Planning Policy Framework both strongly encourage economic development in a sustainable manner. Extractive industries do this on a number of fronts. Firstly, the employment associated directly with the removal of the mineral. Secondly, the purchase of supplies and materials from businesses in the area including fuel, takeaway food, and general merchandise. Finally, the land is rehabilitated and returns to farming at the completion of the extraction phase.

Clause 22.04 (Agriculture Policy), applies to all land in the Rural Zones, including the Rural Living Zone. The policy is to ensure that agriculture is one of the main economic activities of the Shire and planning decisions must be flexible to respond to changes in agriculture. The objectives of the policy are to protect the productive capacity of agricultural land, promote sustainable use and management of agricultural land, and prevent land use conflicts between agricultural uses and other land uses.

The development complies with the policy as it:

- Is a soil based use and development that will return the land back to farming at the end of production.

- It retains the land not being actively used for agricultural production.

Objectors' concerns and specific issues relevant to the application

There are a number of specific issues generally associated with the use and development of land for mining. These issues have also been raised by the objectors to the application.

Dust

Dust is generated on the site from machinery used in the process, uncovered stockpiles and initial rehabilitation of the cuts. Dust can be controlled through the use of water systems and work practices.

Excessive dust from the current operation has been raised as an issue by the objectors to the application. However, dust can be generated from a number of sources in rural area, roads, rural work being done in paddocks and metrological conditions. In rural areas it can be difficult to determine the exact source of dust.

The applicant has proposed the use of water and other binding agents being sprayed over affected areas and the ongoing monitoring of any issues. Given that the actual areas of earthworks undertaken at any one time are not extensive, and the relatively minor nature of the handling of the excavated spoil that is proposed the applicant should be able to control dust on the site to ensure no impacts to surrounding properties.

Quality of Lifestyle

The Rural Living Zone is to provide for residential use in a rural environment, however the zone is primarily a Rural Zone. It does not exclude any other uses occurring nor does it mean that residential uses take priority over other uses. Council must determine if what is being proposed is acceptable based on planning principles, including impacts on other existing uses.

The proposed impact of the use on surrounding properties is considered to be low impact. The extraction will consist of trenching, detecting and rehabilitation of an area of no more than one hectare at a time. There will be no movement of large vehicles loading trucks, trucks entering and exiting the site on a regular basis during the day, no rock breaking or drilling, and no secondary treatment of material via the use of a crusher.

The subject land and surrounding land is zoned Rural Living Zone with allotments of various sizes mostly used for agricultural purposes. The surrounding land, to the north and south west, is mostly zoned Public Conservation and Resource Zone. The number of dwellings in close proximity is limited.

Council needs to consider if the proposed use and development is compatible with the surrounding current uses and if any potential adverse impacts can be minimised to an acceptable level with appropriate controls through the Work Plan or conditions on a planning permit, should one issue.

Noise

Noise from the proposal will be limited to that of the machinery, front end loader, excavator and water vehicle, used on site and will be intermittent depending on the day to day activities. The land will also continue to be used for farming while the mining works are in progress.

Nonetheless conditions on permit require that operations must adhere to the relevant EPA Interim Guidelines for noise control in country Victoria.

The applicant has advised that all machinery will be serviced regularly to comply with manufactures guidelines in relation to noise levels and ongoing consultation will occur with surrounding properties.

Amenity

The applicant has proposed a buffer around the perimeter of the property to ensure any potential impacts on adjoining properties are minimised as well as providing a visual barrier to the works proposed. The buffer areas are owned and controlled by the owner of the land upon which the activities of the extractive industry will occur.

The buffer area is consider appropriate given the nature of the works proposed. The nearest dwelling to the land is located about 100 metres from the property boundary and about 240 metres from the proposed work area. Potential impacts on surrounding dwellings would be form noise and dust, thus conditions have been placed on the Work Plan that ensures that the applicant mitigates these potential adverse impacts.

Impacts on Environment

The applicant has stated in documents submitted with the application, how the natural resources, biodiversity and landscape and heritage values of the area will be protected. The applicant has stated that the mining process used is a sustainable land management practice.

CONSULTATION/COMMUNICATION

It was determined that the proposal may result in material detriment. As such Council gave notice of the proposal to the owners and occupiers of surrounding properties and by posting a notice on the site for a 14-day period, in accordance with Section 52 of the Planning and Environment Act 1987.

Public Comment

The giving of notice has resulted in three objections being received. These objections in summary, are based on:

- Dust
- Noise
- Amenity
- Impacts on environment
- Quality of lifestyle

Alternative Options

Council could choose to not grant an amendment to the planning permit, however for the reasons outlined in this report that is not recommended by Council officers.

FINANCIAL & RESOURCE IMPLICATIONS

The assessment of planning permit applications is within the normal operational budget of Council. Should any party (applicant or objector) appeal the determination of the application (permit condition or issue of permit) additional VCAT appeal costs will be incurred.

RISK MANAGEMENT

The risk management issues in relation to this planning permit application have been discussed in the Report and Assessment sections above.

CONCLUSION:

A Council determination is sought for the application as the Council's Planning Officer recommends that a Notice of Decision to grant an amendment to a planning permit be issued.

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

1. Approve a planning permit and issue a Notice of Decision to Grant an Amendment to a Planning Permit for the proposal (with or without conditions); or
2. Issue a Refusal to Grant a Planning Permit for the proposal – appeal rights apply to the applicant.

ATTACHMENTS

1. Proposed Site Layout
2. Existing Planning Permit

RECOMMENDATION

That Council, having caused notice of Planning Application No. D056/15A to be given under Section 52 of the *Planning and Environment Act 1987* and the Central Goldfields Planning Scheme and having considered all the matters generally required, determines to issue a Notice of Decision to Grant an Amendment to Planning Permit D056/15 in respect of the land known and described as 63 Pain Killer Road, Dunolly, for the Use and Development of the land for Mineral Extraction in accordance with the endorsed plans and subject to the following conditions:

CONDITIONS:

1. The layout of the use and development on the endorsed plan must not be altered without the written consent of the responsible authority.
2. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - (a) transport of materials, goods or commodities to or from the land
 - (b) appearance of any building, works or materials
 - (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
 - (d) presence of vermin.
3. No vegetation is to be removed for the use and development to occur, including access ways, trafficable areas and extraction areas, without the further consent of the responsible authority.
4. Noise levels emanating from the land must comply with the requirements of the Environment Protection Authority's Information Bulletin No. N3/89 Interim Guidelines for the Control of Noise in Country Victoria.
5. Provision must be made on the land for the storage and collection of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the responsible authority.
6. All roads/storage areas/external stockpiles/vacant or grazed areas must be maintained to avoid dust nuisance to the satisfaction of the responsible authority.
7. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into Councils drains or watercourses. To this end, pollution or litter traps must be provided on site.
8. All works must be undertaken in a manner that minimises soil erosion, and any exposed areas of soil must be stabilised to prevent soil erosion, to the satisfaction of the responsible authority.
9. Soil erosion control measures must be employed throughout the construction stage of the development to the satisfaction of the responsible authority. All cleared areas for vehicle use must be stabilised, drained and surfaced to prevent soil erosion to the satisfaction of the responsible authority.
10. The area approved by this permit and subject to the extraction is to be rehabilitated, on completion of the removal of the mineral, to the satisfaction of the responsible authority.
11. All topsoil to be removed during the earthworks must be stockpiled, maintained in a weed-free condition, re-spread on disturbed ground after completion of the

earthworks and re-vegetated to prevent erosion, all to the satisfaction of the responsible authority.

12. No environmental weeds may be planted on or allowed to invade the site.
13. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the responsible authority.
14. Access to the site shall only be at the nominated crossing shown on the endorsed plan. The crossing and road pavement works are to be constructed to the satisfaction of the responsible authority.
15. The applicant/owner is to ensure that if an archaeological site is discovered in the course of any construction or excavation on the land, the person in charge of the construction or excavation must as soon as practicable report the discovery to the Executive Director of Heritage Victoria in accordance with s127 (2) of the *Heritage Act 2017*.
16. The use and development of the subject land:
 - (a) Must not commence until the Work Authority is granted in accordance with the requirements of the *Mineral Resources (Sustainable Development) Act 1990* (MRSDA);
 - (b) Must at all times be in accordance with that Work Authority, including the approved Work Plan; and
 - (c) This permit will expire if the Work Authority for the use issued under the provisions of the MRSDA is cancelled in accordance with Section 770 of this Act.

Engineering

17. Access

- (a) Heavy vehicle access to the subject land is to be provided from Hard Hills Track via Maryborough Dunolly Road. Access to the subject land is restricted to 440 metres along Hard Hills Track northwest of Pain Killer Road.
- (b) Any existing, or newly constructed, vehicular crossovers/driveways in Hard Hills Track must be to an all-weather gravel rural type (4 metres width) from road to property line over piped culvert, if required. (Refer Infrastructure Design Manual Standard Drawing 255).
- (c) Any works to crossovers/driveways will require the owner/applicant to apply and have approved driveway crossing and/or consent for works permit/s for crossover/driveway/access works. All works constructed or carried out must be in accordance with the approved plans/permit(s).
- (d) Once constructed the crossovers crossovers/driveways/access must be thereafter maintained by the landowner to the satisfaction of the responsible authority.

18. Loading and Unloading

- (a) The loading and unloading of vehicles and the delivery of goods must at all times be undertaken within the boundaries of the subject land to the satisfaction of the responsible authority.
- (b) The surface of loading areas and access roads must be constructed and maintained to the satisfaction of the responsible authority to prevent dust and drainage run-off causing a loss of amenity to the site or broader area. All

such surfaces and roads to be constructed to an all-weather standard to ensure all-weather use and access.

19. Drainage

- (a) All stormwater must be accommodated and treated within the subject land.
- (b) The owner/applicant must design a drainage system to drain the quarry operations to the legal point of discharge.
- (c) A legal point of stormwater discharge (LPD) must be provided for the development to the area toward the south east of the proposed quarry to the satisfaction of the responsible authority.

20. Landscaping

The existing established native and significant vegetation along the property frontage in Hard Hills Track is to be protected during all works and must not be damaged or marked in any way, except with the permission of the responsible authority.

21. Asset Protection

At all times the permit holder must ensure that the operation and condition of Council assets are not damaged by the new use and proposed works. If the Responsible Authority deems Council assets have been detrimentally affected or damaged by development construction access, then the assets will be required to be repaired and reinstated by the permit holder to the satisfaction of the Responsible Authority.

22. Sediment Control

The applicant / owner shall restrict sediment discharges from the construction site in accordance with Construction Techniques for Sediment Pollution Control (EPA1991) and Environmental Guidelines for Major Construction Sites (EPA 1995).

23. Permit Expiry

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

- (a) The development is not started within two years of the date of this permit;
- (b) The development is not completed within four years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

**Mineral Resources (Sustainable Development) Act
1990**

MIN006412

Tenement Number:

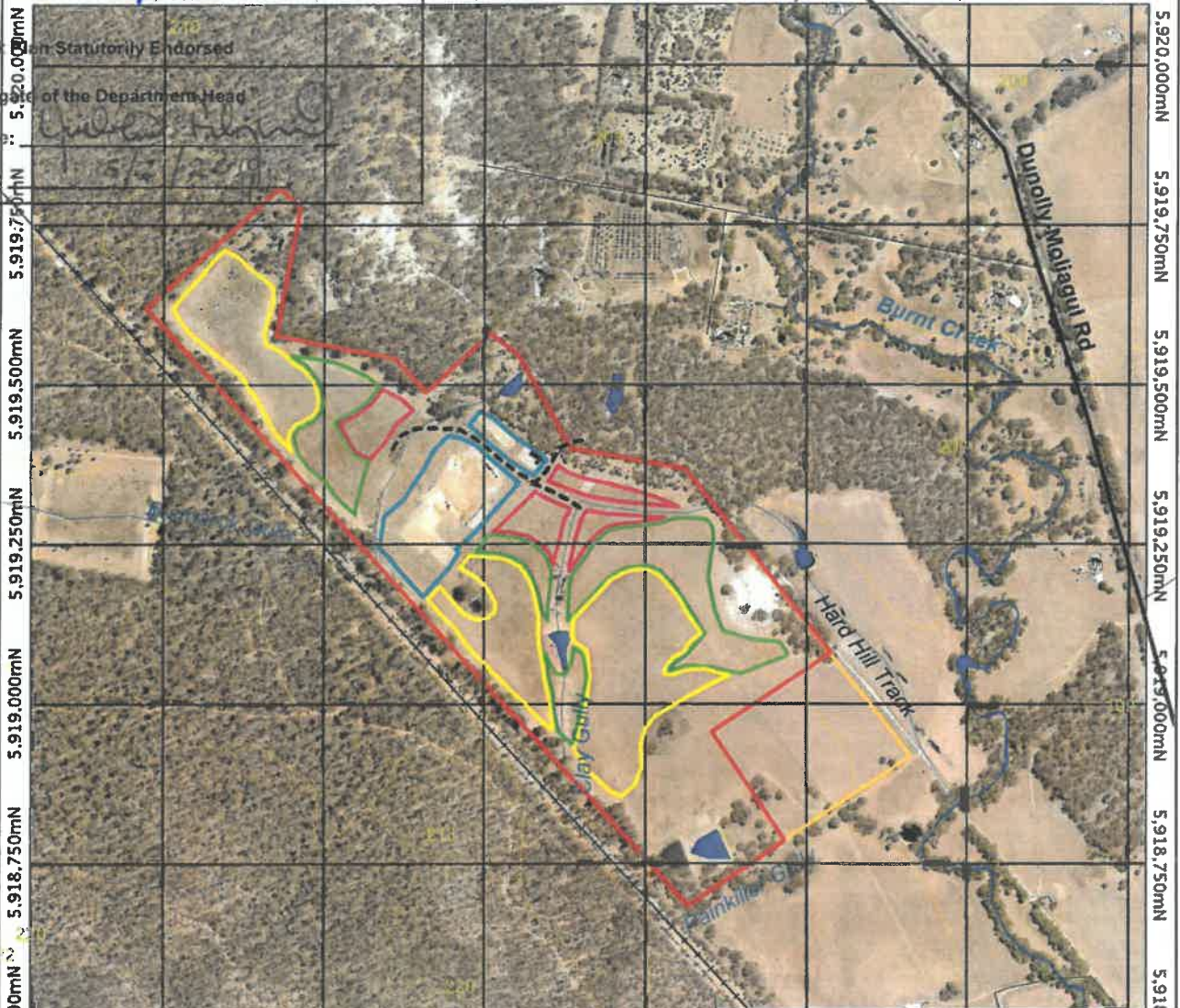
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Work: Statutorily Endorsed

Delegated by: of the Department Head

Name:

Date:



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5,919,500mN
5,919,250mN
5,919,000mN
5,918,750mN
5,918,500mN

Gum Leaf Gold

**MIN006412
NEW YEAR'S FLAT**

**Proposed Development
SITE LAYOUT**

Date: 12/09/18

Author: AJK

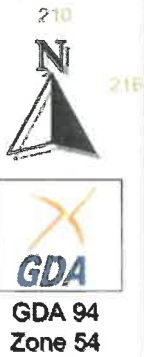
Office:

Drawing: A4F

Scale: 1:10k Projection: MGA Zone 54 (GDA 94)

Gum Leaf Gold

For more information, visit our website
www.gumleafgold.com.au
or contact us directly on 08 9477 1111



New Year's Flat

Site Layout

- | | | | |
|--|-----------------|--|-----------------|
| | PL1044 Workings | | Surfacing <0.5m |
| | Wash 3m to 6m | | Work Area |
| | Wash 0.5m to 3m | | MIN006412 |
| | Main Road | | Internal Road |
| | Road | | Watercourse |
| | Track | | Dam |
| | Contour | | Spot Height |
| | Site Facilities | | House |



**PLANNING
PERMIT**

Permit No: D056/15.
Planning Scheme: **CENTRAL GOLDFIELDS PLANNING SCHEME**
Responsible Authority: **CENTRAL GOLDFIELDS SHIRE COUNCIL**

ADDRESS OF THE LAND: 63 PAIN KILLER GULLY ROAD DUNOLLY (CA29 SEC F)
THE PERMIT ALLOWS: **LOW RISK, DOZE & DETECT MINING (PL1044 GUM LEAF GOLD P/L)**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Mining activity and operations shall be undertaken as detailed in the observations and actions of the Field Entry Report of 8 April 2015 for PL1044
2. Mining activity shall be in accordance with the endorsed plans (2) and not be altered without the consent of the Responsible Authority
3. The mining activities shall not cause any neighbourhood amenity disturbance to the satisfaction of the Responsible Authority. In the event of any disturbance, in the opinion of the Responsible Authority, to the amenity of the locality the operation under this permit shall comply with any restrictions or work practises and procedures as may be directed in writing by the Responsible Authority, to ameliorate any nuisance in the time line directed.
4. The mining shall commence with one (1) year of the date of this permit and be completed within two (2) years of commencement.

Signature for
the Responsible Authority:

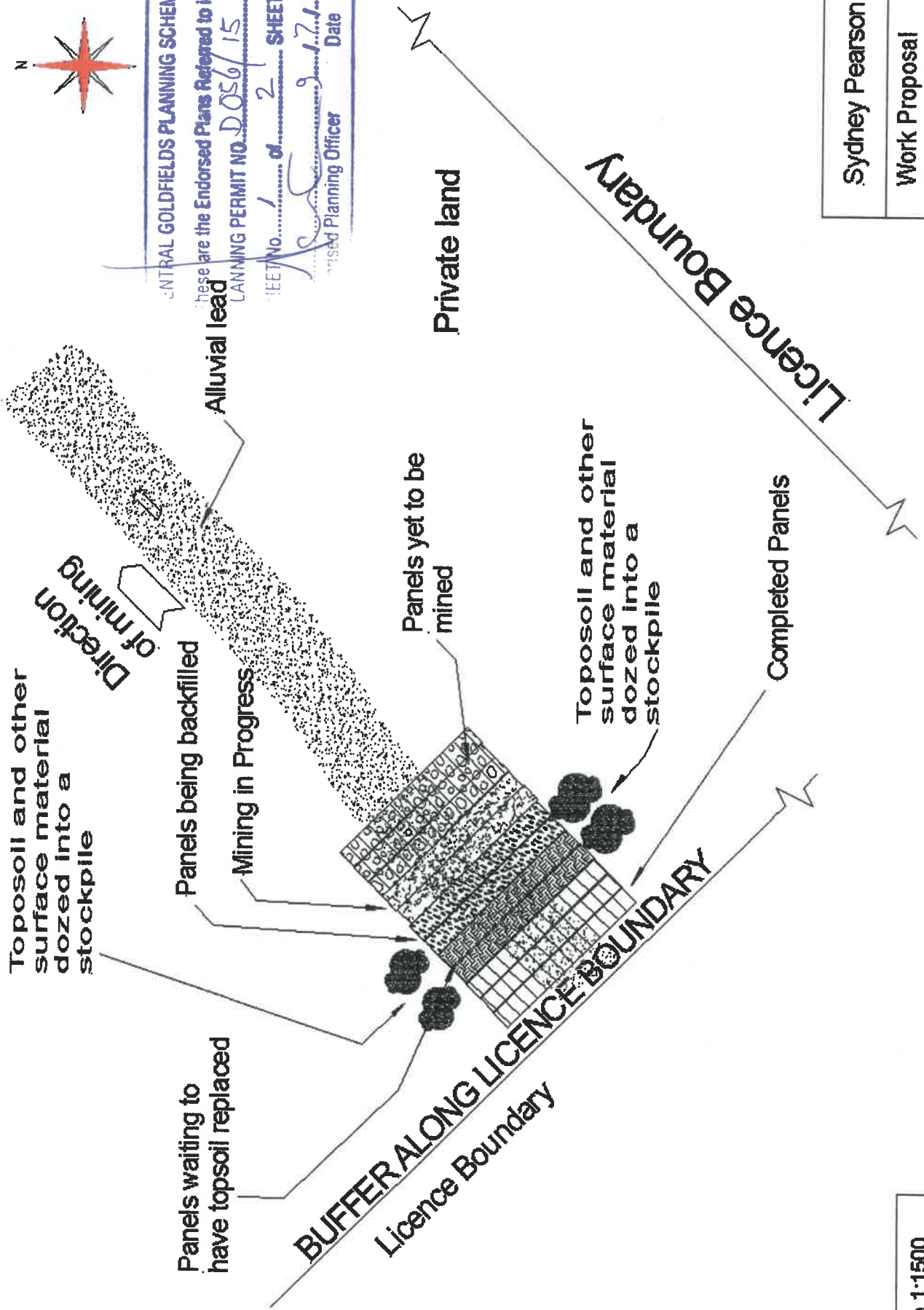
A handwritten signature in black ink, appearing to be 'A. A.', written over a horizontal line.

Date Issued:

9 July 2015



CENTRAL GOLDFIELDS PLANNING SCHEME
These are the Enclosed Plans Referred to in
PLANNING PERMIT NO. D056/15
SHEET No. 1 of 2 SHEETS
Date 9/7/15
Approved Planning Officer



Sydney Pearson

Work Proposal
Question 14

Scale 1:1500

CENTRAL GOLDFIELDS PLANNING SCHEME

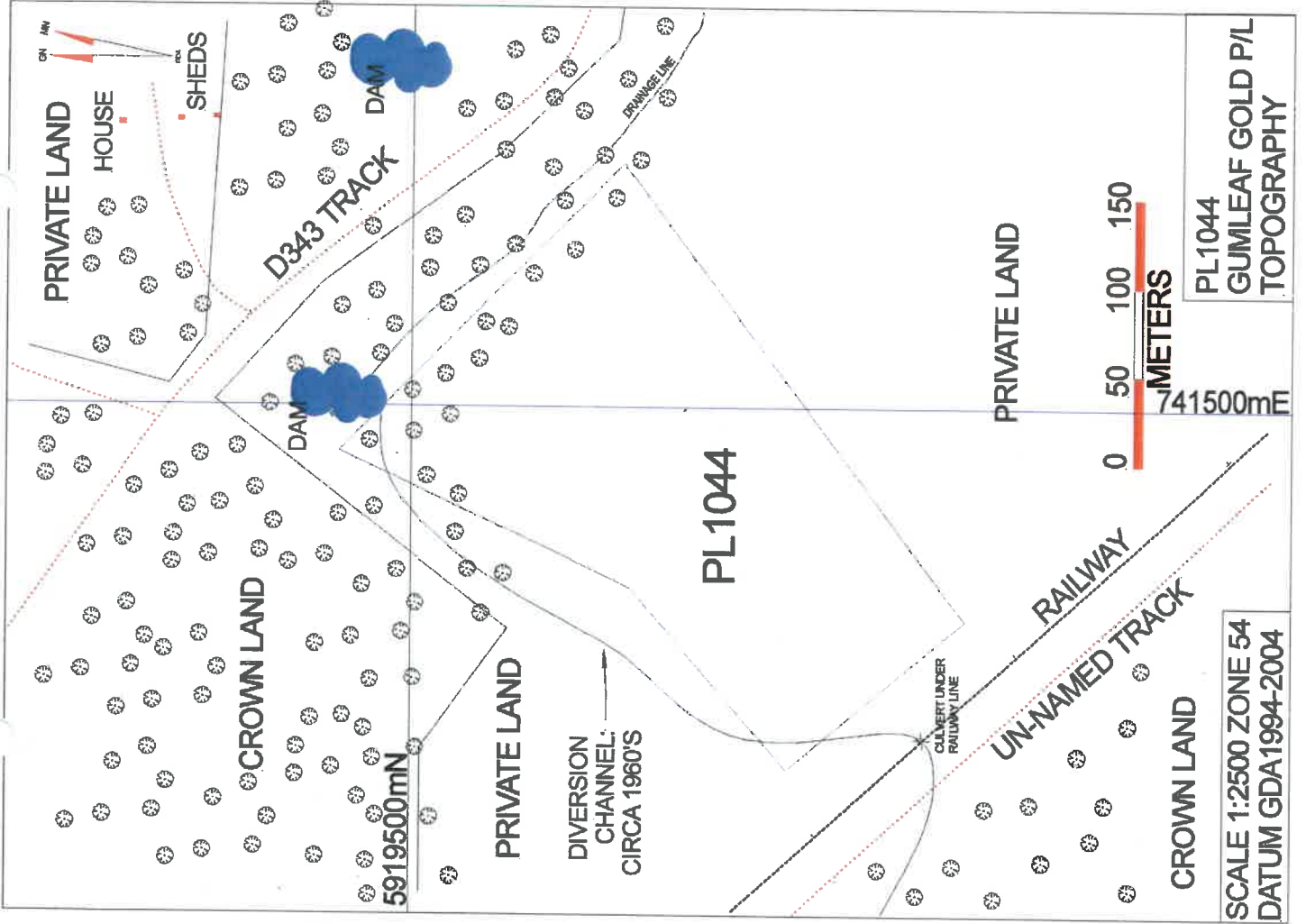
These are the Endorsed Plans Referred to in

PLANNING PERMIT NO. D056/15

SHEET No. 2 of 2 SHEETS

DATE 9.7.13

Planned Planning Officer Date



SCALE 1:2500 ZONE 54
DATUM GDA1994-2004

PL1044
GUMLEAF GOLD P/L
TOPOGRAPHY

8.7 PLANNING APPLICATION 061/18 – APPLICATION TO CONSTRUCT TWO DWELLINGS ON A LOT; DEMOLITION IN HERITAGE OVERLAY; EASEMENT CREATION; VEHICLE ACCESS IN ROAD ZONE 1; THREE LOT SUBDIVISION, AT 18 HIGH STREET, MARYBOROUGH, BEING CROWN ALLOTMENT 2 ON SECTION 57 OF THE TOWNSHIP OF MARYBOROUGH, PARISH OF MARYBOROUGH

Author: Planning Officer

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 determination for the planning permit application to redevelop a residential site by constructing two new attached two-storey side-by-side townhouses at the rear of an existing single storey dwelling, creating a three lot subdivision at 18 High Street, Maryborough.

Public Notice of the application has resulted in two written submissions objecting to the proposal.

At its 23 April 2019 meeting Council deferred consideration of the application, with the agreement of the applicant, to provide time to consider and respond to the objectors concerns.

The proposal has been repositioned on the site, so that the structure is closer toward the southwestern allotment boundary.

The revised plans submitted by the applicant have been externally advertised. This Public Notice of the application resulted in one further submission from an existing objector restating their grounds of objection.

The Application has been assessed against the policy and specific controls of the Planning Scheme and it is considered that the proposed development is acceptable and compatible with the neighbourhood character of the area.

This report recommends that a Notice of Decision to grant a planning permit be issued.

LEGISLATION AND POLICY CONTEXT:

Central Goldfields Shire Council's Council Plan 2017-2021 (2018 Refresh) – Our Economy

Outcome: A vibrant local economy which contributes to the municipality's economic prosperity.

2.3 Objective: Promote central Goldfields as a place of choice to live, work and play.

This report has been developed in accordance with the *Planning and Environment Act 1986*, the Central Goldfields Planning Scheme.

BACKGROUND INFORMATION

The site is zoned General Residential Zone (GRZ1) and is within a Heritage Overlay (HO206) in the Central Goldfields Planning Scheme. The following permit triggers apply to this proposal:

General Residential Zone:

At Clause 32.08-3 (Subdivision) A permit is required to subdivide land.

At Clause 32.08-6 (Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings).

A permit is required to (among other things) construct two or more dwellings on a lot.

A development must meet the requirements of Clause 55.

Road Zone Category 1:

At Clause 52.29-2 (Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road) a permit is required to (among other things) Create or alter access to a road in a Road Zone, Category 1; and

Subdivide land adjacent to a road in a Road Zone, Category 1.

Heritage Overlay:

At Clause 43.01-1 (Permit requirement) A permit is required to:

- Subdivide land.
- Demolish or remove a building.
- Construct a building or construct or carry out works.

Clause 52.02 Easements, Restrictions and Reserves:

A permit is required before a person proceeds, (among other things):

- Under Section 23 of the *Subdivision Act 1988* to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant.

REPORT

Proposal

The application seeks to undertake residential development and subdivision at the subject land at 18 High Street, Maryborough. The proposal incorporates the following:

- Develop two new contemporary designed attached double storey dwellings at the rear of the existing dwelling and then to subdivide the site into three separate lots. The development would contain a new Unit upon Lot 2A of approximately 203.22 m² in floor area and a new Unit upon Lot 2B of approximately 203.22 m² in floor area. Each would comprise a double garage, pergola area, laundry, pantry, entry, lobby, kitchen/ living/ dining area, water closet, stair case, powder room and porch on the lower level and

three bedrooms, walk in robes, stair case, hallway, bathroom, en-suite, walk-in linen cupboard and a landing on the upper level.

- Subdivide the approximately 911 m² property into three separate residential Lots, namely:
 - 18 High Street containing the existing dwelling, approximately 381 m²; and
 - Lot A of approximately 221 m²; and
 - Lot B of approximately 309 m² in area.
- Create two new vehicle crossovers from Alma Street, to separately service the two new units.
- Create a new vehicle crossover from High Street to the proposed two new car parking spaces to the existing dwelling, being a carport sited forward of the existing dwelling and within the front setback.
- Demolish the existing outbuilding which fronts Alma Street, the existing pergola at the rear of the existing dwelling and the existing garden bed and concrete pathway that connects the existing outbuilding to the existing dwelling on the lot.
- Create a new party wall easement between the proposed units. The easement would cover the central adjoining wall between the proposed entry, kitchen/ dining/ living area on the lower level and along the full length of the upper internal joining wall.

Site and Surrounds

The rectangular shaped residential site of approximately 911 m² in area is located on the southern side of High Street some 30 metres from the intersection of High Street and Brougham street, and provides a street frontage to both High Street and Alma Street.

The site is currently developed with a single storey dwelling with frontage to High Street, and a large outbuilding accessed from Alma Street and modest landscaping with varying fencing types delineating the site. It abuts residential properties directly to the east and west and opposite allotments on High Street and Alma Street to the north and south respectively.

It is located about 45 metres south-west from the Maryborough commercial precinct with this particular area of Maryborough comprising various 19th and 20th century through to modern architecturally designed residential buildings with some public use, educational, commercial and retail premises present within a 500 metre radius of the site.

The surrounding properties contain a mix of single and double storey dwellings with varying front setbacks and open style front and rear yards.

Planning Scheme Provisions

Council must take into consideration both State Planning Policy and the Local Planning Policy including the Municipal Strategic Statement (MSS).

State Planning Policy

Clause 11-01-1S Settlement

This clause includes relevant strategies of:

- Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.
- Promote and capitalise on opportunities for urban renewal and infill redevelopment.
- Develop compact urban areas that are based around existing or planned activity centres to maximize accessibility to facilities and services.

Clause 11.01-1R Settlement – Loddon Mallee South

This policy for the local region has the strategy of:

'Manage and support growth in Castlemaine, Gisborne, Kyneton and Maryborough as employment and service hubs that reinforce the network of communities in the region.'

Clause 15 Built Environment and Heritage

Clause 15 states that planning should ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Clause 15.01-3S Subdivision Design

This policy has the strategy that in the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.

Clause 16.01-2S Location of Residential development

This policy has the objective *'To locate new housing in designated locations that offer good access to jobs, services and transport.'*

And the following relevant strategies:

- Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.
- Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.
- Facilitate residential development that is cost effective in infrastructure provision and use, energy efficient, water efficient and encourages public transport use.
- Identify opportunities for increased residential densities to help consolidate urban areas.

Clause 16.01-4S Housing affordability

This policy has the objective *‘To deliver more affordable housing closer to jobs, transport and services.’* and the relevant strategy of:

- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.

Clause 18.02 Transport

This clause includes the following relevant strategies:

- Plan or regulate new uses or development of land near an existing or proposed transport route to avoid detriment to, and where possible enhance the service, safety and amenity desirable for that transport route in the short and long terms.

Local Planning Policy:

Clause 21.03 Protecting and enhancing heritage

This policy identifies that *‘the heritage and landscape setting of the shire’s towns are important elements of their lifestyle and “urban village” character’.*

Clause 21.04 Vision and Strategic Framework

This policy identifies Maryborough as a sub-regional centre, and as one of two focuses for growth along with some smaller urban centres, and describes its role as a ‘Major centre for employment, retailing, services and administration. Identity defined by forest setting, heritage and compact central area.’

Clause 21.06 Residential Development

This policy has an objective of *‘Develop a settlement pattern based on population being primarily directed to Maryborough as a sub-regional centre with other population directed to infill allotments that are suitable for development in the smaller townships of Dunolly, Carisbrook, Bealiba, Talbot and Majorca.’* Which is supported by a strategy of:

- Limit new residential development to infill areas identified in township structure plans. Expansion of township areas to occur when infill areas have been predominantly developed.

The policy also includes an objective of *‘Provide opportunity for residential development in a range of types, lot sizes and costs to meet the needs of the future population of the Shire.’*

Which is to be supported by the strategy of:

- Provide medium density residential opportunities close to Maryborough CBA.

Clause 21.12 Strengthening the Regional Role of Maryborough

Objective 1 of this policy is to: *‘Encourage well-planned and integrated urban development of Maryborough to enhance its qualities as a place to live, work, invest and visit.’*

Which has the relevant supporting strategies of:

- Maximise the use of urban land in Maryborough by defining an urban boundary based on existing development patterns.
- Protect and enhance the highway and major road approaches to Maryborough.

Local Planning Policy 21.10 Heritage

This policy states that *'Heritage buildings, streetscapes and places provide the Shire and its towns with their distinctive identity and image. Heritage is also the foundation of the Shire's tourism industry.'*

Local Planning Policy 22.01 Urban Design

This local policy has a basis which details *'Residents value the quality of lifestyle offered by the Shire's urban centres. Urban heritage and landscape character of these centres provides the appeal for residents and tourists'*. The policy identifies various objectives including:

- To preserve and enhance the visual amenity and character of the Shire's city and towns.
- To ensure the siting and design of new development has regard to built form, landscape character and visual qualities of urban centres.
- To enhance the visual qualities and character of the major road entrances to Maryborough and townships in the Shire.

In order to achieve these objectives, Local Policy 22.01 identifies various relevant strategies as follows:

- Encourage development where the design and siting of new development has demonstrated the following:
 - How building scale, height, mass and external finishes reflect dominant building forms, particularly heritage buildings and structures.
 - How the proposal contributes to the overall appearance and character of the town.
 - The site has the capacity to accommodate the proposed development, including traffic circulation and carparking.
 - How the proposal responds to identified streetscape character.
 - Retention of native vegetation and other natural features and landscaping and tree species selection that is consistent with the landscape character of the city, town or locality.
- Encourage development proposals along or near to city and town where:
 - A city's or town's image is reflected along the entrance.
 - The character of the entrance is enhanced.

- Proposed landscaping is consistent with identified planting themes.
- Encourage proposals that are located within urban areas or located to take advantage of proximity to urban centres.

Local Planning Policy 22.03 Heritage

This policy has the relevant objectives of:

- To encourage sympathetic design and construction of “in-fill” developments in the vicinity of listed buildings and heritage precincts and areas.
- To protect and enhance the cultural significance and visual character of heritage buildings, site and places.

And outlines that:

‘Where a permit is required for development, it is policy to:

Encourage new development to be sited and designed having regard to the heritage character and values of adjacent sites, buildings, places and landscapes.’

Zones and Overlays

Zone:

General Residential Zone

The purpose of this zone (Clause 32.08) includes:

- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*

The site is also adjacent to land in a Road Zone Category 1 (RDZ1).

Overlays:

Heritage Overlay

The purpose of this overlay (Clause 43.01) includes:

- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*

Heritage Overlay schedule listing HO206 ‘Maryborough’, is an area listing which covers a large number of historic buildings in this area, including the subject site.

Particular Provisions

Clause 52.02 Easements, Restrictions and Reserves

This clause requires that a permit is required before a person proceeds under Section 23 of the *Subdivision Act 1988* to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant.

The proposal would need to comply with Section 23 of the *Subdivision Act 1988*. As the proposed dwellings will share a common 'party wall', an application to create an easement for such is being applied for.

Further, provision is also made for the creation of an easement (3.000m width) along the north-eastern boundary of the new Lot B to provide for existing and proposed sewer assets that either currently service or may be required to service the existing dwelling.

It is considered that the creation of the easements would not have any adverse impacts upon the dwellings on the created lots.

Clause 53.01 Public Open Space Contribution and Subdivision

This Clause refers to public open space contribution and provides that a person who proposes to subdivide land must make a contribution to Council for public open space in accordance with any requirement included in the schedule to this clause. Where there is no entry in the schedule to this clause, as is the case, a contribution of up to a maximum 5% of the site value may still be requested under Section 18 of the Subdivision Act.

Having regard to each of the relevant criteria under the Act, it is considered that there will be a need for more open space as existing public open space is likely to be more intensively used because of the subdivision and the likely development of the land. A contribution toward the provision of public open space may assist in funding works such as better facilities at Ron Sinclair Park or other local reserves which may be used by residents of the development, and such a contribution is therefore appropriate.

Clause 65 Decision Guidelines

Simply because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

Referrals

In accordance with the requirements of the planning scheme, the application was referred as follows:

Agency	Clause	Recommending or Determining Referral Authority	Responses
Central Highlands Water	Clause 66.01 (Subdivision referrals)	Determining	No objection subject to conditions
Vic Roads	Clause 66.03 (Referral of Permit Applications Under Other State Standard Provisions) (Clause 52.29 refers)	Determining	No objection subject to conditions
Powercor Australia Ltd	Clause 66.01 (Subdivision referrals)	Determining	No objection subject to conditions
Downer	Clause 66.01 (Subdivision referrals)	Determining	No objection subject to conditions
Council Engineering Department	Not applicable	Not applicable	No objection subject to conditions

ASSESSMENT OF APPLICATION

The applicant has provided a ResCode assessment of the proposal as detailed under Clause 55 (Two or more Dwellings on a lot and Residential Buildings) and Clause 56 (Residential Subdivision) in the planning report submitted with the application.

Planning staff have reviewed the proposal below with detailed officer comments provided where necessary. Overall, the proposal has a relatively good level of compliance with Rescode, subject to some changes which could be required as amended plan permit conditions.

ResCode Assessment; Clause 55:

Ref	Title of standard	Complies?	Officer comments
B1	Neighbourhood character	Yes, subject to permit conditions.	Building form can be partially softened by requiring a good landscaping plan including tree plantings, and a colours and materials schedule showing the use of suitably muted external finishes.
B2	Residential policy	Yes	Consistent with urban containment policy; all services available.
B3	Dwelling diversity	N/A	Not applicable to developments of less than ten dwellings.
B4	Infrastructure	Yes	All services are available
B5	Integration with the street	Yes	Good pedestrian accessibility
B6	Street setback	No; minor variation proposed.	The dwelling to the east is a corner allotment so that setback to Alma Street is a side setback, not a front setback.
B7	Building height	Yes	Height complies with standard.
B8	Site coverage	Yes	Site coverage of 60% complies with the maximum allowed under this standard.
B9	Permeability	Yes	Proposed 51% permeability complies with standard.
B10	Energy efficiency	Yes	Orientation suitably maximises available solar access given the site constraints, with North facing living areas.
B11	Open space	N/A	Not applicable as no public or communal space is proposed.
B12	Safety	Yes	Suitably safe and visible entrances are provided.
B13	Landscaping	No	A condition will require submission and approval of a suitable landscaping plan with tree plantings.
B14	Access	Yes	Vehicle access is direct and suitably minimised in width with a single width crossover to each lot.

B15	Parking location	Yes	Two on-site car parking spaces provided to each dwelling as required in easily accessed locations.
B17	Side and rear setbacks	No, variation proposed.	<p>The Northern wall of the Lot B dwelling will be 6.5 metres high requiring a 1.878m setback under the standard, but a 1.143m upper floor setback is proposed for the stairwell, and approximately 1.593m setback for the bedroom 1 wall, with greater setbacks meeting the standard for all other walls.</p> <p>The stairwell is a minor intrusion only 2.27m wide, while the 0.285m setback variation for the Bedroom 1 wall is considered to be relatively minor in nature, especially considering the lack of overshadowing impacts as the adjacent neighbouring property is to the North, and the ample space given to other setbacks.</p> <p>This is considered an acceptable variation.</p>
B18	Walls on boundaries	Yes	Garage on Lot A is within allowable length on boundary, complying with the limits of the standard.
B19	Daylight to existing windows	Yes	Daylight provision complies with standard.
B20	North facing windows	Yes	There are no existing north facing windows within 3m of the lot boundary affected by the development.
B21	Overshadowing open space	Yes	Shadow drawings show only limited overshadowing which is far less than the maximums allowed under this standard.
B22	Overlooking	Yes	First floor windows on east and west sides will have either window sills 1700 above FFL or have obscure glazing to 1700 above FFL, suitably preventing overlooking in accordance with this standard.
B23	Internal views	Yes	Overlooking within the development is suitably minimised in accordance with the standard.
B24	Noise impacts	Yes	Noise impacts are suitably minimised.
B25	Accessibility	Yes	The ground floor of each dwelling is easily accessed by people with limited mobility.
B26	Dwelling entry	Yes	Each dwelling has a suitably visible and distinct entry.

B27	Daylight to new windows	Yes	Habitable room windows for the two new dwellings are on the first floor with good access to daylight.
B28	Private open space	Yes	Private open space easily meets requirements with more than 40 square metres of secluded open space available to each dwelling.
B29	Solar access to open space	Yes	Site layout provides good solar access to main open space areas.
B30	Storage	Yes, subject to permit conditions.	Permit conditions could require the suitable provision of externally accessible storage space, whether with the addition of a small garden shed or the delineation of suitable garage space if it is available.
B31	Design detail	Yes	Design is considered acceptable given the mixed architectural styles of the area.
B32	Front fences	Yes	No new front fences are proposed
B33	Common property	Yes	No common property is proposed.
B34	Site services	Yes	Adequate provision is made for site services.

Res Code Assessment: Clause 56

Standard	Objective	Complies?	Officer comments
56.03-5 C6	Neighbour character	Yes	Development is consistent with neighbourhood character
56.04-1 C7	Lot diversity and distribution	Yes	The three lots have a diversity of sizes and comply with this requirement.
56.04-2 C8	Lot area and building envelopes	Yes	Lot area and building envelopes comply, with the proposed dwellings assessed in detail against Rescode.
56.04-3 C9	Solar orientation of lots	Yes	Lot orientation will not negatively affect solar access
56.04-4 C10	Street orientation objective	Yes	Lots are oriented to the street
56.04-5 C11	Common area	Yes	No common areas are proposed.

56.05-1 C12	Integrated urban landscape	Yes	Only three lots are proposed with direct interface with the existing streets.
56.06-2 C15	Walking and cyclist network	Yes	Proposal links with existing walking and cycling networks and footpath infrastructure.
56.06-4 C17	Neighbourhood street network	Yes	Development links with existing street network.
56.06-5 C18	Walking and cycling network details	Yes	Refer to C15 above
56.06-7 C20	Neighbourhood street network detail	Yes	Refer to C17 above
56.06-8 C21	Lot access	Yes	All lots have good direct street access.
56.07-1 C22	Drinking water supply	Yes	Lots comply.
56.07-2 C23	Reused and recycled water	Yes	Lots comply.
56.07-3 C24	Wastewater management	Yes	Lots comply.
56.07-4 C25	Urban run-off management	Yes	Lots comply.
56.08-1 C26	Site management	Yes	Permit conditions are proposed to address any site management issues during construction.
56.09-1 C27	Shared trenching	Yes	Proposal is to utilise shared trenching.
56.09-2 C28	Electricity, Telecommunications and Gas	Yes	Referral agencies, for electricity, telecommunications and gas have confirmed availability of services.
56.09-3 C29	Fire hydrant	Yes	To be determined by CFA.
56.09-4 C30	Public lighting	Yes	Adequate public lighting already exists in the area.

Objections

Following advertisement of the application in accordance with Sections 52(1)(a) and 52(1)(d) of the Planning and Environment Act 1987, 2 objections were received.

The issues raised by objectors have been summarised below.

1. *Overlooking and privacy impacts for the property at 33 Brougham Street Maryborough.*

Officer Response

Unusually, this property has a swimming pool in the area at the front of the dwelling facing Alma Street, which is provided with privacy by a wooden fence which appears to be around 1.8m in height. The proposed dwellings will face Alma Street from across the other side of this local road.

The Rescode standard for preventing the overlooking of secluded private open space is limited to views within a 9 metre radius of where people could look from, and assumes an eye-height of 1.7metres above floor level, as a rough human average. A note illustrating the application of this standard is attached to this report, (See Attachment 2).

The property at 33 Brougham Street, Maryborough is located on the opposite side of Alma Street to the proposed development, and the road reserve alone is 20 metres wide, placing the pool well outside of the area considered by the Rescode standard. A standard timber paling fence demarcates the title boundary of that property on Alma Street. The aerial photograph attached shows its location relative to the proposed development at 18 High Street (See Attachment 3).

When the overlooking standard is applied to this situation the closest viewing point in the proposed development is from the balcony of the new dwelling on Lot B fronting Alma Street. From the elevation plans submitted with the application the point at nine metres distance when measured horizontally, is about the back of kerb immediately in front of the proposed development on the northern side of Alma Street. The secluded private open space in the rear yard of the property at 33 Brougham Street is on the opposite side of the road.

2. *Overlooking and privacy impacts for the property at 35 Brougham Street Maryborough.*

Officer Response

The application of the overlooking standard to this property indicates that overlooking of secluded private open space from the ground floor windows of the new dwelling on proposed Lot B is interrupted by the existing fence built on the common title boundary between the properties. The proposed new Lot A and Lot B will be excavated at or slightly above the existing ground level at the Alma Street frontage. Thus the finished floor level of that new dwelling will be set below the bottom of that same fence. The elevation drawing labelled East Elevation (P-12D) shows the extent of the excavation, (See Attachment 4). This effectively obviates the overlooking issue from the ground floor.

The drawing labelled Site Plan – Overlooking FF (P-05D) shows the extent of overlooking from the first floor windows of the new dwelling when the standard is applied to the situation of the habitable room windows of the neighbouring dwelling at 35 Brougham Street. It is clear that the habitable room windows of the neighbouring dwelling are not impacted.

In response to the overlooking issues raised by the two submitters, the applicant submitted revised plans to show that all of the first floor windows on the east side and the west side of the proposed new dwellings on Lot A and Lot B are to be either fitted with obscuring glazing, or are highlight windows with window sills at least 1.7 metres above floor level, suitably preventing any overlooking. The drawings also specify the addition screening to a height of 1.7 metres above the proposed balustrade at each end of the two balconies overlooking Alma

Street, (See Attachment 5). This effectively obviates the potential overlooking issues into the private open space of the neighbouring property.

3. *Concerns that the development is of an inappropriate density and that two storey development is unsuitable for the area.*

Officer Response

A large range of planning scheme policy supports greater density of development within existing urban areas, while amenity impacts and design requirements are assessed against Rescode requirements which this proposal can suitably satisfy subject to some recommended amended plan permit conditions. Two storey development is not uncommon, and must be considered in regards to impacts such as overshadowing or overlooking, which are mostly within the limits laid out by Rescode requirements with features such as obscure glazing being provided where needed.

4. *Potential devaluation of properties from allowing development to occur*

Officer Response

The potential devaluation of properties is not a valid planning issue. Rather the amenity impacts as outlined in Clauses 55 and 56 are relevant matters.

Summary Assessment

Both State Planning Policy Framework and Local Planning Policy Framework support developments which are capable of being sustained on the land and that do not cause detriment. The application has been assessed against the requirements of the state and local planning frameworks. The proposal is generally consistent with the relevant state and local planning policies.

The application has been assessed against the relevant clauses of the Central Goldfields Planning Scheme and from the analysis carried out above it is clear that the proposed development, subject to conditions, will not cause any adverse impacts to the neighbouring properties or to the wider community.

The application has been assessed by Council's Infrastructure Department and relevant referral agencies. Council's Infrastructure Department and all of the determining referral agencies have raised no objections to the proposal subject to standard conditions being imposed on the planning permit should a permit be issue.

Alternative Options

Council could choose to issue a Notice of Decision to refuse the grant of a permit. For the reasons outlined in this report, this is not recommended by Council Officers.

CONSULTATION/ COMMUNICATION

Notice of the application was given to adjoining landowners and occupiers. This notice resulted in two submissions being received; both submissions objected to the proposal.

The owners at 33 Brougham Street, which is located on the opposite side of Alma Street, south-east of the proposed development have raised issues of overlooking and diminished privacy to private open space.

The owner at 35 Brougham Street, which is immediately adjacent to the east of the proposed development has raised issues of overlooking, and diminished privacy to private open space and potential adverse impact on the property value.

Council officers raised the objectors concerns with the applicant who subsequently amended their plans to clearly show the site cut levels which will partially recess the building into the landscape, and added the use of obscured windows on the upper storey windows where necessary to avoid overlooking of the neighbours to either side of the proposed new dwellings.

These revised plans were circulated to both objectors, who advised that they still remained opposed to the proposal.

Subsequently, the applicant submitted revised plans with an application to amend the planning permit application. Since that amendment was submitted after advertising, the application was advertised and one further submission has been received by Council from an original objector.

FINANCIAL & RESOURCE IMPLICATIONS

The assessment of planning permit applications is within the normal operational budget of Council. Should any party (applicant or objector) appeal the determination of the application (permit condition or issue of permit) additional VCAT appeal costs will be incurred.

RISK MANAGEMENT

The risk management issues in relation to this planning permit application have been discussed in the Report and Assessment of Application sections above.

CONCLUSION

Planning Application No.061/18 proposes to redevelop a residential site at 18 High Street, Maryborough by constructing two new attached two-storey side-by-side townhouses at the rear of an existing single storey dwelling in the urban area of Maryborough, creating a three lot subdivision. The proposal also incorporates demolition in HO206, Access in a Road Zone Category 1, and easements creation.

Three submissions (from two parties) have been received following Public Notice of the Application. An assessment of the proposal has been undertaken and it is considered that the proposal:

- Accords with relevant policy;
- Will not cause any adverse impacts to neighbouring properties or to the wider community; and
- Is consistent with decision guidelines at Clause 65.

A Council determination is sought for the application as the Council's Planning Officer recommends that a Notice of Decision to grant a planning permit be issued. Council must

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

1. Approve a planning permit and issue a Notice of Decision to Grant a Planning Permit for the proposal (with or without conditions); or
2. Issue a Refusal to Grant a Planning Permit for the proposal; appeal rights apply to the applicant.

ATTACHMENTS:

1. Proposed plan of subdivision
2. Graphic showing application of overlooking standard
3. Aerial photograph of subject site
4. East elevation drawing P-12D
5. Site Plan – Overlooking FF drawing P-05D
6. South elevation drawing P-11D

RECOMMENDATION

That Council, having caused notice of Planning Application No. 061/18 to be given under Section 52 of the *Planning and Environment Act 1987* and the Central Goldfields Planning Scheme and having considered all the matters generally required, determines to issue a Notice of Decision to Grant a Planning Permit 061/18 in respect of the land known and described as 18 High Street, Maryborough, to construct two dwellings on a lot, demolition in heritage overlay, easement creation, vehicle access in road Zone 1, and three lot subdivision in accordance with the endorsed plans and subject to the following conditions:

CONDITIONS

Amended Plans

1. That before the development permitted by this permit commences, amended plans, based on those submitted with the application and revised to form drawings, P01D, P02D, P03D, P04D, P05D, P06D, P07D, P08D, P09D, P10D, P11D, P12D, P13D, P14D, P15D, P16D, and P17D, must be submitted to and approved by the Responsible Authority. The plans, when approved, will be endorsed and will then form part of the permit. The plans must be drawn to scale and dimensioned and three copies must be provided. The plans must be amended to show:
 - (a) The location of, and construction details for, the new proposed vehicle crossover to High Street from the residual Lot fronting High Street.
 - (b) The location of, and the construction details for, the new proposed vehicle crossovers to Alma Street from the new Lots A and B.

- (c) A schedule of suitably muted colours and materials, which will provide the two dwelling with individual identity, and will not dominate the streetscape and views of adjacent heritage buildings in the area.
- (d) A landscaping plan in accordance with permit condition 3.
- (e) Provision of six cubic metres of externally accessible storage space in each of the new units.

Layout not Altered

- 2. The development as shown on the endorsed plans must not be altered without the further written consent of the Council.

Landscape Plan

- 3. Prior to the commencement of any works, a landscape plan must be submitted to and approved by the Council. When approved the plan will form part of the permit. The landscape plan must include:
 - (a) A survey (including botanical names) of all existing vegetation to be retained and/or removed;
 - (b) Details of surface finishes of pathways and driveways;
 - (c) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, size at planting, sizes at maturity, quantities of each species;
 - (d) Details of all fencing, including materials, height and finishes.

Payment In Lieu Of Open Space

- 4. The applicant or owner must pay to Council the sum equivalent to 5% of the value of the land in the subdivision. This payment must be made before a statement of compliance is issued and may be varied under Section 19 of the Subdivision Act, 1988.

Valuation Expenses

- 5. The applicant or owner must pay on demand to Council, the Council's reasonable costs and expenses to provide valuation for payment in lieu of open space.

Easements

- 6. All existing and proposed easements and sites for existing or required utility services require on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.

Construction Management Plan

- 7. Prior to the commencement of works, a Construction Management Plan must be prepared to the satisfaction of the Responsible Authority and endorsed as part of this permit. The Plan must detail:
 - (a) Hours of demolition and construction to accord with Local Laws;
 - (b) Methods to contain dust, dirt and mud within the site and the method and frequency of clean up procedures, including the management of on-site storage waste construction bins and vehicle washing;
 - (c) Management of parking of construction machinery and workers' vehicles to prevent adverse impact on nearby properties;

- (d) Management of staging of heavy vehicles, site deliveries and unloading and lifting points with expected frequency, and traffic management in the vicinity, ensure routes to and from the site minimise disruption to residential properties;
- (e) Minimising disruption to pedestrian access along footpaths;
- (f) Measures to minimise noise and other amenity impacts from mechanical equipment, including idling trucks, and demolition/construction activities, especially outside of daytime hours;
- (g) The provision of adequate environmental awareness training for all on-site contractors and sub-contractors; and
- (h) A liaison officer for contact by the public and the Council in the event of relevant queries or problems experienced.

All works on the land must be undertaken in accordance with the endorsed Construction Management Plan to the satisfaction of the Council.

Infrastructure Department

Prior to the issue of a Statement of Compliance and use of the dwellings the following must be undertaken by the applicant/owner to the requirements and satisfaction of the Responsible Authority:

8. Access:

- (a) Vehicular access to the 18 High Street lot must be provided from High Street.
- (b) Vehicular access to the Alma Street lots A and B must be provided from Alma Street.
- (c) Any existing or new vehicular crossovers/driveways must be constructed between the lots and High Street and Alma Street for the respective lots. Such crossovers/driveways must be of concrete construction and be from kerb to property boundary. (Refer Infrastructure Design Manual Standard Drawing 240).
- (d) The applicant/owner must make further application for and have approved driveway crossing permit/s for crossover/driveway works. All works constructed or carried out must be in accordance with the approved plans/permit(s).
- (e) Once constructed the crossovers must be thereafter maintained by the landowner to the satisfaction of the Responsible Authority.
- (f) Any disused crossovers/driveways must be removed and the kerb and channel and nature strip reinstated to the satisfaction of the Responsible Authority.

9. Drainage:

- (a) All stormwater must be accommodated and treated within the subject land.
- (b) The owner/applicant must design a drainage system to drain the development to the legal point of discharge.
- (c) A legal point of stormwater discharge (LPD) must be provided for the 18 High Street lot to the Alma Street kerb and channel via an underground drain in a drainage easement through Lot A to the satisfaction of the Responsible Authority.
- (d) A legal point of stormwater discharge (LPD) must be provided for the Alma Street lots A and B to the Alma Street kerb and channel to the satisfaction of the Responsible Authority.

10. Street Landscaping:

- (a) Upon completion of all off site works all nature strips must be levelled, topsoiled and seeded. Alternate landscaping methods may be undertaken, but must be

approved, in writing, by the Responsible Authority prior to any works being undertaken.

11. Asset Protection

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

12. Sediment Control

- (a) The developer must restrict sediment discharges from any construction sites within the land in accordance with Construction Techniques for Sediment Pollution Control (EPA 1991) and Environmental Guidelines for Major Construction Sites (EPA 1995).

SUBDIVISION

Formal Plan of Subdivision

13. The formal plan of subdivision lodged for certification must be in accordance with the approved plan and must not be modified except to comply with statutory requirements or with the further written consent of the Council.
14. The owner of the land must enter into an agreement with:
- a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
15. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
- a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
 - a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

S173 Agreement

16. Prior to the certification of a Plan of Subdivision pursuant to this permit, the owner of the land to which this permit relates must enter into an agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act 1987*. In addition to the usual mechanical provisions, the agreement must provide for the following matters:

- (a) Except with the consent of the Responsible Authority, the land and any lot created by the subdivision of the land may only be developed in accordance with the development authorised in Planning Permit No. 061/18 and depicted in the plans endorsed under that permit;
- (b) The costs of the Responsible Authority in relation to the agreement are to be borne by the owner.

VicRoads

17. The crossover and driveway are to be constructed to the satisfaction of the Responsible Authority and at no cost to the Roads Corporation prior to the commencement of the use.
18. All disused or redundant vehicle crossings must be removed and the area reinstated to the satisfaction of the Responsible Authority and at no cost to the Roads Corporation prior to the commencement of the use.

Central Highlands Water

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

Ausnet (Downer) Gas Services

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

Powercor

25. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.
26. The applicant shall:-
 - Provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor.

- Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor and provide to Powercor Australia Ltd a completed Electrical Safety Certificate in accordance with Electricity Safe Victoria's Electrical Safety System.
- The applicant shall provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.
- Any buildings must comply with the clearances required by the Electricity Safety
- (Installations) Regulations.
- Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.

27. Permit Expiry

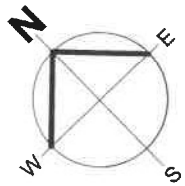
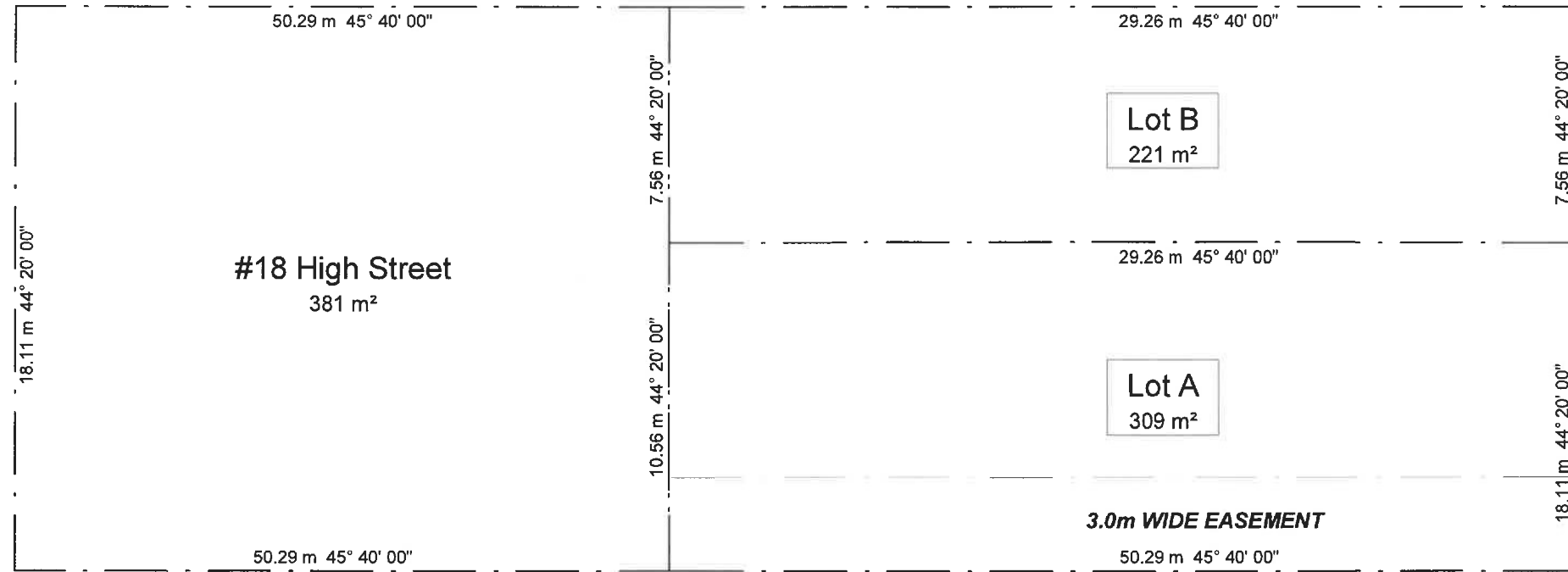
The permit for development of the land will expire if one of the following circumstances applies:

- (c) The development is not started within two years of the date of this permit;
- (d) The development is not completed within four years of the date of this permit.

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

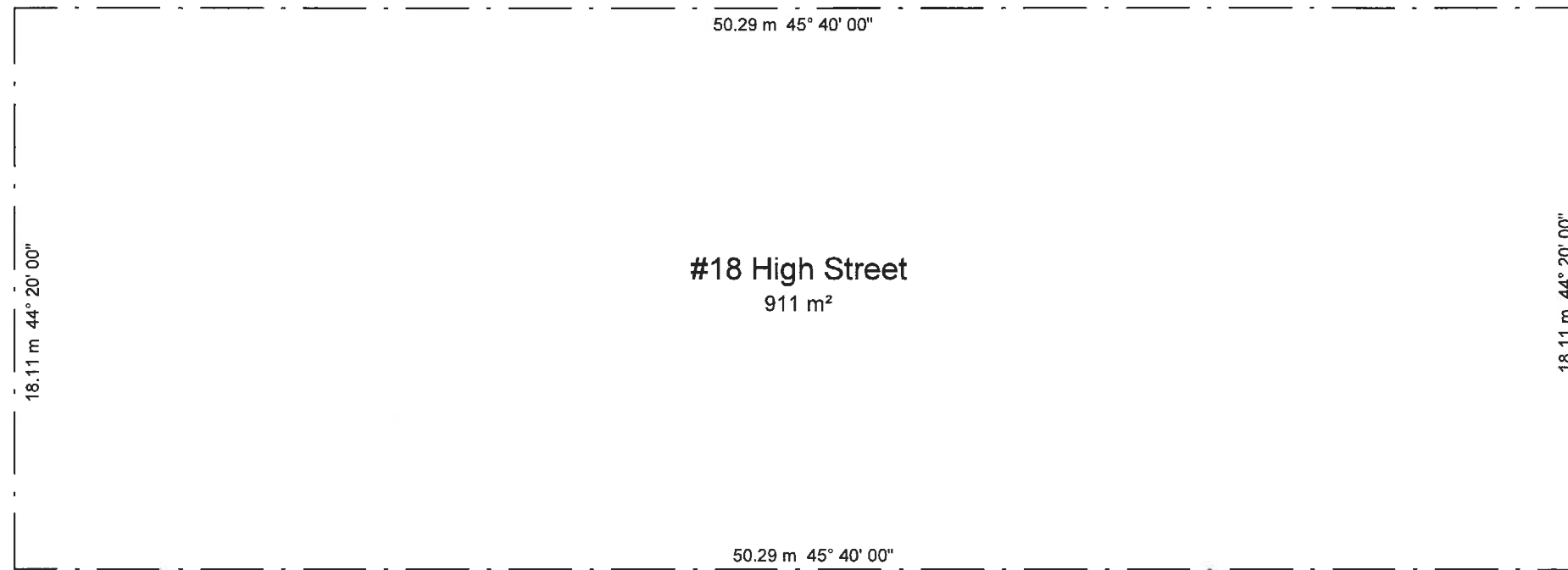
The permit for subdivision of the land will expire if the plan of subdivision is not certified within two (2) years of the date of issue of this Permit unless the Responsible Authority grants an extension of the Permit upon application in writing by the permit holder within six (6) months of the prescribed expiry date. Once the plan of subdivision is certified, the Permit will expire five years from the date of certification of the plan of subdivision.

HIGH STREET
PYRENEES HIGHWAY



Site Plan - Title Proposed

HIGH STREET
PYRENEES HIGHWAY



Site Plan - Title Existing

SCALE: 1 : 200

ALMA STREET

ALMA STREET



Site Plan - Location Plan

SCALE: 1 : 1000

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- USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE OFF DRAWINGS
- INTERCONNECTED SMOKE DETECTOR IN ACCORDANCE WITH A.S. 3786
- LIFT OFF DOOR HINGES TO WC'S WITH INTERNAL LENGTH OF 1.9m or LESS
- EXTERNAL WALLS 240mm BRICK VENEER, UNLESS OTHERWISE INDICATED
- INTERNAL WALLS 90mm TIMBER STUD, UNLESS OTHERWISE INDICATED
- STEPS / STAIRS TREADS MIN 250mm RISERS MAX 190mm HANDRAILS & BALUSTRADING 1000mm MIN HIGH BALUSTERS MAX 125mm SPACING
- ALL WINDOWS HEADS TO BE 2145mm O/A UNLESS NOTATED OTHERWISE
- IF BRICKWORK OVER, ADJUST HEAD HEIGHT TO WITHIN 5-10mm OF LINTEL
- REFER TO ALL ENGINEERS DETAILS FOR STRUCTURAL MEMBERS
- REFER TO ALL ENGINEERS DETAILS FOR CONTROL / ARTICULATION JOINTS

TERMITE PRONE AREA:	YES
FLOOD PRONE AREA:	NO
WIND SPEED	S2
ALPINE AREA	NO
ENGINEER:	SHANE MUIR CONSULTING ENGINEER
BUILDING SURVEYOR:	TEKCON GROUP PTY LTD
COUNCIL:	MACEDON RANGES SHIRE COUNCIL
WATER AUTHORITY:	WESTERN WATER
Job No.	

DRAWING TYPE:

Title Sheet

PROJECT:

Planning Documents

Proposed Unit Development
for Campbell Wightman at
18 High Street Maryborough

SCALE:
As indicated

Amended: A 20-12-18
Note: General Revision
AUTHOR: Wayne Kneller
RBP No: DPAD-36665

ISSUE OF DRAWING:
07-12-2017

REFERENCE No. :
2017-06-01

SHEET No:
P-02A

©A3

A15 and B22 Overlooking

This standard protects existing windows and private open space from overlooking.

Standard A15 and B22

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space and habitable room windows of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

- offset a minimum of 1.5 metres from the edge of one window to the edge of the other, or
- have sill heights of at least 1.7 metres above floor level, or
- have fixed, obscure glazing in any part of the window below 1.7 metres above floor level, or
- have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

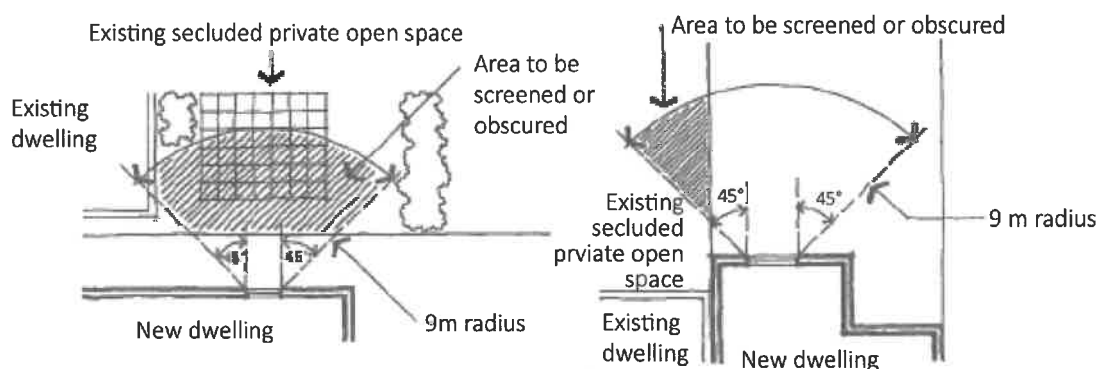
Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:

- perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels
- permanent, fixed and durable
- designed and coloured to blend in with the development.

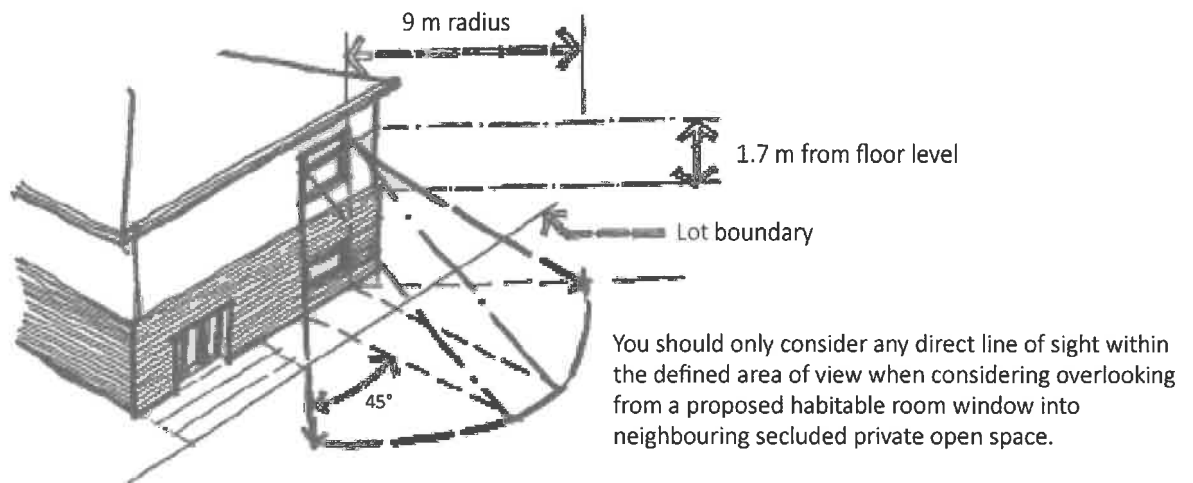
This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

Diagram A4 and B4 Overlooking open space

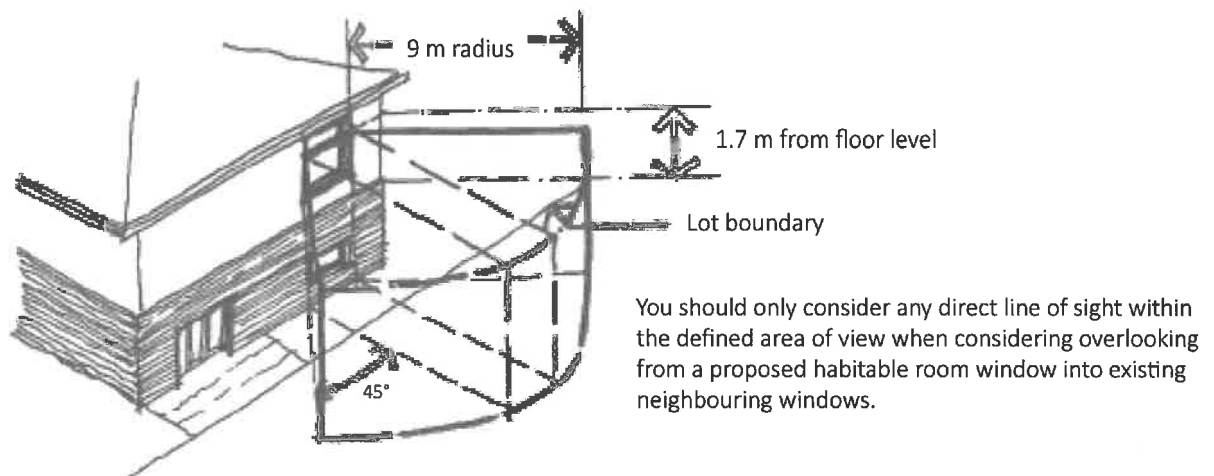


Applying the standard

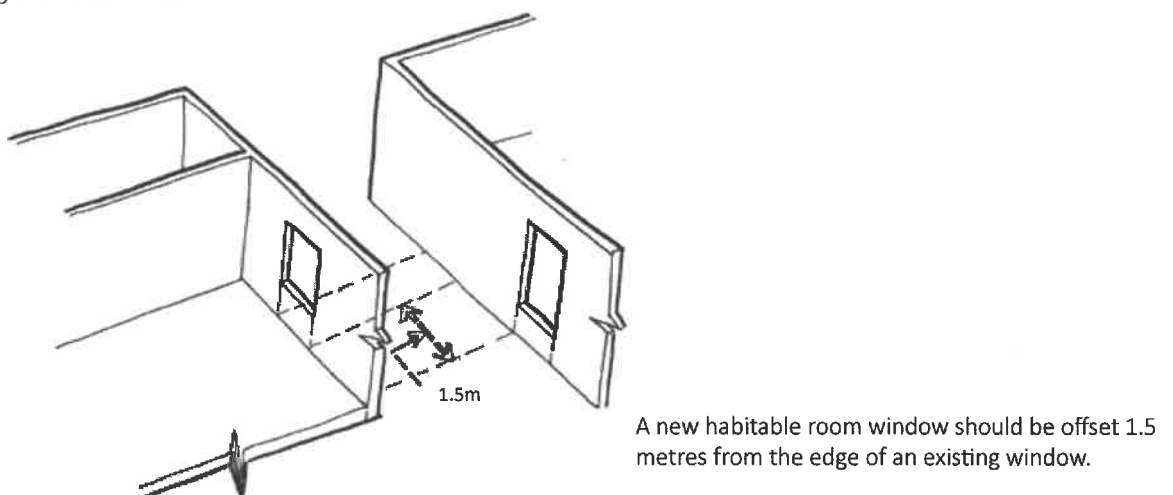
Overlooking into secluded private open space



Overlooking into existing windows

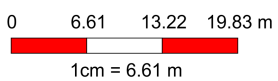


Offsetting a new window



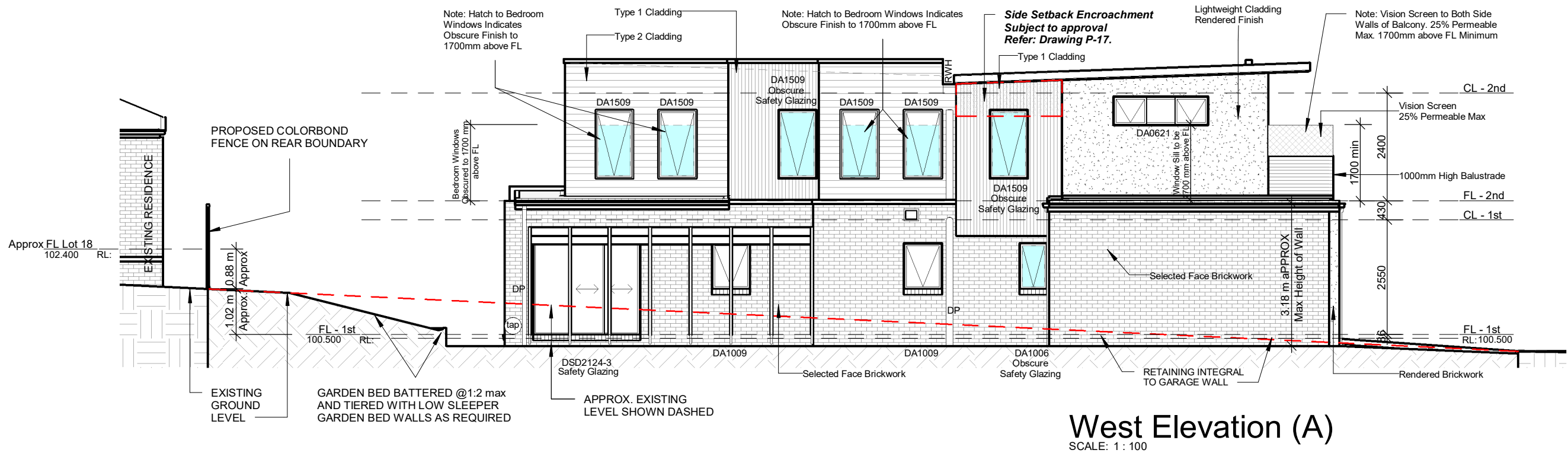
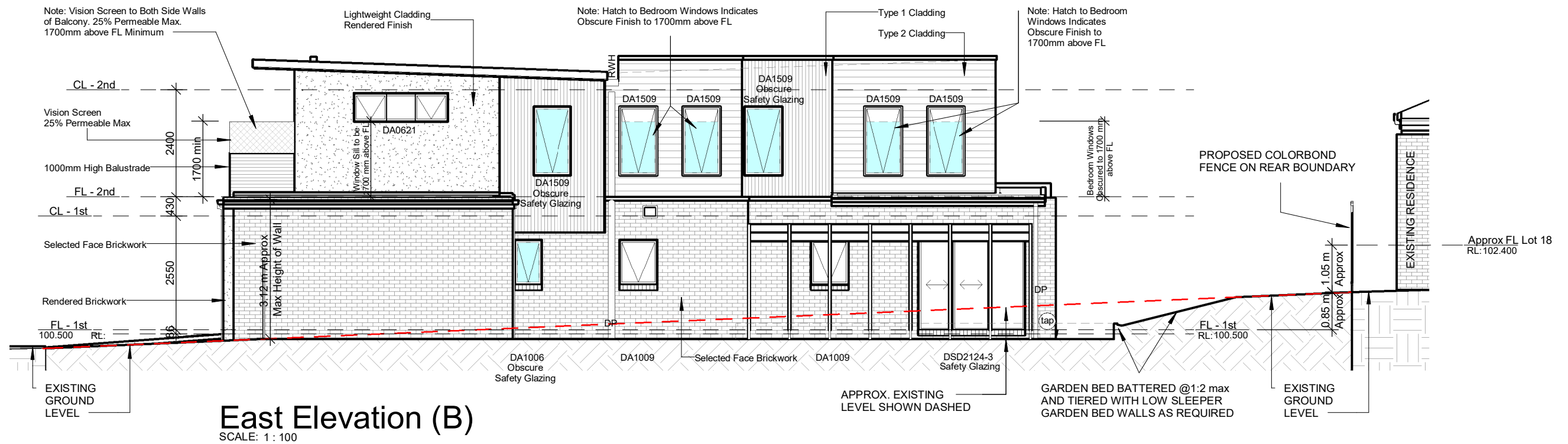


Scale 1 : 661



Imagery ©GP 2011 15cm
Vicmap





NOTE: Overlooking

GROUND FLOOR WINDOWS : DUE TO THE DIFFERENCE IN LEVELS BETWEEN THE EXISTING SURROUNDING HOUSES / TOPOGRAPHY AND NEW & EXISTING BOUNDARY FENCES (1.8m & 1.65m HIGH RESPECTIVELY) COMPARED TO THE PROPOSED LEVELS OF THE COMPLETED DEVELOPMENT THERE WILL BE NO OVER-LOOKING FROM GROUND FOOR HABITABLE ROOM WINDOWS &/OR DOORS.

FIRST FLOOR WINDOWS: WINDOWS FROM HABITABLE ROOMS & BALCONIES SHALL BE TREATED TO RESTRICT OVERLOOKING OF ADJACENT NEIGHBOURING PRIVATE OPEN SPACES BY ONE OF THE FOLLOWING METHODS:

- OBSCURE GLAZING TO 1.7m MIN ABOVE ADJACENT FLOOR LEVEL, or
- THE SILL LEVEL SHALL BE NOT LESS THAN 1.7m ABOVE ADJACENT FL, or
- EXTERNAL VISION SCREENS (25% MAX. PERMEABLE) 1.7m ABOVE ADJACENT FL SHALL BE PROVIDED, REFER TO ELEVATIONS FOR FURTHER INFORMATION

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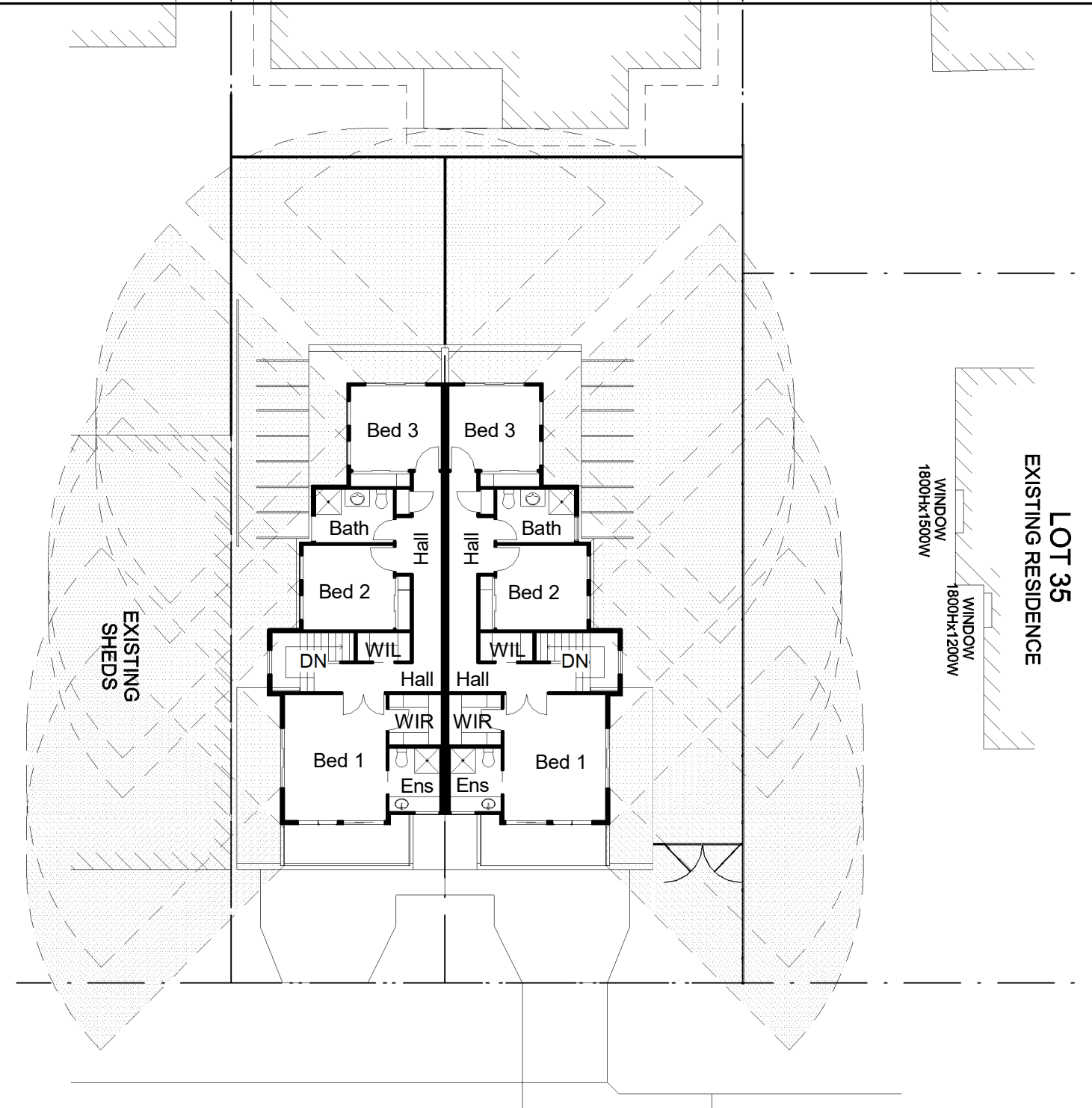
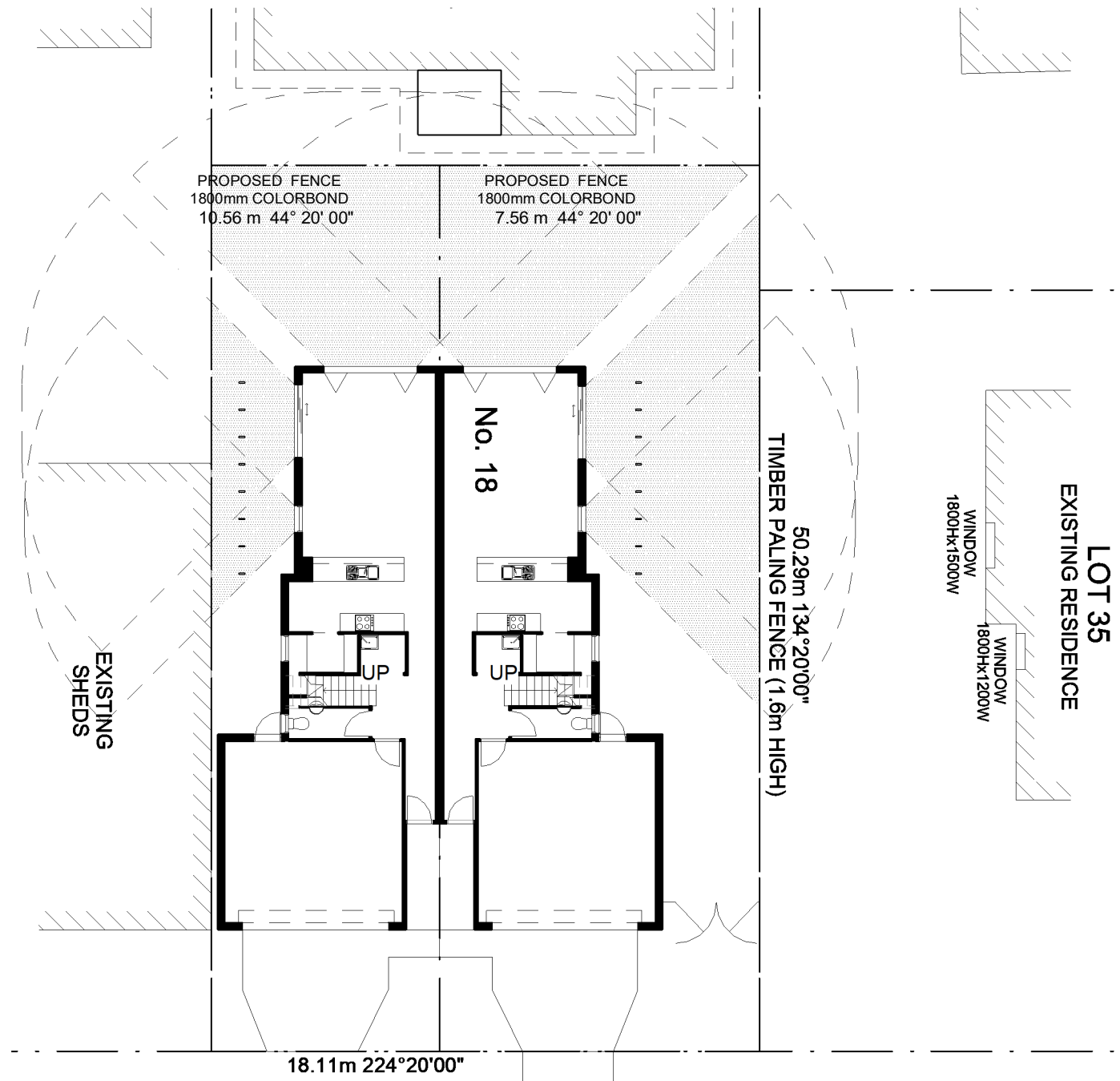
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• REFER TO ALL ENGINEERS DETAILS FOR CONTROL / ARTICULATION JOINTS

TERMITE PRONE AREA: YES
FLOOD PRONE AREA: NO
WIND SPEED ALPINE AREA: S2
ENGINEER: SHANE MUIR CONSULTING ENGINEER
BUILDING SURVEYOR: TEKCON GROUP PTY LTD
COUNCIL: CENTRAL GOLDFIELDS SHIRE COUNCIL
WATER AUTHORITY: CENTRAL HIGHLANDS WATER
Job No.

DRAWING TYPE:
PROJECT:

Elevations
Planning Documents
Proposed Unit Development for Campbell Wightman at 18 High Street Maryborough

SCALE: 1 : 100
ISSUE OF DRAWING: 07-12-2017
REFERENCE No.: 2017-06-01
SHEET No: P-12^D
Amended: D 30-05-19
Note: General Revision
AUTHOR: Wayne Kneller
RBP No: DPAD-36665



LEGEND

GROUND FLOOR WINDOWS :
 HABITABLE ROOM WINDOWS
 OVER-LOOKING THEIR OWN
 PRIVATE OPEN SPACE

FIRST FLOOR WINDOWS:
 HABITABLE ROOM WINDOWS & BALCONIES
 TREATED FOR OVER-LOOKING THE
 PRIVATE OPEN SPACE OF OTHERS

NOTE :
 DUE TO THE DIFFERENCE IN LEVELS BETWEEN THE EXISTING
 SURROUNDING HOUSES / TOPOGRAPHY AND NEW & EXISTING
 BOUNDARY FENCES (1.8m & 1.65m HIGH RESPECTIVELY) COMPARED
 TO THE PROPOSED LEVELS OF THE COMPLETED DEVELOPMENT
 THERE WILL BE NO OVER-LOOKING FROM GROUND FOOR HABITABLE
 ROOM WINDOWS &/OR DOORS.

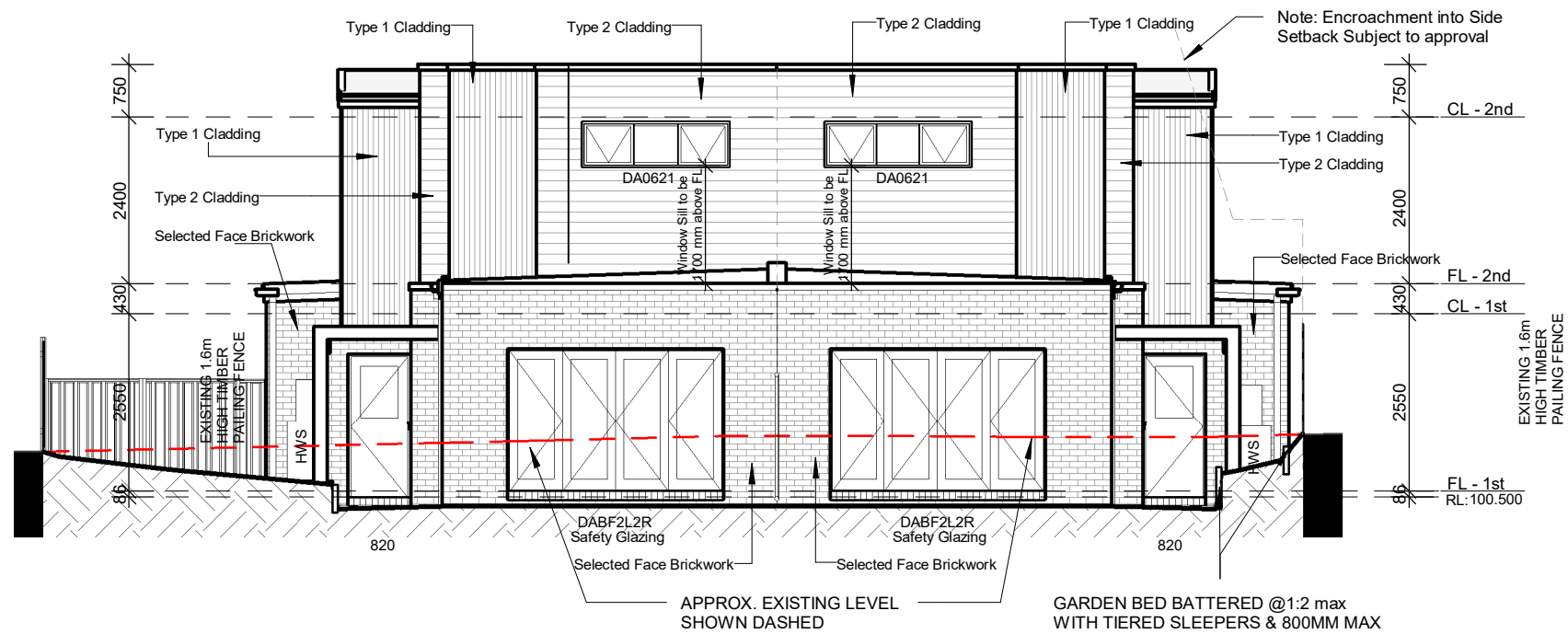
WINDOWS FROM HABITABLE ROOMS & BALCONIES SHALL BE TREATED TO
 RESTRICT OVERLOOKING OF ADJACENT NEIGHBOURING PRIVATE OPEN SPACES
 BY ONE OF THE FOLLOWING METHODS:
 • OBSCURE GLAZING TO 1.7m MIN ABOVE ADJACENT FLOOR LEVEL, or
 • THE SILL LEVEL SHALL BE NOT LESS THAN 1.7m ABOVE ADJACENT FL, or
 • EXTERNAL VISION SCREENS (25% MAX. PERMEABLE) 1.7m ABOVE ADJACENT
 FL SHALL BE PROVIDED, REFER TO ELEVATIONS FOR FURTHER INFORMATION

Site Plan - Overlooking GF
 SCALE: 1 : 200

ALMA STREET
Site Plan - Overlooking FF
 SCALE: 1 : 200

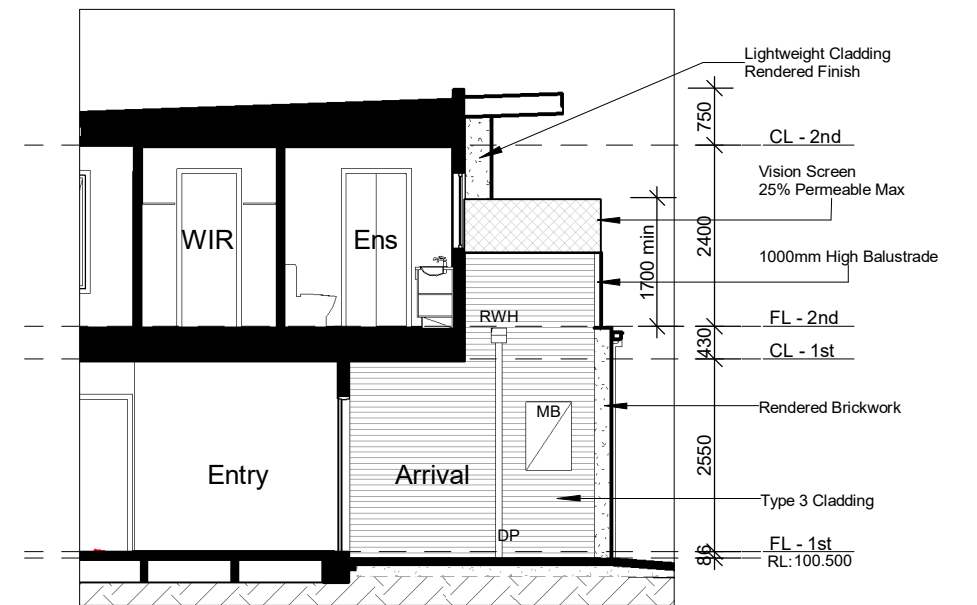
NOTE:
**REFER TO ELEVATIONS & SECTIONS FOR
 DETAILS OF OVER-LOOKING SCREENING**

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		ENGINEER: SHANE MUIR CONSULTING ENGINEER BUILDING SURVEYOR: TEKCON GROUP PTY LTD COUNCIL: CENTRAL GOLDFIELDS SHIRE COUNCIL WATER AUTHORITY: CENTRAL HIGHLANDS WATER Job No.	Proposed Unit Development for Campbell Wightman at 18 High Street Maryborough	@A3	



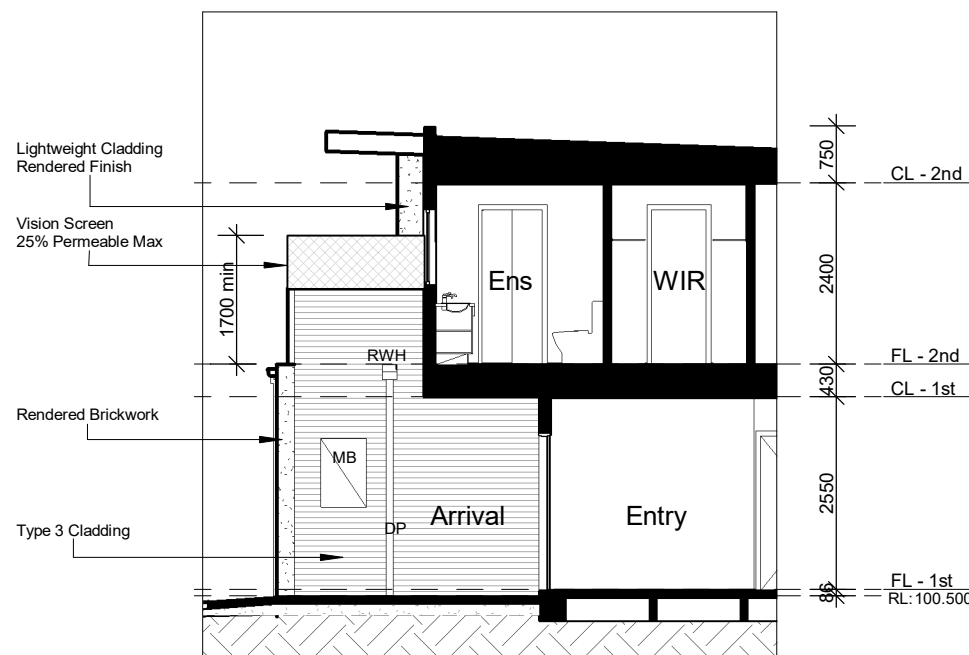
North Elevation

SCALE: 1 : 100



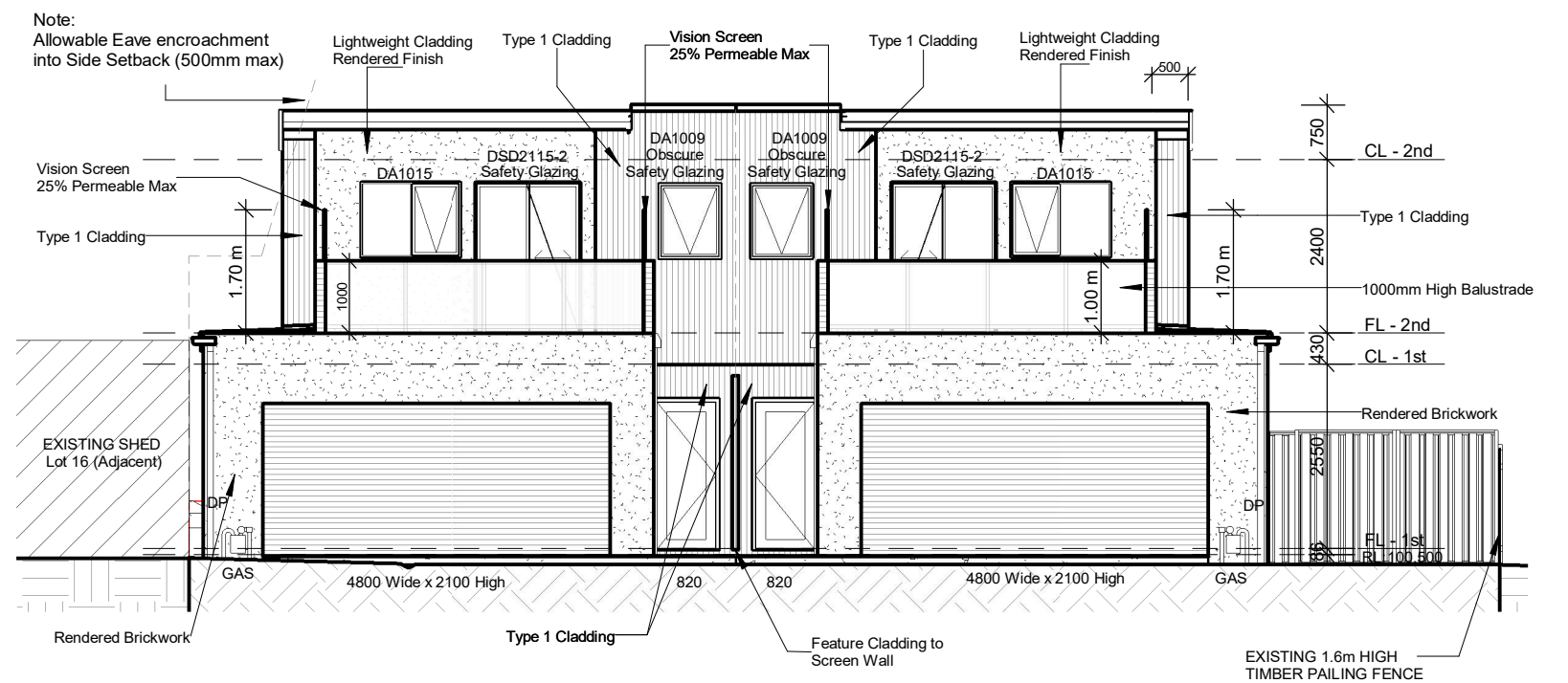
West Elevation (B)

SCALE: 1 : 100



East Elevation (A)

SCALE: 1 : 100



South Elevation

SCALE: 1 : 100

NOTE: Overlooking

GROUND FLOOR WINDOWS :
HABITABLE ROOM WINDOWS
OVER-LOOKING THEIR OWN
PRIVATE OPEN SPACE

FIRST FLOOR WINDOWS:
HABITABLE ROOM WINDOWS & BALCONIES
TREATED FOR OVER-LOOKING THE
PRIVATE OPEN SPACE OF OTHERS

DUE TO THE DIFFERENCE IN LEVELS BETWEEN THE EXISTING SURROUNDING HOUSES / TOPOGRAPHY AND NEW & EXISTING BOUNDARY FENCES (1.8m & 1.65m HIGH RESPECTIVELY) COMPARED TO THE PROPOSED LEVELS OF THE COMPLETED DEVELOPMENT THERE WILL BE NO OVER-LOOKING FROM GROUND FLOOR HABITABLE ROOM WINDOWS &/OR DOORS.

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- REFER TO ALL ENGINEERS DETAILS FOR CONTROL / ARTICULATION JOINTS

TERMITE PRONE AREA:	YES
FLOOD PRONE AREA	NO
WIND SPEED	S2
ALPINE AREA	NO
ENGINEER:	SHANE MUIR CONSULTING ENGINEER
BUILDING SURVEYOR:	TEKCON GROUP PTY LTD
COUNCIL:	CENTRAL GOLDFIELDS SHIRE COUNCIL
WATER AUTHORITY:	CENTRAL HIGHLANDS WATER
Job No.	

DRAWING TYPE:

PROJECT:

Elevations

Planning Documents

Proposed Unit Development
 for Campbell Wightman at
 18 High Street Maryborough

SCALE: 1 : 100

Amended: D 30-05-19
 Note: General Revision
 AUTHOR: Wayne Kneller
 RBP No: DPAD-36665

ISSUE OF DRAWING: 07-12-2017

REFERENCE No. : 2017-06-01
 SHEET No: P-11D

@A3