



COUNCIL MEETING

Tuesday 27 July 2021

6:00pm

Via Teams

AGENDA

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5 CONFIRMATION OF THE MINUTES OF PREVIOUS COUNCIL MEETING

Author: Governance Officer

Responsible Officer: Chief Executive Officer

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

SUMMARY/PURPOSE

To present for confirmation the minutes of the Council Meeting held on 22 June 2021, 29 June 2021 (including confidential minutes) and the Confidential Minutes of the meeting held 27 April 2021.

LEGISLATION AND 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

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

CONSULTATION/COMMUNICATION

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

FINANCIAL & RESOURCE IMPLICATIONS

Costs included in the Governance and Community Engagement budgets.

RISK MANAGEMENT

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

CONCLUSION

The unconfirmed minutes of the Council Meeting held on 22 June 2021, 29 June 2021 (including confidential minutes) and the Confidential Minutes of the meeting held 27 April 2021 are presented for confirmation.

ATTACHMENTS

1. Unconfirmed Minutes of Council Meeting held 22 June 2021
2. Unconfirmed Minutes of Council Meeting held 29 June 2021
3. Unconfirmed Confidential Minutes of Council Meeting held 29 June 2021 (circulated separately)
4. Unconfirmed Confidential Minutes of Council Meeting held 27 April 2021 (circulated separately)

RECOMMENDATION

That Council confirms the Minutes of the Council Meetings held on

1. *22 June 2021*
2. *29 June 2021 (including confidential minutes)*
3. *27 April 2021 (confidential minutes)*



MEETING OF COUNCIL MINUTES

Tuesday 22 June 2021
6:00pm
Community Hub

MEMBERSHIP

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

To be confirmed at the Council Meeting
scheduled for 27 July 2021

draft unconfirmed

UNCONFIRMED MINUTES

1. COMMENCEMENT OF MEETING AND WELCOME

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

PRESENT

Councillors

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

IN ATTENDANCE

Officers

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

2. APOLOGIES

Nil

3. LEAVE OF ABSENCE

Nil

4. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

5. CONFIRMATION OF THE MINUTES OF PREVIOUS COUNCIL MEETINGS

To present for confirmation the minutes of the Council Meeting held on 25 May 2021.

Council Resolution

That Council confirms the Minutes of the Council Meeting held on 25 May 2021.

CARRIED

6. REPORTS FROM COMMITTEES

Nil

7. PETITIONS

Nil

8. OFFICER REPORTS

UNCONFIRMED MINUTES

8.1 CENTRAL GOLDFIELDS VOLUNTEER STRATEGY AND ACTION PLAN

The purpose of this report is to seek Council endorsement of the draft 2021 Central Goldfields Volunteer Strategy and Action Plan for final community consultation before it is presented to Council for adoption.

Council Resolution

That Council

- a) endorse the draft 2021 Central Goldfields Volunteer Strategy and Action Plan for community consultation and*
- b) make the draft 2021 Central Goldfields Volunteer Strategy and Action Plan available on Council's engage website for a period of 4 weeks.*

Moved La Vella
Seconded De Villiers

Cr La Vella spoke to the motion.

CARRIED

8.2 PROPOSAL TO RELOCATE THE EXISTING TOY LIBRARY

The purpose of this report is to seek endorsement on the proposed relocation of Maryborough Toy Library situated at Goldfields Family Centre to the Central Goldfields Shire Council Tate building at 12-22 Nolan St, Maryborough.

Council Resolution

That Council endorse the relocation of the Maryborough Toy Library situated at Goldfields Family Centre, 100 Napier St to the Central Goldfields Shire Council Tate building at 12-22 Nolan St Maryborough..

Moved Cr Long
Seconded Cr Sproull

Cr Long spoke to the motion.

CARRIED

8.3 S11A INSTRUMENT OF APPOINTMENT AND AUTHORISATION

The purpose of this report is to present to Council for adoption a S11A Instrument of Appointment and Authorisation for the Coordinator Compliance and Coordinator Statutory Planning.

The S11A Instrument of Appointment and Authorisation appoints Council staff under the *Planning and Environment Act 1987*, which allows them to fully discharge their duties and responsibilities under that Act.

Council Resolution

- 1. That Council adopt the attached S11A Instrument of Appointment and Authorisation for the members of Council staff set out in the Instrument.*

UNCONFIRMED MINUTES

2. *The attached S11A Instrument of Appointment and Authorisation comes into force immediately and remains in force until Council determines to vary or revoke it.*
3. *That the attached S11A Instrument of Appointment and Authorisation be signed by the CEO.*

Moved Cr Sproull
Seconded La Vella

Cr Sproull spoke to the motion.

CARRIED

8.4 AUDIT AND RISK COMMITTEE BIENNIAL REPORT TO COUNCIL

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

Council Resolution.

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

Moved Cr Lovett
Seconded Cr Murphy

Cr Lovett and Cr Meddows-Taylor spoke to the motion.

CARRIED

8.5 MAY FINANCIAL REPORT

The purpose of this report is to update Councillors on the financial performance for the year to date, how it is tracking against the adopted budget and now includes a forecast result for the full financial year.

Council Resolution.

That Council:

1. *Receives and notes the attached Financial Report for the period to 31 May 2021.*
2. *Approves and adopts the Financial forecast including an operating result of \$1.5m and a Capital Works Program of \$7.4m to 30 June 2021..*

Moved Cr de Villiers
Seconded Cr Murphy

Cr Murphy spoke to the motion.

CARRIED

8.6 BUDGET 2021-2022

The purpose of this report is to provide Councillors a Finalised Budget for 2021-22 following a period of community consultation.

Council Resolution.

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That Council, having considered submissions to the draft 2021-2022 Budget, adopt the final 2021-2022 Budget.

Moved Cr Murphy
Seconded Cr La Vella

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

CARRIED

8.7 RECRUITMENT OF AUDIT AND RISK COMMITTEE MEMBER

The purpose of this Report is to advise Council that a process for recruitment of an independent member of the Audit and Risk Committee (ARC) has been completed and Council's approval for the preferred candidate to be appointed will be sought.

Council Resolution.

That Council appoint the person recommended in the report of the selection panel dated 15 June 2021, as the new independent member of the Audit and Risk Committee for a period of three years.

Moved Cr Lovett
Seconded Cr Murphy

Crs Lovett and Meddows-Taylor spoke to the motion.

CARRIED

9 DOCUMENTS FOR SEALING CONFIRMATION REPORT

Nil

10 NOTICES OF MOTION

Nil

11 URGENT BUSINESS

Nil

12 OTHER BUSINESS

Nil

13 CONFIDENTIAL BUSINESS

Nil

14 MEETING CLOSURE

The Chair, Cr Meddows-Taylor declared the meeting closed at 6.33pm.

UNCONFIRMED MINUTES

To be confirmed at the Council Meeting
to be held on 27 July 2021.

draft unconfirmed



MEETING OF COUNCIL MINUTES

Tuesday 29 June 2021
3:00pm
Community Hub

MEMBERSHIP

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

To be confirmed at the Council Meeting
scheduled for 27 July 2021

draft unconfirmed

UNCONFIRMED MINUTES

1. COMMENCEMENT OF MEETING AND WELCOME

The meeting commenced at 3.00pm
The Mayor, Cr Meddows-Taylor welcomed everybody.

PRESENT

Councillors

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

IN ATTENDANCE

Officers

Acting Chief Executive Officer, Rebecca Stockfeld
General Manager Corporate Performance, Mick Smith
Acting General Manager Community Wellbeing, Emma Little

2. APOLOGIES

Nil

3. LEAVE OF ABSENCE

Nil

4. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

5.

Council purported to pass a motion to add an item to the agenda but this motion was not required as the item was included in the notice of meeting.

6. OFFICER REPORTS

6.1 COUNCILLOR AND MAYORAL ALLOWANCES

The purpose of this report is for to set the annual allowances for Councillors and the Mayor in accordance with section 74(1) of the 1989 Act that requires Council determine the level of the allowances by 30 June 2021.

At the Council Meeting on 25 May 2021 it was agreed to give notice pursuant to section 223 of the *Local Government Act 1989* of its intention to set the annual allowances for Councillors and the Mayor and to seek public submissions on the proposed allowances. No submissions were received.

UNCONFIRMED MINUTES

Council Resolution

That Council

1. Set the annual allowances for Councillors and the Mayor as follows:

- Councillors: \$21,049
- Mayor: \$62,884

with the intention to adjust the above allowances in accordance with any adjustment factor determined by the Minister until such time as the Victorian Independent Remuneration Tribunal has made a determination under the Local Government Act 2020.

2. Note that there were no submissions made with respect to the review of Councillor and Mayoral allowances following conclusion of the public submission process.

Moved Cr Sproull
Seconded Cr La Vella

Cr La Vella spoke to the motion.

CARRIED

6.2 ADOPTION OF REVENUE AND RATING PLAN 2021-2025

The purpose of this report is for Council to consider and adopt the Rating & Revenue Strategy.

Council Resolution

That Council

- 1) adopts the Revenue and Rating Strategy 2021-25
- 2) undertakes a further review of rating differentials during 2021-22

Moved La Vella
Seconded Long

Cr Meddows-Taylor spoke to the motion.

CARRIED

6.3 APPOINTMENT OF MEMBERS TO THE SHAPING CENTRAL GOLDFIELDS ADVISORY GROUP

At the April Council Meeting, Council adopted the Shaping Central Goldfields Engagement Plan including a model for deliberative engagement which was developed in accordance with Council's Community Engagement Policy (adopted at the February Council Meeting).

Following the recent Circuit Breaker lockdown (COVID-19 restrictions) it became clear that a more flexible and resilient deliberative engagement model was needed in a COVID-19 recovery context.

The Shaping Central Goldfields Community Advisory Group is a proven model which most councils across Victoria are using to meet their statutory requirements

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for deliberative engagement. The model can be delivered in person or online should this be required.

Council Resolution

That Council note the process for the Shaping Central Goldfields Advisory Group

Moved Cr Long
Seconded Cr De Villiers

Cr de Villiers spoke to the motion.

CARRIED

Council Resolution

That Council move in-camera to discuss the confidential information in the attachment, that the information is confidential due to it containing personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

Moved Cr Murphy
Seconded Cr Lovett

CARRIED

Council Resolution

That the 20 people listed in the confidential minute are appointed to the Shaping Central Goldfields Community Advisory Group.

Moved Cr Murphy
Seconded Cr Lovett

Cr Murphy spoke to the motion.

CARRIED

Council Resolution

That Council go out of camera.

Moved Cr de Villiers
Seconded Cr Long

CARRIED

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14 MEETING CLOSURE

The Chair, Cr Meddows-Taylor declared the meeting closed at 3:53pm.

To be confirmed at the Council Meeting
to be held on 27 July 2021.

draft unconfirmed

8. OFFICER REPORTS

8.1 INSTRUMENT OF DELEGATION COUNCIL TO CHIEF EXECUTIVE OFFICER

Author: Manager Governance, Property and Risk

Responsible Officer: General Manager Corporate Performance

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

SUMMARY/PURPOSE

The purpose of this report is to brief Council on the new delegation of powers to local governments under the *Environment Protection Act 2017* and adopt the new instrument of Council delegations to the Chief Executive Officer (CEO) under the *Local Government Act 2020*.

LEGISLATION AND POLICY CONTEXT

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.

4.3 Objective: Provide leadership in governance and Council decision making

BACKGROUND INFORMATION

The *Environment Protection Act 2017* (the new Act) and *Environment Protection Regulations 2021* (the Regulations) came into effect on 1 July 2021. Under the new Act and Regulations, the scope of local government's role as a regulator has not changed but there are changes to the laws and powers of local governments, including a new delegation of powers from EPA to councils.

Council is therefore required to endorse new Instruments of Delegation in order to implement the new Act. Once this Instrument is adopted, the CEO will have the ability to sub-delegate some of the new powers to the relevant officers. It is anticipated that Council will be presented with a further instrument directly delegating some powers to council officers in the near future.

Maddocks have released updated Instruments of Delegation to reflect the recent changes to the *Environment Protection Act 2017* and the *Environment Protection Regulations 2021*.

REPORT

The *Local Government Act 2020* and a variety of other legislation make express provision for the appointment of delegates to act on behalf of Councils. Delegation of powers is essential to enable day to day decisions to be made and for the effective operation of the organisation. The Instrument of Delegation from Council to the CEO delegates all of its powers to the CEO with a few exceptions which are detailed in the attached Instrument.

The Instrument reflects Maddocks most recent update from January 2021. As the Instrument delegates all powers but excludes some powers by exception, the new EPA powers are included even though they are not specified in the document. Powers that are not delegated include:

- appointing an Acting Chief Executive Officer for a period exceeding 28 days;
- election of a Mayor or Deputy Mayor;
- granting of a reasonable request for leave under section 35 of the Act;
- making any decision in relation to the employment, dismissal or removal of the Chief Executive Officer;
- adoption or amendment of any policy that Council is required to adopt under the Act;
- adoption or amendment of the Governance Rules;
- borrowing money;
- subject to section 181H(1)(b) of the Local Government Act 1989, declaring general rates, municipal charges, service rates and charges and specified rates and charges.

Other than the implicit inclusion of the new EPA delegations, there are no changes to the Instrument of Delegation. It contains the same powers and restrictions as the CEO's current Instrument of Delegation.

CONSULTATION/COMMUNICATION

No consultation or communication is necessary as the delegations are a continuation of existing delegations.

FINANCIAL & RESOURCE IMPLICATIONS

Council subscribes to the Delegations and Authorisations service provided by Maddocks Lawyers, the cost of which is provided for in Council's budget. There are no other financial implications.

RISK MANAGEMENT

This report addresses Council's strategic risk Legislative compliance - Failure to manage our compliance with relevant legislative requirements by meeting the requirements of the Local Government Act 2020.

CONCLUSION

To enable the implementation of the new EPA Act in regards to the delegation of Council powers to the Chief Executive Officer, an updated Instrument of Delegation is presented and recommended for adoption.

ATTACHMENTS

1. Instrument of Delegation to Chief Executive Officer

RECOMMENDATION

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

- 1. There be delegated to the person holding the position, or acting in or performing the duties, of Chief Executive Officer the powers, duties and functions set out in the attached Instrument of Delegation to the Chief Executive Officer, subject to the conditions and limitations specified in that Instrument.*
- 2. On the coming into force of the instrument all previous delegations to the Chief Executive Officer are revoked.*
- 3. The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.*



Maddocks

Maddocks Delegations and Authorisations

S5 Instrument of Delegation to Chief Executive Officer

Central Goldfields Shire Council

Instrument of Delegation

to

The Chief Executive Officer

SCHEDULE

The power to

1. determine any issue;
2. take any action; or
3. do any act or thing

arising out of or connected with any duty imposed, or function or power conferred on Council by or under any Act.

Conditions and Limitations

The delegate must not determine the issue, take the action or do the act or thing

1. if the issue, action, act or thing is an issue, action, act or thing which involves
 - 1.1 entering into a contract exceeding the value of \$500,000;
 - 1.2 making any expenditure that exceeds \$500,000 (unless it is expenditure made under a contract already entered into or is expenditure which Council is, by or under legislation, required to make in which case it must not exceed \$500,000);
 - 1.3 appointing an Acting Chief Executive Officer for a period exceeding 28 days;
 - 1.4 electing a Mayor or Deputy Mayor;
 - 1.5 granting a reasonable request for leave under s 35 of the Act;
 - 1.6 making any decision in relation to the employment, dismissal or removal of the Chief Executive Officer;
 - 1.7 approving or amending the Council Plan;
 - 1.8 adopting or amending any policy that Council is required to adopt under the Act;
 - 1.9 adopting or amending the Governance Rules;
 - 1.10 appointing the chair or the members to a delegated committee;
 - 1.11 making, amending or revoking a local law;
 - 1.12 approving the Budget or Revised Budget;
 - 1.13 approving the borrowing of money;
 - 1.14 subject to section 181H(1)(b) of the *Local Government Act 1989*, declaring general rates, municipal charges, service rates and charges and specified rates and charges;
2. if the issue, action, act or thing is an issue, action, act or thing which is required by law to be done by Council resolution;
3. if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council;



4. if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a
 - 4.1 policy; or
 - 4.2 strategy
adopted by Council;
5. if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation, whether on account of s 11(2)(a)-(n) (inclusive) of the Act or otherwise; or
6. the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff.

8.2 ROAD NAMING – MARTIN PLACE

Author: Manager Business Transformation

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

A request for a new road name as part of the property development known as Whirrakee Rise, has been received and processed on behalf of Mr Mark Dellavedova. The application has passed all required approvals.

This new street name reflects the historical context of the achievements of a highly regarded couple, Myra Martin (BEM, OAM) and Cyril Martin, who were both involved in a wide range of community support activities for many years. For a more comprehensive history to support the new road name, please refer to the attached addendum as provided by Mr Dellavedova.

The purpose of this report is to present to Council for approval a road name request as part of the Whirrakee Rise housing development, as requested by Mr Mark Dellavedova.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2017-2021 (2018 Refresh) – Our Built and Natural Environment

Outcome: Our Shire celebrates the rich built and natural heritage and a sustainable environment.

BACKGROUND INFORMATION

As required by both Council policy and State legislated requirements, new road name requests must undergo a series of processes to ensure the new road name is suitable for use within the Central Goldfields Shire community and that key elements such as emergency services responses are met. The following outlines the background of this road name request:

- Request for a new road name as part of the Whirrakee Rise development was received by Council from Mr Mark Dellavedova for the addition of a new road name – Martin Place
- Martin Place has been proposed by Mr Dellavedova in recognition of the significant community contributions by long term residents of the Shire, Myra Martin (BEM, OAM) and Cyril Martin.
- A detailed historical summary is attached to this report for details on the Martin's significant contributions to the Central Goldfields Shire community.

REPORT

- The request for a new road name has been submitted and processed according to Council policy

- This request meets all policy and State road naming requirements
- It is recommended that this road name be approved by Council

CONCLUSION

In conclusion, the processes required for a new road name have all been met and this request should be endorsed by Council.

ATTACHMENTS

1. Historical Context
2. Development Map showing new road location

RECOMMENDATION

That Council approve this new road name request for Martin Place.

Attachment 1

Road Name Application: Martin Place – Historical Context

Community Life of Myra Martin (BEM, OAM) and Cyril Martin (returned RAAF)

Myra moved her family to Maryborough in 1942 for employment and on Cyril returning from New Guinea they decided to stay. Cyril set up a removalist business and then the Mobil Oil Agency. Myra continued her dancing schools throughout central Victoria. They participated completely in post war Maryborough.

The following is a list of the community endeavours that both initiated or participated in over their lives in Maryborough.

Myra

- Myra directed and produced a Queen Carnival to raise funds to build the RSL Memorial Hall in 1946.
- Resurrected the Cub and Scout pack and was Akela for 12 years.
- Was a foundation member and soon went about raising money to build TL Stone kindergarten.
- In 1950 directed and produced a Queen Carnival to raise funds for the Brass Band and the Maryborough Football Club.
- Member of the Carnival Committee which ran the adult and junior hospital balls, held annually to raise money for the hospital. She also ran pantomimes for 8 years for the same purpose.
- In 1952 was a foundation member of the Ladies Comfort Station and volunteered for five years to drive around the surrounding districts to collect one shilling a week from farmers wives, to go into the fund.
- Ran garden parties, balls and dances to assist fund raising as well and finally in 1958 the foundation stone was laid.
- She was an active member of the Maryborough Centenary committee where she prepared children for the celebrations and entertainment in Princes Park in 1954.
- Established the tap-dancing competition at the New Year's Day Sports which originally commenced as an exhibition. She continued judging this successful Victorian competition for several years.
- Suggested a Queen Carnival be held to raise funds to build a Geriatric Centre. Again, she was director and producer and Clarendon House was begun. Qualified as a Chiropodist and volunteered for 11 years to provide a service for Hospital's public patients and residents of Clarendon House.
- Trained the Anglican Debutante Sets from 1957 to 2010 and the Catholic Debutants for many years
- Taught Ballroom Dancing to all Maryborough 404 students for 30 years for their Annual Ball
- Ran Elderly Exercise and Healthy living groups for various community organisations in Maryborough and Carisbrook
- The list of committees Myra was on depended on the interests of her children and husband at the time:

- President of the Ladies Committee of the Church of England Football club(6 years)
- President of the Maryborough League Football club Ladies committee(5 years)
- Active member of the Maryborough Swimming club in the 40's and 50's, training local girls to perform water ballets to give exhibitions in Ballarat and Bendigo as fundraisers.
- Member of the Pony Club supporting her husband
- Member of Primary School 404 and the Maryborough High School parent clubs
- Member of the Australia Day committee for several years.

All the above was done on a voluntary basis.

Throughout Myra's life in Maryborough, she was the Principal of the Martin School of Dance and from 1943 until her death in 2017 all money raised from their concerts was returned straight back to the Maryborough Community.

Cyril

- Raised money for the RSL and was a hard-working member
- Member of Rotary and Masonic Lodge
- Coached Church of England Football Team to 5 premierships
- Coached Primrose in the District League
- Started the Maryborough Pony Club and was President for 13 years and District Commissioner. The riders at the Midland Zone competition compete for the Cyril Martin Trophy.
- Life member of Pony Club and Agricultural Society

Myra and Cyril built the first motel in Maryborough in 1959, only the 5th in Country Victoria.



8.3 COMMUNITY SATISFACTION SURVEY RESULTS 2021

Author: Manager Community Engagement

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 present the Community Satisfaction Survey results for 2021 to Council for noting.

The Community Satisfaction Survey is undertaken annually to specifically measure a number of KPIs on Council's performance that are mandated in the Local Government Act and reported in Council's Annual Report. The survey also asks the community to rate a number of Council services in terms of importance and performance.

LEGISLATION AND POLICY CONTEXT

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.

BACKGROUND INFORMATION

Each year Local Government Victoria (LGV) coordinates the State-wide Local Government Community Satisfaction Survey throughout Victorian local government areas. Participation in the LGV survey is not mandatory however it is the most cost-effective way for Councils to collate the information mandated under the Act while collecting information on a broader range of services.

REPORT

The report outlines the following key findings:

The survey period largely covered a period before the current Council was elected the information and enables Council to establish baseline data to monitor its impact over the coming years.

The results are very similar to those of the previous year with the results for Overall Performance unchanged from last year.

There was a small lift in Lobbying, Community Decisions and Consultation and Engagement.

Council Direction has risen and is now in line with other similar size councils and all councils state-wide.

Customer Service has been a traditional high result area for Council over many years but unfortunately due to the pandemic this declined considerably. This can be attributed to COVID restrictions requiring Council to close its Customer Service Centre, Art Gallery, Library and

Visitor Information Centre to the public, with staff required to work from home under the Chief Health Officer directions

Out of date systems can also be attributed to the drop in results. Work to modernise our IT systems across the organisation are underway –for example planning, building and other permits are currently being moved an electronic system (previously paper-based).

In 2021, Council will also invest in a Customer Request System which will manage and measure all interactions with customers in one system regardless of if they are by phone, over the counter, by email or mail.

The Survey identified that among those people surveyed who did have contact with Council, (56%) provided a positive customer service rating of 'very good' or 'good', including 24% of residents who rate Council's customer service as 'very good'.

Waste management is a changing and challenging area for all councils and has been a high priority for Council with much work given to effective outcomes and cost containment. The Survey shows Council's assessed performance rose significantly for the period.

CONSULTATION/COMMUNICATION

The survey is conducted by Computer Assisted Telephone Interviewing (CATI) as a representative random probability survey of residents aged 18+ years in Central Goldfields Shire Council.

The survey sample is matched to the demographic profile of Central Goldfields Shire Council as determined by the most recent ABS population estimates and includes up to 40% mobile phone numbers to cater to the diversity of residents within Central Goldfields Shire Council, particularly younger people.

FINANCIAL & RESOURCE IMPLICATIONS

There are no financial or resource implications relevant to this report.

RISK MANAGEMENT

This report addresses Council's strategic risk Community engagement - Inadequate stakeholder management or engagement impacting brand reputation and community satisfaction in Council decision making by eliciting feedback on performance to guide continuous improvement.

CONCLUSION

The Community Satisfaction Survey is conducted annually as mandated under the Local Government Act.

The results are very similar to those of the previous year with the results for Overall Performance unchanged from last year. Some areas have declined from last year which can be attributed to the closure of Council facilities due to government restrictions. Waste management saw a significant improvement.

ATTACHMENTS

1. Community Satisfaction Survey 2021 Central Goldfields Shire Council

RECOMMENDATION

That Council note the results of the Community Satisfaction Survey 2021.



2021 Local Government Community Satisfaction Survey

Central Goldfields Shire Council

Coordinated by the Department of Jobs,
Precincts and Regions on behalf of
Victorian councils



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Background and objectives

The Victorian Community Satisfaction Survey (CSS) creates a vital interface between the council and their community.

Held annually, the CSS asks the opinions of local people about the place they live, work and play and provides confidence for councils in their efforts and abilities.

Now in its twenty-second year, this survey provides insight into the community's views on:

- councils' overall performance, with benchmarking against State-wide and council group results
- value for money in services and infrastructure
- community consultation and engagement
- decisions made in the interest of the community
- customer service, local infrastructure, facilities, services and
- overall council direction.

When coupled with previous data, the survey provides a reliable historical source of the community's views since 1998. A selection of results from the last ten years shows that councils in Victoria continue to provide services that meet the public's expectations.

Serving Victoria for 22 years

Each year the CSS data is used to develop this State-wide report which contains all of the aggregated results, analysis and data. Moreover, with 22 years of results, the CSS offers councils a long-term measure of how they are performing – essential for councils that work over the long term to provide valuable services and infrastructure to their communities.

Participation in the State-wide Local Government Community Satisfaction Survey is optional.

Participating councils have various choices as to the content of the questionnaire and the sample size to be surveyed, depending on their individual strategic, financial and other considerations.

A large, dark blue, stylized letter 'W' graphic that spans the right side of the page. The 'W' is filled with a glowing, light blue network pattern of interconnected lines and nodes, resembling a neural network or data flow. The background of the 'W' is a dark blue gradient.

Key findings and recommendations



Central Goldfields Shire Council – at a glance

Overall council performance

Results shown are index scores out of 100.



Central Goldfields 53



State-wide 61



Small Rural 60

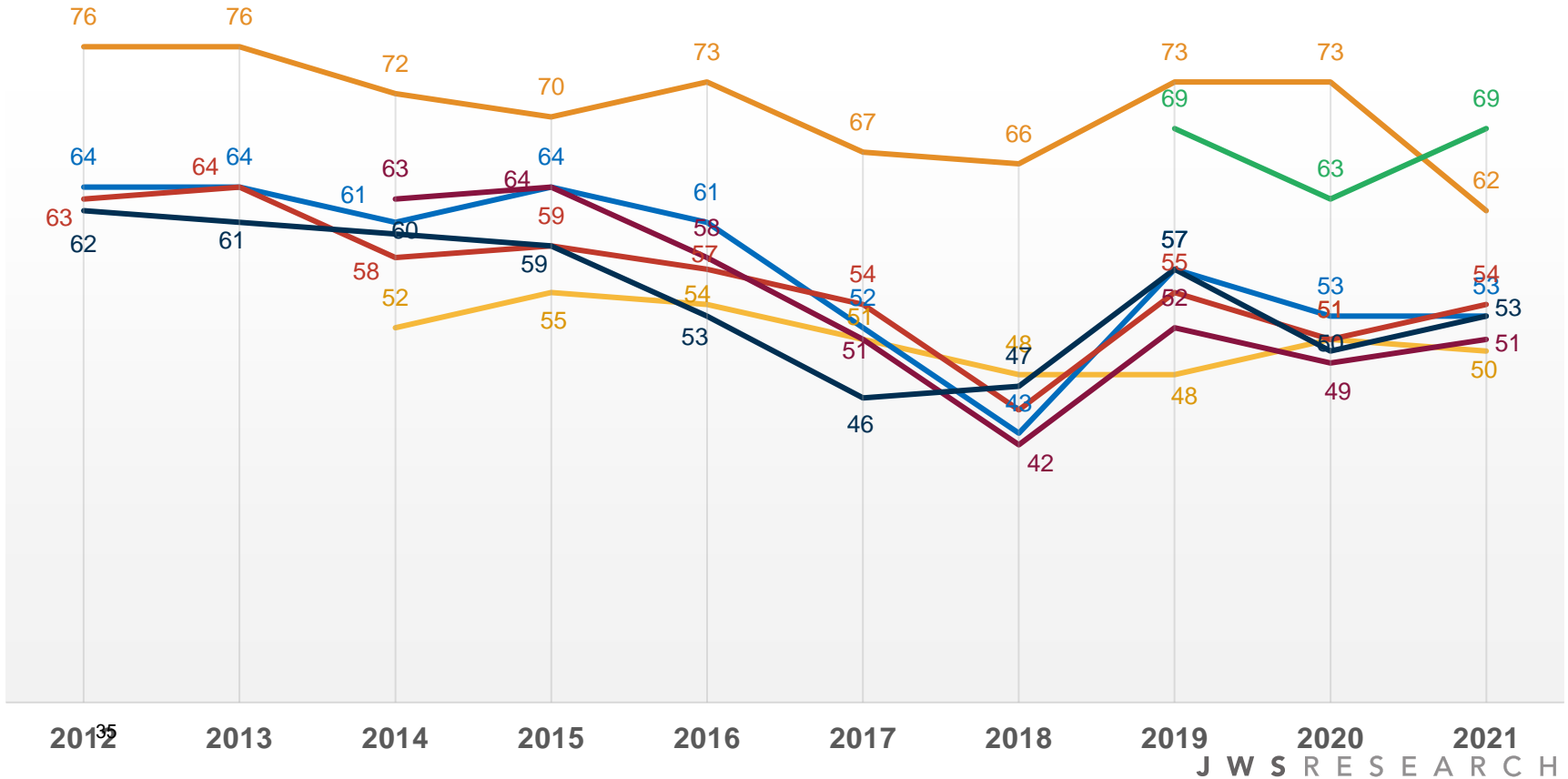
Council performance compared to State-wide and group averages

	Areas where Council performance is significantly higher	Areas where Council performance is significantly lower
Compared to State-wide average	None	<ul style="list-style-type: none"> Sealed local roads Community decisions Lobbying
Compared to group average	None	<ul style="list-style-type: none"> Community decisions Lobbying Sealed local roads



Summary of core measures

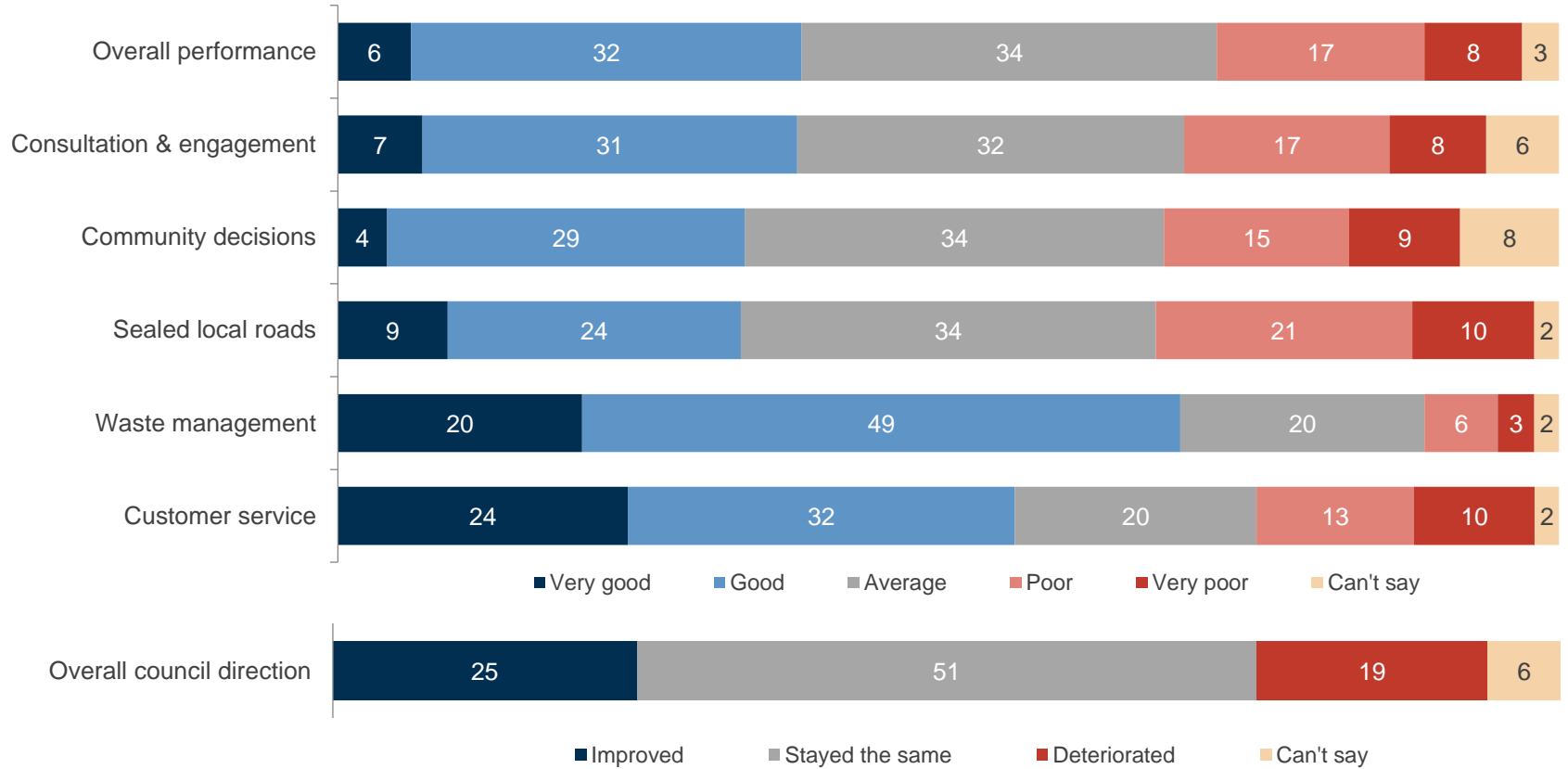
Index scores














Summary of core measures

Core measures summary results (%)





Summary of Central Goldfields Shire Council performance

Services	Central Goldfields 2021	Central Goldfields 2020	Small Rural 2021	State-wide 2021	Highest score	Lowest score
 Overall performance	53	53	60	61	Aged 18-34 years	Aged 50-64 years
 Value for money	49	-	52	54	Aged 65+ years, Aged 35-49 years, Women	Aged 50-64 years
 Overall council direction	53	50	53	53	Aged 65+ years, Women	Aged 50-64 years
 Customer service	62	73	69	70	Aged 65+ years	Aged 50-64 years
 Waste management	69	63	68	69	Aged 18-34 years	Aged 50-64 years
 Consultation & engagement	54	51	56	56	Aged 18-34 years	Aged 50-64 years
 Community decisions	51	49	56	56	Aged 18-34 years	Aged 50-64 years
 Lobbying	50	49	55	55	Aged 18-34 years	Aged 50-64 years
 Sealed local roads	50	51	53	57	Aged 65+ years	Aged 50-64 years



Focus areas for the next 12 months

Overview

Perceptions of Central Goldfields Shire Council's overall performance is not significantly different from last year. On several service areas, ratings have increased slightly on 2020 but not statistically significantly. However, for the most part they remain well below their historical peaks. The exception is waste management, which improved significantly on 2020 and is at its equal highest rating since evaluation of this service area began in 2019.

Areas of focus

Particular attention should be paid to customer service, which dropped significantly in perceptions of performance and is at its lowest ever rating. Endeavours should be made to prevent further decline and, ideally, to bring the rating back in line with Council's historically strong performance in this area. Residents aged 50 to 64 years should be the priority here – perceptions among this age group are lowest, and they have the highest rate of contact.

Comparison to state and area grouping

Council performs in line with the Small Rural group and State-wide averages in the areas of waste management and consultation and engagement. On all other service areas, Council's performance is significantly lower than the Small Rural group and State-wide council averages.

Maintain and consolidate gains achieved

Central Goldfields Shire Council should look to consolidate gains made in 2021 and maintain efforts in its strongest performing service area of waste management. Beyond this, Council should focus on maintaining and improving performance in the individual service areas that saw small improvements. In all service areas however, Council has previously experienced higher perceptions of performance.

DETAILED FINDINGS



Overall performance



Overall performance

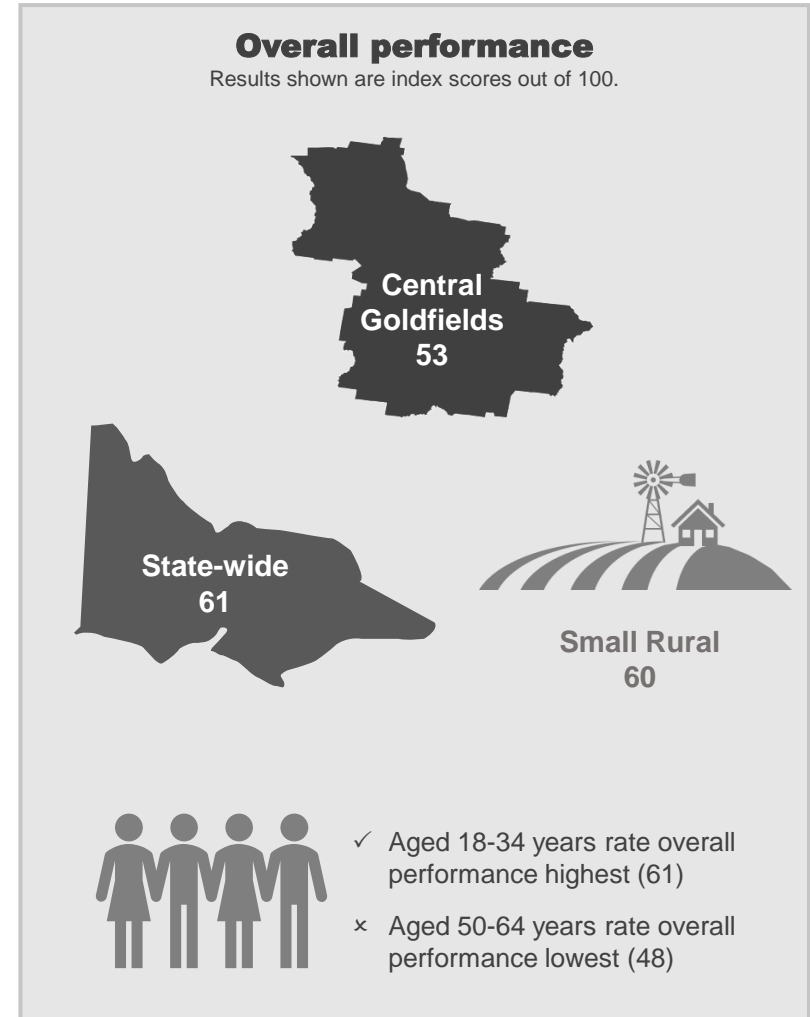
The overall performance index score of 53 for Central Goldfields Shire Council is unchanged from the 2020 result.

Council's overall performance is rated statistically significantly lower (at the 95% confidence interval) than the Small Rural group and the State-wide averages for councils (index scores of 60 and 61 respectively).

- Among people aged 18 to 34 years (index score of 61), perceptions of overall performance are significantly higher than the Council average.

Less than a third of residents (29%) rate the value for money they receive from Council for services and infrastructure provided to their community as 'very good' or 'good'. This is less than the proportion who rate Council as 'very poor' or 'poor' (31%). A further 37% rate Council as 'average' in terms of providing value for money.

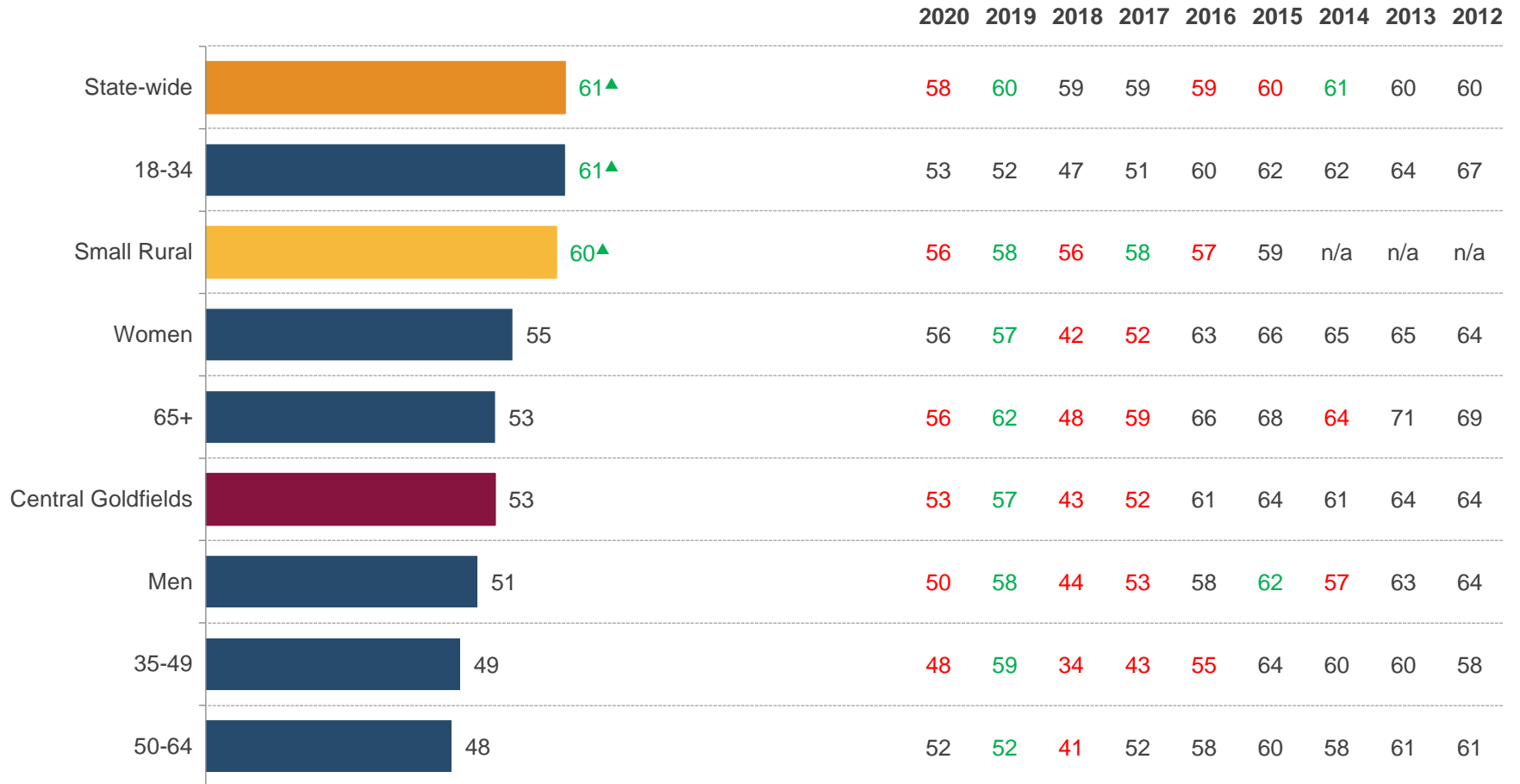
- Perceptions of value for money in services and infrastructure (index score of 49) are significantly lower than the Small Rural group and State-wide council averages (index scores of 52 and 54 respectively).
- Differences across demographic cohorts compared to the 2021 Council average are not statistically significant.





Overall performance

2021 overall performance (index scores)

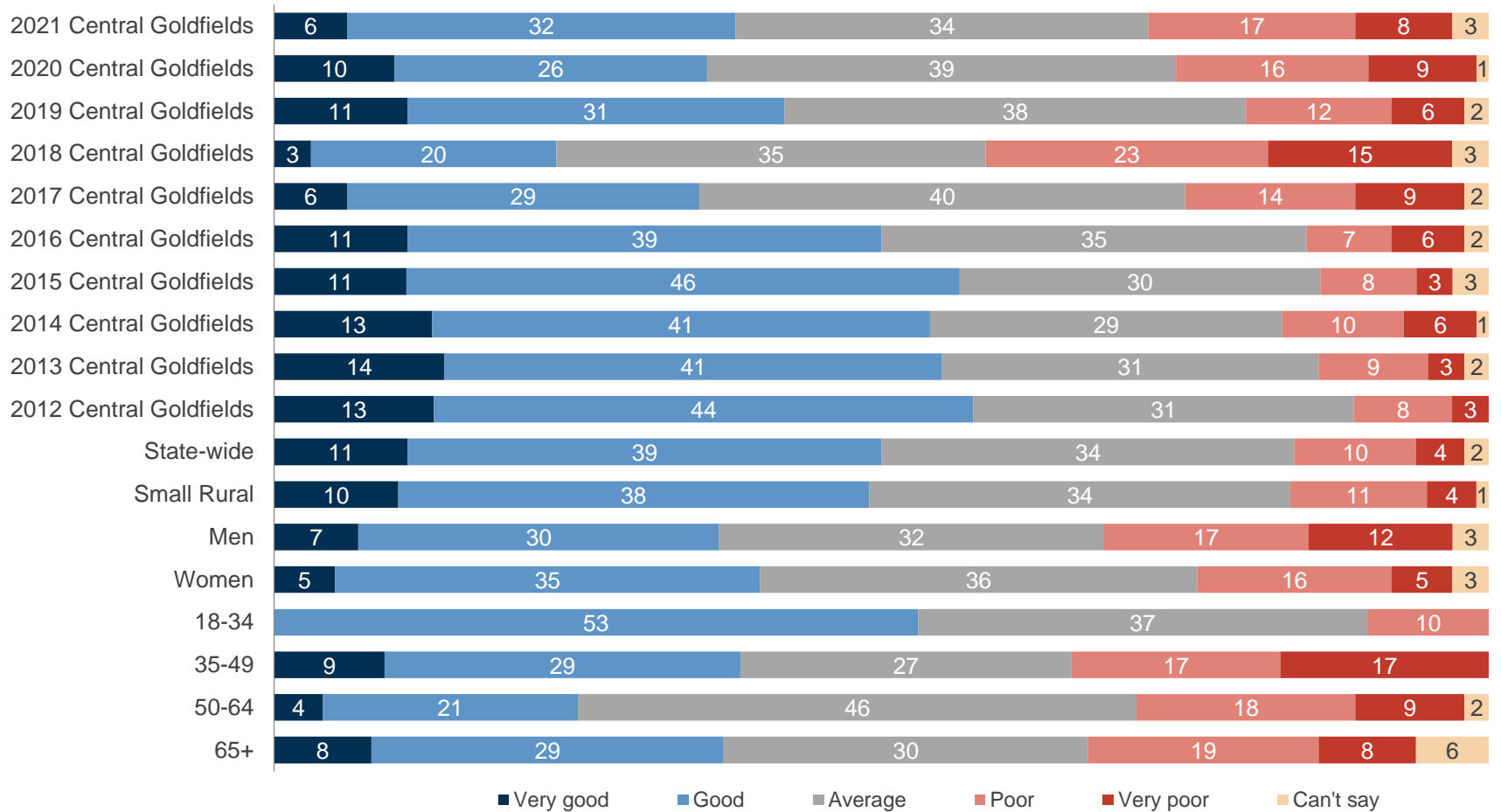


Q3. ON BALANCE, for the last twelve months, how do you feel about the performance of Central Goldfields Shire Council, not just on one or two issues, BUT OVERALL across all responsibility areas? Has it been very good, good, average, poor or very poor?
 Base: All respondents. Councils asked state-wide: 66 Councils asked group: 19
 Note: Please see Appendix A for explanation of significant differences.



Overall performance

2021 overall performance (%)



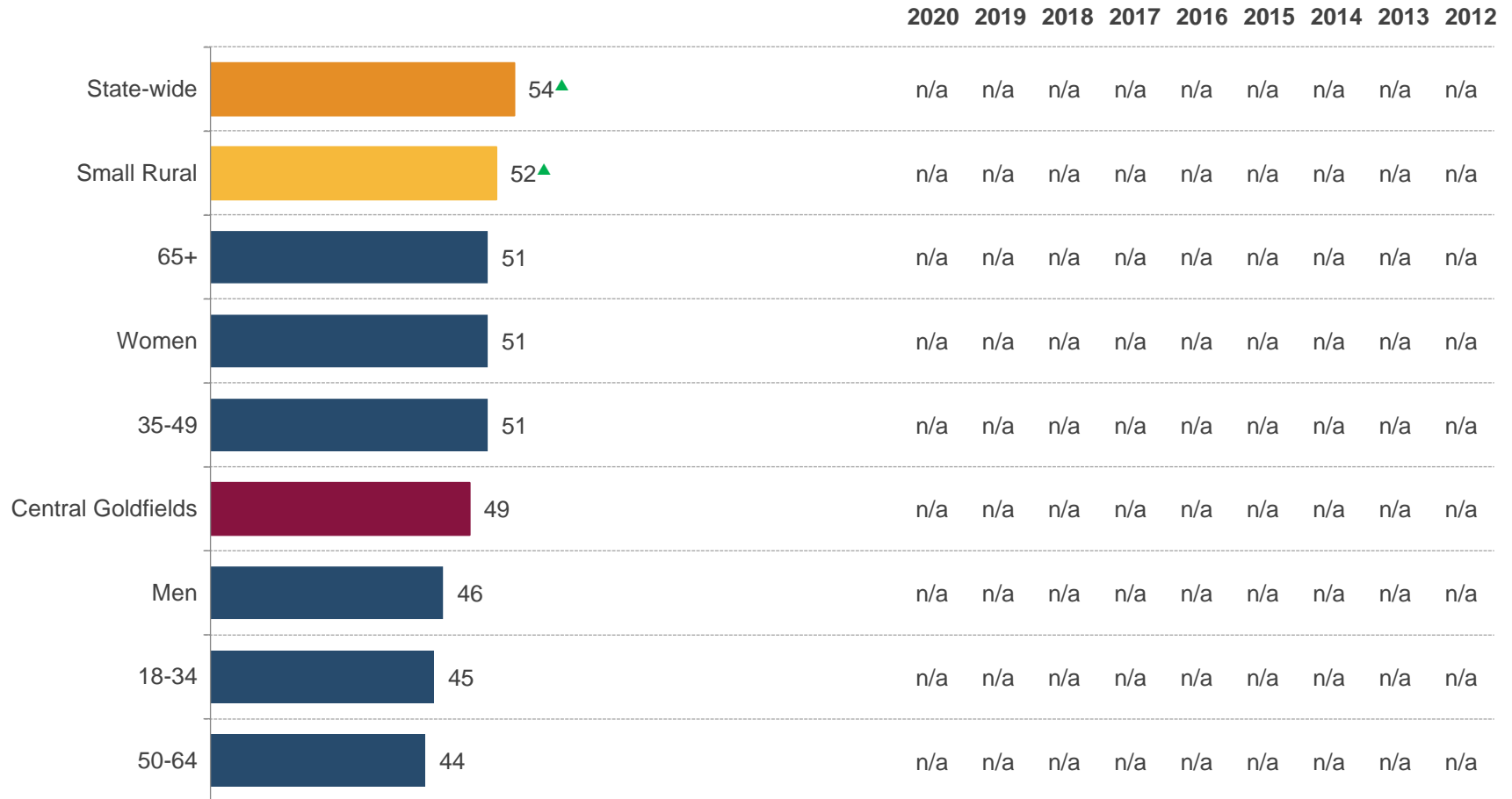
43

Q3. ON BALANCE, for the last twelve months, how do you feel about the performance of Central Goldfields Shire Council, not just on one or two issues, BUT OVERALL across all responsibility areas? Has it been very good, good, average, poor or very poor?
 Base: All respondents. Councils asked state-wide: 66 Councils asked group: 19



Value for money in services and infrastructure

2021 value for money (index scores)



Q3b. How would you rate Central Goldfields Shire Council at providing good value for money in infrastructure and services provided to your community?

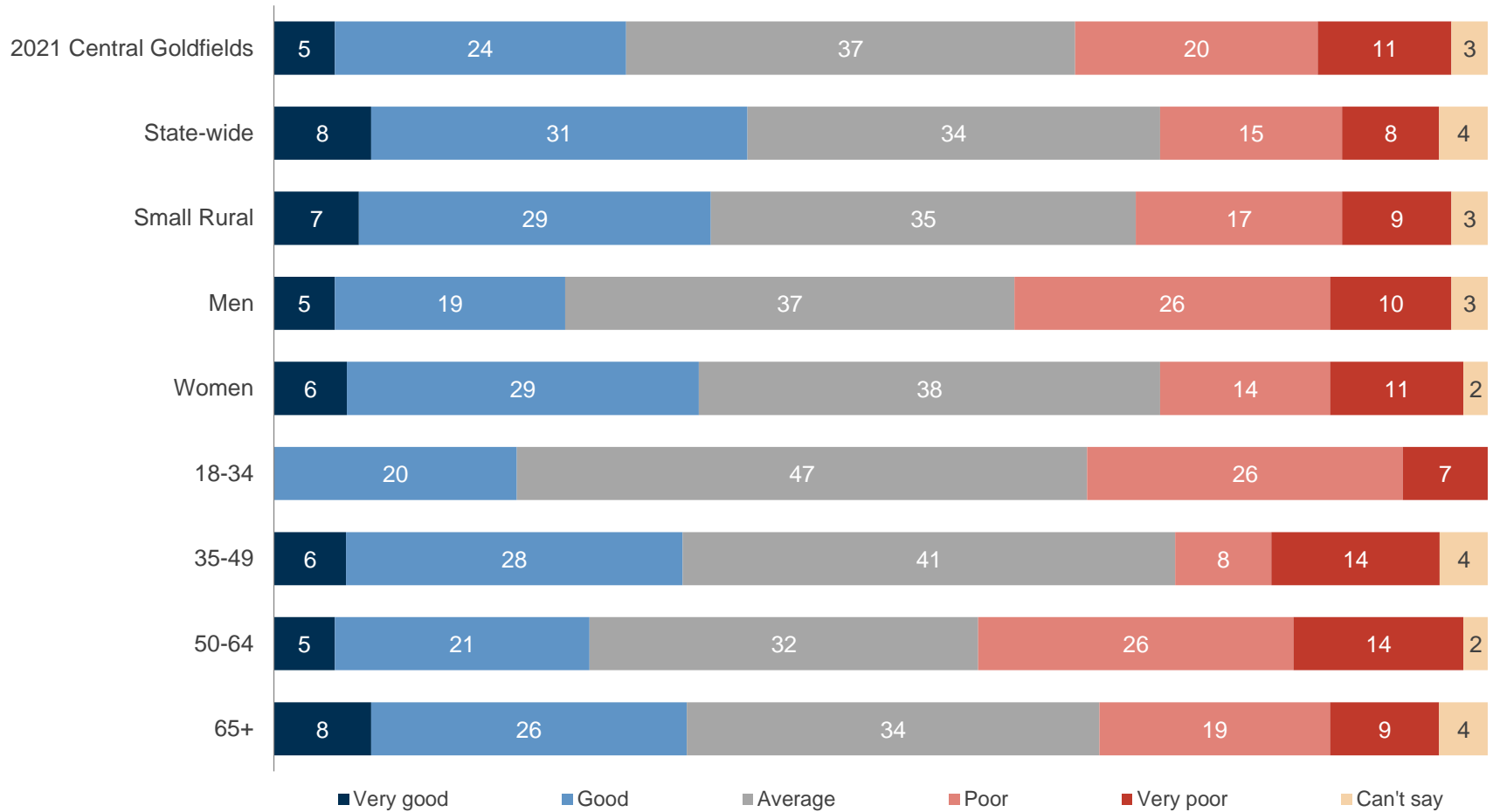
Base: All respondents. Councils asked state-wide: 66 Councils asked group: 19

Note: Please see Appendix A for explanation of significant differences.



Value for money in services and infrastructure

2021 value for money (%)





Top performing service areas

Waste management is the area where Council performed best in 2021 and improved the most on 2020 (index score of 69, up six points).

- Council performs in line with the Small Rural group and State-wide council averages in this service area (index scores of 68 and 69 respectively).
- Among people aged 18 to 34 years, perceptions of Council's performance on waste management are significantly higher than the Central Goldfields Shire Council average and significantly improved on 2020 (index score of 77, up 18 points).
- Perceptions among people aged 50 to 64 years (index score of 62) are significantly lower than the Council average. Consultation and engagement is Council's next highest rated service area (index score of 54, up three points).
- Council performs in line with the Small Rural group and State-wide averages (both with an index score of 56).
- Among people aged 50 to 64 years (index score of 48) perceptions are significantly lower than the Council average



Waste management (index score of 69) is the area where Council performed best in 2021.



Lower performing service areas



Council rates lowest – relative to its performance in other areas – in the areas of sealed local roads (index score of 50), lobbying (index score of 50) and community decisions (index score of 51).

Council rates lowest – relative to its performance in other areas – in the area of sealed local roads (index score of 50, down one point on 2020).

- Differences across the demographic cohorts compared to the 2021 Council average are not statistically significant.

Council's next lowest rated area is lobbying (index score of 50, up one point on 2020).

- Among people aged 18 to 34 years and women (index scores of 57 and 54 respectively), perceptions of Council's performance on lobbying are significantly higher than the Council average.

Another area where Council performs less well is community decisions (index score of 51, up two points).

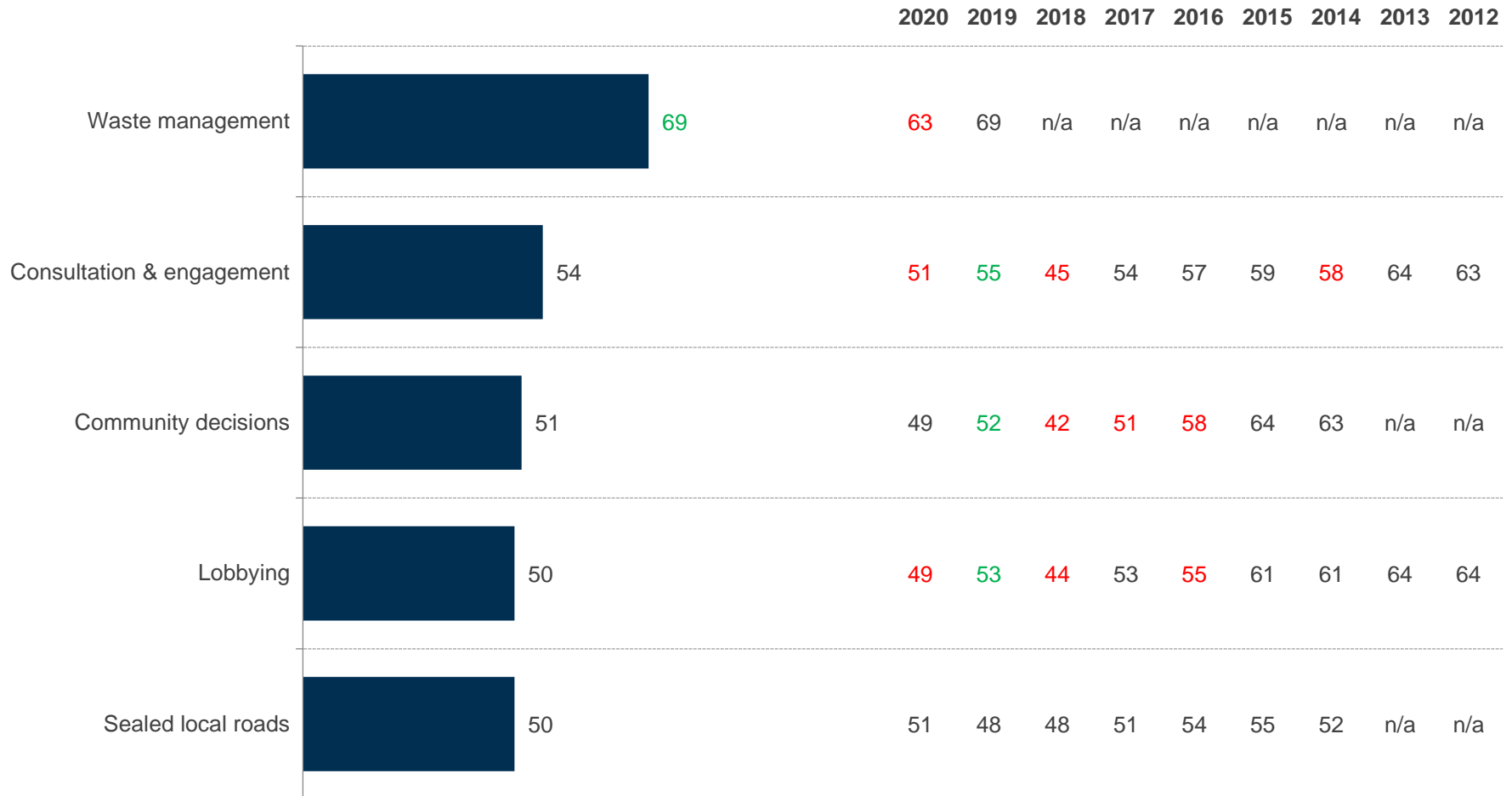
- Among people aged 18 to 34 years (index score of 58) perceptions of Council's performance are significantly higher than the Council average.

Council rates significantly lower than the Small Rural group and State-wide averages on all these three service areas.



Individual service area performance

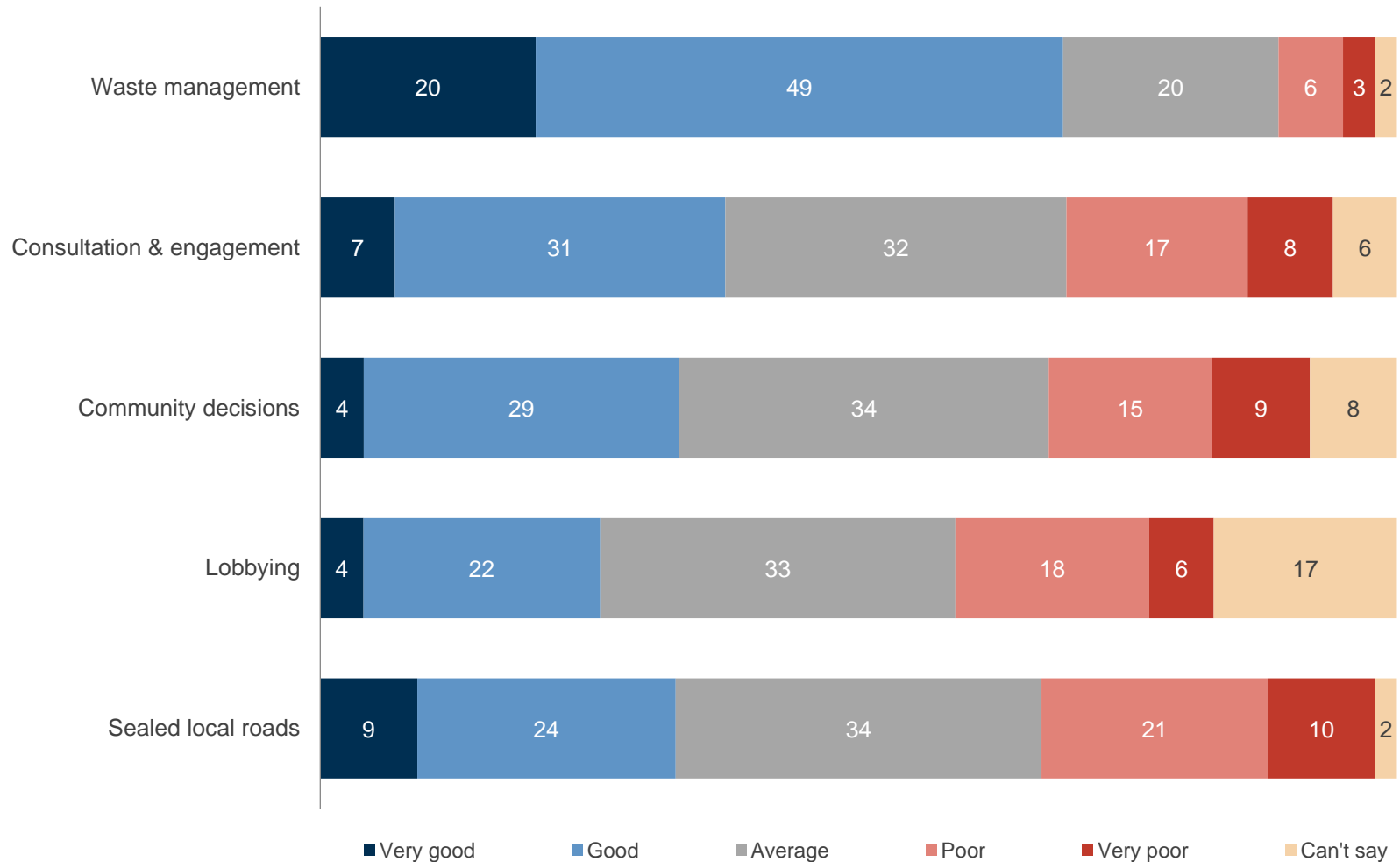
2021 individual service area performance (index scores)





Individual service area performance

2021 individual service area performance (%)





Customer service



Contact with council and customer service

Contact with council

Fewer than three in five (57%) of Central Goldfields Shire Council residents have had contact with Council in the last 12 months. Rate of contact is three percentage points lower than last year.

- Rate of contact is significantly lower than the Small Rural group average (63%).



Among those people who have had contact with Council, (56%) provide a positive customer service rating of 'very good' or 'good', including 24% of residents who rate Council's customer service as 'very good'.

Customer service

Perceptions of Council's customer service is significantly lower than in 2020 (index score of 62, down 11 points). Customer service is rated significantly lower than Small Rural group and State-wide averages (index scores of 69 and 70 respectively).

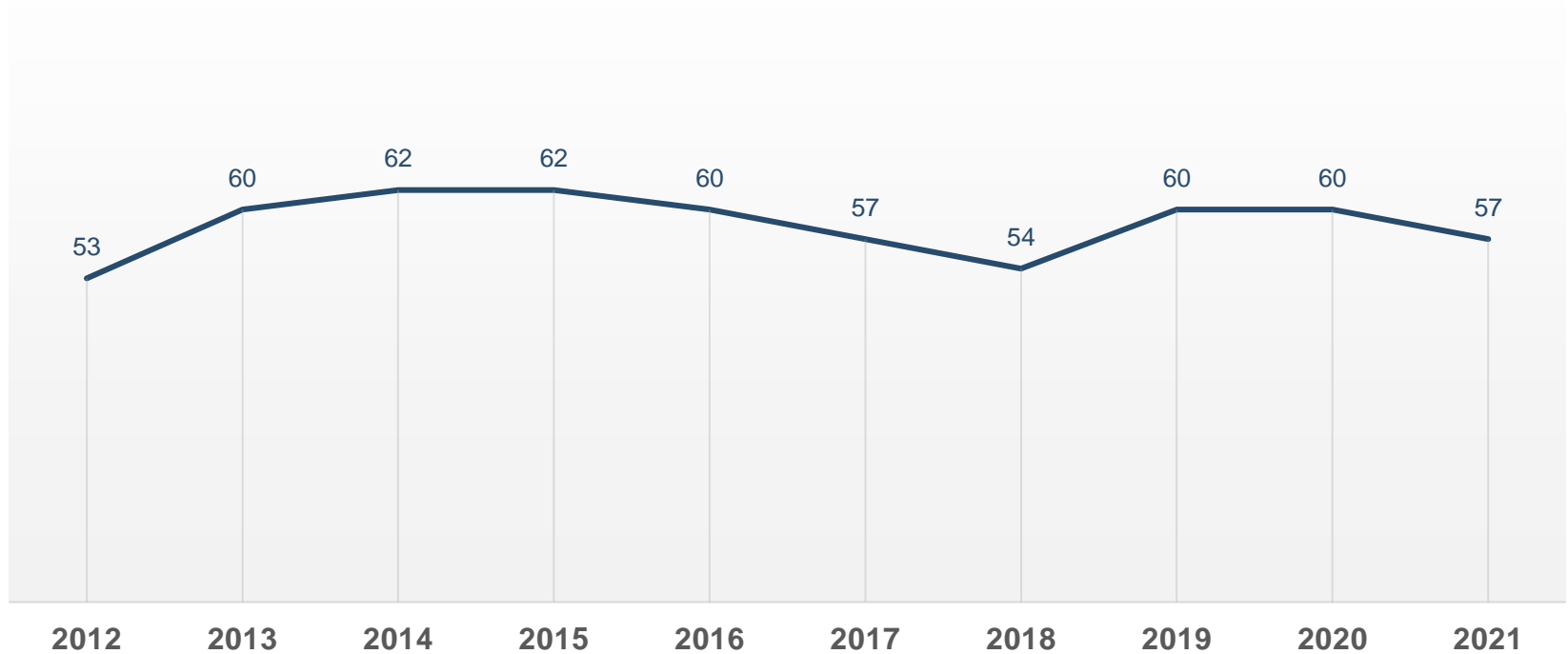
More than half of residents (56%) provide a positive customer service rating of 'very good' or 'good'.

- Differences across the demographic cohorts compared to the 2021 Council average are not statistically significant.
- However, extra attention should perhaps be paid to residents aged 50 to 64 years. Perceptions of customer service declined significantly this year (index score of 54, down 17 index points). This age group is also the cohort who has the most contact with Council.



Contact with council

2021 contact with council (%)
Have had contact



Q5. Over the last 12 months, have you or any member of your household had any contact with Central Goldfields Shire Council? This may have been in person, in writing, by telephone conversation, by text message, by email or via their website or social media such as Facebook or Twitter?

Base: All respondents. Councils asked state-wide: 39 Councils asked group: 15



Contact with council

2021 contact with council (%)

	2020	2019	2018	2017	2016	2015	2014	2013	2012
Small Rural	67	66	64▲	62	61	64	n/a	n/a	n/a
50-64	66	67	59	55	69	65	61	63	56
State-wide	64	63	61	58	58	60	61	60	61
Women	60	60	53	62	58	63	62	62	60
Central Goldfields	60	60	54	57	60	62	62	60	53
65+	61	57	53	51	57	56	56	53	58
35-49	56	68	53	62	68	68	75	63	65
Men	59	61	54	51	61	62	62	57	46
18-34	56	53	49	64	43	65	58	64	30

Q5. Over the last 12 months, have you or any member of your household had any contact with Central Goldfields Shire Council? **53%** may have been in person, in writing, by telephone conversation, by text message, by email or via their website or social media such as Facebook or Twitter?

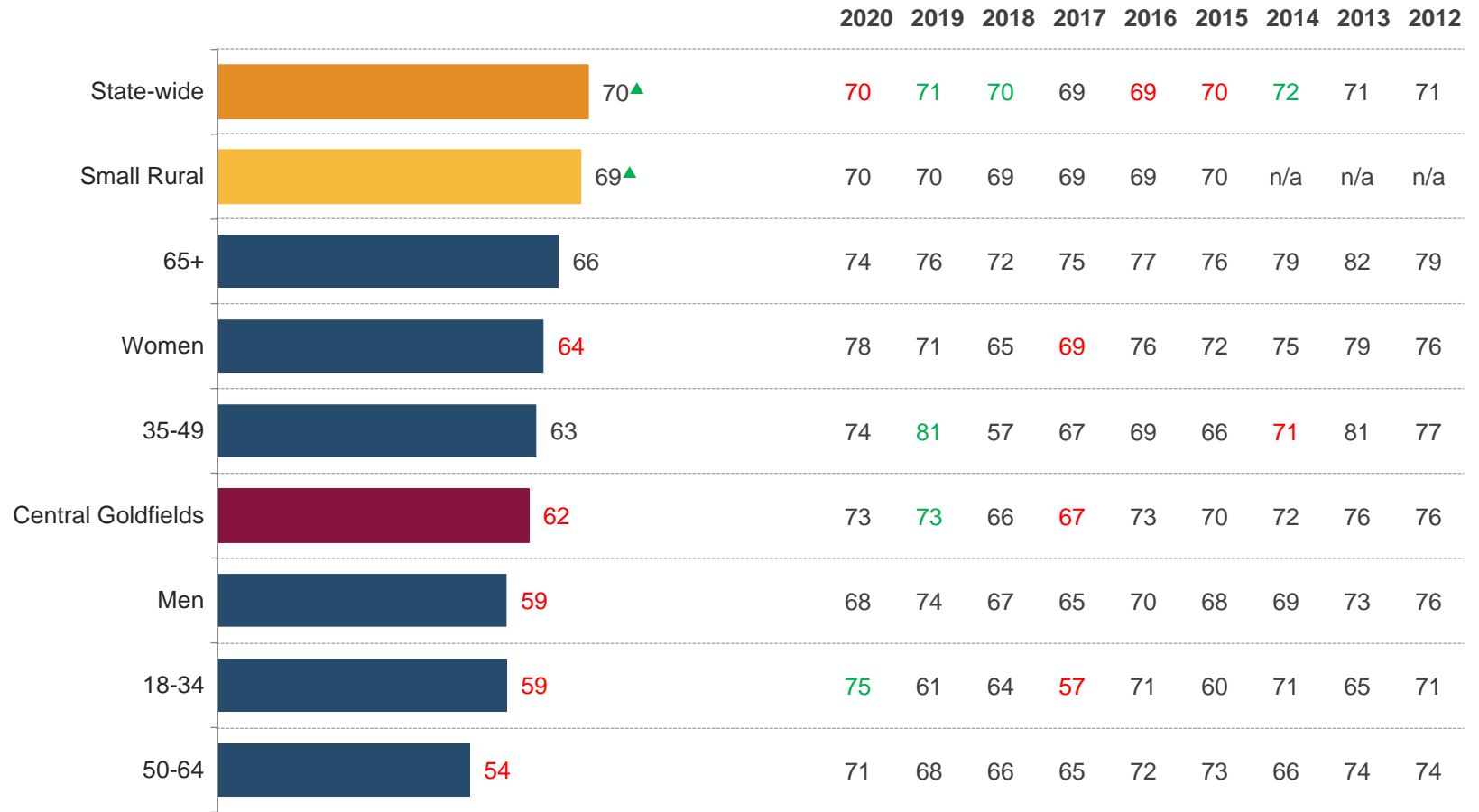
Base: All respondents. Councils asked state-wide: 39 Councils asked group: 15

Note: Please see Appendix A for explanation of significant differences.



Customer service rating

2021 customer service rating (index scores)



Q5c. Thinking of the most recent contact, how would you rate Central Goldfields Shire Council for customer service? Please keep in mind we do not mean the actual outcome but rather the actual service that was received.

Base: All respondents who have had contact with Council in the last 12 months.

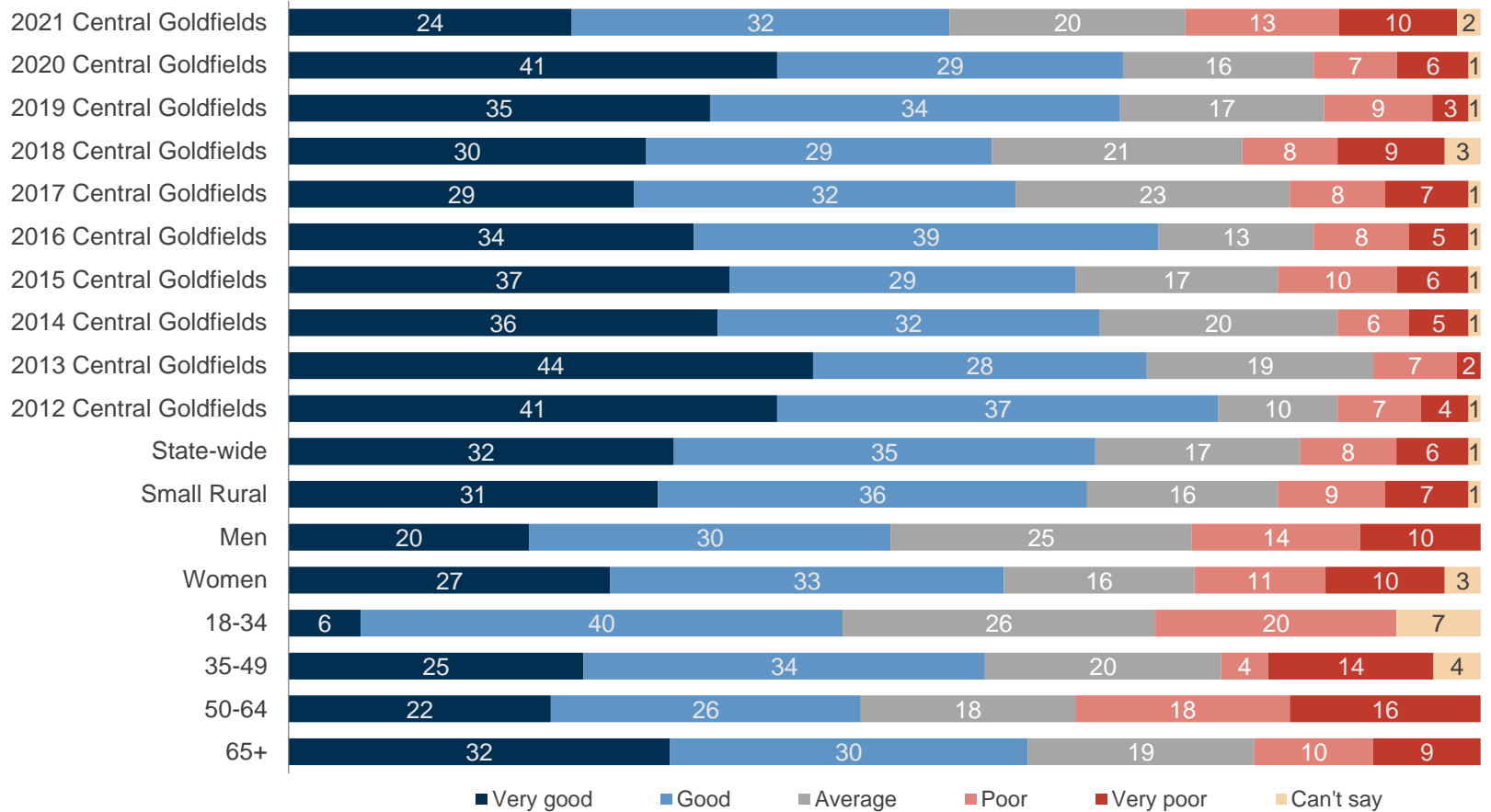
Councils asked state-wide: 66 Councils asked group: 19

Note: Please see Appendix A for explanation of significant differences.



Customer service rating

2021 customer service rating (%)



Q5c. Thinking of the most recent contact, how would you rate Central Goldfields Shire Council for customer service? Please keep in mind we do not mean the actual outcome but rather the actual service that was received. Base: All respondents who have had contact with Council in the last 12 months. Councils asked state-wide: 66 Councils asked group: 19



Communication

Communication

Council newsletter sent via mail (27%, up two percentage points on 2020) has overtaken advertising in a local newspaper (19%, down seven points) as the preferred form of communication from Council.

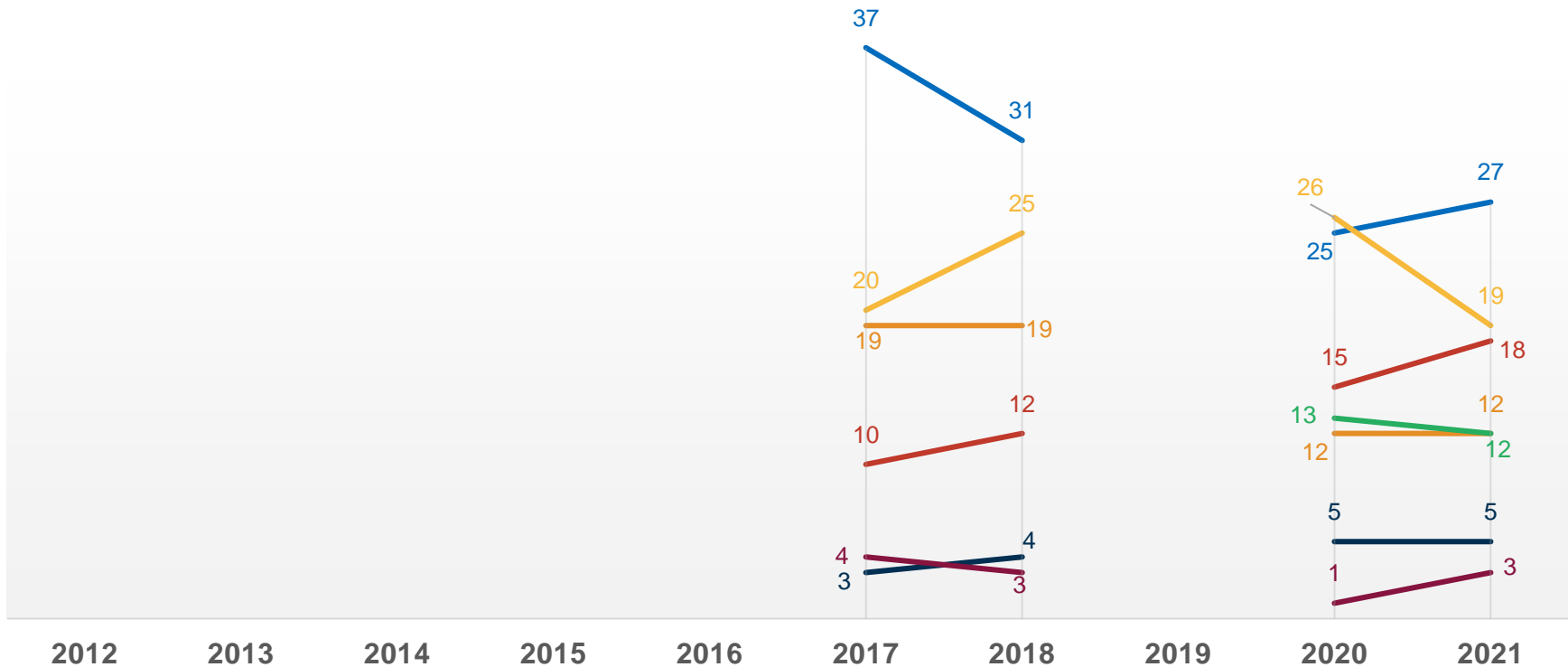
- Preferred form of communication among residents aged under 50 years is a Council newsletter sent via mail (30%).
- Preferred form of communication among those aged over 50 years is advertising in a local newspaper (27%), closely followed by a Council newsletter sent via mail (25%).





Best form of communication

2021 best form of communication (%)

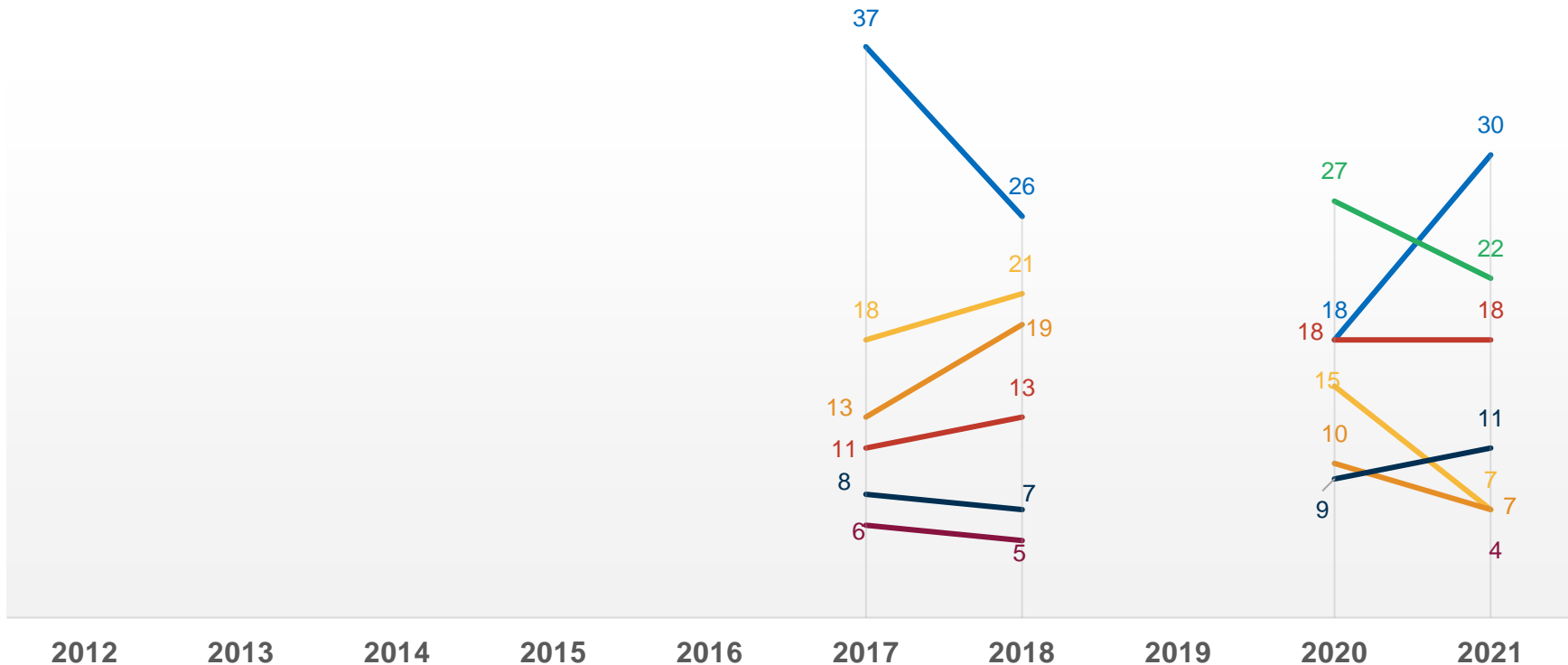


Q13. If Central Goldfields Shire Council was going to get in touch with you to inform you about Council news and information and upcoming events, which ONE of the following is the BEST way to communicate with you?
 Base: All respondents. Councils asked state-wide: 35 Councils asked group: 10
 Note: 'Social Media' was included in 2019.



Best form of communication: under 50s

2021 under 50s best form of communication (%)

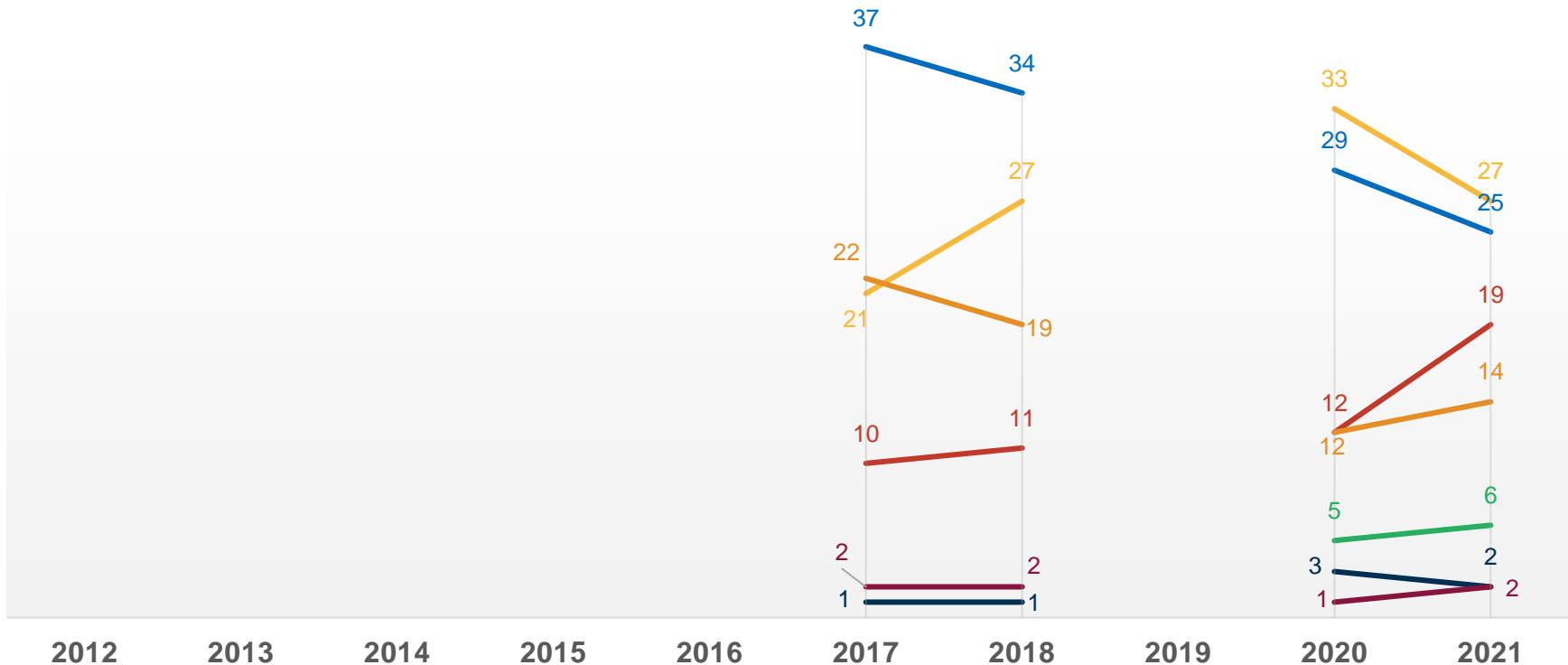


Q13. If Central Goldfields Shire Council was going to get in touch with you to inform you about Council news and information and upcoming events, which ONE of the following is the BEST way to communicate with you?
 Base: All respondents aged under 50. Councils asked state-wide: 35 Councils asked group: 10
 Note: 'Social Media' was included in 2019.



Best form of communication: over 50s

2021 over 50s best form of communication (%)



Q13. If Central Goldfields Shire Council was going to get in touch with you to inform you about Council news and information and upcoming events, which ONE of the following is the BEST way to communicate with you?
 Base: All respondents aged over 50. Councils asked state-wide: 35 Councils asked group: 10
 Note: 'Social Media' was included in 2019.



Council direction



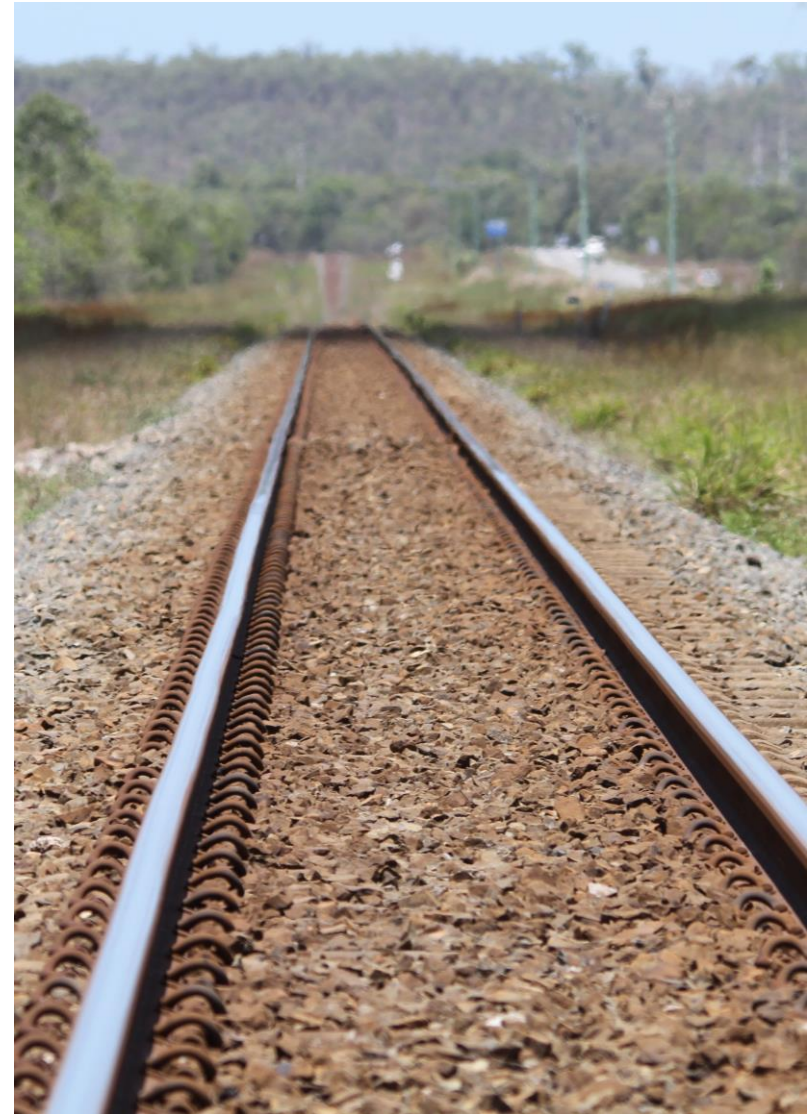
Council direction

Perceptions of the overall direction of Central Goldfields Shire Council's performance is up three points on 2020, with an index score of 53.

- Perceptions of Council's overall direction is in line with the Small Rural group and State-wide averages (both with an index score of 53).

Over the last 12 months, 51% of residents believe the direction of Council's overall performance has stayed the same, unchanged from 2020.

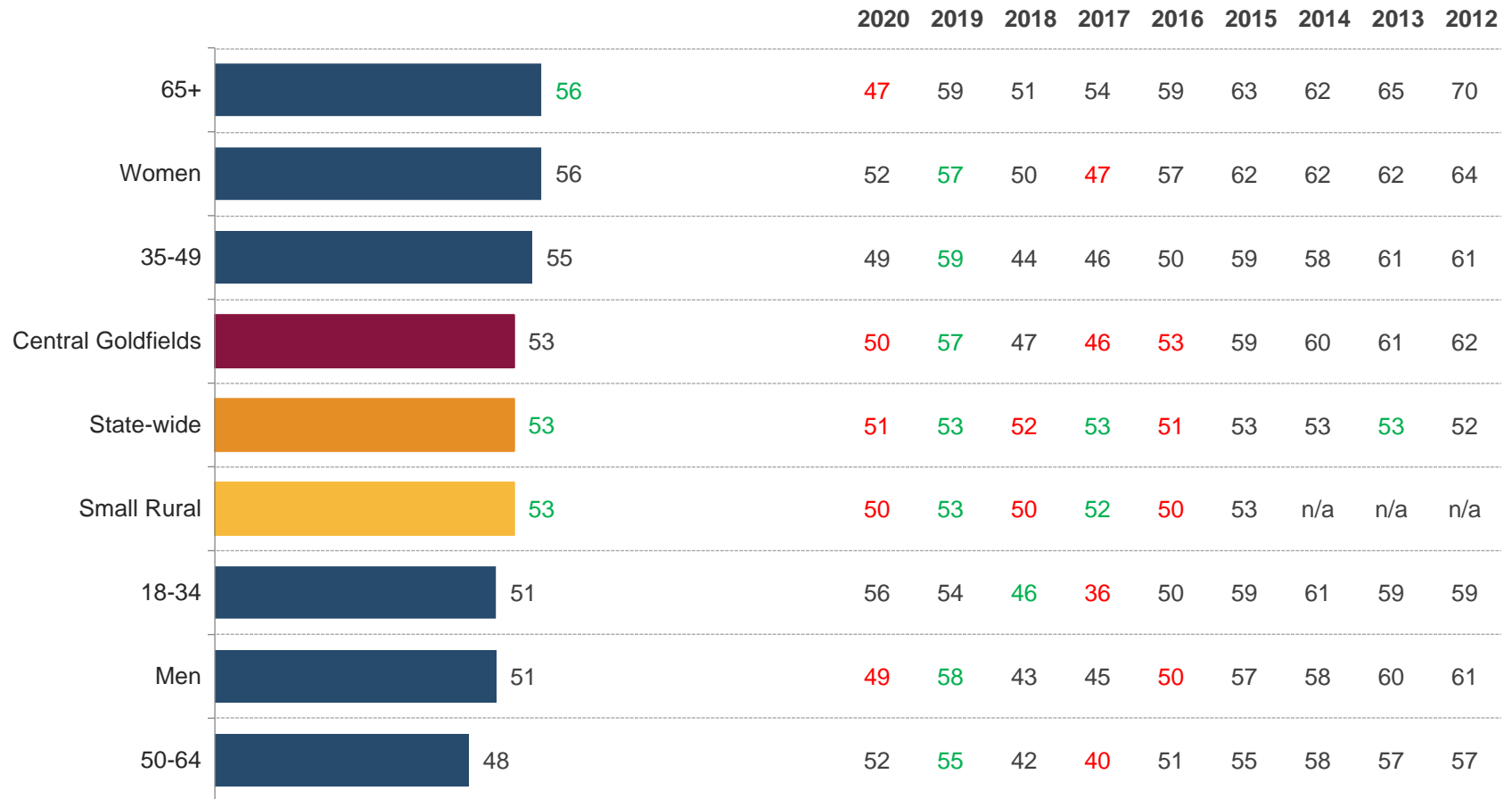
- 25% believe the direction has improved in the last 12 months (up two points on 2020).
- 19% believe it has deteriorated, down three points on 2020.
- The most satisfied with council direction are those aged 65 years and over and women.
- The least satisfied with council direction are those aged 50 to 64 years.





Overall council direction last 12 months

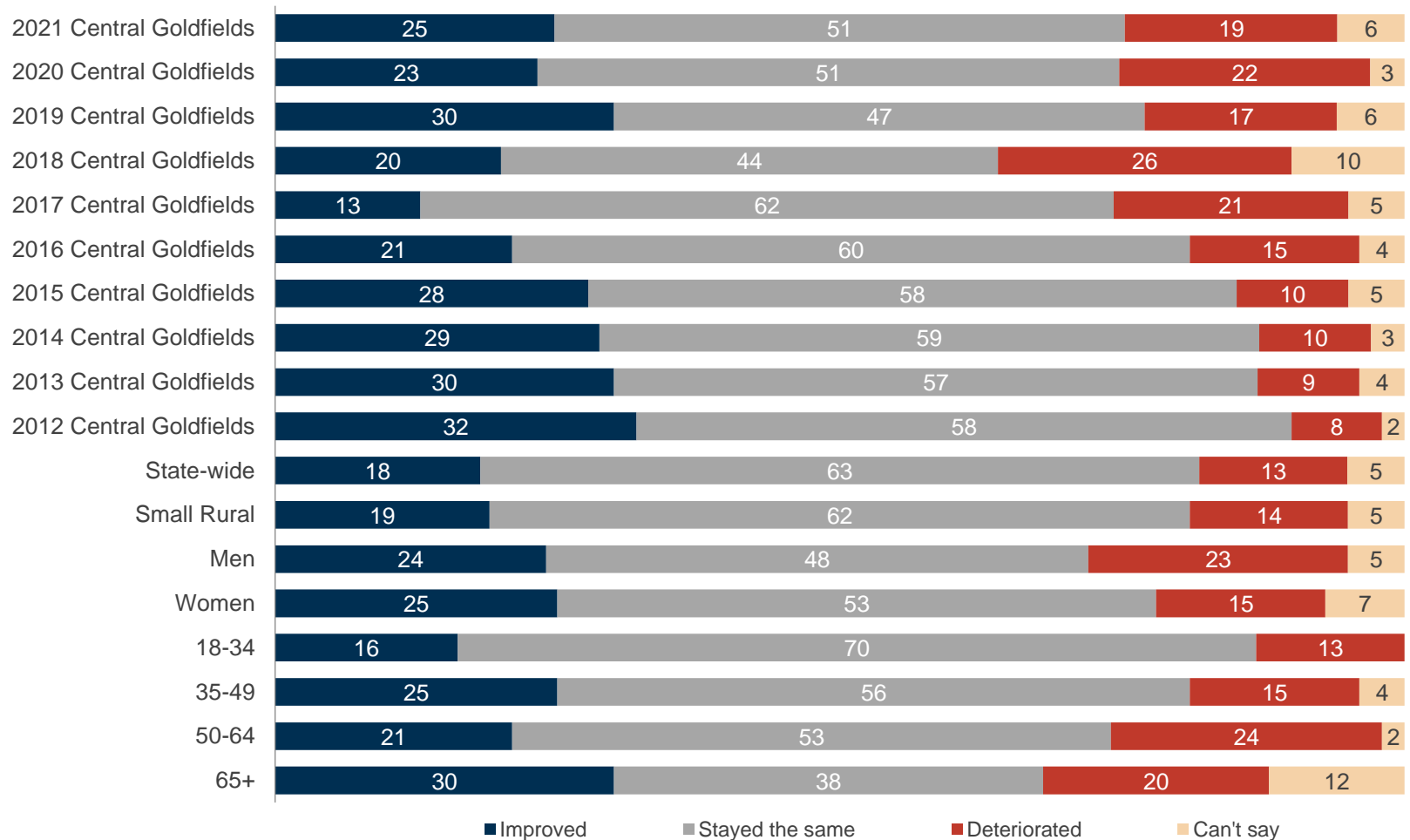
2021 overall council direction (index scores)





Overall council direction last 12 months

2021 overall council direction (%)



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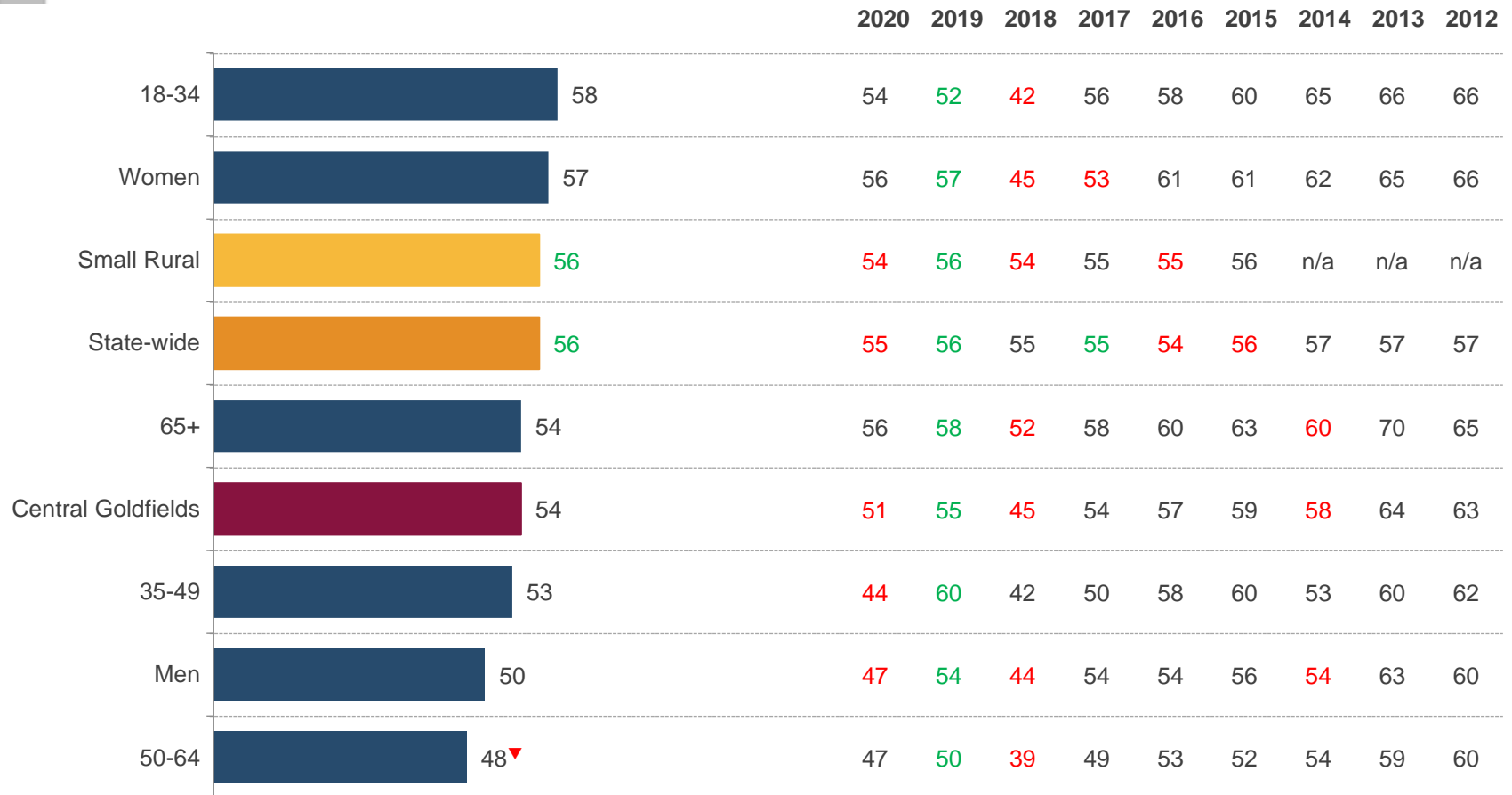
Individual service areas



Community consultation and engagement performance



2021 consultation and engagement performance (index scores)

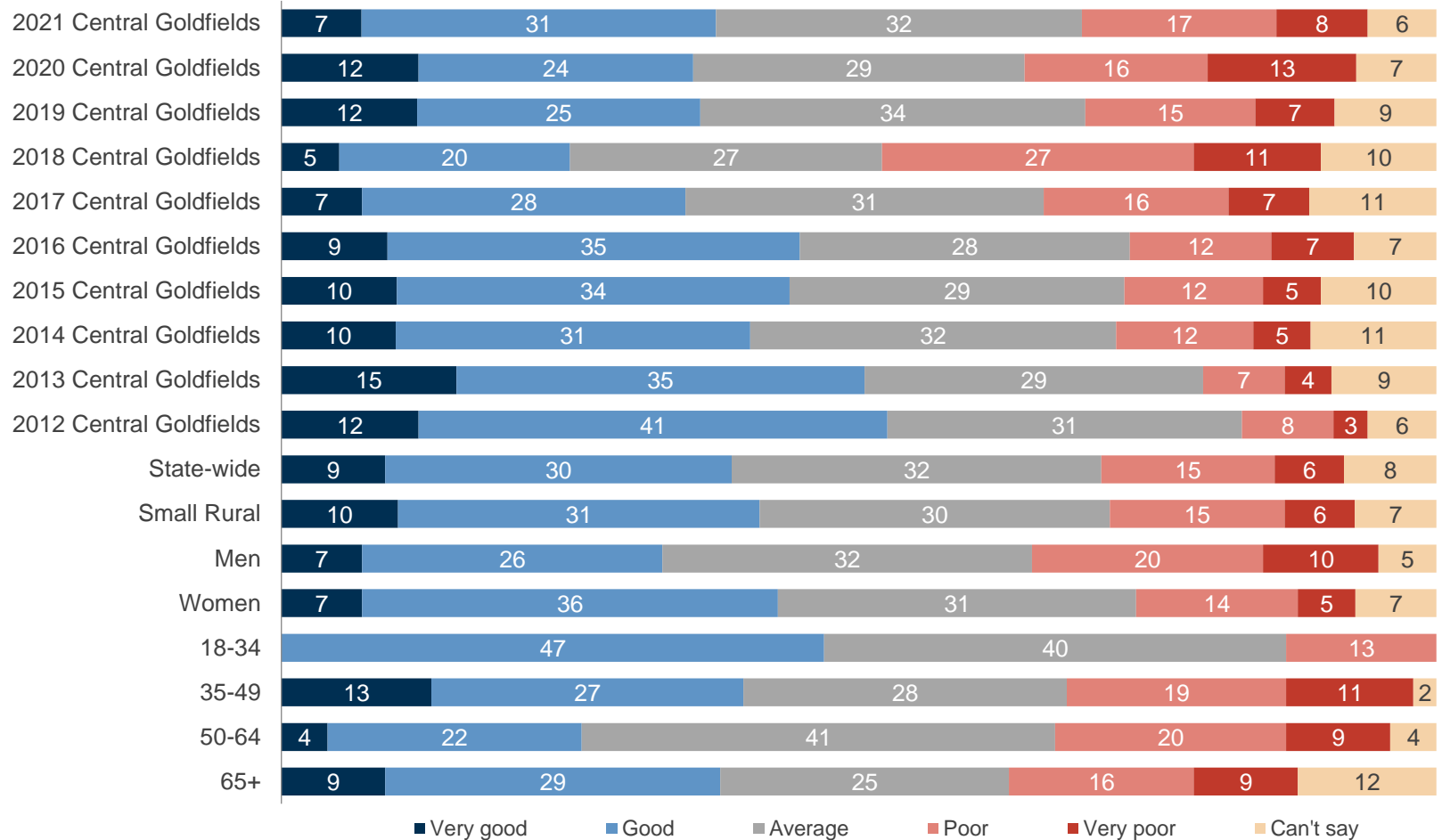




Community consultation and engagement performance



2021 consultation and engagement performance (%)

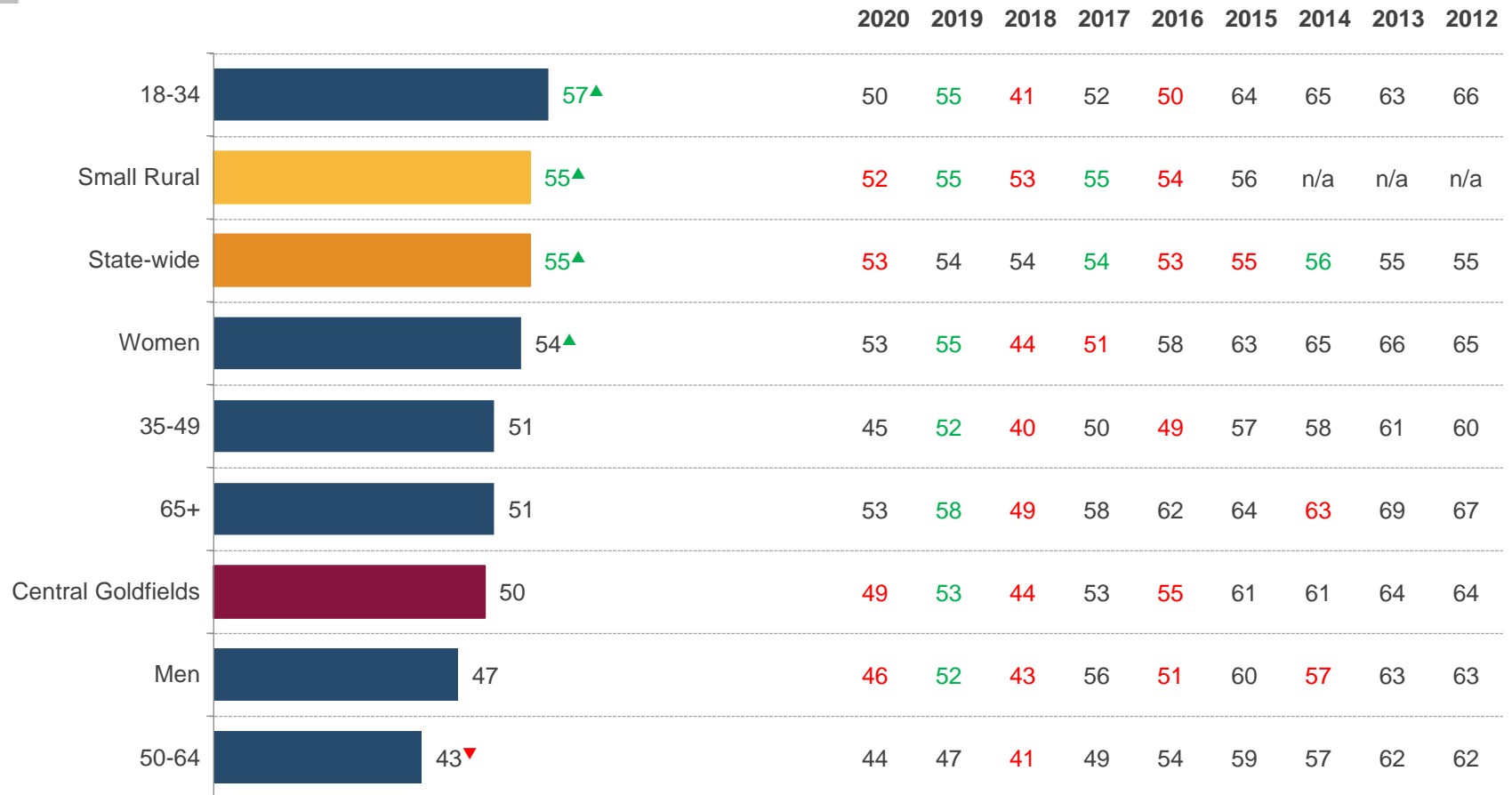




Lobbying on behalf of the community performance



2021 lobbying performance (index scores)



68

Q2. How has Council performed on 'Lobbying on behalf of the community' over the last 12 months?

Base: All respondents. Councils asked state-wide: 51 Councils asked group: 13

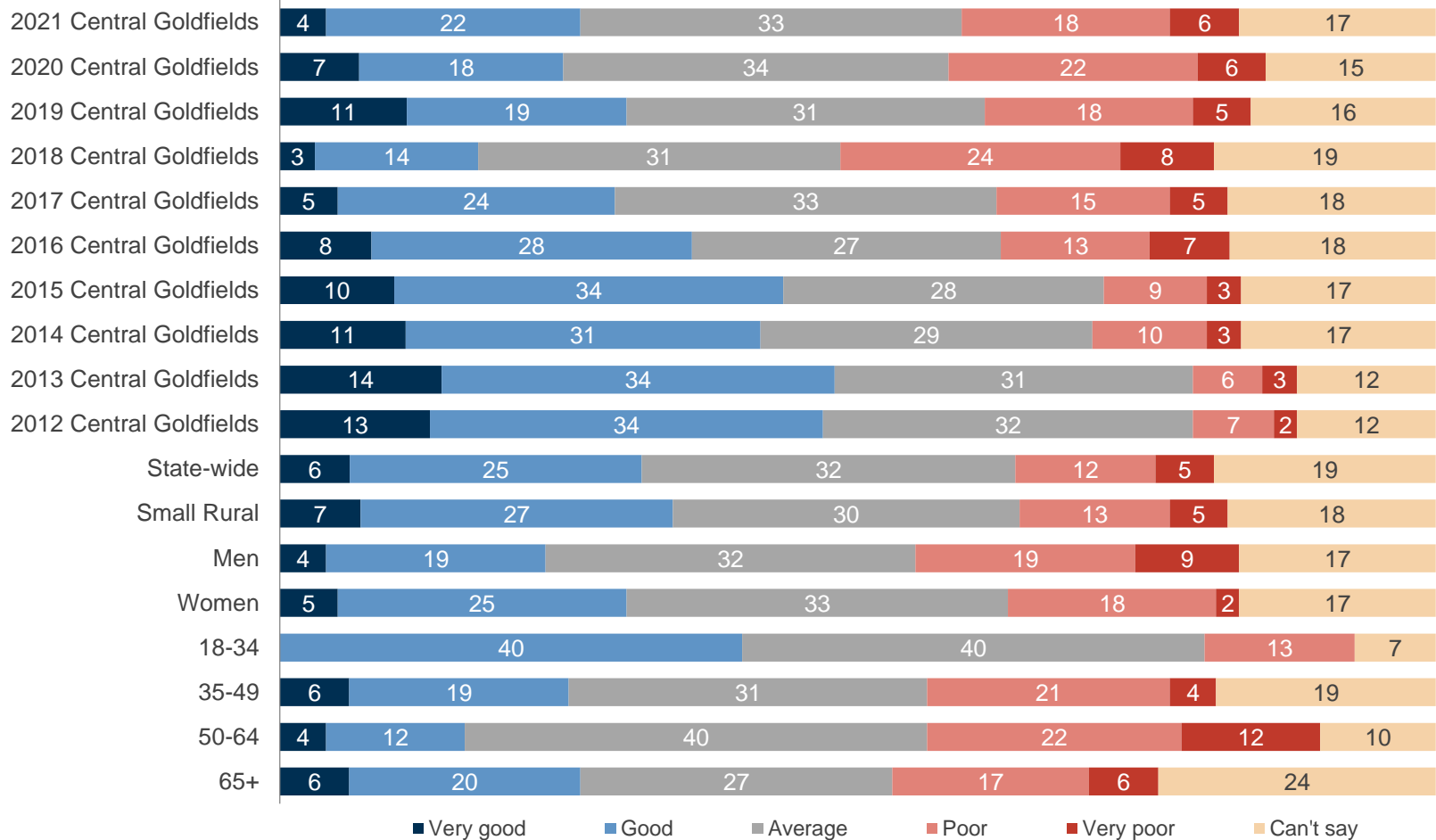
Note: Please see Appendix A for explanation of significant differences.



Lobbying on behalf of the community performance



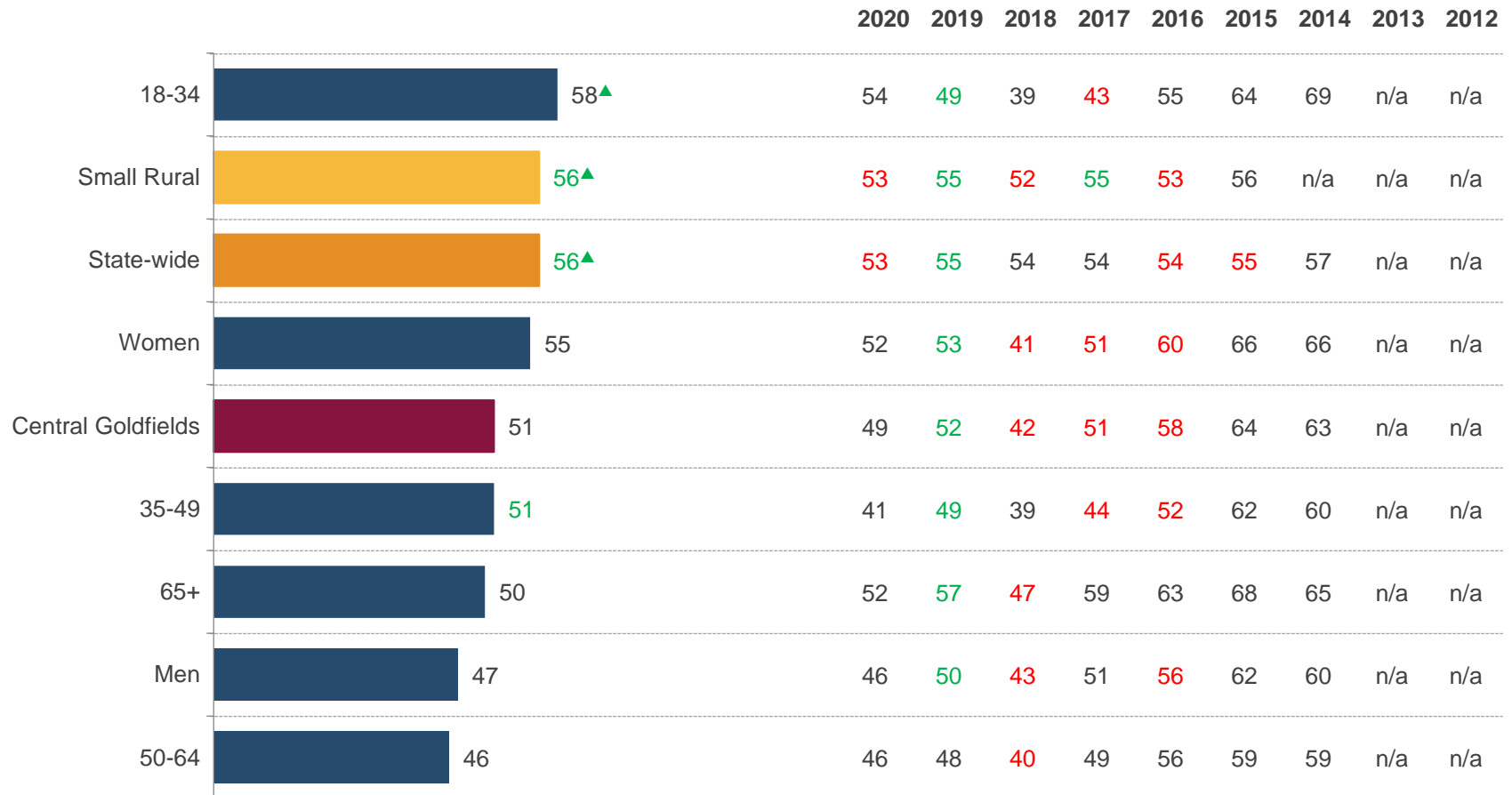
2021 lobbying performance (%)



Decisions made in the interest of the community performance



2021 community decisions made performance (index scores)



70

Q2. How has Council performed on 'Decisions made in the interest of the community' over the last 12 months?

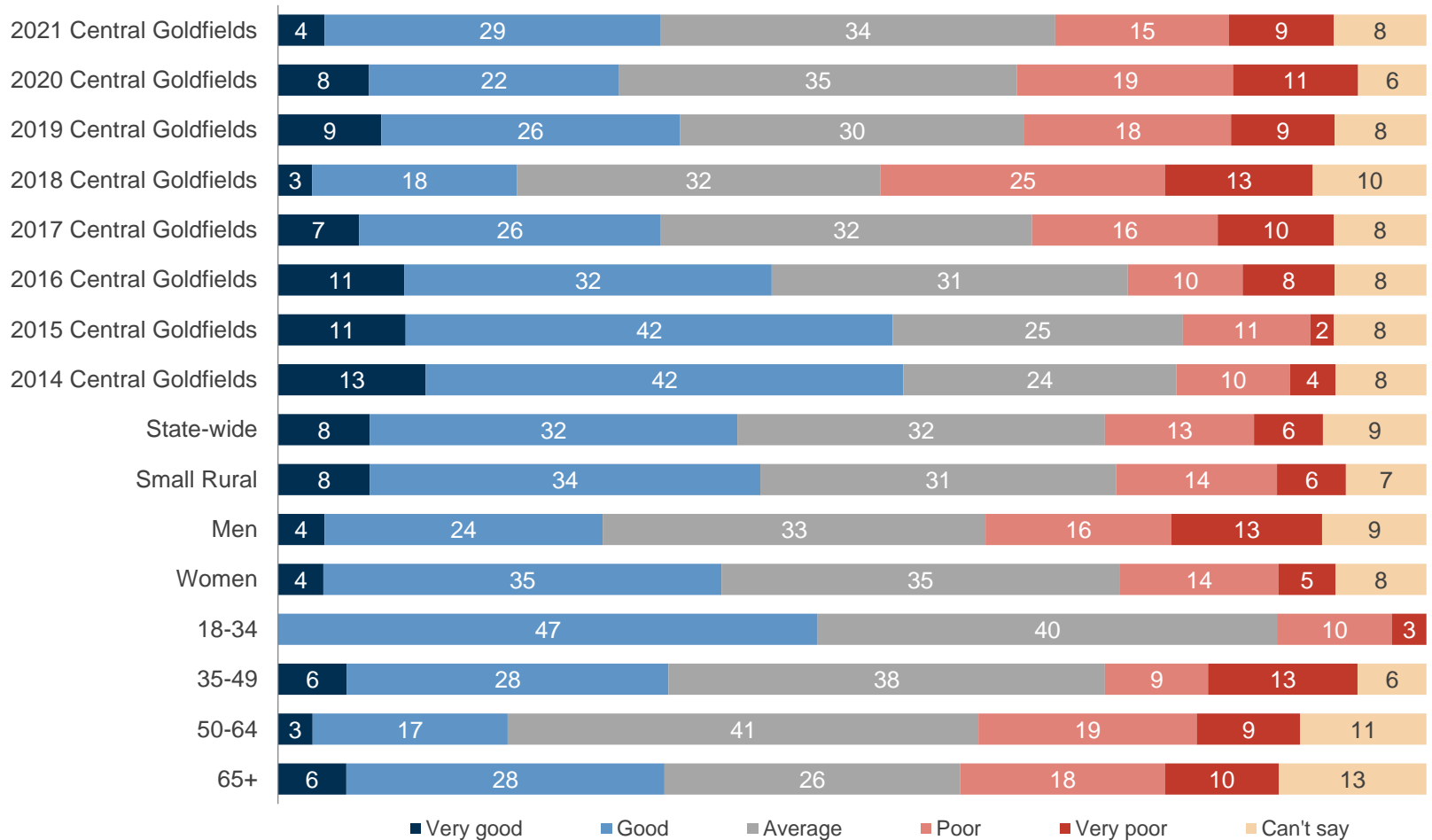
Base: All respondents. Councils asked state-wide: 66 Councils asked group: 19

Note: Please see Appendix A for explanation of significant differences.

Decisions made in the interest of the community performance



2021 community decisions made performance (%)



The condition of sealed local roads in your area performance



2021 sealed local roads performance (index scores)

	2020	2019	2018	2017	2016	2015	2014	2013	2012
State-wide	54	56	53	53	54	55	55	n/a	n/a
65+	57	57	55	56	61	62	58	n/a	n/a
Small Rural	51	53	49	50	52	52	n/a	n/a	n/a
Women	53	48	49	52	57	55	55	n/a	n/a
Central Goldfields	51	48	48	51	54	55	52	n/a	n/a
Men	48	49	47	51	51	55	50	n/a	n/a
35-49	44	42	41	42	51	60	49	n/a	n/a
18-34	47	40	47	56	51	45	53	n/a	n/a
50-64	46	46	44	49	50	49	48	n/a	n/a

72

Q2. How has Council performed on 'The condition of sealed local roads in your area' over the last 12 months?

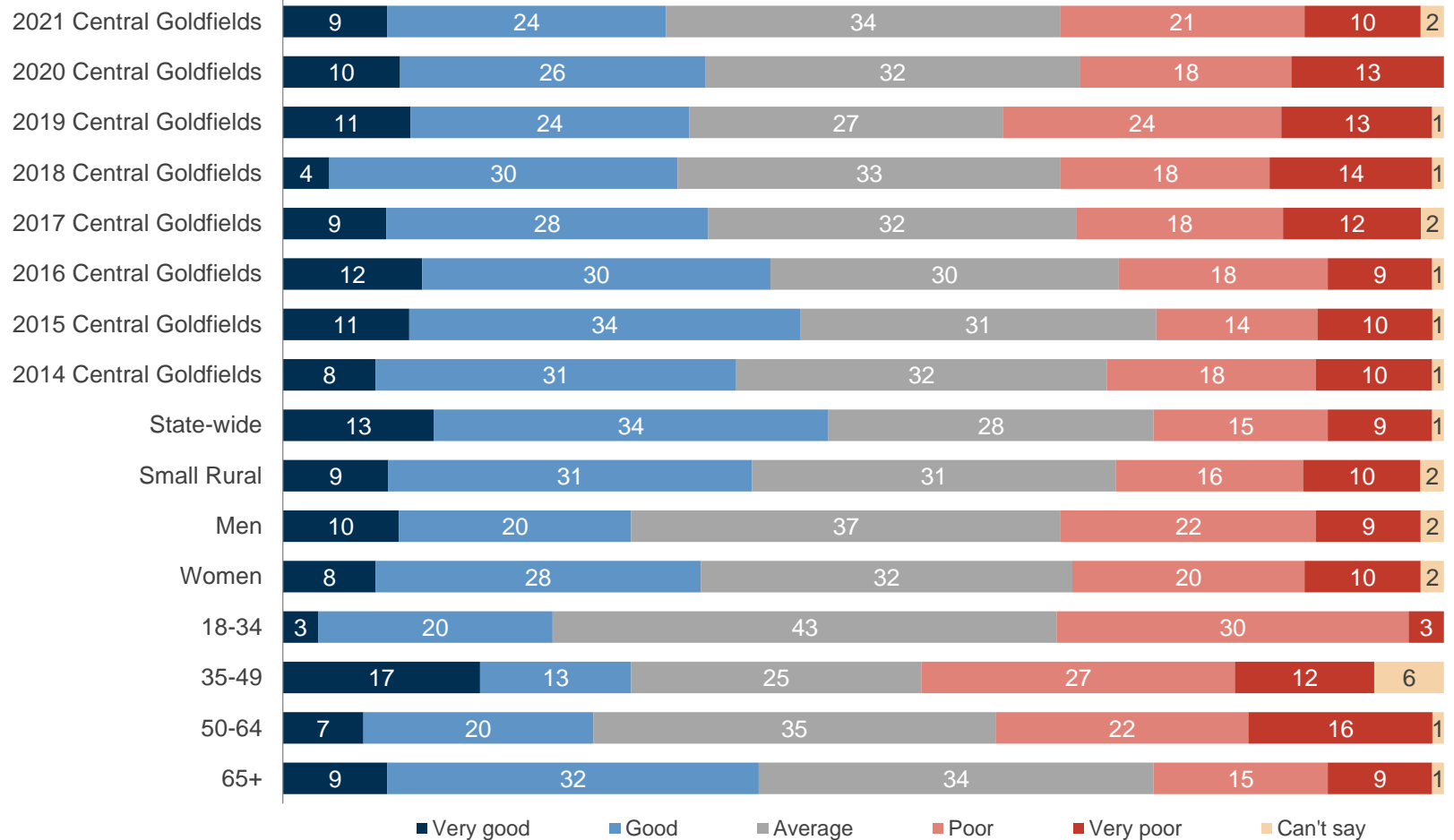
Base: All respondents. Councils asked state-wide: 66 Councils asked group: 19

Note: Please see Appendix A for explanation of significant differences.

The condition of sealed local roads in your area performance



2021 sealed local roads performance (%)

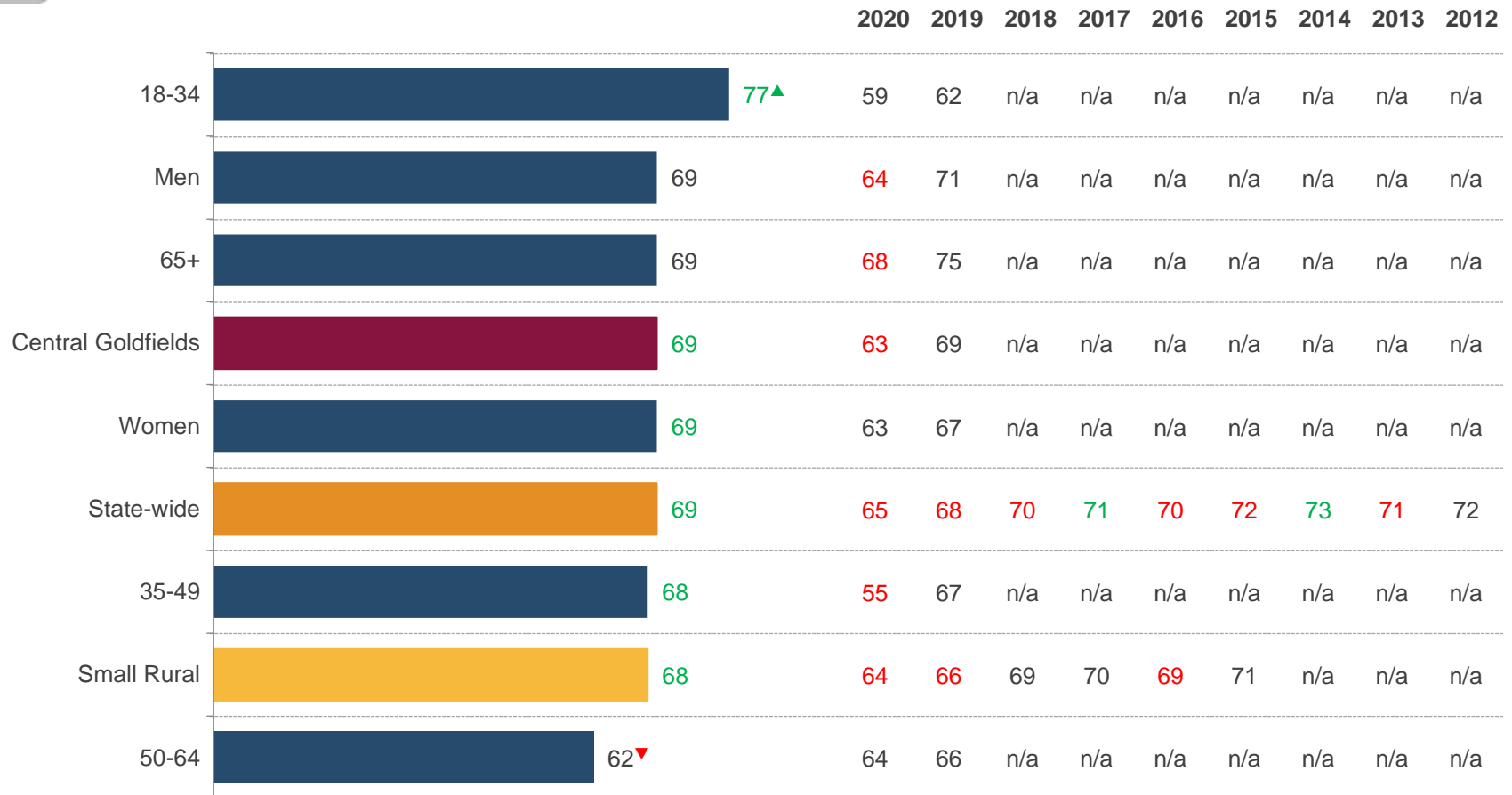




Waste management performance



2021 waste management performance (index scores)

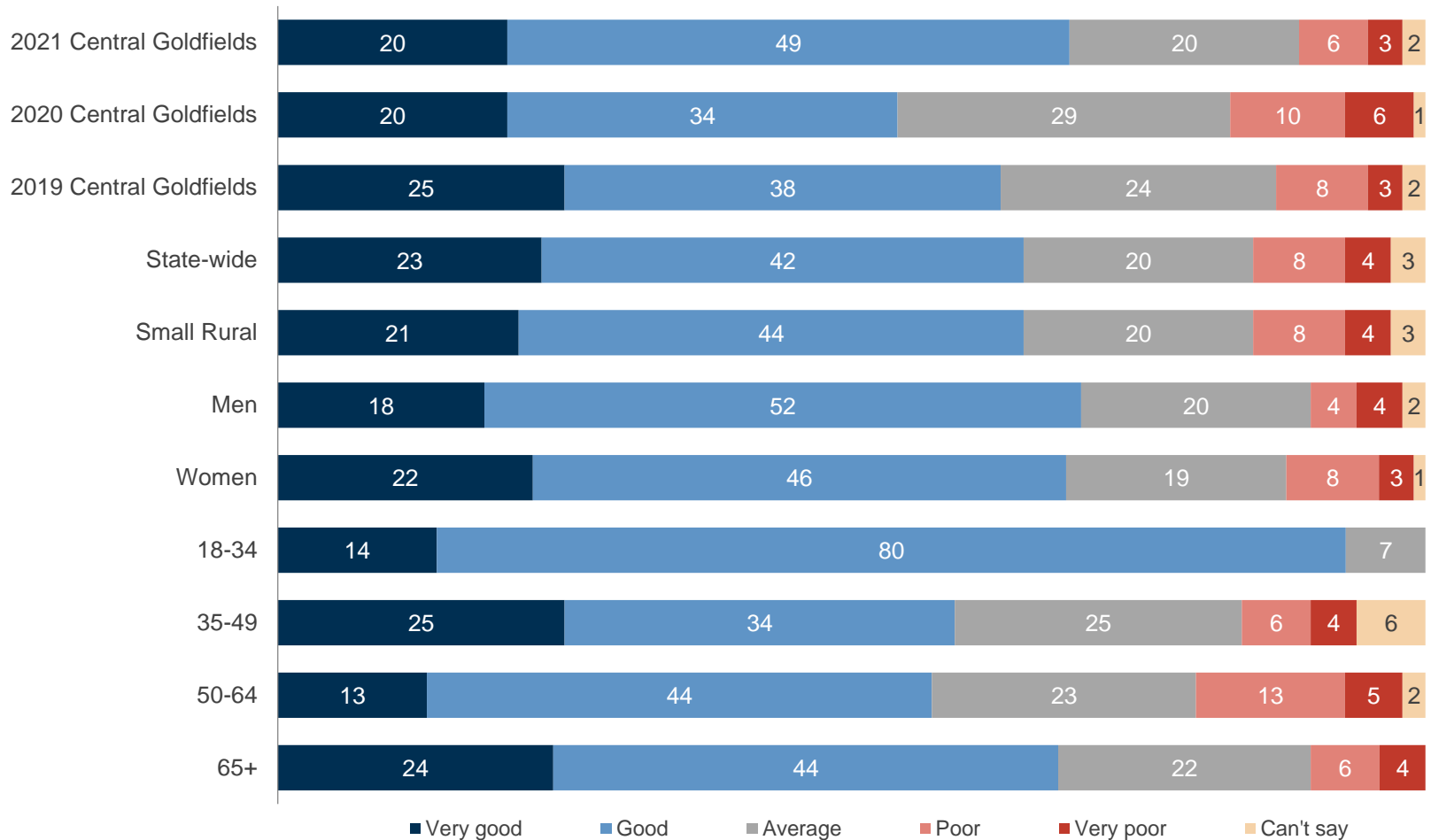




Waste management performance



2021 waste management performance (%)





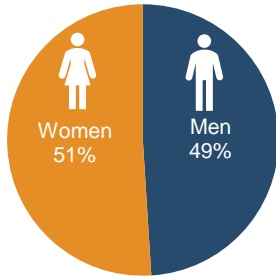
Detailed demographics



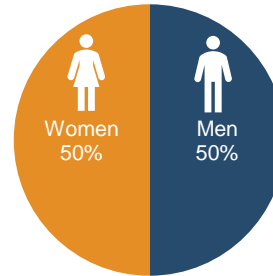
Gender and age profile

2021 gender

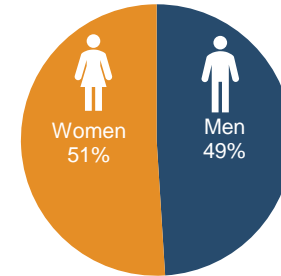
Central Goldfields



Small Rural

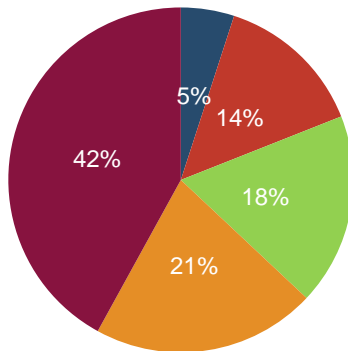


State-wide

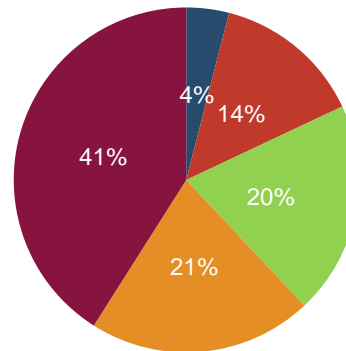


2021 age

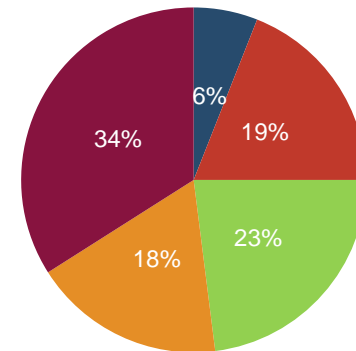
Central Goldfields



Small Rural



State-wide




■ 18-24 ■ 25-34 ■ 35-49 ■ 50-64 ■ 65+

■ 18-24 ■ 25-34 ■ 35-49 ■ 50-64 ■ 65+

■ 18-24 ■ 25-34 ■ 35-49 ■ 50-64 ■ 65+

S3. [Recap gender] / S4. To which of the following age groups do you belong?
 Base: All respondents. Councils asked state-wide: 66 Councils asked group: 19
 Please note that for the reason of simplifying reporting, interlocking age and gender reporting has not been included in this report. Interlocking age and gender analysis is still available in the dashboard and data tables provided alongside this report.

A large, dark blue, stylized letter 'W' graphic dominates the right side of the page. Inside the 'W', there are faint, light blue data visualizations including a line graph with a downward trend, a bar chart with several bars of varying heights, and a grid pattern.

Appendix A: Index scores, margins of error and significant differences



Appendix A: Index Scores

Index Scores

Many questions ask respondents to rate council performance on a five-point scale, for example, from 'very good' to 'very poor', with 'can't say' also a possible response category. To facilitate ease of reporting and comparison of results over time, starting from the 2012 survey and measured against the state-wide result and the council group, an 'Index Score' has been calculated for such measures.

The Index Score is calculated and represented as a score out of 100 (on a 0 to 100 scale), with 'can't say' responses excluded from the analysis. The '% RESULT' for each scale category is multiplied by the 'INDEX FACTOR'. This produces an 'INDEX VALUE' for each category, which are then summed to produce the 'INDEX SCORE', equating to '60' in the following example.

Similarly, an Index Score has been calculated for the Core question 'Performance direction in the last 12 months', based on the following scale for each performance measure category, with 'Can't say' responses excluded from the calculation.

SCALE CATEGORIES	% RESULT	INDEX FACTOR	INDEX VALUE
Very good	9%	100	9
Good	40%	75	30
Average	37%	50	19
Poor	9%	25	2
Very poor	4%	0	0
Can't say	1%	--	INDEX SCORE 60

SCALE CATEGORIES	% RESULT	INDEX FACTOR	INDEX VALUE
Improved	36%	100	36
Stayed the same	40%	50	20
Deteriorated	23%	0	0
Can't say	1%	--	INDEX SCORE 56



Appendix A: Margins of error

The sample size for the 2021 State-wide Local Government Community Satisfaction Survey for Central Goldfields Shire Council was n=400. Unless otherwise noted, this is the total sample base for all reported charts and tables.

The maximum margin of error on a sample of approximately n=400 interviews is +/-4.8% at the 95% confidence level for results around 50%. Margins of error will be larger for any sub-samples. As an example, a result of 50% can be read confidently as falling midway in the range 45.2% - 54.8%.

Maximum margins of error are listed in the table below, based on a population of 10,700 people aged 18 years or over for Central Goldfields Shire Council, according to ABS estimates.

Demographic	Actual survey sample size	Weighted base	Maximum margin of error at 95% confidence interval
Central Goldfields Shire Council	400	400	+/-4.8
Men	168	196	+/-7.5
Women	232	204	+/-6.4
18-34 years	30	78	+/-18.2
35-49 years	39	71	+/-15.9
50-64 years	109	83	+/-9.4
65+ years	222	168	+/-6.5



Appendix A: Significant difference reporting notation

Within tables and index score charts throughout this report, statistically significant differences at the 95% confidence level are represented by upward directing green (▲) and downward directing red arrows (▼).

Significance when noted indicates a significantly higher or lower result for the analysis group in comparison to the 'Total' result for the council for that survey question for that year. Therefore in the example below:

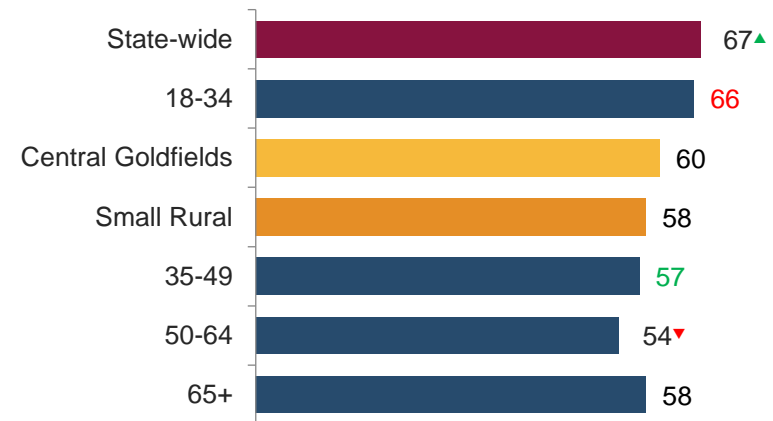
- ▲ The state-wide result is significantly higher than the overall result for the council.
- ▼ The result among 50-64 year olds is significantly lower than for the overall result for the council.

Further, results shown in green and red indicate significantly higher or lower results than in 2020.

Therefore in the example below:

- The result among 35-49 year olds in the council is **significantly higher** than the result achieved among this group in 2020.
- The result among 18-34 year olds in the council is **significantly lower** than the result achieved among this group in 2020.

**2021 overall performance (index scores)
(example extract only)**





Appendix A: Index score significant difference calculation

The test applied to the Indexes was an Independent Mean Test, as follows:

$$Z \text{ Score} = (\$1 - \$2) / \text{Sqrt} ((\$5^2 / \$3) + (\$6^2 / \$4))$$

Where:

- \$1 = Index Score 1
- \$2 = Index Score 2
- \$3 = unweighted sample count 1
- \$4 = unweighted sample count 2
- \$5 = standard deviation 1
- \$6 = standard deviation 2

All figures can be sourced from the detailed cross tabulations.

The test was applied at the 95% confidence interval, so if the Z Score was greater than +/- 1.954 the scores are significantly different.

A large, dark blue, stylized letter 'W' graphic dominates the right side of the page. Inside the 'W', there are faint, light blue background graphics including a line graph with an upward trend, a bar chart with three bars of increasing height, and a grid pattern.

Appendix B: Further project information



Appendix B: Further information

Further information about the report and explanations about the State-wide Local Government Community Satisfaction Survey can be found in this section including:

- Background and objectives
- Analysis and reporting
- Glossary of terms

Detailed survey tabulations

Detailed survey tabulations are available in supplied Excel file.

Contacts

For further queries about the conduct and reporting of the 2021 State-wide Local Government Community Satisfaction Survey, please contact JWS Research on

(03) 8685 8555 or via email:

admin@jwsresearch.com



Appendix B: Survey methodology and sampling

The 2021 results are compared with previous years, as detailed below:

- 2020, n=400 completed interviews, conducted in the period of 30th January – 22nd March.
- 2019, n=400 completed interviews, conducted in the period of 1st February – 30th March.
- 2018, n=400 completed interviews, conducted in the period of 1st February – 30th March.
- 2017, n=400 completed interviews, conducted in the period of 1st February – 30th March.
- 2016, n=400 completed interviews, conducted in the period of 1st February – 30th March.
- 2015, n=400 completed interviews, conducted in the period of 1st February – 30th March.
- 2014, n=400 completed interviews, conducted in the period of 31st January – 11th March.
- 2013, n=400 completed interviews, conducted in the period of 1st February – 24th March.
- 2012, n=400 completed interviews, conducted in the period of 18th May – 30th June.

Minimum quotas of gender within age groups were applied during the fieldwork phase. Post-survey weighting was then conducted to ensure accurate representation of the age and gender profile of the Central Goldfields Shire Council area.

85

Any variation of +/-1% between individual results and net scores in this report or the detailed survey tabulations is due to rounding. In reporting, ‘—’ denotes not mentioned and ‘0%’ denotes mentioned by less than 1% of respondents. ‘Net’ scores refer to two or more response categories being combined into one category for simplicity of reporting.

This survey was conducted by Computer Assisted Telephone Interviewing (CATI) as a representative random probability survey of residents aged 18+ years in Central Goldfields Shire Council.

Survey sample matched to the demographic profile of Central Goldfields Shire Council as determined by the most recent ABS population estimates was purchased from an accredited supplier of publicly available phone records, including up to 60% mobile phone numbers to cater to the diversity of residents within Central Goldfields Shire Council, particularly younger people.

A total of n=400 completed interviews were achieved in Central Goldfields Shire Council. Survey fieldwork was conducted in the period of 8th February – 21st March, 2021.



Appendix B: Analysis and reporting

All participating councils are listed in the State-wide report published on the DELWP website. In 2021, 66 of the 79 Councils throughout Victoria participated in this survey. For consistency of analysis and reporting across all projects, Local Government Victoria has aligned its presentation of data to use standard council groupings. Accordingly, the council reports for the community satisfaction survey provide analysis using these standard council groupings. Please note that councils participating across 2012-2021 vary slightly.

Council Groups

Central Goldfields Shire Council is classified as a Small Rural council according to the following classification list:

- Metropolitan, Interface, Regional Centres, Large Rural & Small Rural.

Councils participating in the Small Rural group are:

- Alpine, Ararat, Benalla, Buloke, Central Goldfields, Gannawarra, Hepburn, Hindmarsh, Indigo, Loddon, Mansfield, Murrindindi, Northern Grampians, Pyrenees, Queenscliffe, Strathbogie, West Wimmera and Yarriambiack.

Wherever appropriate, results for Central Goldfields Shire Council for this 2021 State-wide Local Government Community Satisfaction Survey have been compared against other participating councils in the Small Rural group and on a state-wide basis. Please note that council groupings changed for 2015, and as such comparisons to council group results before that time can not be made within the reported charts.



Appendix B: 2012 survey revision

The survey was revised in 2012. As a result:

- The survey is now conducted as a representative random probability survey of residents aged 18 years or over in local councils, whereas previously it was conducted as a 'head of household' survey.
- As part of the change to a representative resident survey, results are now weighted post survey to the known population distribution of Central Goldfields Shire Council according to the most recently available Australian Bureau of Statistics population estimates, whereas the results were previously not weighted.
- The service responsibility area performance measures have changed significantly and the rating scale used to assess performance has also changed.

As such, the results of the 2012 State-wide Local Government Community Satisfaction Survey should be considered as a benchmark. Please note that comparisons should not be made with the State-wide Local Government Community Satisfaction Survey results from 2011 and prior due to the methodological and sampling changes. Comparisons in the period 2012-2021 have been made throughout this report as appropriate.



Appendix B: Core, optional and tailored questions

Core, optional and tailored questions

Over and above necessary geographic and demographic questions required to ensure sample representativeness, a base set of questions for the 2021 State-wide Local Government Community Satisfaction Survey was designated as 'Core' and therefore compulsory inclusions for all participating Councils.

These core questions comprised:

- Overall performance last 12 months (Overall performance)
- Value for money in services and infrastructure (Value for money)
- Contact in last 12 months (Contact)
- Rating of contact (Customer service)
- Overall council direction last 12 months (Council direction)
- Community consultation and engagement (Consultation)
- Decisions made in the interest of the community (Making community decisions)
- Condition of sealed local roads (Sealed local roads)
- Waste management

Reporting of results for these core questions can always be compared against other participating councils in the council group and against all participating councils state-wide. Alternatively, some questions in the 2021 State-wide Local Government Community Satisfaction Survey were optional. Councils also had the ability to ask tailored questions specific only to their council.



Appendix B: Analysis and reporting

Reporting

Every council that participated in the 2021 State-wide Local Government Community Satisfaction Survey receives a customised report. In addition, the state government is supplied with this State-wide summary report of the aggregate results of 'Core' and 'Optional' questions asked across all council areas surveyed, which is available at:

<https://www.localgovernment.vic.gov.au/our-programs/council-community-satisfaction-survey>

Tailored questions commissioned by individual councils are reported only to the commissioning council and not otherwise shared unless by express written approval of the commissioning council.



Appendix B: Glossary of terms

Core questions: Compulsory inclusion questions for all councils participating in the CSS.

CSS: 2021 Victorian Local Government Community Satisfaction Survey.

Council group: One of five classified groups, comprising: metropolitan, interface, regional centres, large rural and small rural.

Council group average: The average result for all participating councils in the council group.

Highest / lowest: The result described is the highest or lowest result across a particular demographic sub-group e.g. men, for the specific question being reported. Reference to the result for a demographic sub-group being the highest or lowest does not imply that it is significantly higher or lower, unless this is specifically mentioned.

Index score: A score calculated and represented as a score out of 100 (on a 0 to 100 scale). This score is sometimes reported as a figure in brackets next to the category being described, e.g. men 50+ (60).

Optional questions: Questions which councils had an option to include or not.

Percentages: Also referred to as ‘detailed results’, meaning the proportion of responses, expressed as a percentage.

Sample: The number of completed interviews, e.g. for a council or within a demographic sub-group.

Significantly higher / lower: The result described is significantly higher or lower than the comparison result based on a statistical significance test at the 95% confidence limit. If the result referenced is statistically higher or lower then this will be specifically mentioned, however not all significantly higher or lower results are referenced in summary reporting.

State-wide average: The average result for all participating councils in the State.

Tailored questions: Individual questions tailored by and only reported to the commissioning council.

Weighting: Weighting factors are applied to the sample for each council based on available age and gender proportions from ABS census information to ensure reported results are proportionate to the actual population of the council, rather than the achieved survey sample.

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8.4 APPOINTMENT OF MARYBOROUGH AERODROME TASKFORCE

Author: Manager Strategy and Economic Development

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 enable Council to appoint members to the Maryborough Aerodrome Taskforce.

The purpose of the Taskforce is to provide advice to Council on the future use and development of Maryborough Aerodrome to provide the best economic and social benefits to the community.

LEGISLATION AND POLICY CONTEXT

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

Outcome: Our Shire celebrates the rich built and natural heritage and a sustainable environment.

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

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.

The Maryborough Aerodrome is on Crown Land and Council is the appointed land manager. Council is required to manage the land in accordance with Department of Environment, Land, Water and Planning (DELWP) leasing requirements for Crown land in accordance with the Crown Land (Reserves) Act 1978.

BACKGROUND INFORMATION

The Maryborough Aerodrome is Crown Land which was temporarily reserved for aerodrome purposes in 1987 and the Shire of Tullaroop was at that time appointed as the Committee of Management by DELWP. 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. This resulted in management responsibility transferring to Central Goldfields Shire Council.

On 4 March 2004, Council entered into an initial service agreement with the Maryborough 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.

On 22 August 2012 Council adopted a Master Plan for the Aerodrome. The Master Plan was rescinded at the meeting held on 27 August 2019.

In addition, the Council resolved at the 27 August 2019 meeting to convert the Aerodrome from a Registered Aerodrome to an Aircraft Landing Area (ALA).

A meeting with representatives of the Maryborough Aero Club and hangar lessees was held in December 2020 to address the outstanding issues raised by the attendees at the meeting in regards the future of the Aerodrome and in relation to lease rents and rates.

At its meeting of 27 April 2021 Council resolved to

1. *Approve the allocation of \$30,000 in the 2021/22 Budget for the development of a business plan for the Maryborough Aerodrome;*
2. *Adopt the Terms of Reference for the Maryborough Aerodrome Taskforce in Attachment 1;*
3. *Approve the waiving of rates on Aerodrome leases for the Aeroclub and Maryborough Ambulance Transfer Station on the basis that they provide services at the Aerodrome that are accessible to and for the benefit of the community in accordance with Section 169 of the Local Government Act 1989; and*
4. *Confirm that current leases are transitioned to DELWP leases on current rents and lease terms; and*
5. *New leases are negotiated on terms of 7+7+7 years, with rent set at \$3.50 sq/m +CPI for the first term of 7 years, and market rent reviews for subsequent terms.*

REPORT

Establishment of a Maryborough Aerodrome Taskforce will ensure there is community and stakeholder input into the development of a business plan for the Aerodrome and the subsequent review and update of the master plan.

Officers have undertaken an Expression of Interest process in accordance with the Terms of Reference (ToR). Ten responses were received expressing an interest in membership of the Maryborough Aerodrome Taskforce, of which three also expressed an interest in being appointed Chair. The Terms of Reference stipulate that the Taskforce will comprise “up to six community members,” so a process for selecting six appointees (including the Chair) is required.

The ToR identified the following capabilities as priorities for selection:

- i. Knowledge of aerodrome operations
- ii. Business acumen
- iii. Community development

iv. Community asset management

The following experience was identified as being sought for the role of Taskforce Chair:

- i. Extensive knowledge of airport operations
- ii. Substantial experience in community asset management
- iii. Relevant technical and management qualifications
- iv. Familiarity with local government operations would be an advantage.

The Expression of Interest process asked applicants to indicate their knowledge and relevant experience in the above areas. The confidential attachments include the submitted Expressions of Interest and a summary table of the information provided.

It should be noted that the four unsuccessful applicants can still have input into the Taskforce work by being included as interested stakeholders in the engagement processes undertaken by the Taskforce and any consultants appointed in subsequent stages.

CONSULTATION/COMMUNICATION

Expressions of Interest in being appointed to the Taskforce were invited through a widely advertised process.

The Maryborough Aerodrome Taskforce and any consultants appointed in subsequent stages will be responsible for further engagement with stakeholders and the community about the future of the Aerodrome.

FINANCIAL & RESOURCE IMPLICATIONS

Resourcing of the Maryborough Aerodrome Taskforce will be undertaken by Council officers.

As per the April Council resolution Council has allocated \$30,000 in the 2021/22 Budget for the development of a business plan for the Maryborough Aerodrome, with a further allocation expected to be necessary in 2022-23 for a review and update of the master plan.

RISK MANAGEMENT

This report addresses Council's strategic risk Property and Assets - Failure to maintain, renew and expand our assets in a timely and robust way, that considers service and delivery needs by taking steps towards a business plan to manage the future of the aerodrome asset.

CONCLUSION

The Maryborough Aerodrome Taskforce will work with Council staff to deliver a business plan for Council to consider in guiding the future of the Maryborough Aerodrome. Ten community members have expressed an interest in being appointed to the Taskforce.

The applications demonstrate a range of appropriate skills and experience, enabling Council to appoint a Chair and five other members to fulfil the purpose of the Taskforce in accordance with the adopted Terms of Reference.

ATTACHMENTS

1. Expressions of Interest in being appointed to Maryborough Aerodrome Taskforce [Confidential]
2. Summary Table of EOI information [Confidential]
3. Terms of Reference - Maryborough Aerodrome Taskforce

RECOMMENDATION

That Council appoint a Chair and five other members to the Maryborough Aerodrome Taskforce in accordance with the Terms of Reference, with a view to ensuring an appropriate mix of skills and experience across the group of appointees as a whole.

1. Purpose

The role of the Maryborough Aerodrome Taskforce (the Taskforce) is to provide advice to Council on the future use and development of Maryborough Aerodrome to provide the best economic and social benefits to the community

2. Term

The term of the Maryborough Aerodrome Taskforce will be for a period of 12 months unless Council resolves to vary or revoke it. A review of the terms of reference and ongoing need for the Taskforce will be undertaken one month prior to the expiry of the term.

3. Membership

The Taskforce is to be chaired by an independent community member and comprise of up to six community and stakeholder members with one or more of the following capabilities:

- i. Knowledge of aerodrome operations
- ii. Business acumen
- iii. Community development
- iv. Community asset management

The Independent Chair will be appointed by Council and should have the following experience:

- i. Extensive knowledge of airport operations
- ii. Substantial experience in community asset management
- iii. Relevant technical and management qualifications
- iv. Familiarity with local government operations would be an advantage.

SELECTION OF MEMBERS

The members will be selected by calling for nominations. An advertisement will be placed in the local media and on Council's website.

Interested representatives must submit an Expression of Interest.

Appointment will be for an initial period of 12 months and will be reviewed one month prior to the expiry of the term.

4. Roles and Responsibilities

The Taskforce does not operate with any delegated powers conferred by Council, The Taskforce provides guidance and recommendations to Council for decisions relating to the management and development of the Aerodrome.

Roles:

1. Contribute to the development of a Business Plan for the Aerodrome that best serves the economic and social interests of the community by
 - a. identifying issues and opportunities for the growth and development of the Aerodrome including, but not restricted to, commercial and industry development; tourism potential; pilot training; refuelling facility; health and medical services; leisure and lifestyle and emergency management;
 - b. identifying options for the day to day management of the Aerodrome; and
 - c. considering the costs and benefits of CASA registration for the Aerodrome if recommended to meet the objectives of the business case
2. Upon endorsement of the Business Plan by Council, undertake a review of the rescinded 2012 Maryborough Aerodrome Master Plan that encompasses the operational needs of the aerodrome and functional layout, management responsibilities, and any other matters needed to realise the business case model.
3. identify the investment required to implement the Master Plan and the cost benefit of this.
4. Provide advice to Council on any grants or other funding opportunities available to implement the Business Plan and or Master Plan.

5. Meetings

Meetings of the Taskforce are to be held monthly by agreement.

Minutes for all meetings are to be taken and provided to Council 10 business days after each meeting.

6. Quorum and Attendance

A quorum of the Taskforce shall constitute a number equating to one more than 50% of the appointed members of the Group.

7. Insurance

Members of the Taskforce are covered by the Council's voluntary workers and fidelity guarantee policy.

8. Misuse of position

A person who is, or has been, a member of the Taskforce must not misuse their position:

- a) to gain or attempt to gain, directly or indirectly, an advantage for themselves or for any other person; or
- b) to cause, or attempt to cause, detriment to the Council, or another person.

9. Confidential information

A person who is, or has been, a member of the Taskforce, must not disclose information that the person knows, or should reasonably know, as confidential information

10. Conflicts of Interest

Members of the Group, must, at a meeting, disclose any conflict of interests by advising the meeting of the conflict immediately before the matter is considered and must leave the room until the matter has been resolved.

The declaration of the conflict must be recorded in the minutes.

8.5 HARDSHIP POLICY UPDATE

Author: Manager Finance

Responsible Officer: General Manager Corporate Performance

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

SUMMARY/PURPOSE

The purpose of this report is for Council to consider and adopt the updated Council's financial hardship policy which includes a number of changes to support ratepayers experiencing financial hardship for a range of reasons including COVID-19.

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.

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

BACKGROUND INFORMATION

Council in April 2020, October 2020 and again in March 2021, introduced a range of support measures following the outbreak of COVID-19 which expired at 30 June 2021.

The updated financial hardship policy covers hardship more broadly and can also be applied to COVID-19 related hardship.

The purpose of the financial hardship policy is to recognise that members of our community may experience short or long term periods of financial hardship for various reasons.

Financial hardship measures (prior to COVID-19) were included in the debt collection policy, but following a report issued by the Victorian Ombudsman into financial hardship, it is recommended that the Financial Hardship policy is a separate stand-alone policy.

This policy is distinct from projects and objectives put in place by the Economic Development team to support businesses during COVID-19 and beyond.

Following the expiration of the COVID-19 financial support measures, fees and charges waived since April 2020 will apply from 1 July 2021 in most cases or from the date of renewal (noting that a number of business registration fees are renewed on a calendar year as opposed to financial year).

REPORT

The role of Council is to provide good governance in its municipal district for the benefit and wellbeing of its community.

Ensuring ongoing financial viability is one of the principles of good governance. Council raises funds by a number of methods outlined in the Rating and Revenue Strategy.

Council acknowledges some community members may face financial hardship from time to time and is committed to helping these members of our community through these times.

Financial hardship is difficulty in paying debts when they are due. This can be ongoing or short term, and can occur for a number of reasons including but not limited to; illness, accident, loss of employment, some family issues, impact of COVID-19 or other changes in circumstances.

The purpose of this policy is to provide appropriate support to our community while at the same time maintaining our responsibilities of good governance. This includes the fair and ethical debt collection practices.

Ratepayers and community members must apply for financial hardship, it is not automatically granted.

There are three outcomes suggested in the policy following a successful financial hardship claim

- Deferment of rates and charges
- Payment arrangements
- Waiver of legal costs and interest

It is not recommended that rates are waived in full.

Should a community member wish to apply for financial hardship, an application must be submitted which notes various details explaining the hardship.

Each application will be reviewed and if approved, a recommendation put forward (based on options above) to recover the funds. It is important that a thorough review is undertaken so as not to disadvantage other ratepayers or members of our community.

This policy relates to rates and general debts.

FINANCIAL & RESOURCE IMPLICATIONS

Council is committed to ensuring there is a balance between financial viability, good governance and recognition that our community members may from time to time experience financial hardship.

The financial implications are expected to be minimal as the total waiving of rates is a last option. Waiving of legal fees and interest may have a small financial impact which is not expected to impact long term viability of the Council.

During 2020/21, Council waived various fees and charges, the impact of which was \$583k. This, together with increased costs associated with COVID was an impact of \$1.260m.

RISK MANAGEMENT

This report addresses Council's strategic risk Community Well-being - Failure to recognise and manage the impact of changing social and economic conditions on the community

CONCLUSION

Financial Hardship may occur with our community members from time to time. This may be long or short term. The financial hardship policy aims to find the balance between financial viability and good governance, and supporting our community members through these times.

ATTACHMENTS

1. Financial Hardship Policy

RECOMMENDATION

That Council:

1. *Council notes the expiry of the COVID-19 Hardship Policy;*
2. *Council approves the new Financial Hardship Policy; and*
3. *Council notes that the ongoing impacts of COVID-19 may still be a cause for financial hardship, and as such, community members can apply under the Financial Hardship Policy for relief due to COVID-19.*

FINANCIAL HARDSHIP POLICY



Directorate:	Corporate Performance
Responsible Manager:	Manager Finance
Review Due:	June 2022
Adoption:	Council
Date Adopted:

Acknowledgement

Central Goldfields Shire Council acknowledges that we are situated on the traditional lands of the Dja Dja Wurrung people, and we offer our respects to their elders past, present and emerging.

1. Purpose

The role of Central Goldfields Shire Council [Council] is to provide good governance in its municipal district for the benefit and wellbeing of its community.

The principles of good governance are specified in the Local Government Act 2020 which also confers power upon Council to do what is necessary to perform its role.

Ensuring ongoing financial viability is one of the principles of good governance. Council raises funds by a number of methods outlined in the Rating and Revenue Strategy.

Council acknowledges some community members may face financial hardship from time to time and is committed to helping these members of our community through these times.

Financial hardship is difficulty in paying debts when they are due. This can be ongoing or short term, and can occur for a number of reasons including but not limited to; illness, accident, loss of employment, some family issues, impact of COVID-19 or other changes in circumstances.

The purpose of this policy is to provide appropriate support to our community while at the same time maintaining our responsibilities of good governance. This includes the fair and ethical debt collection practices.

2. Application and Scope

Financial Hardship is defined as a situation where Council considers that a community member is unable to pay their financial obligations to Council. Financial hardship will be considered on an individual basis with two clear intentions: re-establishing financial capacity and meeting their financial obligations to Council.

This policy includes, but is not limited to

- Collection of outstanding debts
- Assistance to persons experiencing hardship

3. General Provisions

3.1. Hardship and Identifying hardship

A person is considered to be in financial hardship when they would be unable to provide food, accommodation, clothing, medical treatment, education or other basic necessities for themselves, their family or their dependants.

A business is considered to be in financial hardship when facing closure, disconnection of utilities, repossession of a vehicle necessary to the operation of the business or imminent legal action for non-payment of debts.

To establish financial hardship under this policy, the person or business must also show that the financial hardship is capable of remedy if payment arrangements were to change.

An application based on financial hardship from a ratepayer in relation to rates due on vacant land or from an owner of multiple properties (whether all in Central Goldfields Shire or not) will not be considered.

3.2. Principles

To ensure the financial hardship offered to one ratepayer does not unduly disadvantage other ratepayers, Council will not waive in whole or part any rate, levy, charge, special rate or special charge.

Relief under this policy for financial hardship is therefore limited to waiver of interest and legal fees on overdue payments, a deferment or a payment arrangement.

Where property ownership changes, all overdue rates and charges must be fully paid at settlement.

Council may decline to consider an application for relief due to financial hardship where the applicant has defaulted under a payment arrangement within the last year.

A deferment or payment arrangement under this policy will cease to have effect in the following circumstances:

- information requested by Council is not provided within 30 days of the request being made;
- the applicant provides any information to Council which is false or misleading;
- the applicant defaults on the arrangement;
- the circumstances giving rise to the financial hardship no longer exist; or
- in the case of a person, the applicant is deceased or declared bankrupt or in the case of business enters into administration or liquidation.

3.3. Applications

A person or business can apply to access relief for financial hardship by contacting Council's Rate Department on 54 610 610 or email mail@cgoldshire.vic.gov.au

An application 'Application for Payment Arrangement' (Appendix A) will be required to be filled in by, or on behalf of, the applicant. This can be found at <https://www.centralgoldfields.vic.gov.au/Home>

When a completed Financial Hardship application is received by Council's Rates Department an overview of the property will be completed including the:

- Property number, address locality, municipal ward;
- The rate category the property is rated under;
- The current Capital Improved Value of the Property; and

- The total rate arrears, current year rates and a grand total of both.

The options proposed from Council could be, but is not limited to,

- Deferment
- Payment Arrangements
- Waiver of interest and legal costs

3.4. Assessment

Any application for relief due to financial hardship will be considered confidentially and objectively based on the information provided by the applicant.

Provided all requested information has been received, an applicant will be advised of the decision in writing within 14 days of receiving the application.

Where a person or business is dissatisfied with the outcome of their application, the person or business may ask the General Manager Corporate Performance to review the decision by completing and lodging the Appeal Against Decision form (Attachment B). The General Manager Corporate Performance will determine the appeal within 14 days from receipt of the form.

3.5. Penalty Interest

Unless otherwise required by law or as provided for in a payment arrangement under this policy, interest is charged on all overdue amounts at the interest rate specified under section 2 of the Penalty Interest Rates Act 1983.

3.6. Debt Recovery

Council will attempt to contact the debtor via phone, mail and email (where available) prior to engaging a debt collector.

Council acknowledges that debt collection is a serious legal process because it may have implications on the debtor's credit rating.

Council also acknowledges that debt collection is an expensive legal process, therefore all costs incurred in the process will be passed onto the debtor in full.

Council will not take debt collection action if written direction is provided by the relevant Debt Owner to Council.

4. Review

This Policy must be reviewed a minimum of once every 4 years.

5. 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). Central Goldfields Shire Council is committed to consultation and cooperation between management and employees.

6. Relevant Legislation and Council Policies

Local Government Act 2020

Local Government Act 1989

Penalty Interest Rates Act 1983

APPENDIX A



ARRANGEMENT FOR PAYMENT OF RATES

PROPERTY NUMBER: _____

PROPERTY ADDRESS: _____

PERSON RESPONSIBLE
FOR PAYMENT OF RATES: _____

TELEPHONE NUMBER: _____

TOTAL AMOUNT CURRENTLY
OUTSTANDING: _____ AS AT _____

I hereby agree to make the following commitment in order to clear the above property of all outstanding rates and charges.

I understand that interest will accrue on such amounts until fully paid.

Warning – uncontrolled when printed – the current version of the document is kept in Council's Records Management System

I agree to pay the Central Goldfields Shire Council an amount not less than

\$ _____ per week/fortnight commencing on _____.

I understand that if at any time I am in default of this agreement the Shire may initiate legal proceedings, immediately and without notice, at my expense in order to recover the total amount of the debt outstanding plus interest accrued.

I require a Payment booklet - Yes/No

SIGNED: _____

WITNESS: _____

DATE: _____

Privacy Notification

The personal information requested on this form is being collected by Council to arrange payment of outstanding rates and charges. The information will be used solely by Council and placed on your property file.

You may apply to Council for access to and/or amendment of this information.

APPENDIX B



APPEAL AGAINST DECISION

Central Goldfields Shire Council's Hardship Policy offers assistance to people experiencing Financial Hardship

To make an application for appeal, you must first have completed an initial Arrangement for Payment of Rates under the terms of the Financial Hardship Policy.

Where a person or business is dissatisfied with the outcome of their application, the person or business may ask the General Manager Corporate Performance to review the decision by completing and lodging this form.

The policy ensures there is an opportunity for people unable to pay rates, waste charges, fees and user charges, permits and animal registrations to seek assistance from Council.

Please note Council is unable to waive the requirement to pay the amount due but assistance may include waiving of interest or legal fees, deferral or payment arrangement options. Please provide the below information and submit to the details below, a member of our team will get back to you.

PROPERTY NUMBER: _____

PROPERTY ADDRESS: _____

PERSON RESPONSIBLE

FOR PAYMENT OF RATES: _____

TELEPHONE NUMBER: _____

TOTAL AMOUNT CURRENTLY

OUTSTANDING: _____ AS AT _____

GROUNDS FOR APPLICATION:

Privacy Notification

The personal information requested on this form is being collected by Council to arrange payment of outstanding rates and charges. The information will be used solely by Council and placed on your property file.

You may apply to Council for access to and/or amendment of this information.

8.6 2021-2022 ANNUAL ACTION PLAN

Author: General Manager Corporate Performance

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 for Council to consider and adopt the 2021-2022 Annual Action Plan.

The 2021-2022 Annual Action Plan outlines the actions that will be undertaken in 2021-2022 to deliver on the strategic objectives of Council.

LEGISLATION AND POLICY CONTEXT

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.

4.3 Objective: Provide leadership in governance and Council decision making

The current council plan was developed under Section 125 of the Local Government Act 1989 and identified the strategic objectives of the Council and strategies for achieving the objectives for a four year period.

There is no legislative requirement to prepare an annual action plan, but this is considered best practice to manage and monitor progress against the Council Plan.

Section 90 of the Local Government Act 2020, which relates to the Council Plan, came into operation on 24 October 2020 and work is underway to develop a new Council Plan by 31 October 2021.

BACKGROUND INFORMATION

Council has adopted Annual Action Plans since 2018-2019 to outline the projects and programs that Council would deliver on the refreshed Council Plan 2017-2021 and a range of new strategies adopted by Council. The Annual Action Plans are reported on quarterly to Council, and form part of Council's Annual Report.

An Annual Action Plan for 2021-2022 has been developed, outlining the key projects and programs it will deliver to implement the strategic objectives in the Council Plan.

REPORT

The draft 2020-2021 Annual Action Plan has 79 actions. The draft Plan includes key projects from the 2021-2022 Budget including the capital works program of \$20.9 million which will provide a significant stimulus to the local economy and will be supported by grants from State and Federal Government totalling \$12.2 million.

These actions will support the achievement of Council's strategic objectives identified in the refreshed Council Plan 2017-2021. They will also provide a strong reporting framework for Council to measure its progress of achievement against the strategic objectives over the next 12 months.

CONSULTATION/COMMUNICATION

A significant amount of community engagement has been completed by Council which has led to the development of key strategic documents including: 2020-2025 Economic Development Strategy; 2020-2025 Tourism and Events Strategy; 2020-2030 Waste Management Strategy; Population, Housing and Residential Strategy; Active Living Census; Gordon Gardens Master Plan; Recreation and Open Space Strategy 2020-2029; and eight community township plans as part of the 10 year Community Plan project.

The feedback obtained by Council through this community consultation, together with the aims of those strategic documents, has been considered in the development of the draft 2021-2022 Annual Action Plan.

The 2021-2022 Annual Action Plans will be reported to Council on a quarterly basis, and form part of Council's Annual Report.

FINANCIAL & RESOURCE IMPLICATIONS

The annual budget has been prepared in line with the initiatives identified in the Council Plan and Strategies outlined above. Grant funding from State and Federal Government will be required for some of the initiatives to be delivered. In line with this, appropriate resourcing has been identified and allocated against each of the items in the 2021-22 Action Plan.

RISK MANAGEMENT

This report addresses Council's strategic risk Governance - Failure to transparently govern and embrace good governance practices by detailing to Council and the community what key projects and programs the organisation will deliver to implement the strategic objectives in the Council Plan.

CONCLUSION

The 2021-2022 Annual Action Plan has been developed to outline and report against the actions that will be undertaken in 2021-2022 to deliver on the strategic objectives in the Council Plan.

ATTACHMENTS

1. 2021-2022 Annual Action Plan

RECOMMENDATION

That Council adopt the attached 2021-2022 Annual Action Plan.

Annual Plan Report 2021/2022

Our Community

A supported, cohesive community, living a full and healthy life.

Build an aspiring community, achieving and living a full life where: Family Violence is unacceptable in our community Children are loved and safe Everyone has the language and literacy skills needed Young people are celebrated as they strive to reach their full potential Everyone can learn, earn, achieve and dream.

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
1.1.2	Advancement of projects in areas of Early Years Literacy Engagement of Young People Addressing Family Violence Work Readiness		Complete implementation of future of Library Services Reports, including investigations for expansion of outreach services to small towns.	General Manager Community Wellbeing	01/07/2021	30/06/2022
1.1.2	Advancement of projects in areas of Early Years Literacy Engagement of Young People Addressing Family Violence Work Readiness		Develop a Youth Strategy for the Shire	Manager Community Partnerships	01/07/2021	30/06/2022
1.1.2	Advancement of projects in areas of Early Years Literacy Engagement of Young People Addressing Family Violence Work Readiness		Lead a shire wide collaborative project with Central Goldfields to support children and their families to make the transition from kinder to school.	Manager Go Goldfields	01/07/2021	30/06/2022
1.1.2	Advancement of projects in areas of Early Years Literacy Engagement of Young People Addressing Family Violence Work Readiness		To establish a shared understanding across the organisation of family violence that aligns with the Multi-Agency Risk Assessment and Management Framework	Manager Community Services	01/07/2021	30/06/2022
1.1.3	Develop a 10 year Community Plan		Complete the Maryborough Flood Study	Manager Infrastructure	01/07/2021	30/06/2022
1.1.3	Develop a 10 year Community Plan		Construct shade sail structures as identified in the community plans in Bealiba, Bet Bet, Dunolly, Majorca, Talbot and Timor.	Manager Infrastructure	01/07/2021	30/06/2022
1.1.3	Develop a 10 year Community Plan		Develop a Community Vision which describes the municipal community's aspirations for the future of the municipality.	Manager Community Engagement	01/07/2021	31/10/2021

Support and encourage volunteerism in the community.

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
1.2.1	Provide a safe, fun, encouraging and welcoming environment for volunteers and promote the benefits of a volunteer organisation		Implement Year 1 actions identified in the Central Goldfields Volunteer Strategy and Action Plan	Manager Tourism Events and Culture	01/07/2021	30/06/2022
1.2.2	Develop a Community Support Policy (including Grants Program) to assist the work of community groups		Support community through Council's annual Community grant program.	Manager Community Partnerships	01/07/2021	30/06/2022

Ensure that all of our community, regardless of diversity, can live a full and healthy life.

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
1.3.1	Implement Central Goldfields Public Health and Wellbeing Plan		Deliver the Children and Young People First project (2y funding) to improve health and wellbeing outcomes for children and young people.	Manager Go Goldfields	01/07/2021	30/06/2022
1.3.1	Implement Central Goldfields Public Health and Wellbeing Plan		Deliver the Empowered Parents, Empowered Communities program including training and recruitment of practitioners and bringing practitioners and parents together as partners for shared learning and capacity building.	Manager Go Goldfields	01/07/2021	30/06/2022
1.3.1	Implement Central Goldfields Public Health and Wellbeing Plan		Develop a community action plan to implement youth live 4 life suicide prevention program	Manager Community Partnerships	01/07/2021	30/06/2022
1.3.1	Implement Central Goldfields Public Health and Wellbeing Plan		Develop a plan with key stakeholders to improve the outcomes for Central Goldfields children and families across the 5 Every Child, Every Chance priority areas.	Manager Go Goldfields	01/07/2021	30/06/2022
1.3.1	Implement Central Goldfields Public Health and Wellbeing Plan		Develop and begin implementation of Council's Municipal Health & Wellbeing Plan 2021-2025	Manager Community Partnerships	01/07/2021	30/06/2022
1.3.1	Implement Central Goldfields Public Health and Wellbeing Plan		Maternal and Child Health and Immunisation services to develop an extended outreach program.	Manager Community Services	01/07/2021	30/06/2022

Provide leadership in municipal emergency and fire prevention planning and strengthen public safety.

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
1.4.1	Coordinate Municipal Emergency Management Plans and Committee		Develop a calendar of communications (aligned with seasonal emergencies) with supporting materials for both Loddon and Central Goldfields	Manager Community Partnerships	01/07/2021	30/06/2022
1.4.2	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	Manager Infrastructure	01/07/2021	30/06/2022

Promote and enhance passive and active recreation.

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
1.6.1	Develop a Central Goldfields Shire Recreation Plan		Implement recommendations and actions from the Active Central Goldfields: Recreation and Open Space Strategy 2020-2029 - 1. Develop the Maryborough Master Plans 2. Conduct a feasibility study for water play. 3. Installation of outdoor gym equipment	Manager Community Partnerships	01/07/2021	30/06/2022
1.6.2	Continue to implement priorities from Major Recreation Reserves Master Plans		Construct the Maryborough Skate and Scooter Park	Manager Community Partnerships	01/07/2021	30/06/2022
1.6.2	Continue to implement priorities from Major Recreation Reserves Master Plans		Construct the new Carisbrook Recreation Reserve pavilion.	Manager Community Partnerships	01/07/2021	30/06/2022
1.6.2	Continue to implement priorities from Major Recreation Reserves Master Plans		Develop a landscape plan for Phillips Gardens, Maryborough	Manager Operations	01/07/2021	30/06/2022

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
1.6.2	Continue to implement priorities from Major Recreation Reserves Master Plans		Finalise concept designs for the Deledio Reserve upgrade in Dunolly and seek funding to support the upgrade.	Manager Community Partnerships	01/07/2021	30/06/2022
1.6.2	Continue to implement priorities from Major Recreation Reserves Master Plans		Installation of a publicly accessible dump point in Dunolly	Manager Tourism Events and Culture	01/07/2021	30/06/2022
1.6.2	Continue to implement priorities from Major Recreation Reserves Master Plans		Investigate installation of Deledio Reserve Signage.	Manager Tourism Events and Culture	01/07/2021	30/06/2022

Support positive development for residents of all ages and abilities.

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
1.7.1	Develop a Municipal Early Years Plan		Go Goldfields/Maternal Child Health to support in the delivery of childbirth education to pregnant women and their partners in CGSC.	Manager Community Services	01/07/2021	30/06/2022
1.7.1	Develop a Municipal Early Years Plan		Include recommendations from the Regional Early Years and Literature Strategy into the Municipal Early Years Plan.	Manager Community Services	01/07/2021	30/06/2022
1.7.1	Develop a Municipal Early Years Plan		Seek funding to develop a business plan for a new early years integrated centre.	Manager Community Services	01/07/2021	30/06/2022
1.7.3	Implement priorities from the Positive Ageing Strategy		Finalise and begin implementation of the Positive Ageing Strategy for the community and council to adequately prepare and respond to the needs and ambitions of our older residents.	Manager Community Services	01/07/2021	30/06/2022

Maximise all forms of connectivity for the community.

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
1.8.1	Advocate for enhanced passenger rail services		Advocate for increased passenger rail services working with our Regional partners	Manager Strategy and Economic Development	01/07/2021	30/06/2022
1.8.3	Deliver local Community Transport Plan		Implementing Integrated transport strategy through a review of the community bus routes and supporting infrastructure projects.	Manager Community Services	01/07/2021	30/06/2022
1.8.4	Implement priorities from the Walking and Cycling Strategy		Build footpaths identified in Walking and Cycling Strategy in Maryborough, Carisbrook, Dunolly, Bealiba.	Manager Infrastructure	01/07/2021	30/06/2022
1.8.4	Implement priorities from the Walking and Cycling Strategy		Explore the potential to develop a rail trail from Maryborough to Castlemaine via Newstead, with a link to Maldon.	Manager Community Partnerships	01/07/2021	30/06/2022

Our Economy

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

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

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
2.1.1	Develop an Economic Development and Tourism Strategy		Development of a strategic plan for the Central Goldfields Art Gallery	Manager Tourism Events and Culture	01/07/2021	30/06/2022
2.1.1	Develop an Economic Development and Tourism Strategy		Installation of digital infrastructure and an interpretive experience at the Visitor Information Centre	Manager Tourism Events and Culture	01/07/2021	30/06/2022
2.1.1	Develop an Economic Development and Tourism Strategy		Progress the Maryborough Railway Station Activation Project towards completion	Manager Strategy and Economic Development	01/07/2021	30/06/2022
2.1.1	Develop an Economic Development and Tourism Strategy		Seek funding for development of a stand alone website for the Central Goldfields Art Gallery	Manager Tourism Events and Culture	01/07/2021	30/06/2022
2.1.3	Participate in the development and implementation of Regional Economic Development Strategies		Develop a business plan for the Maryborough Aerodrome	Manager Strategy and Economic Development	01/07/2021	30/06/2022

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

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
2.3.4	Advocate for a wastewater scheme for Talbot township		Commence and develop the Talbot Futures Project that will provide a business case for sewerage provision in Talbot and a township structure plan to manage future growth, in consultation with the Talbot community. (Year 1 of 2).	Manager Strategy and Economic Development	01/07/2021	30/06/2022
2.3.4	Advocate for a wastewater scheme for Talbot township		Development of a Domestic Wastewater Management Plan to address existing and future domestic wastewater issues within unsewered townships.	Strategic Planner	01/07/2021	30/06/2022

Provide a supportive environment for existing business to prosper.

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
2.4.2	Support Committee for Maryborough and other business groups in the Central Goldfields Shire		Continued support for pandemic economic and community recovery	Manager Strategy and Economic Development	01/07/2021	30/06/2022
2.4.2	Support Committee for Maryborough and other business groups in the Central Goldfields Shire		Develop and implement the Maryborough Retail Recovery Program	Manager Strategy and Economic Development	01/07/2021	30/06/2022
2.4.2	Support Committee for Maryborough and other business groups in the Central Goldfields Shire		Review options to support activation across the Shire during special events including Christmas and Energy Breakthrough.	Manager Tourism Events and Culture	01/07/2021	30/06/2022

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

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
2.7.1	Advance the Goldfields Heritage Development and Opportunity Project towards World Heritage Listing		Continue to advocate for Maryborough as the Goldfields and World Heritage Centre.	Manager Tourism Events and Culture	01/07/2021	30/06/2022
2.7.1	Advance the Goldfields Heritage Development and Opportunity Project towards World Heritage Listing		Development and implementation of a Central Goldfields Shire Heritage Interpretation Strategy that is integrated with the Maryborough Railway Station Activation Project	Manager Strategy and Economic Development	01/07/2021	30/06/2022
2.7.2	Review and update the business and marketing plan for Energy Breakthrough		Develop and implement an Energy Breakthrough infrastructure improvement and marketing plan in consultation with local businesses and the community	Manager Tourism Events and Culture	01/07/2021	30/06/2022
2.7.2	Review and update the business and marketing plan for Energy Breakthrough		Upgrade Princes Park Precinct to improve the Energy Breakthrough visitor experience	Manager Tourism Events and Culture	01/07/2021	30/06/2022

Our Built & Natural Environment

Central Goldfields Shire celebrates the rich built and natural heritage and a sustainable environment.

Ensure investment in roads, footpaths and buildings meet community needs now and in the future.

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
3.1.1	Undertake service planning to establish asset requirements to deliver services		Design and cost new public toilets for the Rene Fox Gardens Dunolly	Manager Infrastructure	01/07/2021	30/06/2022
3.1.2	Review and update Asset Management Plans and prepare a 10 year capital works program		Complete shire wide buildings condition assessment audit.	Manager Operations	01/07/2021	30/06/2022
3.1.2	Review and update Asset Management Plans and prepare a 10 year capital works program		Develop an Asset Management Plan and Road Management Plan.	Manager Infrastructure	01/07/2021	30/06/2022
3.1.2	Review and update Asset Management Plans and prepare a 10 year capital works program		Update the Nolan Street Customer Service Centre and Offices to provide accessible and COVID safe facilities	Manager Business Transformation	01/07/2021	30/06/2022
3.1.2	Review and update Asset Management Plans and prepare a 10 year capital works program		Upgrade the electrical system in the Maryborough Town Hall	Manager Infrastructure	01/07/2021	30/06/2022
3.1.3	Develop a plan to divest from assets that are surplus to community needs		Develop a plan to divest from assets that are surplus to community needs	Manager Governance Property and Risk	01/07/2021	30/06/2022

Improve the appearance of township entrances and streetscapes.

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
3.2.2	Collaborate with township tree committees on tree plantings and maintenance		Complete shire wide tree audit	Manager Operations	01/07/2021	30/06/2022

Protect and enhance the environment while planning for growth.

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
3.3.1	Review and update the Central Goldfields Planning Scheme and Municipal Strategic Statement		Complete a Planning Scheme Amendment to implement key strategic directions developed in the Planning Scheme Review, the Population Housing and Residential Settlement Strategy and the Economic Development Strategy	Strategic Planner	01/07/2021	30/06/2022
3.3.1	Review and update the Central Goldfields Planning Scheme and Municipal Strategic Statement		Complete an industrial land study	Manager Strategy and Economic Development	01/07/2021	30/06/2022
3.3.1	Review and update the Central Goldfields Planning Scheme and Municipal Strategic Statement		Extend the better approvals program to include dwelling proposals	Strategic Planner	01/07/2021	30/06/2022

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
3.3.1	Review and update the Central Goldfields Planning Scheme and Municipal Strategic Statement		Undertake a Planning Scheme Amendment to correct errors and anomalies in the Central Goldfields Planning Scheme	Manager Strategy and Economic Development	01/07/2021	30/06/2022
3.3.4	Implement the actions from Council's Sustainability Plan		Undertake the development of a climate action plan	Manager Strategy and Economic Development	01/07/2021	30/06/2022

Ensure waste management meets current and future demand and standards.

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
3.4.1	Review and update Council's Waste Management Plan		Update transfer stations to include separate glass recycling facilities, investigate locations for glass collection facilities throughout Shire.	Manager Infrastructure	01/07/2021	30/06/2022

Protect and preserve our heritage assets.

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
3.5.1	Implement recommendations from Cultural Heritage Plans for heritage listed buildings		Finalise the Conservation Management Plan for Princes Park grandstand	Strategic Planner	01/07/2021	30/06/2022
3.5.2	Seek funding assistance to maintain and preserve heritage assets		Advocate for funding for heritage studies and State and Federal support for heritage buildings	Manager Strategy and Economic Development	01/07/2021	30/06/2022
3.5.2	Seek funding assistance to maintain and preserve heritage assets		Complete the Maryborough Outdoor Pool Complex Renewal Project	Manager Community Partnerships	01/07/2021	30/06/2022
3.5.2	Seek funding assistance to maintain and preserve heritage assets		Design and install new toilets at the Talbot Town Hall.	Manager Infrastructure	01/07/2021	30/06/2022
3.5.2	Seek funding assistance to maintain and preserve heritage assets		Implement Stage 1, 2 & 3 of the Central Goldfields Art Gallery redevelopment	Manager Tourism Events and Culture	01/07/2021	30/06/2022
3.5.2	Seek funding assistance to maintain and preserve heritage assets		Scope Repairs to Worsley Cottage - internal and external wall repairs	Manager Operations	01/07/2021	30/06/2022

Our Organisation

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

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

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
4.1.1	Undertake service planning across the organisation to set sustainable service levels that meet community needs		Develop and adopt 10 year financial plan based on information from the service plans, in consultation with community	Manager Finance	01/07/2021	31/10/2021
4.1.4	Develop a fees and charges policy		Review the Revenue and Rating Plan 2021-25 with regard differential rates and municipal charges	Manager Finance	01/07/2021	31/03/2021

Provide effective and accessible community information and opportunities community contributions to policy and program development.

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
4.2.1	Implement the Community Engagement Framework		Investigate and Implement Customer Relationship Management (CRM) tools to assist in the management and monitoring of customer interactions and complaint handling	Manager Business Transformation	01/07/2021	30/06/2022
4.2.1	Implement the Community Engagement Framework		Roll out and embed Customer Service Charter across Council	Manager Business Transformation	01/07/2021	30/06/2022
4.2.1	Implement the Community Engagement Framework		Undertake community engagement as part of the implementation of the community townships plans	Manager Community Engagement	01/07/2021	30/06/2022
4.2.2	Develop a website that is accessible, easy to use and allows all transactions to be conducted online		Improve digital services to community, including expanding online payments and expanding Office 365 implementation	Manager Business Transformation	01/07/2021	30/06/2022
4.2.2	Develop a website that is accessible, easy to use and allows all transactions to be conducted online		Redesign Council's public website including enhancing the content and accessibility of the platform	Manager Business Transformation	01/07/2021	30/06/2022

Provide leadership in governance and Council decision making.

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
4.3.1	Develop and implement a cultural change program to develop a high performing, customer focused organisation		Complete a workforce plan	Manager People and Culture	01/07/2021	30/06/2022
4.3.1	Develop and implement a cultural change program to develop a high performing, customer focused organisation		Continue to implement the key recommendations from the 2020 Staff Survey	Manager People and Culture	01/07/2021	30/06/2022
4.3.1	Develop and implement a cultural change program to develop a high performing, customer focused organisation		Develop a Gender Equity Strategy	Manager People and Culture	01/07/2021	30/06/2022

Initiative Code	Initiative	Action Code	Action Name	Responsible Officer Position	Start Date	Due Date
4.3.1	Develop and implement a cultural change program to develop a high performing, customer focused organisation		Finalise Reconciliation Action Plan	Manager Community Partnerships	01/07/2021	30/06/2022
4.3.1	Develop and implement a cultural change program to develop a high performing, customer focused organisation		Implement the new payroll system for Council to ensure efficiency and compliance with legislative requirements	Manager People and Culture	01/07/2021	30/06/2022
4.3.3	Implement recommendations from Internal Audits completed as part of the four year Internal Audit Program		Update processes (and create awareness) for freedom of information, procurement and property functions	Manager Governance Property and Risk	01/07/2021	30/06/2022
4.3.4	Prepare for 2020 General Election and implement the Local Government Act 2020		Continuous of implementation of the Local Government Act 2020, including the development of: Council Plan by 31 October 2021 and updated Procurement Policy by 31 December 2021	Manager Governance Property and Risk	01/07/2021	31/12/2021

8.7 PROPOSED BODY CAMERA POLICY FOR COMPLIANCE STAFF

Author: Manager Statutory Services

Responsible Officer: General Manager Infrastructure Assets and Planning

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

SUMMARY/PURPOSE

The purpose of this report is to present to Council on the proposed body cameras policy for adoption. This equipment is to be worn by compliance staff while performing their authorised duties.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2017-2021 (2018 Refresh) – Our Built and Natural Environment

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

Objective: 4.4 Ensure the health and wellbeing of our staff.

Other relevant legislation

Local Government Act 2020

Surveillance Devices Act 1999

Privacy and Data Protection Act 2014

Public Records Act 1973

Charter of Human Rights and Responsibilities Act 2006

Freedom of Information Act 1982

Evidence Act 2008

Central Goldfields Shire- Governance- Privacy Policy 2020

Gender Equality Act, 2021

BACKGROUND INFORMATION

During early 2021 Council Compliance staff commenced a trial of using body cameras while practicing their authorised activities. The short trial ended in March.

Compliance Officers reported an improved sense of security and noticed a significant behaviour change from community members when they were practicing their authorised duties.

REPORT

The introduction of the body camera policy is to ensure that Council, staff and the community are aware of the use of these tools. It also sets out the objectives, roles and responsibilities of Authorised Officers when utilising these devices.

CONSULTATION/COMMUNICATION

The use of these devices does not require a communication strategy – these are a common piece of equipment for compliance officers.

FINANCIAL & RESOURCE IMPLICATIONS

The purchase of these items has been covered with the operational budget of Statutory Services.

RISK MANAGEMENT

This report addresses Council's strategic risk Legislative compliance - Failure to manage our compliance with relevant legislative requirements by implementing a tool that facilitates safety and integrity of council staff and community members.

CONCLUSION

The proposed policy ensures that Council is implementing best practice for the use of these devices in a regulatory context.

ATTACHMENTS

1. CGSC Body Camera Policy for Compliance Officers

RECOMMENDATION

That Council adopt the Body Camera Policy



Statutory Services - Body Camera Policy

Category:

Adoption: Council Date:.....

Review Period:

Responsible Manager: Statutory Services

Signed by CEO:

Date:

1. Purpose

To ensure that Central Goldfields Shire Council's use of Body Worn Cameras (BWC) is in accordance with relevant legislation and provide guidance for users in respect to the compliant, safe and effective use of BWC devices and to enhance Occupational Health and Safety of officers in the field.

2. Scope

The use of BWC devices is to complement existing safety standards and precautions, such as removing oneself from any perceived threat, to provide a maximum benefit to officers in terms of protecting and enhancing their health and safety. The use of the devices and collection of the information recorded through proper use of the devices is consistent with the Central Goldfields Shire Council's law enforcement functions and activities.

When used properly, BWC can promote public reassurance, modify behaviour, prevent harm and deter people from committing offences and anti-social behaviour. The use of recordings can also support professional development through training and review. The recordings will also assist with investigations involving allegations made against Council officers.

3. Objectives

The objective of this policy is to provide a consistent approach to the use of body cameras worn by Council staff.

4. Roles and Responsibilities

4.1. Officer responsibilities.

- At all times the BWC must be used in accordance with this policy
- Officers must always ensure that the BWC are used in accordance with the legislation as stipulated in this policy
- Officers must, where safe to do so, inform the other parties that they are being recorded - this should be captured on the BWC.
- The BWC, once activated, is only to be turned off when it is safe to do so.
- When the BWC is used due to an incident, the details of the incident must be documented as prescribed and immediately reported to a senior staff member.
- Officers must not under any circumstance tamper with the camera to try and remove the recorded footage.

4.2. Officer legal requirements

- Officers can record any conversation that they are a part of.
- Officers need to ensure that they do not record private conversation or activities (where there would be a reasonable expectation of privacy).
- Officers must be mindful when entering private property with the BWC recording as there may be an expectation of privacy by the owner of the property.
- When entering a private dwelling, officers must have the BWC operating and advise the occupant that they are recording. If the occupant refuses to allow the officer to record, then the officer must not enter the premises and advise the resident accordingly. (All of this should be recorded on the BWC. The officer can return at a later time in the company of another officer, manager or the police.

5. Human Rights and Gender Equality Statements

It is considered that this policy does not impact negatively on any rights identified in the Charter of Human Rights and Responsibilities Act (2006).

It is considered that this policy does not impact negatively on any rights identified in the Charter of Gender Equality Act (2006).

Central Goldfields Shire Council is committed to consultation and cooperation between management and employees.

6. Relevant Legislation and Guidelines

Local Government Act 1999

Surveillance Devices Act 1999

Privacy and Data Protection Act 2014

Public Records Act 1973

Charter of Human Rights and Responsibilities Act 2006

Freedom of Information Act 1982

Evidence Act 2008

*Central Goldfields Shire- Governance- Privacy Policy 2020
Gender Equality Act, 2021*

8.8 PLANNING APPLICATION 113/19 FOR THE DEVELOPMENT OF THE LAND FOR FOUR (4) DWELLINGS ON A LOT AND CONSTRUCTION OF FENCING AT 6 GOLDSMITH STREET, MARYBOROUGH

Author: Statutory 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 a Council determination for the planning permit application for 113/19.

Public notice of the application has been given and 2 objections received.

The report recommends that the proposal be supported. The proposed 4 dwelling development has been assessed within the CGS Planning Scheme and meets the requirements of the zone and relevant local policies.

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, the Central Goldfields Planning Scheme.

BACKGROUND INFORMATION

Current application

Planning application 113/19 was lodged 8 November 2019, it proposes construction of four dwellings on the lot and associated works.

The proposed dwellings are to be constructed with brick veneer wall cladding and monument Colourbond roofing with a 22.5-degree roof pitch. Dwellings 1 and 4 are proposed to have three bedrooms while dwellings 2 and 3 are proposed to have two bedrooms.

Access to dwellings 2, 3 and 4 will be via a common driveway along the western boundary and access to dwelling 1 is proposed to be via a separate driveway from Goldsmith Street. Dwelling 1 will be setback from Goldsmith Street approx. 7.4m with dwellings 2, 3 and 4 to the rear of the dwelling 1 (Please refer to Attachment 1: Proposed Plans).

The proposal includes the replacement of existing boundary fencing with 1.8m Colourbond fencing along the site's external boundaries and internally between each of the proposed dwellings.

The application does not require the removal of vegetation and reticulated services are available for connection.

The subject site is not within the Cultural Sensitivity Overlay, as such a Cultural Heritage Management Plan is not required.

Original Application

The original application sought planning approval for 6 dwellings on the lot. Following public notice of the original application, four objections were received.

On 8 January 2021 under section 57A of the Act, a request was made to council by the permit applicant to amend the application to delete two of the six dwellings from the proposal.

The application was re-advertised, and as a result two objections have since been formally withdrawn. Two objections remain against the application.

REPORT

Site and Surrounds

The subject site is a rectangular site of approximately 1525.96 m² in total area and has a 20m frontage to Goldsmith Street. The site is within the General Residential Zone – Schedule 1 (GRZ1), is affected by the Bushfire Management Overlay – Schedule 1 (BMO1) and Heritage Overlay – Schedule 206 (HO206). The site is vacant and previously contained a dwelling that was demolished in March 2019.

The site has access to all reticulated services including electricity, gas, water and sewerage.

The subject site is within an existing residential settlement on the north-western side of the Maryborough town centre approx. 800m from High Street. Residential land uses surround the subject site to the on all sides with the Bristol Hill Historic Reserve further west of Kars and Goldsmith Street (Please refer to Attachment 2: Subject site and surrounding area)

Planning Permit Trigger

Under clause 32.08-6 of the General Residential Zone – Schedule 1, a planning permit is required to construct two or more dwellings on a lot.

Under clause 43.01-1 of the Heritage Overlay – Schedule 206, a planning permit is required to construct a building or construct or carry out works including a fence if visible from a street (other than a lane) or public park.

Under clause 44.06-2 of the Bushfire Management Overlay – Schedule 1, a planning permit is required to construct a building or construct or carry out works associated with accommodation.

Planning Scheme Provisions

Planning Policy Framework

11.01-1R Settlement - Loddon Mallee South

Strategies

Support Bendigo as the regional city and the major population and economic growth hub for the region, offering a range of employment and services.

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

Support sustainable growth and expansion in Inglewood, Bridgewater, Marong and Harcourt to capitalise on their proximity to Bendigo.

Facilitate increased commercial and residential densities, mixed use development and revitalisation projects for underutilised sites and land in Bendigo.

Maintain non-urban breaks between settlements.

11.01-1L Settlement - Central Goldfields

Strategies

Provide medium density residential opportunities close to Maryborough Central Business Area.

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

13.02-1S Bushfire Planning

Objective

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

13.07-1S Land use compatibility

Objective

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

14.02-1S Catchment planning and management

Objective

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

15.01-2 Building Design

Objective

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

15.01-5S Neighbourhood Character

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

15.03-1S Heritage Conservation**Objective**

To ensure the conservation of places of heritage significance.

16.01-1S Housing Supply**Objective**

To facilitate well-located, integrated, and diverse housing that meets community needs.

16.01.2S Housing Affordability**Objective**

To deliver more affordable housing closer to jobs, transport and services.

Zone**32.08 General Residential Zone – Schedule 1**

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

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.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Overlay(s)**43.01 Heritage Overlay – Schedule 206**

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

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.

To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

44.06 Bushfire Management Overlay – Schedule 1

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

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.

To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

Particular Provisions

The following provisions are considered relevant to this application.

52.06 Car Parking

To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.

To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

To support sustainable transport alternatives to the motor car.

To promote the efficient use of car parking spaces through the consolidation of car parking facilities.

To ensure that car parking does not adversely affect the amenity of the locality.

To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Comment

The proposal provides the required number of car parks for each dwelling in accordance with Clause 52.06-5. The required parking rates included within Clause 52.06-5 are shown in Table 1 overleaf.

Table 1

Use	Number of car parking spaces required.	Car Parking Measure Column C
Dwelling	1	To each one or two bedroom dwelling
	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms)

- Dwelling 1 is a three-bedroom dwelling and is provided with a single car attached garage and space within the 7m long driveway for a second vehicle.

- Dwelling 2 is a two-bedroom dwelling and provides a single car attached garage.
- Dwelling 3 is a two-bedroom dwelling and provides a single car attached garage.
- Dwelling 4 is a three-bedroom dwelling providing a double attached garage.

The proposal complies with Clause 52.06.

53.02 Bushfire Planning

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

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.

To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.

To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

55 Two or more dwellings on a lot

Purpose

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

To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.

To encourage residential development that provides reasonable standards of amenity for existing and new residents.

To encourage residential development that is responsive to the site and the neighbourhood.

The planner's assessment of the proposal against Clause 55 is as follows:

Clause	Objective	Standard
55.01-1	<p>Neighbourhood and site description</p> <p>The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:</p> <p>In relation to the neighbourhood:</p> <ul style="list-style-type: none"> - The pattern of development of the neighbourhood. 	

Clause	Objective	Standard
	<ul style="list-style-type: none"> - The built form, scale and character of surrounding development including front fencing. - Architectural and roof styles. - Any other notable features or characteristics of the neighbourhood. <p>In relation to the site:</p> <ul style="list-style-type: none"> - Site shape, size, orientation and easements. - Levels of the site and the difference in levels between the site and surrounding properties. - The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site. - The use of surrounding buildings. - The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres. - Solar access to the site and to surrounding properties. - Location of significant trees existing on the site and any significant trees removed from the site 12 months prior to the application being made, where known. - Any contaminated soils and filled areas, where known. - Views to and from the site. - Street frontage features such as poles, street trees and kerb crossovers. - The location of local shops, public transport services and public open space within walking distance. - Any other notable features or characteristics of the site. <p>If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.</p> <p>Satisfactory neighbourhood and site description</p> <p>The responsible authority must inform the applicant in writing:</p> <ul style="list-style-type: none"> - Before notice of an application is given, or - If notice of an application is not required to be given, before deciding the application, that the neighbourhood and site description meets the 	

Clause	Objective	Standard
		<p>requirements of Clause 55.01-1 and is satisfactory or does not meet the requirements of Clause 55.01-1 and is not satisfactory.</p> <p>If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.</p> <p>The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 55.01-1 and is satisfactory.</p> <p>This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.</p>
		<p><u>Comment</u></p> <p>COMPLIES – The site is a rectangular site of 1525.96m² with a 20m frontage to Goldsmith Street and depth of approx. 78m. The site is cleared of vegetation and is currently vacant. Existing residential lots with dwellings and the usual outbuildings abut the site on both sides and to the rear on similar sized rectangular lots.</p> <p>The neighbourhood consists of predominately single storey detached dwellings and some multi-unit developments of between two and four units. The subject site is similar to other lots having a larger depth with a narrower street frontage. Bristol Hill bushland reserve and lookout is west of the site along Kars Street.</p> <p>The site is less than 1km from the Maryborough commercial centre and has adequate access to a range of services.</p> <p>The submitted plans demonstrate how the proposal sits within the current area of Goldsmith Street and surrounding area.</p>
55.01-2		<p>Design Response</p> <p>The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> - Derives from and responds to the neighbourhood and site description. - Meets the objectives of Clause 55. - Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay. <p>The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.</p>

Clause	Objective	Standard
	<p><u>Comment</u></p> <p>COMPLIES – The plans submitted demonstrates how the proposal will be laid out and gives a contextual overview of the site and how it sits within Goldsmith Street. The design and layout is consistent with the established pattern of development in the area.</p>	
55.02	Neighbourhood Character and Infrastructure	
<p>B1</p> <p>55.02-1</p>	<p>Neighbourhood character objectives</p> <p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p>	<p>Standard B1</p> <p>The design response must be appropriate to the neighbourhood and the site.</p> <ul style="list-style-type: none"> - The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.
	<p><u>Comment</u></p> <p>COMPLIES – The proposal is consistent with the established pattern of development within the immediate area. The development of four dwellings is similar in built form to other unit developments within the Goldsmith, Kars and Inkerman Street areas.</p> <p>The majority of sites within the area have single detached dwellings and some two-to-four-unit development on larger lots similar to the subject site.</p>	
<p>B2</p> <p>55.02-2</p>	<p>Residential policy objectives</p> <p>To ensure that residential development is provided in accordance with any relevant housing policy including the Municipal planning strategy.</p> <p>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p>	<p>Standard B2</p> <p>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p>
	<p><u>Comment</u></p>	

Clause	Objective	Standard
	COMPLIES - The proposal is compliant with the purpose of the General Residential Zone and applicable Municipal Planning Strategy. It is well serviced by roads and public transport and supports further growth of Maryborough through an appropriate infill development. The proposal meets the objectives of clause's 11.01 and 16.01. The plans and written Clause 55 submission address the planning policy framework.	
B3 55.02-3	Dwelling diversity objective To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Standard B3 Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> - Dwellings with a different number of bedrooms. - At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.
	<u>Comment</u> N/A – Proposal is for four dwellings only.	
B4 55.02-4	Infrastructure objectives To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure	Standard B4 Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure
	<u>Comment</u> COMPLIES – All reticulated services are available to the site and will be available to connect to at the direction of the relevant supply authorities. The developer will need to consult the supply authority for provision of services.	
B5	Integration with the street objective	Standard B5

Clause	Objective	Standard
55.02-5	To integrate the layout of development with the street.	<p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>
	<p><u>Comment</u></p> <p>COMPLIES – The proposal will provide adequate vehicle access from Goldsmith Street and be able to provide the minimum requirements for vehicle movements. Unit 1 will front Goldsmith Street and have separate vehicle access. A shared vehicle access is proposed for Dwellings 2, 3 and 4</p> <p>The footpath network exists on Inkerman Street just to the north-east of the site providing a pedestrian link.</p> <p>No front fencing is proposed, and the lot does not adjoin public open space.</p>	
55.03	<u>Site Layout and Building Massing</u>	
<p>B6</p> <p>55.03-1</p>	<p>Street setback objective</p> <p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>Standard B6</p> <p>Walls of buildings should be set back from streets:</p> <ul style="list-style-type: none"> - At least the distance specified in a schedule to the zone, or - If no distance is specified in a schedule to the zone, the distance specified in Table B1. <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p> <p>Refer to Table B1 Street setback</p>
	<p><u>Comment</u></p>	

Clause	Objective	Standard
	<p>COMPLIES – The setback of the front wall of dwelling 1 from Goldsmith Street is 7.4m being the average of the front setback of the dwellings at no's 4 and 8 Goldsmith Street. The front porch of dwelling one can encroach into the front setback by not more than 2.5m at a height of less than 3.6m. The front porch encroaches into the setback by 1.3m.</p> <p>Dwellings 2, 3 and 4 are to the rear of dwelling 1 along the proposed shared driveway.</p>	
<p>B7</p> <p>55.03-2</p>	<p>Building height objective</p> <p>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>	<p>Standard B7</p> <p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated</p>
	<p><u>Comment</u></p> <p>COMPLIES – The proposed dwellings do not exceed the maximum height (11m) as specified at clause 32.08-10.</p>	
<p>B8</p> <p>55.03-3</p>	<p>Site coverage objective</p> <p>To ensure that the site coverage respects the existing or preferred neighbourhood character.</p>	<p>Standard B8</p> <p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> - The maximum site coverage specified in a schedule to the zone, or - If no maximum site coverage is specified in a schedule to the zone, 60 per cent.
	<p><u>Comment</u></p> <p>COMPLIES – The total coverage of roofed areas including garages on the site is 44.82% or 687.67m².</p>	

Clause	Objective	Standard
<p>B9</p> <p>55.03-4</p>	<p>Permeability objectives</p> <p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p>	<p>Standard B9</p> <p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> - The minimum area specified in a schedule to the zone, or - If no minimum is specified in a schedule to the zone, 20 percent of the site.
<p><u>Comment</u></p> <p>COMPLIES – 39% of the site will remain permeable, with 926.6m² of the site to be impervious surfaces (roofed areas and concrete paths and driveways).</p>		
<p>B10</p> <p>55.03-5</p>	<p>Energy efficiency objectives</p> <p>To achieve and protect energy efficient dwellings and residential buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p>Standard B10</p> <p>Buildings should be:</p> <ul style="list-style-type: none"> - Oriented to make appropriate use of solar energy. - Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is maximised.</p>
<p><u>Comment</u></p> <p>COMPLIES – Main living areas at the rear of the dwellings will be orientated in a north/north-east direction and will be able to maximise solar access. Proposed setbacks can also aid solar access.</p>		
<p>B11</p> <p>55.03-6</p>	<p>Open space objective</p> <p>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>Standard B11</p> <p>If any public or communal open space is provided on site, it should:</p>

Clause	Objective	Standard
		<ul style="list-style-type: none"> - Be substantially fronted by dwellings, where appropriate. - Provide outlook for as many dwellings as practicable. - Be designed to protect any natural features on the site. - Be accessible and useable.
	<p><u>Comment</u></p> <p>N/A – No public open space provided onsite.</p>	
<p>B12</p> <p>55.03-7</p>	<p>Safety objective</p> <p>To ensure the layout of development provides for the safety and security of residents and property</p>	<p>Standard B12</p> <p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>
	<p><u>Comment</u></p> <p>COMPLIES VIA CONDITION – The detached layout of the dwellings opens up the site and guards against obscured entrances providing for a broad level of passive surveillance within the site.</p> <p>A condition requiring lighting within the shared driveway area will be placed on a permit.</p>	
<p>B13</p> <p>55.03-8</p>	<p>Landscaping objectives</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p>	<p>Standard B13</p> <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> - protect any predominant landscape features of the neighbourhood.

Clause	Objective	Standard
	<p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>	<ul style="list-style-type: none"> - Take into account the soil type and drainage patterns of the site. - Allow for intended vegetation growth and structural protection of buildings. - In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. - Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p>
	<p><u>Comment</u></p> <p>COMPLIES VIA CONDITION – The applicant will be required to submit a full landscape plan to be endorsed prior to commencing the development.</p>	
<p>B14</p> <p>55.03-9</p>	<p>Access objective</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p>Standard B14</p> <p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> - 33 per cent of the street frontage, or - if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p>

Clause	Objective	Standard
		<p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>
	<p><u>Comment</u></p> <p>COMPLIES – The proposal consists of two vehicle access points from Goldsmith Street. Dwelling 1 is proposed to have its own access with units 2, 3 and 4 to have a shared access along the western boundary.</p> <p>The total of the two vehicle access points is less than 33% of the 20.157m frontage. The compliant measurement to achieve 33% is 6.65m.</p> <p>Access 1 – 2.75m</p> <p>Access 2 – 3.50m</p> <p>Total Access – 6.25m</p>	
<p>B15</p> <p>55.03-10</p>	<p>Parking location objectives</p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	<p>Standard B15</p> <p>Car parking facilities should:</p> <ul style="list-style-type: none"> - Be reasonably close and convenient to dwellings and residential buildings. - Be secure. - Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>
	<p><u>Comment</u></p> <p>COMPLIES – Each dwelling will be able to provide the minimum setback from habitable rooms to parking areas on the site. Each dwelling will be provided with a single car garage, additional to driveway space.</p>	

Clause	Objective	Standard
55.04	<u>Amenity Impacts</u>	
B17 55.04-1	Side and rear setbacks objectives To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	Standard B17 A new building not on or within 200mm of a boundary should be set back from side or rear boundaries: <ul style="list-style-type: none"> - At least the distance specified in a schedule to the zone, or - If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard. Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.
	<u>Comment</u> COMPLIES – The side and rear setbacks are met where the buildings are more than 200mm from the side and rear boundaries.	
B18 55.04-2	Walls on boundaries objective To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	Standard B18 A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:

Clause	Objective	Standard
		<ul style="list-style-type: none"> - For a length of more than the distance specified in a schedule to the zone; or - If no distance is specified in a schedule to the zone, for a length of more than: - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>
	<p><u>Comment</u></p> <p>COMPLIES – Eastern boundary has walls on boundary totalling 14.84m over a span of 76m. The allowable meterage is 26.5m.</p> <p>Southern boundary has one garage wall totalling 6.86m over a span of 20m. The allowable meterage is 12.5m.</p> <p>Western boundary has one garage wall totalling 6.86m over a span of 76m. The allowable meterage is 26.5m.</p>	

Clause	Objective	Standard
<p>B19 55.04-3</p>	<p>Daylight to existing windows objective</p> <p>To allow adequate daylight into existing habitable room windows.</p>	<p>Standard B19</p> <p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p> <p>Refer to Diagram B2 Daylight to existing windows</p>
	<p><u>Comment</u></p> <p>COMPLIES – The setbacks of the proposed units from boundaries will be sufficient to meet the minimum requirement for daylight to existing habitable room windows. It is noted that the rear unit abuts an outbuilding and vacant land.</p>	
<p>B20 55.04-4</p>	<p>North-facing windows objective</p> <p>To allow adequate solar access to existing north –facing habitable room windows.</p>	<p>Standard B20</p> <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p> <p>Refer to Diagram B3 North-facing windows</p>

Clause	Objective	Standard
	<p><u>Comment</u></p> <p>COMPLIES – No north facing habitable room windows are affected on either adjoining lot given the existing setbacks and configuration of the proposed dwellings.</p>	
<p>B21 55.04-5</p>	<p>Overshadowing open space objective</p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>Standard B21</p> <p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>
	<p><u>Comment</u></p> <p>COMPLIES – There will be some minor overshadowing to neighbouring lots caused by the garage walls on the boundaries of unit 1 and 4. The overshadowing will not impact SPOS and the minimum can be maintained. The setbacks of the dwellings at 4 and 8 Goldsmith Street further aid mitigating overshadowing. See shadow diagram.</p>	
<p>B22 55.04-6</p>	<p>Overlooking objective</p> <p>To limit views into existing secluded private open space and habitable room windows.</p>	<p>Standard B22</p> <p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space 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.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p>

Clause	Objective	Standard
		<ul style="list-style-type: none"> - Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. - Have sill heights of at least 1.7 metres above floor level. - Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. - 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. <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> - 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. <p>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.</p> <p>Refer to Diagram B4 Overlooking open space</p>
	<p><u>Comment</u></p> <p>COMPLIES – The proposal includes a 1.8m high fence/visual barrier to boundaries with a floor level of less than 800mm above ground level.</p>	
B23	Internal views objective	Standard B23

Clause	Objective	Standard
55.04-7	To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.
<p><u>Comment</u></p> <p>COMPLIES – The proposal will include internal fencing as a visual barrier, further the proposal is for single storey dwellings and not a residential building or multi-level dwellings.</p>		
<p>B24</p> <p>55.04-8</p>	<p>Noise impacts objectives</p> <p>To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external noise.</p>	<p>Standard B24</p> <p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>
<p><u>Comment</u></p> <p>COMPLIES – The dwellings will be able to contain any mechanical equipment away from habitable room windows internally and externally.</p> <p>Vehicle noise will be typical of a residential area with the addition of a maximum of eight vehicles.</p>		
55.05	On-Site Amenity and Facilities	
<p>B25</p> <p>55.05-1</p>	<p>Accessibility objective</p> <p>To encourage the consideration of the needs of people with limited mobility in the design of developments.</p>	<p>Standard B25</p> <p>The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</p>
<p><u>Planning Officer Comment</u></p>		

Clause	Objective	Standard
	COMPLIES – The single storey construction and minor step up to the entries of the proposed dwellings is considered to meet the objective.	
B26 55.05-2	Dwelling entry objective To provide each dwelling or residential building with its own sense of identity.	Standard B26 Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> - Be visible and easily identifiable from streets and other public areas. - Provide shelter, a sense of personal address and a transitional space around the entry.
	<u>Comment</u> COMPLIES – Each dwelling has a separate entry that can be identified.	
B27 55.05-3	Daylight to new windows objective To allow adequate daylight into new habitable room windows.	Standard B27 A window in a habitable room should be located to face: <ul style="list-style-type: none"> - An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or - A verandah provided it is open for at least one third of its perimeter, or - A carport provided it has two or more open sides and is open for at least one third of its perimeter.
	<u>Comment</u> COMPLIES – The habitable room windows of the dwellings can meet the minimum requirement as all windows are able to achieve unobstructed access clear to the sky.	
B28 55.05-4	Private open space objective To provide adequate private open space for the reasonable	Standard B28

Clause	Objective	Standard
	recreation and service needs of residents.	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> - An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or - A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or - A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
	<p><u>Comment</u></p> <p>COMPLIES – The proposal meets the required minimum of 40m² of POS for each dwelling.</p>	
<p>B29 55.05-5</p>	<p>Solar access to open space objective</p> <p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p>Standard B29</p> <p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall.</p> <p>Refer Diagram B5 Solar access to open space</p>
	<p><u>Comment</u></p> <p>COMPLIES – The proposed areas of POS are on the north-eastern elevation of the dwellings and will allow for sufficient solar access.</p>	

Clause	Objective	Standard
B30 55.05-6	Storage objective To provide adequate storage facilities for each dwelling.	Standard B30 Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.
<p><u>Comment</u></p> <p>COMPLIES - Each dwelling will be able to accommodate the minimum requirement for external storage space.</p>		
55.06	Detailed Design	
B31 55.06-1	Design detail objective To encourage design detail that respects the existing or preferred neighbourhood character.	Standard B31 The design of buildings, including: <ul style="list-style-type: none"> - Facade articulation and detailing, - Window and door proportions, - Roof form, and - Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character. Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.
<p><u>Comment</u></p> <p>COMPLIES – The proposal of four dwellings is consistent with further multi-dwelling developments in the area of Kars, Inkerman and Goldsmith Streets. The dwellings and roof form being pitched are sympathetic to the existing built form and contain attached garages that blend into the dwelling construction.</p>		
B32 55.06-2	Front fences objective To encourage front fence design that respects the existing or	Standard B32 The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.

Clause	Objective	Standard
	<p>preferred character. neighbourhood</p>	<p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> - The maximum height specified in a schedule to the zone, or - If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. <p>Refer to Table B3 Maximum front fence height</p>
	<p><u>Comment</u></p> <p>N/A – No front fences are proposed.</p>	
<p>B33 55.06-3</p>	<p>Common property objectives</p> <p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p>	<p>Standard B33</p> <p>Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>
	<p><u>Comment</u></p> <p>COMPLIES – The proposal includes a common driveway; the owner of the land will be responsible for ongoing upkeep of the asset as the application does not include a subdivision or creation of a body corporate. The common driveway is clearly delineated from private areas of the dwellings.</p>	
<p>B34 55.06-4</p>	<p>Site services objectives</p> <p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p>	<p>Standard B34</p> <p>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p>

Clause	Objective	Standard
		<p>Bin and recycling enclosures should be located for convenient access by residents.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>
	<p><u>Comment</u></p> <p>COMPLIES – The layout of the dwellings will allow site services to be installed to service each dwelling. Services will most likely be underground beneath the shared driveway, at the direction of the service authorities.</p> <p>There is sufficient space for the storage of bins and recycling bins and mail boxes can be provided at the front of the subject site.</p>	

Planners Comment

Based on the detailed assessment above the proposed development is considered to comply with the standards and meet the objectives set out in clause 55.

General Provisions

65.01 Approval of an application or plan

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

- Whether native vegetation is to be or can be protected, planted or allowed to regenerate. The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

The relevant Planning Officer has assessed the application against the decision guidelines of Clause 65.01 and is satisfied the proposed development is in accordance with the purpose of the guidelines.

Referrals

The following table outlines the referrals undertaken under both section 55 and 52 of the *Planning and Environment Act 1987* and the *Central Goldfields Planning Scheme*.

Department	Response
Goulburn Murray Water (GMW) s.57C	Based on the information provided and in accordance with Section 56 (a) of the Planning and Environment Act 1987, GMW has no objection to this planning permit being granted.
Planners Comment	No conditions to be placed on a permit.

Department	Response
Country Fire Authority (CFA) s.57C	<p>CFA acting as a Referral Authority pursuant to Section 55 of the Planning and Environment Act, 1987 (Act) has considered and does not object to the grant of a permit for the above proposal subject to –</p> <ul style="list-style-type: none"> • Any mandatory conditions specified within the planning scheme; and • The following conditions being included on any planning permit that may be issued. <ol style="list-style-type: none"> 1. Bushfire Management Plan The Bushfire Management Plan Version E included in the Bushfire Management Statement Reference No. 19.342 prepared by Regional Planning and Design dated 18/12/2020 must be endorsed to form part of the permit and must not be altered

	unless otherwise agreed in writing by the CFA and the Responsible Authority.
Planners Comment	Nil

Department	Response
Central Goldfields Shire Engineer (s.52)	<p>Prior to the use of the dwellings the following must be undertaken by the applicant/owner to the requirements and satisfaction of the Responsible Authority:</p> <p>1. Access:</p> <p>1.1. Vehicular access to all dwellings must be provided from Goldsmith Street.</p> <p>1.2. New vehicular crossovers/driveways must be constructed between Unit 1 and Goldsmith Street, and Units 2, 3 & 4 and Goldsmith Street. Such crossovers/driveways must be of concrete construction and be from kerb to property boundary. (Refer Infrastructure Design Manual Standard Drawing 240) to the satisfaction of the Responsible Authority.</p> <p>1.3. Any disused crossovers/driveways must be removed and the kerb and channel and nature strip reinstated to the satisfaction of the Responsible Authority.</p> <p>1.4. The applicant/owner must make further application for and have approved driveway crossing permit for crossover/driveway works. All works constructed or carried out must be in accordance with the approved plans/permit(s).</p> <p>1.5. Once constructed the crossovers must be thereafter maintained by the landowner to the satisfaction of the Responsible Authority.</p> <p>1.6. The driveway to Units 2, 3 & 4 must be provided to a design and standard to allow appropriate access to these units. Such driveway should be fully constructed concrete pavement and at least 3 metres wide with a clear zone of 4 metres width.</p> <p>1.7. Vehicles exiting the driveway to Units 2, 3 & 4 must do so in a forwards direction.</p> <p>2. Drainage:</p>

	<p>2.1. All stormwater must be accommodated and treated within the subject land in accordance with IDM Clause 19.</p> <p>2.2. The owner/applicant must design a drainage system to drain the internal driveway and surface and roof water from each dwelling to the legal point of discharge to the satisfaction of the Responsible Authority.</p> <p>2.3. A legal point of stormwater discharge LPSD must be provided for Units 1, 2, 3 & 4 to the Goldsmith Street kerb & channel to the satisfaction of the Responsible Authority.</p> <p>3. Landscaping:</p> <p>3.1. 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.</p> <p>4. Asset Protection</p> <p>4.1. 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.</p> <p>5. Sediment Control</p> <p>5.1. 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).</p>
Planners Comment	Nil

ASSESSMENT OF APPLICATION

The planning application is proposing the development of four dwellings on lot within the General Residential Zone, Heritage Overlay and Bushfire Management Overlay. The appropriateness of the proposal is discussed in further detail below.

General Residential Zone

The proposed development of four dwellings accords to the purpose and decision guidelines of the General Residential Zone. The proposal provides for further residential development within an existing residential area. It continues the existing pattern of development and has

adequate access to reticulated services and road infrastructure close to the Maryborough town centre. Further to this, the proposal further addresses relevant Planning Policy by providing a diversity housing choice within the existing residential area.

In accordance with clause 32.08-4 the site can provide the required 35% garden area. The proposal provides 35.38% or 540m² of garden area.

Clause 55

As per the Clause 55 assessment included within this report, the proposal meets or is able to meet the requirements of Clause 55. The proposal does not require any variations to the objectives and therefore is appropriate.

Heritage Overlay

The proposal of four dwellings has been assessed against the relevant decision guidelines of the Heritage Overlay, and when considering the existing context of the site and surrounding area the proposal is deemed to be appropriate.

Land at 6 Goldsmith Street is not specified in the schedule to the Heritage Overlay. Schedule 206 is a broad Heritage Overlay that covers majority of the Maryborough Town centre including several residential areas. There are no specific planning controls specified within the schedule, no design guidelines for the Heritage Overlay and further to this there is not a specific citation for the site or any adjoining site within the *Maryborough Heritage Study 1992*.

An application under this overlay must still be consistent with the character, scale and built form of the heritage place in accordance with the planning policy framework and broad requirements of the Heritage Overlay.

The proposed four dwellings is not considered to impact on the area given the single storey design and layout. The front dwelling will be sited 7m back from the frontage on Goldsmith Street, with the dwellings 2, 3 and 4 to be sited behind the front dwelling, making efficient use of the longer narrow site. The inline layout with height and scale considered does not impact the heritage place or street in terms of building massing and visual bulk.

The proposal is consistent with developed dwellings within the area within the Heritage Overlay. The area contains a mixture of pre-war, inter-war and contemporary dwellings of single storey construction with pitched roofs. The proposed dwellings are consistent with this design. Several unit developments exist in the area, particularly at 1 Goldsmith Street and 103 Inkerman Street to the east (Please refer to Attachment 3: Site photos)

Some proposed fencing will be visible from Goldsmith Street. The fencing is 1.8m high along title boundaries and tapered down to 900mm at the Goldsmith Street frontage to maintain visibility. The fencing is considered consistent with existing boundary fencing in the Goldsmith Street and surrounds.

No significant trees require removal as the site has previously been cleared and no significant trees are specified in the schedule.

The proposal is considered to meet the requirements and purpose of the Heritage Overlay.

Bushfire Management Overlay

The proposal is considered to be consistent with the purpose of the Bushfire Management Overlay. The applicant has provided a Bushfire Management Statement and Bushfire Management Plan of which consent has been provided by the CFA.

Given the existing residential uses adjoining the subject site, sufficient vehicle access and management of surrounding land, the proposal is considered to meet the purpose of the Bushfire Management Overlay and clause 13.02-1 Bushfire Planning in terms of mitigating risk to an acceptable level.

Overall, the proposed development is considered to be consistent with the General Residential Zone and the overlays affecting the site.

CONSULTATION/COMMUNICATION

The original application was advertised to 11 adjoining landowners via letter in the mail and 1 sign placed on the site. As a result the application received four objections. The applicant for the permit then requested an amendment to the application after notice under section 57A of the *Planning and Environment Act 1987*. As a result of the amendment, the application was re-advertised to those who had objected, proposing four dwellings on the lot.

Two of the four objections were formally withdrawn as a result of the reduced dwelling numbers. The remaining two objections raise the following concerns:

- The proposal is an overdevelopment of the site.
- The development is out of character within the area.
- Increased vehicle movements and traffic.
- Notice of the application was considered to be obscured during public notice period.
- The proposal does not conform to the zone and overlays.
- Issues of privacy/overlooking.
- Adjoining land owners are concerned with the cost of fencing.
- De-value properties adjoining.

The responsible officer has considered the matters raised within the objections and provides the following comments in response:

- *The proposal results in overdevelopment of the site.*

The proposed four dwellings on the subject site is not considered to be an overdevelopment of the site as the requirements of Clause 55, including the provision of private open space and garden area for each dwelling can be met without requiring variations.

It is noted the applicant deleted two dwellings from the proposal further lowering the scale of the development. This was done as a result of ongoing consultation with Council's Planning Department and the Country Fire Authority who raised concerns with the original proposal for six dwellings.

- *The development is out of character within the area.*

Evidence of further unit developments is present within Goldsmith Street. No.1 Goldsmith Street contains a three-unit development which was further subdivided to create smaller lots containing the existing units. Further examples are evident on Inkerman and Kars Streets.

The built form of the dwellings being single storey with pitched roofing is consistent with the majority of dwellings within Goldsmith Street and contemporary dwellings within Bristol Court (Please refer to Attachment 3: Site photos).

- *Increased vehicle movements and traffic.*

Whilst it is recognised there will be an increase in traffic and vehicle movements as a result of the development, the impact of this is considered to be acceptable within the General Residential Zone and given the established residential nature of the area. Permit conditions will require vehicles to exit in a forward motion from the common driveway and require the driveways to be constructed to the standard of the Infrastructure Design Manual (IDM). These requirements ensure vehicles can safely enter and exit the subject site.

As previously discussed within this report, each dwelling is also provided the required number of onsite car parks in accordance with Clause 52.06.

- *Notice obscured during public notice.*

The notice placed on the site fronting Goldsmith Street was not considered to be obscured. The objection states that the overgrown nature of the site obscured the notice from view. The application has received up to four objections, which demonstrates that the notice period was undertaken in an appropriate manner.

- *The proposal does not conform with the zone and overlay.*

The detailed assessment contained within this report against the zone and overlays applying to the land demonstrates that the proposal is consistent with the General Residential Zone and Clause 55, the Heritage Overlay and the Bushfire Management Overlay. The proposal meets the purpose of the zone through proposing an appropriate infill development in an existing residential area that provides further housing opportunities for Maryborough.

- *Privacy/Overlooking.*

The application proposes a 1.8m side boundary fence which is considered a visual barrier if the floor level of the proposed dwellings is less than 800mm from ground level. The use of a fence at this height meets the requirements of Clause 55.04-6 specifically addressing overlooking.

- *Cost of boundary fencing.*

While a permit is required under the Heritage Overlay for any new fencing visible from the street, the planning permit will deal with the design of the fence. Costs associated with the installation of boundary fencing will be a matter for each landowner to discuss and agree on prior to any work commencing under the *Fences Act 1968*. Fence costs are not within the scope of what can be considered when assessing an application.

- *De-value properties adjoining.*

De-valuing of properties is outside of the scope of what a planning approval can regulate. In the VCAT case *Hoskin v Greater Bendigo CC and Anor* [2015] VCAT 1124, the issue of de-valuation of properties was raised. Senior member Baird stated '*the relevance of economic*

impacts in planning matters relates to the contended effects on the community, not individuals and their private financial interests’.

FINANCIAL & RESOURCE IMPLICATIONS

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

Should any party appeal any decision that Council makes there would be a VCAT hearing. Additional costs will be incurred if a VCAT hearing occurs.

RISK MANAGEMENT

This report addresses Council’s strategic risk Governance - Failure to transparently govern and embrace good governance practices by ensuring our assessment of the application meets all relevant legislation.

There is a risk to council should it not make a decision within the statutory time frames of a ‘failure to determine’ appeal at VCAT.

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

CONCLUSION

The proposed planning application seeks approval for the development of four dwellings on a lot at 6 Goldsmith Street, Maryborough.

A Council determination is sought for the application as the application has received two objections.

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

- I. Issue a Refusal to Grant a Planning Permit for the proposal, or;
- II. Approve a planning permit and issue a Notice of Decision to approve the development of four dwellings on a lot at 6 Goldsmith Street, Maryborough

ATTACHMENTS

1. Proposed Plans
2. Site and surrounding area
3. Site photos

RECOMMENDATION

That Council, having caused notice of Planning Application No. 113/19 to be given under Section 52 of the Planning and Environment Act 1987 and the Central Goldfields Planning Scheme and having considered all the matters generally required, resolves to issue a Notice of Decision to Grant a Permit in respect of Planning Application No. 113/19 for the land known and described as 6 Goldsmith Street, Maryborough, for the development of the land

for four (4) dwellings and construction of fencing in accordance with the endorsed plans and subject to the following conditions:

Amended plans required

1. Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be in accordance with the plans submitted with the application but modified to show:
 - a) Provision for lighting bollards along the south-western title boundary to provide a low-level illumination of the common driveway. The lighting bollards shall be suitability baffled to prevent light spill to adjoining properties.
 - b) Elevation plans of all proposed fencing to include heights and colours and tapering down of fencing to 900mm at the Goldsmith Street frontage to maintain visibility.

No layout alteration

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

Landscape Plan Required

3. Before the development starts, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:
 - a) Details of surface finishes of pathways and driveways.
 - b) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - c) Landscaping and planting within all open areas of the site.
 - d) An outline of buildings. No floor plans are to be shown on the landscape plan, however the dimensions of the outline are to be informed by the approved site plan.
 - e) Location and depth of all surface treatments with materials and colours notated.
 - f) Clear graphics to indicate trees (deciduous or evergreen), shrubs, ground covers, grass etc.

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

Completion of Landscaping

4. Before the use/occupation of the development starts or by such later date as is approved by the responsible authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.

Construction Phase

5. All activities associated with the construction of the development permitted by this permit must be carried out to the satisfaction of the Responsible Authority and all care must be taken to minimise the effect of such activities on the amenity of the locality.

General Amenity Development

6. The development and the appearance of the subject land permitted by this permit must not, in the opinion of the Responsible Authority, adversely affect the amenity of the locality.

Provision for Waste Collection

7. Provision must be made for an acceptable pick-up point for waste collection services that is satisfactory to the Responsible Authority.

Reticulated Wastewater

8. Each dwelling must be connected to a reticulated sewerage system in accordance with Central Highlands Water requirements.

Reticulated Water Supply

9. Each dwelling must be connected to a reticulated water supply in accordance with Central Highlands Water requirements for supply.

Reticulated Electricity Supply

10. Each dwelling must be connected to a reticulated electricity supply in accordance with the Victorian Service and Installation Rules 2014 (VSIR) or have provision for an alternative supply.

Use of Parking Areas

11. Areas set aside for the parking and movement of vehicles as shown on the endorsed plan(s) must be maintained in a usable and safe condition to the satisfaction of the Responsible Authority and made available for such use and must not be used for any other purpose.

Occupation of Development

12. The development permitted by this permit must not be occupied until:
 - a) the access and parking area(s) shown on the endorsed plan(s) have been constructed to the requirements and satisfaction of the Responsible Authority; and
 - b) the garden and landscape area(s) shown on the endorsed plan(s), including external fixtures such as clotheslines, storage sheds and water tanks, have been

provided and completed to the requirements and satisfaction of the Responsible Authority.

Engineering

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

Access

13. Vehicular access to all dwellings must be provided from Goldsmith Street. New vehicular crossovers/driveways must be constructed between Unit 1 and Goldsmith Street, and Units 2, 3 & 4 and Goldsmith Street. Such crossovers/driveways must be of concrete construction and be from kerb to property boundary. (Refer Infrastructure Design Manual Standard Drawing 240) to the satisfaction of the Responsible Authority.
14. Any disused crossovers/driveways must be removed and the kerb and channel and nature strip reinstated to the satisfaction of the Responsible Authority.
15. The applicant/owner must make further application for and have approved driveway crossing permit for crossover/driveway works. All works constructed or carried out must be in accordance with the approved plans/permit(s).
16. Once constructed the crossovers must be thereafter maintained by the landowner to the satisfaction of the Responsible Authority.
17. The driveway to Units 2, 3 & 4 must be provided to a design and standard to allow appropriate access to these units. Such driveway should be fully constructed concrete pavement and at least 3 metres wide with a clear zone of 4 metres width.
18. Vehicles exiting the driveway to Units 2, 3 & 4 must do so in a forwards direction.

Drainage:

19. All stormwater must be accommodated and treated within the subject land in accordance with IDM Clause 19.
20. The owner/applicant must design a drainage system to drain the internal driveway and surface and roof water from each dwelling to the legal point of discharge to the satisfaction of the Responsible Authority.
21. A legal point of stormwater discharge LPSD must be provided for Units 1, 2, 3 & 4 to the Goldsmith Street kerb & channel to the satisfaction of the Responsible Authority.

Landscaping:

22. 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.

Asset Protection

23. 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.

Sediment Control

24. 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).

Country Fire Authority

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

Bushfire Management Plan

26. The Bushfire Management Plan Version E included in the Bushfire Management Statement Reference No. 19.342 prepared by Regional Planning and Design dated 18/12/2020 must be endorsed to form part of the permit and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.

Permit Expiry

27. This permit will expire if one of the following circumstances applies;

- a) The development is not started within two (2) years of the date of this permit;
- b) The development is not completed within four (4) years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing whereby either of the following instances apply:

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

Permit Notes:

Rescode Assessment

- a) This permit has been assessed against the standards and objectives of clause 55 (ResCode) of the Central Goldfields Planning Scheme.

Building Approval

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

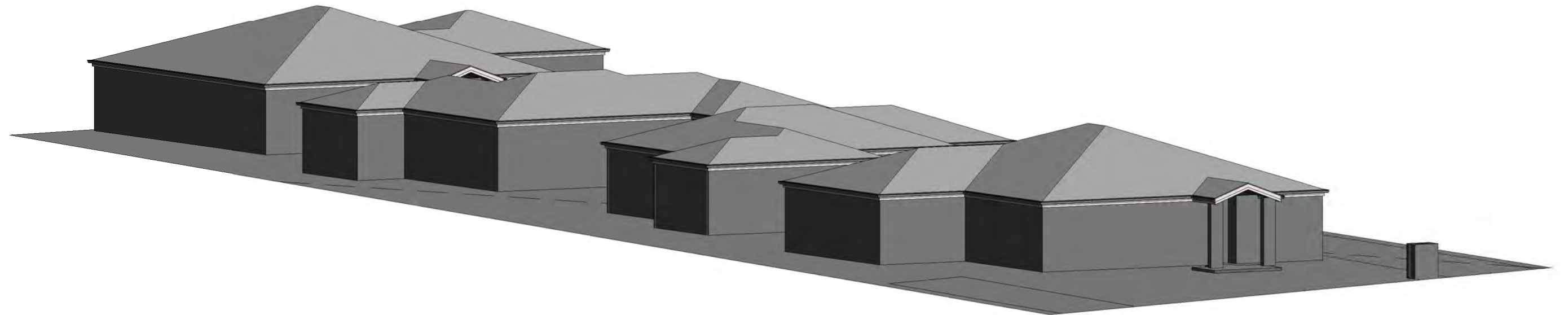
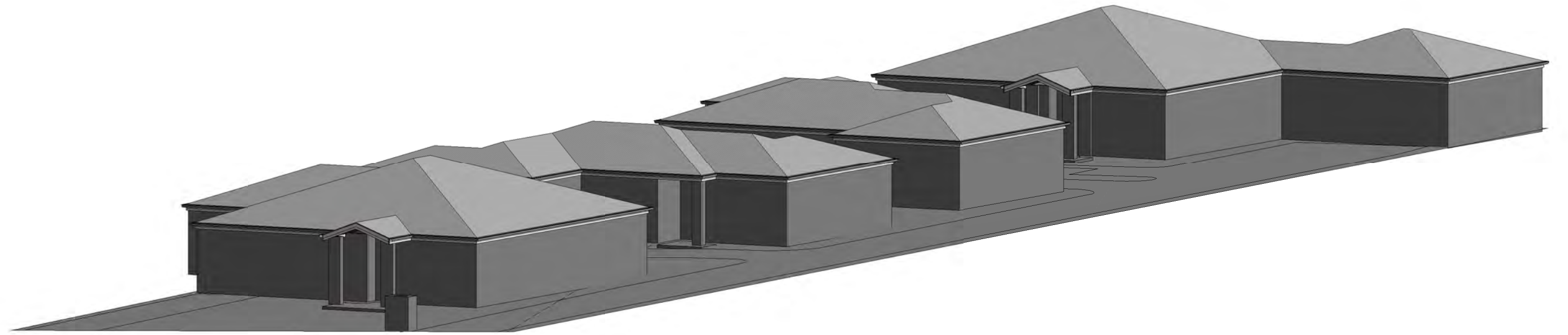


PROPOSED VIEW FROM NORTH WEST

CLIENT: CARDACIOTTO - MARYBOROUGH
PROJECT: PROPOSED 2-2 BEDROOM & 2-3
BEDROOM DWELLINGS AT
NO. 6 GOLDSMITH ST MARYBOROUGH
VIC 3465

DRAWN: BD
PROJECT NO: C1042
DATE: 14/12/2020 9:08:05 AM

B.F. & R. DOUGLAS
BUILDING CONSULTANTS
REGISTERED BUILDING PRACTITIONER
98 HIGH ST MARYBOROUGH VIC 3465
Tel:0354611220 Fax:0354611208
Email:douglas1@netconnect.com.au



CLIENT: CARDACIOTTO - MARYBOROUGH
PROJECT: PROPOSED 4 DWELLINGS ON A LOT AT
NO. 6 GOLDSMITH ST MARYBOROUGH
3465

DRAWN: NBD
PROJECT NO: 1234
DATE: 10/11/2020 1:44:16 PM

B.F. & R. DOUGLAS
BUILDING CONSULTANTS
REGISTERED BUILDING PRACTITIONER
98 HIGH ST MARYBOROUGH VIC 3465
Tel:0354611220 Fax:0354611208
Email:douglas1@netconnect.com.au

NOTES:

1. GENERAL

- 1.1 Written dimensions take precedence over scaled dimensions.
- 1.2 Materials & work practices shall comply with the BCA and other relevant codes referred to in the BCA.
- 1.3 These plans shall be read in conjunction with any relevant structural and/or civil engineering computations and drawings relating to this project.
- 1.4 The builder shall take all steps necessary to ensure the stability of new and existing structures during all works.

2. FOOTINGS

- 2.1 Soil classification to AS 2870 (Current)
- 2.2 Concrete to have a strength at 28 days of not less than 20MPa (denoted as N20 grade).
- 2.3 Dimensions & reinforcements shown are minimum requirements of BCA Part 3.2.
- 2.4 The owners attention is drawn to Appendix A of AS 2870.1 "Performance Requirements & Foundation Maintenance".
- 2.5 Footings not to encroach title boundaries and easement lines.

3. TERMITE TREATMENT

- 3.1 Where required termite treatment to comply with the BCA Part 3.1.3.

4. DRAINAGE

- 4.1 Storm water shall be taken to legal point discharge. As per planning permit.
- 4.2 Sewer or septic system shall be in accordance with the relevant authority requirements.

5. BRICKWORK

- 5.1 Provide wall ties to brickwork as per 3.3.2 BCA. Generally wall ties to be 600mm ctrs in each direction for cavity masonry, for masonry veneer: 600x450 for 450 stud walls and 600x600 for 600 stud walls and within 300mm of articulation joints.
- 5.2 Spacing of wall ties to top and sides of opening to be halved.
- 5.3 In areas less than 1km from breaking surf or less than 100m from saltwater not subject to breaking surf or in heavy industrial areas wall ties shall be either: Grade 316 or 316L stainless steel, or Engineered polymer ties.

6. TIMBER

- 6.1 Provide sub-floor ventilation to timber floors to comply with 3.4.1.2 BCA Vol. 2.
- 6.2 Provide minimum clearance from underside of bearer to finished ground level as per Table 3.4.1.2 BCA Vol. 2.
- 6.3 Design Wind Speed 33 m/s

7. WET AREAS

- 7.1 All wet areas to comply with Part 3.8.1 BCA Vol.2. Wall finishes shall be water resistant to a height of 1800mm above floor level to shower enclosures and 150mm above baths, basins, sinks and troughs if within 75mm of the wall.
- 7.2 Timber floors including particleboard and plywood in areas adjacent to baths and spas and outside shower areas to be waterproofed as per Part 3.8.1 BCA Vol. 2.

8. ENERGY EFFICIENCY

- 8.1 Energy efficiency of class 1 buildings to comply with VIC 1-ENERGY EFFICIENCY BCA

RE-SCODE REQUIREMENTS

NEIGHBORHOOD & SITE DESCRIPTION

- 1. THE EXISTING NEIGHBORHOOD CONSISTS OF A BRICK VENEER DWELLING TO 4 GOLDSMITH STREET & WEATHER BOARD DWELLING TO 8 GOLDSMITH STREET.
- 2. THE ADJOINING DWELLINGS ARE SET BACK FROM GOLDSMITH STREET APPROX 7.00M (8 GOLDSMITH ST) & 7.10M (4 GOLDSMITH STREET)
- 3. THE AREA OF THE PROPOSED DEVELOPMENT SITE IS 976.76 M² WITH THE ENTRANCE FROM GOLDSMITH STREET
- 4. THE DEVELOPMENT SITE HAS A SLIGHT FALL TO THE NORTH EAST

SITE LAYOUT:

- PP 01-1 SITE SETBACK 7.00M MIN FROM GOLDSMITH STREET
- PP 02-2 BUILDING HEIGHT N/A
- PP 03-3 MAX SITE COVERAGE 60%
TOTAL FOOTPRINT AREA INCLUDING GARAGES (UNITS 1-4) 621.6 M²
TOTAL SITE COVERAGE 63.76% (44.87%)
- PP 04-4 PERMEABILITY 20% OF THE SITE SHALL NOT BE COVERED BY IMPERVIOUS SURFACES (209.3 M²)
TOTAL SITE AREA = 976.87 M²
ROOFED AREA = 621.6 M²
IMPERVIOUS AREAS = APPROX 209.3 M²
TOTAL = 830.9 M² (85.06%)
- PP 05-5 ENERGY EFFICIENCY SITE ORIENTATION ALLOWS FOR SOLAR ACCESS NORTH & NORTH WEST FACING
- PP 06-6 PUBLIC OPEN SPACE PUBLIC OPEN SPACE IS PROVIDED TO THE FRONT OF ALL UNITS WHICH PROVIDES OUTLOOK FROM ALL UNITS
- PP 07-7 SITE ENTRY ENTRANCE TO S FROM GOLDSMITH VIA DESIGNATED DRIVEWAYS
- PP 08-8 LANDSCAPING ALL LANDSCAPING WORKS WILL BE COMPLETED TO THE SATISFACTION OF THE RELEVANT AUTHORITIES
- PP 09-9 ACCESS DRIVEWAY ALL UNITS ARE ACCESSIBLE TO DRIVE IN BACK OUT DRIVEWAY TO 3.000M MIN WIDTH & UNITS 2/3/4
- PP 10-10 PARKING LOCATION ALL UNITS ARE PROVIDED WITH UNDER COVER GARAGE PARKING. ALL MOVEMENTS ALLOW FOR REVERSING MOVEMENT TO AND FROM PARKING LOCATIONS
- PP 11-11 PARKING PROVISION ONE SPACE FOR EACH DWELLING UNDER COVER IS PROVIDED. ONE VISITOR PARKING IS PROVIDED TO EACH DWELLING

PP 05-5 ENERGY EFFICIENCY SITE ORIENTATION ALLOWS FOR SOLAR ACCESS NORTH & NORTH WEST FACING

AMENITY IMPACTS

- PP 01-1 SITE SETBACK REFER PLANS - SETBACK REQUIREMENTS
- PP 02-2 WALLS ON BOUNDARIES SETBACKS
- PP 03-3 DAYLIGHT TO EXISTING WINDOWS NO WALLS, CURTAINS MORE THAN 2000 IN HEIGHT OPPOSITE AN EXISTING HABITABLE ROOM WINDOW, SEE 3.000 PLAN.
- PP 04-4 NORTH FACING WINDOWS NO HABITABLE ROOM NORTH FACING WINDOWS WITHIN 2000 OF PROPOSED UNITS THEREFORE THIS CLAUSE N/A
- PP 05-5 OVERSHADOWING OF PRIVATE OPEN SPACE NO EXTRA REDUCTION OF SHADOWING IN PRIVATE OPEN SPACE
- PP 06-6 OVERLOOKING NORTH EAST & SOUTH WEST SIDE BOUNDARIES FENCING TO 2100 ABOVE GROUND LEVEL STEEL
- PP 07-7 INTERNAL VIEWS N/A
- PP 08-8 NOISE IMPACT AN ATTEMPT HAS BEEN MADE TO LIMIT NOISE IN PRIVATE OPEN SPACES PER THIS STANDARD

AMENITY & FACILITIES

- PP 09-9 ACCESSIBILITY ALL DWELLINGS HAVE ACCESS FOR PEOPLE WITH LIMITED MOBILITY
 - PP 10-10 DWELLING ENTRY ALL ENTRIES ARE VISIBLY OR EASILY IDENTIFIABLE AND SHELTERED
 - PP 11-11 DAYLIGHT TO EXISTING WINDOWS ALL HABITABLE ROOM WINDOWS HAVE CLEAR DAYLIGHT SPACE
 - PP 12-12 PRIVATE OPEN SPACE PRIVATE OPEN SPACE = 100M²
SHARED OPEN SPACE = 29.3M² (WITHIN 10M²)
- | | |
|--------------------|--|
| PRIVATE OPEN SPACE | SHARED OPEN SPACE INCLUDING POA (21.0M ² 2000 WIDE) |
| ALL UNITS | 1000 M ² |

PP 09-9 SOLAR ACCESS TO OPEN SPACE

- PORTION OF THE PRIVATE OPEN SPACE TO EACH UNIT TO ACCESS NORTH, NORTH WESTERN ASPECT WHERE PRACTICAL

PP 10-10 STORAGE (MIN 6.0 M²)

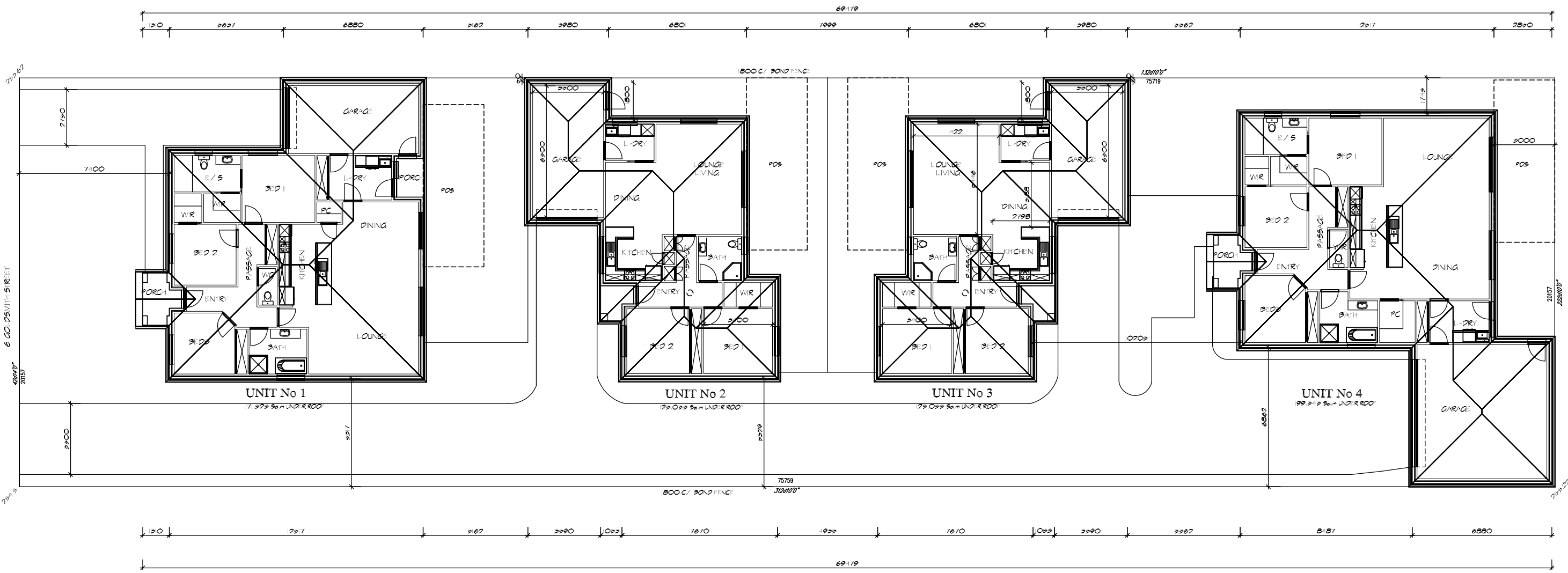
DETAILED DESIGN

- PP 13-13 DETAILED DESIGN REFER ATTACHED LAYOUT & ELEVATIONS
- PP 14-14 FRONT FENCING NO FRONT FENCING TO BE CONSTRUCTED EXCEPT AS DIRECTED
- PP 15-15 SITE SERVICES THE LAYOUT OF THE BUILDINGS HAVE TAKEN INTO ACCOUNT THE POSITIONING OF SERVICES, ALSO THE LOCATION OF MANHOLES TOWARDS THE FRONT OF LOT. ALL BINS TO BE LOCATED WITHIN THEIR OWN PRIVATE SPACE. ALL BINS TO BE PLACED NEAR SIDE ON DAY OF POLE.

ALL DRAWING DIMENSIONS AND DIMENSIONS TO BE TAKEN TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO BE TAKEN TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO BE TAKEN TO FACE UNLESS OTHERWISE SPECIFIED.

NOTES: AIR LEAKAGE
- GAPS & CRACKS MUST BE SEALED
- SEAL AROUND ALL WINDOW & DOOR FRAMES WITH INSULATION
- TAPE ALL TEARS & PENETRATIONS TO ALL WALL WRAP
- SEAL EXTERIOR LAUNDRY DOOR
- EXHAUST FANS TO BE SEAL TO CEILING
- WEATHER STRIP ENTRY DOOR
- WINDOWS & DOORS TO MEET WIND PRESSURE & WATER

CARDACIOTTO-MARYBOROUGH		DATE: 11/01/2024	SCALE: 1:100
PROPOSED 2-2 BED UNITS & 2-3 BED UNITS		PROJECT NO: 2401	CLIENT: B.F. & R. DOUGLAS
ANTHONY CARDACIOTTO		DESIGNER: ANTHONY CARDACIOTTO	DATE: 11/01/2024
6 GOLDSMITH STREET, MARYBOROUGH, 3465		PROJECT NO: 2401	CLIENT: B.F. & R. DOUGLAS

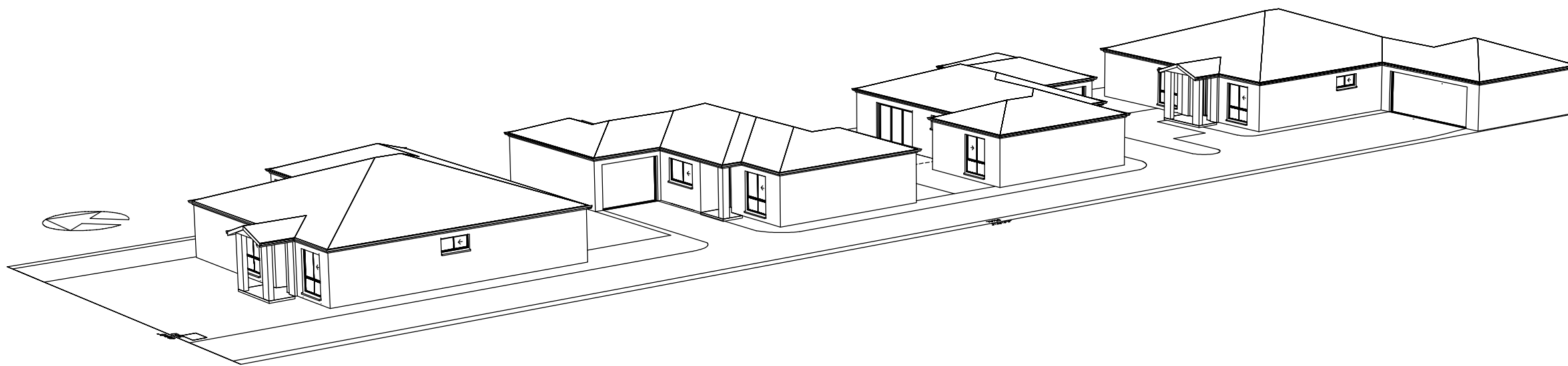


GROUND FLOOR PLAN

THIS PLAN SHOWS THE POSITION OF ALL DOWN CONNECTIONS, ETC. TO BE MADE TO THE MAIN DRAINAGE SYSTEM. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL LEVELS, DIMENSIONS, ETC. MUST BE CHECKED PRIOR TO SITE SET-OUT.

NOTES: AIR LEAKAGE:
 - GAPS & CRACKS MUST BE SEALED
 - SEAL AROUND ALL WINDOW & DOOR FRAMES WITH INSULATION
 - TAPE ALL TEARS & PENETRATIONS TO OIL WALL WRAP
 - SEAL EXTERNAL ENTRY DOORS
 - EXHAUST FANS TO BE SELF-CLOSING
 - REPAIR & SEAL ENTRY DOORS
 - WINDOWS & DOORS TO MEET WIND PRESSURE & WATER

CARDACIOTTO-MARYBOROUGH		Sheet No	1/1	Date	20/05/2017
PROPOSED 2 - 2 BED UNITS & 2 - 3 BED UNITS		Scale	1:500	Drawn By	ANTHONY CARDACIOTTO
ANTHONY CARDACIOTTO		Checked By		Project No	17/17/17
6 GOLDSMITH STREET, MARYBOROUGH, 3465		Client	B.F. & R. DOUGLAS	Site No	17/17/17
		Author		Project Name	6 GOLDSMITH STREET MARYBOROUGH
		Designer		Project Address	6 GOLDSMITH STREET MARYBOROUGH VIC 3465
		Checker		Project Description	RESIDENTIAL DEVELOPMENT - BUILDING AND STRUCTURAL
		Approver		Project Status	CONCEPTUAL DESIGN - PRELIMINARY
		Client Name	B.F. & R. DOUGLAS	Project Contact	B.F. & R. DOUGLAS
		Client Address	6 GOLDSMITH STREET, MARYBOROUGH VIC 3465	Project Phone	08 84111111

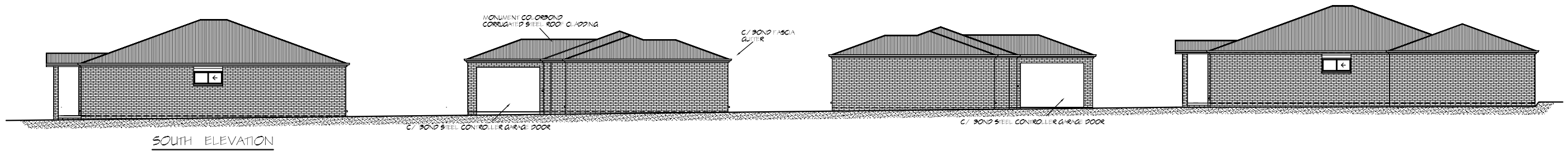


PERSPECTIVE VIEW.

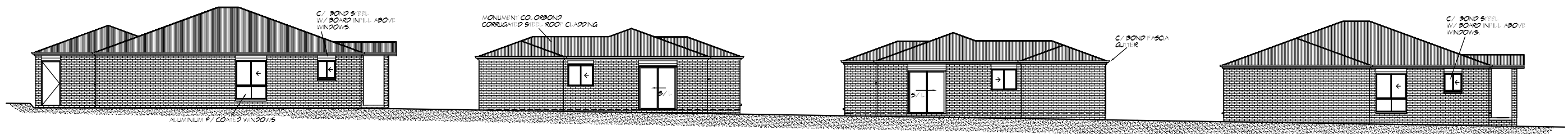
THIS DRAWING SHOWS THE POSITION OF ALL DOWN CONNECTIONS, ETC. TO BE AS REQUIRED BY THE CURRENT REGULATIONS.
 ALL GLAZING TO BE AS REQUIRED BY THE CURRENT REGULATIONS. ALL WINDOWS TO BE 1/2" AND 3/4" DOWN OR 1/2" UP.
 ALL LEVELS, DIMENSIONS, ETC. MUST BE CHECKED PRIOR TO SITE SET-OUT.

NOTES: AIR LEAKAGE
 - GAPS & CRACKS MUST BE SEALED
 - SEAL AROUND ALL WINDOW & DOOR FRAMES WITH INSULATION
 - TAPE ALL TEARS & PENETRATIONS TO OIL WALL WRAP
 - SEAL EXTERNAL ENTRY DOOR
 - EXHAUST FANS TO BE SILT CLOSING
 - REPAIR & REPLACE ALL DOOR
 - WINDOWS & DOORS TO MEET WIND PRESSURE & WATER

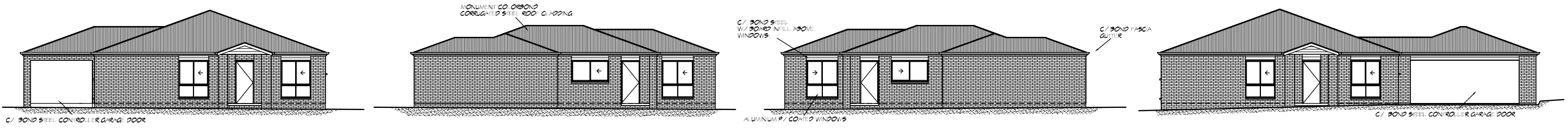
CARDACIOTTO-MARYBOROUGH		Sheet No.	1 of 1
PROPOSED 2 - 2 BED UNITS & 2 - 3 BED UNITS		Date	21/11/2020
ANTHONY CARDACIOTTO		Scale	1:500
6 GOLDSMITH STREET, MARYBOROUGH, 3465		Client	B.F. & R. DOUGLAS
		Project	11000-01-00-0001-0001-0001
		Drawn	
		Checked	
		Approved	
		Discipline	RESIDENTIAL ARCHITECTURE
		Registration	REGISTERED BUILDING PRACTITIONER (RBP)
		Address	61 BICE STREET, MARYBOROUGH VIC 3465, Phone 08 8411110



SOUTH ELEVATION



NORTH ELEVATION



UNIT 1 FRONT ELEVATION

UNIT 2 FRONT ELEVATION

UNIT 3 FRONT ELEVATION

UNIT 4 FRONT ELEVATION



UNIT 4 REAR ELEVATION

UNIT 3 REAR ELEVATION

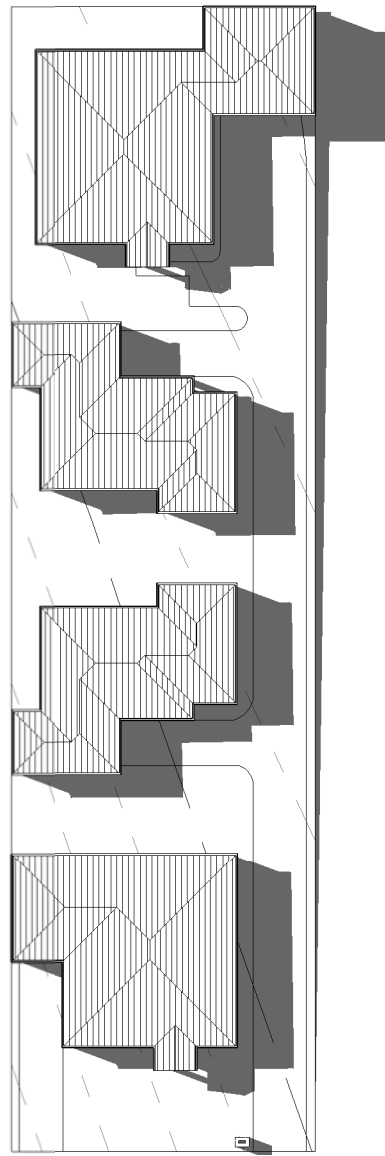
UNIT 2 REAR ELEVATION

UNIT 1 REAR ELEVATION

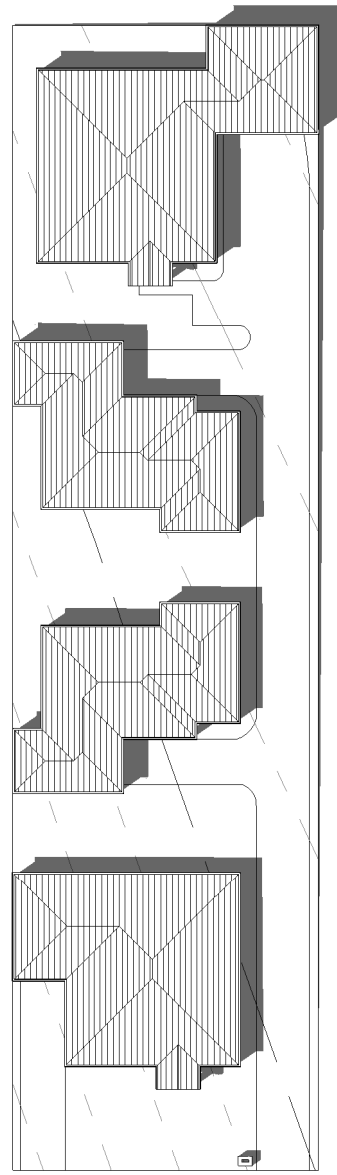
THIS DRAWING SHOWS THE PLACING AND HOLDING DOWN CONNECTIONS, ETC. OF THE REINFORCEMENT AS SHOWN IN THE CURTAIN WALL. ALL DIMENSIONS TO BE CHECKED AS PER THE CURTAIN WALL WINDOWS TO BE 100mm AND 200mm MIN. OR AS PER CURTAIN WALL. ALL LEVELS, DIMENSIONS, ETC. MUST BE CHECKED PRIOR TO SITE SET-OUT.

NOTES: AIR LEAKAGE:
 - GAPS & CREVICES MUST BE SEALED
 - SEAL AROUND ALL WINDOW & DOOR FRAMES WITH INSULATION
 - TAPE ALL TEARS & PENETRATIONS TO ALL WALL WRAP
 - SEAL EXTERNAL ENTRY DOOR
 - EXHAUST FANS TO BE SELF-CLOSING
 - REPAIR & SEAL ENTRY DOOR
 - WINDOWS & DOORS TO MEET WIND PRESSURE & WATER

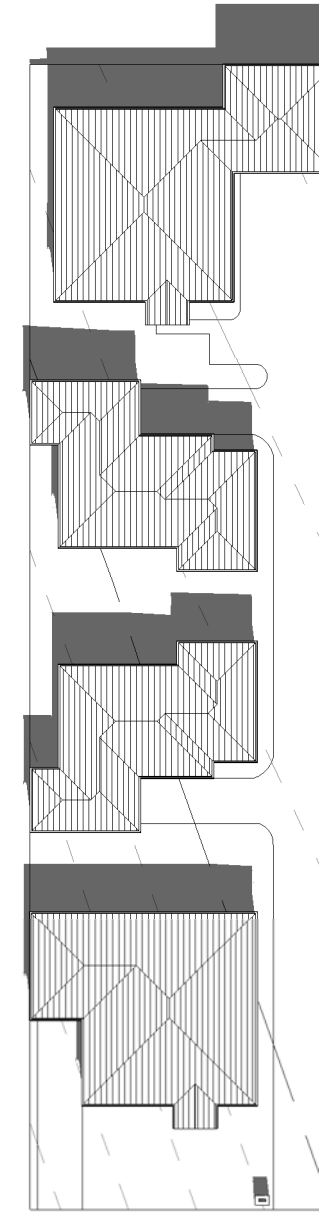
CARDACIOTTO-MARYBOROUGH		Sheet No.	1/1	Scale	1:100	Date	21/06/2022
PROPOSED 2 - 2 BED UNITS & 2 - 3 BED UNITS		Project No.	2507	Client	B.F. & R. DOUGLAS	21/06/2022	
ANTHONY CARDACIOTTO		Drawn		B.F. & R. DOUGLAS			
6 GOLDSMITH STREET, MARYBOROUGH, 3465		Checked		REGISTERED CONSULTING ENGINEER & ARCHITECT			
		Approved		REGISTERED BUILDING PRACTITIONER (RBP)			
		Issue		60 BRICE STREET MARYBOROUGH VIC 3465 Phone 08 8411180			



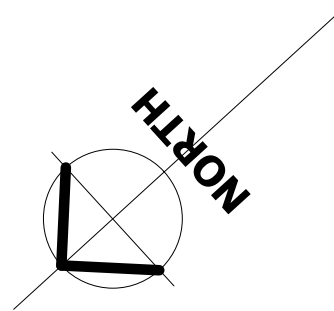
22ND SEPT 9.00AM



22ND SEPT 12 MIDDAY



22ND SEPT 3PM



CARDACIOTTO - MARYBOROUGH

PROPOSED 4 DWELLINGS ON A LOT AT
NO. 6 GOLDSMITH ST
MARYBOROUGH 3465

SHADING
DIAGRAMS

SHEET NO: A07		
DESIGNED: B. DOUGLAS DP-AD1401		
REVISIONS:		
Date	Description	Issue

SCALE: 1 : 500 PROJECT NO: 1234
DRAWN: NBD DATE: 10/11/2020 1:44:18 PM

B.F. & R. DOUGLAS
BUILDING CONSULTANTS
REGISTERED BUILDING PRACTITIONER
98 HIGH ST MARYBOROUGH VIC 3465
Tel: 0354611220 Fax: 0354611208
Email: douglas1@netconnect.com.au





Internal view of subject site facing toward Goldsmith Street.



View into the subject site from Goldsmith Street.



Adjoining dwelling



Adjoining Dwelling



Internal western boundary fence



Unit development located at western end of Goldsmith Street (approx 40 m from subject site)



Fence/dwelling adjacent to subject site

8.9 PLANNING APPLICATION 005/21 – 9 LOT STAGED SUBDIVISION AT 104-106 FIELD STREET, MARYBOROUGH

Author: Coordinator Statutory Planning

Responsible Officer: General Manager Infrastructure Assets and Planning

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

SUMMARY/PURPOSE

Council has received planning permit application 005/21 for the subdivision of the land at 104-106 Field Street, Maryborough into nine (9) lots.

Public notice of the application has been given and 2 objections were received.

The report assesses the application and addresses the issues raised by objectors. It concludes that the proposal accords with the relevant provisions of the Central Goldfields Planning Scheme and recommends that the proposal be to issue a Notice of Decision to Grant a Planning Permit.

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 1987, the Central Goldfields Planning Scheme.

BACKGROUND INFORMATION

Planning application

Planning application 005/21 was submitted to Council on 21 December 2020 and proposed the subdivision of the land into 9 lots. The subject site is within the General Residential Zone and is partly covered by the Bushfire Management Overlay.

The subdivision is proposed to be undertaken in two stages with lots 1, 2, 8 and 9 being delivered in stage 1 and lots 3,4,5,6 and 7 being delivered in stage 2. The proposed lot sizes range from 302 sqm to 421 sqm in size. Lots 1 and 9 will be accessed via new crossovers onto Field Street. Lots 2 and 8 will be accessed via either Field Street or the proposed shared driveway (common property). Lots within stage 2 will be accessed via the shared driveway (Please refer to Attachment 1: Proposed Plan of subdivision).

REPORT

Site and Surrounds

The subject site is an irregular shaped lot located within the General Residential Zone, and partly within the Bushfire Management Overlay Schedule 1.

The site measures approximately 0.35 hectares in size (3500 square metres), with frontage to Field Street along the southern boundary. The subject site comprises three titles that form a large vacant lot except from some planted trees.

Land surrounding the subject site is also within the General Residential Zone and have been developed for residential purposes. Most lots adjoining the subject site are developed with single dwellings and associated outbuildings. The lot to the north of the site is developed with five double story free standing houses and sharing a common driveway. There is a large variation in lot size and shape within the surrounding area, with lots varying in size from 340 square metres to 2000 square metres.

To the north of the surrounding residential area is the Alex Chisholm Nature Conservation Reserve and the Timor State Forest (Crown Land). The subject site is also within proximity to the Maryborough Golf Club, located approximately 80 metres in an east direction.

The subject site is well located in relation to existing services and recreational opportunities within Maryborough. The town centre is approximately 1km to the south, Lake Victoria is approximately 500 metres to the south-east and Princes Park is a further 200 metres south. Bus routes travel regularly along Park Road, Gladstone Street and Holyrood Street to bring passengers closer to the town centre. The Maryborough Train Station is approximately 1.8km from the site.

Planning Permit Trigger

A Planning Permit is required for the subdivision of land under Clause 32.08-3 of the General Residential Zone, and for the subdivision of land under Clause 44.06-2 of the Bushfire Management Overlay.

Planning Scheme Provisions

Planning Policy Framework

The following sections of the Planning Policy Framework are considered relevant to this application.

11.01-1R – Loddon Mallee

Support Bendigo as the regional city and the major population and economic growth hub for the region, offering a range of employment and services.

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

Support sustainable growth and expansion in Inglewood, Bridgewater, Marong and Harcourt to capitalise on their proximity to Bendigo.

Facilitate increased commercial and residential densities, mixed use development and revitalisation projects for underutilised sites and land in Bendigo.

Maintain non-urban breaks between settlements.

11.01-1L Settlement – Central Goldfields

Provide medium density residential opportunities close to Maryborough Central Business Area.

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

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.

13.02-1S Bushfire planning

Objective:

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

14.02-1S Catchment planning and management

Objective:

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

Zone

The subject land is within the General Residential Zone, the relevant purpose of which is:

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

Overlay(s)

The subject land is within the Bushfire Management Overlay, the relevant purpose of which 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.

Particular Provisions

Clause 56 - Residential Subdivision

Purpose

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

To create liveable and sustainable neighbourhoods and urban places with character and identity.

To achieve residential subdivision outcomes that appropriately respond to the site and its context for:

- Metropolitan Melbourne growth areas.
- Infill sites within established residential areas.
- Regional cities and towns.

To ensure residential subdivision design appropriately provides for:

- Policy implementation.
- Liveable and sustainable communities.
- Residential lot design.
- Urban landscape.
- Access and mobility management.
- Integrated water management.
- Site management.
- Utilities.

The planner's assessment of the proposal against Clause 56 is as follows:

Clause	Standard	Comment
56.01-1 – Subdivision site and context description	<p><i>The site and context description may use a site plan, photographs or other techniques and must accurately describe:</i></p> <p><i>In relation to the site:</i></p> <ul style="list-style-type: none"> – <i>Site shape, size, dimensions and orientation.</i> – <i>Levels and contours of the site.</i> – <i>Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops.</i> – <i>The siting and use of existing buildings and structures.</i> – <i>Street frontage features such as poles, street trees and kerb crossovers.</i> – <i>Access points.</i> – <i>Location of drainage and other utilities.</i> 	<p>COMPLIES – The subject site infill development within an existing residential area.</p> <p>The site consists of three parcels of land with a frontage to Field Street.</p> <p>The site is largely cleared of Vegetation other than some planted vegetation and doesn't contain identified waterways. The site is relatively flat at approx. 230 - 240m AHD.</p> <p>The plan demonstrates the pattern of subdivision within the area and demonstrates that this subdivision is a continuation of that in creating similar sized lots in a semi grid formation.</p>

- | | |
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| <ul style="list-style-type: none"> – Easements. – Any identified natural or cultural features of the site. – Significant views to and from the site. – Noise and odour sources or other external influences. – Soil conditions, including any land affected by contamination, erosion, salinity, acid sulphate soils or fill. – Any other notable features or characteristics of the site. – Adjacent uses. – Any other factor affecting the capacity to develop the site including whether the site is – affected by inundation. – An application for subdivision of 3 or more lots must also describe in relation to the surrounding – area: – The pattern of subdivision. – Existing land uses. – The location and use of existing buildings on adjacent land. – Abutting street and path widths, materials and detailing. – The location and type of significant vegetation. | <p>The plan and submission contain adequate information to address this clause.</p> <p>A site and context plan has been submitted that demonstrates the features of the site. The plan also demonstrates the layout of the 9 proposed lots.</p> <p>The site is well located in relation to existing services within Maryborough.</p> <p>The town centre is approximately 1km to the south. Lake Victoria is approximately 500 metres to the south-east and Princes Park is a further 200 metres south.</p> <p>Public transport is available along Gladstone Street by way of bus services.</p> |
|--|--|

If the responsible authority decides that the site and context description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must

	<p><i>not require notice of an application to be given or decide an application until it is satisfied that the site and context description meets the requirements of Clause 56.01-1 and is satisfactory.</i></p> <p><i>This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.</i></p>	
<p>56.01-2 - Subdivision design response</p>	<p><i>The design response must explain how the proposed design:</i></p> <ul style="list-style-type: none"> <i>– Derives from and responds to the site and context description.</i> <i>– Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay.</i> <i>– Responds to any relevant objective, policy, strategy or plan set out for the area in this scheme.</i> <i>– Meets the relevant objectives of Clause 56.</i> <p><i>The design response must include a dimensioned plan to scale showing the layout of the subdivision in context with the surrounding area. If in the opinion of the responsible authority this requirement is not relevant to the assessment of an application, it may waive or reduce the requirement.</i></p>	<p>COMPLIES – The proposed subdivision is into 9 vacant lots within the GRZ1:</p> <ul style="list-style-type: none"> – Lot 1- 378m2 – Lot 2- 356m2 – Lot 3- 302m2 – Lot 4- 302m2 – Lot 5- 421m2 – Lot 6- 304m2 – Lot 7- 305m2 – Lot 8- 354m2 – Lot 9- 354m2 – Common Property driveway- 449m2 <p>The size and layout of the lots continues the identified pattern of subdivision in the area, particularly to the north that sees a 5-lot development with common property.</p> <p>This area does not have a character policy identified in a local policy and is not subject to a Neighbourhood Character Overlay (NCO).</p> <p>This proposed subdivision is a continuation of the existing residential uses and continues the layout and established pattern of the area. Similar developments of small</p>

	<p>lots are evident along Holyrood Street and Gladstone Street.</p> <p>The proposal responds adequately to Clause 11.01-1R in <i>Managing and supporting growth in Castlemaine, Gisborne, Kyneton and Maryborough as employment and service hubs that reinforce the network of communities in the region.</i></p> <p>See Proposed Plan of Subdivision 21396-01-PS844944H-01 submitted with the application.</p>
<p>56.03-5 Neighbourhood character objective</p> <p><i>To design subdivisions that respond to neighbourhood character</i></p>	<p>C6</p> <p>COMPLIES – The proposed layout of the subdivision is consistent with the established pattern of subdivision in the area. Lots range from 300-500m².</p> <p>This area does not have a character policy identified in a local policy and is not subject to a Neighbourhood Character Overlay (NCO).</p> <p>The layout of the proposal can integrate with existing layout of Field Street. Four lots will front field street with the remaining five to be accessed via the common driveway.</p>
<p>56.04-1 Lot diversity and distribution objectives</p> <p><i>To achieve housing densities that support compact and walkable neighbourhoods and the</i></p>	<p>C7</p> <p>COMPLIES – The proposed lots range in size from 300m² – 500m². The lots can encourage a diversity of housing styles within an</p>

<p><i>efficient provision of public transport services.</i></p>	<p>established residential area.</p>
<p><i>To provide higher housing densities within walking distance of activity centres.</i></p>	<p>The subject site 1km from the commercial centre of Maryborough. Bus stops exist along Gladstone Street.</p>
<p><i>To achieve increased housing densities in designated growth areas.</i></p>	
<p><i>To provide a range of lot sizes to suit a variety of dwelling and household types.</i></p>	
<p>56.04-2 Lot area and building envelopes objective</p>	<p>C8</p>
<p><i>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</i></p>	<p>COMPLIES – Lots range in area from 302m2 to 421m2 and are dimensioned to allow for future dwelling construction.</p>
<p>As the lots are between 300-500m2 indicative 10mx15m building envelopes have been provided on the proposed plan to demonstrate future dwellings can be contained on the proposed lots</p>	
<p>56.04-3 Solar orientation of lots objective</p>	<p>C9</p>
<p><i>To provide good solar orientation of lots and solar access for future dwellings</i></p>	<p>COMPLIES – The orientation of the lots will protect solar access coupled with indicative building envelopes will aid solar access for north facing habitable windows in any new dwelling.</p>

<p>56.04-4 Street orientation objective</p> <p><i>To provide a lot layout that contributes to community social interaction, personal safety and property security.</i></p>	C10	<p>COMPLIES – Lots 1, 2, 8 and 9 have a frontage to Field Street, with lots 3 – 7 fronting the common driveway. All lots have appropriate siting to facilitate passive surveillance.</p> <p>The proposed layout is considered to maintain a level of personal safety and visibility</p>
<p>56.04-5 Common area objectives</p> <p><i>To identify common areas and the purpose for which the area is commonly held.</i></p> <p><i>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</i></p> <p><i>To maintain direct public access throughout the neighbourhood street network.</i></p>	C11	<p>COMPLIES - Common property is to provide access and services to lots 3-7. A body corporate will be established to ensure appropriate management of the common area.</p>
<p>56.05-1 Integrated urban landscape objectives</p> <p><i>To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.</i></p> <p><i>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</i></p> <p><i>To protect and enhance native habitat and</i></p>	C12	<p>COMPLIES VIA CONDITION –</p> <p>Landscaping will be required as part of Engineering conditions to be placed on a permit for any required works within Field Street.</p> <p>The requirement for landscaping will need to be completed prior to the issue of a statement of compliance.</p>

<p><i>discourage the planting and spread of noxious weeds.</i></p> <p><i>To provide for integrated water management systems and contribute to drinking water conservation.</i></p>	C15	<p>COMPLIES – The proposed subdivision design allows for connections to existing and future residential developments.</p>
<p>56.06-2 Walking and cycling network objectives</p> <p><i>To contribute to community health and well-being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</i></p> <p><i>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</i></p> <p><i>To reduce car use, greenhouse gas emissions and air pollution.</i></p>	C17	<p>A footpath network exists along Gladstone Street existing network.</p> <p>The site is within reasonable distance of commercial and recreation facilities as well as public transport in the form of bus services which operate along Gladstone Street.</p>
<p>56.06-4 Neighbourhood street network objective</p> <p><i>To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.</i></p>	C18	<p>COMPLIES – The subdivision will connect to the existing street network and utilising Field Street.</p>
<p>56.06-5 Walking and cycling network detail objectives</p> <p><i>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well-constructed and accessible for people with disabilities.</i></p>		<p>COMPLIES – The subdivision will connect to the existing walking and cycling network in Field Street and further to Gladstone Street.</p>

<p><i>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</i></p>		
<p>56.06-7 Neighbourhood street network detail objective</p> <p><i>To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.</i></p>	C20	N/A – No internal roads are proposed.
<p>56.06-8 Lot access objective</p> <p><i>To provide for safe vehicle access between roads and lots.</i></p>	C21	<p>COMPLIES – Lot access will be provided to each individual lot 1, 2, 8 and 9. Lots 3-7 will be accessed via the common driveway.</p> <p>Access requirements will be subject to conditions from the Council Engineering department, the application has been referred to engineering for comment and conditions.</p>
<p>56.07-1 Drinking water supply objectives</p> <p><i>To reduce the use of drinking water.</i></p> <p><i>To provide an adequate, cost-effective supply of drinking water.</i></p>	C22	<p>COMPLIES – Reticulated water is available and will be connected to each individual lot in accordance with CHW requirements for supply.</p> <p>The application has been referred to CHW for comments and conditions. CHW have consented to a permit being issued.</p>
<p>56.07-2 Reused and recycled water objective</p>	C23	N/A – Recycled water is not proposed as part of this subdivision. There is

<p><i>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</i></p>	<p>no specific requirement to provide recycled water in this instance.</p>
<p>56.07-3 Waste water management objective</p> <p><i>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</i></p>	<p>C24</p> <p>COMPLIES - Reticulated sewer is available and will be connected to each individual lot in accordance with CHW requirements for supply.</p> <p>The application has been referred to CHW for comments and conditions. CHW have consented to a permit being issued.</p>
<p>56.07-4 Stormwater management objectives</p> <p><i>To minimise damage to properties and inconvenience to residents from stormwater.</i></p> <p><i>To ensure that the street operates adequately during major storm events and provides for public safety.</i></p> <p><i>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</i></p> <p><i>To encourage stormwater management that maximises the retention and reuse of stormwater.</i></p> <p><i>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</i></p>	<p>C25</p> <p>COMPLIES – The application has been referred to Council Engineer.</p> <p>A design for stormwater runoff must be completed, approved and implemented prior to the issue of a statement of compliance. The design will be in accordance with the Infrastructure Design Manual (IDM).</p>

<p>56.08-1 Site management objectives</p> <p><i>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</i></p> <p><i>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</i></p> <p><i>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</i></p>	C26	<p>COMPLIES – Standard conditions will be included on any permit that may issue regarding management of the site. Engineering conditions will also address site management, sediment control and asset protection.</p>
<p>56.09-1 Shared trenching objectives</p> <p><i>To maximise the opportunities for shared trenching.</i></p> <p><i>To minimise constraints on landscaping within street reserves.</i></p>	C27	<p>COMPLIES – Each individual lot will have its own connection to the available services. Shared trenching is not required for lots 1, 2, 8 and 9 as they can utilise existing supply mains directly from Field Street</p> <p>Undergrounding of services within the common driveway will be at the direction of supply authorities and relevant standards.</p>
<p>56.02-1 Electricity, telecommunications and gas objectives</p> <p><i>To provide public utilities to each lot in a timely, efficient and cost effective manner.</i></p> <p><i>To reduce greenhouse gas emissions by supporting generation</i></p>	C28	<p>COMPLIES – Electricity and telecommunications will be provided to each lot in accordance with the Victorian Service and Installation Rules 2014 (VSIR) and Telecommunication supply standards.</p> <p>Powercor as a referral</p>

<p><i>and use of electricity from renewable sources.</i></p>		<p>authority have consented to a permit being issued and the applicant will enter into an agreement with the relevant telecommunications provider to provide connections to each lot. The requirement for an agreement will be a standard condition on any permit that may issue.</p> <p>Downer as a referral authority have consented to a permit being issued, however it is not confirmed if Gas is available to the proposal.</p>
<p>56.09-3 Fire hydrants objective</p> <p><i>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</i></p>	<p>C29</p>	<p>COMPLIES – The CFA have consented to the grant of a permit which further addresses hydrants, access, and water supply.</p> <p>The CFA will implement further requirements prior to certification and Statement of Compliance.</p>
<p>56.09-4 Public lighting objective</p> <p><i>To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.</i></p> <p><i>To provide pedestrians with a sense of personal safety at night.</i></p> <p><i>To contribute to reducing greenhouse gas emissions and to saving energy.</i></p>	<p>C30</p>	<p>COMPLIES VIA CONDITION – Any street lighting required will be provided to a standard required by the CGS engineering dept. designed and constructed to a standard approved by Powercor.</p> <p>A condition on a permit if issued will require the provision of internal baffled lighting to the common driveway to ensure safety of</p>

occupants and visitors.

Overall the proposed subdivision is considered to comply with the standards and objectives set out in Clause 56.

General Provisions

65.02 Approval of an application to subdivide land

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

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

ASSESSMENT OF APPLICATION

Referrals

The following tables outline the referrals undertaken under both clause 55 and 52 of the Central Goldfields Planning scheme.

Department	Response
Country Fire Authority (s.55)	CFA, acting as a Referral Authority pursuant to section 55 of the Planning and Environment Act, 1987 (the Act) has considered the application and does not object to the grant of a permit for the above proposal subject to:

	<ul style="list-style-type: none"> • Any mandatory conditions specified within the planning scheme; and • The following conditions being included on any planning permit that may be issued. <p style="text-align: center;">– Start of Conditions –</p> <p>1. Bushfire Management Plan The Bushfire Management Plan (Figure 11 in the BMS (Version B) prepared by Regional Planning & Design Pty Ltd, dated 17/12/2020) must be endorsed to form part of the permit, be included as an annexure to the Section 173 Agreement and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.</p> <p style="text-align: center;">– End of Conditions –</p>
Planners comments	Nil

Department	Response
Central Highland Water (S.55)	<p>We refer to your letter received 11th January 2021 and advise that in accordance with Section 56(1)(b) of the Planning and Environment Act, this Authority does not object to the granting of any permit that may issue subject to the following conditions:</p> <ol style="list-style-type: none"> 1. 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. 2. 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. 3. 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. 4. 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.

	5. If the land is developed in stages, the above conditions will apply to any subsequent stage of the subdivision.
Planners comments	Nil

Department	Response
Powercor (s.55)	<p>Subject to the following conditions, Powercor Australia Ltd (the Distributor) does not object to the issue of a planning permit for the abovementioned application.</p> <ol style="list-style-type: none"> 1) This letter shall be supplied to the applicant in its entirety. 2) The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with Section 8 of that Act. 3) The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards. Notes: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant. 4) The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR). Notes: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works. 5) The applicant shall, when required by the Distributor, set aside areas with the subdivision for the purposes of establishing a substation or substations. Notes: Areas set aside for substations will be formalised to the Distributor's requirements under one of the following arrangements: <ul style="list-style-type: none"> • RESERVES established by the applicant in favour of the Distributor. • SUBSTATION LEASE at nominal rental for a period of 30 years with rights to extend the lease for a further 30 years. The Distributor will register such leases on title by way of a caveat prior to the registration of the plan of subdivision. 6) The applicant shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new powerlines to service the lots or adjust the positioning existing easements. Notes: <ul style="list-style-type: none"> • Existing easements may need to be amended to meet the Distributor's requirements

	<p>• Easements required by the Distributor shall be specified on the subdivision and show the Purpose, Origin and the In Favour of party as follows:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Easement Reference</th> <th>Purpose</th> <th>Width (Metres)</th> <th>Origin</th> <th>Land Benefited / In Favour Of</th> </tr> </thead> <tbody> <tr> <td></td> <td>Power Line</td> <td></td> <td>Section 88 - Electricity Industry Act 2000</td> <td>Powercor Australia Ltd</td> </tr> </tbody> </table>	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of		Power Line		Section 88 - Electricity Industry Act 2000	Powercor Australia Ltd
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of							
	Power Line		Section 88 - Electricity Industry Act 2000	Powercor Australia Ltd							
Planners comment	Nil										

Department	Response
Downer Utility Services (s.55)	<p>AusNet Gas Services pursuant to Section 56 (1) of the Planning and Environment Act 1987 has no objection to the granting of a permit, subject to the following condition:</p> <ol style="list-style-type: none"> 1. The plan of subdivision submitted for certification must be referred to AusNet Gas Services in accordance with Section 8 of the Subdivision Act 1988.
Planners comment	Nil

Department	Response
Goulburn Murray Water (s.55)	<p>Based on the information provided and in accordance with Section 56 (b) of the Planning and Environment Act 1987, Goulburn-Murray Water has no objection to this planning permit being granted subject to the following conditions:</p> <p>Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act.</p> <p>All works within the subdivision must be done in accordance with EPA Publication 960 “Doing It Right on Subdivisions, Temporary Environmental Protection Measures for Subdivision Construction Sites”, September 2004.</p> <p>Each lot must be provided with connection to the reticulated sewerage system in accordance with the requirements of the relevant urban water authority.</p> <p>All stormwater discharged from the site must meet the urban run-off objectives and Standard C25 as specified in Clause 56.07-4 of the Victorian Planning Provisions. All infrastructure and works to manage</p>

	stormwater must be in accordance with the requirements of the Responsible Authority
Planners comments	Nil

Department	Response
Engineering Dept. (s.54)	<p>Prior to the issue of a Statement of Compliance the following must be undertaken by the applicant/owner to the requirements and satisfaction of the Responsible Authority:</p> <p>Access:</p> <ol style="list-style-type: none"> 1) Vehicular access to Lots 1 and 9 must be provided from Field Street. 2) Vehicular access to Lots 2 and 8 may be provided from either Field Street or the common property. 3) Newly constructed vehicular crossovers/driveways must be constructed between the property boundaries of Lots 1 and 9 (and potentially Lots 2 and 8) and Field Street. Such crossovers/driveways must be of concrete construction and be from kerb to property boundary (Refer Infrastructure Design Manual Standard Drawing 240). 4) A newly constructed vehicular crossover/driveway must be constructed between the common property servicing Lots 3, 4, 5, 6 and 7 and Field Street. Such crossover/driveway must be of concrete construction and be from kerb to property boundary (Refer Infrastructure Design Manual Standard Drawing 240). 5) 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). 6) Once constructed the crossovers must be thereafter maintained by the landowner to the satisfaction of the Responsible Authority. 7) Any disused crossovers/driveways must be removed and the kerb and channel and nature strip reinstated to the satisfaction of the Responsible Authority. 8) Internal roads on common property must be provided to a design and standard to allow appropriate access to each of the Lots 3, 4, 5, 6 and 7, (and potentially Lots 2 and 8). Such

	<p>roads shall be fully constructed concrete pavement at least 3 metres wide with a clear zone of 4 metres width. 2.</p> <p>Drainage</p> <p>9) All stormwater must be accommodated and treated within the subject land.</p> <p>10) The owner/applicant must design a drainage system to drain the development to a legal point of discharge.</p> <p>Landscaping</p> <p>11) 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.</p> <p>Sediment Control</p> <p>12) 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).</p>
Planners comments	Nil

CONSULTATION/COMMUNICATION

The application was advertised to adjoining landowners and has received 2 objections. The issues raised in the objections have been summarised as follows:

- Proposed lot sizes are inconsistent with the existing character of the area;
- No need for smaller allotments within this area (outskirts) of Maryborough;
- Small lot sizes will not allow for adequate car parking for each dwelling, with consequent increase in vehicles parked in the street;
- Increased amenity impacts such as noise and traffic;
- Insufficient information on how each lot is to be developed;
- Insufficient information at the application stage regarding stormwater management

The relevant Planning Officer has reviewed and considered the objections to the application. Below is a response to each point of concern raised.

Proposed lot sizes are inconsistent with the existing character of the area

The surrounding area contains a diversity of lot sizes and configurations (Please refer to Attachment 2: Subject site and surrounding area). The proposed subdivision is not considered to introduce an undue risk of inappropriate development out of character with the area, with any future development on site likely to maintain setbacks and the existing pattern of standalone single dwellings along Field Street.

No need for smaller allotments within this area (outskirts) of Maryborough

The site is within the fully serviced General Residential Zone that can physically accommodate the dwelling lot density proposed. In line with the Maryborough settlement provisions of Clause 11.01-1, the proposal provides for medium density residential opportunities close to Maryborough Central Business Area, and thus alleviates pressure on lesser serviced and more environmentally sensitive peripheral areas that may be unsuitable for urban development.

Small lot sizes will not allow for adequate car parking for each dwelling, with consequent increase in vehicles parked in the street

Should the subdivision be approved, any subsequent residential development on each lot is required to provide the minimum number of carparking spaces as required by Clause 52.06 of the scheme (carparking provisions).

Any future dwelling that proposed to reduce these requirements under the scheme would require a planning permit to do so. This application and the consideration of on-street carparking would be assessed on its merits, as well as publicly advertised. The Building Regulations also contain the same requirements for carparking as the Planning Scheme. A building permit cannot be issued for a reduced amount of car parking without the approval of the Planning Department.

Increased amenity impacts such as noise and traffic

There is an expectation that any subdivision development would increase both noise and traffic in the area. Such impact will however be domestic in nature and not unreasonably affect the existing level of amenity in the area. A 9-lot residential subdivision is not deemed to be a significant generator of traffic in the context of its surrounding area. Field Street has a sealed 8m wide carriageway with sufficient capacity to accommodate additional vehicle movements.

Insufficient information on how each lot is to be developed

A planning permit for the development of a single dwelling on a lot is not required unless the lot is less than 300 sqm in size. As all the lots proposed within the subdivision are larger than this minimum there is no permit trigger for development under the zoning. The applicant has satisfied the requirements of the BMO by provisions of a satisfactory Bushfire Management (BMP) Plan which will be enforced via 173 Agreement on the new titles. Any development will be required to adhere with the BMP.

As such, there is no requirement for planning permission to construct dwellings on the site, therefore the applicable decision guidelines are limited to those of residential subdivision. The proposal satisfies the lot area objective of Clause 56.04-2 as it provides for vacant lots with areas and dimensions enabling appropriate siting of a standard 10m x 15m dwelling envelope. The site is within a fully serviced residential area that can physically accommodate the dwelling lot density proposed.

Any dwellings constructed on the new lots will require a Building Permit, which will assess matters such as building siting, building height, side, front and rear setbacks, private open space etc. Any variations to these requirements will require specific approval from the Municipal Building Surveyor.

Insufficient information at the application stage regarding stormwater management

The application was referred to Council's Infrastructure team who are satisfied that any stormwater from the proposed development can be mitigated without impact on surrounding

properties. Provision of appropriate stormwater management would be controlled through appropriate conditions on permit, namely, that stormwater be accommodated and treated within the subject site before being drained to a legal point of discharge.

ASSESSMENT OF THE APPLICATION

Zone Assessment (General Residential Zone – Schedule 1)

For subdivision in the General Residential Zone, the relevant planning decision guidelines require consideration be made to:

- The purpose of the zone, namely;
 - To encourage development that respects the neighbourhood character of the area; and
 - To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- The pattern of subdivision and its effect on the spacing of buildings; and
- For subdivision of land for residential development, the objectives and standards of Clause 56

The proposed pattern of subdivision is not considered to result in a significant change in character to the area. The layout respects the character of Field Street, with four lots orientated to face the street in a traditional form (narrow frontage, longer side boundaries). The rear lots are consistent with the style of layout that suburban infill brings.

The general locality contains a diversity of dwellings of different ages, materials, size and height. Lot sizes also vary in size, orientation and configuration owing to the local street pattern in the immediate area being skewed against the more established north-west to south-west grid form pattern of Maryborough.

Mid-block lot widths along Field Street have an average street frontage of 20m, with some nearby exceptions on Holyrood Street and Virtue Street being 15m. Should the development be permitted, the proposal would add 4 lots alongside Field Street, varying from 13.2m to 14m in width, in addition to a central common property driveway and 5 additional lots internal to the site. While narrower than existing lots, the proposal maintains a pattern of detached single dwellings along Field Street of a similar scale and orientation to surrounding buildings. The proposed lots can contain a standard building area of 10m x 15m for each of the proposed lots, whilst still being able to generally maintain the average setback of existing dwellings along Field Street.

Application material submitted demonstrates compliance with the garden area requirements of Clause 32.08-3 of the General Residential Zone. The application included a garden area plan and a restriction is listed on the proposed plan of subdivision.

The garden area plan provided with the application details that each of the proposed lots which are less than 400 sqm can contain a minimum of 25% garden area. Table 1 below details the amount and percentage of garden area each lot has been allocated.

Table 1: Garden Area (GA) provision

Lot number	Sqm of GA being provided	Percentage
------------	--------------------------	------------

1	94.5 sqm	25%
2	89.1 sqm	25.02%
3	78.4 sqm	25.9%
4	78.4 sqm	25.9%
6	76.8 sqm	25.2%
7	78.5 sqm	25.7%
8	89.9 sqm	25.36%

It should be noted that proposed lot 5 is larger than 400 sqm and therefore a garden area is not required to be provided.

Overall, the proposed development supports the purpose of providing a diversity of housing types and housing growth in locations having good access to services and transport. The subject site is approximately 1300m north of the Maryborough town centre and within walking distance (250m to 350m) of two bus stops on the hourly V/Line Maryborough-Princes Park-Whirakee loop. The site is also within close proximity to the nearby recreational facilities of Maryborough Golf Course, Princes Park and Lake Victoria.

Assessment of this proposal against the provisions of Clause 56 has been considered elsewhere in this report and has been deemed acceptable against these standards.

For the reasons stated above, the proposed development is considered to support the purpose and relevant decision guidelines of the General Residential Zone.

Overlay Assessment (Bushfire Management Overlay – Schedule 1)

The application was accompanied by a Bushfire Management Statement (BMS) that detailed how the proposed subdivision responds to the requirements of the Bushfire Management Overlay (Clause 44.06) and the performance standards of Clause 53.02 (Bushfire Planning).

The Bushfire Management Plan prepared by Regional Planning and Design Pty Ltd (version B, dated 17/12/2020) is deemed to satisfy the requirements of the scheme with respect to defensible space, construction standards, water supply and emergency vehicle access to each of the proposed lots in the subdivision.

The application documents had been referred to the Country Fire Authority (CFA) who have provided conditional consent to the proposal.

General Provisions Assessment (Clause 65.02 – Approval of an application to subdivide land)

The proposal has been considered against the relevant points of Clause 65.02 and is deemed appropriate for the following reasons:

- The subject site is considered suitable for subdivision as it allows for lots between 302 square metres to 421 square metres that can each be developed with a standalone detached dwelling.

- The site is within the Maryborough settlement boundary, fully serviced and with access to a sealed road.

The proposed dwelling density is considered appropriate for a serviced lot in the General Residential Zone within proximity of Maryborough as a sub-regional centre.

- There are no apparent physical constraints of the site that would make the proposal unfeasible, or create undue amenity impacts on neighbouring properties. Bushfire risks and stormwater are managed through appropriate conditions on a permit.
- Access to the proposed rear five lots is provided through a common property driveway centred on the lots frontage, with the four lots directly fronting Field Street each having their own access. The proposed subdivision will be staged, with the four lots fronting Field Street to be developed first (Stage 1).

Any subsequent development on each lot is required to provide for the minimum number of carparking spaces as required by scheme. Any future development on each lot would subject to a building permit which would assess matters such as side, front and rear setbacks, walls on boundaries, overshadowing and overlooking.

FINANCIAL & RESOURCE IMPLICATIONS

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

Should any party appeal any decision that Council makes there would be a VCAT hearing. Additional costs will be incurred if a VCAT hearing occurs.

RISK MANAGEMENT

This report addresses Council's strategic risk Governance - Failure to transparently govern and embrace good governance practices by ensuring our assessment of the application meets all relevant legislation.

There is a risk to council should it not make a decision within the statutory time frames of a 'failure to determine' appeal at VCAT.

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

CONCLUSION

The proposed planning application seeks approval for the staged subdivision of the land into 9 lots.

A Council determination is sought for the application as the application has received two objections.

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

- I. Issue a Refusal to Grant a Planning Permit for the proposal, or;

- II. Approve a planning permit and issue a Notice of Decision to approve a nine lot subdivision at 104-106 Field Street, Maryborough.

ATTACHMENTS

1. Attachment 1: Proposed plan of subdivision
2. Attachment 2: Subject site and surrounding area

RECOMMENDATION

That Council, having caused notice of Planning Application No. 005/21 to be given under Section 52 of the Planning and Environment Act 1987 and the Central Goldfields Planning Scheme and having considered all the matters generally required, resolves to issue a Notice of Decision to Grant a Permit in respect of Planning Application No. 005/21 for the land known and described as 104 – 106 Field Street, Maryborough, for the subdivision of the land into nine lots in accordance with the endorsed plans and subject to the following conditions:

No Layout Alteration

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

Certification of Plan

2. 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 Responsible Authority.

Staged Subdivision

3. The subdivision must proceed in the order of stages as shown on the endorsed plan unless otherwise agreed in writing by the responsible authority.

Public Open Space Contribution

4. Prior to the issue of the Statement of Compliance, a monetary contribution of an amount equal to 5% of the current value of all the land within the subdivision shall be paid to the Responsible Authority. If the land is subdivided in stages; the contribution may be paid proportionally to the area of the lots being created.
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 and required utility services and roads must be set aside in favour of the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for certification under the Subdivision Act 1988.

Telecommunications

7. The owner of the land must enter into an agreement with:
 - a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and

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

Engineering

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

Access

9. Vehicular access to Lots 1 and 9 must be provided from Field Street.
10. Vehicular access to Lots 2 and 8 may be provided from either Field Street or the common property.
11. Newly constructed vehicular crossovers/driveways must be constructed between the property boundaries of Lots 1 and 9 (and potentially Lots 2 and 8) and Field Street. Such crossovers/driveways must be of concrete construction and be from kerb to property boundary (Refer Infrastructure Design Manual Standard Drawing 240).
12. A newly constructed vehicular crossover/driveway must be constructed between the common property servicing Lots 3, 4, 5, 6 and 7 and Field Street. Such crossover/driveway must be of concrete construction and be from kerb to property boundary (Refer Infrastructure Design Manual Standard Drawing 240).
13. 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).
14. Once constructed the crossovers must be thereafter maintained by the landowner to the satisfaction of the Responsible Authority.
15. Any disused crossovers/driveways must be removed and the kerb and channel and nature strip reinstated to the satisfaction of the Responsible Authority.
16. Internal roads on common property must be provided to a design and standard to allow appropriate access to each of the Lots 3, 4, 5, 6 and 7, (and potentially Lots 2 and 8).

Such roads shall be fully constructed concrete pavement at least 3 metres wide with a clear zone of 4 metres width.

Drainage

17. All stormwater must be accommodated and treated within the subject land.
18. The owner/applicant must design a drainage system to drain the development to a legal point of discharge.

Landscaping

19. 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.

Sediment Control

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

Asset Protection

21. At any time the permit holder must ensure that the operation and condition of Council assets (including street trees, drains and roads) are not damaged by the site works. If the Responsible Authority deems Council assets have been detrimentally affected or damaged by development construction access, the assets will be required to be repaired and reinstated by the permit holder to the satisfaction of the Responsible Authority.

Goulburn Murray Water

22. Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act.
23. All works within the subdivision must be done in accordance with EPA Publication 960 "Doing It Right on Subdivisions, Temporary Environmental Protection Measures for Subdivision Construction Sites", September 2004.
24. Each lot must be provided with connection to the reticulated sewerage system in accordance with the requirements of Central Highlands Water.
25. All stormwater discharged from the site must meet the urban run-off objectives and Standard C25 as specified in Clause 56.07-4 of the Victorian Planning Provisions. All infrastructure and works to manage stormwater must be in accordance with the requirements of the Responsible Authority.

Country Fire Authority (Prior to Statement of Compliance)

26. Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987. The agreement must:

- a) State that it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-2 of the Central Goldfields Planning Scheme.
- b) Incorporate the plan prepared in accordance with Clause 53.02-4.4 of this planning scheme and approved under this permit.
- c) State that if a dwelling is constructed on the land without a planning permit that the bushfire protection measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.

The landowner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement.

Bushfire Management Plan

27. The Bushfire Management Plan (Figure 11 in the BMS (Version B) prepared by Regional Planning & Design Pty Ltd, dated 17/12/2020) must be endorsed to form part of the permit, be included as an annexure to the Section 173 Agreement and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.

Central Highlands Water

28. Any plan lodged for certification will be referred to the Central Highlands Region Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act.
29. 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.
30. 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.
31. 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.
32. If the land is developed in stages, the above conditions will apply to any subsequent stage of the subdivision.

Downer Utilities (Ausnet Gas Services)

33. 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 Australia

34. This letter shall be supplied to the applicant in its entirety.
35. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with Section 8 of that Act.

36. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.

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

37. The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).

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

38. The applicant shall, when required by the Distributor, set aside areas with the subdivision for the purposes of establishing a substation or substations.

Notes: Areas set aside for substations will be formalised to the Distributor's requirements under one of the following arrangements:

- RESERVES established by the applicant in favour of the Distributor.
- SUBSTATION LEASE at nominal rental for a period of 30 years with rights to extend the lease for a further 30 years.

The Distributor will register such leases on title by way of a caveat prior to the registration of the plan of subdivision.

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

Notes: Existing easements may need to be amended to meet the Distributor's requirements.

Easements required by the Distributor shall be specified on the subdivision and show the Purpose, Origin and the In Favour of party as follows:

Easement Reference	Purpose	Width (meters)	Origin	Land Benefited / In Favour Of
	Powerline		Section 88 – Electricity Industry Act 2000	Powercor Australia Ltd.

Permit Expiry

40. Where the subdivision is to be developed in stages, the time specified for the commencement of the first stage is two (2) years from the date of this permit. The time specified for the commencement of any subsequent stage is five (5) years from the date of this permit and the time specified for the completion of each stage is five years from the date of its commencement.

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.

PLAN OF SUBDIVISION

EDITION 1

LOCATION OF LAND

PARISH : MARYBOROUGH
 TOWNSHIP : ----
 SECTION : 1^A
 CROWN ALLOTMENT : 31 (PART), 31^A & 48 (PART)
 CROWN PORTION : ----
 TITLE REFERENCE : VOL. 8835 FOL. 908-909
 VOL. 10833 FOL. 478
 LAST PLAN REFERENCE : LP 86098 (LOT 1)
 TP 613217T (LOT 1)
 TP 847504J
 POSTAL ADDRESS : 104-106 FIELD STREET
 (At time of subdivision) MARYBOROUGH 3465
 MGA Co-ordinates
 (of approx centre of land in plan) E 743 403 ZONE: 54
 N 5 897 845 GDA 2020

COUNCIL CERTIFICATION AND ENDORSEMENT
 COUNCIL NAME: CENTRAL GOLDFIELDS SHIRE COUNCIL

THIS IS A PRELIMINARY PLAN SUBJECT TO APPROVAL BY REFERRAL AUTHORITIES, COUNCIL AND EXAMINATION AND REGISTRATION BY LAND USE VICTORIA.

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORTS, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES.

NOTATIONS

DEPTH LIMITATION of 15.24m applies to all of the land in this plan
 SURVEY:
 This plan is based on survey.
 STAGING:
 This is a staged subdivision.
 Stage 1 comprises Lots 1, 2, 8, 9
 Stage 2 comprises Lots 3-7
 Planning Permit No.
 This survey has been connected to permanent marks No(s). 451, 485
 In Proclaimed Survey Area No.

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO THE LAND IN THIS PLAN

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of


 ABN 11 125 568 461
 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350
 Phone +61 3 5330 8888 Fax +61 3 5333 3815
 Email: victoria@cardno.com.au Web: www.cardno.com

FILE REF: 21396-01-PS844944H-02.dwg
 DATE: 19/07/2021
 SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 2

ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2

CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created.

DESCRIPTION OF RESTRICTION

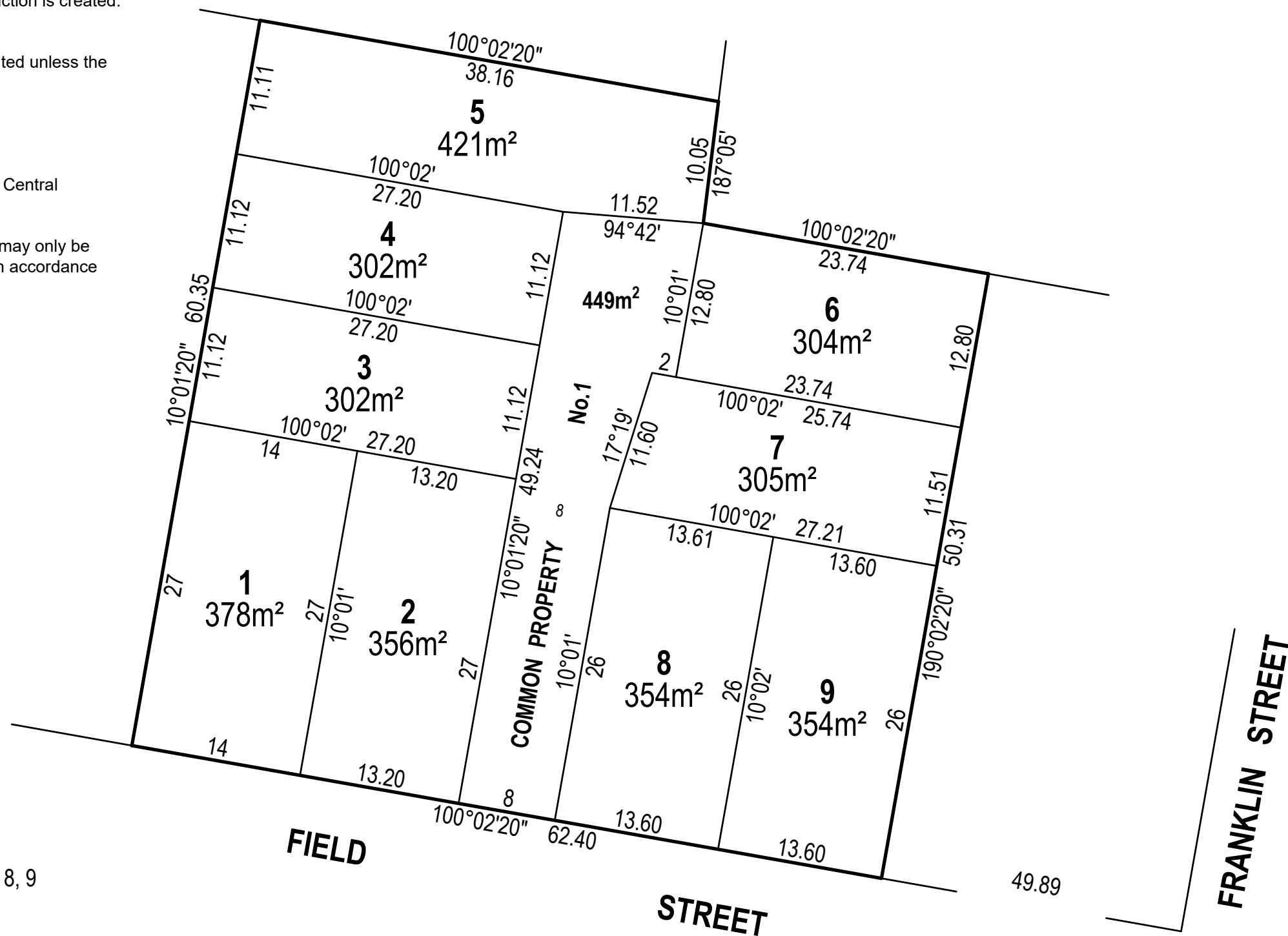
Any development on Lots 1-4 and 6-9 is prohibited unless the lot contains at least 25% as garden area.

LAND TO BE BURDENED: Lots 1-4 and 6-9

LAND TO BENEFIT: Lot 5

DEFINITIONS: Garden Area - as defined in the Central Goldfields Planning Scheme.

VARIATIONS: Variation of these requirements may only be permitted by the Responsible Authority where in accordance with the Central Goldfields Planning Scheme.



STAGING

STAGE 1 COMPRISES LOTS 1, 2, 8, 9

STAGE 2 COMPRISES LOTS 3-7

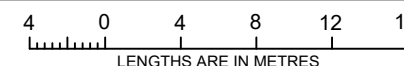
THIS IS A PRELIMINARY PLAN SUBJECT TO APPROVAL BY REFERRAL AUTHORITIES, COUNCIL AND EXAMINATION AND REGISTRATION BY LAND USE VICTORIA.

FILE REF: 21396-01-PS844944H-02.dwg



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Email: victoria@cardno.com.au Web: www.cardno.com

SCALE
1:400



ORIGINAL SHEET
SIZE: A3

SHEET 2

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 2

13 CONFIDENTIAL BUSINESS**13.1 EXTENSION TO CONTRACT G1083-2016**

Author: **Manager Community Partnerships**

Responsible Officer: **General Manager Community Wellbeing**

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

The purpose of this report is to recommend that Council approve an extension to contract G1083-2016 to 30 June 2022.

The *Local Government Act 2020* states that a Council meeting must be open to the public unless specified circumstances apply (s66). Section 66(2)(a) lists the consideration of confidential information as a specified circumstance.

The contents of this report are confidential information and have been circulated separately. Confidential information is defined under section 3(1) of the *Local Government Act 2020* as Council business information that would prejudice the Council's position in commercial negotiations if prematurely released.