



Council Meeting Agenda

Wednesday 25 February 2026 at 6:00pm

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

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1 Welcome

2 Apologies and Leave of Absence

3 Declarations of Conflict of Interest

4 Confirmation of Minutes from Previous Council Meetings

RECOMMENDATION

- That the Minutes of 19 Nov 2025 were not confirmed at the December 17th meeting and therefore are now presented for confirmation.
- That the Minutes of the Council Meeting held on 17 December 2025 be confirmed.

5 Minutes of Delegated and Advisory Committees

Nil.

6 Petitions

6.1 Petition to Object the D038-25 7 Sebastopol Road - 34 dwelling development

Author: Governance Officer

Responsible Officer: General Manager Corporate Performance

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

SUMMARY/PURPOSE

The purpose of the report is to present a petition for consideration objecting to the D038-25 7 Sebastopol Road - 34 dwelling development.

RECOMMENDATION

That Council Refer the petition to the CEO for consideration as prescribed by the Governance Rules.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2025-2029:

The Community's vision:

Informed and engaged community

3. Ensure the community is well-informed, actively engaged and empowered to participate in local decision-making.

3. Strengthen community engagement and belonging through Shire-wide participation.

Sound leadership and financial management

6. Embed good governance in all aspects of the organisation to create the fundamentals of fair, open and equitable decision making.

6. Lead with integrity, accountability, and transparency within the organisation.

BACKGROUND INFORMATION

On the 30 January 2026, a petition containing 390 Signatures was submitted objecting to the D038-25 7 Sebastopol Road - 34 dwelling development.

The submitted petition was assessed to ensure the requirements in the Governance Rules was met. It was concluded that the petition fulfils the requirements.

REPORT

When a petition is received by Council, the following requirements as set out in the Governance Rules must be followed:

Division 9 – Petitions and Joint Letters

53. Petitions and Joint Letters

53.1

Unless Council determines to consider it as an item of urgent business, no motion (other than a motion to receive the same) may be made on any petition, joint letter, memorial, or other like application until the next Council meeting after that at which it has been presented.

53.9

If a petition, joint letter, memorial, or other like application relates to an operational matter, Council must refer it to the Chief Executive Officer for consideration.

53.10

A compliant petition will be included on the agenda for the next available Scheduled Council Meeting with the names and addresses of the petitioners redacted. A summary report will contain the nature of the petition and the number of petitioners. Councillors will be provided with an un-redacted copy of the petition via confidential Agenda attachment.

RISK MANAGEMENT

Governance - Failure to transparently govern and embrace good governance practices by presenting the petition to Council for consideration.

Community engagement- Inadequate stakeholder management or engagement impacting brand reputation and community satisfaction in Council decision making by acknowledging petitions submitted by the community.

CONCLUSION

The petition received by Council fulfils the requirements as set out in the Governance Rules.

ATTACHMENTS

{attachment-list}

Sebastopol Road Development Petition

We, the undersigned residents and community members, object to the proposed construction of 34 dwellings all to be placed on the one site at 7 Sebastopol Road Maryborough which is located in the Ghost Gums neighbourhood (planning permit application number 038-25).

Our concerns are based on planning and safety impacts including :

1. High density of dwellings causing multiple planning standards to not be fully met, including a number of dwellings not meeting minimum size.
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5. The type of housing proposed is entirely concentrated onto the one site, instead of integrating across the community, with a lack of consultation regarding potential social and amenity impact on an existing established low-density neighbourhood.

We respectfully request Central Goldfields Shire Council prioritise community safety, responsible planning and long term neighbourhood wellbeing and subsequently refuse this application for proposed development.

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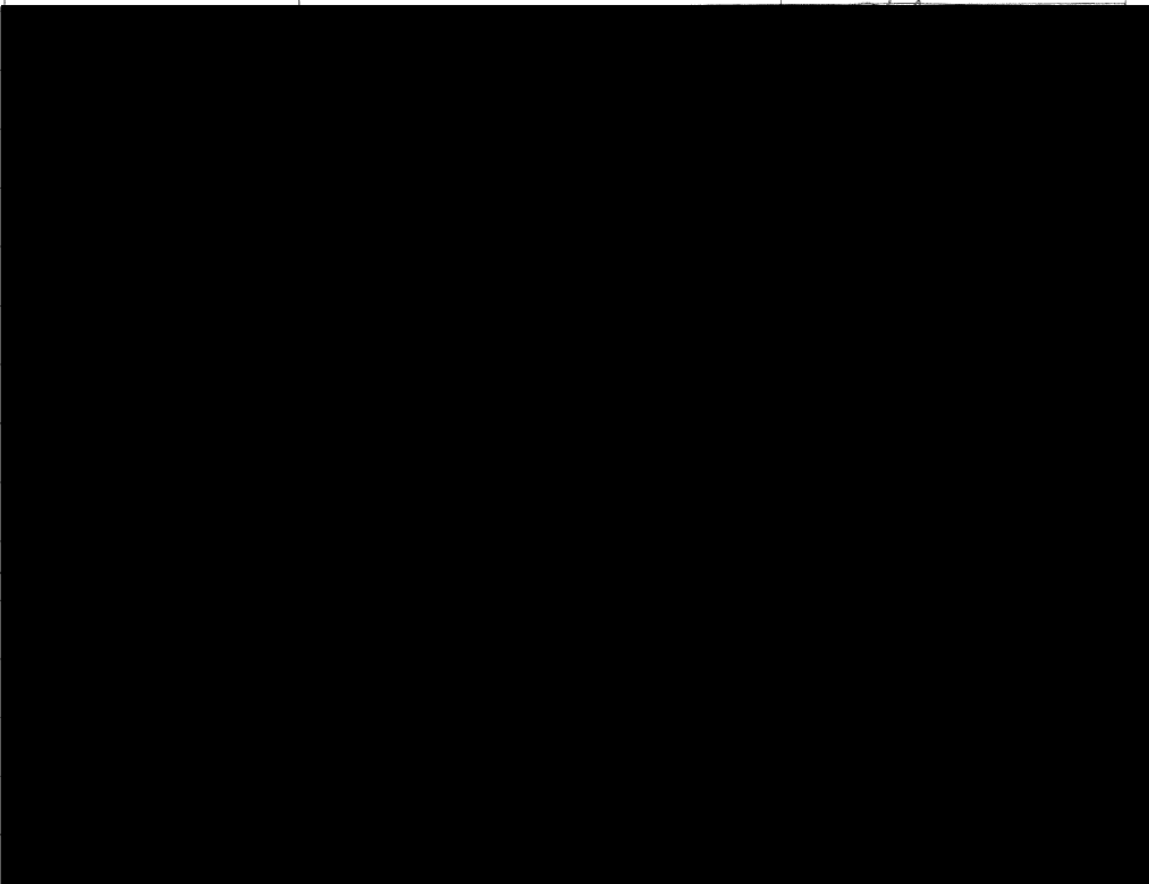
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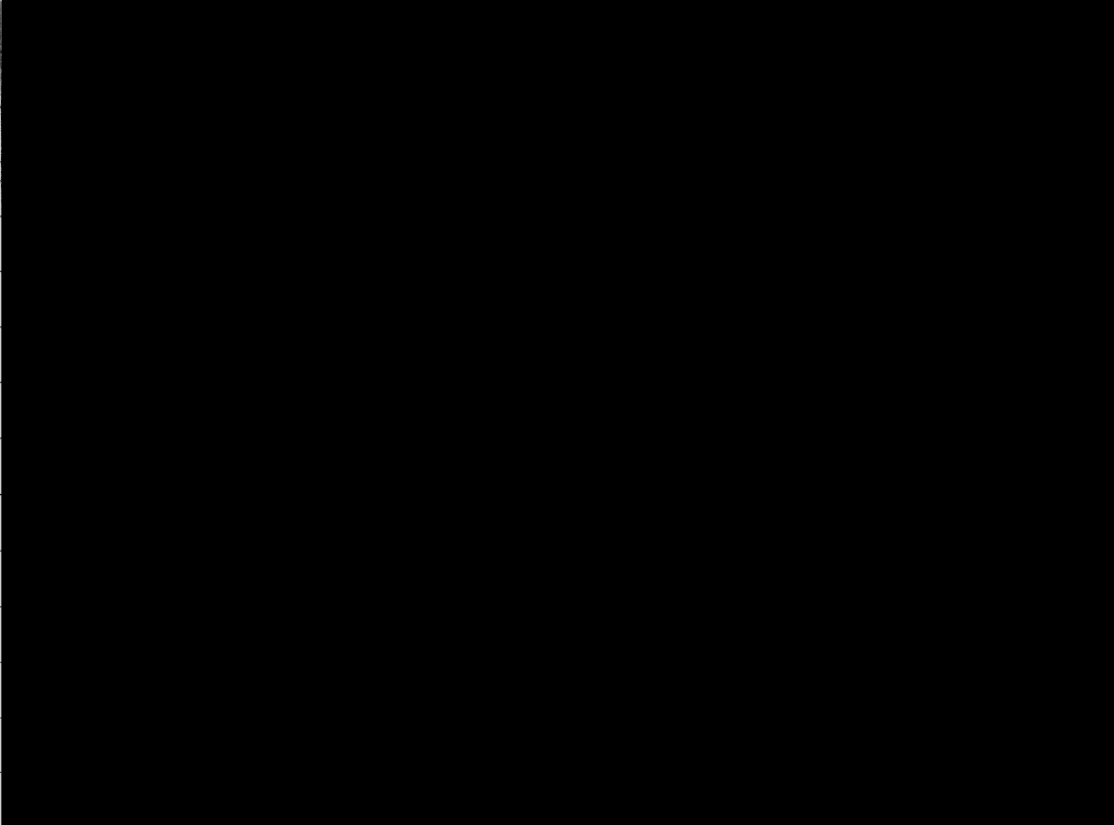
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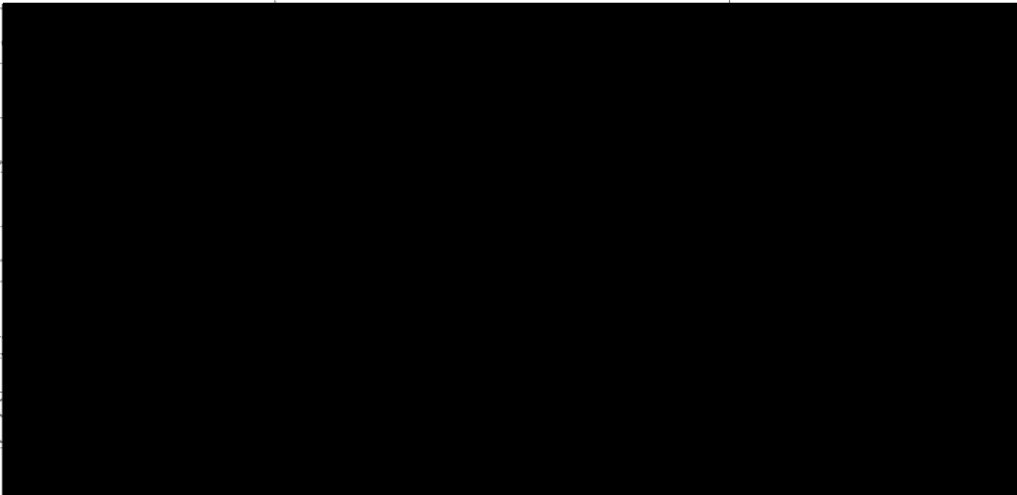
Sebastopol Road Development Petition

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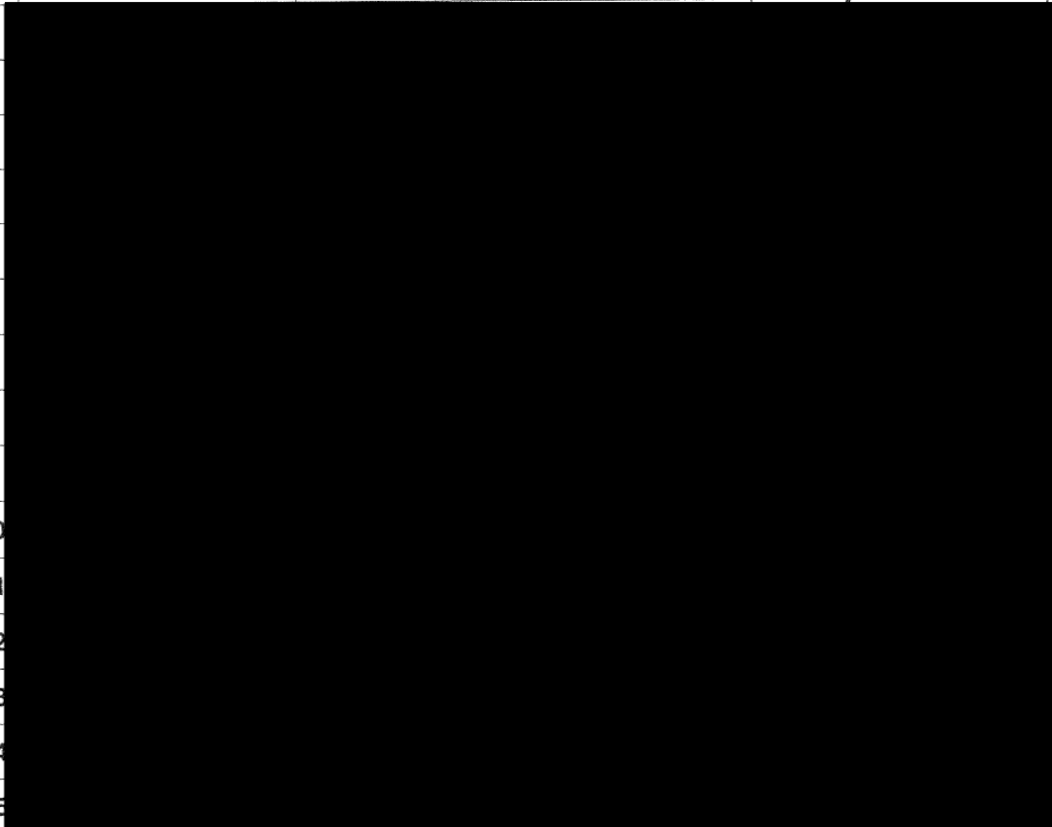
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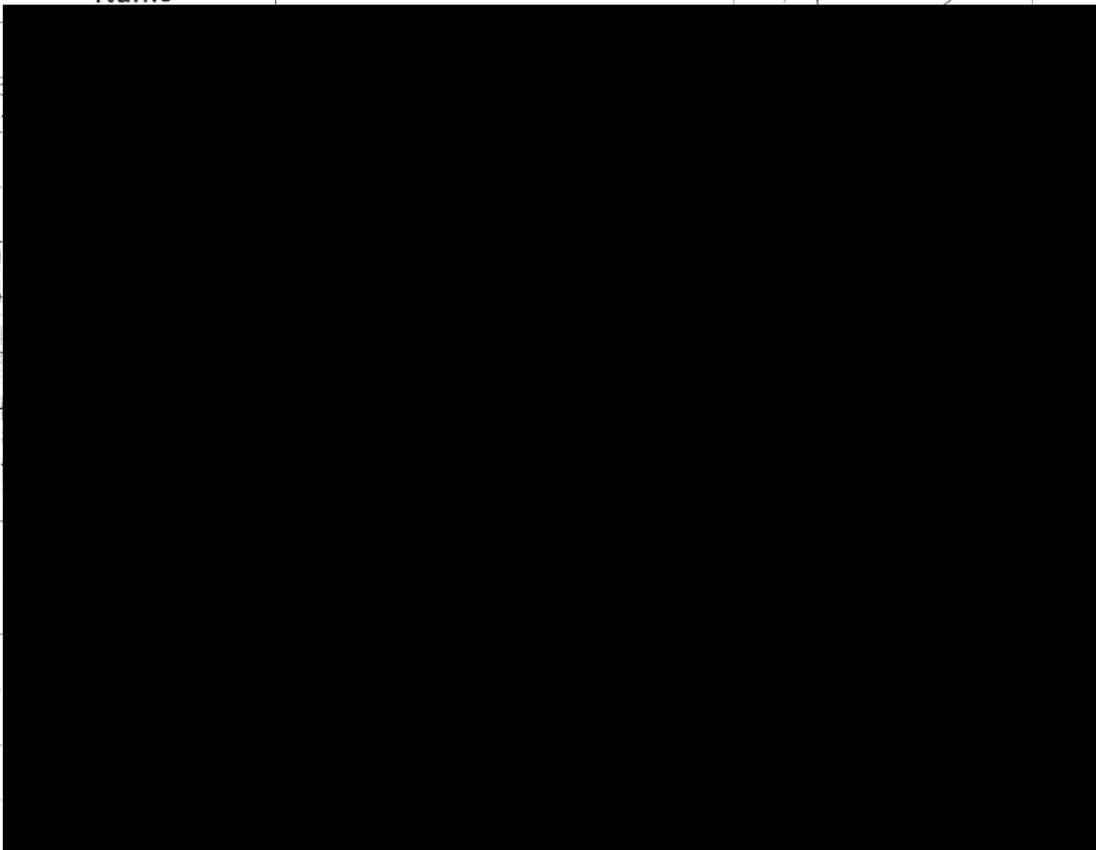
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2. Design of dwellings inconsistent with and not relating to, the existing Ghost Gums neighbourhood character. Resultant limited car parking potentially negatively impacting orderly function of the area for both residents and essential services.
3. Personal safety risk in the event of a bushfire evacuation, with limited exit routes applying to the Ghost Gums area. Potential increased traffic congestion could compromise neighbourhood residents attempts to exit and emergency responders to access the area.
4. Existing flooding and drainage issues could worsen with the proposed hard surfaces at the sight.
5. The type of housing proposed is entirely concentrated onto the one site, instead of integrating across the community, with a lack of consultation regarding potential social and amenity impact on an existing established low-density neighbourhood.

We respectfully request Central Goldfields Shire Council prioritise community safety, responsible planning and long term neighbourhood wellbeing and subsequently refuse this application for proposed development.

#	Name	Address	Signature
1	[REDACTED]	[REDACTED]	[REDACTED]
2	[REDACTED]	[REDACTED]	[REDACTED]
3	[REDACTED]	[REDACTED]	[REDACTED]
4	[REDACTED]	[REDACTED]	[REDACTED]
5	[REDACTED]	[REDACTED]	[REDACTED]
6	[REDACTED]	[REDACTED]	[REDACTED]
7	[REDACTED]	[REDACTED]	[REDACTED]
8	[REDACTED]	[REDACTED]	[REDACTED]
9	[REDACTED]	[REDACTED]	[REDACTED]
10	[REDACTED]	[REDACTED]	[REDACTED]
11	[REDACTED]	[REDACTED]	[REDACTED]
12	[REDACTED]	[REDACTED]	[REDACTED]
13	[REDACTED]	[REDACTED]	[REDACTED]
14			
15			

MARYBOROUGH

Sebastopol Road Development Petition

We, the undersigned residents and community members, object to the proposed construction of 34 dwellings all to be placed on the one site at 7 Sebastopol Road Maryborough which is located in the Ghost Gums neighbourhood (planning permit application number 038-25).

Our concerns are based on planning and safety impacts including :

1. High density of dwellings causing multiple planning standards to not be fully met, including a number of dwellings not meeting minimum size.
2. Design of dwellings inconsistent with and not relating to, the existing Ghost Gums neighbourhood character. Resultant limited car parking potentially negatively impacting orderly function of the area for both residents and essential services.
3. Personal safety risk in event of bushfire evacuation, with limited exit routes applying to the Ghost Gums area. Potential increased traffic congestion could compromise neighbourhood residents attempts to exit and emergency responders to access the area.
4. Existing flooding and drainage issues could worsen with the proposed hard surfaces at the sight.
5. The type of housing proposed is entirely concentrated onto the one site, instead of integrating across the community, with a lack of consultation regarding potential social and amenity impact on an existing established low-density neighbourhood.

We respectfully request Central Goldfields Shire Council prioritise community safety, responsible planning and long term neighbourhood wellbeing and subsequently refuse this application for proposed development.

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7 Council Reports

7.1 Update to the S6 Instrument of Delegation

Author: Governance Officer

Responsible Officer: General Manager Corporate Performance

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

SUMMARY/PURPOSE

The purpose of this report is to inform Councillors of the updates to the S6 Instrument of Delegation that, amongst other updates, provides new and repealed provisions under the Planning and Environment Act 1987.

RECOMMENDATION

That Council adopt the updated S6 Instrument of Delegation - Members of Staff, attached to this report.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2025-2029:

The Community's vision:

Sound leadership and financial management

- 6. Embed good governance in all aspects of the organisation to create the fundamentals of fair, open and equitable decision making.
- 6. Lead with integrity, accountability, and transparency within the organisation.

BACKGROUND INFORMATION

There have been recent changes to the Planning and Environment Act 1987 which commenced on 25 November 2025.

The Consumer and Planning Legislation Amendment (Housing Statement Reform) Act 2025 made several changes to the Act, including to Council's powers and functions which may be delegated under s188.

At the end of January 2026, changes and updates to the legislation were provided by Maddox, which affect several Acts in the Instrument.

REPORT

Under the Planning and Environment Act 1987

New Council powers

- The amendments to the Act include a revised mechanism in relation to preparing amendments to the planning scheme, which will generally require authorisation from the Minister as set out in the new Division 1AA of Part 3 (ss 16A – 16N).
- Other changes relevant to Councils relate to the abandoning of amendments, and the ability of the Minister to continue with the amendment despite the abandonment.

Repealed Council powers

Some provisions of the Act have been repealed which previously set out delegable powers and functions of Council, namely in ss 8A and 8B. Those powers have largely been replaced by the new powers in Division 1AA of Part 3.

Other key amendments

While this update includes the changes required for Council's instruments, there are a number other amendments to the Act which Council should note.

These include:

- levy exemption certificates (s 96UB), which Council is required to keep a record of (s 96Z);
- duty not to refer frivolous, vexatious, or wholly irrelevant submissions to the panel (s 23(6)); and
- the Minister being able to issue guidelines on material detriment (s 52A), which Council will be required to consider (ss 52(1D), 57B(2A), 96C(1A)).
- Under s61(1) of the Planning and Environment Act the following condition has been added to the Instrument so it will align with the Statutory Permit Delegations Policy;

1. Delegated officers may only determine an application if:

- (a) The value of the development is less than \$5 Million; or*
- (b) Three or fewer valid objections have been received; or*
- (c) In accordance with Council's Statutory Planning Delegation Policy, the application has not been –*
 - (i) called in by a Councillor; or*
 - (ii) referred to the Council for determination by the Chief Executive Officer as a decision of Significant Importance, Major Public Interest or likely to be of Major Public Interest (as defined in that Policy); or*
 - (iii) referred to the Council for determination by the Chief Executive Officer, General Manager Assets and Planning or Manager Statutory Services where satisfied that the application -*
 - (A) raises an issue of policy or process not covered by existing Council policies, processes, or practices; or*
 - (B) is affected by two or more Council policies that appear to be inconsistent, conflicting, or ambiguous, or the parameters for decision are unclear.*

2. All VicSmart applications are to be determined by delegated officers.

Additional changes and Updates

Amendments that were implemented late last year in the S6A Instrument, which was introduced to address specific changes to the Planning and Environment Act 1987. As a result of these changes, the S6A Instrument is no longer required, and will be marked for removal

The updated S6 Instrument of Delegation will need to be authorised by a resolution of Council, although it does not have to have the common seal affixed to it.

As the updates include changes and updates to the *Planning and Environment Act 1987* these appointments and authorisations must be made by Council and are not delegated to the CEO.

CONSULTATION/COMMUNICATION

There is no requirement for community consultation in relation to the review of the Instruments. Affected staff will be provided with confirmation of the adoption of any Instruments.

FINANCIAL & RESOURCE IMPLICATIONS

Council subscribes to the Delegations and Authorisations service provided by Maddocks, the cost of which is provided for in Council's budget.

There are no other financial implications in reviewing the Instruments of Delegation.

RISK MANAGEMENT

Business Continuity - Failure to plan adequately for the impacts of a disruption to Council's normal operating environment and Governance - Failure to transparently govern and embrace good governance practices by the use of the Maddocks authorisations service alleviates the potential risk of staff not being appropriately authorised in the exercise of various powers and duties.

Legislative compliance - Failure to manage our compliance with relevant legislative requirements by updating any legislative changes on a biannual and ad hoc basis as required.

CONCLUSION

The S6 Instrument of Delegation is a required Instrument as it delegates the updated provisions under the Planning and Environment Act 1987 to the applicable officers which enables them to conduct their responsibilities under their roles. The Instrument must be adopted by Council.

ATTACHMENTS

1. Updated S6 Instrument of Delegation Unsigned (2) [7.1.1]
2. EXPLA N~1 [7.1.2]
3. Email letter to subscribers - Explanatory Letter - for January 2026 update [7.1.3]

S6 Instrument of Delegation – Members of Staff



Central Goldfields Shire Council

Instrument of Delegation

to

Members of Council Staff

Instrument of Delegation

In exercise of the powers conferred by the legislation referred to in the attached Schedule, the Council:

1. delegates each duty and/or function and/or power described in column 1 of the Schedule (and summarised in column 2 of the Schedule) to the member of Council staff holding, acting in or performing the duties of the office or position described opposite each such duty and/or function and/or power in column 3 of the Schedule;
2. record that references in the Schedule are as follows:

Abbreviation	Position
APGO	Asset Protection and GIS Officer
BSOSS	Business Support Officer Statutory Services
CEO	Chief Executive Officer
CCMP	Coordinator Compliance
CODP	Coordinator Design and Projects
CSTP	Coordinator Statutory Planning
CASS	Coordinator Strategic Asset Management and Development Engineering
CSC	Coordinator Strategic Communications
EHO	Environmental Health Officer
GISA	GIS and Assets Officer
GMCW	General Manager Community Wellbeing
GMCP	General Manager Corporate Performance
GMIAP	General Manager Infrastructure Assets and Planning
GO	Governance Officer
MFIN	Manager Finance
MGPR	Manager Governance Property and Risk
MOPS	Manager Operations
MPSAM	Manager Projects Services and Asset Management
MGSS	Manager Statutory Services
MTEC	Manager Tourism Events and Culture
MBS	Municipal Building Surveyor
CEO	CEO
Not relevant	Not relevant to CGSC
PLNNR	Statutory Planning
STRAT	Senior Strategic Planner

3. declares that:
4. **This Instrument of Sub-Delegation** is dated _____ and is made by the Chief Executive Officer under authority of an instrument of delegation authorised by Resolution of Council made on 25 February 2026.
- 4.1 the delegation:

Council Meeting Agenda - Wednesday 25 February 2026

- 4.1.1 comes into force immediately when the common seal of Council is affixed to this Instrument of Delegation or where the Chief Executive Officer of Council is authorised under resolution, the Chief Executive Officer executes the Instrument of Delegation;
- 4.1.2 remains in force until varied or revoked;
- 4.1.3 is subject to any conditions and limitations set out in sub-paragraph 3.3, and the Schedule; and
- 4.1.4 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and
- 4.2 the delegate must not determine the issue, take the action or do the act or thing:
 - 4.2.1 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;
 - 4.2.2 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
 - (a) policy; or
 - (b) strategyadopted by Council;
 - 4.2.3 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; or
 - 4.2.4 if 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 or delegated committee.

Signed by the Interim Chief Executive Officer of)
Council in the presence of:)

.....
Witness

Date:

CEMETERIES AND CREMATORIA ACT 2003 ##The provisions of this Act apply to Council appointed as a cemetery trust under s 5 of this Act and also apply to Council appointed to manage a public cemetery under s 8(1)(a)(ii) as though it were a cemetery trust (see s 53).			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 8(1)(a)(ii)	Power to manage one or more public cemeteries	GMCP, MGPR	
s 12(1)	Function to properly and efficiently manage and maintain each public cemetery for which responsible and carry out any other function conferred under this Act	GMCP, MGPR	Where Council is a Class B cemetery trust
s 12(2)	Duty to have regard to the matters set out in paragraphs (a) – (c) in exercising its functions	GMCP, MGPR	Where Council is a Class B cemetery trust
s 12A(1)	Function to do the activities set out in paragraphs (a) – (n)	Not relevant	Where Council is a Class A cemetery trust
s 12A(2)	Duty to have regard to matters set out in paragraphs (a) – (e) in exercising its functions	Not relevant	Where Council is a Class A cemetery trust
s 13	Duty to do anything necessary or convenient to enable it to carry out its functions	GMCP, MGPR	
s 14	Power to manage multiple public cemeteries as if they are one cemetery	GMCP, MGPR	
s 20(3)	Power to set aside areas for those things in paragraphs (a) – (e)	GMCP, MGPR	
r 39(2)	Duty to ensure that coffin, container or receptacle is labelled.	Not relevant	Where Council is a Class A cemetery trust
r 39(3)	Duty to ensure that remains are interred in accordance with paragraphs (a)-(b)	Not relevant	Where Council is a Class A cemetery trust

CEMETERIES AND CREMATORIA ACT 2003 ##The provisions of this Act apply to Council appointed as a cemetery trust under s 5 of this Act and also apply to Council appointed to manage a public cemetery under s 8(1)(a)(ii) as though it were a cemetery trust (see s 53).			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 40	Duty to ensure that a crypt space in a mausoleum is sealed in accordance with paragraphs (a)-(b)	Not relevant	Where Council is a Class A cemetery trust
s 40	Duty to notify Secretary of fees and charges fixed under s 39	Not relevant	Where Council is a Class A cemetery trust
r 52	Power to approval the arrangement or conduct of a funeral	Not relevant	Where Council is a Class A cemetery trust
s 52	Duty to submit a report to the Secretary in relation to any public cemetery for which the cemetery trust is responsible for each financial year in respect of which it manages that cemetery	MGPR	
r 53(1)	Power to give written direction regarding the manner in which a funeral is to be conducted	Not relevant	Where Council is a Class A cemetery trust
s 57(1)	Duty to submit a report to the Secretary every financial year in respect of powers and functions under the Act	GMCP, MGPR	Report must contain the particulars listed in s 57(2)
s 59	Duty to display the hours during which the public can access the cemetery	GMIAP,MPSAM	
s 60(1)	Duty to make information in records available to the public for historical or research purposes	GMCP, MGPR	
s 64(4)	Duty to comply with a direction from the Secretary under s 64(3)	CEO	

CEMETERIES AND CREMATORIA ACT 2003 ##The provisions of this Act apply to Council appointed as a cemetery trust under s 5 of this Act and also apply to Council appointed to manage a public cemetery under s 8(1)(a)(ii) as though it were a cemetery trust (see s 53).			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 66(1)	Power to apply to the Minister for approval to convert the cemetery, or part of it, to a historic cemetery park	CEO	The application must include the requirements listed in s 66(2)(a)–(d)
s 70(1)	Duty to prepare plan of existing places of interment and make a record of any inscriptions on memorials which are to be removed	GMCP, MGPR	
s 70(2)	Duty to make plans of existing place of interment available to the public	GMCP, MGPR	
s 71(1)	Power to remove any memorials or other structures in an area to which an approval to convert applies	GMCP, MGPR	
s 71(2)	Power to dispose of any memorial or other structure removed	GMCP, MGPR	
s 72(2)	Duty to comply with request received under s 72	CEO	
s 74(3)	Duty to offer a perpetual right of interment	CEO	
s 75	Power to grant the rights of interment set out in s 75(a) and (b)	CEO	
s 84F(2)(d)	Function of receiving notice of decision to vary or force the surrender of a right of interment under s 84C(2), (3) or (5)	GMCP, MGPR	
s 84H(4)	Power to exercise the rights of a holder of a right of interment	CEO	
s 84I(4)	Power to exercise the rights of a holder of a right of interment	CEO	

CEMETERIES AND CREMATORIA ACT 2003 ##The provisions of this Act apply to Council appointed as a cemetery trust under s 5 of this Act and also apply to Council appointed to manage a public cemetery under s 8(1)(a)(ii) as though it were a cemetery trust (see s 53).			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 84I(5)	Duty to pay refund to the previous holder or holders of the right of interment	GMCP	
s 84I(6)(a)	Power to remove any memorial on the place of interment	Not relevant	Where Council is a Class A cemetery trust
s 84I(6)(b)	Power to grant right of interment under s 73	Not relevant	Where Council is a Class A cemetery trust
s 91(1)	Power to cancel a right of interment in accordance with s 91	Not relevant	Where Council is a Class A cemetery trust
s 99	Power to approve or refuse an application made under s 98, or to cancel an approval	Not relevant	Where Council is a Class A cemetery trust
s 99(4)	Duty to make a decision on an application under s 98 within 45 days after receipt of the application or within 45 days of receiving further information where requested	Not relevant	Where Council is a Class A cemetery trust
s 100(2)	Power to remove and dispose a memorial or place of interment or remedy a person's failure to comply with s 100(1)	Not relevant	Where Council is a Class A cemetery trust
s 100(3)	Power to recover costs of taking action under s 100(2)	Not relevant	Where Council is a Class A cemetery trust
s 102(2) & (3)	Power to set terms and conditions in respect of, or to cancel, an approval granted under s 102(1)	Not relevant	Where Council is a Class A cemetery trust
s 103(2)	Power to remove and dispose of a building for ceremonies or remedy the failure to comply with s 103(1)	Not relevant	Where Council is a Class A cemetery trust
s 103(3)	Power to recover costs of taking action under s 103(2)	Not relevant	Where Council is a Class A cemetery trust

CEMETERIES AND CREMATORIA ACT 2003 ##The provisions of this Act apply to Council appointed as a cemetery trust under s 5 of this Act and also apply to Council appointed to manage a public cemetery under s 8(1)(a)(ii) as though it were a cemetery trust (see s 53).			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 106(1)	Power to require the holder of the right of interment of the requirement to make the memorial or place of interment safe and proper or carry out specified repairs	Not relevant	Where Council is a Class A cemetery trust
s 106(3)	Power to open and examine the place of interment if s 106(2) not complied with	Not relevant	Where Council is a Class A cemetery trust
s 106(4)	Power to repair or – with the approval of the Secretary - take down, remove and dispose any memorial or place of interment if notice under s 106(1) is not complied with	GMCP, MGPR	
s 107(2)	Power to repair or take down, remove and dispose any building for ceremonies if notice under s 107(1) is not complied with	Not relevant	Where Council is a Class A cemetery trust
s 109(1)(a)	Power to open, examine and repair a place of interment	Not relevant	Where Council is a Class A cemetery trust
s 109(1)(b)	Power to repair a memorial or, with the Secretary's consent, take down, remove and dispose of a memorial	Not relevant	Where Council is a Class A cemetery trust
s 109(2)	Power to repair the building for ceremonies or, with the consent of the Secretary, take down, remove and dispose of a building for ceremonies	GMCP, MGPR	Where the holder of right of interment or responsible person cannot be found
s 110(1)	Power to maintain, repair or restore a memorial or place of interment from other funds if unable to find right of interment holder with consent of the Secretary	GMCP, MGPR	
s 110(1A)	Power to maintain, repair or restore the place of interment if unable to find any of the other holders after diligent inquiries and with the consent of the Secretary	GMCP, MGPR	

CEMETERIES AND CREMATORIA ACT 2003 ##The provisions of this Act apply to Council appointed as a cemetery trust under s 5 of this Act and also apply to Council appointed to manage a public cemetery under s 8(1)(a)(ii) as though it were a cemetery trust (see s 53).			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 110(2)	Power to maintain, repair or restore any building for ceremonies from other funds if unable to find responsible person and with consent of the Secretary	MGPR	
s 133(1)	Duty not to grant a cremation authorisation unless satisfied that requirements of s 133 have been complied with	CEO	Subject to s 133(2)
s 145	Duty to comply with an order made by the Magistrates' Court or a coroner	GMCP, MGPR	
s 152(2)	Power to impose terms and conditions on authorisation granted under s 150	CEO	
sch 1 cl 8(8)	Power to regulate own proceedings	CEO	Subject to cl 8

CEMETERIES AND CREMATORIA REGULATIONS 2025 ##These provisions apply to Council appointed as a cemetery trust under s 5 of the <i>Cemeteries and Crematoria Act 2003</i>, and also apply to Council appointed to manage a public cemetery under s 8(1)(a)(ii) as though it were a cemetery trust (see s 53).			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS AND LIMITATIONS
r 37	Duty to ensure that the cemetery complies with the requirements for interment in concrete-lined graves	CEO	
r 38	Duty to ensure a mausoleum is constructed in accordance with paragraphs (a)-(d)	CEO	

CEMETERIES AND CREMATORIA REGULATIONS 2025 ##These provisions apply to Council appointed as a cemetery trust under s 5 of the <i>Cemeteries and Crematoria Act 2003</i>, and also apply to Council appointed to manage a public cemetery under s 8(1)(a)(ii) as though it were a cemetery trust (see s 53).			
r 39(1)	Duty to ensure that remains are interred in a coffin, casket container or receptacle in accordance with paragraphs (a)-(c)	CEO	
r 39(2)	Duty to ensure that coffin, casket, container or receptacle is labelled	CEO	
r 39(3)	Duty to ensure that remains are interred in accordance with paragraphs (a)-(b)	CEO	
r 40	Duty to ensure that a crypt space in a mausoleum is sealed in accordance with paragraphs (a)-(b)	CEO	
r 43 (2)	Power to inspect any coffin, casket, container or other receptacle if satisfied of the matters in paragraphs (a) and (b)	CEO	
r 44(2)	Power to remove any fittings on any coffin, casket, container or other receptacle if the fittings may impede the cremation process or damage the cremator	CEO	
R 44(3)	Duty to ensure any fittings removed of are disposed in an appropriate manner	CEO	
r 45	Power to dispose of any metal substance or non-human substance recovered from a cremator	CEO	
r 48	Power to approve certain activities under the r 57 or 58(2)Regulations if satisfied of regulation (1)(a)-(c)	CEO	

CEMETERIES AND CREMATORIA REGULATIONS 2025 ##These provisions apply to Council appointed as a cemetery trust under s 5 of the <i>Cemeteries and Crematoria Act 2003</i>, and also apply to Council appointed to manage a public cemetery under s 8(1)(a)(ii) as though it were a cemetery trust (see s 53).			
r 50	Duty to provide statement that alternative vendors or supplier of memorials exist	CEO	
r 51	Power to inspect any work that is being carried out on memorials, places of internments and buildings for ceremonies	CEO	
r 52	Power to approval the arrangement or conduct of a Funeral	CEO	
r 53(1)	Power to give written direction regarding the manner in which a funeral is to be conducted	CEO	
r 56(1)	Power to give directions regarding the objects ,things or items affixed to, or placed on or around, the places of interment and memorials'	CEO	
r 56(3)	Power to remove objects, things or items specified in (a)-(d) from a place of interment or memorial	CEO	
r 56(4)	Duty to dispose of items under r 56(3) in a manner considered appropriate	CEO	
r 57	Power to approve the use of fire in a public cemetery	CEO	

CEMETERIES AND CREMATORIA REGULATIONS 2025 ##These provisions apply to Council appointed as a cemetery trust under s 5 of the <i>Cemeteries and Crematoria Act 2003</i>, and also apply to Council appointed to manage a public cemetery under s 8(1)(a)(ii) as though it were a cemetery trust (see s 53).			
r 58	Power to approve a person to drive, ride or use a vehicle on any surface other than a road, track or parking area	CEO	
r 59	Duty to display the hours during which the public can access the cemetery	CEO	
	Note: sch 2 contains Model Rules – only applicable if the cemetery trust has not made its own cemetery trust rules		
Sch 2 cl 4	Power to approve the carrying out of an activity referred to in rules 5, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17 and 18 of sch 2	CEO	
sch 2 cl 12	Power to inspect any work being carried out on memorials, places of interment and buildings for ceremonies	CEO	See note above regarding model rules
sch 2 cl 14	Power to approve an animal to enter into or remain in a cemetery	CEO	See note above regarding model rules
sch 2 cl 16(1)	Power to approve construction and building within a cemetery	CEO	See note above regarding model rules
sch 2 cl 17(1)	Power to approve action to disturb or demolish property of the cemetery trust	CEO	See note above regarding model rules
sch 2 cl 18(1)	Power to approve digging or planting within a cemetery	CEO	See note above regarding model rules

DOMESTIC ANIMALS ACT 1994

PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS AND LIMITATIONS
s 41A(1)	Power to declare a dog to be a menacing dog	CCMP, GMIAP, MGSS	Council may delegate this power to a Council authorised officer

FOOD ACT 1984			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 19(2)(a)	Power to direct by written order that the food premises be put into a clean and sanitary condition	EHO, GMIAP, MGSS	If s 19(1) applies
s 19(2)(b)	Power to direct by written order that specified steps be taken to ensure that food prepared, sold or handled is safe and suitable	EHO, GMIAP, MGSS	If s 19(1) applies
s 19(3)	Power to direct by written order that the food premises not be kept or used for the sale, or handling for sale, of any food, or for the preparation of any food, or for any other specified purpose, or for the use of any specified equipment or a specified process	EHO, GMIAP, MGSS	If s 19(1) applies Only in relation to temporary food premises or mobile food premises
s 19(4)(a)	Power to direct that an order made under s 19(3)(a) or (b), (i) be affixed to a conspicuous part of the premises, (ia) displayed at any point of sale, (ib) be published on the food business's Internet site and (ii) inform the public by notice in a published newspaper, on the Internet site or otherwise	EHO, GMIAP, MGSS	If s 19(1) applies
s 19(6)(a)	Duty to revoke any order under s 19 if satisfied that an order has been complied with	EHO, GMIAP, MGSS	If s 19(1) applies
s 19(6)(b)	Duty to give written notice of revocation under s 19(6)(a) if satisfied that an order has been complied with	EHO, GMIAP, MGSS	If s 19(1) applies
s 19AA(2)	Power to direct, by written order, that a person must take any of the actions described in (a)-(c).	EHO, GMIAP, MGSS	Where Council is the registration authority

FOOD ACT 1984			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 19AA(4)(c)	Power to direct, in an order made under s 19AA(2) or a subsequent written order, that a person must ensure that any food or class of food is not removed from the premises	EHO, GMIAP, MGSS	Note: the power to direct the matters under s 19AA(4)(a) and (b) not capable of delegation and so such directions must be made by a Council resolution Only in relation to temporary food premises or mobile food premises
s 19AA(7)	Duty to revoke order issued under s 19AA and give written notice of revocation, if satisfied that that order has been complied with	EHO, GMIAP, MGSS	Where Council is the registration authority
s 19CB(4)(b)	Power to request copy of records	EHO, GMIAP, MGSS	Where Council is the registration authority
s 19E(1)(d)	Power to request a copy of the food safety program	EHO, GMIAP, MGSS	Where Council is the registration authority
s 19EA(3)	Function of receiving copy of revised food safety program	CCMP, EHO, GMIAP, MGSS	Where Council is the registration authority
s 19FA(1)	Power to direct a proprietor of a food premises to revise the food safety program for the premises or comply with any requirements specified in the food safety program	EHO	Where Council is the registration authority Only in relation to temporary food premises or mobile food premises Subject to s 19FA(2), which requires a time limit for compliance to be specified

FOOD ACT 1984			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 19FA(3)(a)	Power to refuse to approve an application for registration or renewal of the premises, where a proprietor of a food premises fails to comply with a direction given under s 19FA(1)	EHO	Where Council is the registration authority Only in relation to temporary food premises or mobile food premises Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see s 58A(2))
s 19FA(3)(b)	Power to revoke a registration granted in respect of premises, where a proprietor of a food premises fails to comply with a direction given under s 19FA(1)	CEO	Where Council is the registration authority Only in relation to temporary food premises or mobile food premises
s 19FA(3)(c)	Power to suspend the registration of the premises, where a proprietor of a food premises fails to comply with a direction given under s 19FA(1)	CEO	Where Council is the registration authority Only in relation to temporary food premises or mobile food premises
s 19GB	Power to request proprietor to provide written details of the name, qualification or experience of the current food safety supervisor	EHO, GMIAP, MGSS	Where Council is the registration authority
s19IA(1)	Power to form opinion that the food safety requirements or program are non-compliant.	CCMP, EHO, GMIAP, MGSS	Where Council is the registration authority
s 19IA(2)	Duty to give written notice to the proprietor of the premises	CCMP, EHO, GMIAP, MGSS	Where Council is the registration authority Note: Not required if Council has taken other appropriate action in relation to deficiencies (see s 19IA(3))
s 19M(4)(a) & (5)	Power to conduct a food safety audit and take actions where deficiencies are identified	EHO, GMIAP, MGSS	Where Council is the registration authority

FOOD ACT 1984			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 19N(2)	Function of receiving notice from the auditor	CCMP, EHO, GMIAP, MGSS	Where Council is the registration authority
s 19NA(1)	Power to request food safety audit reports	EHO, GMIAP, MGSS	Where Council is the registration authority
s 19U(3)	Power to waive and vary the costs of a food safety audit if there are special circumstances	EHO, GMIAP, MGSS	
s 19UA	Power to charge fees for conducting a food safety assessment or inspection	CEO	Except for an assessment required by a declaration under s 19C or an inspection under ss 38B(1)(c) or 39
s 19W	Power to direct a proprietor of a food premises to comply with any requirement under Part IIIB	EHO, GMIAP, MGSS	Where Council is the registration authority
s 19W(3)(a)	Power to direct a proprietor of a food premises to have staff at the premises undertake training or instruction	EHO, GMIAP, MGSS	Where Council is the registration authority
s 19W(3)(b)	Power to direct a proprietor of a food premises to have details of any staff training incorporated into the minimum records required to be kept or food safety program of the premises	EHO, GMIAP, MGSS	Where Council is the registration authority
---	Power to register or renew the registration of a food premises	EHO, GMIAP, MGSS	Where Council is the registration authority Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see s 58A(2))
s 36A	Power to accept an application for registration or notification using online portal	CCMP, EHO, GMIAP, MGSS	Where Council is the registration authority

FOOD ACT 1984			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 36B	Duty to pay the charge for use of online portal	GMCP, MFIN	Where Council is the registration authority
s 38AA(5)	Power to (a) request further information; or (b) advise the proprietor that the premises must be registered if the premises are not exempt	EHO, GMIAP, MGSS	Where Council is the registration authority
s 38AB(4)	Power to fix a fee for the receipt of a notification under s 38AA in accordance with a declaration under s 38AB(1)	CEO	Where Council is the registration authority
s 38A(4)	Power to request a copy of a completed food safety program template	EHO, GMIAP, MGSS	Where Council is the registration authority
s 38B(1)(a)	Duty to assess the application and determine which class of food premises under s 19C the food premises belongs	EHO, GMIAP, MGSS	Where Council is the registration authority
s 38B(1)(b)	Duty to ensure proprietor has complied with requirements of s 38A	EHO, GMIAP, MGSS	Where Council is the registration authority
s 38B(2)	Duty to be satisfied of the matters in s 38B(2)(a)-(b)	EHO, GMIAP, MGSS	Where Council is the registration authority
s 38D(1)	Duty to ensure compliance with the applicable provisions of s 38C and inspect the premises if required by s 39	EHO, GMIAP, MGSS	Where Council is the registration authority
s 38D(2)	Duty to be satisfied of the matters in s 38D(2)(a)-(d)	EHO, GMIAP, MGSS	Where Council is the registration authority
s 38D(3)	Power to request copies of any audit reports	EHO, GMIAP, MGSS	Where Council is the registration authority

FOOD ACT 1984			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 38E(2)	Power to register the food premises on a conditional basis	EHO, GMIAP, MGSS	Where Council is the registration authority; not exceeding the prescribed time limit defined under s 38E(5)
s 38E(4)	Duty to register the food premises when conditions are satisfied	EHO, GMIAP, MGSS	Where Council is the registration authority
s 38F(3)(b)	Power to require proprietor to comply with requirements of this Act	EHO, GMIAP, MGSS	Where Council is the registration authority
s 38G(1)	Power to require notification of change of the food safety program type used for the food premises	CCMP, EHO, GMIAP, MGSS	Where Council is the registration authority
s 38G(2)	Function of receiving notice from proprietor if there is a change of the food safety program type used for the food premises	CCMP, EHO, GMIAP, MGSS	Where Council is the registration authority
s 38G(4)	Power to require the proprietor of the food premises to comply with any requirement of the Act	CCMP, EHO, GMIAP, MGSS	Where Council is the registration authority
s 39(2)	Duty to carry out an inspection of the premises during the period of registration before the registration of the food premises is renewed	CCMP, EHO, GMIAP, MGSS	Where Council is the registration authority
s 39A	Power to register, or renew the registration of a food premises despite minor defects	EHO, GMIAP, MGSS	Where Council is the registration authority Only if satisfied of matters in s 39A(2)(a)-(c)
s 39A (6)	Duty to comply with a direction of the Secretary	CCMP, EHO, GMIAP, MGSS	
s 40(1)	Duty to give the person in whose name the premises is to be registered a certificate of registration	CCMP, EHO, GMIAP, MGSS	Where Council is the registration authority

FOOD ACT 1984			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 40(2)	Power to incorporate the certificate of registration in one document with any certificate of registration under Part 6 of the <i>Public Health and Wellbeing Act 2008</i>	EHO, GMIAP, MGSS	
s 40C(2)	Power to grant or renew the registration of food premises for a period of less than 1 year	EHO, GMIAP, MGSS	Where Council is the registration authority
s 40D(1)	Power to suspend or revoke the registration of food premises	EHO, GMIAP, MGSS	Where Council is the registration authority
s 40E	Duty to comply with direction of the Secretary	CCMP, EHO, GMIAP, MGSS	
s 40F	Power to cancel registration of food premises	CEO, GMIAP	Where Council is the registration authority
s 43	Duty to maintain records of registration	CCMP, EHO, GMIAP, MGSS	Where Council is the registration authority
s 43F(6)	Duty to be satisfied that registration requirements under Division 3 have been met prior to registering or renewing registration of a component of a food business	EHO, GMIAP, MGSS	Where Council is the registration authority
s 43F(7)	Power to register the components of the food business that meet requirements in Division 3 and power to refuse to register the components that do not meet the requirements	CEO	Where Council is the registration authority Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see s 58A(2))
s 45AC	Power to bring proceedings	CCMP, EHO, GMIAP, MGSS	

FOOD ACT 1984			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46(5)	Power to institute proceedings against another person where the offence was due to an act or default by that other person and where the first person charged could successfully defend a prosecution, without proceedings first being instituted against the person first charged	CEO, GMIAP	Where Council is the registration authority

HERITAGE ACT 2017			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 116	Power to sub-delegate Executive Director's functions, duties or powers	CEO	Must first obtain Executive Director's written consent Council can only sub-delegate if the Instrument of Delegation from the Executive Director authorises sub-delegation

LOCAL GOVERNMENT ACT 1989			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 185L(4)	Power to declare and levy a cladding rectification charge	CEO	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 4B	Power to prepare an amendment to the Victorian Planning Provisions	GMIAP	If authorised by the Minister

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 4G	Function of receiving prescribed documents and a copy of the Victorian Planning Provisions from the Minister	GMIAP, STRAT,	
s 4H	Duty to make amendment to Victorian Planning Provisions available in accordance with public availability requirements	GMIAP, STRAT,	
s 4I(2)	Duty to make a copy of the Victorian Planning Provisions and other documents available in accordance with public availability requirements	GMIAP, STRAT,	
s 12(3)	Power to carry out studies and do things to ensure proper use of land and consult with other persons to ensure co-ordination of planning scheme with these persons	GMIAP, STRAT,	
s 12B(1)	Duty to review planning scheme	GMIAP, STRAT,	
s 12B(2)	Duty to review planning scheme at direction of Minister	GMIAP, STRAT,	
s 12B(5)	Duty to report findings of review of planning scheme to Minister without delay	GMIAP, STRAT,	
s 14	Duties of a Responsible Authority as set out in s 14(a) to (d)	CEO, GMIAP	
s 16B	<p>Duty (upon receiving a request to prepare an amendment to the planning scheme) to decide:</p> <ul style="list-style-type: none"> - to apply to the Minister for authorisation to prepare the amendment, with or without changes, under section 16F, or - to refuse the request. <p>Note: see also sections 16A, 16D, 16E and 16K.</p>	GMIAP, MGSS	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
S 16C(1)	Duty to give written notice of its decision under section 16B to the person who made the request within 10 business days of making the decision. Note: The notice must contain prescribed information, and reasons if it is a refusal.	GMIAP, MGSS	
S 16C(4)	Duty to give a copy of the request and the notice under subsection 16C(1) to the Minister.	GMIAP, MGSS	
s 17(1)	Duty of giving copy amendment to the planning scheme	GMIAP, STRAT	
s 16F	Power to apply to the Minister for authorisation to prepare an amendment to the State standard provisions or the local provisions of a planning scheme in force in the municipal district. Note: see also sections 16G and 16K.	GMIAP, MGSS	
s 16F	Power to prepare an amendment to the planning scheme where the Minister has authorised Council to do so under section 16F	GMIAP, MGSS, STAT	
s 16H	Power to prepare an amendment specified in an application without the Minister's authorisation if no response received after 10 business days Note: see also section 16K.	GMIAP, MGSS, STAT	Does not apply in relation to an application for the preparation of an amendment that will apply to land to which a Suburban Rail Loop planning area declaration applies.

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 16I	Power to apply to the Minister for authorisation to prepare an amendment to any part of the State standard provisions and local provisions of a planning scheme applying to an area adjoining its municipal district.	GMIAP, MGSS	
S 16I	Power to prepare amendment to the planning scheme applying to an area adjoining Council's municipal district where the Minister has authorised Council to do so under section 16I. Note: see also sections 16D, 16G and 16J.	GMIAP, MGSS, STAT	
s 17(2)	Duty of giving copy s 173 agreement	GMIAP, STRAT,	
s 17(3)	Duty of giving copy amendment, explanatory report and relevant documents to the Minister within 10 business days	GMIAP, STRAT,	
s 18	Duty to make amendment etc. available in accordance with public availability requirements	GMIAP, STRAT,	Until the proposed amendment is approved or lapsed
s 19	Power to give notice, to decide not to give notice, to publish notice of amendment to a planning scheme and to exercise any other power under s 19 to a planning scheme	GMIAP, STRAT,	
s 19	Function of receiving notice of preparation of an amendment to a planning scheme	GMIAP, STRAT,	Where Council is not the planning authority, and the amendment affects land within Council's municipal district; or Where the amendment will amend the planning scheme to designate Council as an acquiring authority

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 20(1)	Power to apply to Minister for exemption from the requirements of s 19	CEO, GMIAP	Where Council is a planning authority
s 21(2)	Duty to make submissions available in accordance with public availability requirements	CEO, GMIAP, STRAT	Until the end of 2 months after the amendment comes into operation or lapses
s 21A(4)	Duty to publish notice	GMIAP, STRAT,	
s 22(1)	Duty to consider all submissions received before the date specified in the notice	GMIAP, STRAT,	Except submissions which request a change to the items in s 22(5)(a) and (b)
s 22(2)	Power to consider a late submission Duty to consider a late submission, if directed by the Minister	GMIAP, STRAT,	
s 23(1)(b)	Duty to refer submissions which request a change to the amendment to a panel	GMIAP, STRAT,	
s 23(2)	Power to refer to a panel submissions which do not require a change to the amendment	GMIAP, STRAT,	
S 23A(2)	Power to: - change the amendment in the manner requested; - not change the amendment in the manner requested; or - abandon the amendment or part of the amendment.	GMIAP, MGSS, STAT	Where Council is the planning authority. After considering a submission which requests a change to a 'low-impact' amendment (as described in section 16N).
s 24	Function to represent Council and present a submission at a panel hearing (including a hearing referred to in s 96D)	GMIAP, STRAT,	
s 26(1)	Power to make report available for inspection in accordance with the requirements set out in s 197B of the Act	GMIAP, STRAT,	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 26(2)	Duty to keep report of panel available in accordance with public availability requirements	GMIAP, STRAT	During the inspection period
s 27(2)	Power to apply for exemption if panel's report not received	GMIAP	
s 28(1)	Duty to notify the Minister if abandoning an amendment, with a copy of any submission considered, and a statement of reasons for the decision	GMIAP	Note: the power to make a decision to abandon an amendment cannot be delegated
s 28(2)	Duty to publish notice of the decision on Internet site	GMIAP, STRAT,	
s 28(4)	Duty to make notice of the decision available on Council's Internet site for a period of at least 2 months	GMIAP, STRAT, CSC	
S 28C	Duty to comply with directions of the Minister after abandoning the amendment with respect to: - providing relevant documentation; and - providing assistance with steps to be taken for the amendment.	GMIAP, MGSS, STAT	
s 30(4)(a)	Duty to say if amendment has lapsed	GMIAP	
s 30(4)(b)	Duty to provide information in writing upon request	GMIAP, STRAT	
s 32(2)	Duty to give more notice if required	GMIAP, STRAT	
s 33(1)	Duty to give more notice of changes to an amendment	GMIAP, STRAT	
s 36(2)	Duty to give notice of approval of amendment	GMIAP, STRAT	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 38(5)	Duty to give notice of revocation of an amendment	GMIAP, STRAT	
s 39	Function of being a party to a proceeding commenced under s 39 and duty to comply with determination by VCAT	GMIAP	
s 40(1)	Function of lodging copy of approved amendment	GMIAP, STRAT,	
s 41(1)	Duty to make a copy of an approved amendment available in accordance with the public availability requirements during inspection period	GMIAP, STRAT,	
s 41(2)	Duty to make a copy of an approved amendment and any documents lodged with it available in person in accordance with the requirements set out in s 197B of the Act after the inspection period ends	GMIAP, STRAT,	
s 42(2)	Duty to make copy of planning scheme available in accordance with the public availability requirements	GMIAP, STRAT	
s 46AAA	Duty to prepare an amendment to a planning scheme that relates to Yarra River land that is not inconsistent with anything in a Yarra Strategic Plan which is expressed to be binding on the responsible public entity	Not relevant	Where Council is a responsible public entity and is a planning authority
s 46AW	Function of being consulted by the Minister	CEO, GMIAP	Where Council is a responsible public entity
s 46AX	Function of receiving a draft Statement of Planning Policy and written direction in relation to the endorsement of the draft Statement of Planning Policy Power to endorse the draft Statement of Planning Policy	CEO, GMIAP	Where Council is a responsible public entity

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46AZC(2)	Duty not to prepare an amendment to a declared area planning scheme that is inconsistent with a Statement of Planning Policy for the declared area that is expressed to be binding on the responsible public entity	CEO, GMIAP	Where Council is a responsible public entity
s 46AZK	Duty not to act inconsistently with any provision of the Statement of Planning Policy that is expressed to be binding on the public entity when performing a function or duty or exercising a power in relation to the declared area	CEO, GMIAP	Where Council is a responsible public entity
s 46GI(2)(b)(i)	Power to agree to a lower rate of standard levy for a class of development of a particular type of land than the rate specified in a Minister's direction	CEO, GMIAP	Where Council is the planning authority, the municipal Council of the municipal district in which the land is located and/or the development agency
s 46GJ(1)	Function of receiving written directions from the Minister in relation to the preparation and content of infrastructure contributions plans	CEO, GMIAP	
s 46GK	Duty to comply with a Minister's direction that applies to Council as the planning authority	CEO, GMIAP	
s 46GN(1)	Duty to arrange for estimates of values of inner public purpose land	GMIAP, STRAT	
s 46GO(1)	Duty to give notice to owners of certain inner public purpose land	GMIAP, STRAT	
s 46GP	Function of receiving a notice under s 46GO	GMIAP, STRAT	Where Council is the collecting agency

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GQ	Function of receiving a submission from an affected owner who objects to the estimated value per hectare (or other appropriate unit of measurement) of the inner public purpose land	GMIAP, STRAT	
s 46GR(1)	Duty to consider every submission that is made by the closing date for submissions included in the notice under s 46GO	GMIAP, STRAT	
s 46GR(2)	Power to consider a late submission Duty to consider a late submission if directed to do so by the Minister	GMIAP, STRAT	
s 46GS(1)	Power to accept or reject the estimate of the value of the inner public purpose land in a submission made under s 46GQ	GMIAP	
s 46GS(2)	Duty, if Council rejects the estimate of the value of the inner public purpose land in the submission, to refer the matter to the valuer-general, and notify the affected owner of the rejection and that the matter has been referred to the valuer-general	GMIAP	
s 46GT(2)	Duty to pay half of the fee fixed by the valuer-general for arranging and attending the conference	GMIAP	
s 46GT(4)	Function of receiving, from the valuer-general, written confirmation of the agreement between the planning authority's valuer and the affected owner's valuer as to the estimated value of the inner public purpose land	GMIAP	
s 46GT(6)	Function of receiving, from the valuer-general, written notice of a determination under s 46GT(5)	GMIAP	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GU	Duty not to adopt an amendment under s 29 to an infrastructure contributions plan that specifies a land credit amount or a land equalisation amount that relates to a parcel of land in the ICP plan area of the plan unless the criteria in s 46GU(1)(a) and (b) are met	GMIAP	
s 46GV(3)	Function of receiving the monetary component and any land equalisation amount of the infrastructure contribution Power to specify the manner in which the payment is to be made	GMCP, MFIN	Where Council is the collecting agency
s 46GV(3)(b)	Power to enter into an agreement with the applicant	GMIAP	Where Council is the collecting agency
s 46GV(4)(a)	Function of receiving the inner public purpose land in accordance with s 46GV(5) and (6)	GMIAP	Where Council is the development agency
s 46GV(4)(b)	Function of receiving the inner public purpose land in accordance with s 46GV(5) and (6)	GMIAP	Where Council is the collecting agency
s 46GV(7)	Duty to impose the requirements set out in s 46GV(3) and (4) as conditions on the permit applied for by the applicant to develop the land in the ICP plan area	GMIAP	
s 46GV(9)	Power to require the payment of a monetary component or the provision of the land component of an infrastructure contribution to be secured to Council's satisfaction	GMIAP	Where Council is the collecting agency
s 46GX(1)	Power to accept works, services or facilities in part or full satisfaction of the monetary component of an infrastructure contribution payable	GMIAP	Where Council is the collecting agency

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GX(2)	Duty, before accepting the provision of works, services or facilities by an applicant under s 46GX(1), to obtain the agreement of the development agency or agencies specified in the approved infrastructure contributions plan	GMIAP	Where Council is the collecting agency
s 46GY(1)	Duty to keep proper and separate accounts and records	GMCP, MFIN	Where Council is the collecting agency
s 46GY(2)	Duty to keep the accounts and records in accordance with the <i>Local Government Act 2020</i>	GMCP, MFIN	Where Council is the collecting agency
s 46GZ(2)(a)	Duty to forward any part of the monetary component that is imposed for plan preparation costs to the planning authority that incurred those costs	GMCP, MFIN	Where Council is the collecting agency under an approved infrastructure contributions plan This duty does not apply where Council is that planning authority
s 46GZ(2)(a)	Function of receiving the monetary component	GMCP, MFIN	Where the Council is the planning authority This duty does not apply where Council is also the collecting agency
s 46GZ(2)(b)	Duty to forward any part of the monetary component that is imposed for the provision of works, services or facilities to the development agency that is specified in the plan as responsible for those works, services or facilities	GMCP, MFIN	Where Council is the collecting agency under an approved infrastructure contributions plan This provision does not apply where Council is also the relevant development agency

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GZ(2)(b)	Function of receiving the monetary component	GMCP, MFIN	Where Council is the development agency under an approved infrastructure contributions plan This provision does not apply where Council is also the collecting agency
s 46GZ(4)	Duty to use any land equalisation amounts to pay land credit amounts under s 46GZ(7), except any part of those amounts that are to be forwarded to a development agency under s 46GZ(5)	GMCP, MFIN	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZ(5)	Duty to forward any part of a land equalisation amount required for the acquisition of outer public purpose land by a development agency specified in the approved infrastructure contributions plan to that development agency	GMCP, MFIN	Where Council is the collecting agency under an approved infrastructure contributions plan This provision does not apply where Council is also the relevant development agency
s 46GZ(5)	Function of receiving any part of a land equalisation amount required for the acquisition of outer public purpose land	GMCP, MFIN	Where Council is the development agency specified in the approved infrastructure contributions plan This provision does not apply where Council is also the collecting agency
s 46GZ(7)	Duty to pay to each person who must provide an infrastructure contribution under the approved infrastructure contributions plan any land credit amount to which the person is entitled under s 46GW	GMCP, MFIN	Where Council is the collecting agency under an approved infrastructure contributions plan

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GZ(9)	Duty to transfer the estate in fee simple in the land to the development agency specified in the approved infrastructure contributions plan as responsible for the use and development of that land	GMCP, MFIN	<p>If any inner public purpose land is vested in Council under the <i>Subdivision Act 1988</i> or acquired by Council before the time it is required to be provided to Council under s 46GV(4)</p> <p>Where Council is the collecting agency under an approved infrastructure contributions plan</p> <p>This duty does not apply where Council is also the development agency</p>
s 46GZ(9)	Function of receiving the fee simple in the land	GMCP, MFIN	<p>Where Council is the development agency under an approved infrastructure contributions plan</p> <p>This duty does not apply where Council is also the collecting agency</p>
s 46GZA(1)	Duty to keep proper and separate accounts and records	GMCP, MFIN	Where Council is a development agency under an approved infrastructure contributions plan
s 46GZA(2)	Duty to keep the accounts and records in accordance with the <i>Local Government Act 2020</i>	GMCP, MFIN	Where Council is a development agency under an approved infrastructure contributions plan
s 46GZB(3)	Duty to follow the steps set out in s 46GZB(3)(a) – (c)	CEO, GMIAP	Where Council is a development agency under an approved infrastructure contributions plan

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GZB(4)	Duty, in accordance with requirements of the VPA, to report on the use of the infrastructure contribution in the development agency's annual report and provide reports on the use of the infrastructure contribution to the VPA	CEO, GMIAP	If the VPA is the collecting agency under an approved infrastructure contributions plan Where Council is a development agency under an approved infrastructure contributions plan
s 46GZD(2)	Duty, within 6 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in s 46GZD(2)(a) and (b)	CEO, GMIAP	Where Council is the development agency under an approved infrastructure contributions plan
s 46GZD(3)	Duty to follow the steps set out in s 46GZD(3)(a) and (b)	CEO, GMIAP	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZD(5)	Duty to make payments under s 46GZD(3) in accordance with ss 46GZD(5)(a) and 46GZD(5)(b)	GMCP, MFIN	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZE(2)	Duty to forward the land equalisation amount back to the collecting agency within 6 months after the expiry date if any part of a land equalisation amount paid or forwarded to a development agency for acquiring outer public purpose land has not been expended by the development agency to acquire that land at the date on which the approved infrastructure contributions plan expires	GMCP, MFIN	Where Council is the development agency under an approved infrastructure contributions plan This duty does not apply where Council is also the collecting agency
s 46GZE(2)	Function of receiving the unexpended land equalisation amount	GMCP, MFIN	Where Council is the collecting agency under an approved infrastructure contributions plan This duty does not apply where Council is also the development agency

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GZE(3)	Duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in s 46GZE(3)(a) and (b)	CEO, GMCP	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZF(2)	Duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to use the public purpose land for a public purpose approved by the Minister or sell the public purpose land	CEO, GMCP	Where Council is the development agency under an approved infrastructure contributions plan
s 46GZF(3)	Duty, if land is sold under s 46GZF(2)(b), to follow the steps in s 46GZF(3)(a) and (b)	CEO, GMIAP	Where Council is the development agency under an approved infrastructure contributions plan
s 46GZF(3)	Function of receiving proceeds of sale	GMCP, MFIN	Where Council is the collection agency under an approved infrastructure contributions plan This provision does not apply where Council is also the development agency
s 46GZF(4)	Duty to divide the proceeds of the public purpose land among the current owners of each parcel of land in the ICP plan area and pay each current owner a portion of the proceeds in accordance with s 46GZF(5)	GMCP, MFIN	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZF(6)	Duty to make the payments under s 46GZF(4) in accordance with s 46GZF(6)(a) and (b)	GMCP, MFIN	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZH	Power to recover the monetary component, or any land equalisation amount of the land component, payable under Part 3AB as a debt in any court of competent jurisdiction	CEO, GMCP	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZI	Duty to prepare and give a report to the Minister at the times required by the Minister	CEO, GMIAP	Where Council is a collecting agency or development agency

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GZK	Power to deal with public purpose land which has vested in, been acquired by, or transferred to, Council	CEO, GMCP	Where Council is a collecting agency or development agency
s 46LB(3)	Duty to publish, on Council's Internet site, the payable dwelling amount for a financial year on or before 1 July of each financial year for which the amount is adjusted under s 46LB (2)	CEO, GMIAP	
s 46N(1)	Duty to include condition in permit regarding payment of development infrastructure levy	GMIAP, STRAT,	
s 46N(2)(c)	Function of determining time and manner for receipt of development contributions levy	GMIAP, STRAT,	
s 46N(2)(d)	Power to enter into an agreement with the applicant regarding payment of development infrastructure levy	GMIAP	
s 46O(1)(a) & (2)(a)	Power to ensure that community infrastructure levy is paid, or agreement is in place, prior to issuing building permit	GMIAP, STRAT,	
s 46O(1)(d) & (2)(d)	Power to enter into agreement with the applicant regarding payment of community infrastructure levy	GMIAP	
s 46P(1)	Power to require payment of amount of levy under s 46N or s 46O to be satisfactorily secured	GMIAP	
s 46P(2)	Power to accept provision of land, works, services or facilities in part or full payment of levy payable	GMIAP	
s 46Q(1)	Duty to keep proper accounts of levies paid	GMCP, GMIAP, MFIN	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46Q(1A)	Duty to forward to development agency part of levy imposed for carrying out works, services, or facilities on behalf of development agency or plan preparation costs incurred by a development agency	GMCP, GMIAP, MFIN	
s 46Q(2)	Duty to apply levy only for a purpose relating to the provision of plan preparation costs or the works, services and facilities in respect of which the levy was paid etc	GMCP, GMIAP, MFIN	
s 46Q(3)	Power to refund any amount of levy paid if it is satisfied the development is not to proceed	GMCP, GMIAP, MFIN	Only applies when levy is paid to Council as a 'development agency'
s 46Q(4)(c)	Duty to pay amount to current owners of land in the area if an amount of levy has been paid to a municipal council as a development agency for plan preparation costs incurred by the Council or for the provision by the Council of works, services or facilities in an area under s 46Q(4)(a)	GMCP, GMIAP, MFIN	Must be done within six months of the end of the period required by the development contributions plan and with the consent of, and in the manner approved by, the Minister
s 46Q(4)(d)	Duty to submit to the Minister an amendment to the approved development contributions plan	GMIAP	Must be done in accordance with Part 3
s 46Q(4)(e)	Duty to expend that amount on other works etc.	GMIAP	With the consent of, and in the manner approved by, the Minister
s 46QC	Power to recover any amount of levy payable under Part 3B	GMCP, GMIAP, MFIN	
s 46QD	Duty to prepare report and give a report to the Minister	GMCP, GMIAP, MFIN	Where Council is a collecting agency or development agency

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46V(3)	Duty to make a copy of the approved strategy plan (being the Melbourne Airport Environs Strategy Plan) and any documents lodged with it available in accordance with the public availability requirements, during the inspection period	CEO	
s 46V(4)	Duty to make a copy of the approved strategy plan (being the Melbourne Airport Environs Strategy Plan) and any documents lodged with it available in accordance with s 197B of the Act and on payment of the prescribe fee, after the inspection period	CEO	
s 46V(5)	Duty to keep a copy of the approved strategy plan incorporating all amendments to it	CSTP, GMIAP, MGSS, PLNNR	
s 46V(6)	Duty to make a copy of the approved strategy plan incorporating all amendments to it available in accordance with the public available requirements	CSTP, GMIAP, MGSS, PLNNR	
s 46Y	Duty to carry out works in conformity with the approved strategy plan	CEO	
s 47	Power to decide that an application for a planning permit does not comply with that Act	CSTP, GMIAP, MGSS, PLNNR	
S 48A	Power to notify an applicant that the application is incomplete Note: The notice must set out any required fees or information, the date for payment or production, and the effect of non-compliance set out in section 48B(1).	GMIAP, CSTP, MGSS, STAT, PLNNR	Where Council is the responsible authority
S 48C	Power to refund a fee paid for an application which is void and of no effect under section 48B(1)	GMIAP, CSTP, MGSS, STAT, PLNNR	Where Council is the responsible authority

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 49(1)	Duty to keep a register of all applications for permits and determinations relating to permits	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 49(2)	Duty to make register available for inspection in accordance with the public availability requirements	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 50(4)	Duty to amend application	CSTP, GMIAP, MGSS, PLNNR	
s 50(5)	Power to refuse to amend application	CSTP, GMIAP, MGSS, PLNNR	
s 50(6)	Duty to make note of amendment to application in register	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 50A(1)	Power to make amendment to application	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 50A(3)	Power to require applicant to notify owner and make a declaration that notice has been given	CSTP, GMIAP, MGSS, PLNNR	
s 50A(4)	Duty to note amendment to application in register	CSTP, GMIAP, MGSS, PLNNR	
s 51	Duty to make copy of application available for inspection in accordance with the public availability requirements	CSTP, GMIAP, MGSS, PLNNR, BSOSS	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 52(1)(a)	Duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 52(1)(b)	Duty to give notice of the application to other municipal council where appropriate	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 52(1)(c)	Duty to give notice of the application to all persons required by the planning scheme	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 52(1)(ca)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 52(1)(cb)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 52(1)(d)	Duty to give notice of the application to other persons who may be detrimentally effected	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 52(1AA)	Duty to give notice of an application to remove or vary a registered restrictive covenant	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 52(3)	Power to give any further notice of an application where appropriate	CSTP, GMIAP, MGSS, PLNNR, BSOSS	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 53(1)	Power to require the applicant to give notice under s 52(1) to persons specified by it	CSTP, GMIAP, MGSS, PLNNR	
s 53(1A)	Power to require the applicant to give the notice under s 52(1AA)	CSTP, GMIAP, MGSS, PLNNR	
s 54(1)	Power to require the applicant to provide more information	CSTP, GMIAP, MGSS, PLNNR	
s 54(1A)	Duty to give notice in writing of information required under s 54(1)	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 54(1B)	Duty to specify the lapse date for an application	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 54A(3)	Power to decide to extend time or refuse to extend time to give required information	CSTP, GMIAP, MGSS, PLNNR	
s 54A(4)	Duty to give written notice of decision to extend or refuse to extend time under s 54A(3)	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 55(1)	Duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 57(2A)	Power to reject objections considered made primarily for commercial advantage for the objector	CSTP, GMIAP, MGSS, PLNNR	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 57(3)	Function of receiving name and address of persons to whom notice of decision is to go	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 57(5)	Duty to make a copy of all objections available in accordance with the public availability requirements	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 57A(4)	Duty to amend application in accordance with applicant's request, subject to s 57A(5)	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 57A(5)	Power to refuse to amend application	CSTP, GMIAP, MGSS, PLNNR	
s 57A(6)	Duty to note amendments to application in register	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 57B(1)	Duty to determine whether and to whom notice should be given	CSTP, GMIAP, MGSS, PLNNR	
s 57B(2)	Duty to consider certain matters in determining whether notice should be given	CSTP, GMIAP, MGSS, PLNNR	
s 57C(1)	Duty to give copy of amended application to referral authority	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 58	Duty to consider every application for a permit	CSTP, GMIAP, MGSS, PLNNR	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 58A	Power to request advice from the Planning Application Committee	CSTP, GMIAP, MGSS, PLNNR	
s 60	Duty to consider certain matters	CSTP, GMIAP, MGSS, PLNNR	
s 60(1A)	Duty to consider certain matters	CSTP, GMIAP, MGSS, PLNNR	
s 60(1B)	Duty to consider number of objectors in considering whether use or development may have significant social effect	CSTP, GMIAP, MGSS, PLNNR	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 61(1)	Power to determine permit application, either to decide to grant a permit, to decide to grant a permit with conditions or to refuse a permit application	CSTP, GMIAP, MGSS, PLNNR	<p>The permit must not be inconsistent with a cultural heritage management plan under the <i>Aboriginal Heritage Act 2006</i></p> <p>1. Delegated officers may only determine an application if:</p> <ul style="list-style-type: none"> (a) The value of the development is less than \$5 Million; or (b) Three or fewer valid objections have been received; or (c) In accordance with Council's Statutory Planning Delegation Policy, the application has <u>not been</u> – <ul style="list-style-type: none"> (i) called in by a Councillor; or (ii) referred to the Council for determination by the Chief Executive Officer as a decision of Significant Importance, Major Public Interest or likely to be of Major Public Interest (as defined in that Policy); or (iii) referred to the Council for determination by the Chief Executive Officer, General Manager Assets and Planning or Manager Statutory Services where satisfied that the application - <p>(A) raises an issue of policy or process not covered by existing Council policies, processes, or practices; or</p> <p>(B) is affected by two or more Council policies that appear to be inconsistent,</p>

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
			conflicting, or ambiguous, or the parameters for decision are unclear. 2. All VicSmart applications are to be determined by delegated officers.
s 61(2)	Duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit	CSTP, GMIAP, MGSS, PLNNR	
s 61(2A)	Power to decide to refuse to grant a permit if a relevant recommending referral authority objects to the grant of permit	CSTP, GMIAP, MGSS, PLNNR	
s 61(3)(a)	Duty not to decide to grant a permit to use coastal Crown land without Minister's consent	Not relevant	
s 61(3)(b)	Duty to refuse to grant the permit without the Minister's consent	GMIAP, MGSS	
s 61(4)	Duty to refuse to grant the permit if grant would authorise a breach of a registered restrictive covenant	CSTP, GMIAP, MGSS, PLNNR	
s 62(1)	Duty to include certain conditions in deciding to grant a permit	CSTP, GMIAP, MGSS, PLNNR	
s 62(2)	Power to include other conditions	CSTP, GMIAP, MGSS, PLNNR	
s 62(4)	Duty to ensure conditions are consistent with paragraphs (a),(b) and (c)	CSTP, GMIAP, MGSS, PLNNR	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 62(5)(a)	Power to include a permit condition to implement an approved development contributions plan or an approved infrastructure contributions plan	CSTP, GMIAP, MGSS, PLNNR	
s 62(5)(b)	Power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s 173 agreement	CSTP, GMIAP, MGSS, PLNNR	
s 62(5)(c)	Power to include a permit condition that specified works be provided or paid for by the applicant	CSTP, GMIAP, MGSS, PLNNR	
s 62(6)(a)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with ss 46N(1), 46GV(7) or 62(5)	CSTP, GMIAP, MGSS, PLNNR	
s 62(6)(b)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in s 62(1)(a)	CSTP, GMIAP, MGSS, PLNNR	
s 63	Duty to issue the permit where made a decision in favour of the application (if no one has objected)	CSTP, GMIAP, MGSS, PLNNR	
s 64(1)	Duty to give notice of decision to grant a permit to applicant and objectors	CSTP, GMIAP, MGSS, PLNNR	This provision applies also to a decision to grant an amendment to a permit – see s 75
s 64(3)	Duty not to issue a permit until after the specified period	CSTP, GMIAP, MGSS, PLNNR	This provision applies also to a decision to grant an amendment to a permit – see s 75
s 64(5)	Duty to give each objector a copy of an exempt decision	CSTP, GMIAP, MGSS, PLNNR	This provision applies also to a decision to grant an amendment to a permit – see s 75

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 64A	Duty not to issue permit until the end of a period when an application for review may be lodged with VCAT or until VCAT has determined the application, if a relevant recommending referral authority has objected to the grant of a permit	CSTP, GMIAP, MGSS, PLNNR, STRAT	This provision applies also to a decision to grant an amendment to a permit – see s 75A
s 65(1)	Duty to give notice of refusal to grant permit to applicant and person who objected under s 57	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 66(1)	Duty to give notice under s 64 or s 65 and copy permit to relevant determining referral authorities	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 66(2)	Duty to give a recommending referral authority notice of its decision to grant a permit	CSTP, GMIAP, MGSS, PLNNR, BSOSS	If the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority
s 66(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	CSTP, GMIAP, MGSS, PLNNR	If the recommending referral authority objected to the grant of the permit or the recommending referral authority recommended that a permit condition be included on the permit
s 66(6)	Duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under s 64 or 65	CSTP, GMIAP, MGSS, PLNNR	If the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition be included on the permit

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 69(1)	Function of receiving application for extension of time of permit	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 69(1A)	Function of receiving application for extension of time to complete development	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 69(2)	Power to extend time	CSTP, GMIAP, MGSS, PLNNR	
s 70	Duty to make copy permit available in accordance with public availability requirements	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 71(1)	Power to correct certain mistakes	CSTP, GMIAP, MGSS, PLNNR	
s 71(2)	Duty to note corrections in register	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 73	Power to decide to grant amendment subject to conditions	CSTP, GMIAP, MGSS, PLNNR	
s 74	Duty to issue amended permit to applicant if no objectors	CSTP, GMIAP, MGSS, PLNNR	
s 76	Duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	CSTP, GMIAP, MGSS, PLNNR	
s 76A(1)	Duty to give relevant determining referral authorities copy of amended permit and copy of notice	CSTP, GMIAP, MGSS, PLNNR	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 76A(2)	Duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	CSTP, GMIAP, MGSS, PLNNR	If the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the recommending referral authority
s 76A(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	CSTP, GMIAP, MGSS	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit
s 76A(6)	Duty to give a recommending referral authority a copy of any amended permit which Council decides to grant and a copy of any notice given under s 64 or 76	CSTP, GMIAP, MGSS, PLNNR	If the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit
s 76D	Duty to comply with direction of Minister to issue amended permit	CSTP, GMIAP, MGSS, PLNNR	
s 83	Function of being respondent to an appeal	CSTP, GMIAP, MGSS, PLNNR	
s 83B	Duty to give or publish notice of application for review	CSTP, GMIAP, MGSS	
s 84(1)	Power to decide on an application at any time after an appeal is lodged against failure to grant a permit	CSTP, GMIAP, MGSS, PLNNR	
s 84(2)	Duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	CSTP, GMIAP, MGSS, PLNNR	
s 84(3)	Duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	CSTP, GMIAP, MGSS, PLNNR	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 84(6)	Duty to issue permit on receipt of advice within 3 business days	CSTP, GMIAP, MGSS, PLNNR	
s 84AB	Power to agree to confining a review by the Tribunal	CSTP, GMIAP, MGSS	
s 86	Duty to issue a permit at order of Tribunal within 3 business days	CSTP, GMIAP, MGSS, PLNNR	
s 87(3)	Power to apply to VCAT for the cancellation or amendment of a permit	CSTP, GMIAP, MGSS	
s 90(1)	Function of being heard at hearing of request for cancellation or amendment of a permit	CSTP, GMIAP, MGSS, PLNNR	
s 91(2)	Duty to comply with the directions of VCAT	CSTP, GMIAP, MGSS, PLNNR	
s 91(2A)	Duty to issue amended permit to owner if Tribunal so directs	CSTP, GMIAP, MGSS, PLNNR	
s 92	Duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s 90	CSTP, GMIAP, MGSS, PLNNR	
s 93(2)	Duty to give notice of VCAT order to stop development	CSTP, GMIAP, MGSS, PLNNR	
s 95(3)	Function of referring certain applications to the Minister	CEO, GMIAP	
s 95(4)	Duty to comply with an order or direction	CSTP, GMIAP, MGSS, PLNNR	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 96(1)	Duty to obtain a permit from the Minister to use and develop its land	CSTP, GMIAP, MGSS, PLNNR	
s 96(2)	Function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	CEO, GMIAP	
s 96A(2)	Power to agree to consider an application for permit concurrently with preparation of proposed amendment	CSTP, GMIAP, MGSS, PLNNR	The request to prepare the amendment must be made under section 16A. Delegate must not agree to consider the application for the permit concurrently with the preparation of the proposed amendment unless it has made a decision under section 16B(a) to apply to the Minister for authorisation to prepare the amendment, with or without changes, under section 16F.
s 96C	Power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s 96C	CSTP, GMIAP, MGSS, PLNNR	
s 96F	Duty to consider the panel's report under s 96E	CSTP, GMIAP, MGSS, PLNNR	
s 96G(1)	Power to determine to recommend that a permit be granted or to refuse to recommend that a permit be granted and power to notify applicant of the determination (including power to give notice under s 23 of the <i>Planning and Environment (Planning Schemes) Act 1996</i>)	CSTP, GMIAP, MGSS, PLNNR	
s 96H(3)	Power to give notice in compliance with Minister's direction	CSTP, GMIAP, MGSS, PLNNR	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 96J	Duty to issue permit as directed by the Minister	CSTP, GMIAP, MGSS, PLNNR	
s 96K	Duty to comply with direction of the Minister to give notice of refusal	CSTP, GMIAP, MGSS, PLNNR	
s 96Z	Duty to keep levy certificates given to it under ss 47 or 96A for no less than 5 years from receipt of the certificate	CSTP, GMIAP, MGSS, PLNNR,	
s 97C	Power to request Minister to decide the application	CSTP, GMIAP, MGSS, PLNNR	
s 97D(1)	Duty to comply with directions of Minister to supply any document or assistance relating to application	CSTP, GMIAP, MGSS, PLNNR	
s 97G(3)	Function of receiving from Minister copy of notice of refusal to grant permit or copy of any permit granted by the Minister	CSTP, GMIAP, MGSS, PLNNR	
s 97G(6)	Duty to make a copy of permits issued under s 97F available in accordance with public availability requirements	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 97L	Duty to include Ministerial decisions in a register kept under s 49	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 97MH	Duty to provide information or assistance to the Planning Application Committee	CSTP, GMIAP, MGSS, PLNNR	
s 97MI	Duty to contribute to the costs of the Planning Application Committee or subcommittee	CSTP, GMIAP, MGSS, PLNNR	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 97O	Duty to consider application and issue or refuse to issue certificate of compliance	CSTP, GMIAP, MGSS, PLNNR	
s 97P(3)	Duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	CSTP, GMIAP, MGSS, PLNNR	
s 97Q(2)	Function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	CSTP, GMIAP, MGSS, PLNNR	
s 97Q(4)	Duty to comply with directions of VCAT	CSTP, GMIAP, MGSS, PLNNR	
s 97R	Duty to keep register of all applications for certificate of compliance and related decisions	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 98(1)&(2)	Function of receiving claim for compensation in certain circumstances	CSTP, GMIAP, MGSS	
s 98(4)	Duty to inform any person of the name of the person from whom compensation can be claimed	CSTP, GMIAP, MGSS	
s 101	Function of receiving claim for expenses in conjunction with claim	CSTP, GMIAP, MGSS, PLNNR	
s 103	Power to reject a claim for compensation in certain circumstances	CSTP, GMIAP, MGSS, PLNNR	
s 107(1)	Function of receiving claim for compensation	CSTP, GMIAP, MGSS, PLNNR	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 107(3)	Power to agree to extend time for making claim	CSTP, GMIAP, MGSS, PLNNR	
s 113(2)	Power to request a declaration for land to be proposed to be reserved for public purposes	GMIAP	
s 114(1)	Power to apply to the VCAT for an enforcement order	CEO, GMIAP	
s 117(1)(a)	Function of making a submission to the VCAT where objections are received	CCMP, GMIAP, MGSS, BSL	
s 120(1)	Power to apply for an interim enforcement order where s 114 application has been made	CCMP, GMIAP, MGSS, BSL	
s 123(1)	Power to carry out work required by enforcement order and recover costs	CCMP, GMIAP, MGSS, BSL	
s 123(2)	Power to sell buildings, materials, etc salvaged in carrying out work under s 123(1)	CCMP, GMIAP, MGSS, BSL	Except Crown Land
s 129	Function of recovering penalties	CCMP, GMIAP, MGSS, BSL	
s 130(5)	Power to allow person served with an infringement notice further time	CCMP, GMIAP, MGSS, BSL	
s 149A(1)	Power to refer a matter to the VCAT for determination	CEO, GMIAP	
s 149A(1A)	Power to apply to VCAT for the determination of a matter relating to the interpretation of a s 173 agreement	CEO, GMIAP	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 149B	Power to apply to the Tribunal for a declaration.	CSTP, GMIAP, MGSS	
s 156	Duty to pay fees and allowances (including a payment to the Crown under s 156(2A)), and payment or reimbursement for reasonable costs and expenses incurred by the panel in carrying out its functions unless the Minister directs otherwise under s 156(2B) power to ask for contribution under s 156(3) and power to abandon amendment or part of it under s 156(4)	CSTP, GMIAP, MGSS	Where Council is the relevant planning authority
S 158F	Power to make submissions in response to a directions panel	GMIAP, CSTP, MGSS, PLNNR Strat	
s 171(2)(f)	Power to carry out studies and commission reports	CSTP, GMIAP, MGSS	
s 171(2)(g)	Power to grant and reserve easements	CEO	
s 172C	Power to compulsorily acquire any outer public purpose land that is specified in the approved infrastructure contributions plan	CEO	Where Council is a development agency specified in an approved infrastructure contributions plan
s 172D(1)	Power to compulsorily acquire any inner public purpose land that is specified in the plan before the time that the land is required to be provided to Council under s 46GV(4)	CEO	Where Council is a collecting agency specified in an approved infrastructure contributions plan
s 172D(2)	Power to compulsorily acquire any inner public purpose land, the use and development of which is to be the responsibility of Council under the plan, before the time that the land is required to be provided under s 46GV(4)	CSTP, GMIAP, MGSS	Where Council is the development agency specified in an approved infrastructure contributions plan

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 173(1)	Power to enter into agreement covering matters set out in s 174	CEO	
s 173(1A)	Power to enter into an agreement with an owner of land for the development or provision of land in relation to affordable housing	CSTP, GMIAP, MGSS, PLNNR	Where Council is the relevant responsible authority
---	Power to decide whether something is to the satisfaction of Council, where an agreement made under s 173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible Authority	CSTP, GMIAP, MGSS, PLNNR	
---	Power to give consent on behalf of Council, where an agreement made under s 173 of the <i>Planning and Environment Act 1987</i> requires that something may not be done without the consent of Council or Responsible Authority	CSTP, GMIAP, MGSS	
s 177(2)	Power to end a s 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	CSTP, GMIAP, MGSS	
s 178	Power to amend a s 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 178A(1)	Function of receiving application to amend or end an agreement	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 178A(3)	Function of notifying the owner as to whether it agrees in principle to the proposal under s 178A(1)	CSTP, GMIAP, MGSS	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 178A(4)	Function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	CSTP, GMIAP, MGSS, PLNNR	
s 178A(5)	Power to propose to amend or end an agreement	CSTP, GMIAP, MGSS, PLNNR	
s 178B(1)	Duty to consider certain matters when considering proposal to amend an agreement	CSTP, GMIAP, MGSS, PLNNR	
s 178B(2)	Duty to consider certain matters when considering proposal to end an agreement	CSTP, GMIAP, MGSS, PLNNR	
s 178C(2)	Duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	CSTP, GMIAP, MGSS, PLNNR	
s 178C(4)	Function of determining how to give notice under s 178C(2)	CSTP, GMIAP, MGSS, PLNNR	
s 178E(1)	Duty not to make decision until after 14 days after notice has been given	CSTP, GMIAP, MGSS	
s 178E(2)(a)	Power to amend or end the agreement in accordance with the proposal	CSTP, GMIAP, MGSS	If no objections are made under s 178D Must consider matters in s 178B
s 178E(2)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	CSTP, GMIAP, MGSS	If no objections are made under s 178D Must consider matters in s 178B

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 178E(2)(c)	Power to refuse to amend or end the agreement	CSTP, GMIAP, MGSS	If no objections are made under s 178D Must consider matters in s 178B
s 178E(3)(a)	Power to amend or end the agreement in accordance with the proposal	CSTP, GMIAP, MGSS	After considering objections, submissions and matters in s 178B
s 178E(3)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	CSTP, GMIAP, MGSS	After considering objections, submissions and matters in s 178B
s 178E(3)(c)	Power to amend or end the agreement in a manner that is substantively different from the proposal	CSTP, GMIAP, MGSS	After considering objections, submissions and matters in s 178B
s 178E(3)(d)	Power to refuse to amend or end the agreement	CSTP, GMIAP, MGSS	After considering objections, submissions and matters in s 178B
s 178F(1)	Duty to give notice of its decision under s 178E(3)(a) or (b)	CSTP, GMIAP, MGSS	
s 178F(2)	Duty to give notice of its decision under s 178E(2)(c) or (3)(d)	CSTP, GMIAP, MGSS	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 178F(4)	Duty not to proceed to amend or end an agreement under s 178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	CSTP, GMIAP, MGSS	
s 178G	Duty to sign amended agreement and give copy to each other party to the agreement	CSTP, GMIAP, MGSS	
s 178H	Power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	CSTP, GMIAP, MGSS	
s 178I(3)	Duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	CSTP, GMIAP, MGSS	
s 179(2)	Duty to make a copy of each agreement available in accordance with the public availability requirements	CSTP, GMIAP, MGSS, PLNNR	
s 181	Duty to apply to the Registrar of Titles to record the agreement	CSTP, GMIAP, MGSS	
s 181(1A)(a)	Power to apply to the Registrar of Titles to record the agreement	CSTP, GMIAP, MGSS	
s 181(1A)(b)	Duty to apply to the Registrar of Titles, without delay, to record the agreement	CSTP, GMIAP, MGSS	
s 182	Power to enforce an agreement	CSTP, GMIAP, MGSS, BSL	
s 183	Duty to tell Registrar of Titles of ending/amendment of agreement	CSTP, GMIAP, MGSS	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 184F(1)	Power to decide to amend or end an agreement at any time after an application for review of the failure of Council to make a decision	CSTP, GMIAP, MGSS	
s 184F(2)	Duty not to amend or end the agreement or give notice of the decision after an application is made to VCAT for review of a failure to amend or end an agreement	CSTP, GMIAP, MGSS	
s 184F(3)	Duty to inform the principal registrar if the responsible authority decides to amend or end an agreement after an application is made for the review of its failure to end or amend the agreement	CSTP, GMIAP, MGSS	
s 184F(5)	Function of receiving advice from the principal registrar that the agreement may be amended or ended in accordance with Council's decision	CSTP, GMIAP, MGSS	
s 184G(2)	Duty to comply with a direction of the Tribunal	CCMP, CSTP, GMIAP, MGSS	
s 184G(3)	Duty to give notice as directed by the Tribunal	CCMP, CSTP, GMIAP, MGSS	
s 185B(1)	Duty to comply with a request from the Minister to provide the name, address, email address or telephone number of any person to whom the Minister is required to give notice	GMIAP, MGSS	
s 198(1)	Function to receive application for planning certificate	CSTP, GMIAP, MGSS	
s 199(1)	Duty to give planning certificate to applicant	CSTP, GMIAP, MGSS	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 201(1)	Function of receiving application for declaration of underlying zoning	CSTP, GMIAP, MGSS, PLNNR	
s 201(3)	Duty to make declaration	CSTP, GMIAP, MGSS, PLNNR	
	Power to decide, in relation to any planning scheme or permit, that a specified thing may be altered or modified with Council's consent	CSTP, GMIAP, MGSS	
	Power to decide, in relation to any planning scheme or permit, that a specified thing may be done subject to Council's prior consent or must not be done without Council's prior consent	CSTP, GMIAP, MGSS	
	Power to decide, in relation to any planning scheme or permit, that a specified thing is required to be approved and or endorsed by Council	CSTP, GMIAP, MGSS	
-	Power to decide, in relation to any planning scheme or permit, that a specified thing has or has not been done to the satisfaction of Council	CSTP, GMIAP, MGSS, PLNNR	
	Power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council	CSTP, GMIAP, MGSS, PLNNR	
	Power to approve and or endorse any plan or any amendment to a plan or other document in accordance with a provision of a planning scheme or condition in a permit	CSTP, GMIAP, MGSS, PLNNR	
-	Power to give written authorisation in accordance with a provision of a planning scheme	CSTP, GMIAP, MGSS, PLNNR	

PLANNING AND ENVIRONMENT ACT 1987			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 201UAB(1)	Function of providing the Victoria Planning Authority with information relating to any land within municipal district	CSTP, GMIAP, MGSS, PLNNR, BSOSS	
s 201UAB(2)	Duty to provide the Victoria Planning Authority with information requested under s 201UAB(1) as soon as possible	CSTP, GMIAP, MGSS, PLNNR	

RESIDENTIAL TENANCIES ACT 1997			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 518F	Power to issue notice to caravan park regarding emergency management plan if determined that the plan does not comply with the requirements	EHO, GMIAP, MGSS	
s 522(1)	Power to give a compliance notice to a person	EHO, GMIAP, MGSS	
s 525(2)	Power to authorise an officer to exercise powers in s 526 (either generally or in a particular case)	CEO	
s 525(4)	Duty to issue identity card to authorised officers	GMCP, MGPR, GO	
s 526(5)	Duty to keep record of entry by authorised officer under s 526	EHO, GMIAP, MGSS	
s 526A(3)	Function of receiving report of inspection	EHO, GMIAP, MGSS	

RESIDENTIAL TENANCIES ACT 1997			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 527	Power to authorise a person to institute proceedings (either generally or in a particular case)	CEO	

ROAD MANAGEMENT ACT 2004			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 11(1)	Power to declare a road by publishing a notice in the Government Gazette	CEO, GMIAP	Obtain consent in circumstances specified in s 11(2)
s 11(8)	Power to name a road or change the name of a road by publishing notice in Government Gazette	CEO, GMCP	
s 11(9)(b)	Duty to advise Registrar	GMIAP, MPSAM	
s 11(10)	Duty to inform Secretary to Department of Environment, Land, Water and Planning of declaration etc.	GMIAP, MPSAM	Subject to s 11(10A)
s 11(10A)	Duty to inform Secretary to Department of Environment, Land, Water and Planning or nominated person	GMIAP, MPSAM	Where Council is the coordinating road authority
s 12(10)	Duty to notify of decision made	GMIAP, MPSAM	Duty of coordinating road authority where it is the discontinuing body Does not apply where an exemption is specified by the regulations or given by the Minister
s 13(1)	Power to fix a boundary of a road by publishing notice in Government Gazette	GMIAP, MPSAM	Power of coordinating road authority and obtain consent under s 13(3) and s 13(4) as appropriate
s 14(4)	Function of receiving notice from the Head, Transport for Victoria	GMIAP, MPSAM	

ROAD MANAGEMENT ACT 2004			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 14(7)	Power to appeal against decision of the Head, Transport for Victoria	CEO, GMIAP	
s 15(1)	Power to enter into arrangement with another road authority, utility or a provider of public transport to transfer a road management function of the road authority to the other road authority, utility or provider of public transport	CEO, GMIAP	
s 15(1A)	Power to enter into arrangement with a utility to transfer a road management function of the utility to the road authority	CEO, GMIAP	
s 15(2)	Duty to include details of arrangement in public roads register	GMIAP, MPSAM CASS	
s 16(7)	Power to enter into an arrangement under s 15	CEO, GMIAP	
s 16(8)	Duty to enter details of determination in public roads register	GMIAP, MPSAM CASS	
s 17(2)	Duty to register public road in public roads register	GMIAP, MPSAM CASS	Where Council is the coordinating road authority
s 17(3)	Power to decide that a road is reasonably required for general public use	CEO, GMIAP	Where Council is the coordinating road authority
s 17(3)	Duty to register a road reasonably required for general public use in public roads register	GMIAP, MPSAM CASS	Where Council is the coordinating road authority
s 17(4)	Power to decide that a road is no longer reasonably required for general public use	CEO	Where Council is the coordinating road authority
s 17(4)	Duty to remove road no longer reasonably required for general public use from public roads register	GMIAP, MPSAM CASS	Where Council is the coordinating road authority

ROAD MANAGEMENT ACT 2004			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 18(1)	Power to designate ancillary area	GMIAP, MPSAM CASS	Where Council is the coordinating road authority, and obtain consent in circumstances specified in s 18(2)
s 18(3)	Duty to record designation in public roads register	GMIAP, MPSAM CASS	Where Council is the coordinating road authority
s 19(1)	Duty to keep register of public roads in respect of which it is the coordinating road authority	GMIAP, MPSAM, CASS	
s 19(4)	Duty to specify details of discontinuance in public roads register	GMIAP, MPSAM CASS	
s 19(5)	Duty to ensure public roads register is available for public inspection	GMIAP, MPSAM CASS	
s 21	Function of replying to request for information or advice	GMIAP, MPSAM CASS	Obtain consent in circumstances specified in s 11(2)
s 22(2)	Function of commenting on proposed direction	CEO, GMIAP	
s 22(4)	Duty to publish a copy or summary of any direction made under s 22 by the Minister in its annual report	CEO, GMIAP	
s 22(5)	Duty to give effect to a direction under s 22	CEO, GMIAP	
s 40(1)	Duty to inspect, maintain and repair a public road	GMIAP, MPSAM CASS	
s 40(5)	Power to inspect, maintain and repair a road which is not a public road	GMIAP, MPSAM CASS	

ROAD MANAGEMENT ACT 2004			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 41(1)	Power to determine the standard of construction, inspection, maintenance and repair	GMIAP, MPSAM CASS	
s 42(1)	Power to declare a public road as a controlled access road	CEO, GMIAP	Power of coordinating road authority and sch 2 also applies
s 42(2)	Power to amend or revoke declaration by notice published in Government Gazette	GMIAP, MPSAM CASS	Power of coordinating road authority and sch 2 also applies
s 42A(3)	Duty to consult with Head, Transport for Victoria and Minister for Local Government before road is specified	GMIAP, MPSAM CASS	Where Council is the coordinating road authority If road is a municipal road or part thereof
s 42A(4)	Power to approve Minister's decision to specify a road as a specified freight road	GMIAP, MPSAM CASS	Where Council is the coordinating road authority If road is a municipal road or part thereof and where road is to be specified a freight road
s 48EA	Duty to notify the owner or occupier of land and provider of public transport on which rail infrastructure or rolling stock is located (and any relevant provider of public transport)	GMIAP, MPSAM CASS	Where Council is the responsible road authority, infrastructure manager or works manager
s 48M(3)	Function of consulting with the relevant authority for purposes of developing guidelines under s 48M	GMIAP, MPSAM CASS	
s 49	Power to develop and publish a road management plan	CEO, GMIAP	
s 51	Power to determine standards by incorporating the standards in a road management plan	GMIAP, MPSAM CASS	
s 53(2)	Power to cause notice to be published in Government Gazette of amendment etc of document in road management plan	GMIAP, MPSAM CASS	

ROAD MANAGEMENT ACT 2004			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 54(2)	Duty to give notice of proposal to make a road management plan	GMIAP, MPSAM CASS	
s 54(5)	Duty to conduct a review of road management plan at prescribed intervals	GMIAP, MPSAM CASS	
s 54(6)	Power to amend road management plan	GMIAP, MPSAM CASS	
s 54(7)	Duty to incorporate the amendments into the road management plan	GMIAP, MPSAM CASS	
s 55(1)	Duty to cause notice of road management plan to be published in Government Gazette and newspaper	GMIAP, MPSAM CASS	
s 63(1)	Power to consent to conduct of works on road	GMIAP, MPSAM CASS	Where Council is the coordinating road authority
s 63(2)(e)	Power to conduct or to authorise the conduct of works in, on, under or over a road in an emergency	GMIAP, MPSAM CASS	Where Council is the infrastructure manager
s 64(1)	Duty to comply with cl 13 of sch 7	GMIAP, MPSAM CASS	Where Council is the infrastructure manager or works manager
s 66(1)	Power to consent to structure etc	GMIAP, MPSAM CASS	Where Council is the coordinating road authority
s 67(2)	Function of receiving the name & address of the person responsible for distributing the sign or bill	GMIAP, MPSAM CASS	Where Council is the coordinating road authority
s 67(3)	Power to request information	GMIAP, MPSAM CASS, GISA, APGO	Where Council is the coordinating road authority

ROAD MANAGEMENT ACT 2004			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 68(2)	Power to request information	GMIAP, MPSAM CASS, GISA, APGO	Where Council is the coordinating road authority
s 71(3)	Power to appoint an authorised officer	CEO	
s 72	Duty to issue an identity card to each authorised officer	GMCP, MGPR, GO	
s 85	Function of receiving report from authorised officer	GMIAP, MPSAM CASS	
s 86	Duty to keep register re s 85 matters	GMIAP, MPSAM CASS	
s 87(1)	Function of receiving complaints	GMIAP, MPSAM, GISA, APGO	
s 87(2)	Duty to investigate complaint and provide report	GMIAP, MPSAM, GISA, APGO	
s 96	Power to authorise a person for the purpose of instituting legal proceedings	GMIAP, MOPS	
s 112(2)	Power to recover damages in court	CEO, GMIAP	
s 116	Power to cause or carry out inspection	GMIAP, MPSAM CASS, GISA, APGO	
s 119(2)	Function of consulting with the Head, Transport for Victoria	GMIAP, MPSAM CASS, GISA, APGO	

ROAD MANAGEMENT ACT 2004			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 120(1)	Power to exercise road management functions on an arterial road (with the consent of the Head, Transport for Victoria)	GMIAP, MPSAM CASS, GISA, APGO	
s 120(2)	Duty to seek consent of the Head, Transport for Victoria to exercise road management functions before exercising power in s 120(1)	GMIAP, MPSAM CASS	
s 121(1)	Power to enter into an agreement in respect of works	CEO, GMIAP	
s 122(1)	Power to charge and recover fees	GMIAP, MPSAM	
s 123(1)	Power to charge for any service	GMIAP, MPSAM	
sch 2 cl 2(1)	Power to make a decision in respect of controlled access roads	CEO, GMIAP	
sch 2 cl 3(1)	Duty to make policy about controlled access roads	CEO	
sch 2 cl 3(2)	Power to amend, revoke or substitute policy about controlled access roads	CEO	
sch 2 cl 4	Function of receiving details of proposal from the Head, Transport for Victoria	GMIAP, MPSAM CASS	
sch 2 cl 5	Duty to publish notice of declaration	GMIAP, MPSAM CASS	
sch 7 cl 7(1)	Duty to give notice to relevant coordinating road authority of proposed installation of non-road infrastructure or related works on a road reserve	GMIAP, MPSAM CASS	Where Council is the infrastructure manager or works manager

ROAD MANAGEMENT ACT 2004			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
sch 7 cl 8(1)	Duty to give notice to any other infrastructure manager or works manager responsible for any non-road infrastructure in the area, that could be affected by any proposed installation of infrastructure or related works on a road or road reserve of any road	GMIAP, MPSAM CASS	Where Council is the infrastructure manager or works manager
sch 7 cl 9(1)	Duty to comply with request for information from a coordinating road authority, an infrastructure manager or a works manager responsible for existing or proposed infrastructure in relation to the location of any non-road infrastructure and technical advice or assistance in conduct of works	GMIAP, MPSAM CASS	Where Council is the infrastructure manager or works manager responsible for non-road infrastructure
sch 7 cl 9(2)	Duty to give information to another infrastructure manager or works manager where becomes aware any infrastructure or works are not in the location shown on records, appear to be in an unsafe condition or appear to need maintenance	GMIAP, MPSAM CASS	Where Council is the infrastructure manager or works manager
sch 7 cl 10(2)	Where Sch 7 cl 10(1) applies, duty to, where possible, conduct appropriate consultation with persons likely to be significantly affected	GMIAP, MPSAM CASS	Where Council is the infrastructure manager or works manager
sch 7 cl 12(2)	Power to direct infrastructure manager or works manager to conduct reinstatement works	GMIAP, MPSAM CASS, GISA, APGO	Where Council is the coordinating road authority
sch 7 cl 12(3)	Power to take measures to ensure reinstatement works are completed	GMIAP, MPSAM CASS, GISA, APGO	Where Council is the coordinating road authority
sch 7 cl 12(4)	Duty to ensure that works are conducted by an appropriately qualified person	GMIAP, MPSAM CASS, GISA, APGO	Where Council is the coordinating road authority

ROAD MANAGEMENT ACT 2004			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
sch 7 cl 12(5)	Power to recover costs	GMCP, GMIAP, MFIN, MPSAM	Where Council is the coordinating road authority
sch 7 cl 13(1)	Duty to notify relevant coordinating road authority within 7 days that works have been completed, subject to sch 7 cl 13(2)	GMIAP, MPSAM CASS	Where Council is the works manager
sch 7 cl 13(2)	Power to vary notice period	GMIAP, MPSAM, CASS	Where Council is the coordinating road authority
sch 7 cl 13(3)	Duty to ensure works manager has complied with obligation to give notice under sch 7 cl 13(1)	GMIAP, MPSAM CASS	Where Council is the infrastructure manager
sch 7 cl 16(1)	Power to consent to proposed works	GMIAP, MPSAM CASS, GISA, APGO	Where Council is the coordinating road authority
sch 7 cl 16(4)	Duty to consult	GMIAP, MPSAM CASS, GISA, APGO	Where Council is the coordinating road authority, responsible authority or infrastructure manager
sch 7 cl 16(5)	Power to consent to proposed works	GMIAP, MPSAM CASS, GISA, APGO	Where Council is the coordinating road authority
sch 7 cl 16(6)	Power to set reasonable conditions on consent	GMIAP, MPSAM CASS, GISA, APGO	Where Council is the coordinating road authority
sch 7 cl 16(8)	Power to include consents and conditions	GMIAP, MPSAM CASS, GISA, APGO	Where Council is the coordinating road authority

ROAD MANAGEMENT ACT 2004			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
sch 7 cl 17(2)	Power to refuse to give consent and duty to give reasons for refusal	GMIAP, MPSAM CASS, GISA, APGO	Where Council is the coordinating road authority
sch 7 cl 18(1)	Power to enter into an agreement	CEO, GMIAP	Where Council is the coordinating road authority
sch 7 cl 19(1)	Power to give notice requiring rectification of works	GMIAP, MPSAM CASS	Where Council is the coordinating road authority
sch 7 cl 19(2) & (3)	Power to conduct the rectification works or engage a person to conduct the rectification works and power to recover costs incurred	GMIAP, MPSAM CASS	Where Council is the coordinating road authority
sch 7 cl 20(1)	Power to require removal, relocation, replacement or upgrade of existing non-road infrastructure	GMIAP, MPSAM CASS	Where Council is the coordinating road authority
sch 7A cl 2	Power to cause street lights to be installed on roads	GMIAP, MPSAM CASS	Power of responsible road authority where it is the coordinating road authority or responsible road authority in respect of the road
sch 7A cl 3(1)(d)	Duty to pay installation and operation costs of street lighting - where road is not an arterial road	GMIAP, MPSAM CASS	Where Council is the responsible road authority
sch 7A cl 3(1)(e)	Duty to pay installation and operation costs of street lighting – where road is a service road on an arterial road and adjacent areas	GMIAP, MPSAM CASS	Where Council is the responsible road authority
sch 7A cl 3(1)(f)	Duty to pay installation and percentage of operation costs of street lighting – for arterial roads in accordance with cls 3(2) and 4	GMIAP, MPSAM CASS	Duty of Council as responsible road authority that installed the light (re: installation costs) and where Council is relevant municipal council (re: operating costs)

PLANNING AND ENVIRONMENT REGULATIONS 2015			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS AND LIMITATIONS
r 6	Function of receiving notice, under s 19(1)(c) of the Act, from a planning authority of its preparation of an amendment to a planning scheme	CSTP, GMIAP, PLNNR	Where Council is not the planning authority and the amendment affects land within its municipal district; or Where the amendment will amend the planning scheme to designate Council as an acquiring authority.
r 21	Power of responsible authority to require a permit applicant to verify information (by statutory declaration or other written confirmation satisfactory to the responsible authority) in an application for a permit or to amend a permit or any information provided under s 54 of the Act	CSTP, GMIAP, MGSS, PLNNR	
r 25(a)	Duty to make copy of matter considered under s 60(1A)(g) in accordance with the public availability requirements	CSTP, GMIAP, MGSS, PLNNR	Where Council is the responsible authority
r 25(b)	Function of receiving a copy of any document considered under s 60(1A)(g) by the responsible authority and duty to make the document available in accordance with the public availability requirements	CSTP, GMIAP, MGSS, PLNNR	Where Council is not the responsible authority, but the relevant land is within Council's municipal district
r 42	Function of receiving notice under s 96C(1)(c) of the Act from a planning authority of its preparation of a combined application for an amendment to a planning scheme and notice of a permit application	CSTP, GMIAP, MGSS, PLNNR	Where Council is not the planning authority and the amendment affects land within Council's municipal district; or Where the amendment will amend the planning scheme to designate Council as an acquiring authority.

PLANNING AND ENVIRONMENT (FEES) REGULATIONS 2016			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS AND LIMITATIONS
r 19	Power to waive or rebate a fee relating to an amendment of a planning scheme	CSTP, GMIAP, MGSS	
r 20	Power to waive or rebate a fee other than a fee relating to an amendment to a planning scheme	CSTP, GMIAP, MGSS	
r 21	Duty to record matters taken into account and which formed the basis of a decision to waive or rebate a fee under r19 or 20	CSTP, GMIAP, MGSS, PLNNR	

RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2024			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 7	Power to enter into a written agreement with a caravan park owner	MGSS	Schedule of works require notification to the Council and in many scenarios will trigger a planning permit requirement.
r 10	Function of receiving application for registration	CCMP, EHO, MGSS	
r 11	Function of receiving application for renewal of registration	EHO	
r 12(1)	Duty to grant the registration if satisfied that the caravan park complies with these regulations	CCMP, EHO, MGSS	
r 12(1)	Power to refuse to renew the registration if not satisfied that the caravan park complies with these regulations	CCMP, EHO, MGSS,	
r 12(2)	Duty to renew the registration if satisfied that the caravan park complies with these regulations	CCMP, EHO, MGSS	
r 12(2)	Power to refuse to renew the registration if not satisfied that the caravan park complies with these regulations	CCMP, EHO, MGSS	
r 12(3)	Duty to have regard to matters in determining an application for registration or an application for renewal of registration	CCMP, EHO, MGSS	
r 12(4) & (5)	Duty to issue certificate of registration	CCMP, EHO, MGSS	
r 14(1)	Function of receiving notice of transfer of ownership	CCMP, EHO, MGSS	
r 14(3)	Power to determine where notice of transfer is displayed	EHO	

RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2024			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 15(1)	Duty to transfer registration to new caravan park owner	CCMP, EHO, MGSS	
r 15(2)	Duty to issue a certificate of transfer of registration	CCMP, EHO, MGSS	
r 15(3)	Power to determine where certificate of transfer of registration is displayed	EHO	
r 16(1)	Power to determine the fee to accompany applications for registration or applications for renewal of registration	EHO	
r 17	Duty to keep register of caravan parks	EHO	
r 21(1)	Duty to notify a caravan park owner of the relevant emergency services agencies for the caravan park, on the request of the caravan park owner	EHO	
r 21(2)	Duty to consult with relevant emergency services agencies	EHO	
r 22	Power to determine places in which caravan park owner must display a copy of emergency procedures	EHO	
r 23	Power to determine places in which caravan park owner must display copy of public emergency warnings	EHO	
r 24(2)	Power to consult with relevant floodplain management authority	EHO	
r 26(b)(i)	Power to approve system for the discharge of sewage and wastewater from a movable dwelling	EHO	

RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2024			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 38	Function of receiving notice of proposed installation of unregistrable movable dwelling or rigid annexe	EHO	
r 38(b)	Power to require notice of proposal to install unregistrable movable dwelling or rigid annexe	EHO	
r 39(3)	Function of receiving installation certificate	EHO	
r 45(3)	Power to determine places in which caravan park owner must display name and telephone number of an emergency contact person	EHO	
r 45(5)	Power to determine places in which caravan park owner must display the certificate of registration or certificate of renewal of registration, the plan of the caravan park and a copy of the caravan park rules	EHO	

ROAD MANAGEMENT (GENERAL) REGULATIONS 2016			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 8(1)	Duty to conduct reviews of road management plan	GMIAP, MPSAM CASS	
r 9(2)	Duty to produce written report of review of road management plan and make report available	GMIAP, MPSAM CASS	
r 9(3)	Duty to give notice where road management review is completed and no amendments will be made (or no amendments for which notice is required)	GMIAP, MPSAM, CASS	Where Council is the coordinating road authority
r 10	Duty to give notice of amendment which relates to standard of construction, inspection, maintenance or repair under s 41 of the Act	GMIAP, MPSAM CASS	
r 13(1)	Duty to publish notice of amendments to road management plan	CEO, GMIAP	Where Council is the coordinating road authority
r 13(3)	Duty to record on road management plan the substance and date of effect of amendment	GMIAP, MPSAM CASS	
r 16(3)	Power to issue permit	GMIAP, MPSAM CASS, GISA, APGO	Where Council is the coordinating road authority
r 18(1)	Power to give written consent re damage to road	GMIAP, MPSAM CASS, GISA, APGO	Where Council is the coordinating road authority
r 23(2)	Power to make submission to Tribunal	CEO, GMIAP	Where Council is the coordinating road authority
r 23(4)	Power to charge a fee for application under s 66(1) Road Management Act	GMIAP, MPSAM CASS, GISA, APGO	Where Council is the coordinating road authority

ROAD MANAGEMENT (GENERAL) REGULATIONS 2016			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 25(1)	Power to remove objects, refuse, rubbish or other material deposited or left on road	GMIAP, MPSAM MOPS, CASS, GISA, APGO	Where Council is the responsible road authority
r 25(2)	Power to sell or dispose of things removed from road or part of road (after first complying with regulation 25(3))	GMIAP, MPSAM MOPS, CASS	Where Council is the responsible road authority
r 25(5)	Power to recover in the Magistrates' Court, expenses from person responsible	CEO, GMIAP	

ROAD MANAGEMENT (WORKS AND INFRASTRUCTURE) REGULATIONS 2015			
PROVISION	POWER AND FUNCTIONS DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 15	Power to exempt a person from requirement under cl 13(1) of sch 7 of the Act to give notice as to the completion of those works	CODP, GMIAP, MPSAM	Where Council is the coordinating road authority and where consent given under s 63(1) of the Act
r 22(2)	Power to waive whole or part of fee in certain circumstances	CODP, GMIAP, MPSAM	Where Council is the coordinating road authority



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Email Letter

From Daniel Vaughan	Date 8 December 2025
Direct 03 9258 3200	Email Daniel.Vaughan@maddocks.com.au Delegations@maddocks.com.au
Partner Melanie Olynky	

Our Ref MSB:DVAU:628721

Dear subscriber

Planning and Environment Act 1987 Delegations and Authorisations Service

We have prepared a 'mini' update to the Delegations and Authorisations Service, specifically in response to the recent changes to the *Planning and Environment Act 1987* (as amended) (**Act**) which commenced on 25 November 2025.

The *Consumer and Planning Legislation Amendment (Housing Statement Reform) Act 2025* made several changes to the Act, including to Council's powers and functions which may be delegated under s 188.

As such, we have prepared the S6A Instrument of Delegation to members of Council staff under s 188 of the Act.

Please review the document carefully. When doing so, please have regard to the following comments:

New Council powers

- The amendments to the Act include a revised mechanism in relation to preparing amendments to the planning scheme, which will generally require authorisation from the Minister as set out in the new Division 1AA of Part 3 (ss 16A – 16N).
- Other changes relevant to Councils relate to the abandoning of amendments, and the ability of the Minister to continue with the amendment despite the abandonment.

Repealed Council powers

- Some provisions of the Act have been repealed which previously set out delegable powers and functions of Council, namely in ss 8A and 8B. Those powers have largely been replaced by the new powers in Division 1AA of Part 3.

Interstate offices
Canberra Sydney

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Other key amendments

- While this mini-update includes the changes required for Council's instruments, there are a number other amendments to the Act which Council should note. These include:
 - levy exemption certificates (s 96UB), which Council is required to keep a record of (s 96Z);
 - duty not to refer frivolous, vexatious or wholly irrelevant submissions to the panel (s 23(6)); and
 - the Minister being able to issue guidelines on material detriment (s 52A), which Council will be required to consider (ss 52(1D), 57B(2A), 96C(1A)).

Making of this new instrument

- The S6A Instrument of Delegation will need to be authorised by a resolution of Council, although it does not have to have the common seal affixed to it.

We will still be releasing our usual update to the Delegations and Authorisations Service in January, incorporating other changes made to other legislation.

If you have any queries about the above, or the Delegations and Authorisations Service more generally, please contact us via our Delegations and Authorisations website or email us.

Yours sincerely

A handwritten signature in black ink, appearing to read "eM".

Melanie Olynyk
Partner



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Email Letter

From Amy Kelly	Date 30 January 2026
Direct 03 9258 3045	Email amy.kelly@maddocks.com.au
Partner Melanie Olynky	

Our Ref MSB:ALM:628721

Dear Subscriber

Delegations and Authorisations Service Update First Update for 2026

We are pleased to provide you with our first update to the Delegations and Authorisations Service for 2026. This takes into account legislative changes which were assented to, or made, from 1 July 2025 to 31 December 2025, together with some miscellaneous changes and improvements we have identified, which affect Council's powers, duties and functions.

The update can be located by accessing the Maddocks Digital platform. Please click on the following link: <https://indepth.maddocks.com.au/>.

As always, please carefully review this explanatory letter and refer to the updated instruments to ensure that you are aware of the recent legislative changes that affect your Council's delegations and authorisations.

Changes made in this update:

This update amends our S6, S7, and S13 Instruments. We outline some of the key changes to each Instrument below.

1. Changes to the S6 Instrument of Delegation, Council to other Members of Council staff (S6) and removal of the related S6A Instrument

- 1.1. We have carried forward amendments which were implemented late last year in the S6A Instrument, which was introduced to address specific changes to the *Planning and Environment Act 1987*. As a result of these changes, the S6A Instrument is no longer required, and will be marked for removal from the Website;
- 1.2. Councils will no doubt be aware of the upcoming amendments to the *Planning and Environment Act 1987* due to the passage of the *Planning Amendment (Better Decisions Made Faster) Bill 2025*. As at the date of this letter, this Bill has passed the Legislative Council but has not yet received royal assent. The drafting of the Bill reflects that the provisions within will come into effect on a day to be proclaimed. Given that none of these events have occurred, we have not included any amendments from this Bill in the S6 Instrument of Delegation. Councils are encouraged to monitor any developments as to this

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Bill's implementation, as the pending amendments will affect how Council uses the S6 Instrument of Delegation; and

- 1.3. We recommend that Council's CEO be listed as a delegate in this instrument if the intention is for them to be conferred with the powers included.

2. Changes to the S7 Instrument of Sub-delegation, from the CEO to Members of Council staff (S7)

- 2.1. We have inserted new section 137ZZC(2)(e) of the *Building Act 1993*, as a result of the *Building Legislation Amendment (Buyer Protection) Act 2025*;
- 2.2. We have included powers specific to Council (when it is a land owner) under the *Building Act 1993 in response to subscriber feedback*;
- 2.3. We have inserted sections 68ZS(1) and 68ZS(2) of the *Domestic Building Contracts Act 1995 (Vic)*, as a result of the *Domestic Building Contracts Amendment Act 2025*;
- 2.4. We have clarified powers already granted to Council under section 54(3B) of the *Domestic Animals Act 1994*.
- 2.5. We have made the following changes following the commencement of the *Parks and Public Land Legislation Amendment (Central West and Other Matters) Act 2012*;
 - 2.5.1. Removed section 49A of the *Great Ocean Road and Environs Protection Act 2020* following its ;repeal;
 - 2.5.2. Clarified powers under section 63 of the *Great Ocean Road and Environs Protection Act 2020*;
- 2.6. We have amended the instrument to reflect a number of upcoming changes to the *Heavy Vehicle National Law 2012 (Vic)*, as a result of legislation passed in Queensland (being the *Heavy Vehicle National Law Amendment Act 2025 (Qld)*). These upcoming changes will take affect on a day to be proclaimed, and we have inserted a note in the S7 Instrument accordingly.
- 2.7. We have introduced changes to reflect:
 - 2.7.1. Insertion of the power under the *Integrity Oversight Victoria Act 2011* (this power was formerly included in the instrument under the *Victorian Inspectorate Act 2011*); and
 - 2.7.2. A new function under the *Victorian Early Childhood Regulatory Authority Act 2025*.

3. Change to the s13 Instrument of Delegation of CEO powers, duties and functions (S13)

- 3.1. The *Fire Services Property Levy Act 2012* is now known as the *Emergency Services and Volunteers Fund Act 2012*, following the commencement of the *Fire Services Property Amendment (Emergency Services and Volunteers Fund) Act 2025*.
- 3.2. The *Victorian Inspectorate Act 2011* is now known as the *Integrity Oversight Victoria Act 2011*.

Local Laws

While this has been mentioned in our previous updates, we again remind Councils of the importance of delegating not only the powers, duties and functions existing under legislation, but also any Council powers, duties and functions existing in any local laws made by their Council.



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Our Delegations and Authorisations Service covers only the former and so it is up to each Council to ensure that it reviews all of its local laws and, where appropriate, delegates relevant powers, duties and functions.

Updating your instruments

As always, we recommend that you re-make all of your Council delegations regularly to ensure that they remain up to date and cover all relevant provisions.

If you have any questions about this update, please direct your queries to Amy Kelly (amy.kelly@maddocks.com.au) or myself (melanie.olynyk@maddocks.com.au).

Yours sincerely
Maddocks

Transmission authorised by:
Melanie Olynyk
Partner

7.2 D038-25 7 Sebastopol Road - 34 dwelling development

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

This application seeks approval for the development of land at 7 and 22 Sebastopol Road, Maryborough for 34 single-storey dwellings, together with the removal of native vegetation, and the creation of easements and a Council drainage reserve. The land is zoned General Residential Zone – Schedule 1 (GRZ1) and Commercial 2 Zone (C2Z) and is affected by the Bushfire Management Overlay (BMO).

RECOMMENDATION

That Council:

Resolve to grant a planning permit and issue a notice of decision for the development of land for 34 dwellings, removal of native vegetation, creation of easements, and creation of Council reserve at Lots 1, 2 and 3 on Title Plan 171995B, Crown Allotment 14, Section 12, Parish of Maryborough, being 7 and 22 Sebastopol Road, Maryborough, subject to the following conditions:

Conditions:

Cancellation of Existing Permit

1. Before the commencement of works, planning permit number 063-24 must be cancelled. Proof must be provided to the satisfaction of the Responsible Authority that this has occurred.

Amended Plans

2. Before the commencement of buildings and works, amended plans must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will form part of the permit. The plans must be generally in accordance with the plans lodged with the application but modified to show:
 - a. All changes required by the conditions of this permit.
 - b. Consistency across all plans (site, floor, elevation, landscape, servicing).
 - c. Clear notation of all relevant setbacks, dimensions, and compliance matters.
3. The amended plans must provide improved passive surveillance outcomes, including:
 - a. At least one habitable room window forward of fencing with a direct outlook to:
 - Sebastopol Road (Dwelling 1).
 - The drainage reserve (Dwellings 7 and 8).
 - The northern road interface (Dwelling 13).
 - The internal accessway (Dwellings 23, 24, 29 and 30).
 - b. External lighting to all internal accessways and pedestrian paths.
 - c. The location and design of mailboxes (communal or individual).

4. The amended plans must demonstrate that entry porches for dwelling types A2, B, C, C1, D, D1 and F provide:
 - a. A minimum covered area of 1.44 square metres; and
 - b. A minimum clear dimension of 1.2 metres measured at the entry door.
5. The amended plans must provide continuous, legible pedestrian paths connecting all dwelling entries (including Dwellings 30–34) to a street.
6. The amended plans must demonstrate compliance with the objective of Standard B3-7 by providing:
 - a. Main bedrooms with a minimum area of 10.2 square metres (exclusive of wardrobes).
 - b. Other bedrooms with a minimum area of 9.0 square metres (exclusive of wardrobes).
 - c. Living areas (excluding kitchens and dining areas) with:
 - a minimum width of 3.6 metres; and
 - a minimum area of 12 square metres.
7. The amended plans must clearly dimension and annotate a compliant rooftop solar energy generation area for each dwelling in accordance with Standard B5-3, including minimum area, orientation, and obstruction clearances.
8. The amended plans must demonstrate that each dwelling is provided with:
 - a. An individual bin storage area with:
 - a minimum area of 1.8 square metres.
 - a minimum depth of 0.8 metres; and
 - a minimum height of 1.8 metres.
 - b. An internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.
9. An updated swept-path analysis must be submitted demonstrating that waste collection vehicles can enter and exit the site in a forward direction.

If forward-direction servicing cannot be demonstrated for Dwellings 14–16, a consolidated hardstand waste collection area must be provided between Dwellings 17 and 18 (or another location to the satisfaction of the Responsible Authority).

10. The amended plans must include:
 - Services to be bored beneath retained trees where practicable; and
 - The retention of nominated trees and patches within the Sebastopol Road reserve, including Trees 24, 25 and 27 in addition to those already nominated in Arboricultural Impact Assessment. An updated Native Vegetation Retention Report must be submitted as relevant.
 - All parallel parking spaces with a minimum width of 2.5 metres.

Compliance with documents approved under this permit.

11. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the Responsible Authority.

Layout not altered

12. The layout of the development must not be altered from the layout on the approved and endorsed plans without the written consent of the Responsible Authority.

Stormwater Management

13. Before the commencement of work, a detailed Stormwater Management Plan (SWMP) must be submitted to and approved by the Responsible Authority. The plan must:
 - a. Be generally consistent with the Stormwater Management Plan submitted with the application, unless otherwise agreed by the Responsible Authority.
 - b. Demonstrate compliance with Clause 53.18 and the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
 - c. Include detailed plans and calculations for stormwater detention, treatment, and conveyance infrastructure for the interim and ultimate development.
 - d. Demonstrate that post-development stormwater flows do not exceed pre-development flows for all design storm events for the interim and ultimate development.
 - e. Identify water quality treatment measures to manage sediment, litter, and pollutants prior to discharge. for the interim and ultimate development, nitrogen reduction is on the borderline.
 - f. Demonstrate that all interim stormwater infrastructure can be effectively accessed by Council for inspection;
 - g. Demonstrate that the ultimate stormwater infrastructure can be effectively accessed and maintained by Council; and
 - h. Be prepared to the satisfaction of the Responsible Authority and any relevant drainage authority.
14. Before the commencement of works, plans must be submitted to and approved by the Responsible Authority demonstrating:
 - a. The final extent, dimensions, and levels of all drainage reserves.
 - b. The location of all Council-managed drainage and water quality assets.
 - c. That drainage reserves are provided free of buildings and structures (other than approved drainage infrastructure); and
 - d. That access for inspection, maintenance and emergency works is provided to Council's satisfaction.
15. Before the commencement of works, detailed engineering plans and computations must be submitted to and approved by the Responsible Authority demonstrating that:
 - a. Finished floor levels for all dwellings are set above applicable flood and overland flow levels.
 - b. The development does not reduce flood storage capacity within the site; and
 - c. Overland flow paths are maintained without obstruction.
16. Before the commencement of works, fencing details adjacent to drainage reserves and overland flow paths must be submitted to and approved by the Responsible Authority. The fencing must:
 - a. Be designed to allow the free passage of overland flows.
 - b. Avoid solid or impermeable fencing where it would impede stormwater movement; and
 - c. Be constructed in accordance with the approved plans.
17. Before any dwellings are occupied, documentation must be submitted to the Responsible Authority confirming:
 - a. Ownership and maintenance responsibilities for all stormwater assets; and
 - b. That all stormwater infrastructure has been constructed in accordance with the approved plans.
18. Before the commencement of works, the owner of the land must enter into an agreement with the Responsible Authority under section 173 of the Planning and Environment Act 1987.

The agreement must include the responsibility of the developer to provide for the maintenance, access, and upkeep of the off-site detention basin in the interim. Prior to the commencement of development, an easement in favour of Council must be created over the ultimate footprint of the retarding basin, to the satisfaction of Council.

The owner of the land must pay all the Responsible Authority's reasonable legal costs and expenses of this agreement, including preparation, execution, and registration on title.

Landscaping

19. Before the commencement of works, a detailed landscape plan must be approved and endorsed by the Responsible Authority. The landscape plan must:
- a. Be generally in accordance with the Landscape Master Plan (Beveridge Williams, Revision E, 16/01/2026).
 - b. Be prepared to the satisfaction of the Responsible Authority.
 - c. Be prepared by a suitably qualified person.
 - d. Have plans drawn to scale with dimensions.
 - e. Be submitted to the Responsible Authority in electronic form.
 - f. Include the following:
 - layout of landscaping and planting within all open areas of the subject land including the drainage reserve and detention basin and associated swales and infrastructure.
 - a survey (including botanical names) of all existing vegetation to be retained and/or removed.
 - buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
 - details of surface finishes of pathways and driveways.
 - 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.
 - drainage infrastructure requirements as required by the Stormwater Management Plan.
 - appropriate pathways, signage, and public lighting to enable safe maintenance access, including all-weather access to the detention basin from Sebastopol Road.
 - a maintenance plan that sets out future maintenance requirements for the drainage reserve and detention basin and associated swales and infrastructure.

The Responsible Authority may consent in writing to vary any of these requirements.

20. Before any dwellings are occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping for each dwelling must be in accordance with the endorsed detailed landscape plan and include the specified canopy trees. The Responsible Authority may consent in writing to vary this requirement.
21. At all times, the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of the Responsible Authority.

Protection of vegetation to be retained

22. Before works start, a plan identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be approved and endorsed by the Responsible Authority.

23. Before the development commences, including earthworks or demolition, a tree protection fence must be erected around all vegetation to be retained to define a 'Tree Protection Zone.'

The tree protection fencing and Tree Protection Zone must be established and maintained in accordance with the following requirements to the satisfaction of the Responsible Authority:

- a. The tree protection fence must be constructed of star pickets and chain mesh or similar.
- b. The tree protection fence must remain in place until the development is completed.
- c. The Tree Protection Zone must be covered by a 100 mm deep layer of mulch and watered regularly. The Responsible Authority may consent in writing to vary any of these requirements.

24. During construction, the Tree Protection Zone must not be used for:

- a. Vehicular or pedestrian access.
- b. Trenching or soil excavation.
- c. Storage or dumping of materials, tools, equipment, or waste.

The Responsible Authority may consent in writing to vary any of these requirements.

Detailed construction plans

25. Before the commencement of works, detailed construction plans must be approved and endorsed by the Responsible Authority. The detailed design plans must:

- a. Be prepared to the satisfaction of the Responsible Authority.
- b. Be submitted in electronic form.
- c. Be prepared in accordance with the Infrastructure Design Manual (IDM).
- d. Be generally in accordance with the Stormwater Management Plan (v06, 9 July 2025) and the Functional Layout Plan (P6, 18 July 2025), but amended to show the following details:

- Roads:

- Sebastopol Road upgraded to an Urban Access 1 road (Central Goldfields Road Management Plan 2024) from the existing sealed section of Sebastopol Road to 5m past the southern leg of the internal body corporate road.
- Common property road shall be designed to the satisfaction of the Responsible Authority.
- All road wearing surfaces shall be asphalt.
- Minimum 500mm nature strip to delineate the footpath and carriageway.
- Body of the design vehicle from the current swept path analysis must be within the width of the carriageway.
- An all-weather road to the detention basin.

- Kerbs

- All kerbs must be to at least the standard of the IDM.

- Footpaths:

- Footpath layout plans must be provided.
- Footpaths both within the common property and council road reserve must be designed and constructed as per the Infrastructure Design Manual drawing 205.
- All footpaths and pram crossings are to be compliant with the Disability Discrimination Act.

- Drainage:
 - Must accommodate overland flows from surrounding areas.
 - A legal point of stormwater discharge shall be provided for each lot. The legal point of stormwater discharge for the development shall be the detention basin on CA14 as outlined in the Stormwater Management Plan unless otherwise instructed or agreed by the Responsible Authority.
 - Drainage pits greater than 1 m in depth must be fitted with permanent access such as step irons or ladders. The step irons or ladders must be designed in accordance with AS 1657.
 - All drainage infrastructure within the common property area, except for the main drainage pipe carrying overland flows and stormwater from the drainage reserve to the detention basin, will be under ownership of the owner's corporation and will need to be maintained by them accordingly.
 - Drainage and access easements from the drainage reserve to the proposed detention basin must be in favour of council.
 - Detention basin and drainage reserve shall be designed for council approval including the type of vegetation that will be planted.
 - Detention of water to ensure post development runoff rate of all parcels of land is no more than predevelopment.
 - Development must meet the requirements of the Urban Stormwater Best Practice Environmental Management Guidelines 1999, the Water Sensitive Urban Design Engineering Procedures 2005, and the Water Sensitive Urban Design Guidelines South Eastern Councils 2011 prepared by Melbourne Water.
 - Any road or accessway intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria outlined in section 8 of the Guidelines for Development in Flood Affected Areas (DELWP, 2019), or where appropriate to Council's requirements and standards.
- Parking:
 - On-street parking must allow 300mm clearance zone for each passenger door in accordance with 52.06 of the Central Goldfields Shire Council Planning Scheme.
- Street Lighting:
 - Streetlights must be provided on street light poles, adequately located and spaced to light intersections, road reserves, footpaths, and drainage reserves.
 - The exact location, type and design of such streetlights must be approved, in writing. The design must be one of a standard LED approved by Powercor.
- Signage:
 - Street name, regulatory and estate signage on road reserves shall be designed to the relevant Australian Standards and installed with the official Central Goldfields included where Council owned Roads are being referred to.
 - Signage or other design treatment must be erected/constructed to identify the internal body corporate road as a 'private road' and not include the Central Goldfields logo, and the drainage reserve as a 'Council drainage reserve.'
- Landscaping:
 - Fencing along the western side of the drainage reserve must not impede the natural flow of water.
 - All nature strips must be topsoiled, levelled, and seeded.

The Responsible Authority may consent in writing to vary any of the details of these requirements.

Any modifications to the detailed construction plans agreed to by the Responsible Authority must be shown on an amended plan that is endorsed by the Responsible Authority.

26. Following completion of works, the permit holder must provide to the Responsible Authority “as constructed” plans / civil drawings of all constructed road works, kerbs, footpaths, drainage, traffic control facilities, stormwater retention and detention basin(s), streetlights, street trees, and signage provided in digital format (*.dwg and *.shp GDA2020 / MGA zone 54- EPSG:7854).

Waste Management

27. Waste management and collection must be carried out in accordance with the requirements of the Waste Management Plan (F03, 3 October 2025).
28. The proposed waste management arrangements including details of the waste management services for all lots with frontage to the internal body corporate road, and details of any agreement between the body corporate and a Council or private waste management service.
29. Bins from lots fronting the internal body corporate road are not permitted to be left on Sebastopol Road for collection.

Environmental Management Plan

30. Prior to the commencement of development or any site works (including demolition and excavation) start, an environmental management plan must be approved and endorsed by the Responsible Authority. The environmental management plan must:
- a. be prepared to the satisfaction of the Responsible Authority.
 - b. be submitted in electronic form.
 - c. be prepared in accordance with the Civil construction building and demolition guide, Publication 1834 (EPA, 2020).
 - d. adopt the form of the EMP template included in the EPA guide and must address the following risks:
 - noise and vibration
 - erosion, sediment, and dust
 - contaminated land and groundwater
 - chemicals
 - waste
 - e. include a traffic management plan showing:
 - access routes for construction vehicles.
 - swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction.
 - proposed parking locations for construction vehicles and construction workers’ vehicles.
 - any impacts upon adjacent roads and pedestrian walkways and provision for adequate movement and circulation of vehicles and pedestrians adjacent to the land during the construction phase.
 - f. Ensuring all construction workers are made aware of the approved dwelling construction access points as agreed with the land developer.
 - g. All damage caused to Council assets during the construction of any building on site must be rectified.

- h. All builders' waste must be contained on-site.

The Responsible Authority may consent in writing to vary any details in the environmental management plan.

Defects Liability

31. A defects liability period will apply to all civil construction works undertaken and transferred to Council.
32. Handover of nature strips, road-related assets and stormwater drainage and treatment system assets will occur at the end of the defects liability period, where the condition and operation/function of each asset is to be to the satisfaction of the Responsible Authority.
33. Defects liability periods are:
- a. Nature strips and landscaped areas - at least 2 summers from installation/planting.
 - b. Access Road related assets - 12 months from completion.
 - c. Open space assets – 12 months from installation/planting.
 - d. Stormwater drainage and treatment system – 12 months from completion.
 - e. Constructed items - 12 months from completion.

Access

34. Vehicular access to all lots must be provided from the road in front of the lots.
35. Vehicular crossovers must be constructed between each of the lots and the road frontages. Crossovers must be of concrete construction and be from kerb to property boundary in accordance with IDM Standard Drawing SD240.
36. Once constructed the crossover(s) must be thereafter maintained by the landowner to the satisfaction of the Responsible Authority.

Engineering- General Requirements

37. Prior to the commencement of works, an application must be made and approval granted for driveway crossing permits (vehicular crossover) and road occupation permit(s) (pedestrian access way, kerbs, footpaths, landscaping). All works constructed or carried out must be in accordance with the approved plans/permit(s).
38. 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).
39. Only the approved development construction access points shall be utilised, or developed, unless with the prior consent of the Responsible Authority.
40. At any time, the permit holder must ensure that the operation and condition of Council assets are not damaged by development works or the construction of subsequent stages of the development. 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.

Utility services

41. Reticulated services for water, gas, electricity, and telecommunications should be provided in shared trenching to retain vegetation and minimise land allocation for underground services.

Mandatory prohibition of reticulated gas service connection

42. Dwellings approved by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme).
This condition continues to have force and effect after completion of the development authorised by this permit.

Mandatory Bushfire Management Overlay (BMO) condition

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

Country Fire Authority (CFA) Conditions

44. Endorsement of Bushfire Management Plan Before the development starts, the Bushfire Management Plan prepared by BAL Assessments, Version 7 dated 22/05/2025 must be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.

45. Fire hydrants

Before any dwelling is occupied, the following requirements must be met to the satisfaction of CFA:

- a. Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all buildings must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries and other obstacles. The hydrants must be identified with marker posts or vertical surface markers, white road triangles, and blue road reflectors (as applicable).

Note – CFA's requirements for the identification of hydrants are specified in 'Identification of Street Hydrants for Firefighting Purposes' (available under publications on the CFA website www.cfa.vic.gov.au).

b. Roads:

- Must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.
- The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters.
- Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
- Curves in driveway must have a minimum radius of 10 metres.

- Must provide a minimum trafficable width of 3.5 metres, be clear of encroachments 4 metres vertically and have no obstructions within 0.5 metres either side of the formed width of the road, to the satisfaction of the Responsible Authority.

North Central Catchment Management Authority (NCCMA) conditions

46. The finished floor level of each of the proposed dwellings must be constructed a minimum of 0.3 metres above the applicable 1% AEP flood level. Prior to the commencement of works detailed engineering plans and computations must be submitted to North Central CMA and the Responsible Authority detailing the 1% AEP flood levels arising each dwelling.
47. Unless otherwise agreed in writing with the Responsible Authority and the North Central CMA, the proposed development must not reduce the available flood storage on the east side of Sebastopol Road. A cut and fill balance ratio of 1.3:1 must be achieved for land within the flood prone area of the land on the east side of Sebastopol Road. That is, the volume of cut shall exceed the fill below the 1% AEP flood level by 30%. Any proposed cut must be self draining so that the area of cut is actively available for storage during a flood event. The area of cut must also be in areas which are subject to flooding for the full range of flood events expected to affect the site being filled. Prior to the commencement of works detailed plans and computations demonstrating how this condition will be achieved must be provided to the Responsible Authority and the North Central CMA for approval.
48. Stormwater runoff arising from the site must be treated to best practice standards prior to discharging to the waterway. Prior to the commencement of works, detailed plans of the proposed stormwater treatment method, including the sections east of Sebastopol Road, must be submitted to and approved by the Responsible Authority and North Central CMA.
49. The proposed detention basin must be setback a minimum 10m from the top of bank of the unnamed waterway.

Central Highlands Water conditions

50. Reticulated sewerage facilities must be provided to each dwelling 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.
51. A reticulated water supply must be provided to each dwelling 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.
52. 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.

Powercor conditions

53. This letter shall be supplied to the applicant in its entirety.
54. The applicant shall provide an electricity supply to all dwellings 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.

55. 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.

56. The applicant shall establish easements for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new power lines 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 provided and show the Purpose, Origin and the In Favour of party as follows:

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
	Power Line		This Plan (Section 88 - Electricity Industry Act 2000)	Powercor Australia Ltd

Department of Energy, Environment and Climate Action (DEECA) conditions

Notification of works

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

Endorsed plans

58. Wildlife that is not sick or injured must not be captured or relocated without a licence, permit, or authority under the Wildlife Act 1975. This includes eggs and chicks.
59. Additional conditions apply if threatened species are detected and are intended to be salvaged. Any translocation of threatened species must adhere to authorisation conditions and the [Procedure statement for translocation of threatened native fauna in Victoria](#).
60. Before works start, an environmental management plan for the construction of the development, to the satisfaction of the department, must be submitted to and approved by the Responsible Authority. When approved, the plan is to be endorsed and will then form part of the permit. The development must be conducted in accordance with the endorsed plan. The environmental management plan must be prepared in accordance with the Civil construction building and demolition guide, Publication 1834 (EPA, 2020) and is to include but is not limited to:
- Overview of construction methods including management zones and construction zones, site preparation, access, construction activities, schedule and timing of works, and contractor briefing,
 - Management Structure and Roles including an environmental audit process,
 - Applicable planning and legislative requirements,

- Environmental considerations; management of and/or mitigation of impacts on: – surface water pollution,
 - erosion and sediment,
 - waterway crossings,
 - terrestrial ecology,
 - aquatic ecology,
 - land management, reinstatement, and rehabilitation,
 - visual impacts,
 - dust, odour and air quality,
 - noise and vibration,
 - waste management,
 - hazardous materials,
 - environmental incidents and emergencies,
 - fire hazards.

Protection of native vegetation to be retained

61. Before works start, a native vegetation protection fence must be erected around all native vegetation to be retained within 15 metres of the works area. This fence must be erected at:
- a. A radius of 12 times the diameter of the tree trunk at a height of 1.4 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree; and
 - b. Around the patch(es) of native vegetation at a minimum distance of 2 metres from retained native vegetation.

The fence must be constructed of star pickets and paraweb or similar to the satisfaction of the Responsible Authority and the Department of Energy, Environment and Climate Action. The protection fence must remain in place until all works are completed to the satisfaction of the department.

62. Except with the written consent of the department, within the area of native vegetation to be retained and any Notional Root Zone associated with the permitted use and/or development, the following is prohibited:
- a. vehicular or pedestrian access.
 - b. trenching or soil excavation.
 - c. storage or dumping of any soils, materials, equipment, vehicles, machinery, or waste products.
 - d. construction of entry and exit pits for underground services; or
 - e. any other actions or activities that may result in adverse impacts to retained native vegetation.

Native vegetation offsets

Offset requirement

63. To offset the removal of 0.364 hectares of native vegetation, as identified in Native Vegetation Removal Report 313_20250513_6Z5 the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:

General offset

64. A general offset of 0.067 general habitat units:

- a. located within the North Central Catchment Management Authority boundary or Central Goldfields municipal district.
- b. with a minimum strategic biodiversity score of at least 0.185.
- c. provide protection for at least three (3) Large Trees.

Offset evidence and timing

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

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

A copy of the offset evidence must be endorsed by the Responsible Authority and will form part of this permit.

Monitoring and reporting for onsite offset implementation

66. If a security agreement is entered into as per condition 65(b), the applicant must provide the annual offset site report to the Responsible Authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

Tree pruning

67. Any pruning that is required to be done to the canopy of trees to be retained must be done by a qualified arborist to Australian Standard – Pruning of Amenity Trees AS4373-1996, to the satisfaction of the department and Responsible Authority.

68. Any pruning of the root system of any trees to be retained must be done by hand by a qualified arborist, to the satisfaction of the Responsible Authority.

Enhancing ground habitat

69. Felled timber containing hollows or dead timber must be retained and located within the road reserve to the satisfaction of the department.

Weed control

70. All vehicles, earth-moving equipment and other machinery must be cleaned of soil and plant material before entering and leaving the site to prevent the spread of weeds and pathogens to the satisfaction of the Responsible Authority.

Soil erosion control

71. All earthworks are to be designed and constructed to avoid soil erosion. All fill is to be compacted, and batters are to be topsoiled and revegetated to the satisfaction of the Responsible Authority. All drainage is to be diverted around the disturbed areas.

Drainage from benched areas, batters and access tracks is to be diverted on non-scouring grades to stable vegetated areas. Several drainage points are to be used to avoid concentration of drainage water.

Control of light spill

72. External lighting must be designed, baffled, and located to prevent any adverse effect on wildlife to the satisfaction of the department.

Expiry – development and works.

73. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:
- The development is not started within 2 years of the issued date of this permit.
 - The development is not completed within 4 years of the issued date of this permit.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2025-2029:

The Community's vision:

Economic Growth and Prosperity

- Facilitate inclusive, affordable, and sustainable population growth.

Sound leadership and financial management

- Embed good governance in all aspects of the organisation to create the fundamentals of fair, open and equitable decision making.

Initiative:

N/A

This report has been developed in accordance with the *Planning and Environment Act 1987* (the Act) the Central Goldfields Planning Scheme (the Planning Scheme) and Councils Statutory Planning Delegations Policy 2025.

BACKGROUND INFORMATION

This application seeks approval for the development of land at 7 and 22 Sebastopol Road, Maryborough for 34 single-storey dwellings, together with the removal of native vegetation, and the creation of easements and a Council drainage reserve. The land is zoned General Residential Zone – Schedule 1 (GRZ1) and Commercial 2 Zone (C2Z) and is affected by the Bushfire Management Overlay (BMO).

The proposal represents a materially different development outcome to Planning Permit 063/24, which approved a 21-lot subdivision. In contrast, this application seeks approval for the built form, layout, access, amenity and servicing outcomes, requiring full assessment under Planning Scheme Clause 55 (Two or more dwellings on a lot), including the Townhouse and Low-Rise Code.

Submissions

33 submissions were received raising concerns about:

- the scale and density of development.
- neighbourhood character and amenity impacts.
- vegetation removal.
- traffic, parking, and servicing.
- stormwater and drainage; and
- bushfire risk and emergency access.

Council acknowledges that the proposal represents a significant change from the existing low-density development pattern along Sebastopol Road and that this has generated genuine concern within the local community. All submissions have been carefully considered. However, the Planning Scheme establishes specific statutory pathways that govern how these matters may be assessed and the extent to which they can influence the decision.

Statutory Assessment Framework

Clause 55 is the primary and determinative assessment control for residential design and amenity matters. Where Clause 55 applies, assessment is confined to the objectives, standards, and decision guidelines of that clause. Broader strategic policy and section 60 (of the Planning and Environment Act) matters do not operate as free-standing decision criteria for residential amenity and built form outcomes, except where expressly called up by a relevant decision guideline. In this case, the planning scheme does not contain any applicable neighbourhood character objectives, policies or statements applying to the land.

Parallel assessment is required under other applicable controls, including:

- Bushfire Management Overlay (Clause 44.06) and Clause 53.02 for bushfire protection.
- Clause 52.17 for native vegetation removal.
- Clause 52.02 for the creation of easements and reserves; and
- Clause 53.18 for stormwater management.

These matters are assessed independently of Clause 55.

Clause 55 Compliance and Notice / Review Implications

A detailed assessment against Clause 55 has been undertaken. The proposal meets many standards and is therefore deemed to comply in those respects. Several standards are not met, including street setbacks (B2-1) and access (B2-6), which are relevant to the operation of the notice and review exemptions under Clause 32.08-7.

As not all applicable Clause 55 standards are met, the exemption from the decision requirements of section 64(1)– (3) and third-party review rights under section 82(1) of the Planning and Environment Act 1987 is not enlivened. Accordingly, if a permit is granted following receipt of objections, Council must issue a Notice of Decision to Grant a Permit, and objectors may apply to VCAT for review in respect of residential design and amenity matters.

Bushfire and Vegetation Matters

Bushfire risk has been assessed under the Bushfire Management Overlay and Clause 53.02, supported by a Bushfire Management Statement, and reviewed by the Country Fire Authority, which has provided conditional consent. Where the requirements of the BMO are met, Clause 44.06-7 removes notice, decision, and review rights in relation to bushfire matters only.

Native vegetation removal has been assessed under Clause 52.17, which does not provide an exemption from notice or third-party review rights. Vegetation impacts have been minimised where practicable, and offsets and retention requirements can be secured by permit conditions

Key Issues for Decision

The principal issues for Council's determination are:

- Whether the proposal, despite identified departures from several Clause 55 standards, satisfies the relevant objectives having regard to the decision guidelines.
- Whether the layout, access arrangements and internal road design provide acceptable safety, functionality, and amenity outcomes.
- Whether vegetation removal has been appropriately avoided and minimised, with acceptable offsets proposed; and
- Whether stormwater, servicing and bushfire protection measures can be satisfactorily addressed through permit conditions.

These matters are addressed in detail in the Assessment section of the report.

Recommended Decision

Having regard to:

- the assessment against **Clause 55** and the relevant decision guidelines.
- the operation of the parallel statutory controls.
- the matters raised in submissions.
- the advice of referral authorities and Council's technical officers; and
- the capacity to address identified non-compliances through permit conditions,

While the development will alter the character and intensity of activity within the area, the land is zoned to accommodate residential growth, and the proposal appropriately manages amenity, environmental and infrastructure impacts within the applicable statutory framework.

Council is satisfied that the proposal can achieve an acceptable planning outcome consistent with the intent of the Planning Scheme, and that Council issue a Notice of Decision to Grant a Planning Permit, subject to conditions, for the development of the land at 7 and 22 Sebastopol Road, Maryborough as described in the application.

REPORT

Proposal

The application proposes to develop the land for 34 dwellings on 22 Sebastopol Road. It additionally proposes the removal of native vegetation and creation of easements and a Council reserve. Key features include:

- A 9-10m wide common property private road to provide access to lots without a Sebastopol Road frontage.
- 34 single storey, two- or three-bedroom dwellings.
- A drainage reserve in the western corner with an area of 348sqm. This is encumbered land.
- Removal of four trees from the subject site (other than those to be removed to provide defensible space which do not require a planning permit).
- Removal of 8 trees in the Sebastopol Road reserve. Two of these will be retained but are considered lost/removed due to Notional Root Zone encroachment.
- Construction of a retention basin on CA 14 (7 Sebastopol Road) and creation of required easements for access and maintenance.

The application is accompanied by a suite of supporting documents including:

- Arboricultural Impact Assessment (12 August 2025).
- Biodiversity Report (13 August 2025).
- BMO Assessment (22 May 2025).
- Development Plans (v16, 8 October 2025).
- Feature Survey (rev 01, 10 October 2024).

- Functional Layout Plan (P6, 18 July 2025).
- Landscape Master Plan (Rev D, 8 October 2025).
- Planning Report (v4, 27 October 2025).
- Stormwater Management Plan (v06, 9 July 2025).
- Traffic Impact Assessment (F02, 1 October 2025).
- Waste Management Plan (F03, 3 October 2025).

Development

The application proposes to develop the land for 34 dwellings. Subdivision of the land to create a 'lot' for each dwelling is not proposed by this application.

The Design Response plan included at Figure 1 provides a good overview of the layout of the proposed development. Key elements include:

- Access to site via upgraded Sebastopol Road.
- Internal private loop road access (not Council asset).
- 34 single storey dwellings.
- Council reserve in western corner to manage stormwater outcomes.

The Development Plans submitted with the application provide greater detail on the individual dwellings. Key elements include:

- 9 house types – floor plans and elevations are provided for each. Each house type has an internal garage.
- An overall development summary.
- Plans identifying the location of 25sqm of secluded private open space for each dwelling, fencing plans for the development, solar panel area plans for the development, and shadow diagrams for the development.
- Indicative streetscape images (see Figure 2).

16 of the dwellings are two bedrooms, and 18 of the dwellings are three bedrooms. Floor areas range between 105sqm to 133sqm. Floor plans for House Types A1 and D1 are provided in Figure 3 and Figure 4 as examples of the dwelling layouts proposed.

Removal of native vegetation

A planning permit is required for the removal of 12 trees to facilitate the project. These are:

- Removal of four trees from the subject site (other than those to be removed to provide defensible space which do not require a planning permit).
- Removal of 8 trees in the Sebastopol Road reserve. Two of these will be retained but are considered lost/removed due to Notional Root Zone encroachment.

Creation of easements and reserves

To provide for appropriate site and catchment drainage, a detention basin is proposed on 7 Sebastopol Road. To facilitate appropriate Council infrastructure and access to this infrastructure, easements and reserves are proposed, including:

- Council reserve of approximately 348sqm to manage stormwater drainage infrastructure and access. This land is encumbered.
- Carriageway easements within the development to ensure appropriate access is available for maintenance purposes.
- Carriageway easements within 7 Sebastopol Road to ensure appropriate access is available for maintenance purposes to the detention basin.

Amendments to application

Date of amendment	Amendment provision	Details of amendment
09/10/2025	S50	Updated reports, plans, and inclusion of removal of native vegetation, creation of easements and all lot titles.
11/08/2025	S50	Updated reports and plans.

Site and Surrounding Area

The Site Analysis Plan (refer to Figure 5) submitted with the application provides a reasonable overview of the application site. Key site characteristics include:

- Comprises 4 existing titles – Lots 2 and 3 form 22 Sebastopol Road, Lot 1 and CA14 form 7 Sebastopol Road.
- 22 Sebastopol Road has an approximate area of 1.04ha and is irregular in shape with an approximately 136m frontage to Sebastopol Road. It contains:
 - Shallow dam centrally sited along the Sebastopol Road frontage, with adjacent native vegetation.
 - An existing horse stables located near to the northern site boundary.
 - A stand of native vegetation in the western site corner.
 - A gradual southern/south-eastern fall across the site towards Sebastopol Road. Site contours indicate a drainage line from the western site corner to the dam.
 - Internal post and wire fencing, and to the southern, northern and Sebastopol Road boundaries. The north-western boundary is provided with colorbond fencing.
- 7 Sebastopol Road has an approximate area of 2.52ha and is irregular in shape with an approximately 266m frontage to Sebastopol Road. It contains:
 - An older dwelling with associated outbuildings on Lot 1.
 - The remainder of the site is vacant of buildings and works. It appears some fill has been placed centrally on the land over the last year.
 - Several scattered trees exist on the site.
 - A designated waterway runs parallel to the eastern property boundary, part of a tributary between Maryborough Regional Park and Phillips Gardens. This waterway is identified on VicPlan.

Adjacent to the site:

- North – residential properties fronting Ironbark Drive, each developed with a single dwelling. No connection is possible to this development from the subject site.
- West – 21 and 24 Sebastopol Road form the western property boundary, wither side of Sebastopol Road. 24 Sebastopol Road is included in the Public Use Zone Schedule 7 despite being privately owned and contains an existing dwelling. 21 Sebastopol Road is included in the Commercial 2 Zone (C2Z) and contains an existing dwelling. Both lots, and land generally west of the subject site are heavily vegetated.
- South – railway line.
- East – larger GRZ lots east of 22 Sebastopol Road, each developed with a dwelling. Land east of Sebastopol Road is developed for light commercial and industrial purposes, per its C2Z zoning.

From a settlement perspective (refer to Figure 6):

- The subject site is located on the western periphery of Maryborough, close to the railway line and between developed residential land around Crimea Street and light commercial and industrial developments on Derby Road.

- Sebastopol Road is a local access street from Clarke Street and forms the southern boundary of the Ron Sinclair Reserve. It is a sealed road with no formal infrastructure from Clarke Street to Crimea Street, after which it is an unsealed road. It effectively terminates just past the subject site, providing access to both 21 and 24 Sebastopol Road before becoming an informal track through state forest.
- Ron Sinclair Reserve approximately 110m north of the subject site provides local sports reserve facilities. It is understood this is not owned by Council. The closest local park appears to be 15 Derby Road, east of Derby Road, approximately 240m east of the site.
- Local and regional bus stops are available at the corner of Derby Road and Clarke Street, approximately 250m north of the site.
- The site is approximately 1.1km south-west of the Maryborough CBD area.
- Most services are not within walking distance. 7 Sebastopol Road has a Walk Score of 24 out of 100. This location is a car-dependent neighbourhood so almost all errands require a car.

Relevant History and Background

Planning Permit 063/24 was issued on 26 June 2025 for the subdivision of 22 Sebastopol Road into 21 lots, inter alia. Elements of the two applications are the same, including the proposed internal private road alignment and the stormwater management solution.

Notwithstanding this, the current application represents a materially different development outcome and assessment pathway. The key differences between the two applications are summarised below.

Planning Permit 063-24:

- A 21-lot residential subdivision.
- The form, siting and design of future dwellings were not assessed as part of the application.
- Road and drainage infrastructure were assessed primarily under Clause 56 of the Planning Scheme.

Planning Application 038-25:

- Development of the land for 34 dwellings on a single lot.
- No subdivision is proposed.
- All built form, layout, internal access, private open space, and amenity outcomes are required to be assessed at this stage under Clause 55 of the Planning Scheme, including the Townhouse and Low-Rise Code.

As a result, while certain infrastructure elements may appear similar, the current application requires a fundamentally different assessment focus. Matters that were previously indicative or deferred under the subdivision permit — including dwelling orientation, street interface, internal road function, open space provision, and overall site efficiency — now form part of the primary statutory assessment.

If this application is granted a permit, it is noted that only Planning Permit 063/24 or the current application could be acted upon, as the two permits would authorise mutually exclusive development outcomes. In this context, the applicant was advised that Council's preference was for Planning Permit 063/24 to be amended to reflect the current proposal. The applicant instead elected to lodge a new application, being the subject of this report, in order to determine at a later date which, permit they would pursue.

This approach does not provide certainty regarding the ultimate development outcome for Council, affected landowners or the broader community, and is inconsistent with the objective of planning in Victoria to achieve orderly use and development of land. For these reasons, there can be benefits

for all parties in having a single, integrated permit that clearly establishes the approved development form.

While there is no directly on-point published VCAT decision establishing that two inconsistent permits cannot coexist, Tribunal commentary and practice have consistently recognised that multiple permits authorising alternative and incompatible development outcomes do not promote certainty in the planning system.

To this end the applicant has been advised that Condition 1 of any permit issued for this application would require the cancellation of Planning Permit 063/24. It is noted that a planning permit can only be cancelled through VCAT.

It is additionally noted that Section 62(2)(b) of the Planning and Environment Act provides that a permit may include a condition that the permit is not to come into effect unless a specified permit is cancelled or amended.

While this requirement means that works cannot commence on site until 063-24 is cancelled, other actions under the permit can be commenced (such as, approval and endorsement of plans or entering a section 173 agreement) while an application is made to cancel or amend the other permit. Once the permit is cancelled or amended, the use, development or other matter can start.

Registered Restrictions

Under section 61(4) of the *Planning and Environment Act 1987* (the Act), the Responsible Authority must refuse to grant a permit if it would authorise anything that would result in a breach of a registered restrictive covenant. The subject land is **not affected** by any such registered restriction.

Permit Triggers

The need for a planning permit is triggered by clauses:

<i>Planning scheme clause</i>	<i>Matter for which the permit [is required]</i>
32.08-7 <i>General Residential Zone 1</i>	Construction of two or more dwellings on a lot.
44.06-2 <i>Bushfire Management Overlay</i>	Construct a building or construct or carry out works associated with Accommodation.
52.02 <i>Easements, restrictions, and reserves</i>	Creation of an easement and/or reserve.
52.17 <i>Native Vegetation</i>	Remove, destroy, or lop native vegetation.

Referrals

In accordance with section 55 of the Act and clause 66 of the Central Goldfields Planning Scheme (planning scheme), the application was referred to the following authorities:

Referral Authority	Type of Referral	Decision/Comments/Conditions
Goulburn Murray Water (GMW)	s.55 / cl. 66.02-5	Response dated 21/10/2025, no objection with no conditions specified but including

<i>Determining</i>		<p>advice relating to setbacks for new buildings from the waterway along the</p> <p>The response does provide the following additional comment:</p> <p><i>It is understood that the proposed dwellings will be located on Lot 2 and 3 on TP171995, and that future development has been marked as future developable land. Please be advised that a GMW Diversions Inspector visited the property and determined that a waterway exists along the eastern boundary of Crown Allotment 14 Section 12A Parish of Maryborough. Any future development on this lot will be required to adhere to a 30m building setback in accordance with the objectives of Clause 14.02-1S of the Scheme.</i></p>
<p>Department of Energy, Environment and Climate Action (DEECA)</p> <p><i>Determining</i></p>	s. 55 / cl. 66.02-2 (<i>Recommending</i>)	Response dated 06/11/2025, provided conditional consent.
<p>Country Fire Authority (CFA)</p> <p><i>Recommending</i></p>	s. 55 / cl. 66.03 – 44.06-6 (Construct a dwelling)	Response dated 06/10/2025, provided conditional consent.

The application was also referred to the following internal departments of the Central Goldfields Shire Council:

Authority / Department	Advice/Comments/Conditions
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Engineering	<p>1. On-street parallel parking dimensions</p> <p>The internal road network is designed at or near the minimum carriageway width. In this context, the proposed on-street parallel parking spaces are not acceptable at the dimensions currently shown. A condition of an issued permit would require amended plans with compliant parallel parking spaces with a minimum width of 2.5 metres.</p> <p>2. Waste collection servicing – Lots 14, 15 and 16</p> <p>The submitted swept path analysis does not demonstrate that waste collection vehicles can safely service Lots 14, 15 and 16 in a forward direction from the proposed road layout. A condition of an issued permit would require amended plans detailing the provision of a designed hardstand waste collection area between Lots 17 and 18 to service Lots 14, 15 and 16.</p>
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External advice was also sought from a qualified landscape architect to assist with the assessment of the Landscape Management Plan (LMP) and canopy tree provisions. These are primarily discussed below in relation to Standard B2-7 of Clause 55, though their summary of findings provided states:

- The proposal does not comply with Standard B2-7: Tree Canopy.
- The plan does not provide the required 20% minimum for this form of development.
- In addition, several trees contributing to the canopy calculation are not located in deep soil zones, rendering them ineligible under the standard.

Following discussions with the applicant, an amended LMP was submitted to resolve the majority of issues raised in the external advice. The revised LMP proposes a canopy cover of 22.5% and therefore meets Standard B2-7.

A Section 52 notice of the application was provided to the North Central Catchment Management Authority (NCCMA) given concerns regarding potential site flooding. Their response, dated 16/10/2025, provides conditional consent. It is noted that if the conditions requested are not included on any permit, then the NCCMA is technically objecting to the application. The conditions are considered reasonable and are included. Their response additionally advises Council that:

Flood levels for the 1% AEP (100-year ARI) flood event have been estimated for this area under provisions of the Water Act 1989. The applicable 1% AEP flood level for the eastern section of the property described above grades from 246.7 metres AHD down to 245.0 metres AHD, which are preliminary results from Maryborough Flood Study 2022.

North Central CMA advises that in the event of a 1% AEP flood event it is possible that the section of the property east of Sebastopol Road may be subject to inundation from un-named tributary of Four Mile Creek. However, it is recommended that a licensed surveyor be engaged to determine the exact effect of the applicable flood level on the property.

The section of the property west of Sebastopol Road is subject to inundation from overland flows.

Section 52 notice was also provided to each of Central Highlands Water and Powercor in respect to servicing of the proposed development with reticulated town water and sewerage services, and electricity services, respectively. Both authorities provided responses offering no objection subject to conditions for relevant service provision.

It is noted that some conditions erroneously referenced subdivision rather than development of dwellings. These errors have been corrected in the proposed conditions outlined above. As these responses were received for notification rather than referral of the application, Council may modify or delete conditions but must issue any approval as a Notice of Decision.

Public Notice, Exemptions and Objections

In accordance with section 52(a) of the Act, the Responsible Authority concluded that public notice was required. Notice was given by mail to adjoining owners and occupiers and two notices were placed on site. The notice included all statutory information, plus additional information explaining the changes made by the Townhouse and Low-Rise Code on 31 March 2025.

A total of 33 objections have been received. These are summarised and discussed below.

Exemptions - BMO

In accordance with Clause 44.06-7 (BMO), the application is exempt from:

- the notice requirements of section 52(1)(a), (b) and (d) of the Act,
- the decision requirements of section 64(1), (2) and (3) of the Act, and
- the review rights of section 82(1) of the Act.

in relation to bushfire matters assessed under the BMO.

Accordingly, while bushfire-related concerns raised in submissions are acknowledged, objections relating to bushfire risk, evacuation, defendable space, and emergency management are not determinative, as the Planning Scheme expressly removes notice, decision and review rights for matters assessed under Clause 44.06.

This exemption applies only to bushfire-related matters and does not extend to other components of the application.

Exemptions – Clause 55

An application under Clause 32.08-7 (GRZ) is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all applicable standards under Clause 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 are met.

The applicable standards of Clauses 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 are discussed in the Assessment section of this report. It is considered the application does not meet all of the applicable standards, and as such the Clause 55 notice and review exemptions listed do not apply.

Summary of objections

A total of 33 objections were received. The objections raise the following key issues and themes.

Neighbourhood Character, Density and Overdevelopment:

- The proposal is considered too dense, with objectors noting that it represents a significant increase in dwelling yield compared to the earlier proposal and is perceived as double the density originally presented to the community.
- Concerns that the scale and intensity of development are entirely inconsistent with the existing low-density, leafy, and suburban character of the surrounding neighbourhood.
- The development is described as an overdevelopment of the site, with too many dwellings “crammed” onto the land, reducing the open feel, space, and ambience of the area.

- Building and lot sizes are considered to be at odds with surrounding development, with no clear relationship to existing dwelling sizes or built form.
- Objectors consider the proposal to be inappropriate for a site on the edge of town, describing it as a high-density development in a semi-rural context.
- Concerns that approval would set an undesirable precedent for similar developments, eroding neighbourhood character and placing cumulative pressure on infrastructure and services.

Residential Amenity Impacts:

- Dwellings are described as too small and tightly packed, with small backyards and layouts that are considered inconsistent with reasonable residential amenity.
- Concerns regarding overlooking, loss of privacy, increased noise, and reduced enjoyment of existing properties, particularly for adjoining residents.
- The proposal is considered likely to detrimentally impact the peace, quiet and lifestyle of existing residents and permanently alter the character and amenity of the area.

Built Form, Layout and Clause 55 Compliance:

- Concerns that the proposal does not appropriately respond to Clause 55, including:
 - Failure to meet Standard B2-1 (Street setbacks), with setbacks not aligning with the established pattern of development.
 - Failure to meet Standard B2-6 (Access).
 - Failure to meet Standard B3-7 (Functional layout), with the written statement acknowledging standards that are not met.
- Objectors consider the site layout, building massing and internal arrangement to be poorly integrated with the surrounding built form, particularly in relation to Clauses 55.02-1 and 55.02-5.

Traffic, Access, Parking, and Internal Street Design:

- The internal street is considered too narrow and tightly designed, raising concerns for:
 - Vehicle circulation and safety
 - Pedestrian safety
 - Waste and recycling collection
 - Access for emergency vehicles
- Concerns regarding inadequate resident and visitor car parking, with parking spaces considered undersized, compromised, and insufficient.
- Likely overflow parking onto surrounding streets, creating congestion, safety risks, and amenity impact for existing residents.
- Increased traffic volumes on Sebastopol Road, with objectors raising safety concerns, particularly in emergency situations.
- Concerns that the layout provides only a single exit point, which could lead to congestion and safety risks during peak periods or emergencies.

Bushfire Risk and Emergency Management:

- Strong concerns regarding increased bushfire risk, given the site's proximity to heavily treed bushland and the state forest.
- The increased number of dwellings and residents is considered to heighten evacuation risk, particularly with a single access/egress point.
- Concerns that additional landscaping and vegetation within the development may increase bushfire risk rather than mitigate it.
- Objectors describe the proposal as creating an unacceptable and unreasonable fire risk for both future and existing residents.

Stormwater, Flooding and Drainage:

- Concerns that increased hard surface areas will lead to greater stormwater runoff and flood risk, particularly during heavy rainfall events.
- Specific concerns regarding overland flow paths, particularly at the western corner of the site, and potential impacts on adjoining properties upstream and downstream.
- Objections note existing drainage deficiencies in the area, including flooding events behind businesses on Derby Road, which are considered likely to worsen as a result of the development.
- Concerns that the proposed detention basin may be insufficient during significant rainfall events, leading to increased flood risk.

Vegetation Removal and Environmental Impacts:

- Objections to the removal of native vegetation, including long-established and mature eucalyptus trees.
- Concerns that vegetation removal will:
 - Diminish the leafy character and natural landscape of the area
 - Adversely impact native wildlife and habitat
 - Result in a loss of one of the area's defining features
- Objectors contend that the proposal fails to adequately demonstrate adherence to the avoid and minimise principles of Clause 12.01-2S, even where offsets are proposed.
- Insufficient revegetation and landscaping outcomes are identified.

Infrastructure and Servicing:

- Concerns regarding strain on water and wastewater services arising from the increased number of dwellings.
- Potential impacts on existing sewer infrastructure, including loss of access to sewer pipes along the rear of Ironbark Drive.
- Practical concerns regarding waste, recycling, and servicing, given the internal street layout.

Social and Economic Impacts:

- Concerns regarding negative impacts on property values and the overall appeal of the area.
- Perceived adverse impacts on community cohesion and liveability due to increased density and infrastructure pressures.

Strategic and Policy Consistency:

- Objectors contend the proposal is:
 - Contrary to General Residential Zone objectives to respect neighbourhood character and provide appropriate housing densities.
 - Inconsistent with orderly planning principles and sustainable community objectives.
 - Contrary to broader settlement and housing policies, including Clauses 02.03-1, 02.03-3, 11.01-1S and 16.01-1S, which are cited as supporting appropriate and context-responsive development.

Applicant response to objections

Redacted copies of the objections were provided to the applicant for review and comment. This process can provide an opportunity for changes to be made to the application in response to issues raised.

The applicant provided a combined response based on the themes of concerns raised. No changes were proposed to the plans or application.

In summary, the applicant submits that:

- **Density and Overdevelopment:**
The proposal does not constitute overdevelopment, noting that buildings would cover approximately 40% of the site, well below the 65% maximum site coverage permitted under Clause 55.02-5 for land in the GRZ. The applicant argues that the site represents underutilised residential land and that the proposal aligns with State and local policies encouraging infill development and urban consolidation.
- **Neighbourhood Character:**
The applicant considers the surrounding area to exhibit a varied and evolving character, with a mix of conventional residential development, lower-density residential lots, and nearby commercial zoning. It is submitted that no specific neighbourhood character policy or strategic framework applies to define a preferred or future character, and that the proposal represents a logical continuation of incremental change in the locality over several decades.
- **Amenity Impacts:**
The applicant acknowledges that some level of change and noise is inherent in residential development but contends that the proposal would not result in unreasonable or unacceptable amenity impacts. The response emphasises the social and economic benefits of providing attainable housing for key workers, downsizers, and local residents.
- **Flooding and Stormwater:**
A Stormwater Management Plan has been prepared, which the applicant submits demonstrates that stormwater can be appropriately managed on site, including through detention infrastructure on land east of Sebastopol Road.
- **Traffic and Parking:**
A Traffic Impact Assessment is relied upon to support the conclusion that the proposed on-site and on-street parking provision is adequate, having regard to local vehicle ownership data and the size and type of dwellings proposed. The applicant submits that parking overspill into Ironbark Drive is unlikely due to the disconnected nature of the street network.
- **Bushfire Risk:**
A Bushfire Management Assessment and Plan has been prepared, which the applicant submits demonstrates that residential development can safely occur on the land, subject to appropriate BAL construction standards. The response also notes that the site provides more direct egress options than some surrounding residential areas.
- **Vegetation Removal and Biodiversity:**
The applicant submits that vegetation removal has been minimised, is supported by arboricultural and biodiversity assessments, and that offsets and future landscaping, including canopy tree planting, would mitigate impacts.
- **Waste Management:**
A Waste Management Plan concludes that the internal road network is suitable for kerbside collection, with practical arrangements for bin storage and presentation.
- **Property Values:**
The applicant notes that impacts on property values are not a determinative planning consideration and submits that well-designed residential development can enhance neighbourhood amenity over time.
- **Planning Scheme Consistency:**
Overall, the applicant contends that the proposal is consistent with State and local housing policies, particularly those encouraging housing diversity, affordability, and infill development within existing urban areas.

Conclusion – Objections and Statutory Relevance

The objections received raise a wide range of issues relating to neighbourhood character, density, amenity, traffic, parking, bushfire risk, stormwater, vegetation, infrastructure, and broader social and economic impacts.

As outlined above, bushfire-related objections are acknowledged; however, in accordance with Clause 44.06-7 of the Planning Scheme, the application is exempt from notice, decision and review requirements in relation to matters assessed under the Bushfire Management Overlay. Accordingly, objections relating to bushfire risk, evacuation, defensible space, and emergency management are not determinative in the consideration of this application.

In addition, a number of matters raised in submissions fall outside the scope of planning decision-making, including perceived impacts on property values, which are not a determinative planning consideration.

It is also noted that Clause 52.06 (Car Parking) was amended in December 2025, resulting in reduced car parking rates applying to residential development of this nature. As a consequence of these changes, the application no longer requires a car parking reduction, and objections relating to a shortfall in car parking numbers are not able to be considered as the application meets the amended statutory requirement.

Other matters raised in submissions, including neighbourhood character, residential amenity, built form, internal layout, access, traffic, stormwater management, vegetation removal and servicing, are relevant planning considerations and are addressed in detail in the Assessment section of this report, having regard to the applicable provisions of the Planning Scheme and the statutory assessment framework outlined earlier.

OBJECTION ISSUE	PLANNING STATUS	WHERE ADDRESSED
Bushfire, evacuation, defensible space	Not determinative – exempt under Clause 44.06-7	Exemptions – BMO
Property values	Not a planning consideration	N/A
Density / overdevelopment	Relevant	Clause 55
Dwelling size and amenity	Relevant	Clause 55
Traffic and internal road width	Relevant	Engineering conditions and comments
Car parking	No longer applicable (Clause 52.06 amendment)	N/A
Stormwater / flooding	Relevant	Clause 55 and engineering and authority conditions
Vegetation removal	Relevant	Clause 52.17

Planning Scheme Considerations

The following section identifies the relevant provisions of the Central Goldfields Planning Scheme that apply to the land and the proposal and summarises their stated purposes.

This section is intended to provide a reference overview of the applicable policy and statutory controls. The manner in which these provisions operate together, including which provisions are determinative for assessment and which matters Council may lawfully consider, is addressed in the Assessment section of this report.

The following lists the relevant clauses of the Planning Scheme and their stated purposes:

Municipal Planning Strategy

02.01 Context

- Central Goldfields Shire is located in central Victoria approximately 150 kilometres from Melbourne. The Shire comprises some 1,500 square kilometres of land and is one of the

state's smaller rural shires with a population of 13,483 (ABS Census 2021). The municipal boundaries are shared with Hepburn, Mount Alexander, Loddon, Pyrenees, and Northern Grampians Shires. Central Goldfields is located between the two regional cities of Bendigo and Ballarat.

02.03-1 Settlement

- Maryborough is a sub-regional centre whose role and identity is 'Major centre for employment, retailing, services, and administration. Identity defined by Box Ironbark Forest setting, heritage, and compact central area.'
- Maryborough is expected to experience small but steady (VIF 2019) population growth over the next ten years. Maryborough performs an important regional function as a centre for retail and commerce, employment, and community services.

02-03-2 Environmental and landscape values

- Central Goldfields Shire is located within the heart of the Box Ironbark ecosystem, with Box Ironbark forests surrounding the settlements of the Shire.

02.03-3 Environmental risks and amenity

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

02.03-4 Natural resource management

- The Central Goldfields Shire is situated in the Loddon dry land catchment and is part of the wider Avoca Loddon-Campaspe catchment. Protection of water quality and maintaining water supply are priorities.

02-03-6 Housing

- Dwelling types in Central Goldfields Shire are similar to those in regional Victoria, with a higher proportion of separate houses and a lower proportion of medium density houses than the corresponding state averages. The Shire will need to cater for diverse housing needs close to services considering the ageing population and changing family structures.
- Prioritising and facilitating urban consolidation on existing residential lots in Maryborough.

02.03-9 Infrastructure

- The Shire has several sport and recreation facilities of varying quality, function, and form. Council seeks to improve its open space network and recreational opportunities.
- Council recognises the interconnection of water systems, including urban areas, water supply catchments, receiving environments and agricultural water users. Council seeks to improve integrated water management.
- New development in the Shire's towns and rural areas requires adequate provision of infrastructure to service and support future development, which should be coordinated and integrated to meet the requirements of the development.

02.04 Central Goldfields Strategic Framework Plans

- Maryborough is identified as a Sub-regional centre with an identified township boundary. The subject site is located within the township boundary.
- The BMO applies extensively throughout the Shire, including Maryborough and the subject site.

Planning Policy Framework

11.01-1S Settlement

- To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- Victoria's Settlement Framework Plan identifies Maryborough as a Regional Service Centre.

11.01-1R Settlement – Regional Victoria

- Support sustainable development of the Regional Service Centres, including Maryborough.

11.01-1R Settlement – Loddon Mallee South

- Manage and support growth in the regional service centres of Castlemaine, Gisborne, Kyneton and Maryborough as employment and service hubs that reinforce the network of communities in the region.
- The Loddon Mallee South Settlement Framework identifies Maryborough as a Regional Service Centre.

11.01-1L Settlement – Central Goldfields

- To achieve a sustainable urban form for townships and settlements by containing future development within the township boundaries shown on the township maps.
- Prioritise the development of a wide variety of housing options, including townhouses, apartments and specifically designed aged persons' housing in Maryborough and other district centres of the Shire.
- Prioritise active transport infrastructure to improve links that combine to form strategic pedestrian and bicycle networks.

11.03-6L-01 Maryborough

- Support medium density housing, including townhouses, mixed shop-top living and units in Maryborough's residential zones close to the Maryborough Central Business Area.
- The Maryborough Map locates the site within the township boundary.

12.01-1S Protection of biodiversity

- To protect and enhance Victoria's biodiversity.

12.01-1L Protection of biodiversity – Central Goldfields

- To protect and enhance remnant vegetation and wildlife corridors for their biodiversity value in the Box Ironbark Forests.
- Consider as relevant: North Central Regional Catchment Strategy 2021-2027 (North Central Catchment Management Authority, 2021)

12.01-2S Native vegetation management

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

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

- Applies to land in proximity to a waterway, including all land within 200 metres from the centreline of a waterway (Planning Scheme Amendment VC287, in operation from 20 January 2026).
- To protect and enhance waterways systems including river and riparian corridors, waterways, lakes, wetlands, and billabongs.

13.01-1S Natural hazards and climate change

- To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

13.02-1S Bushfire planning

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

14.02-1S Catchment planning and management

- To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.
- Retain natural drainage corridors with vegetated buffer zones at least 50 metres wide along each side of a waterway (Planning Scheme Amendment VC287, in operation from 20 January 2026).

15.01-1S Urban design

- To create urban environments that are safe, healthy, functional, and enjoyable and that contribute to a sense of place and cultural identity.

15.01-2S Building design

- To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

15.01-4S Healthy neighbourhoods

- To achieve neighbourhoods that foster healthy and active living and community wellbeing.

16.01-1S Housing supply

- To facilitate well-located, integrated, and diverse housing that meets community needs.
- Ensure that an appropriate quantity, quality, and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation, and social housing.
- Increase the proportion of housing in urban areas with good access to opportunities and services (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.
- Encourage higher density housing development on sites that are well located in relation to jobs, services, and public transport.
- Encourage the development of well-designed housing that:
 - Provides a high level of internal and external amenity.
 - Incorporates universal design and adaptable internal dwelling design.
- Support opportunities for a range of income groups to choose housing in well-serviced locations.
- Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.
- Central Goldfields has a Housing Target of 1,700 new dwellings by 2051.

16.01-2S Housing affordability

- To deliver affordable housing in areas with good access to opportunities and services.
- Improve housing affordability by:
 - Ensuring housing supply continues to be sufficient to meet demand.
 - Increasing choice in housing type, tenure, and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
 - Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
 - Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

18.01-1L Land use and transport integration - Central Goldfields

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

18.02-1L Walking and cycling – Central Goldfields

- To facilitate an efficient and safe walking network and increase the proportion of trips made by walking.

18.02-4S Roads

- To facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.

19.03-2L Infrastructure design and provision – Central Goldfields

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

19.03-3S Integrated water management

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

19.03-3L Integrated water management - Central Goldfields

- Consider as relevant: Maryborough Integrated Water Management Plan (E2Designlab and RMCG, 2018)

Zones

32.08 General Residential Zone

- 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.

Per Clause 32.08-7, a planning permit is required to construct two or more dwellings on a lot. A permit is not required to use land for Accommodation.

A development must meet the requirements of Clause 55. The schedule to the zone does not vary any requirements of Clause 55.

A building constructed for use as a dwelling must not exceed 11m and 3 storeys at any point.

As previously noted, Clause 32.01-13 sets out the following exemptions from notice and review as applicable to an application for the construction of two or more dwellings on a lot:

- An application under clause 32.08-7 is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards under Clauses 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 are met.

Application requirements are set out at Clause 32.08-12.

The following decision guidelines at Clause 32.08-14 are relevant to this application:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.

- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings of three storeys or less, excluding a basement, the objectives, standards, and decision guidelines of Clause 55.

34.02 Commercial 2 Zone

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.
- To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

7 Sebastopol Road is included in the C2Z. In relation to this application, it will be used to provide the stormwater detention system, which will include a detention basin, and any overland flow swales and infrastructure. These works are defined as a 'Minor Utility Installation' and are exempt from requiring a building and works permit under Clause 62.02-1.

Permits to create easements and a reserve are required under Clause 52.02, discussed below.

It is noted the proposed detention basin will be located within 50m of the identified waterway parallel to the property's eastern boundary. Consideration should be given to the objectives of Clause 14.02-1S in relation to its siting.

Overlays

44.06 Bushfire Management Overlay

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

Per Clause 44.06-2, a permit is required to construct a building or construct or carry out works associated with Accommodation.

Application requirements are set out at Clause 44.06-3. An application must meet the requirements of Clause 53.02.

Clause 44.06-5 provides the mandatory buildings and works condition.

Clause 44.06-6 requires an application to be referred under s55 of the Act to the CFA. Clause 44.06-7 provides notice and review exemptions.

In addition to the decision guidelines of Clause 53.02 and Clause 65, the following decision guidelines at Clause 44.06-8 are relevant to this application:

- The Municipal Planning Strategy and the Planning Policy Framework

Particular Provisions

52.02 Easements, restrictions, and reserves

- To enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.

A permit is required before a person proceeds under Section 23 of the Subdivision Act 1988 to create an easement.

52.12 Bushfire protection exemptions

- To facilitate the removal of vegetation in specified circumstances to support the protection of human life and property from bushfire.

Clause 52.12-5 permits the removal, destruction or lopping of vegetation to enable the construction of a dwelling and create its defensible space where the land is in the BMO, GRZ and the removal, destruction or lopping of vegetation does not exceed the distance specified in Table 1 to Clause 53.02-3.

52.17 Native vegetation

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

Clause 52.17-1 requires a permit to remove, destroy or lop native vegetation. Clause 52.12 provides exemptions for the creation of defensible space. The removal of vegetation not within a defensible space or within the road reserve requires a planning permit.

Application requirements are set out in Clause 52.17-2, and decision guidelines at Clause 52.17-4.

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.

This Clause applies to an application under Clause 44.06 – BMO. Clause 53.02-4 applies to this application. Decision guidelines are set out at Clause 53.02-4.5.

53.03 Residential reticulated gas service connection

- To prohibit residential reticulated gas connections to new dwellings, new apartment developments, and new residential subdivisions.

53.18 Stormwater management in urban development

- To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property, and public safety, and to provide cooling, local habitat, and amenity benefits.

55 Two or more dwellings on a lot

These provisions apply to applications under Clause 32.08-7 (GRZ).

The objectives contained in Clauses 55.03-12 and 55.05-7 do not apply to the construction of a dwelling that is not in an apartment development.

Operation

The provisions of Clause 55 contain:

- Objectives - An objective describes the outcome to be achieved in the completed development.
- Standards - A standard contains the requirements to meet the corresponding objective.
- Decision Guidelines - If a standard is not met, the decision guidelines set out the matters that the Responsible Authority must consider before deciding if the corresponding objective is met.

Requirements

A development must meet all of the applicable objectives contained in this clause.

If a standard is met, the corresponding objective is met. Consideration of the corresponding decision guidelines is not required. If it is decided a development does not meet a standard, the applicable decision guidelines must be considered in determining whether the corresponding objective is met.

Exemptions

Despite any other provision of this planning scheme, in determining applications to which this clause applies, the Responsible Authority is exempt from and is not required to consider:

- The Municipal Planning Strategy and Planning Policy Framework, unless an applicable decision guideline specifies otherwise.
- The purpose or decision guidelines of the relevant zone unless an applicable decision guideline specifies otherwise.
- The decision guidelines in Clause 65, unless an applicable decision guideline specifies otherwise.

If there is any inconsistency between the requirements of this clause and another provision of this planning scheme, this clause prevails.

An application to which this clause applies is exempt from the requirements of:

- Section 60(1)(b), (e), (f), (1A) and (1B) of the Act; and
- Section 84B(2)(b) to (j) of the Act.

General Provisions

65.01 Approval of an application or plan

- Before deciding on an application or approval of a plan, the Responsible Authority must consider, as appropriate:
 - The matters set out in section 60 of the *Act*.
 - Any significant effects the environment, including the contamination of land, may have on the use or development.
 - The Municipal Planning Strategy and the Planning Policy Framework.
 - The purpose of the zone, overlay, or other provision.
 - Any matter required to be considered in the zone, overlay, or other provision.
 - The orderly planning of the area.
 - The effect on the environment, human health, and amenity of the area.
 - The proximity of the land to any public land.

- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted, or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development, or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow, and road safety impacts.
- The impact the use or development will have on the current and future development and operation of the transport system.

Assessment

How the Planning Scheme Applies to this Application

Before assessing the merits of the proposal, it is necessary to clarify how the relevant provisions of the Planning Scheme operate together and which matters Council may lawfully consider in determining this application.

While a wide range of strategic policies, zones, overlays, and particular provisions apply to the land (as outlined in the Planning Scheme Considerations section of this report), not all provisions operate with equal weight or at the same stage of assessment.

This application is primarily triggered by Clause 32.08-7 (General Residential Zone) for the construction of two or more dwellings on a lot. As a consequence, Clause 55 (Two or more dwellings on a lot) becomes the principal assessment tool for the residential design and amenity aspects of the proposal.

Role of Strategic Policy (MPS and PPF)

The Municipal Planning Strategy and Planning Policy Framework provide the strategic context for land use and development in Maryborough, including settlement hierarchy, housing policy, environmental values, bushfire risk, and infrastructure provision.

These policies:

- Inform the purpose and structure of the zone and overlays applying to the land; and
- Provide context for decision-making where expressly required by an operative provision.

Where Clause 55 applies, residential design and amenity matters are assessed through the objectives, standards, and decision guidelines of Clause 55. Broader policy and section 60 matters do not operate as free-standing decision criteria for those matters. Where a Clause 55 standard is not met, the relevant decision guidelines may expressly require consideration of any applicable neighbourhood character objectives, policies or statements set out in the planning scheme; however, in this case, the planning scheme does not include any such neighbourhood character objectives, policies or statements applying to the land.

Strategic policy is relevant where it is expressly called up by a Clause 55 decision guideline or by another operative provision applying to the application (for example, the Bushfire Management Overlay, native vegetation provisions, or Clause 53.18).

Accordingly, the strategic policy provisions listed earlier in this report provide background context only and do not inform the assessment of residential built form and amenity outcomes to the extent those matters are governed by Clause 55.

Clause 55 as the Primary Assessment Control

Clause 55 establishes a deemed-to-comply assessment pathway for multi-dwelling development in residential zones.

In accordance with Clause 55:

- All applicable objectives must be met.
- Where a standard is met, the corresponding objective is taken to be met, and no further assessment is required.
- Where a standard is not met, the relevant decision guidelines must be considered to determine whether the objective is nonetheless satisfied.

Importantly, where Clause 55 applies:

- Council must not consider the decision guidelines of Clause 65; and
- Council is exempt from considering specified matters under sections 60 and 84B of the Planning and Environment Act 1987.

This statutory framework is intended to provide certainty for both decision-makers and applicants where residential development meets prescribed standards.

Interaction with Overlays and Particular Provisions

Clause 55 does not displace or override other provisions of the Planning Scheme.

Where an overlay or particular provision applies to the land or proposal:

- Its permit triggers, application requirements and decision guidelines continue to apply in full; and
- The Responsible Authority must assess those matters in addition to Clause 55.

In this case, relevant parallel controls include:

- The Bushfire Management Overlay (Clause 44.06), which introduces separate permit requirements, referral obligations and decision guidelines relating to bushfire risk; and
- Particular provisions including Clauses 52.02, 52.12, 52.17, 53.02 and 53.18, which address easements, vegetation removal, and bushfire planning.

Where these provisions apply, Council must also have regard to the relevant decision guidelines and, where applicable, Clause 65.

Notice and Review Implications

The operation of Clause 55 affects decision and review rights in relation to specified residential design and amenity standards. Council must still consider the notice requirements under section 52 of the Act.

For an application under Clause 32.08-7 (GRZ), the exemption from the decision requirements of section 64(1)– (3) and the review rights of section 82(1) is enlivened only where all of the

“applicable standards” are met. The applicable standards are those listed in the Townhouse and Low-Rise Code guidance (neighbourhood character and amenity protection standards), namely: Clauses 55.02-1 to 55.02-8, 55.04-1 to 55.04-4 and 55.05-2.

If an objection is received and one or more applicable standards are not met, and Council decides to grant a permit, Council must issue a Notice of Decision to Grant a Permit and an objector may apply to VCAT for review.

Clause 55 does not determine notice or review requirements for other components of the application.

Where a permit is also required under an overlay or particular provision, the notice and review requirements of that provision apply independently, subject to any exemptions contained within that provision.

In this case, the land is affected by the Bushfire Management Overlay (Clause 44.06), which contains its own notice and review exemptions. In accordance with Clause 44.06-7, an application is exempt from notice and review in respect of bushfire matters where the specified requirements of the overlay are met.

Accordingly, notice and review rights for this application are determined by:

- Clause 55, in relation to residential design and amenity matters; and
- Clause 44.06, in relation to bushfire protection matters.

Clause 52.17 does not provide an express exemption from notice or third-party review rights. Accordingly, where Clause 52.17 is a permit trigger, the ordinary notice and review provisions of the Act apply, subject to any other applicable exemptions.

On the basis of the assessment that follows, the proposal does not meet all applicable Clause 55 standards. Accordingly, if a permit is granted following receipt of an objection, Council must issue a Notice of Decision to Grant a Permit and an objector may apply to VCAT for review in respect of residential design and amenity matters governed by Clause 55.

Assessment Structure

Having regard to the above framework, the assessment in this report proceeds as follows:

1. Clause 55
2. Bushfire Management Overlay and Clause 53.02
3. Native Vegetation Considerations
4. Subdivision and Easements
5. Overall Discussion

Clause 55 Assessment

Overview

Clause 55 (Two or more dwellings on a lot) is the primary assessment tool for the residential design, layout, and amenity outcomes of the proposal.

Clause 55 establishes a deemed-to-comply framework, whereby:

- All applicable objectives must be met.
- Where a standard is met, the corresponding objective is taken to be met; and
- Where a standard is not met, the relevant decision guidelines must be considered to determine whether the objective is nonetheless satisfied.

Clause 55 reflects the Townhouse and Low-Rise Code, which is intended to provide clear, measurable, and consistent standards for residential development, and to confine assessment of matters governed by Clause 55 to those standards, objectives, and decision guidelines.

The assessment below has regard to:

- The submitted plans and supporting documentation.
- The Applicant's Written Statement Checklist.
- The objectives, standards, and decision guidelines themselves.

Before turning to the standard-by-standard Clause 55 assessment, Council has provided commentary on the overall layout, internal road design, and urban design outcomes of the proposal. This commentary responds to issues raised in submissions and through Council's assessment process and explains the practical implications of the site layout now proposed. It is provided for context and transparency only. It does not introduce additional policy considerations beyond Clause 55, and it does not operate on a separate basis for decision-making. The determinative assessment against Clause 55 standards is provided in the sections that follow.

Layout, Internal Road Design and Urban Design Commentary (for context only)

While the statutory assessment of this application is undertaken in accordance with Clause 55 of the Planning Scheme, it is considered appropriate to provide commentary on the proposed layout, internal road design, and urban design outcomes. This commentary is provided to explain the design implications of the proposal, respond to issues raised by submitters, and demonstrate that the layout and functionality of the development have been critically considered as part of the assessment.

- Overall Layout and Site Efficiency - The proposal accommodates 34 dwellings on a single lot and relies on an internal loop road to provide access to the majority of dwellings. This results in a comparatively high proportion of the site being dedicated to vehicle accessways and hardstand areas. As identified in Council's earlier correspondence to the applicant, this layout has flow-on implications for site efficiency, the distribution of usable private and shared open space, and opportunities for integrated landscaping and tree canopy provision.
- Built Form and Yield Distribution - While increased density is not, of itself, a determinative issue under Clause 55, the manner in which the yield is accommodated across the site is relevant context when considering the amenity outcomes achieved. In this instance, the reliance on a predominantly single storey-built form contributes to a perception of inefficiency when compared to alternative, more compact arrangements that may reduce road coverage and consolidate open space.
- Internal Road Function and Design - The width, alignment and cross-section of the internal road directly influence pedestrian safety, visitor parking opportunities, service vehicle movements, landscaping outcomes, and the overall legibility of the development.

Under Planning Permit 063/24, the internal road was assessed as part of a subdivision framework, with detailed consideration given to carriageway widths, cross-sections, and on-street parking arrangements to ensure safe and functional operation. A similar cross-section has been adopted in this application.

- Parking, Servicing and Waste Collection - The narrow internal road environment has implications for parking and servicing outcomes. Visitor parking is provided within the internal road, and Council has included conditions to ensure these spaces are sufficient to support safe passing movements and continued access for emergency and service vehicles.

Similarly, the servicing of dwellings by waste collection vehicles has required careful consideration. Council's assessment has examined whether waste collection can occur in a forward direction and whether the internal road geometry adequately supports this function, or whether alternative arrangements, such as consolidated collection areas, are necessary. Council has included conditions to ensure these functions are effective in practice and do not result in ongoing operational issues.

- Dwelling Orientation, Entries and Streetscape Outcomes - The layout results in many dwellings presenting garage-dominated frontages to the internal road, with dwelling entries frequently located to the side and accessed via elongated paths. While such arrangements may meet minimum access requirements, they reduce the legibility of entries, limit activation of the internal street environment and can compromise passive surveillance.

Council has previously encouraged greater orientation of dwellings toward streets and shared spaces, with clearer visual relationships between living areas, entries, and the public realm. These matters have been raised not as alternative policy requirements, but to explain concerns regarding safety, usability and perceived amenity that have been expressed by submitters and identified through Council's own assessment. Council has included conditions to improve proposed design and passive surveillance outcomes.

- Landscaping and Integration with the Road Network - The extent of hardstand associated with the internal road and accessways constrains opportunities for deep soil zones and meaningful canopy tree planting within the streetscape. While compliance with the minimum canopy coverage requirement is assessed separately under Clause 55, the layout and road design influence where trees can realistically be accommodated and how effectively they can contribute to long-term amenity.

Council has therefore considered the relationship between the internal road layout, verge widths, dwelling setbacks, and landscape outcomes when assessing the overall design response. This contextual understanding assists in explaining why significant emphasis has been placed on revised landscape plans and more integrated canopy outcomes as part of the application.

- Summary - The layout, internal road design and urban design outcomes have been examined in detail to understand how the proposal would function as a completed residential environment. This commentary provides context for the issues raised in submissions and explains the basis for Council's detailed requests for further information and design refinement. The proposal's compliance with Clause 55 standards is assessed separately; however, the broader layout considerations outlined above assist in understanding the amenity, functionality and usability outcomes that would arise from the development as proposed, having regard to the Clause 55 assessment that follows.

These observations provide context for the Clause 55 assessment below, particularly Standards B2-6, B3-3, B3-4 and B5-5, and do not form separate decision criteria.

Summary of Compliance ('Deemed-to-comply')

While Clause 55 provides a deemed-to-comply framework, a detailed review has been made of the proposal against each applicable standard and has required amendments and conditions where non-compliance is identified.

Where a Clause 55 standard is met, the corresponding objective is deemed to be met and the Responsible Authority is not required, and is not permitted, to consider the associated decision guidelines or require design changes in relation to that standard.

Where a standard is not met, the Responsible Authority must assess the proposal against the relevant decision guidelines to determine whether the corresponding objective is nonetheless satisfied. Only in respect of standards that are not met does Council have scope to require design changes, impose conditions, or form an adverse conclusion.

Compliance with Clause 55 standards also determines the operation of notice and third-party review rights. Only standards relating to neighbourhood character and amenity are relevant for this purpose. These implications are addressed later in this report.

Accordingly, the assessment below focuses only on those Clause 55 standards that are not met. Standards that are met are not discussed further, as the Planning Scheme provides that the corresponding objectives are taken to be satisfied. For completeness, Table 1 identifies all Clause 55 standards with 'applicable standards' highlighted in grey for the purposes of the Clause 32.08-7 decision and review exemption. The assessment included amended plans that now demonstrate compliance with two applicable standards that were not considered compliant prior to plans being amended, being standard B2-6 Access and B2-7 Tree Canopy.

Table 1 - Clause 55 - Summary of Compliance

CLAUSE	STANDARD	DESCRIPTION	IS STANDARD MET?	COMMENTS
55.02-1	B2-1	Street Setback	No	Refer to further discussion
55.02-2	B2-2	Building Height	Yes	All dwellings are single storey and less than the 9m maximum height limit.
55.02-3	B2-3	Side and Rear Setbacks	Yes	Application meets required setbacks to external title boundaries.
55.02-4	B2-4	Walls on boundaries	Yes	Any walls on boundaries do not exceed maximum permitted.
55.02-5	B2-5	Site coverage	Yes	Site coverage is less than 65% permitted (40%). Garden area calculation of 37%.
55.02-6	B2-6	Access	Yes	The proportion of driveways is less than 33% equating to 31.2%
55.02-7	B2-7	Tree Canopy	Yes	Achieves 22.5% canopy tree cover.
55.02-8	B2-8	Front fences	Yes	Front fences are not proposed.
55.03-1	B3-1	Dwelling diversity	Yes	All Dwellings are single storey, 16 x2 bedrooms dwellings are proposed, 18 x3 bedroom dwellings are proposed.
55.03-2	B3-2	Parking location	Yes	Standard is met.
55.03-3	B3-3	Street integration	No	Refer to further discussion
55.03-4	B3-4	Entry	No	Refer to further discussion

55.03-5	B3-5	Private open space	Yes	Dwellings provide minimum 25sqm private open space with a minimum width of 3m.
55.03-6	B3-6	Solar access to open space	Yes	Setbacks provided in accordance with Standard.
55.03-7	B3-7	Functional layout	No	Refer to further discussion
55.03-8	B3-8	Room depth	Yes	All rooms meet standard.
55.03-9	B3-9	Daylight to new windows	Yes	All rooms meet standard.
55.03-10	B3-10	Natural ventilation	Yes	Appropriate natural ventilation is provided to all dwellings.
55.03-11	B3-11	Storage	Yes	Standard is met.
55.04-1	B4-1	Daylight to existing windows	Yes	No existing habitable room windows within proximity to site.
55.04-2	B4-2	Existing north-facing windows	Yes	No existing north facing windows within proximity to site.
55.04-3	B4-3	Overshadowing secluded open space	Yes	No impact on existing SPOS from overshadowing.
55.04-4	B4-4	Overlooking	Yes	No views into existing SPOS.
55.04-5	B4-5	Internal views	Yes	Fixed fencing between dwellings to prevent views into SPOS and habitable rooms (does not include a bedroom for this standard).
55.05-1	B5-1	Permeability and stormwater management	Yes	Pervious surfaces are at least 20% of the site. Stormwater Management Plan submitted with application.
55.05-2	B5-2	Overshadowing domestic solar energy systems	Yes	No overshadowing impacts.
55.05-3	B5-3	Rooftop solar energy generation area	No	Refer to further discussion.
55.05-4	B5-4	Solar protection to new north-facing windows	Yes	Note included on Page 2 of Development Plans.
55.05-5	B5-5	Waste and recycling	No	Refer to further discussion (WMP provided; conditions required to demonstrate compliance).

55.05-6	B5-6	Noise impacts	Yes	Standard dwelling siting of services.
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As the proposal does not meet all applicable standards (including B2-1 and B2-6), Clause 32.08-7 exemption from sections 64 and 82 of the Act is not enlivened.

Assessment of Clause 55 Standards not Met

The following table addresses each Clause 55 standard that is not met, having regard to the objective, standard, assessment and relevant decision guidelines.

Standard B2-1 – Street Setback (applicable standard)

ELEMENT	ASSESSMENT
Objective	To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.
Standard	<p>Walls of buildings should be set back from streets a minimum distance equal to the lesser front wall setback of the existing buildings on the abutting allotments facing the same street or 6 metres, whichever is the lesser.</p> <p>The dwelling at 24 Sebastopol Road is setback 6.5 metres from its Sebastopol Road boundary. The dwelling at 20 Sebastopol Road is setback 8 metres from its Sebastopol Road boundary.</p> <p>Accordingly, the applicable street setback standard for development along Sebastopol Road is 6 metres.</p>
Response / Assessment	<p>The proposed setbacks of dwellings directly adjacent to each of these properties are:</p> <ul style="list-style-type: none"> • Dwelling 21 – minimum street setback of 4.5m. • Dwelling 01 – faces internal road, minimum side setback of 3.15m. <p>Other dwellings facing Sebastopol Road have setbacks ranging between approximately 3.32 metres and 6.98 metres, with only two of the nine dwellings facing Sebastopol Road setback more than the required 6 metres.</p> <p>The standard is therefore not met.</p>
Applicant's Written Statement	<p>Acknowledges that Standard B2-1 is not fully met. The Written Statement submits that:</p> <ul style="list-style-type: none"> • The locality exhibits a varied character due to the mix of residential, public, and commercial land uses. • Reduced setbacks are acceptable for infill development. • No neighbourhood character policy applies. • The oblique title boundary constrains a uniform setback. • Only two prevailing setbacks exist in the area. • The proposed setbacks will not adversely affect canopy tree outcomes.

Decision Guidelines	<ul style="list-style-type: none"> • Neighbourhood character: No specific neighbourhood character policy applies. While objectors describe the area as rural and low-density, the site is within the GRZ and adjoins a mixed-use context. There is no cohesive prevailing setback along Sebastopol Road that must be replicated. • Design response: The proposal reflects an infill outcome responsive to the mixed context and does not present an unreasonable or visually dominant streetscape outcome. • Site constraints: The oblique title boundary limits the ability to achieve a consistent setback and is a relevant consideration. • Prevailing setbacks: Only two dwellings establish identifiable setbacks; strict replication is not required in this context. • Visual impact: The reduced setbacks will not result in unreasonable visual impact when viewed from the street or adjoining properties. • Canopy trees: While four trees adjacent to Sebastopol Road are proposed for removal (primarily due to earthworks near the existing dam), the Landscape Master Plan provides for new canopy tree planting within front setbacks and along Sebastopol Road.
Conclusion	While Standard B2-1 is not met , it is considered that the objective of the standard is satisfied .

Standard B3-3 Street Integration

ELEMENT	ASSESSMENT
Objective	To integrate the layout of development with the street to support the safety and amenity of residents.
Standard	<p>Where a development fronts a street, a vehicle accessway or abuts public open space:</p> <ul style="list-style-type: none"> • Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space. • The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency. <p>Lighting is provided to all external accessways and paths. Mailboxes are provided for each dwelling and can be communally located.</p>
Response / Assessment	<p>Passive surveillance outcomes are inconsistent across the site. In particular:</p> <ul style="list-style-type: none"> • Dwelling 1 does not provide a habitable room window addressing Sebastopol Road. • Dwellings 7 and 8 do not provide habitable room windows addressing the drainage reserve located forward of the front fence. • Dwelling 13 does not provide a habitable room window addressing the road area to the north, resulting in limited passive surveillance.

	<ul style="list-style-type: none"> • Dwellings 23, 24 and 29 do not provide habitable room windows addressing the internal accessway forward of the front fence. • Dwelling 30 provides habitable room windows to the internal road; however, these are located behind fencing with limited transparency. <p>In addition, external lighting to accessways and paths is not shown on the plans, and mailbox locations are not identified.</p> <p>On this basis, Standard B3-3 is not met.</p>
Applicant's Written Statement	<p>The applicant submits that Standard B3-3 is met, stating that:</p> <ul style="list-style-type: none"> • Passive surveillance is provided by direct views from habitable room windows to Sebastopol Road, the internal accessway and the open space reserve. • Appropriate lighting will be provided to all external accessways. • Mailboxes are provided for each dwelling
Decision Guidelines	<ul style="list-style-type: none"> • Neighbourhood character: There are no specific neighbourhood character objectives or policies that define a preferred interface outcome for streets or accessways at this location. • Design response: Council acknowledges that the development provides some degree of surveillance to streets and accessways. However, the absence of habitable room windows in a number of key locations results in reduced passive surveillance outcomes, particularly along Sebastopol Road, the internal accessway and the drainage reserve. <p>Improved passive surveillance would support resident safety and enhance the legibility and activation of the internal street and site edges. These outcomes can be achieved through relatively minor design modifications, including the provision of windows, adjustments to fencing arrangements to improve transparency, and the formalisation of lighting and mailbox locations.</p> <p>In relation to the windows, the deficiencies noted, or modifications requested, generally require the inclusion of a window in the entry to the dwelling. These walls are otherwise blank walls to the street which should be discouraged as discussed.</p>
Conclusion	<p>Standard B3-3 is not met. However, it is considered that the objective of the standard can be satisfied, subject to conditions requiring minor design modifications to improve passive surveillance, provide external lighting, and confirm mailbox locations.</p> <p>Standard B3-3 is not an applicable standard for the purposes of Clause 55 notice or review exemptions. Accordingly, compliance with this standard may be required through permit conditions, and the identified matters can be addressed through minor design amendments without altering the overall layout or yield of the development.</p> <p>The following conditions are recommended:</p> <ul style="list-style-type: none"> a) Dwelling 1 - Provide at least one window forward of the fence with a direct outlook to Sebastopol Road.

	<p>b) Dwellings 7 and 8 - Provide at least one window forward of the fence with a direct outlook to the drainage reserve.</p> <p>c) Dwelling 13 - Provide at least one window-oriented forward of the fence toward the road area to the north.</p> <p>d) Dwellings 23, 24 and 29 - Provide at least one window forward of any fencing with a direct outlook to the internal road.</p> <p>e) Dwelling 30 – Provide at least one habitable room window forward of any fencing with a direct outlook to the internal road.</p> <p>f) Lighting - Identify and detail external lighting to all internal accessways and pedestrian paths on the plans, designed to improve safety and amenity and to the satisfaction of the Responsible Authority.</p> <p>g) Mailboxes - Show the location and design of mailboxes for each dwelling on the plans, which may be provided communally.</p>
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Standard B3-4 Entry

ELEMENT	ASSESSMENT
Objective	<p>To provide each dwelling, apartment development, or residential building with its own sense of identity.</p> <p>To provide entries with weather protection, safe design, natural light, and ventilation.</p>
Standard	<p>Each dwelling has a ground level entry door that:</p> <ul style="list-style-type: none"> • Has a direct line of sight from a street, accessway or shared walkway. • Is not accessed through a garage. • Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door.
Response / Assessment	<p>Review of the submitted plans identifies that for dwelling types A2, B, C, C1, D, D1 and F (left-hand orientation), the covered entry porch does not achieve the minimum 1.2 metre width measured at the entry door, as required by Standard B3-4. While the total covered area may meet the minimum area requirement of 1.44 square metres, the minimum dimensional requirement is not met.</p> <p>Accordingly, Standard B3-4 is not met.</p> <p>In addition, Council notes the following design matters:</p> <ul style="list-style-type: none"> • Pedestrian access paths to a number of dwellings are inefficiently routed through front setback areas, resulting in increased hard paving and potential impacts for deep soil zones and canopy tree planting. • Pedestrian paths for Dwellings 30, 31, 32, 33 and 34 are not clearly shown connecting entries to a street or shared accessway. <p>These matters do not form the basis for non-compliance with Standard B3-4 but are noted as design considerations relevant to the overall quality and legibility of the development.</p>

Applicant's Written Statement	<p>The applicant submits that the standard is met, stating that:</p> <ul style="list-style-type: none"> • Each dwelling provides a covered entry of at least 1.44 sqm with a minimum dimension of 1.2 m. • Entries have a direct line of sight to Sebastopol Road or internal accessways. • Porches provide weather protection and equitable access, including zero-threshold entries. <p>Council's assessment does not fully concur, noting that while covered entries are generally provided, the minimum dimensional requirement of 1.2 m is not achieved for several dwelling types.</p>
Decision Guidelines	<p>In considering whether the objective of Standard B3-4 is met, regard is had to the decision guidelines:</p> <ul style="list-style-type: none"> • Visibility and identification of entries - Entries are generally visible from streets or accessways; however, dimensional non-compliance reduces the effectiveness of the entry as a transitional and identifiable space for some dwellings. • Shelter, sense of address and transitional space - Covered entries are provided across the development, but porches that do not achieve the minimum width limit functionality, weather protection, and legibility of the entry. <p>Overall, the deficiencies are considered minor and readily addressed through plan amendments.</p>
Conclusion	<p>Standard B3-4 is not met. However, it is considered that the objective of the standard can be satisfied, subject to conditions requiring minor dimensional amendments to entry porches and clarification of pedestrian access connections.</p> <p>Standard B3-4 is not an applicable standard for the purposes of Clause 55 notice or review exemptions. Accordingly, compliance with this standard may be required by permit condition. The identified matters can be addressed without altering the overall layout, dwelling yield, or development footprint.</p> <p>The following conditions are recommended:</p> <ol style="list-style-type: none"> a) Entry porch dimensions - Amend the entry porches for dwelling types A2, B, C, C1, D, D1 and F to provide a minimum covered area of 1.44 sqm with a minimum dimension of 1.2 m measured at the entry door, in accordance with Standard B3-4. b) Pedestrian access connections - Clearly show continuous pedestrian paths connecting the entries of Dwellings 30, 31, 32, 33 and 34 to a street or shared accessway.

Standard B3-7 Functional layout

ELEMENT	ASSESSMENT
Objective	To ensure dwellings provide functional areas that meet the needs of residents.
Standard	<p>Bedrooms:</p> <ul style="list-style-type: none"> • Meet the minimum internal room dimensions specified in Table B3-7.1; and

	<ul style="list-style-type: none">• Provide an additional area of at least 0.8 square metres to accommodate a wardrobe. <table><tr><th colspan="3">Table B3-7.1 Bedroom dimensions</th></tr><tr><th>Bedroom type</th><th>Minimum width</th><th>Minimum depth</th></tr><tr><td>Main bedroom</td><td>3 metres</td><td>3.4 metres</td></tr><tr><td>All other bedrooms</td><td>3 metres</td><td>3 metres</td></tr></table> <p>Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.</p> <table><tr><th colspan="3">Table B3-7.2 Living area dimensions</th></tr><tr><th>Dwelling type</th><th>Minimum width</th><th>Minimum area</th></tr><tr><td>Studio and 1 bedroom dwelling</td><td>3.3 metres</td><td>10 sqm</td></tr><tr><td>2 or more bedroom dwelling</td><td>3.6 metres</td><td>12 sqm</td></tr></table>	Table B3-7.1 Bedroom dimensions			Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Table B3-7.2 Living area dimensions			Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres	12 sqm
Table B3-7.1 Bedroom dimensions																									
Bedroom type	Minimum width	Minimum depth																							
Main bedroom	3 metres	3.4 metres																							
All other bedrooms	3 metres	3 metres																							
Table B3-7.2 Living area dimensions																									
Dwelling type	Minimum width	Minimum area																							
Studio and 1 bedroom dwelling	3.3 metres	10 sqm																							
2 or more bedroom dwelling	3.6 metres	12 sqm																							
Response / Assessment	<p>Bedrooms:</p> <p>Standard B3-7 requires bedrooms to meet the minimum internal width and depth dimensions specified in Table B3-7.1. The standard does not provide an alternative to achieve floor area alone, nor does it permit averaging or redistribution of internal space to compensate for reduced dimensions.</p> <ul style="list-style-type: none">• The minimum internal dimensions for a main bedroom are 3.0 metres (width) × 3.4 metres (depth).• None of the proposed dwelling types achieve both of these minimum dimensions for the main bedroom.• The minimum internal dimensions for all other bedrooms are 3.0 metres × 3.0 metres.• These minimum dimensions are not achieved for all bedrooms in dwelling types A, A1, A2, B, C, C1, D, D1 and F. Only Dwelling Type E achieves compliance for other bedrooms.• All bedrooms provide the additional 0.8 square metre wardrobe allowance, as required by the standard. <p>Living Areas</p> <p>For dwellings with two or more bedrooms, Standard B3-7 requires living areas (excluding dining and kitchen areas) to have a minimum width of 3.6 metres and a minimum area of 12 square metres.</p> <ul style="list-style-type: none">• Dwelling types A, A1, A2, B, E and E1 achieve the minimum living area requirements.• For dwelling types C, C1, D, D1 and F, the plans identify combined living/dining spaces. When dining areas are excluded,																								

	<p>the remaining living areas do not achieve the minimum area requirement and are unlikely to achieve the minimum width requirement.</p> <ul style="list-style-type: none"> The standard expressly requires dining areas to be excluded from the living area calculation. Compliance cannot be achieved by reliance on furniture layouts or assumed alternative use of space. <p>Accordingly, Standard B3-7 is not met.</p>
Applicant's Written Statement	<p>The applicant acknowledges that the minimum bedroom dimensions are not achieved across most dwelling types and submits that:</p> <ul style="list-style-type: none"> The dwellings have been designed in collaboration with YWCA and Homes Victoria to provide long-term housing for low-income residents. Supporting correspondence from YWCA indicates that the rooms are considered usable and functional for the intended residents. It is submitted that flexibility in furniture selection and arrangement could improve the perceived functionality of the living areas.
Decision Guidelines	<p>In considering whether the objective of Standard B3-7 is met, regard is had to the decision guidelines:</p> <ul style="list-style-type: none"> The design response - Council acknowledges the applicant's submission that the dwellings have been designed in collaboration with specialist housing providers to meet the needs of intended residents. While this does not alter the assessment against the standard, it is relevant in considering whether alternative internal configurations can deliver functional and usable habitable rooms. The standard is specifically directed toward improving internal functionality and liveability outcomes and Council considers these should be provided for everyone. The useability and amenity of habitable rooms - The consistent failure to achieve minimum bedroom dimensions, particularly for main bedrooms, and the reliance on combined living/dining spaces that do not meet minimum living area requirements, results in habitable rooms that do not meet the baseline functional expectations established by Clause 55. Useability cannot be demonstrated through furniture layouts or subjective assessments where the minimum dimensions themselves are not met. <p>Although the minimum dimensional requirements are not met, Council considers that the objective of Standard B3-7 may be satisfied where internal layouts are amended to ensure that:</p> <ul style="list-style-type: none"> Bedrooms provide sufficient functional floor area to reasonably accommodate beds, circulation, and storage; and Living areas provide adequate space for everyday use, distinct from dining and kitchen areas. <p>The decision guidelines provide scope to accept an alternative outcome where it can be demonstrated that the functional intent of the standard is achieved, notwithstanding non-compliance with the prescribed dimensions.</p>
Conclusion	<p>Standard B3-7 is not met, as the minimum dimensional requirements for bedrooms and certain living areas are not achieved.</p> <p>However, having regard to the decision guidelines, it is considered that the objective of the standard can be satisfied, subject to conditions</p>

	<p>requiring amendments to the internal layouts of the dwellings to ensure functional, usable, and liveable internal spaces consistent with the intent of Clause 55.</p> <p>Standard B3.- is not an applicable standard for the purposes of Clause 55 notice or review exemptions. Accordingly, compliance with this standard may be required by condition.</p> <p>The following conditions are recommended:</p> <ul style="list-style-type: none"> a) Main bedrooms in all dwellings must achieve a minimum area of 10.2 square metres, exclusive of the required 0.8 square metre wardrobe allowance. b) All other bedrooms in all dwellings must achieve a minimum area of 9.0 square metres, exclusive of the required 0.8 square metre wardrobe allowance. c) Living areas (excluding dining and kitchen areas) in all dwellings must have a minimum width of 3.6 metres and a minimum area of 12 square metres. <p>Council is not satisfied that the objective of Standard B3-7 is met with the absence of permit conditions requiring amendments to internal layouts.</p>
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Standard B5-3 Rooftop solar energy generation area

ELEMENT	ASSESSMENT
Objective	To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.
Standard	<p>An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:</p> <ul style="list-style-type: none"> • Has a minimum dimension of 1.7 metres. • Has a minimum area in accordance with Table B5-3. • Is oriented to the north, west or east. • Is positioned on the top two thirds of a pitched roof. • Can be a contiguous area or multiple smaller areas. • Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area. <p>For 2- or 3-bedroom dwellings, the minimum rooftop solar energy generation area is 26sqm.</p>
Response / Assessment	<p>Drawing 05 (Solar Panel Plan) identifies indicative rooftop areas intended to accommodate future solar energy systems. Review of the submitted plans indicates that:</p> <ul style="list-style-type: none"> • A number of dwellings demonstrate sufficient roof area, orientation, and configuration to meet the requirements of Standard B5-3. • However, for Dwellings 24, 25, 26, 27, 28, 29 and 34, the plans do not clearly demonstrate the provision of a rooftop solar energy generation area of at least 26 square metres that satisfies all elements of the standard.

	<ul style="list-style-type: none"> The plans do not consistently annotate or dimension the rooftop solar energy generation areas, making compliance difficult to verify across all dwellings. <p>Accordingly, Standard B5-3 is not met.</p>
Applicant's Written Statement	The applicant submits that the dwellings have been designed to allow for the future installation of appropriately sited rooftop solar energy systems and refers to Drawing 05 (Solar Panel Plan') as demonstrating potential locations and areas for future installation.
Decision Guidelines	<p>In considering whether the objective of Standard B5-3 is met, regard is had to the following:</p> <ul style="list-style-type: none"> Design response - The overall dwelling designs and roof forms generally provide opportunities for future solar installation. However, additional clarification and minor roof layout adjustments are required to ensure that all dwellings achieve a compliant rooftop solar energy generation area. Size and orientation of the building / availability of solar access - Most dwellings have roof planes oriented to the north, east or west and are not significantly constrained by overshadowing. With minor design refinement, compliant solar areas can be accommodated. Overshadowing of rooftop solar areas - No significant overshadowing constraints are identified that would prevent compliance, subject to confirmation of final roof layouts and obstruction clearances.
Conclusion	<p>Standard B5-3 is not met, as the submitted plans do not clearly demonstrate that all dwellings provide the minimum compliant rooftop solar energy generation area.</p> <p>However, it is considered that the objective of the standard can be satisfied, subject to conditions requiring clarification and minor amendments to roof layouts to ensure that each dwelling can accommodate a compliant rooftop solar energy generation area.</p> <p>Standard B5-3 is not an applicable standard for the purposes of Clause 55 notice or review exemptions. Accordingly, compliance with this standard may be required by condition.</p> <p>The following condition is recommended:</p> <ul style="list-style-type: none"> a) amended plans must be submitted to and approved by the Responsible Authority which demonstrate that each dwelling is capable of accommodating a rooftop solar energy generation area in accordance with Standard B5-3 of Clause 55.

Standard B5-5 Waste and recycling

ELEMENT	ASSESSMENT
Objective	<p>To ensure dwellings are designed to facilitate waste recycling.</p> <p>To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.</p>

	To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.
Standard	<p>The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.</p> <p>For individual bin store for a dwelling, the minimum area must be 1.8sqm with a minimum depth of 0.8m and minimum height of 1.8m.</p> <p>Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.</p> <p>Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.</p>
Response / Assessment	<p>Review of the submitted plans indicates that:</p> <ul style="list-style-type: none"> • Bin storage areas are broadly shown on the Site Plan for each dwelling; however, the area, depth and height of individual bin stores are not nominated or dimensioned on the floor plans, making compliance difficult to verify. • While most dwelling types appear capable of accommodating a compliant 1.8 square metre individual bin storage area, Dwelling Type F provides only approximately 1.36 square metres, which is below the minimum requirement. • Internal waste and recycling storage areas are not shown on plans. • The WMP states that waste collections would occur via a standard Council waste collection vehicle. All residents would be responsible for presenting their individual bins to the kerb the night before scheduled collection days. <p>Accordingly, Standard B5-5 is not met.</p>
Applicant's Written Statement	<p>The applicant submits that:</p> <ul style="list-style-type: none"> • Individual bin storage areas are provided and detailed on the Site Plan and dwelling plans. • Waste collection will occur from individual garages or designated collection points. • The internal road network has been designed to facilitate refuse collection vehicles. • Each dwelling will include an internal waste and recycling storage space of the required dimensions. • A Waste Management Plan has been prepared to support the proposal.
Decision Guidelines	<p>In considering whether the objective of Standard B5-5 is met, regard is had to the following:</p> <ul style="list-style-type: none"> • Design response and Waste Management Plan - Council is satisfied that the development can be designed to provide functional and accessible waste and recycling facilities. However, further clarity is required on plan dimensions and servicing arrangements to demonstrate compliance with the standard.

	<ul style="list-style-type: none"> • Functionality and accessibility - Subject to minor amendments, individual bin storage areas can be provided in locations that are accessible and suitable for all residents, including those with limited mobility. • Waste servicing and vehicle access - Engineering advice identifies that the submitted swept path analysis does not demonstrate that waste collection vehicles can safely service Lots 14, 15 and 16 in a forward direction from the proposed internal road layout. This is a relevant consideration in assessing whether the waste and recycling facilities are functional and appropriately designed. • Better practice design - With clarification of bin storage dimensions, internal storage provision and servicing arrangements, the proposal is capable of aligning with better-practice guidance for multi-unit waste management.
Conclusion	<p>Standard B5-5 is not met, as the submitted plans do not clearly demonstrate compliant bin storage areas for all dwellings or internal waste storage dimensions.</p> <p>However, it is considered that the objective of the standard can be satisfied, subject to conditions requiring clarification of bin storage dimensions and resolution of waste collection servicing arrangements.</p> <p>Standard B5-5 is not an applicable standard for the purposes of Clause 55 notice or review exemptions. Accordingly, compliance with this standard may be required by condition.</p> <p>The following conditions are recommended:</p> <ol style="list-style-type: none"> a) Prior to the commencement of buildings and works, amended plans must be submitted to and approved by the Responsible Authority which clearly dimension and demonstrate that each dwelling is provided with an individual bin storage area that meets the minimum requirements of Table B5-5.1 of Clause 55, including a minimum area of 1.8 square metres, minimum depth of 0.8 metres and minimum height of 1.8 metres. b) The amended plans must also demonstrate that each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres, suitably located for convenient use. c) Updated swept path analysis must be submitted to the satisfaction of the Responsible Authority demonstrating that waste collection vehicles can service all dwellings and exit the site in a forward direction. d) If forward-direction servicing cannot be demonstrated for Lots 14, 15 and 16, a designed hardstand waste collection area must be provided between Lots 17 and 18, or at an alternative location to the satisfaction of the Responsible Authority, which: <ul style="list-style-type: none"> • Is located within the road reserve or otherwise to Council's satisfaction. • Accommodates waste collection vehicles without reversing as part of normal servicing operations; and • Is supported by compliant swept path analysis.

Bushfire Management Overlay and Clause 53.02 - Bushfire Planning

Statutory Context

The subject land is affected by the Bushfire Management Overlay (BMO).

In accordance with Clause 44.06-7, applications assessed under the BMO are exempt from notice, decision, and review requirements of the Act in relation to bushfire matters.

Accordingly, while bushfire-related concerns raised in submissions are acknowledged, they are not determinative beyond assessment against Clause 44.06 and Clause 53.02.

The BMO gives effect to Clause 13.02-1S, which prioritises the protection of human life above all other planning considerations.

The BMO states that the application must meet the requirements of Clause 53.02.

Submitted Bushfire Documentation and Referrals

The application is supported by a Bushfire Management Statement and Bushfire Management Plan prepared by BAL Assessments (Version 7, dated 22 May 2025).

The application was referred to the Country Fire Authority (CFA), which has provided conditional consent.

Clause 53.02 – Compliance with Approved and Alternative Measures

Clause 53.02-4 applies to the application. An assessment against the Approved Measures is provided below.

AM 2.1 Bushfire risk from the landscape	<p><i>The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</i></p> <p>The Bushfire Hazard Landscape Assessment prepared in support of the application categorises the site as Landscape Type 2, indicating a bushfire hazard that is not considered extreme and comparable to other developed areas on the periphery of Maryborough.</p> <p>The surrounding landscape comprises a combination of managed vegetation, fragmented forest, and low-threat vegetation, with bushfire risk addressed through a combination of defensible space, increased construction standards, and access provisions.</p> <p>Having regard to the BMS, the endorsed BAL ratings and the CFA's conditional consent, it is considered that the bushfire risk to the development from the surrounding landscape can be mitigated to an acceptable level.</p> <p>Accordingly, AM 2.1 is satisfied.</p>
AM 2.2 Building siting	<p><i>A building is sited to ensure the site best achieves:</i></p> <ul style="list-style-type: none">• <i>the maximum separation distance from the bushfire hazard,</i>• <i>proximity to a public road, and</i>• <i>access for emergency service vehicles.</i>

	<p>The siting of buildings within the development has been informed by the location of bushfire hazards both within and beyond the site.</p> <p>While some dwellings are located toward the rear of the landholding, separation from bushfire hazards is maximised through:</p> <ul style="list-style-type: none"> the provision of defendable space (including off-site defendable space), location of dwellings outside areas of defendable space, and reliance on higher BAL construction standards where reduced separation distances are proposed. <p>Although the internal access road is not a public road, it provides a constructed access connection to Sebastopol Road, enabling emergency service vehicle access to all dwellings. The BMS demonstrates that access arrangements are sufficient to facilitate emergency response.</p> <p>Council is satisfied that, having regard to site constraints and the approved bushfire protection measures, the siting of buildings achieves an appropriate balance between separation from bushfire hazards and functional access.</p> <p>Accordingly, AM 2.2 is satisfied.</p>
AM 2.3 Building design response	<p><i>A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.</i></p> <p>The proposal incorporates building design responses that are directly aligned with the identified bushfire risk, including:</p> <ul style="list-style-type: none"> construction of dwellings to BAL-12.5 and BAL-29, as determined by site-specific conditions. increased BAL ratings applied to selected dwellings to enable reduced defendable space and retention of higher-value vegetation; and consistency with AS3959 construction requirements. <p>The use of higher BAL construction standards in specific locations is a deliberate design response that reduces reliance on extensive vegetation removal while maintaining acceptable bushfire risk outcomes.</p> <p>Council is satisfied that the proposed building design appropriately responds to the landscape bushfire risk and reduces the potential impact of bushfire on dwellings.</p> <p>Accordingly, AM 2.3 is satisfied.</p>
AM 3.1 Defendable space and BAL construction	<p><i>A building is provided with defendable space and constructed to the corresponding BAL.</i></p> <p>The BMS establishes defendable space requirements for each dwelling in accordance with Table 2 (Columns A, B and C) and Table 6 to Clause 53.02-5, with construction standards aligned to the defendable space provided.</p>

	<p>Defendable space is achieved through:</p> <ul style="list-style-type: none"> • on-site vegetation management; and • off-site defendable space on adjoining land at 24 Sebastopol Road, secured through a private agreement. <p>The off-site defendable space provides approximately 33 metres of effective defendable space, comprising vegetation removal and existing low-threat vegetation. No planning permit is required for this vegetation removal, and Council is satisfied that reasonable assurance exists that the land can be managed in a defendable space condition.</p> <p>Where defendable space cannot be fully contained within the site, the proposal appropriately relies on:</p> <ul style="list-style-type: none"> • higher BAL construction standards; and • the bushfire hazard landscape assessment demonstrating a non-extreme risk context. <p>The proposed BAL ratings correspond with the defendable space provided for each dwelling.</p> <p>Accordingly, AM 3.1 is satisfied, subject to permit conditions requiring establishment and ongoing maintenance of defendable space in accordance with the endorsed BMS.</p>
<p>Alt 3.3 Defendable space on adjoining land</p>	<p><i>Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.</i></p> <p>The BMS relies in part on the provision of defendable space on adjoining land at 24 Sebastopol Road to satisfy the defendable space requirements for selected dwellings.</p> <p>Council is satisfied that the requirements of AltM 3.3 are met for the following reasons:</p> <ul style="list-style-type: none"> • The adjoining land at 24 Sebastopol Road is in contiguous ownership, with a total area of approximately 3,226 square metres. • No overlays apply to the adjoining land, and the proposed vegetation removal to establish defendable space benefits from the site area exemption under Clause 52.17, such that no planning permit is required for the removal. • A private agreement is in place between the applicant and the adjoining landowner to clear vegetation within 16 metres of the common boundary, with the remaining area already classified as low-threat vegetation, resulting in approximately 33 metres of effective defendable space. • The proposed management of the adjoining land as defendable space is clearly documented in the endorsed BMS and BMP. • It is reasonable to assume the land will be maintained in a defendable space condition.

	<p>While Council is not a party to the private agreement, Clause 53.02 does not require a legal instrument to secure adjoining land as defensible space. The test is whether there is reasonable assurance, which is satisfied in this instance by the combination of land ownership arrangements, planning controls, and the absence of regulatory impediments to vegetation management.</p> <p>It is appropriate to require, by condition, that the defensible space identified on adjoining land be established and maintained in accordance with the endorsed Bushfire Management Plan prior to occupation of those dwellings that require the subject defensible space.</p> <p>Accordingly, AltM 3.3 is satisfied.</p>
AM 4.1 Water supply and vehicle access	<p><i>A building is provided with an appropriate water supply and vehicle access for firefighting purposes.</i></p> <p>The BMS demonstrates that:</p> <ul style="list-style-type: none">• each dwelling will be provided with a static water supply for firefighting purposes in accordance with Table 4 to Clause 53.02-5.• water tanks will be constructed of non-combustible materials and fitted with compliant outlets; and• water supplies may be shared with domestic use, with a dedicated outlet reserved for firefighting, consistent with AM 4.1. <p>Vehicle access for emergency services is provided via the internal access road connecting to Sebastopol Road. The CFA has reviewed and accepted the access arrangements as part of its conditional consent.</p> <p>Council is satisfied that the proposed water supply and access arrangements are adequate to support firefighting and emergency response.</p> <p>Accordingly, AM 4.1 is satisfied.</p>

Conclusion

Council is satisfied that the proposal complies with Clause 44.06 and Clause 53.02, and that bushfire risk to life and property can be reduced to an acceptable level through compliance with the endorsed Bushfire Management Plan and CFA conditions.

Clause 52.17 – Native Vegetation

Statutory Context

Clause 52.17 applies to the removal, destruction or lopping of native vegetation on the subject land and within the Sebastopol Road reserve.

The purpose of Clause 52.17 is to ensure that native vegetation removal is avoided where possible, minimised where removal cannot be avoided, and that appropriate offsets are provided where removal is permitted, consistent with the Guidelines for the removal, destruction or lopping of native vegetation.

Submitted Documentation

To address Clause 52.17, the applicant has submitted:

- an Arboricultural Assessment.
- a Native Vegetation Assessment.
- an amended Native Vegetation Removal Report (NVR) (May 2025); and
- offset availability information.

The assessments cover vegetation within the subject site and the Sebastopol Road reserve adjacent to the site.

Vegetation Overview

The native vegetation assessment identifies:

- three patches of native vegetation; and
- four scattered trees (including large trees),

within the study area.

The Arboricultural Assessment identifies a broader suite of trees, including native and non-native species, with varying retention values.

Some vegetation proposed for removal is located within required defensible space and is therefore exempt from permit requirements under Clause 52.12.

Avoidance and Minimisation Outcomes

Following assessment and discussions with the applicant, Council has formed the view that the proposal has reasonably sought to avoid and minimise native vegetation removal.

Key outcomes are as follows:

- Vegetation associated with the existing dam and earthworks area - Trees and Patch 2 located between Sebastopol Road and the existing dam cannot reasonably be retained due to dam removal and associated earthworks. Removal of this vegetation is accepted.
- Western corner of the site (Dwellings 7 and 8 / drainage reserve) - Trees and Patch 1 in this area are affected by drainage and construction works. While complete retention is unlikely, Council considers it appropriate that:
 - vegetation management within defensible space accords with Table 6 to Clause 53.02-5.
 - a tree removal and retention plan be prepared to maximise retention where possible; and
 - higher BAL construction standards be relied upon to reduce unnecessary vegetation loss.

The submitted LMP includes the retention of two trees within the reserve that are also within the defensible space. All plans submitted with the application are consistent in this regard.

- Sebastopol Road reserve – northern section – Most trees are planted or not native to Victoria and therefore do not require a planning permit to be removed. While large, Tree 13 is dead and has been assessed as having a Poor Useful Life Expectancy and Low Retention Value. Tree 32 has been similarly assessed. New canopy tree plantings should be extended the length of the section of Sebastopol Road to be upgraded.
- Sebastopol Road reserve – southern section- Council has determined that road upgrade works are not required beyond the southern internal road connection (plus 5m). This allows for the retention of trees and Patch 3 in this section of the reserve. This position has been accepted and reflected in the amended Native Vegetation Assessment and NVR. Trees

24, 25 and 27 should also be retained – each are assessed as having good Useful Life Expectancy's and High Retention Value.

Offsets

Where vegetation removal is unavoidable and not exempt under Clause 53.12, offsets are addressed through the amended NVRP and offset availability report.

Vegetation required to be retained but treated as “lost” for offset accounting due to TPZ encroachment is appropriately captured in the NVRP.

Clause 52.17 Conclusion

Having regard to:

- the submitted arboricultural and native vegetation assessments.
- the amended NVRP.
- the relationship between vegetation removal and defensible space requirements under Clause 53.02; and
- Council's requirement to retain vegetation within the Sebastopol Road reserve wherever practicable.

it is considered that the proposal demonstrates appropriate avoidance and minimisation of native vegetation removal consistent with Clause 52.17 and Clause 13.01-1S.

Recommended Conditions

Conditions are proposed to:

- require services to be bored beneath retained trees where practicable.
- require the retention of nominated trees and patches within the Sebastopol Road reserve, including Trees 24, 25 and 27 in addition to those already nominated in the application.

Subject to these conditions, the proposal is considered acceptable under Clause 52.17.

Clause 52.02 - Easements, landscaping and maintenance of drainage reserves and infrastructure

Ultimately two drainage reserves are to be provided through this development:

1. The drainage reserve on 22 Sebastopol Road, and
2. The retarding basin and water quality treatment on 7 Sebastopol Road.

Both are required to be accessible to Council. For the drainage reserve, a carriageway easement on the internal body corporate road will be required to ensure access across the 'private road.' For 7 Sebastopol Road, similar access will also need to be provided, as well as an easement across the retarding basin itself. Alternatively, this land could be vested in Council now which would provide additional security and perhaps ease of management and maintenance.

In terms of landscaping, both reserves are primarily for drainage purposes. A landscape plan should be provided for both reserves. In terms of development or embellishment of the reserves, this should be completed for both by the applicant prior to the occupation of any dwelling. The extent of embellishment of either reserve has not been discussed internally but should provide appropriate fencing, access paths, lighting, signage, and low maintenance planting.

Clause 53.01 - Public Open Space Contribution and Subdivision

It is noted that as this application does not include subdivision of land, Clause 53.01 does not apply, and a 5% land or cash contribution cannot be sought.

Clause 53.18 – Stormwater Management in Urban Development

Clause 53.18 (Stormwater management) applies to urban development other than, as relevant to this application, single dwellings and provides the relevant statutory framework for the assessment of stormwater, drainage, and construction management matters for this application.

The objectives of Clause 53.18 seek to:

- maximise the retention and reuse of stormwater.
- reduce impacts on the downstream drainage system and improve stormwater quality.
- support cooling, habitat improvement, and attractive public spaces; and
- protect drainage infrastructure and receiving waters from sedimentation and contamination, particularly during construction.

Stormwater Management System (Standard W2)

The application is supported by a Stormwater Management Plan (SWMP), which adopts a similar drainage strategy to that previously assessed under Application 063/24, updated to respond to the increased dwelling yield and impervious surfaces. It demonstrates an integrated approach to stormwater detention, treatment, and conveyance across the site. The system includes on-site detention; water quality treatment measures and a drainage reserve located at the low point of the site adjacent to the unnamed tributary.

The proposed system is designed to:

- manage post-development flows to pre-development conditions.
- filter sediment and pollutants prior to discharge.
- incorporate water sensitive urban design measures consistent with best practice; and
- locate treatment and detention infrastructure in a form that can be appropriately maintained by Council.

While submissions raise concerns regarding potential flooding impacts upstream and downstream of the site, Clause 53.18 does not require Council to resolve detailed hydraulic outcomes at the planning permit stage. Rather, the clause requires Council to be satisfied that the site is capable of accommodating an appropriate stormwater management system, and that detailed design can be resolved through engineering plans and approvals.

The SWMP demonstrates that the site has sufficient capacity to incorporate stormwater retention, detention, and treatment infrastructure without compromising the overall development layout. Accordingly, the proposal is considered to meet Standard W2, subject to conditions requiring detailed engineering design and approval.

Site Management During Construction (Standard W3)

Clause 53.18 also requires consideration of how stormwater, sediment and construction impacts will be managed prior to and during the construction of subdivision works.

The submitted documentation indicates that erosion and sediment controls will be implemented during construction to protect downstream infrastructure and receiving waters. Detailed construction-phase controls, including sediment fencing, stabilised access points and management of construction waste, can be appropriately required through permit conditions and construction management plans.

It is therefore considered that the requirements of Standard W3 can be satisfied, subject to standard conditions requiring a Construction Management Plan and erosion and sediment control measures to the satisfaction of Council and relevant authorities.

Decision Guidelines

In considering the decision guidelines at Clause 53.18-7, Council notes that:

- the site has the physical capacity to incorporate stormwater detention, treatment, and water sensitive urban design features.
- the proposed drainage reserve and detention basin provide a logical and maintainable location for stormwater assets.
- the drainage network can accommodate the proposed development, subject to detailed engineering design.
- stormwater treatment areas are capable of being maintained as Council-managed assets; and
- detailed matters relating to finished floor levels, fencing design adjacent to overland flow paths, and flood storage protection can be appropriately addressed through permit conditions and engineering approvals.

Advice from the NCCMA has been considered and is consistent with this approach, particularly in relation to ensuring that flood storage is not reduced and that finished floor levels are appropriately designed.

Conclusion

Having regard to the objectives, standards, and decision guidelines of Clause 53.18, it is considered that the application demonstrates an appropriate stormwater management response at the planning permit stage.

Stormwater, drainage, and construction management matters can be satisfactorily resolved through permit conditions requiring detailed engineering design, certification, and authority approvals. On this basis, the proposal is considered to comply with Clause 53.18.

Recommended conditions are:

- Before the commencement of works, a detailed Stormwater Management Plan (SWMP) must be submitted to and approved by the Responsible Authority. The plan must:
 - a. Be generally consistent with the Stormwater Management Plan submitted with the application, unless otherwise agreed by the Responsible Authority.
 - b. Demonstrate compliance with Clause 53.18 and the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
 - c. Include detailed plans and calculations for stormwater detention, treatment, and conveyance infrastructure.
 - d. Demonstrate that post-development stormwater flows do not exceed pre-development flows for all design storm events.
 - e. Identify water quality treatment measures to manage sediment, litter, and pollutants prior to discharge.
 - f. Demonstrate that stormwater infrastructure can be effectively accessed and maintained by Council; and
 - g. Be prepared to the satisfaction of the Responsible Authority and any relevant drainage authority.
- Before the commencement of works, plans must be submitted to and approved by the Responsible Authority demonstrating:
 - a. The final extent, dimensions, and levels of all drainage reserves.
 - b. The location of all Council-managed drainage and water quality assets.
 - c. That drainage reserves are provided free of buildings and structures (other than approved drainage infrastructure); and

- d. That access for inspection, maintenance and emergency works is provided to Council's satisfaction.
- Before the commencement of works, detailed engineering plans and computations must be submitted to and approved by the Responsible Authority demonstrating that:
 - a. Finished floor levels for all dwellings are set above applicable flood and overland flow levels.
 - b. The development does not reduce flood storage capacity within the site; and
 - c. Overland flow paths are maintained without obstruction.
- Before the commencement of works, fencing details adjacent to drainage reserves and overland flow paths must be submitted to and approved by the Responsible Authority. The fencing must:
 - a. Be designed to allow the free passage of overland flows.
 - b. Avoid solid or impermeable fencing where it would impede stormwater movement; and
 - c. Be constructed in accordance with the approved plans.
- Before the commencement of works, a Construction Management Plan must be submitted to and approved by the Responsible Authority. The plan must include:
 - a. Erosion and sediment control measures.
 - b. Management of stormwater during construction.
 - c. Measures to prevent litter, concrete waste and other pollutants entering the drainage system; and
 - d. Site stabilisation measures during and after construction.

All works must be carried out in accordance with the approved plan.

- Before any dwellings are occupied, documentation must be submitted to the Responsible Authority confirming:
 - a. Ownership and maintenance responsibilities for all stormwater assets; and
 - b. That all stormwater infrastructure has been constructed in accordance with the approved plans.

Key Issues Raised in Objections

Submissions raise concerns regarding potential impacts on residential amenity, including loss of privacy, overshadowing, increased noise and activity, and the overall intensity of development.

Council recognises that a development of this scale will alter the amenity context of the area and that this change may be experienced by adjoining and nearby residents. These matters are assessed primarily through Clause 55, which establishes detailed objectives and standards relating to residential amenity outcomes.

As set out in the Clause 55 Assessment section of this report:

- the proposal meets the applicable standards relating to overlooking and overshadowing of existing dwellings and secluded private open space; and
- where standards are not met, the relevant decision guidelines have been applied to determine whether acceptable amenity outcomes are nonetheless achieved, with permit conditions recommended where appropriate.

The development is single storey, incorporates separation distances and screening measures, and does not result in unreasonable overlooking or overshadowing impacts to adjoining residential properties. While increased residential activity will occur, these impacts are typical of residential

development within the General Residential Zone and do not exceed acceptable planning thresholds.

On balance, while acknowledging the concerns raised, Council is satisfied that the proposal will not result in unreasonable off-site amenity impacts.

Neighbourhood Character, Density and Overdevelopment

Submissions raise concerns regarding the density of the proposal, its relationship to the existing neighbourhood character and the perceived scale of development along Sebastopol Road.

Council acknowledges that the proposal does not replicate the existing low-density development pattern in the immediate area. However, the land is located within the GRZ, which anticipates residential change over time and supports a range of housing types and densities.

Where an application is assessed under Clause 55, questions of neighbourhood character, density and built form must be considered through the objectives, standards, and decision guidelines of that clause. Where a standard is met, the Planning Scheme provides that the corresponding objective is deemed to be satisfied. Where standards are not met, Council has undertaken a detailed assessment and identified appropriate responses, including design modifications secured through permit conditions.

Broader concerns about density, while understandable, do not of themselves provide a basis to refuse or redesign the development beyond what is permitted under Clause 55 and the parallel controls that apply to the proposal.

Residential Amenity (Privacy, Overlooking, Noise)

Submissions raise concerns regarding potential impacts on residential amenity, including loss of privacy, overshadowing, increased noise and activity, and the overall intensity of development.

Council recognises that a development of this scale will alter the amenity context of the area and that this change may be experienced by adjoining and nearby residents. These matters are assessed primarily through Clause 55, which establishes detailed objectives and standards relating to residential amenity outcomes.

As set out in the Clause 55 Assessment section of this report:

- the proposal meets the applicable standards relating to overlooking and overshadowing of existing dwellings and secluded private open space; and
- where standards are not met, the relevant decision guidelines have been applied to determine whether acceptable amenity outcomes are nonetheless achieved, with permit conditions recommended where appropriate.

The development is single storey, incorporates separation distances and screening measures, and does not result in unreasonable overlooking or overshadowing impacts to adjoining residential properties. While increased residential activity will occur, these impacts are typical of residential development within the General Residential Zone and do not exceed acceptable planning thresholds.

On balance, while acknowledging the concerns raised, Council is satisfied that the proposal will not result in unreasonable off-site amenity impacts.

Built Form, Layout and Clause 55 Compliance

Concerns were raised regarding the internal layout of the development, its relationship to Sebastopol Road, the internal road network, and the perceived lack of integration with the existing streetscape.

These matters have been assessed against Clause 55, which provides a comprehensive framework for evaluating residential development outcomes. As outlined elsewhere in this report:

- many Clause 55 standards are met and are therefore deemed to comply; and
- where variations occur, these matters are capable of being addressed through permit conditions without altering the overall layout or yield of the development.

The built form is considered acceptable in height, scale, and massing. The internal road layout and landscaping strategy are capable of delivering a functional and cohesive residential environment, subject to the conditions recommended.

Vegetation Removal and Environmental Impacts

Submissions raise concerns regarding the removal native vegetation, particularly within the Sebastopol Road reserve and areas visible from adjoining properties.

Council acknowledges the value of existing vegetation for neighbourhood character and environmental outcomes. Vegetation removal has been assessed under Clause 52.17 (Native Vegetation) and Clause 53.02 (Bushfire). Some vegetation removal is required to facilitate development and to meet bushfire defendable space requirements. Efforts have been made to retain higher-value vegetation where feasible.

Permit conditions are recommended to:

- require retention of nominated trees and vegetation patches.
- manage vegetation within defendable space in accordance with Clause 53.02; and
- ensure appropriate offsets are secured where required.

With these measures in place, Council is satisfied that vegetation impacts have been managed.

Infrastructure, Stormwater and Servicing

Submissions raise concerns regarding stormwater drainage, flooding impacts, and infrastructure capacity.

Stormwater and drainage have been assessed under Clause 53.18. The application is supported by a Stormwater Management Plan and flood modelling. Council's engineering and catchment management advisors have reviewed the proposal and identified conditions requiring detailed drainage design, protection of overland flow paths, and provision of stormwater treatment and detention infrastructure.

Subject to these conditions, Council is satisfied that stormwater and servicing issues can be appropriately managed.

Strategic and Policy Context

Several submissions express concern that the proposal is not consistent with the existing character of the area or broader planning policy objectives.

While Council acknowledges those concerns, where an application is assessed under Clause 55, the assessment of residential design and amenity matters is undertaken through the objectives, standards, and decision guidelines of Clause 55. Strategic policy provisions provide background context only and are not determinative unless expressly called up by an operative provision

applying to the application. The assessment of other permit triggers (including the BMO and particular provisions) has been addressed separately.

Traffic, Access, and Parking

Concerns have been raised regarding traffic volumes, parking availability, and internal access arrangements.

Council notes that Clause 52.06 has been amended, reducing statutory car parking requirements for residential development. The proposal does not require a parking reduction and traffic, and access matters can be managed through permit conditions and subsequent engineering approvals.

Bushfire Risk and Emergency Management

Strong concerns have been raised regarding bushfire risk, evacuation, and emergency access.

Council acknowledges the seriousness of these concerns. Bushfire risk has been assessed under the Bushfire Management Overlay and Clause 53.02, supported by a Bushfire Management Statement, and reviewed by the Country Fire Authority, which has provided conditional consent.

While submissions inform Council's understanding of local concerns, the Planning Scheme establishes a specific assessment pathway for bushfire matters and limits the extent to which these issues can influence the decision beyond compliance with those provisions.

Overall Discussion

This application has required detailed consideration across multiple statutory controls, including Clauses 55, 52.17, 53.02 and 53.18 of the Planning Scheme, as well as advice from referral authorities and Council's departments.

The proposal represents a substantial residential development outcome relative to the existing pattern of development along Sebastopol Road. Council acknowledges that this scale of change has prompted concern from nearby residents and that the development will alter the character and intensity of activity within the immediate area. These concerns are understandable and have been considered as part of the assessment process.

From a statutory perspective, the land is zoned for residential purposes and is not constrained by strategic policy that would preclude multi-dwelling development. Where residential design and amenity matters are governed by Clause 55, the Planning Scheme confines assessment of those matters to the objectives, standards, and decision guidelines of that clause. The Planning Scheme anticipates residential growth and consolidation within areas such as this, subject to appropriate controls to manage amenity, environmental impacts, infrastructure provision, and risk.

The assessment under Clause 55 demonstrates that many standards are met and therefore deemed to comply. Where standards are not met, the relevant objectives and decision guidelines have been applied and conclusions reached. In most instances, non-compliance relates to matters capable of being addressed through targeted permit conditions without altering the fundamental layout, yield, or viability of the development. One exception is Standard B3-7 (Functional layout), where compliance is required to ensure acceptable baseline liveability outcomes for future residents.

Vegetation removal has been assessed under Clause 52.17 and has been an ongoing discussion with the applicant, particularly within the Sebastopol Road reserve. Where removal is unavoidable, appropriate offsets and retention requirements are identified and can be secured by permit conditions. Council is satisfied that a reasonable balance has been struck between development outcomes, bushfire protection, and vegetation retention.

Bushfire risk has been assessed under the BMO and Clause 53.02, supported by a BMS and BMP and reviewed by the CFA. The CFA has provided conditional consent. The proposal incorporates a combination of defensible space, higher BAL construction standards, access, and water supply measures that collectively reduce bushfire risk to an acceptable level. The use of adjoining land as part of the defensible space is expressly contemplated by Clause 53.02 and is supported in this instance by reasonable assurance mechanisms.

Stormwater and drainage matters have been considered under Clause 53.18, which provides a clear statutory basis for assessing flood risk, stormwater quality, and infrastructure capacity. While detailed engineering resolution will occur at the subdivision and construction stages, the application demonstrates that stormwater impacts can be managed through on-site detention, treatment, and controlled discharge, subject to permit conditions.

On balance, and having regard to the assessment against the applicable statutory controls (including Clause 55 and the relevant parallel provisions), the advice of referral authorities and Council's departments, and the capacity to address identified matters through permit conditions, it is considered that the proposal can achieve an acceptable planning outcome and that approval, subject to conditions, is warranted.

It is recommended that Council resolve to issue a planning permit and that a Notice of Decision be issued subject to the conditions outlined above.

CONSULTATION/COMMUNICATION

As set out earlier within this report, notice of the application was given in the prescribed form in accordance with section 52 of the Act. Notice was given by placing a sign at the site, by publishing a notice in the Carisbrook Mercury, and sending it by post. Notice was given to the owners and occupiers of adjoining and surrounding land as well as to the EPA Victoria, while informal notice was also provided to Agriculture Victoria.

As a result, thirty-three (33) objections were received. The matters raised in both the objections and submissions have been addressed in the preceding assessment. A planning hearing was conducted with the applicant and objectors on the 18th of February in accordance with Council's statutory planning delegations' policy. Twenty – three submitters participated in the hearing.

Council's decision on the matter will be communicated to all relevant parties following the Council meeting. Regardless of whether Council decides to grant or refuse a permit, the permit applicant as well as all objectors and submitters will receive a letter advising them of Council's decision and setting out their appeal (or review) rights to VCAT under the Act.

FINANCIAL & RESOURCE IMPLICATIONS

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

Should any party appeal Council's decision to VCAT and a review process occurs, additional costs will be incurred. These situations may arise if:

- Pursuant to section 77 of the Act, the permit applicant applies to VCAT for review of Council's decision to refuse to grant the permit.
- Pursuant to section 79 of the Act, the permit applicant applies to VCAT for review of Council's failure to grant the permit within the prescribed time.
- Pursuant to section 80 of the Act, the permit applicant applies to VCAT for review of any condition in a permit which Council has issued or decided to grant.
- Pursuant to section 82 of the Act, an objector applies to VCAT for review of Council's decision to grant a permit.

RISK MANAGEMENT

Community Well-being - Failure to recognise and manage the impact of changing social and economic conditions on the community by assessing the application under section 60 of the Planning and Environment Act 1987 including giving consideration to amenity impacts, environmental sustainability, and compatibility with surrounding land uses.

Governance - Failure to transparently govern and embrace good governance practices by providing a clear, transparent assessment based on statutory requirements and community input. The report outlines the application details, relevant planning controls, and the rationale for the recommendation, ensuring accountability and informed decision-making.

Legislative compliance - Failure to manage our compliance with relevant legislative requirements by outlining in the report the statutory assessment process, including consideration of all matters required under section 60 of the Act, Clause 55 Compliance in the scheme and documenting public notice and submissions in accordance with legislative requirements.

CONCLUSION

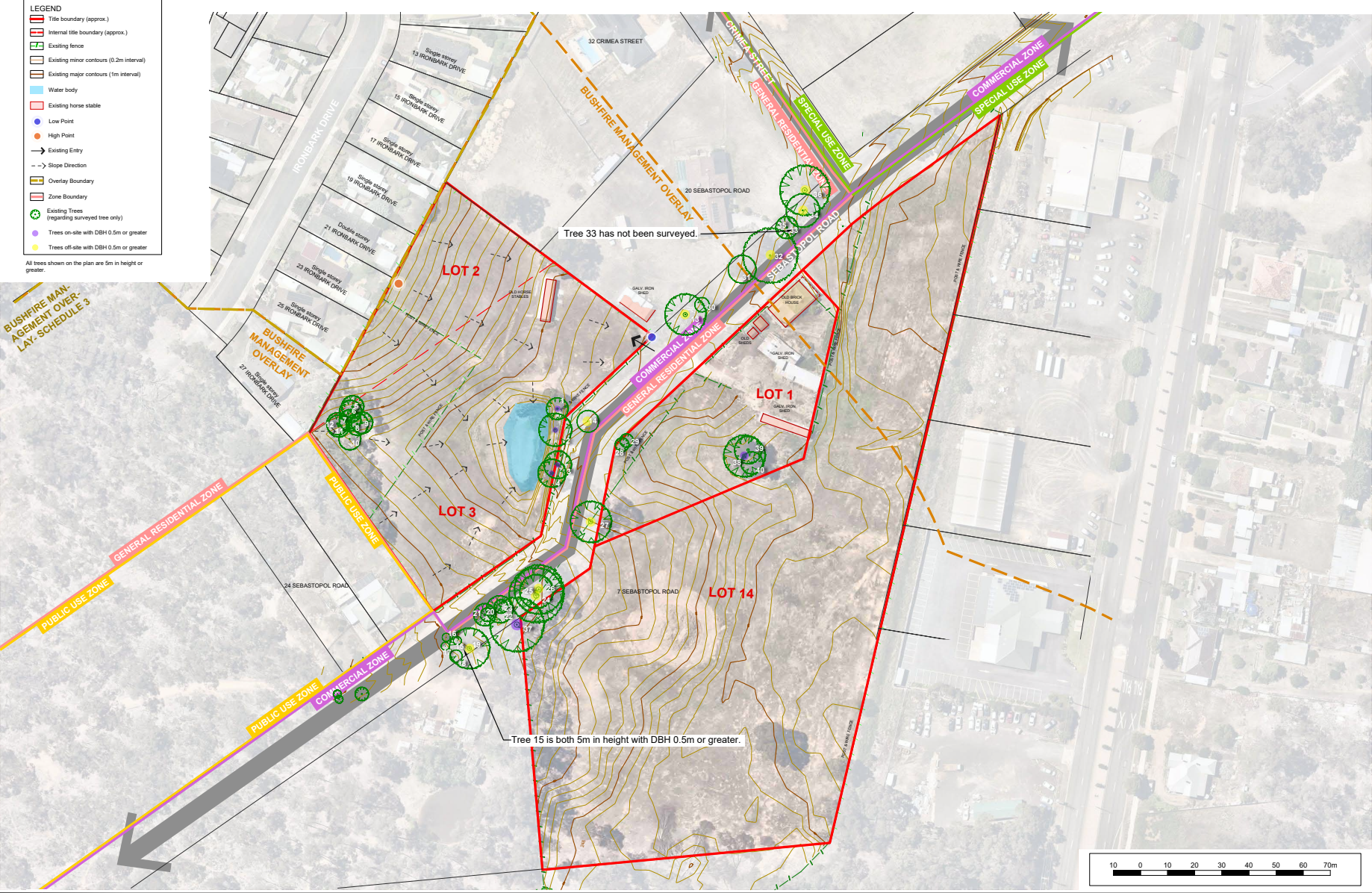
Planning permit application 038-25 seeks approval for the use and development of the land for the development of land for 34 dwellings, removal of native vegetation, creation of easements, and creation of Council reserve at Lots 1, 2 and 3 on Title Plan 171995B, Crown Allotment 14, Section 12, Parish of Maryborough, being 7 and 22 Sebastopol Road, Maryborough.

A Council resolution/determination is sought on the application as thirty-three (33) objections have been received.

Having considered the application against the requirements of the planning scheme and Council policy it is the recommendation of this report is that Council, as the Responsible Authority and pursuant to section 61 of the Planning and Environment Act 1987, decides to grant a permit subject to conditions and issue a Notice of Decision to Grant a Permit.

ATTACHMENTS

1. 038-25 - Site Analysis V 05 - 7 Sebastopol Road Maryborough [7.2.1]
2. 038-25 - Planning Report (34 Dwellings) Ver. 4 - 7 Sebastopol Road Maryborough [7.2.2]
3. 038-25 - Design Response, Beveridge Williams, V 06 - 7 Sebastopol Road Maryborough [7.2.3]
4. 038-25 - Updated Landscape Mgt Plan - 7 Sebastopol Road, Maryborough [7.2.4]
5. 038-25 - Development Plans, Rev. 16 - 7 Sebastopol Road Maryborough [7.2.5]



Site Analysis Plan
7 Sebastopol Road, Maryborough
JCP Property Pty Ltd

1 Glenferrie Road, Malvern, Victoria 3144
ph : 03 9524 8888 - www.beveridgewilliams.com.au

05	08.10.2025	Updated info of tree 15-18	OX	WEB	Date: 08.10.2025	
04	06.09.2025	Updated tree info	OX	WEB	Version No: 05	
03	11.08.2025	Removed DRAFT stamp	OX	WEB	Job No: 2401300	
02	07.08.2025	Amended to client comments	OX	WEB	Scale (A1): 1:625	
01	14.05.2025	First issue	OX	WEB	(A3): 1:1250	
Version	Date	Description	Drafted	Approved		

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Planning Report

Lots 1, 2 and 3 TP171995 and Allotment 14,
Section 12A, Parish of Maryborough
(Part of) 7 Sebastopol Road, Maryborough

Construction of 34 Dwellings (in a Bushfire Management
Overlay), Removal of Native Vegetation & Car Parking
Dispensation

Ref No: 3044 01556 (401)

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Document Information

Proposal Name 34 Dwellings
Job Reference 3044 01556 (401)
Date 27 October 2025
Version Number 4

Author(s)

Name MP Date 27 October 2025

Approved By

Name MP Date Approved 27 October 2025

Document History

Version	Date	Description of Revision	Prepared by	Reviewed by
0	4.6.2025	Review	JP	MP
1	5.6.2025	Client Review	JP	MP
2	10.6.2025	Lodgement with Council	JP	MP
3	9.10.2025	Response to Further information	JP	MP
4	27.10.2025	Dispensation of 15 car parks	MP	MP

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Attachments

Attachment 1	Copy of Title – Previously provided
Attachment 2	Feature Survey – Previously provided
Attachment 3	Site Analysis – Revised
Attachment 4	Design Response – Revised
Attachment 5	Development Plans – Revised
Attachment 6	Landscape Master Plan – Revised
Attachment 7	Clause 55 Assessment – Revised
Attachment 8	Arboricultural Impact Report – Previously provided
Attachment 9	Vegetation Assessment – Previously provided
Attachment 10	Bushfire Management Assessment – Previously provided
Attachment 11	Stormwater Management Plan – Previously provided
Attachment 12	Waste Management Plan - Revised
Attachment 13	Functional Layout Plans – Previously provided
Attachment 14	Traffic Impact Assessment
Attachment 15	YWCA Correspondence, 17.9.2025

1 Introduction

Stantec has been engaged to prepare a Planning Permit Application for 34 dwellings in a Bushfire Management Overlay, removal of native vegetation & car parking dispensation, for a registered community housing provider on land identified as Lots 1, 2 and 3 TP171995 and Allotment 14, Section 12A, Parish of Maryborough – (Part of) 7 Sebastopol Road, Maryborough.

This revised report has been updated in response to Council's request for further information of the 5th September, 2025.

2 Permit Triggers

A permit is required for the above proposal under the following provisions of the Planning Scheme:

>	General Residential Zone	32.08-7	Construction of two or more dwellings
>	Bushfire Management Overlay	44.06-2	Buildings and works associated with accommodation
	Car Parking	52.06.2	Reduction in car parking
	Native Vegetation	52.17-1	Removal of Native Vegetation

3 Subject Site and Context

The subject site is known as 7 Sebastopol Road with parcels located on the eastern and western side of Sebastopol Road, Maryborough, approximately 1 kilometre south-west of the town centre. The site consists of four titles as follows:

- > Vol. 12569 Fol. 081, Lot 1 on Title Plan 171995B
- > Vol. 12569 Fol. 082, Lots 2 and 3 on Title Plan 171995B
- > Vol. 05719 Fol. 711, Crown Allotment 14, Section 12A, Parish of Maryborough

The site is irregular in shape with an overall combined area of approximately 3.56 hectares. Lot 2 TP171995 is currently landlocked.

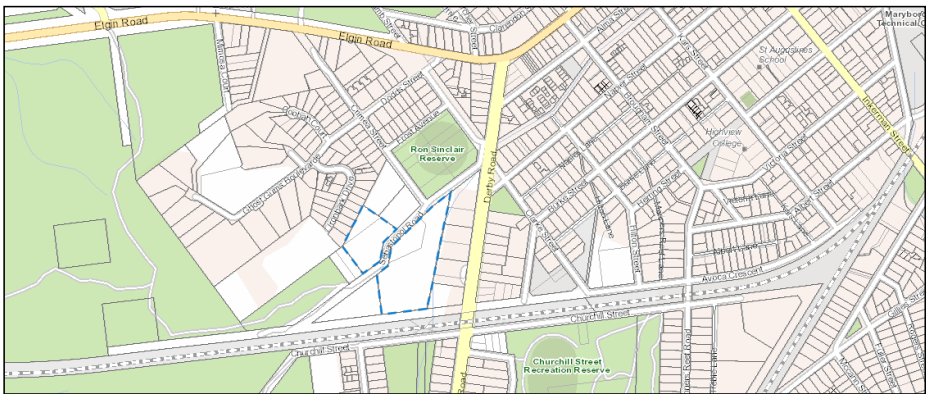


Figure 1 – Locality Plan – VicPlan

A dwelling and associated outbuildings currently exist on Lot 1, with old stables located on Lot 3, with the remainder of the lots vacant of structures.

Surrounding land to the north-west is development for residential purposes at conventional densities, while residential land immediately to the north-east contains housing at lower densities. Single dwellings exist on parcels to the south-west, while land to the east is developed for commercial purposes and contains a number of businesses including a funeral home, bus depot and car dealership.

The two parcels of land on the western side of Sebastopol Road and land to the north-east and north-west are included within the General Residential Zone, while the two parcels of land on the eastern side of Sebastopol Road are included within the Commercial 2 Zone. Although containing a dwelling, land immediately to the south-west is included within Schedule 7 to the Public Use Zone (Other public use), while land to the north of Allotment 14 is included within the Special Use Zone 1 (Goldfields Reservoir, Ballarat Road, Maryborough).

The majority of the subject site and some surrounding land are also included within the Bushfire Management Overlay.

Sebastopol Road is constructed with a gravel surface and gravel shoulders. Above ground electricity is available along Sebastopol Road.

4 Proposal

It is proposed to develop the land on the western side of Sebastopol Road for 34 single storey dwellings for a registered community housing provider, to provide for long term tenancy leases.

A reserve will be created towards the north-west corner of this site to create a (drainage) reserve.

Land on the eastern side of Sebastopol Road will contain drainage infrastructure associated with the proposed housing development.

The dwellings will be contained on Lots 2 & 3 and will consist of a mixture of 2 and 3 bedrooms, with some dwellings being physically attached. A circular internal access road will service the majority of the dwellings, with 9 of the proposed dwellings having direct access to Sebastopol Road. Six (6) parallel 'visitor' parking spaces have been provided within the internal accessway to the development.

Each dwelling will have an outdoor alfresco area with direct access from the living/family room, along with individual secluded open space. In addition to this, an open reserve will be located to the west of the development.

The dwellings will be constructed using a mixture of brick veneer, Weathertex or Axon wall cladding, aluminium doors and window frames with Colorbond roof cladding and garage door. Other design and construction features include:

- > Reverse cycle air conditioning units.
- > Provision of 2,500lt water tanks.
- > Provision for bicycle storage on rear wall of garage.
- > 900mm x 1200mm 'circulation space'.
- > 'No step' entry from porch into dwelling.

Refer Attachment 5 for full details.

Waste collection will be via kerbside pickup – both to Sebastopol Road and from the internal access road.

Land on the eastern side of Sebastopol Road will contain drainage infrastructure and retarding basins associated with the development. **Refer to Stormwater Management Plan at Attachment 11.**

As part of this development, some native vegetation will require removal or will be deemed as being 'consequentially lost', with offsets provided where required:

Table 1: Trees to be removed

Tree Identification Numbers	Offsets required
(1, 2, 3, 4 – 'Patch 2'), (24, 25, 26 – '(part of) Patch 1'), 27 (Tree D), 32 (Tree B)	YES
5, 6, 7, 8, 9, 12, 14, 33, 34	NO

Table 2 Trees to be 'practically retained' (consequential loss)

Tree Identification Numbers	Offsets required
13 (Tree A), (20, 21, 22, 23 – '(part of) Patch 1'), 35 (Tree C)	YES
10, 11, 15, 16, 17, 30, 31	NO

Table 3: Trees to be retained

Tree Identification Numbers	Offsets required
18, 19, 28, 29, 36, 37, 38, 39, 40	NO

Refer to Attachments 8 & 9.

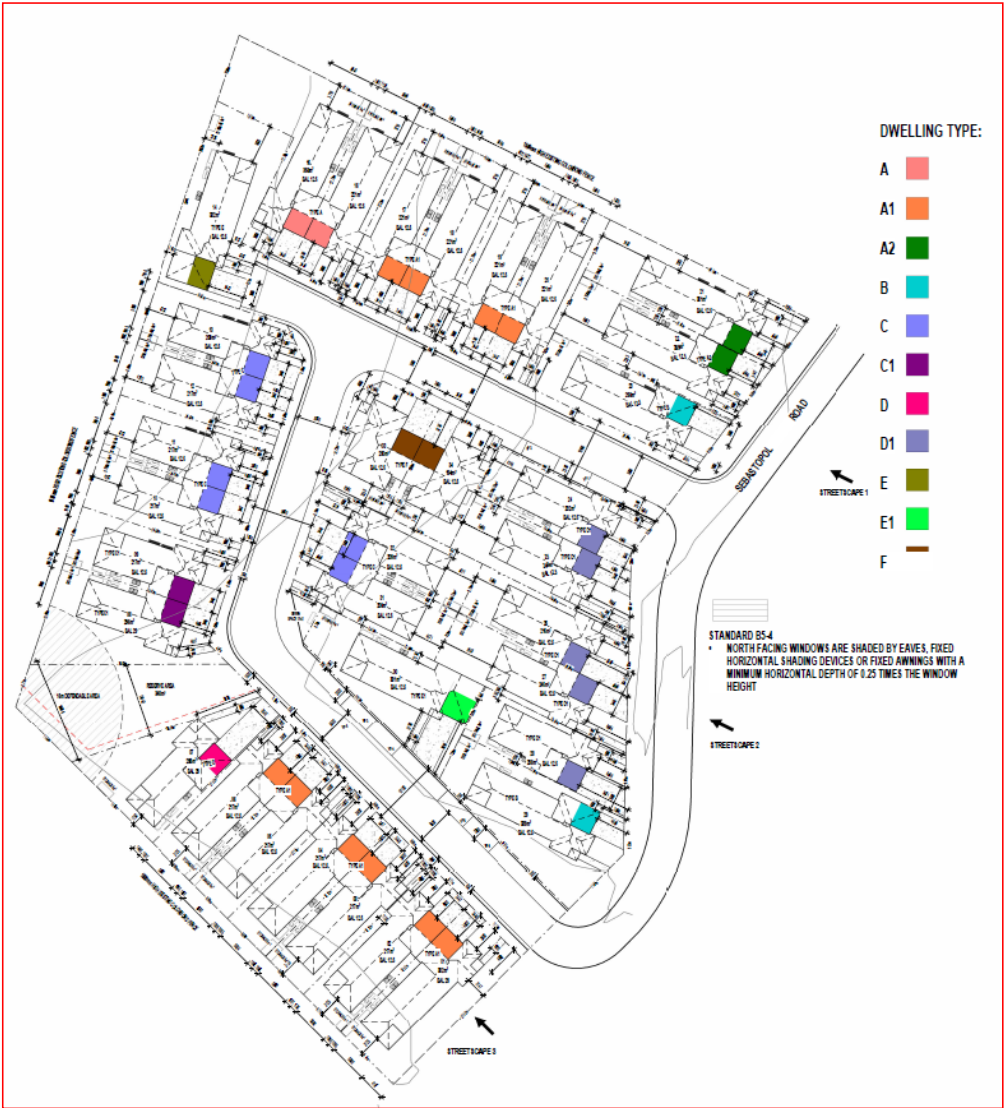


Figure 2 –Site Plan, Tony James Design, Issue 16

5 Zoning

The subject site is situated within the General Residential Zone and Commercial 2 Zone.

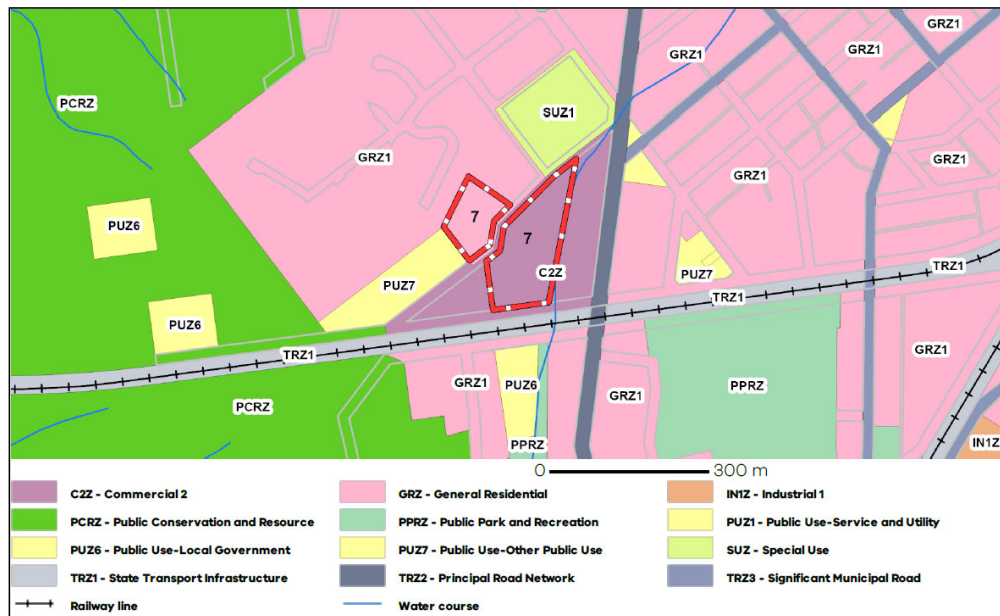


Figure 3 – Zoning Map – VicPlan

5.1 General Residential Zone

The purpose of the General Residential Zone is:

- > To implement the Municipal Planning Strategy and the Planning Policy Framework.
- > To encourage development that is responsive to 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.

Response: The proposal is consistent with the purpose of the zone in that it will provide for a variety of affordable housing types in a location that has access to public transport in the form a bus services along Derby Road, Clarke and Crimea Streets, and with access to educational, recreational, community and commercial facilities.

5.1.1 Use

The use is defined as 'dwellings' which is included within the broader definition of 'accommodation'.

5.1.2 Garden area

Under the provisions of Clause 32.08-4, an application to construct a dwelling on a lot must provide a minimum garden area of 35% for lot sizes above 650 square metres.

Response: *Based on the above requirement, 3,498 square metres of the site is to be identified as 'garden area'. The proposal is considered to comply with this requirement as approximately 3,713 square metres of the site does not contain buildings, accessways or driveways, equating to approximately 37% including front and rear yards, nature strips and the open reserve to the west.*

5.1.3 Construction of two or more dwellings on a lot

Under Clause 32.08--7 of the Planning Scheme, a permit is required to construct two or more dwellings on a lot on land included within the General Residential Zone.

Before deciding on an application, the Responsibility Authority must consider the objectives, standards and decision guidelines of Clause 55.

Response: *Refer to the attached Clause 55 assessment for full details of all requirements relevant to this application.*

5.1.4 Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- > The Municipal Planning Strategy and the Planning Policy Framework.
- > The purpose of this zone.
- > The objectives set out in a schedule to this zone.
- > Any other decision guidelines specified in a schedule to this zone.
- > The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- > For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings of three storeys or less, excluding a basement, the objectives, standards and decision guidelines of Clause 55.

Response: *The proposal is consistent with the purpose of the zone in that it will allow for diversity of housing types in a location with access to the services and transport. The development has been designed to expand access to secure, long-term rental housing in the town, with tenancy opportunities managed by a registered community housing provider. Prospective tenants are expected to be individuals or households on low to moderate incomes, aligned with local housing affordability needs. The design and layout of the facility is considered to be appropriate for the evolving neighbourhood character of the area and consistent with the relevant requirements of Clause 55.*

5.2 Commercial 2 Zone

The purpose of the Commercial 2 Zone is:

- > To implement the Municipal Planning Strategy and the Planning Policy Framework.
- > To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.
- > To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

Response: As previously mentioned, land on the eastern side of Sebastopol Road will contain drainage infrastructure and retarding basins associated with this residential development. This is considered to fall within the definition of 'minor utility installation' and therefore exempt under the provisions of Clause 62.01 for uses not requiring a permit and 62.02-1, buildings and works not requiring a permit.

Refer Section 9 for further details.

6 Overlays

6.1 Bushfire Management Overlay

The subject site is also included within the Bushfire Management Overlay.

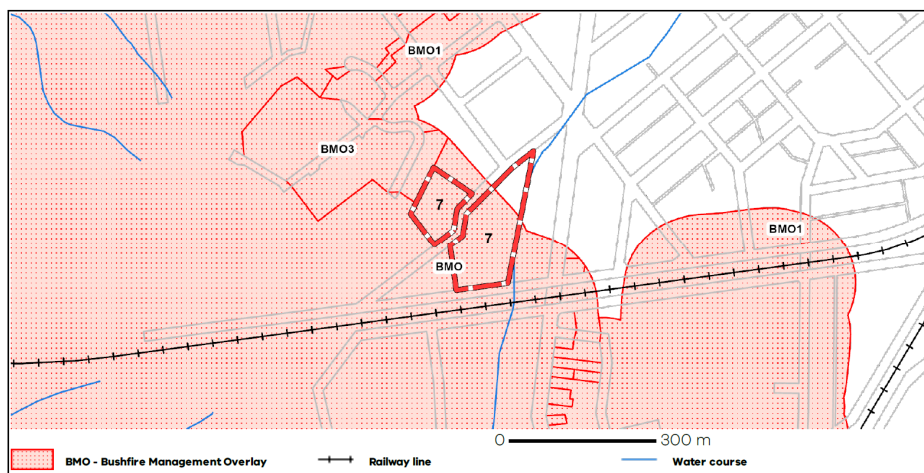


Figure 4 – Bushfire Management Overlay – VicPlan

The purpose of the Bushfire Management Overlay 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.

6.1.1 Buildings and Works

Under the provisions of Clause 44.06-2 of the Planning Scheme, a permit is required to construct a building or construct or carry out works associated with land used for accommodation.

Response: *This application will facilitate approval under the above provision.*

6.1.2 Application Requirements

Under the provisions of Clause 44.06-4, an application must meet the requirements of Clause 53.02 unless the application meets all of the requirements specified in a schedule to this overlay. A schedule to this overlay may specify substitute approved measures, additional alternative measures and additional or substitute decision guidelines for the purposes of Clause 53.02.

Response: *Refer to the attached 'Bushfire Management Statement' for full details.*

6.1.3 Exemption from Notice and Review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act, unless a schedule to this overlay specifies otherwise.

Response: *Under the provisions of the Bushfire Management Overlay, the application is exempt from notice and third-party appeal provisions.*

7 Particular Provisions

7.1 Carparking

Under the provisions of Clause 52.06.2, before a new use commences, the number of car parking spaces required under Clause 52.06-5 must be provided to the satisfaction of the responsible authority.

Table 1 contained in Clause 52.06-5 of the Planning Scheme states that carparking for residential development must be provided at a ratio of 1 space to each two-bedroom dwelling plus 2 spaces to each 3-bedroom dwelling. In addition, 1 visitor space is to be provided to every five dwellings for developments of five or more dwellings.

Clause 52.06-7 of the Planning Scheme allows for the reduction in the provision of parking spaces required.

Response: *Based on the above requirements, a total of 58 carparking must be provided as follows:*

- > 2-bedroom dwellings (16 on total) – 16
- > 3-bedroom dwellings (18 in total) – 36
- > Visitor spaces (6.8) – 6

A total of 43 spaces have been provided by way of:

- > 34 single car garages provided for each dwelling.
- > 3 visitor or second spaces in front of garage to Dwelling 14, 23 and 30.
- > 6 visitor parking spaces on internal accessway.

A Traffic Impact Assessment Report has been prepared by Salt³, Attachment 14. A car parking dispensation of 15 car parking spaces is sought.

As part of their review, the following was concluded in relation to the anticipated demand and applicable ratio against the Planning Scheme requirements:

- > *Anticipated vehicle ownership based on 2021 Census data for Maryborough of 1.5 vehicles per 3 bedroom dwelling.*
- > *Based on 18, 3 bedroom dwellings at 1.5 vehicles per dwelling, 27 spaces would be required.*
- > *21 spaces have been provided, 18 by single garages, 3 tandem spaces (dwellings 14, 23 and 30).*
- > *Short fall of 6 spaces.*

As a result, a reduction in parking requirements of 6 spaces is required. Salt³ assessment includes the above documented vehicle ownership for Maryborough, anticipated vehicle ownership of tenants, possibility of parking small to medium size vehicles in driveway and the proximity of the site to public bus services. The assessment concluded that appropriate parking as been provided for within the development.

7.2 Native Vegetation

Under the provisions of Clause 52.17-1, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation.

Response: *As part of this development, some native vegetation will require removal, or will be deemed as 'lost', with offsets provided where required, considering the Mitigation Hierarchy of avoid, minimise and offset. Refer to Attachments 8 & 9.*

Table 1: Trees to be removed

Tree Identification Numbers	Offsets required
(1, 2, 3, 4 – 'Patch 2'), (24, 25, 26 – '(part of) Patch 1'), 27 (Tree D), 32 (Tree B)	YES
5, 6, 7, 8, 9, 12, 14, 33, 34	NO

Table 2 Trees to be 'practically retained' (consequential loss)

Tree Identification Numbers	Offsets required
13 (Tree A), (20, 21, 22, 23 – '(part of) Patch 1'), 35 (Tree C)	YES
10, 11, 15, 16, 17, 30, 31	NO

Table 3: Trees to be retained

Tree Identification Numbers	Offsets required
18, 19, 28, 29, 36, 37, 38, 39, 40	NO

7.3 Bicycle Facilities

Clause 52.34 aims to encourage cycling as a mode of transport and to provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities. Clause 52.34-1 states that a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.

The tables to Clause 52.34-5 states that 1 bicycle space is required to each 5 dwellings in developments of four or more storeys.

Response: *As this development is single storey, no bicycle spaces are required under the Table 1 to Clause 52.34-5. However, the development has made provision for bicycle storage on the rear wall of each garage.*

7.4 Bushfire Planning

The purpose of Clause 53.02 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 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.

These provisions apply to an application to construct a building or construct or carry out works under the provisions of the Bushfire Management Overlay.

Response: *Refer to the attached 'Bushfire Management Statement' for full details.*

7.5 Stormwater Management in Urban Development

The purpose of Clause 53.18 is to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

7.5.1 Stormwater Management for Buildings and Works

An application to construct a building or construct or carry out works must meet the objections of and should meet all of the standards of Clause 53.18-5 and 53.18-6 and must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.

Response: *A drainage reserve is provided towards the northeast corner of the site.*

As previously mentioned, land on the eastern side of Sebastopol Road will contain drainage infrastructure and retarding basins associated with the residential development.

Refer to Attachment 11 for further details.

7.5.2 Site Management Objectives

Clause 53.18-6, site management, aims to protect drainage infrastructure and receiving waters from sedimentation and contamination and to protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.

Response: *Approval for this project is yet to be obtained. As a result, site management during the construction phase is currently unknown as no contracts have been entered into at this early stage. However, it is anticipated that appropriate measures will be undertaken during construction works to ensure that the site and surrounding area, including erosion and sediment, stormwater, litter, concrete and other construction waste and chemical contamination are appropriately managed during the construction stage as required by Clause 53.18-6 and can be dealt with via a permit condition.*

8 General Provisions

8.1.1 Uses Not Requiring a Permit

Under the provisions of Clause 61.01, any requirement in this scheme relating to the use of land, other than a requirement in the Public Conservation and Resource Zone, does not apply to the use of land for a minor utility installation. Minor utility installation is defined as “land used for a utility installation comprising any of the following b) storm or flood water drains or retarding basins;”

Response: *It is therefore considered that the use of the drainage infrastructure and retarding basin proposed on the eastern side of Sebastopol Road in association with the development of the residential falls within the definition of ‘minor utility installation’ and therefore exempt under the provisions of Clause 62.01 for uses not requiring a permit. Should any easements be required, these shall be provided to the satisfaction of the Responsible Authority.*

8.1.2 Buildings and works not requiring a permit

Under the provisions of Clause 61.02-1, any requirement in this scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in the Public Conservation and Resource Zone, does not apply to buildings and works associated with a minor utility installation.

Response: *It is therefore considered that the construction or carrying out of works associated with the drainage infrastructure and retarding basin proposed on the eastern side of Sebastopol Road in association with the development of the residential falls within the definition of ‘minor utility installation’ and therefore exempt under the provisions of Clause 62.02-1 from requiring a permit.*

9 Decision Guidelines

Under the provisions of Clause 65.01, before deciding on an application or approval of a plan, the responsible authority must also consider the following relevant decision guidelines:

- > The matters set out in section 60 of the Act.
- > Any significant effects the environment, including the contamination of land, may have on the use or development.
- > The Municipal Planning Strategy and the Planning Policy Framework.

- > The purpose of the zone, overlay or other provision.
- > Any matter required to be considered in the zone, overlay or other provision.
- > The orderly planning of the area.
- > The effect on the environment, human health and amenity of the area.
- > The proximity of the land to any public land.
- > Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- > Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- > The extent and character of native vegetation and the likelihood of its destruction.
- > Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- > The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- > The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.
- > The impact the use or development will have on the current and future development and operation of the transport system.

Response: *As outlined throughout this report, it is considered the proposal is appropriate for this location with supporting reports and documentation demonstrating the site can provide all necessary services required for a residential development. In addition, supporting documentation also demonstrates appropriate regard has been given to mitigating any bushfire or flooding hazards.*

10 Policy Framework

It is considered the proposal is consistent with the relevant State, Regional and Local Planning Policies as outlined below:

10.1 Municipal Planning Strategy

02.03-6 – Housing – Council seeks to manage the development of housing in its townships and settlements, as relevant, by:

- > Prioritising the provision of innovative residential housing that is energy efficient and affordable.
- > Prioritising and facilitating urban consolidation on existing residential lots in Maryborough, Carisbrook and Dunolly.
- > Exploring the provision of affordable housing options for the community in collaboration with housing associations and specialist housing providers on Crown land.

02.03-9 – Infrastructure – Integrated Water Management – Council seeks to improve integrated water management by:

- > Ensuring residential development occurs in areas where sewerage, water, power and telecommunication infrastructure can be provided.
- > Ensuring that landscaping responds to integrated stormwater management.

- > Prioritising the implementation of water sensitive urban design and the provision of rainwater tanks in new developments to supply water for toilet flushing, garden irrigation and cold water laundry.

02.04 – Central Goldfields Strategic Framework Plans – Maryborough is identified in the Central Goldfields Shire Settlement Plan as 'Urban consolidation' with the subject site located within the Township boundary. The periphery of Maryborough is identified as "Bushfire Management Overlay" in the Central Goldfields Environmental Hazards Plan.

10.2 Planning Policy Framework

11.01-1S – Settlement – This policy aims to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. Relevant strategies to achieve this are to:

- > Support sustainable development of the regional centres including Maryborough.
- > Create and reinforce settlement boundaries.
- > Plan for development and investment opportunities along existing and planned transport infrastructure.
- > Limit urban sprawl and direct growth into existing settlements.
- > Promote and capitalise on opportunities for urban renewal and infill redevelopment.

11.01-1R – Settlement – Loddon Mallee South – A relevant strategy of which is to manage and support growth in Castlemaine, Gisborne, Kyneton and Maryborough as employment and service hubs that reinforce the network of communities in the region.

11.01-1L – Settlement – Central Goldfields – This policy aims to achieve a sustainable urban form for townships and settlements by containing future development within the township boundaries shown on the township maps, by providing a diverse range of land types and lot sizes in areas where there is existing infrastructure to meet the needs of the future population and prioritising the development of a wide variety of housing options, including townhouses, apartments and specifically designed aged persons' housing in Maryborough and other district centres of the Shire.

11.02-1S – Supply of Urban Land – This policy aims to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses by ensuring the ongoing provision of land and supporting infrastructure to support sustainable urban development and consider opportunities for the consolidation, redevelopment and intensification of existing urban areas.

11.03-2S – Growth Areas – Aims to locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits. Strategies to achieve this include

- > Concentrate urban expansion into growth areas that are served by high-capacity public transport
- > Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.
- > Provide a diversity of housing type and distribution.

12.01-1S – Protection of Biodiversity – This policy aims to assist the protection and conservation of Victoria's biodiversity.

12.01-1L – Protection of Biodiversity – Central Goldfields – the objective of which is to protect and enhance remnant vegetation and wildlife corridors for their biodiversity value in the Box Ironbark Forests.

12.01-2S – Native Vegetation Management – The objective of this policy is 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 – This policy aims to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. This policy must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land which is within a designated bushfire prone area or subject to a Bushfire Management Overlay.

Strategies include giving priority to the protection of human life, identifying bushfire hazards and undertake appropriate risk assessment, planning to strengthen the resilience of settlements and communities and prioritise protection of human life. In a bushfire prone area designated in accordance with regulations made under the *Building Act 1993*, bushfire risk should be considered when assessing planning applications for accommodation.

15.01-5S – Neighbourhood Character – The objective of which is to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

16.01-1S – Housing Supply – Aims to facilitate well-located, integrated and diverse housing that meets community needs by facilitating diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types and supporting opportunities for a range of income groups to choose housing in well-serviced locations.

16.01-2S – Housing Affordability – The objective of which is to deliver more affordable housing closer to jobs, transport and services. Relevant strategies include:

- > Improve housing affordability by:
 - Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
 - Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.
- > Increase the supply of well-located affordable housing by:
 - Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
 - Ensuring the redevelopment and renewal of public housing stock better meets community needs.

19.03-2S – Infrastructure Design and Provision – Aims to provide timely, efficient and cost-effective development infrastructure that meets the needs of the community by providing an integrated approach to the planning and engineering design of new subdivision and development and integrating developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns.

19.03-3S – Integrated Water Management – Aims to sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.

11 Conclusion

The proposed residential development is consistent with the State and Local Planning Policy context in relation to residential development that provides for a widening of housing diversity through a mix of housing types and supporting opportunities for a range of income groups to choose housing in well-serviced locations, as outlined by Clause 16.01-1S, housing supply and Clause 16.01-2S, housing affordability, by encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes and increasing the supply of well-located affordable housing by facilitating a mix of private, affordable and social housing in suburbs and urban renewal precincts.

Appropriate bushfire protection measures are able to be implemented for the site minimising any threat to life or property.

The native vegetation which will be removed or will be deemed as being 'consequentially lost', will have relevant offsets provided where required, with vegetation retained where possible.

It is considered the proposal accords with the purpose of the General Residential Zone in providing for a variety of housing types and more importantly, provides for much needed affordable housing.

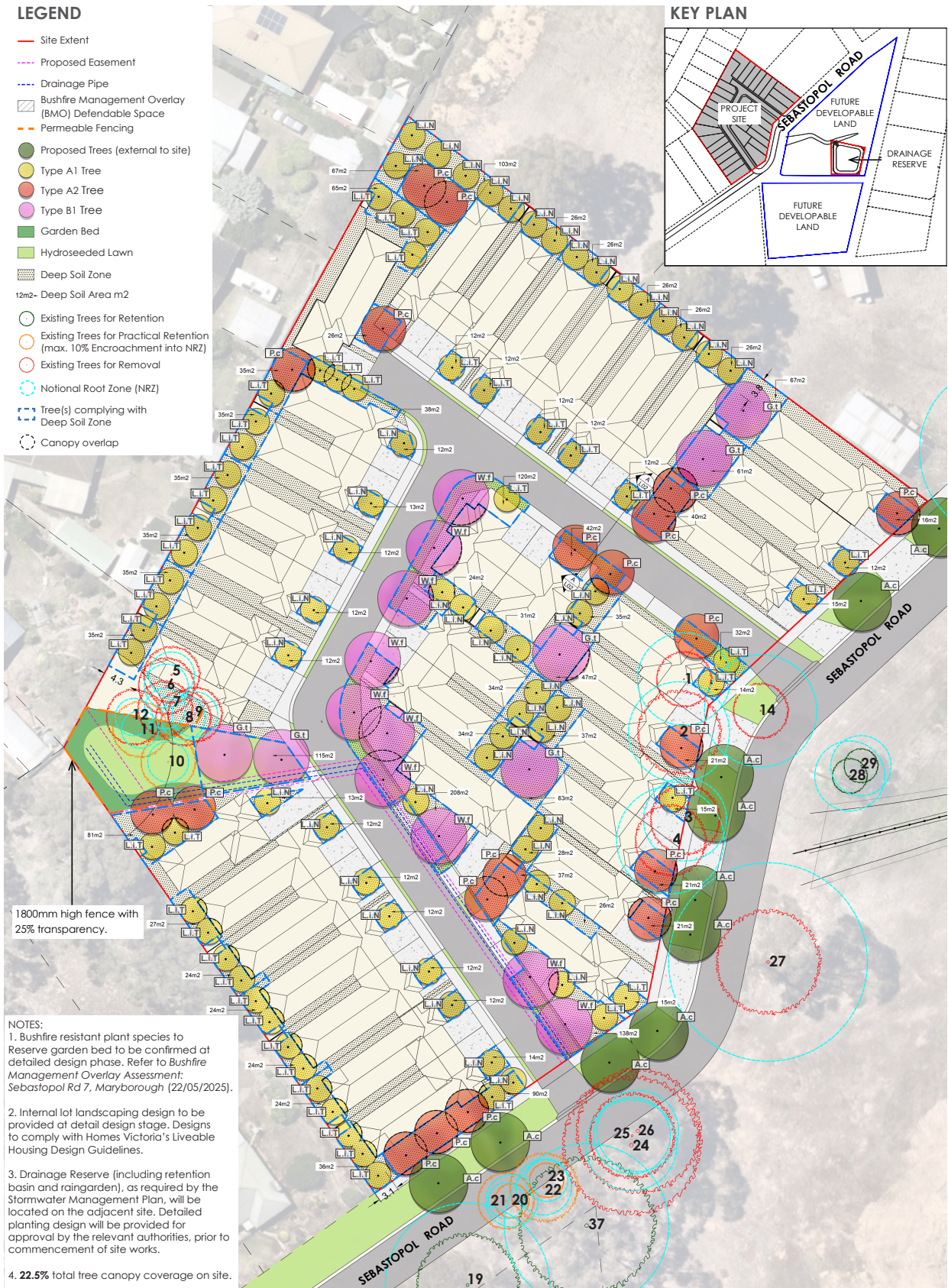
For the reasons outlined in this report, it is considered the development of residential development on the site is appropriate and should therefore be supported by Council.



Design Response Plan
7 Sebastopol Road, Maryborough
JCP Property Pty Ltd

06	08.10.2025	Updated plan as per Comments	OX	WEB	Date: 08.10.2025
05	06.10.2025	Updated plan as per Comments	OX	WEB	Version No: 06
04	30.09.2025	Updated plan as per RPI	OX	WEB	Job No: 2401300
03	11.08.2025	Removed DRAFT stamp	OX	WEB	Scale (A1): 1:375
02	07.08.2025	Updated to align with issue 12 of the Overall Siting Plan	WEB	WEB	(A3): 1:750
Version	Date	Description	Drafted	Approved	

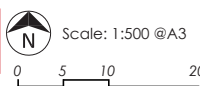
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Landscape Master Plan
Address: 7 Sebastopol Road, Maryborough
Client: JCP Property Pty Ltd

Project Number: 2401300
Drawn by: S.Bunworth
Checked by: B.Foulis

Revision: E
Issued: 15.01.2026

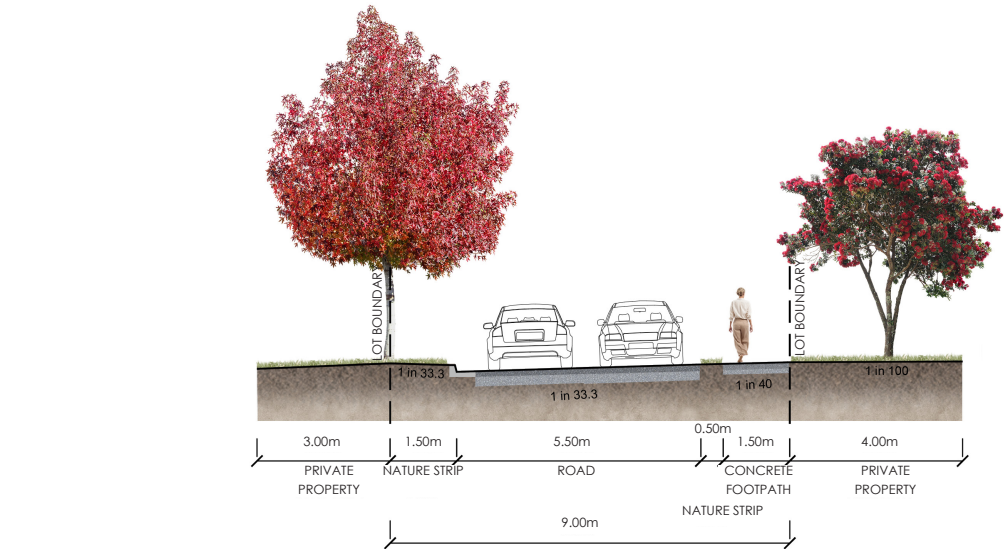
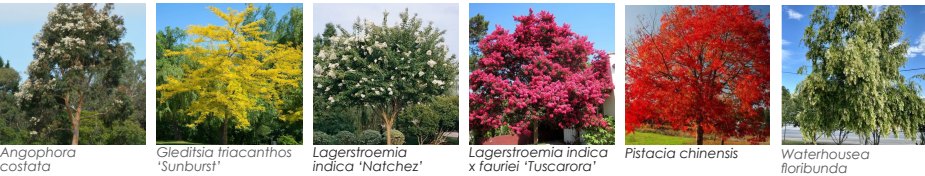


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TREE SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE AT MATURITY (H x W)	No.	TREE SIZE CATEGORY ¹	CATEGORY AREA (m2) ¹	TOTAL CANOPY (m2)	TOTAL CANOPY (%)
	Proposed Trees							
	Large Trees							
A.c	<i>Angophora costata</i> ²	Rusty Gum	15 x 8m	10	N/A - EXTERNAL TO SITE (SHOWN FOR CONTEXT ONLY)			
G.t	<i>Gleditsia triacanthos</i> 'Sunburst'	Honey Locust	8 x 8m	6	B1	50.3	301.8	2.9
W.f	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	10 x 8m	10	B1	50.3	503	4.8
	Medium Trees							
L.I.N	<i>Lagerstroemia indica</i> 'Natchez'	White Crepe Myrtle	8 x 4m	48	A1	12.6	604.8	5.8
L.I.T	<i>Lagerstroemia indica</i> x <i>fauriei</i> 'Tuscarora'	Crepe Myrtle (hot pink)	8 x 4m	42	A1	12.6	529.2	5.1
P.c.	<i>Pistacia chinensis</i>	Chinese Pistachio	8 x 6m	20	A2	28.2	564	5.4
	Existing Trees for Practical Retention³							
	<i>Eucalyptus microcarpa</i>	Grey Box	15 x 4m	1	-	-	-	-
	<i>Eucalyptus microcarpa</i>	Grey Box	15 x 3m	1	-	-	-	-
							SUBTOTAL	2,502.8m2 24%
							CANOPY OVERLAP WITH TREES	159.48m2 1.5%
							TOTAL	2,343.3m2 22.5%

Total site area = 10,352m². 20% of site area (2,070.40m²) canopy coverage required to meet Council requirements.
1. Refer to Townhouse and Low-Rise Code Guidelines (Version 2 - May 2025) for Tree Type Category and Canopy dimensions.
2. Potential location of street trees within Sepatopal Road Reserve are outside scope of works and have not been included in canopy coverage calculations.
3. Refer to Arboricultural Impact Assessment and Report - Assessment of Trees at 7 Sebastopol Rd, Maryborough by Axiom Tree Management Pty Ltd (13/11/2024).
Proposed tree species have been selected for suitability to climatic conditions in the Maryborough area. Trees to streets and front of lots have been chosen for hardiness and provision of substantial shade canopy. Trees to rear and side of lots have been specified to provide canopy coverage of a size appropriate to the space available as well as attractive foliage and flowering for the resident.

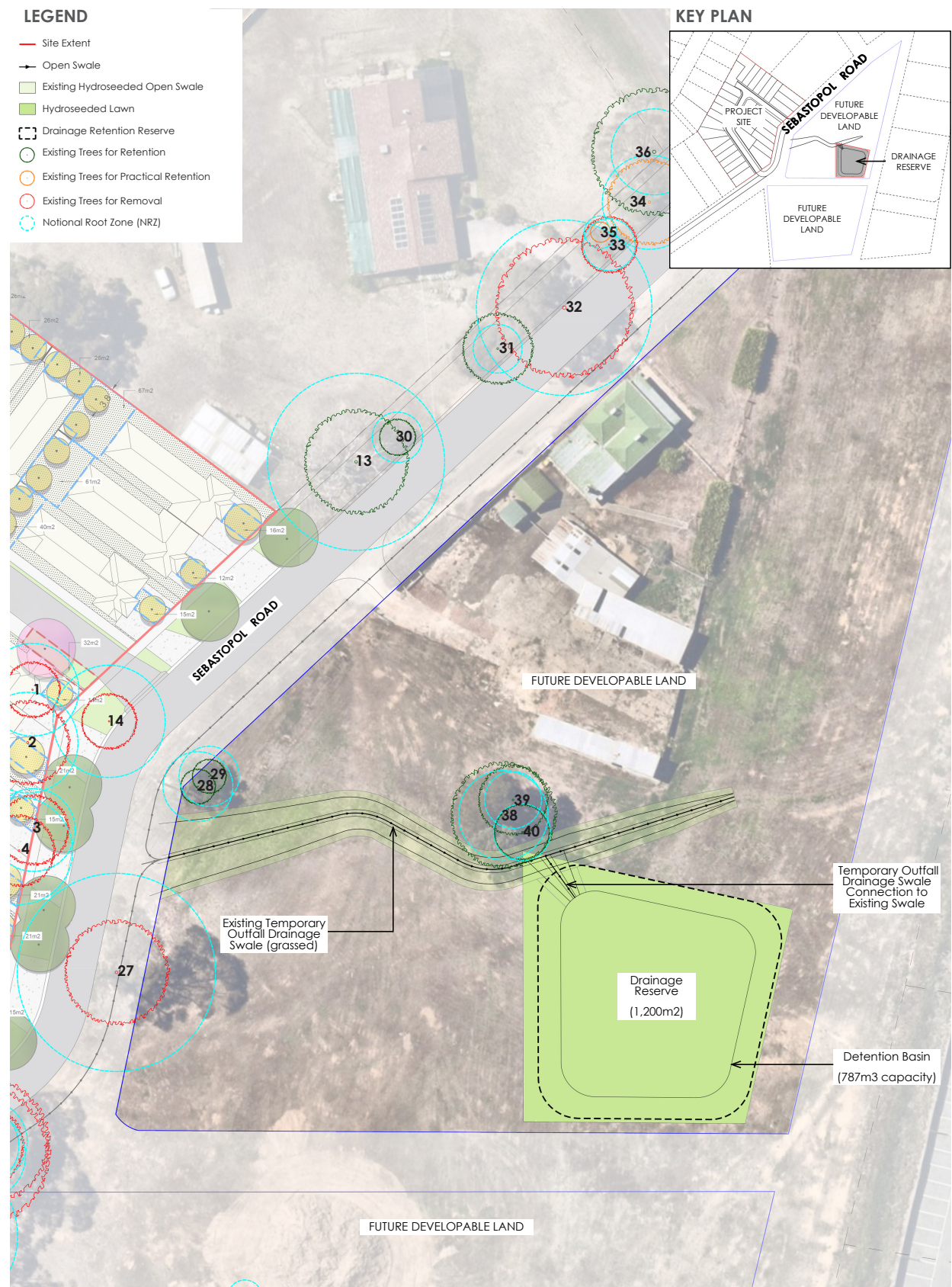


Section A: Typical 9m Road Reserve 1:100 @ A3

Tree Schedule and Section
Address: 7 Sebastopol Road, Maryborough
Client: JCP Property Pty Ltd

Project Number: 2401300
Drawn by: S.Bunworth
Checked by: B.Foulis
Revision: E
Issued: 15.01.2026

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Drainage Reserve Plan
Address: 7 Sebastopol Road, Maryborough
Client: JCP Property Pty Ltd

Project Number: 2401300
Drawn by: S.Bunworth
Checked by: B.Foulis

Revision: E
Issued: 15.01.2026

Scale: 1:500 @A3
0 5 10 20

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LEGEND LAYOUT

DWELLING No.	HOUSE TYPE	BEDROOMS	FLOOR AREA	DWELLING SIZE	SITE COVER
01	A1	3	127.44m ²	302m ²	42.30%
02	A1	3	127.44m ²	217m ²	58.73%
03	A1	3	127.44m ²	217m ²	58.73%
04	A1	3	127.44m ²	217m ²	58.73%
05	A1	3	127.44m ²	217m ²	58.73%
06	A1	3	127.44m ²	217m ²	58.73%
07	D	2	106.67m ²	285m ²	37.38%
08	C1	2	106.62m ²	296m ²	36.02%
09	C1	2	105.34m ²	217m ²	48.55%
10	C	2	105.34m ²	217m ²	48.55%
11	C	2	105.34m ²	217m ²	48.55%
12	C	2	105.34m ²	217m ²	48.55%
13	C	2	105.34m ²	209m ²	50.41%
14	E	3	133.45m ²	332m ²	40.20%
15	A	3	128.67m ²	358m ²	35.41%
16	A	3	127.44m ²	221m ²	57.67%
17	A1	3	127.44m ²	221m ²	57.67%
18	A1	3	127.44m ²	221m ²	57.67%
19	A1	3	127.44m ²	221m ²	57.67%
20	A1	3	127.44m ²	221m ²	57.67%
21	A2	3	127.44m ²	301m ²	42.34%
22	A2	3	127.44m ²	285m ²	44.72%
23	B	3	128.46m ²	260m ²	49.41%
24	D1	2	106.38m ²	202m ²	52.67%
25	D1	2	106.38m ²	248m ²	42.90%
26	D1	2	106.38m ²	215m ²	49.48%
27	D1	2	106.38m ²	245m ²	43.42%
28	D1	2	106.67m ²	208m ²	51.29%
29	B	3	128.46m ²	339m ²	37.90%
30	E1	3	133.45m ²	301m ²	44.32%
31	C	2	105.34m ²	200m ²	52.67%
32	C	2	105.34m ²	209m ²	50.41%
33	F	2	104.94m ²	200m ²	52.47%
34	F	2	104.94m ²	194m ²	54.10%
TOTAL			4,039.73m ²	10,060m ²	40.16%

REVISION 14 AMENDMENT SUMMARY

- WATER TANK, HEAT PUMP & AC UNIT ADDED TO SLAB FOR EACH UNIT
- TYPE G UNIT DELETED
- TYPE D UNIT AMENDED TO INCREASE ENTRY ON DWELLING 7
- TYPE D1 UNIT AMENDED TO INCREASE ENTRY ON DWELLING 8
- NEW D2 TYPE ADDED FOR DWELLING 9 & DWELLING 28 FOR INCREASE TO ENTRY
- DWELLING 26 & 27 CHANGED FROM TYPE C TO TYPE D2
- NEW TYPE A2 ADDED FOR DWELLING 15 & 16
- AWNING ADDED TO NORTH FACING LIVING AREA WINDOWS
- 6M3 OF STORAGE ADDED TO EACH UNIT 1000W X 3000L X 2000H
- SETBACKS TO ALL DWELLINGS AMENDED
- ENTRY PATH WAYS DIMENSIONED
- NEW TABLE FOR SITE COVER
- PRIVATE OPEN SPACE PLAN ADDED
- SHADOW DIAGRAM PLANS ADDED FOR 22ND SEPTEMBER 9AM - 3PM
- DWELLING 15 & 16 CHANGED TO TYPE A1
- DWELLING 21 & 22 CHANGED TO TYPE A2
- DWELLING 24, 25, 26 & 27 CHANGED TO TYPE D1
- DWELLING 8, 9 & 10 CHANGED TO TYPE C
- FENCE PLAN ADDED
- ALL ENTYS INCREASED
- AMEND TYPE D UNIT - EXTEND PORCH & ADD SQM HATCH OF LIVING AREA
- NEW TYPE C1 ADDED TO ALLOW FOR DWELLING 8 PORCH EXTENSION
- TYPE A RE-DESIGNED & REINTRODUCED TO ALLOW FOR PORCH EXTENSION TO DWELLING 15
- UPDATE REMAINDER OF DWELLINGS TO REMOVE SOLAR FORM ROOF, AMEND CROSS VENTILATION PLAN,
- REMOVE ACCESS HATCH & SHOW HATCH TO LIVING AREA GREATER THAN 12M2
- SEPARATE SOLAR PLAN ADDED
- UPDATED THE LOCATION OF DWELLING 23 & 29
- UPDATED BIN SIZE TO 2500 X 1000 X 2400MM = 6M³

REVISION 15 AMENDMENT SUMMARY

- SPELLING CORRECTIONS
- VISITOR PARKING AMENDMENT
- COLOUR CODING OF UNIT TYPES
- PLANS COLLATED INTO ONE DOCUMENT
- DWELLING NUMBERED ON EACH TYPE
- DWELLING TYPES NOMINATED IF MIRRORRED
- DWELLING 30 LOCATION AMENDED
- SOLAR PLAN AMENDED TO SHOW APPROX. SQM OF SOLAR PANEL AREA
- SHOW BEDROOM QTY TO LEGEND LAYOUT
- SHOW PAD LEVEL TO CEILING & GROUND LEVEL & OVERALL HEIGHT TO EACH TYPE
- STREETCAPE ELEVATION ADDED

REVISION 16 AMENDMENT SUMMARY

- CORRECTION BEDROOM NUMBERS ON DRAWING 01.
- CORRECTION OF BEDROOM NUMBERS FOR DWELLING TYPES A, A1 AND A2.
- INCLUSION OF THE DEPTH AND WIDTH OF THE LIVING AREAS FOR EACH DWELLING, INCLUDING SPECIFIC M² CALCULATION FOR EACH DWELLING TYPE.
- REMOVAL OF 'DINING' AREA FROM LIVING AREA CALCULATIONS FOR DWELLING TYPES C, C1, D, D1 AND F.
- REMOVAL OF RED HATCH SQUARE FROM DOORWAY OF DWELLING A2

ISSUE	AMENDMENT	DATE
1	PRELIMINARY ISSUE	03/02/2025
2	PRELIMINARY ISSUE	20/02/2025
3	PRELIMINARY ISSUE	13/03/2025
4	PRELIMINARY ISSUE	13/03/2025
5	PRELIMINARY ISSUE	09/03/2025
6	PRELIMINARY ISSUE	13/03/2025
7	PRELIMINARY ISSUE	19/03/2025
8	PRELIMINARY ISSUE	19/03/2025
9	PRELIMINARY ISSUE	20/03/2025
10	PRELIMINARY ISSUE	18/03/2025
11	PRELIMINARY ISSUE	18/03/2025
12	PRELIMINARY ISSUE	20/03/2025
13	PRELIMINARY ISSUE	01/04/2025
14	PRELIMINARY ISSUE	13/03/2025
15	PRELIMINARY ISSUE	20/03/2025
16	PRELIMINARY ISSUE	08/10/2025

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CHECKED BY:
Checker
DATE DRAWN: 03/02/2025 SCALE: @ A1
CLIENT:
G.J GARDNER BENDIGO

PROJECT:
CUSTOM

PROJECT LOCATION:
**OVERALL SITING
SEBASTOPOL ROAD**

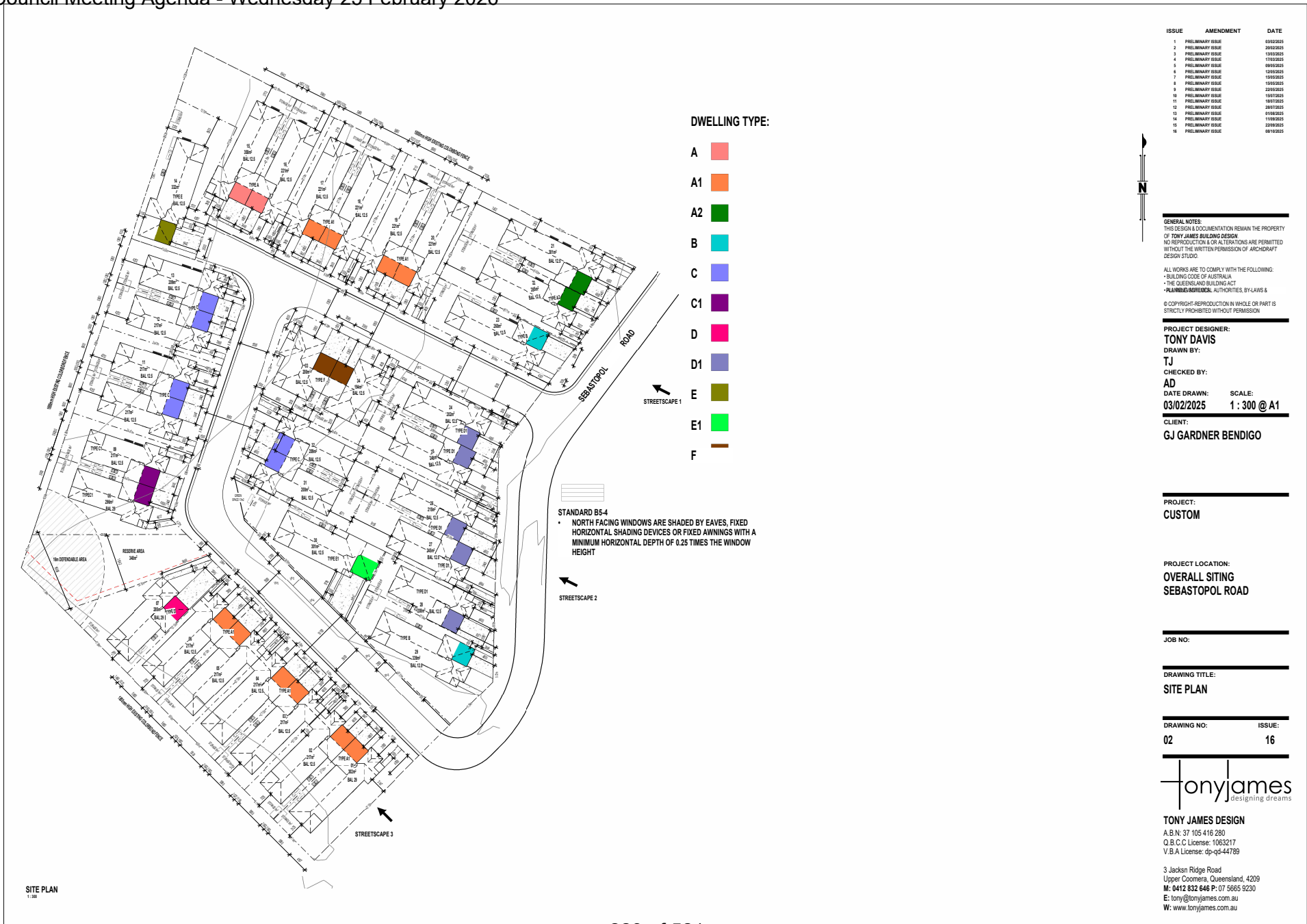
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SUMMARY PAGE

DRAWING NO: 01 ISSUE: 16



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11	PRELIMINARY ISSUE	19/03/2025
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13	PRELIMINARY ISSUE	01/04/2025
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DATE DRAWN: 03/02/2025 SCALE: 1:300 @ A1
CLIENT:
G.J GARDNER BENDIGO

PROJECT:
CUSTOM

PROJECT LOCATION:
**OVERALL SITING
SEBASTOPOL ROAD**

JOB NO:

DRAWING TITLE:
PRIVATE OPEN SPACE PLAN

DRAWING NO: 03 ISSUE: 16



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10	PRELIMINARY ISSUE	19/03/2025
11	PRELIMINARY ISSUE	19/03/2025
12	PRELIMINARY ISSUE	20/03/2025
13	PRELIMINARY ISSUE	01/03/2025
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DATE DRAWN: **03/02/2025** SCALE: **1 : 300 @ A1**
CLIENT:
G.J GARDNER BENDIGO

PROJECT:
CUSTOM

PROJECT LOCATION:
**OVERALL SITING
SEBASTOPOL ROAD**

JOB NO:

DRAWING TITLE:
FENCE PLAN

DRAWING NO: **04** ISSUE: **16**



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FENCE PLAN
1:300



SOLAR AREA AVAILABLE

DWELLING No.	m²
01	26m²
02	23m²
03	26m²
04	23m²
05	26m²
06	23m²
07	19m²
08	23m²
09	23m²
10	24m²
11	24m²
12	20m²
13	24m²
14	31m²
15	30m²
16	27m²
17	30m²
18	27m²
19	30m²
20	27m²
21	31m²
22	31m²
23	31m²
24	24m²
25	24m²
26	24m²
27	24m²
28	24m²
29	26m²
30	27m²
31	24m²
32	27m²
33	24m²
34	15m²

STANDARD BUL
1. CALCULATED SOLAR ENERGY AREA
2. MINIMUM OF 3000
3. MINIMUM OF 3000
4. MINIMUM OF 3000
5. MINIMUM OF 3000
6. MINIMUM OF 3000
7. MINIMUM OF 3000
8. MINIMUM OF 3000
9. MINIMUM OF 3000
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21. MINIMUM OF 3000
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26. MINIMUM OF 3000
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31. MINIMUM OF 3000
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34. MINIMUM OF 3000

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1	PRELIMINARY ISSUE	03/02/2025
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DATE DRAWN: 03/02/2025 SCALE: 1:300 @ A1
CLIENT:
G.J. GARDNER BENDIGO

PROJECT:
CUSTOM

PROJECT LOCATION:
OVERALL SITING
SEBASTOPOL ROAD

JOB NO:

DRAWING TITLE:
SOLAR PANEL PLAN

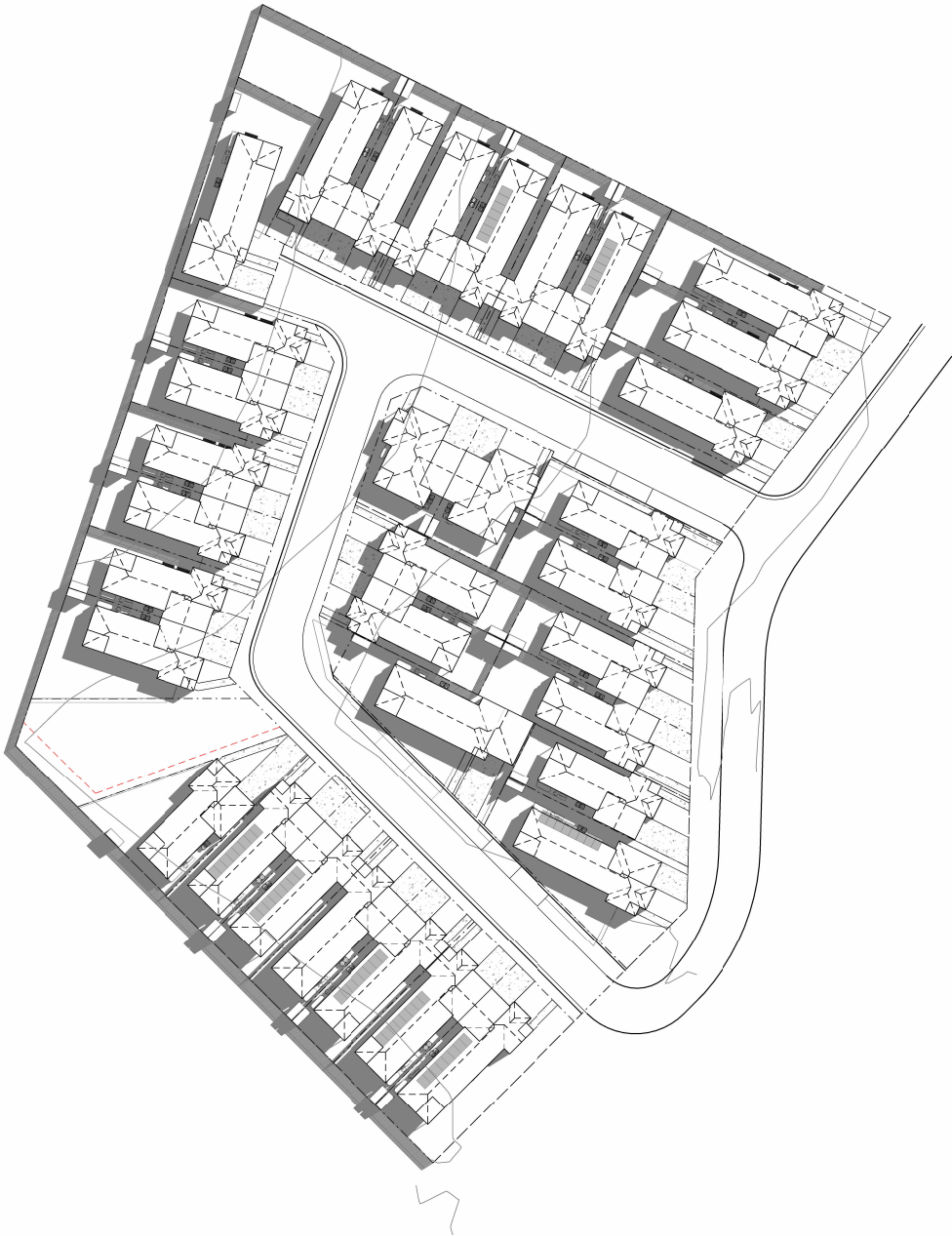
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SOLAR PANEL PLAN



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CLIENT:
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PROJECT:
CUSTOM

PROJECT LOCATION:
**OVERALL SITING
SEBASTOPOL ROAD**

JOB NO:

DRAWING TITLE:
SHADOW PLAN 9AM

DRAWING NO: **06** ISSUE: **16**



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PROJECT:
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PROJECT LOCATION:
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SEBASTOPOL ROAD**

JOB NO:

DRAWING TITLE:
SHADOW PLAN 10AM

DRAWING NO: **07** ISSUE: **16**



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PROJECT:
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**OVERALL SITING
SEBASTOPOL ROAD**

JOB NO:

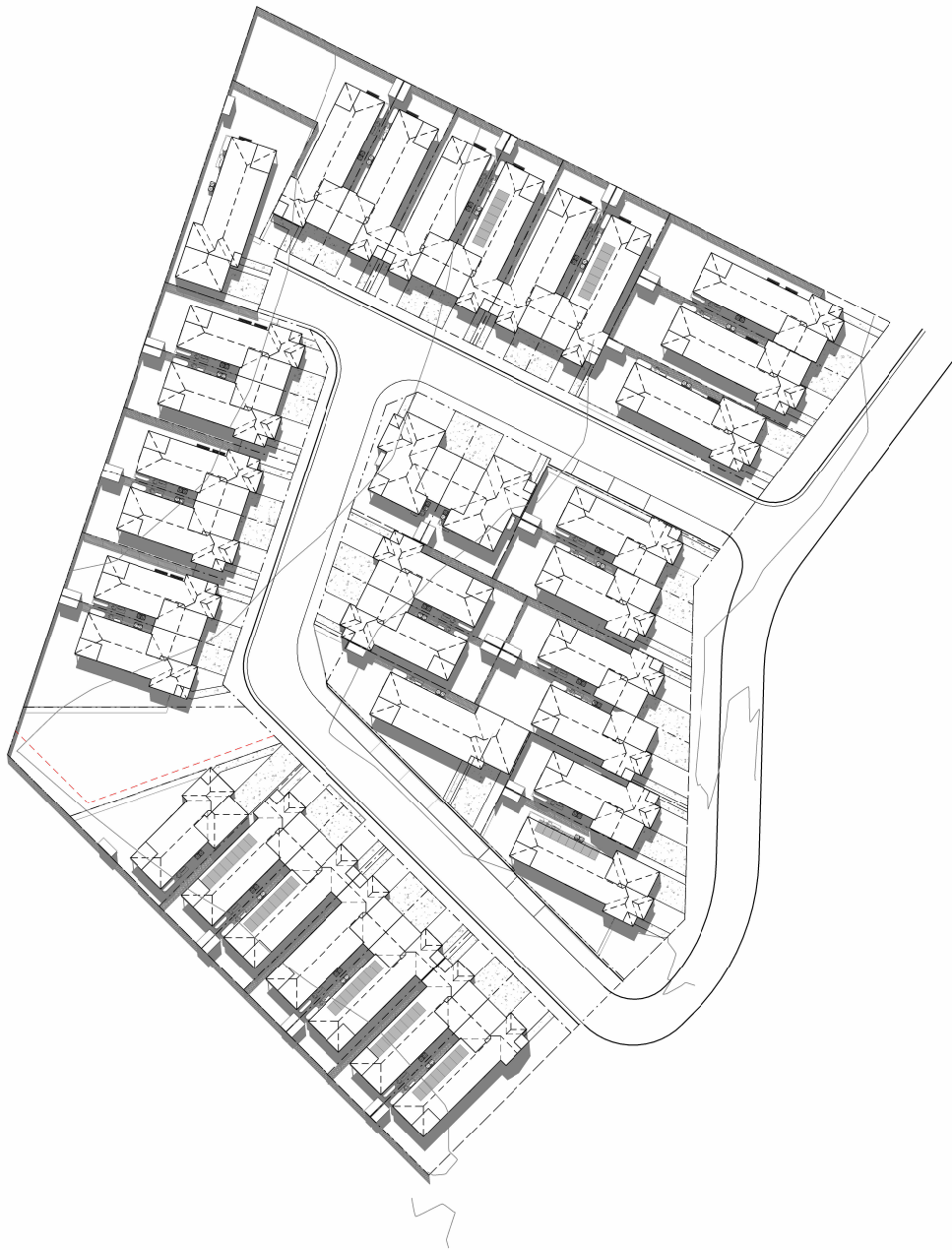
DRAWING TITLE:
SHADOW PLAN 11AM

DRAWING NO: **08** ISSUE: **16**



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SEBASTOPOL ROAD**

JOB NO:

DRAWING TITLE:
SHADOW PAN 12PM

DRAWING NO: **09** ISSUE: **16**



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CLIENT:
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PROJECT LOCATION:
**OVERALL SITING
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JOB NO:

DRAWING TITLE:
SDAHOW PLAN 1PM

DRAWING NO: **10** ISSUE: **16**



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10	PRELIMINARY ISSUE	19/07/2025
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PROJECT:
CUSTOM

PROJECT LOCATION:
**OVERALL SITING
SEBASTOPOL ROAD**

JOB NO:

DRAWING TITLE:
SHADOW PLAN 2PM

DRAWING NO: **11** ISSUE: **16**



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PROJECT:
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PROJECT LOCATION:
**OVERALL SITING
SEBASTOPOL ROAD**

JOB NO:

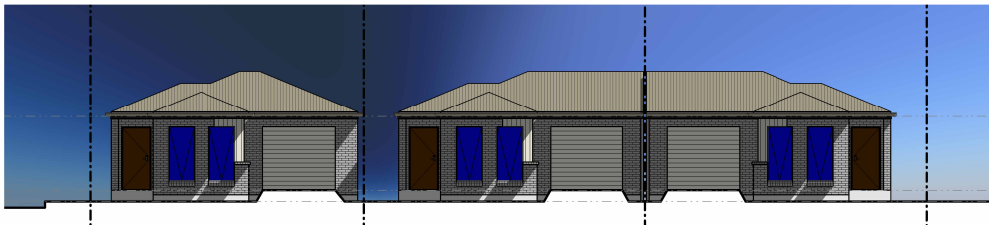
DRAWING TITLE:
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DRAWING NO: **12** ISSUE: **16**

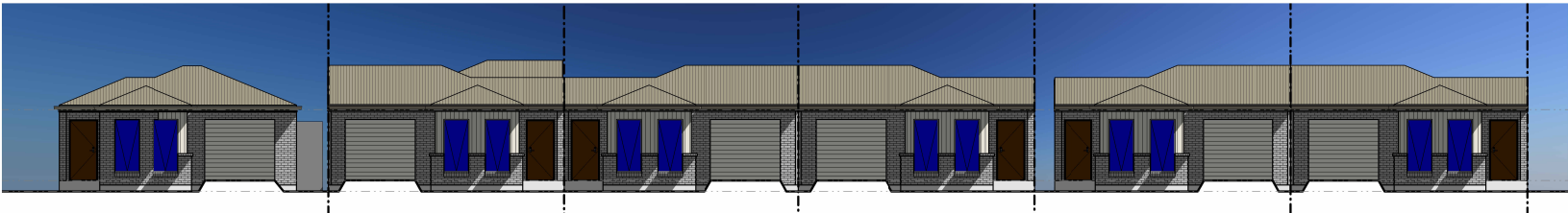


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STREETSCAPE 1
1:75



STREETSCAPE 2
1:75



STREETSCAPE 3
1:75

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PROJECT:
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PROJECT LOCATION:
OVERALL SITING
SEBASTOPOL ROAD

JOB NO:

DRAWING TITLE:
STREETSCAPE

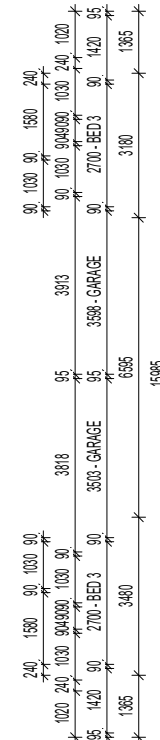
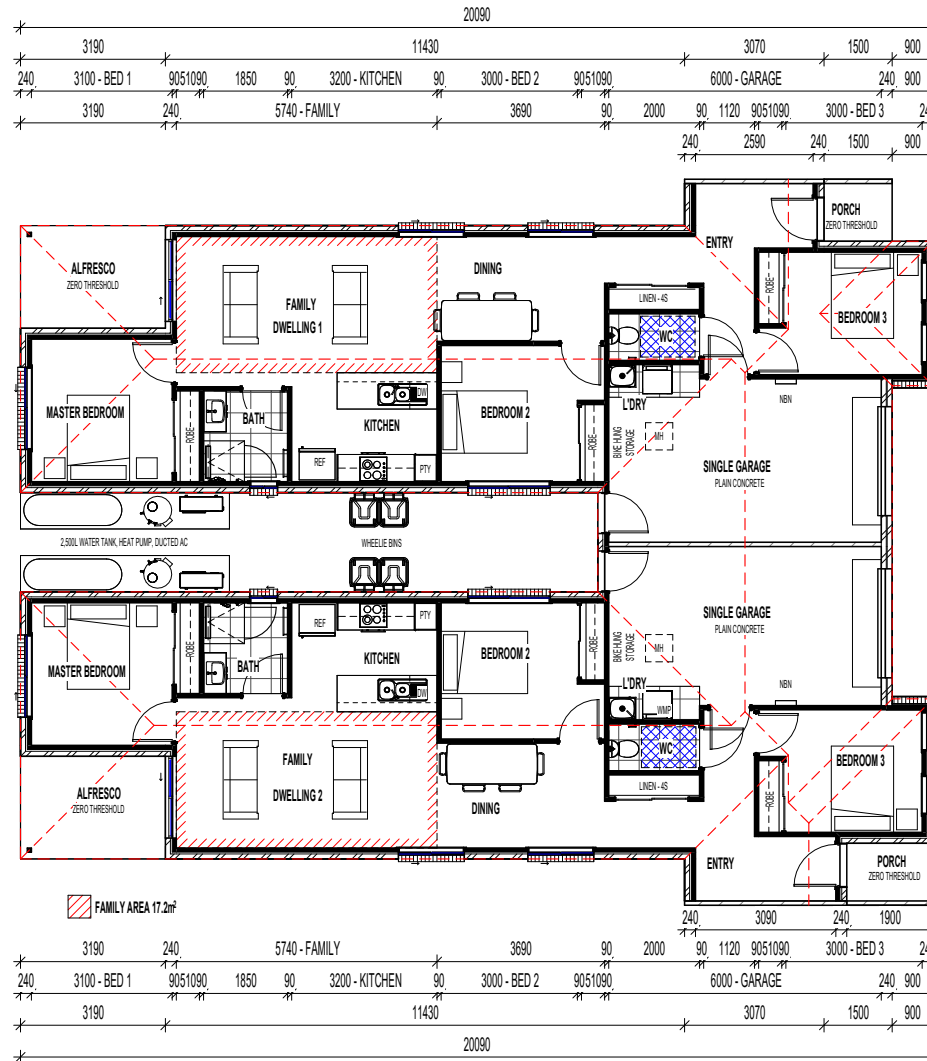
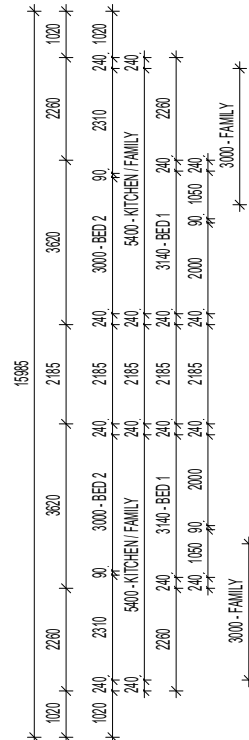
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tonyjames
designing dreams

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FLOOR AREAS - DWELLING	
LIVING	94.84 m ²
GARAGE	23.34 m ²
ALFRESCO	7.21 m ²
PORCH	2.05 m ²
127.44 m ²	

FLOOR AREAS - DWELLING 2	
LIVING	95.52 m ²
GARAGE	23.34 m ²
ALFRESCO	7.21 m ²
PORCH	2.59 m ²
128.67 m ²	



NOTE:
DIMENSIONS ON DRAWINGS ARE DIMENSIONED TO THE STRUCTURAL TIMBER FRAME & DO NOT INDICATE THE FINISHED ROOM SIZE OR CEILING HEIGHT. ALLOWANCES OF UP TO & EVEN GREATER THAN 40mm FOR FINISHED ROOM SIZES MEASURED FROM PLASTER BOARD TO PLASTERBOARD FINISHED ROOM SIZES MEASURED FROM SKIRTING TO SKIRTING WITH ALLOWANCES OF UP TO & EVEN GREATER THAN 10mm. CEILING HEIGHTS ARE MEASURED FROM THE CONCRETE SLAB TO THE TIMBER TRUSS WITH ALLOWANCES OF UP TO 60mm TO FOR THE FINISHED CEILING HEIGHT

 FAMILY AREA 17.2m²

GROUND FLOOR PLAN

1 : 100

DWELLINGS LOCATION:
15, 16,

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED

OWNER SIGNED: _____ DATE: _____

OWNER SIGNED: _____ DATE: _____

BUILDER SIGNED: _____ DATE: _____

REV:	DETAILS:	DATE:
5	PRELIMINARY ISSUE	15/07/2025
6	PRELIMINARY ISSUE	18/07/2025
7	PRELIMINARY ISSUE	28/07/2025
8	PRELIMINARY ISSUE	22/09/2025
9	PRELIMINARY ISSUE	08/10/2025

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G.J. Gardner. **HOMES**

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E: anthony@tonyjames.com.au
W: www.tonyjames.com.au

CLIENT:

DRAWING TITLE:

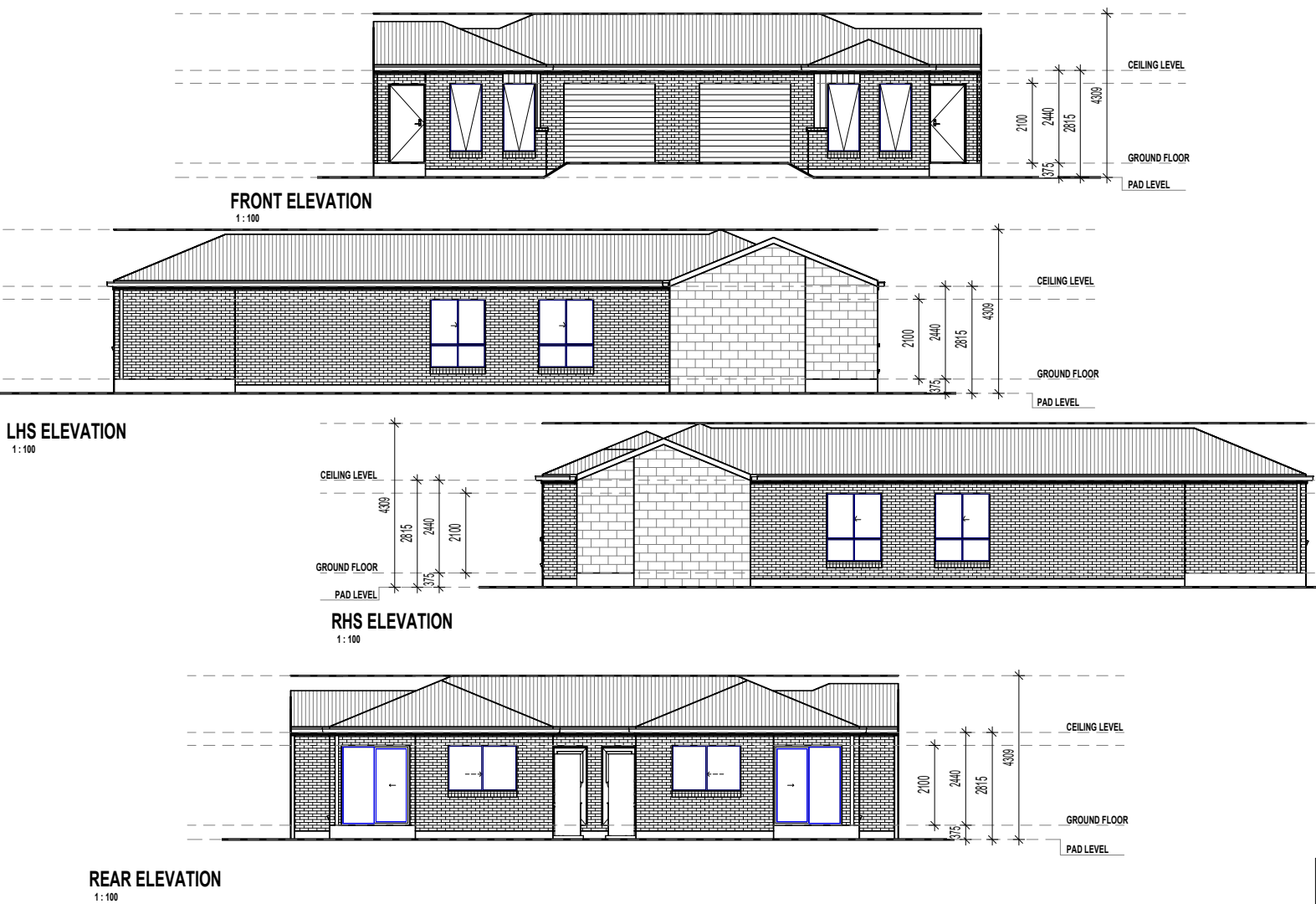
GROUND FLOOR PLAN

PROJECT: PROPOSED NEW RESIDENCE
TYPE A - 3 BEDROOM - DUAL
SEBASTOPOL ROAD

<div> <div>PAGES: 13</div> <div>SHEET SIZE: A3</div> </div>	JOB NO:
	DRAWN: TJ
	DATE: 10/12/2024

FLOOR AREAS:

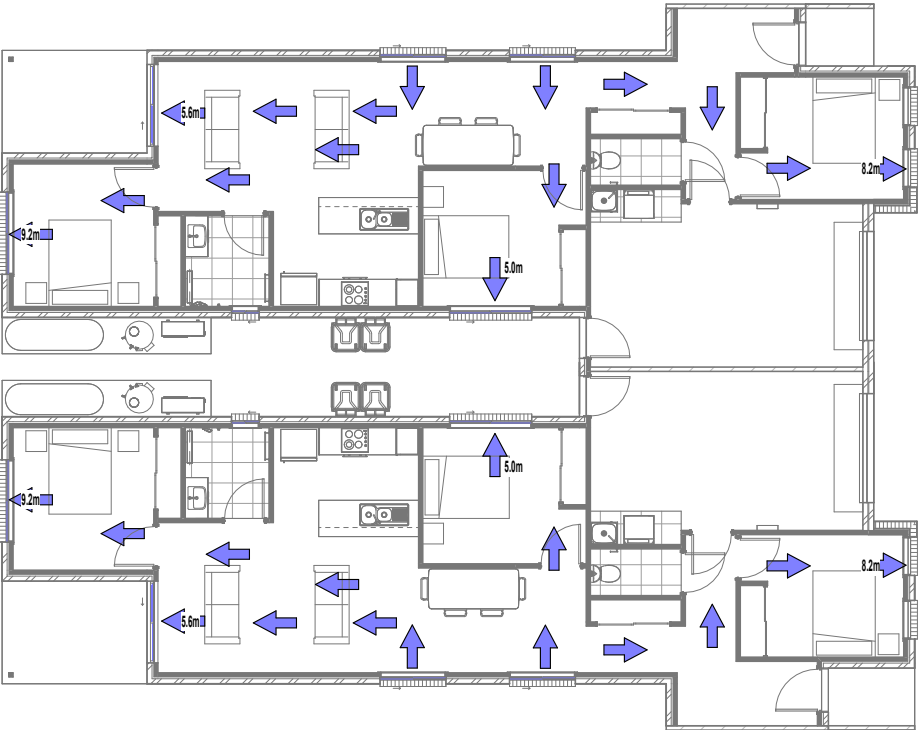
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7	PRELIMINARY ISSUE	28/07/2025
8	PRELIMINARY ISSUE	22/09/2025
9	PRELIMINARY ISSUE	08/10/2025



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OWNER SIGNED: _____ DATE: _____
OWNER SIGNED: _____ DATE: _____
BUILDER SIGNED: _____ DATE: _____

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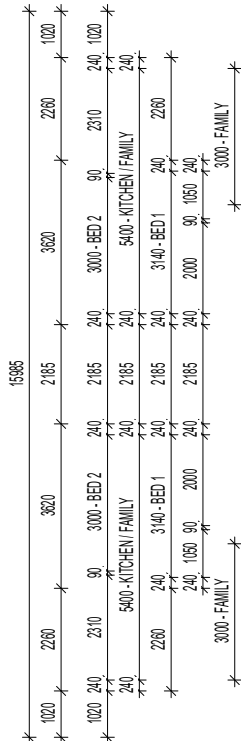
CROSS VENTILATION PLAN
1 : 100

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

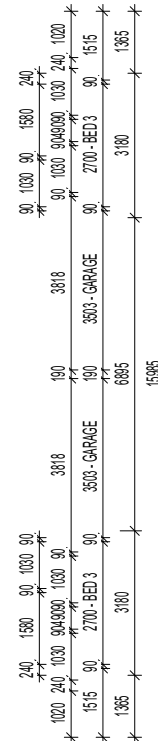
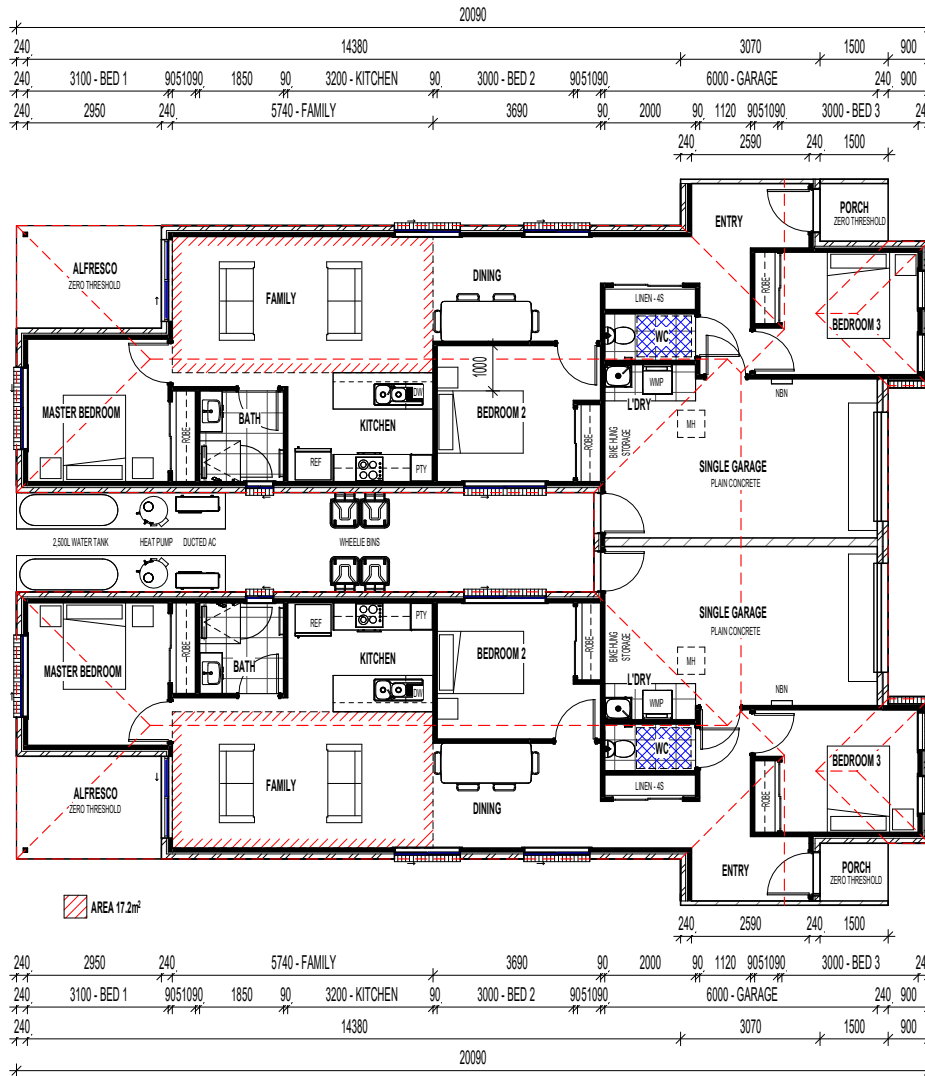
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					JOB NO:			6	PRELIMINARY ISSUE	18/07/2025
					DRAWN: TJ			7	PRELIMINARY ISSUE	28/07/2025
					DATE: 18/12/2024			8	PRELIMINARY ISSUE	22/09/2025
								9	PRELIMINARY ISSUE	08/10/2025

FLOOR AREAS - DWELLING 1 & 2	
LIVING	94.84 m ²
GARAGE	23.34 m ²
ALFRESCO	7.21 m ²
PORCH	2.05 m ²
127.44 m ²	



NOTES:
DIMENSIONS ON DRAWINGS ARE DIMENSIONED TO THE STRUCTURAL TIMBER FRAME & DO NOT INDICATE THE FINISHED ROOM SIZE OR CEILING HEIGHT. ALLOWANCES OF UP TO & EVEN GREATER THAN 40mm FOR FINISHED ROOM SIZES MEASURED FROM PLASTER BOARD TO PLASTERBOARD FINISHED ROOM SIZES MEASURED FROM SKIRTING TO SKIRTING WITH ALLOWANCES OF UP TO & EVEN GREATER THAN 100mm. CEILING HEIGHTS ARE MEASURED FROM THE CONCRETE SLAB TO THE TIMBER TRUSS WITH ALLOWANCES OF UP TO 60mm TO FOR THE FINISHED CEILING HEIGHT



GROUND FLOOR PLAN

1 : 100

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CLIENT:

DRAWING TITLE:

GROUND FLOOR PLAN

**PROJECT: PROPOSED NEW RESIDENCE
TYPE A1 - 3 BEDROOM - DUAL
SEBASTOPOL ROAD**

PAGES: 16	SHEET SIZE: A3
JOB NO:	
DRAWN: TJ	
DATE: 10/12/2024	

FLOOR AREAS:

REV:	DETAILS:	DATE:
1	PRELIMINARY ISSUE	08/05/2025
2	PRELIMINARY ISSUE	22/05/2025
3	PRELIMINARY ISSUE	15/07/2025
4	PRELIMINARY ISSUE	18/07/2025
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6	PRELIMINARY ISSUE	22/09/2025
7	PRELIMINARY ISSUE	08/10/2025

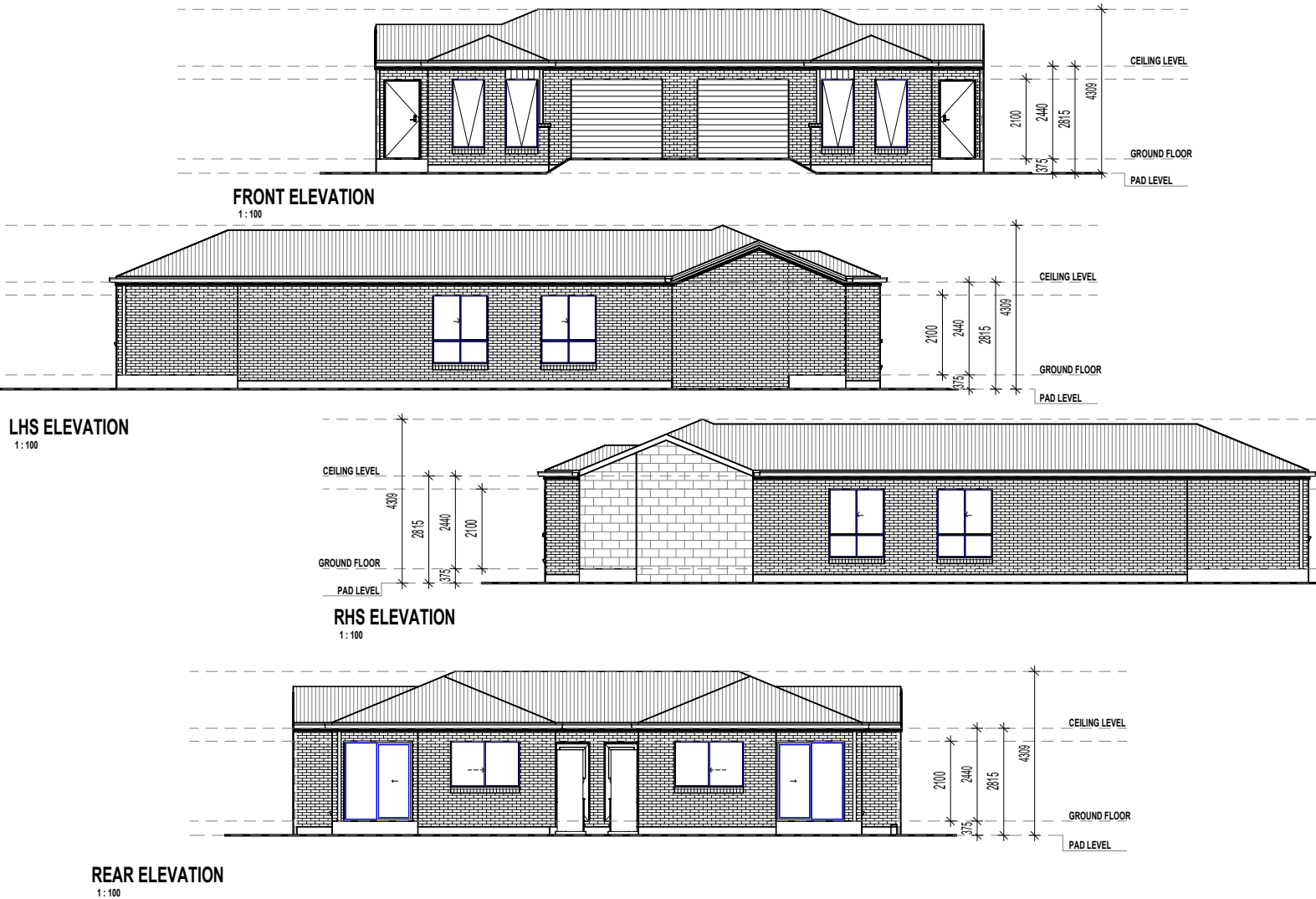
DWELLING LOCATION:
1, 2, 3, 4, 5, 6, 17, 18, 19, 20

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: _____ DATE: _____

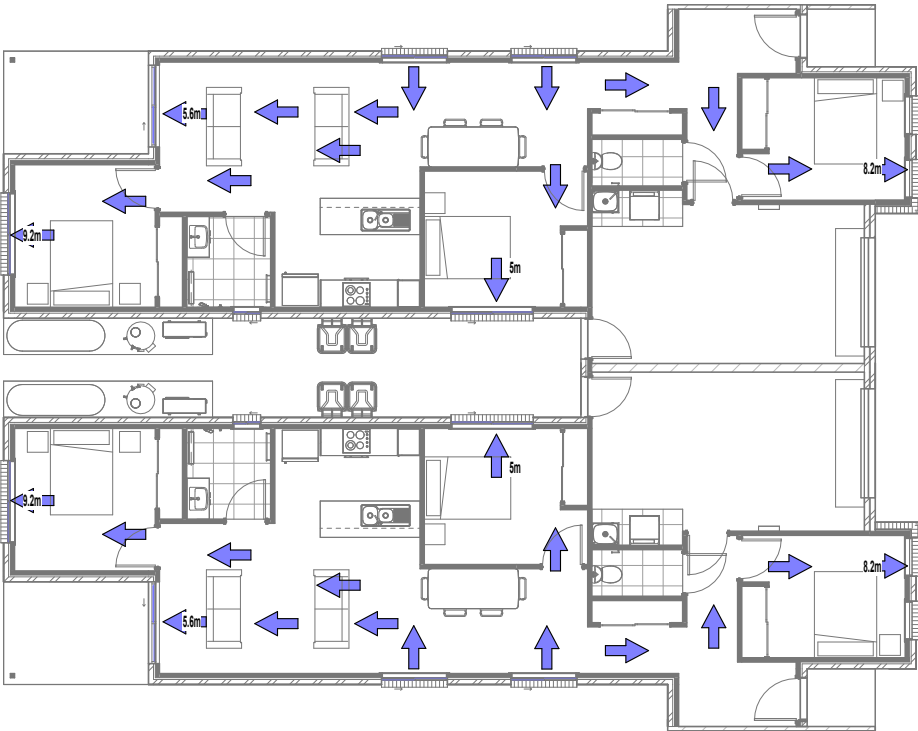
OWNER SIGNED: _____ DATE: _____

BUILDER SIGNED: _____ DATE: _____



I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.		
OWNER SIGNED:	DATE:	
OWNER SIGNED:	DATE:	
BUILDER SIGNED:	DATE:	

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CROSS VENTILATION PLAN
1 : 100

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.
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OWNER SIGNED: _____ DATE: _____
BUILDER SIGNED: _____ DATE: _____

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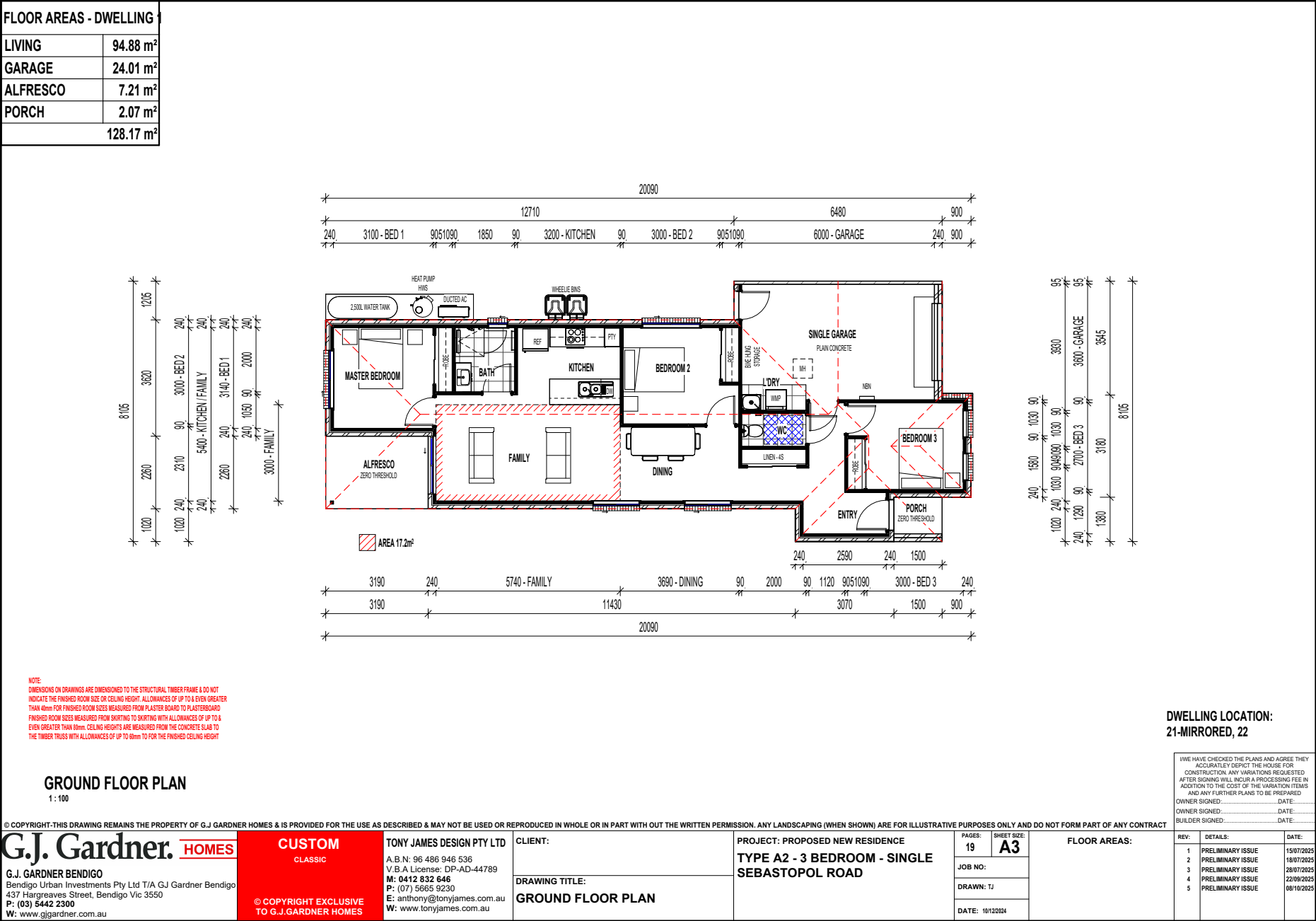
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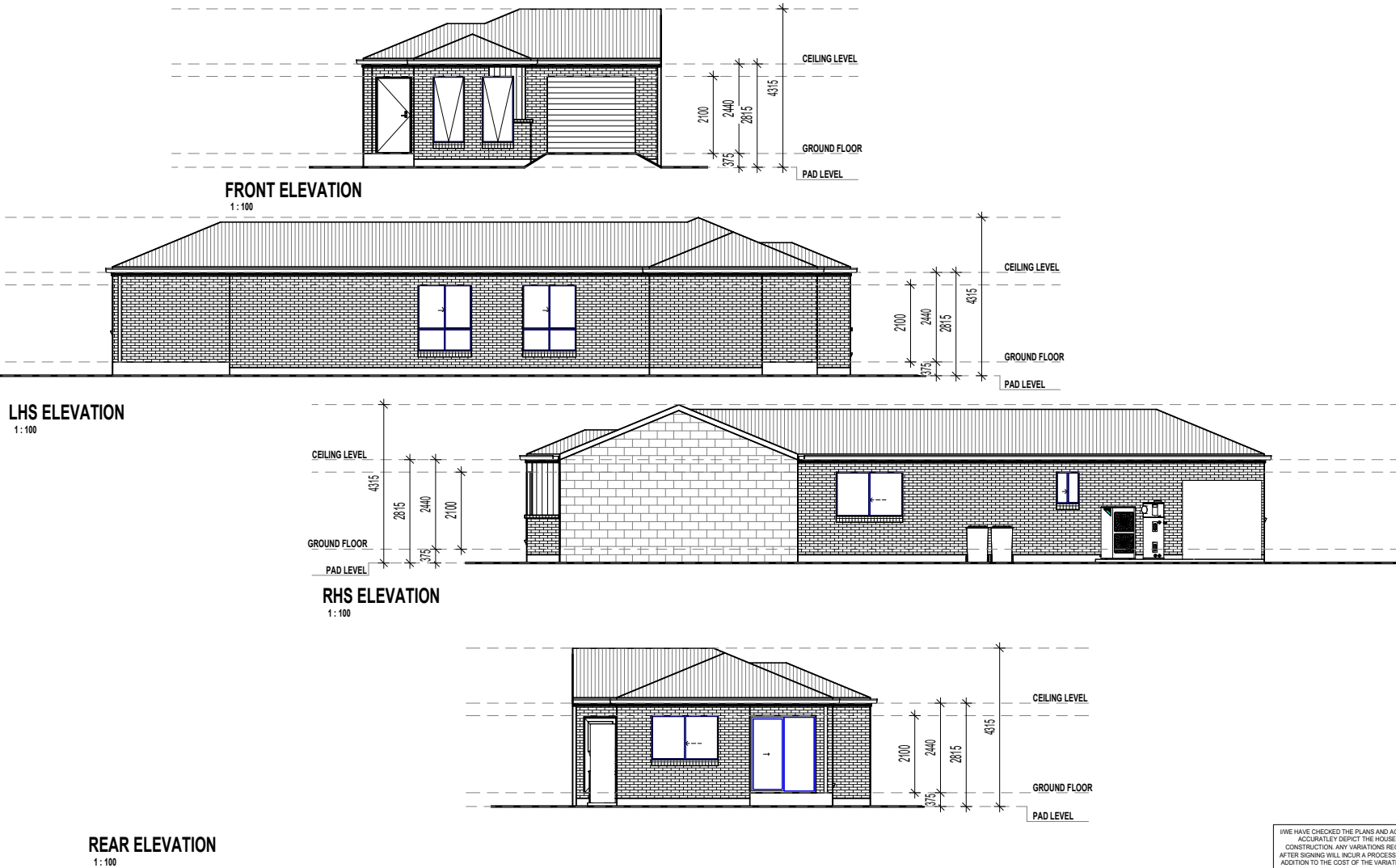
PROJECT: PROPOSED NEW RESIDENCE
**TYPE A1 - 3 BEDROOM - DUAL
SEBASTOPOL ROAD**

PAGES: 18
SHEET SIZE: A3
JOB NO:
DRAWN: TJ
DATE: 18/12/2024

FLOOR AREAS:

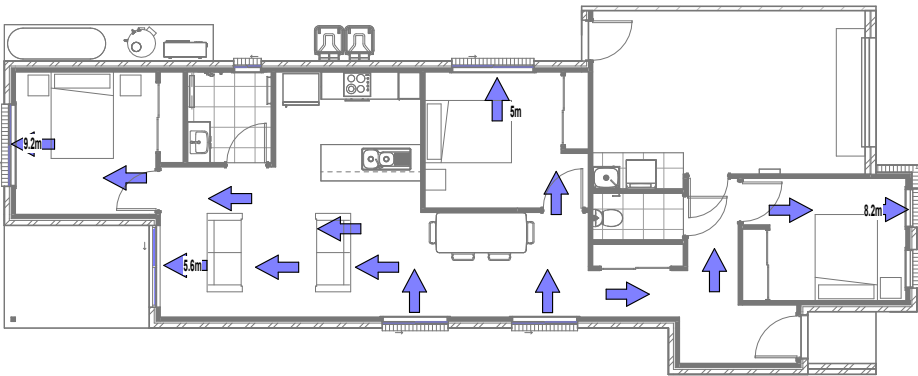
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OWNER SIGNED: _____ DATE: _____
OWNER SIGNED: _____ DATE: _____
BUILDER SIGNED: _____ DATE: _____

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										DATE: 18/12/2024				3		PRELIMINARY ISSUE		28/07/2025			
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				5		PRELIMINARY ISSUE		08/10/2025													



CROSS VENTILATION PLAN
1:100

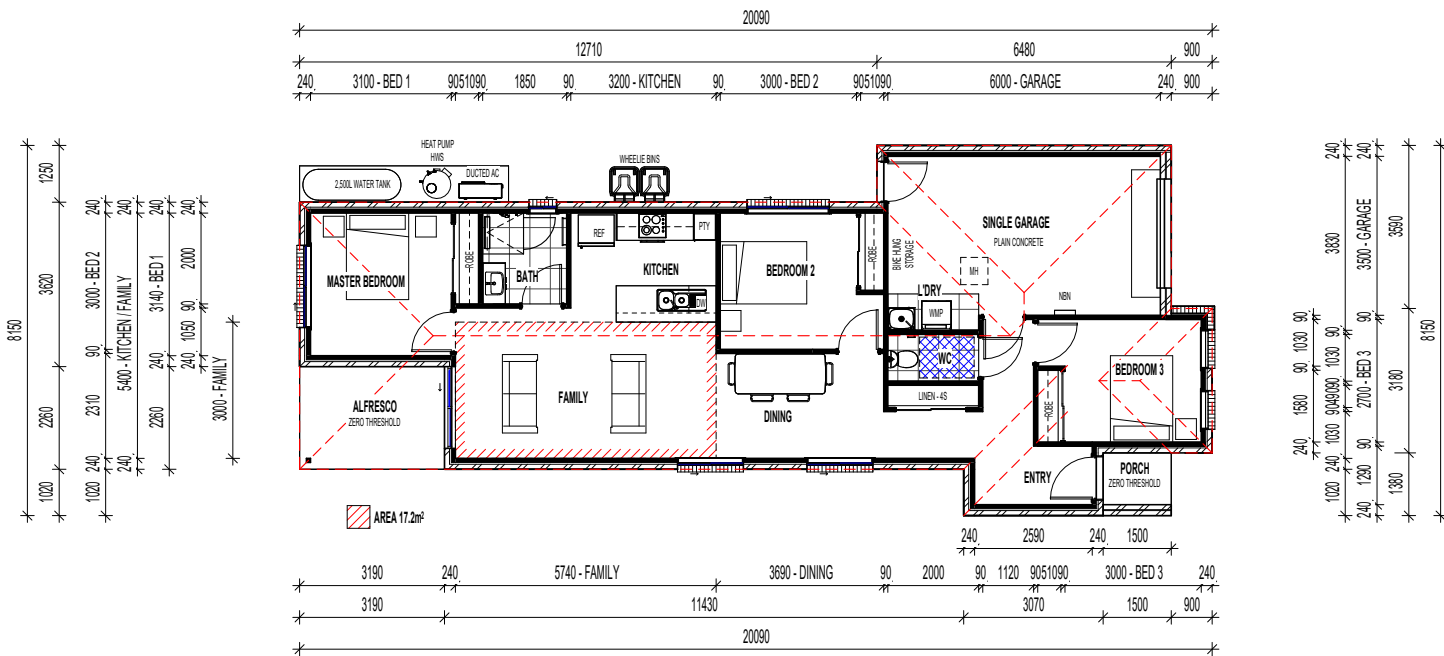
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							3	PRELIMINARY ISSUE	28/07/2025
									4
5	PRELIMINARY ISSUE	08/10/2025							

FLOOR AREAS - DWELLING

LIVING	94.88 m ²
GARAGE	24.30 m ²
ALFRESCO	7.21 m ²
PORCH	2.07 m ²
128.46 m ²	



NOTE:
DIMENSIONS ON DRAWINGS ARE DIMENSIONED TO THE STRUCTURAL TIMBER FRAME & DO NOT
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THAN 40mm FOR FINISHED ROOM SIZES MEASURED FROM PLASTER BOARD TO PLASTERBOARD
FINISHED ROOM SIZES MEASURED FROM SKIRTING TO SKIRTING WITH ALLOWANCES OF UP TO &
EVEN GREATER THAN 80mm. CEILING HEIGHTS ARE MEASURED FROM THE CONCRETE SLAB TO
THE TIMBER TRUSS WITH ALLOWANCES OF UP TO 80mm TO FOR THE FINISHED CEILING HEIGHT

GROUND FLOOR PLAN

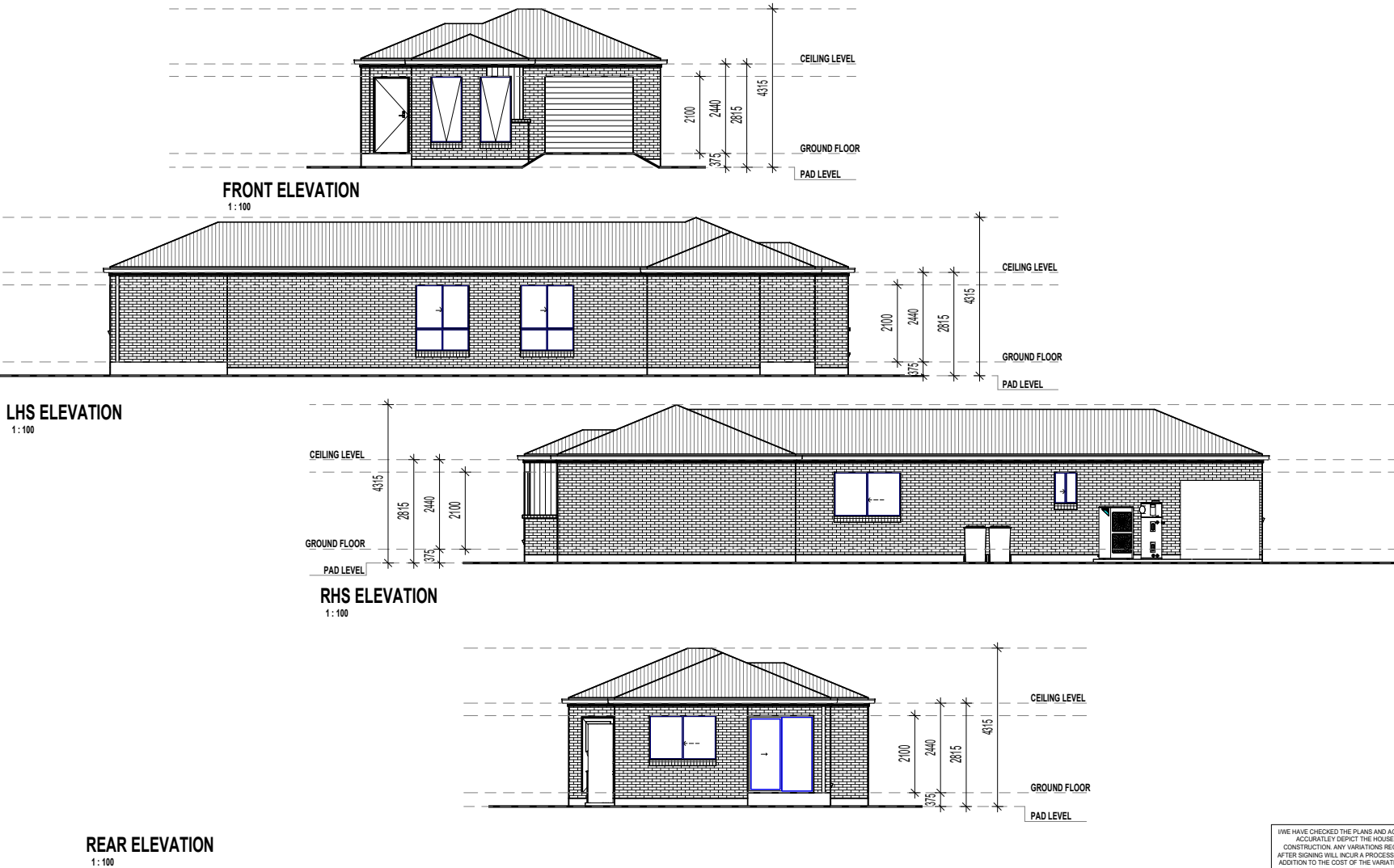
1 : 100

DWELLING LOCATION:
23, 29

I/WE HAVE CHECKED THE PLANS AND AGREE THEY
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CONSTRUCTION. ANY VARIATIONS REQUESTED
AFTER SIGNING WILL INCUR A PROCESSING FEE IN
ADDITION TO THE COST OF THE VARIATION ITEMS
AND ANY FURTHER PLANS TO BE PREPARED
OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

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PROJECT: PROPOSED NEW RESIDENCE TYPE B - 3 BEDROOM - SINGLE SEBASTOPOL ROAD		PAGES: 22 SHEET SIZE: A3 JOB NO: DRAWN: TJ DATE: 18/12/2024	

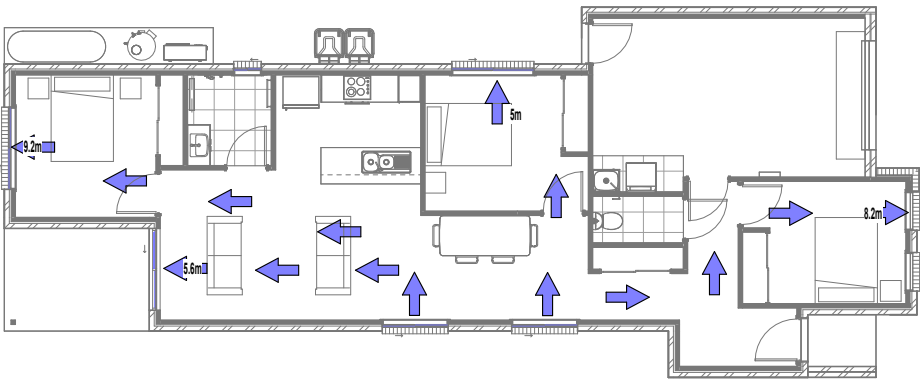
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6	PRELIMINARY ISSUE	18/07/2025
7	PRELIMINARY ISSUE	28/07/2025
8	PRELIMINARY ISSUE	22/09/2025
9	PRELIMINARY ISSUE	08/10/2025



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OWNER SIGNED: _____ DATE: _____
OWNER SIGNED: _____ DATE: _____
BUILDER SIGNED: _____ DATE: _____

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G.J. Gardner. HOMES G.J. GARDNER BENDIGO Bendigo Urban Investments Pty Ltd T/A GJ Gardner Bendigo 437 Hargreaves Street, Bendigo Vic 3550 P: (03) 5442 2300 W: www.gjgardner.com.au			CUSTOM CLASSIC © COPYRIGHT EXCLUSIVE TO G.J.GARDNER HOMES		TONY JAMES DESIGN PTY LTD A.B.N: 96 486 946 536 V.B.A License: DP-AD-44789 M: 0412 832 646 P: (07) 5665 9230 E: anthony@tonyjames.com.au W: www.tonyjames.com.au		DRAWING TITLE: BUILDING ELEVATIONS		JOB NO: DRAWN: TJ DATE: 19/12/2024	

REV:	DETAILS:	DATE:
4	PRELIMINARY ISSUE	22/05/2025
5	PRELIMINARY ISSUE	15/07/2025
6	PRELIMINARY ISSUE	18/07/2025
7	PRELIMINARY ISSUE	28/07/2025
8	PRELIMINARY ISSUE	22/09/2025
9	PRELIMINARY ISSUE	08/10/2025



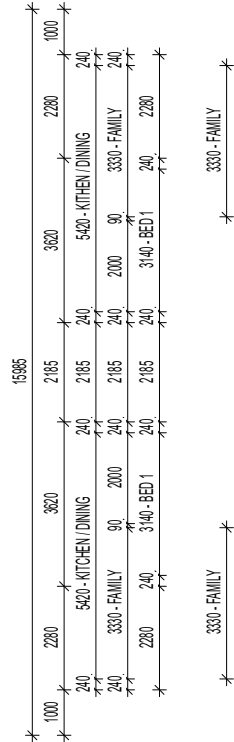
CROSS VENTILATION PLAN
1:100

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

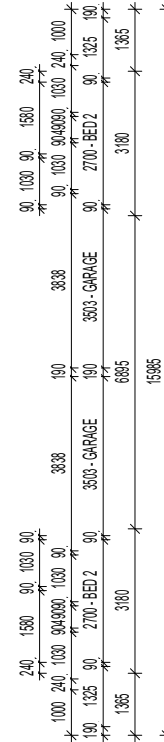
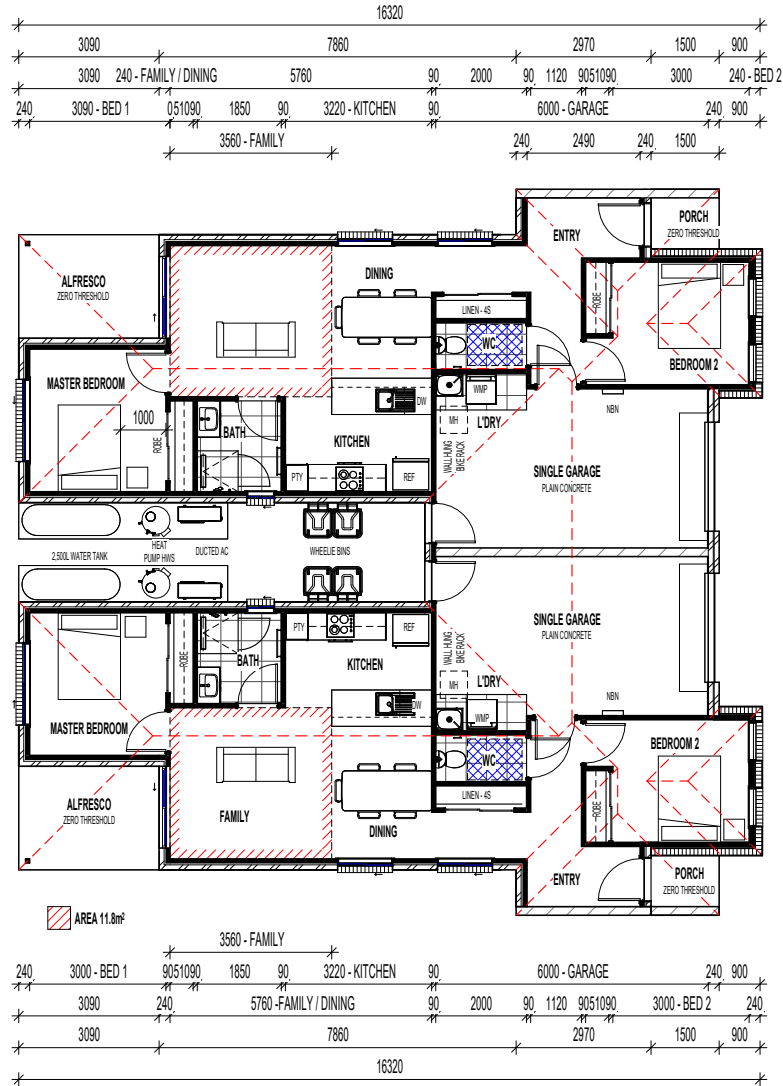
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					JOB NO:		4	PRELIMINARY ISSUE	22/05/2025
					DRAWN: TJ		5	PRELIMINARY ISSUE	15/07/2025
					DATE: 19/12/2024		6	PRELIMINARY ISSUE	18/07/2025
							7	PRELIMINARY ISSUE	28/07/2025
							8	PRELIMINARY ISSUE	22/09/2025
							9	PRELIMINARY ISSUE	08/10/2025

FLOOR AREAS - DWELLING 1 & 2	
LIVING	72.91 m ²
GARAGE	23.25 m ²
ALFRESCO	7.05 m ²
PORTICO	2.13 m ²
	105.34 m ²



NOTES:
DIMENSIONS ON DRAWINGS ARE DIMENSIONED TO THE STRUCTURAL TIMBER FRAME & DO NOT INDICATE THE FINISHED ROOM SIZE OR CEILING HEIGHT. ALLOWANCES OF UP TO & EVEN GREATER THAN 40mm FOR FINISHED ROOM SIZES MEASURED FROM PLASTER BOARD TO PLASTERBOARD FINISHED ROOM SIZES MEASURED FROM SKIRTING TO SKIRTING WITH ALLOWANCES OF UP TO & EVEN GREATER THAN 60mm. CEILING HEIGHTS ARE MEASURED FROM THE CONCRETE SLAB TO THE TIMBER TRUSS WITH ALLOWANCES OF UP TO 60mm TO FOR THE FINISHED CEILING HEIGHT



GROUND FLOOR PLAN

1 : 100

DWELLING LOCATION:
10, 11, 12, 13, 31, 32

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM(S) AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: _____ DATE: _____

OWNER SIGNED: _____ DATE: _____

BUILDER SIGNED: _____ DATE: _____

REV:	DETAILS:	DATE:
5	PRELIMINARY ISSUE	15/07/2025
6	PRELIMINARY ISSUE	18/07/2025
7	PRELIMINARY ISSUE	28/07/2025
8	PRELIMINARY ISSUE	22/09/2025
9	PRELIMINARY ISSUE	08/10/2025

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CLIENT:	
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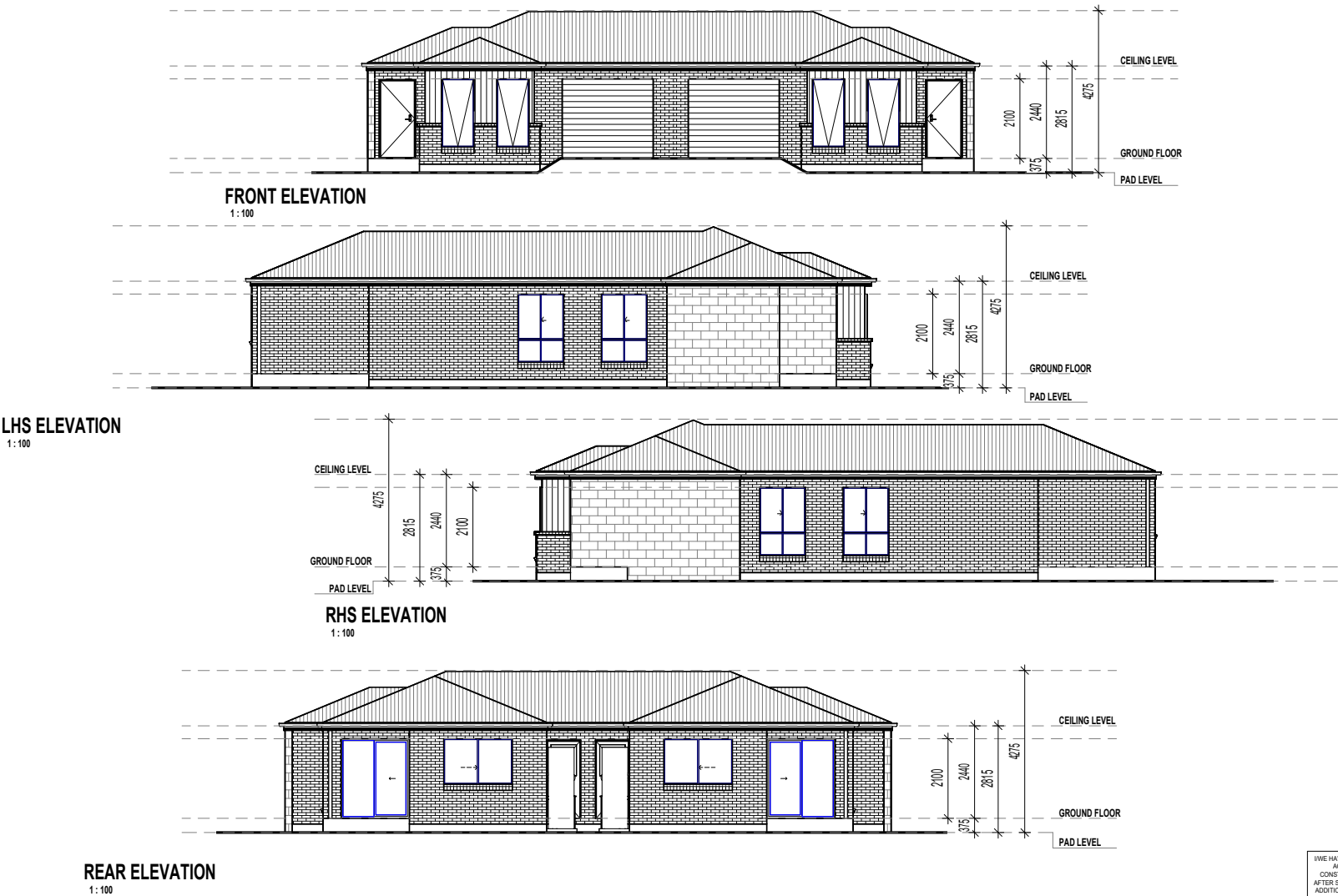
GROUND FLOOR PLAN

**PROJECT: PROPOSED NEW RESIDENCE
TYPE C - 2 BEDROOM - DUAL
SEBASTOPOL ROAD**

PAGES: 25	SHEET SIZE A3
JOB NO:	
DRAWN: TJ	
DATE: 10/12/2024	

FLOOR AREAS:

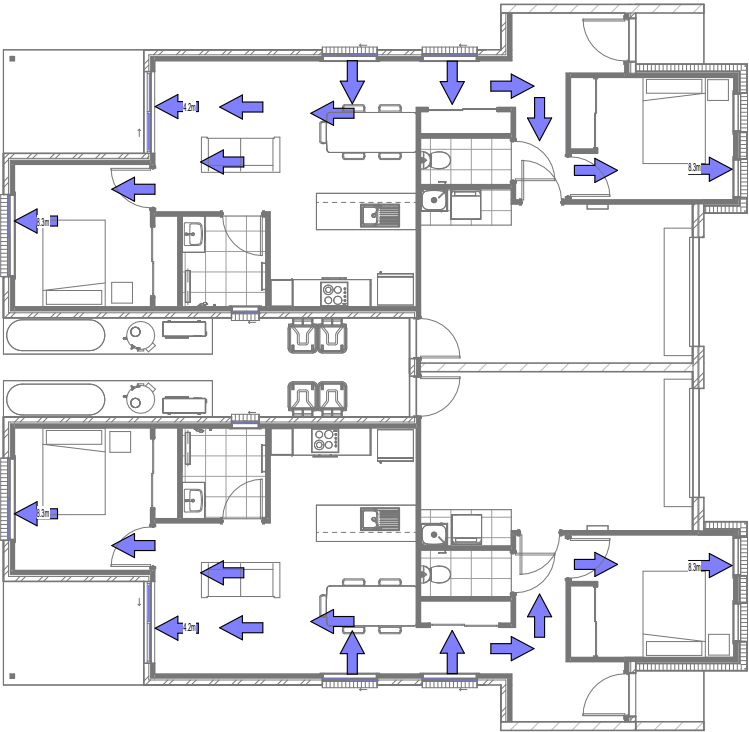
REV:	DETAILS:	DATE:
5	PRELIMINARY ISSUE	15/07/2025
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7	PRELIMINARY ISSUE	28/07/2025
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OWNER SIGNED: _____ DATE: _____
BUILDER SIGNED: _____ DATE: _____

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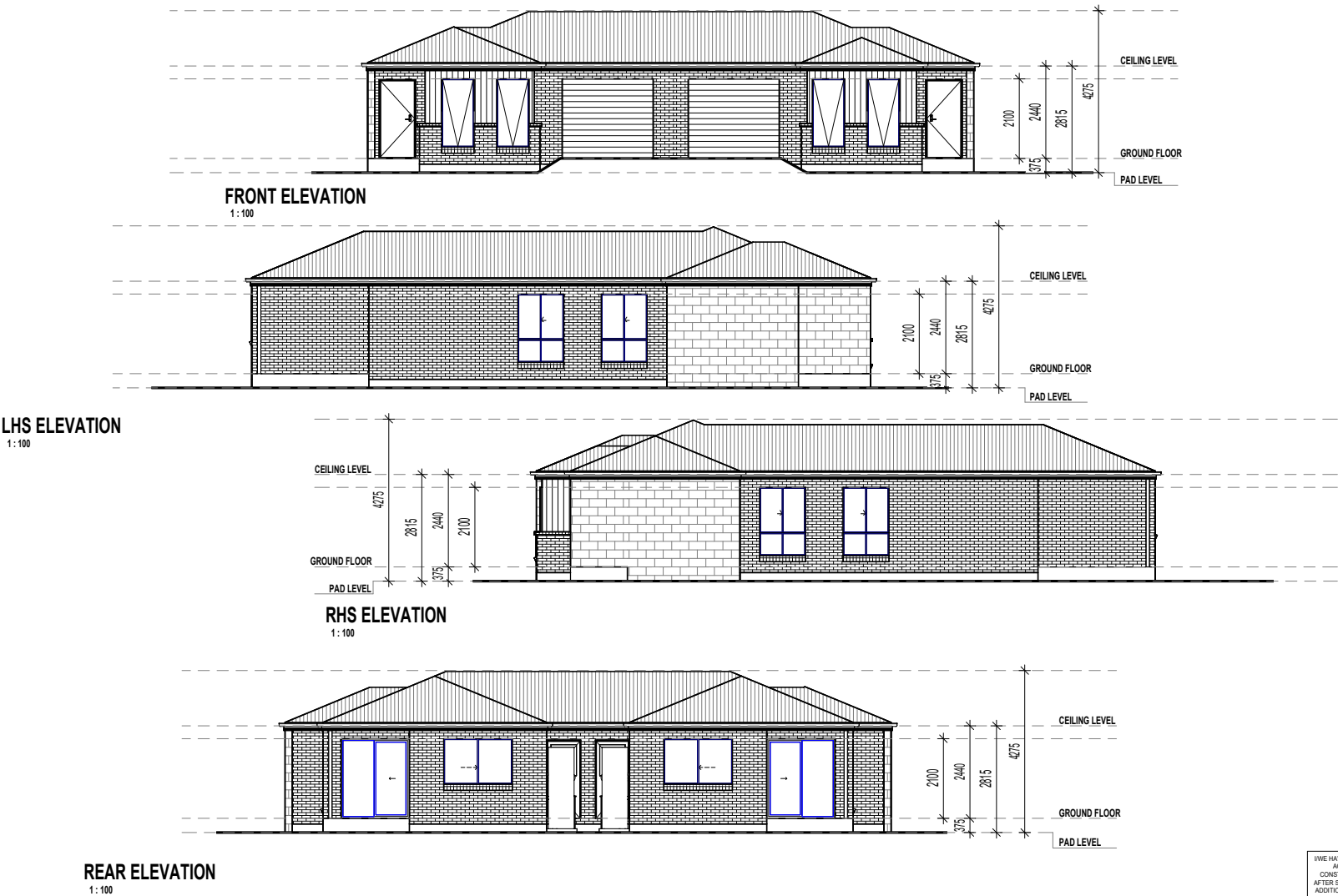
<div>G.J. Gardner. HOMES</div> <div>G.J. GARDNER BENDIGO</div> <div>Bendigo Urban Investments Pty Ltd T/A GJ Gardner Bendigo</div> <div>437 Hargreaves Street, Bendigo Vic 3550</div> <div>P: (03) 5442 2300</div> <div>W: www.gjgardner.com.au</div>	<div>CUSTOM CLASSIC</div> <div>© COPYRIGHT EXCLUSIVE TO G.J.GARDNER HOMES</div>	<div>TONY JAMES DESIGN PTY LTD</div> <div>A.B.N: 96 486 946 536</div> <div>V.B.A License: DP-AD-44789</div> <div>M: 0412 832 646</div> <div>P: (07) 5665 9230</div> <div>E: anthony@tonyjames.com.au</div> <div>W: www.tonyjames.com.au</div>	<div>CLIENT:</div> <div>DRAWING TITLE:</div> <div>BUILDING ELEVATIONS</div>	<div>PROJECT: PROPOSED NEW RESIDENCE</div> <div>TYPE C - 2 BEDROOM - DUAL</div> <div>SEBASTOPOL ROAD</div>	<div>PAGES: 26</div> <div>SHEET SIZE: A3</div>	<div>FLOOR AREAS:</div>	<div>REV:</div> <div>5</div>	<div>DETAILS:</div> <div>PRELIMINARY ISSUE</div>	<div>DATE:</div> <div>15/07/2025</div>
					<div>JOB NO:</div>		<div>6</div>	<div>PRELIMINARY ISSUE</div>	<div>18/07/2025</div>
					<div>DRAWN: TJ</div>		<div>7</div>	<div>PRELIMINARY ISSUE</div>	<div>28/07/2025</div>
					<div>DATE: 18/12/2024</div>		<div>8</div>	<div>PRELIMINARY ISSUE</div>	<div>22/09/2025</div>



CROSS VENTILATION PLAN
1:100

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BUILDER SIGNED:.....DATE:.....

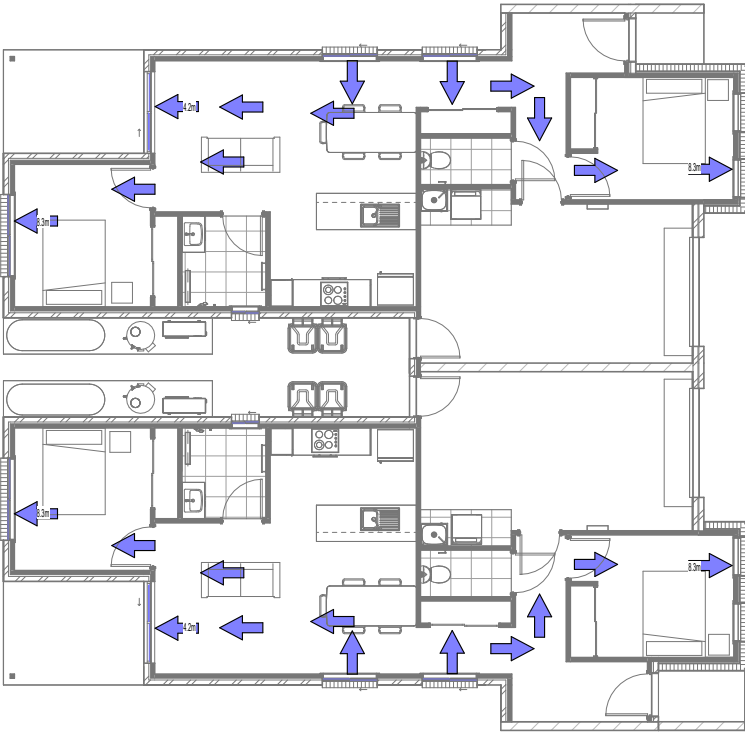
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<div>G.J. Gardner. HOMES</div> <div>G.J. GARDNER BENDIGO</div> <div>Bendigo Urban Investments Pty Ltd T/A GJ Gardner Bendigo</div> <div>437 Hargreaves Street, Bendigo Vic 3550</div> <div>P: (03) 5442 2300</div> <div>W: www.gjgardner.com.au</div>		<div>CUSTOM CLASSIC</div> <div>© COPYRIGHT EXCLUSIVE TO G.J. GARDNER HOMES</div>		<div>TONY JAMES DESIGN PTY LTD</div> <div>A.B.N: 96 486 946 536</div> <div>V.B.A License: DP-AD-44789</div> <div>M: 0412 832 646</div> <div>P: (07) 5665 9230</div> <div>E: anthony@tonyjames.com.au</div> <div>W: www.tonyjames.com.au</div>		<div>CLIENT:</div> <div>DRAWING TITLE:</div> <div>CROSS VENTILATION PLAN</div>		<div>PROJECT: PROPOSED NEW RESIDENCE</div> <div>TYPE C - 2 BEDROOM - DUAL</div> <div>SEBASTOPOL ROAD</div>		PAGES: 27		SHEET SIZE: A3		FLOOR AREAS:		REV: _____		DETAILS: _____		DATE: _____	
										JOB NO:						5		PRELIMINARY ISSUE		15/07/2025	
										DRAWN: TJ						6		PRELIMINARY ISSUE		18/07/2025	
																7		PRELIMINARY ISSUE		28/07/2025	
																8		PRELIMINARY ISSUE		22/09/2025	
						DATE: 15/12/2024															



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					JOB NO:			1	PRELIMINARY ISSUE	28/07/2025
					DRAWN: TJ			2	PRELIMINARY ISSUE	28/09/2025
					DATE: 19/12/2024			3	PRELIMINARY ISSUE	08/10/2025



CROSS VENTILATION PLAN
1 : 100

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.
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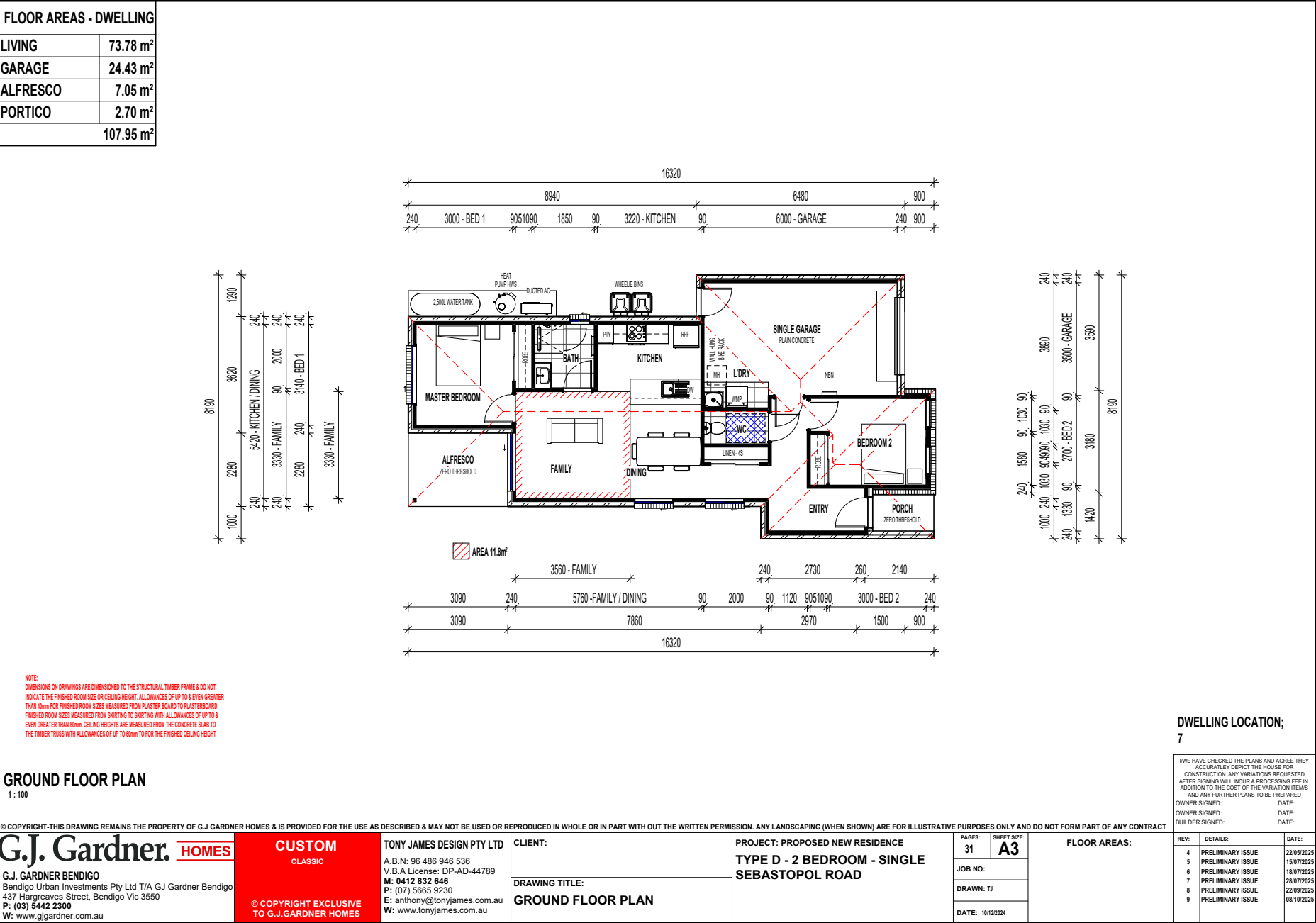
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CROSS VENTILATION PLAN

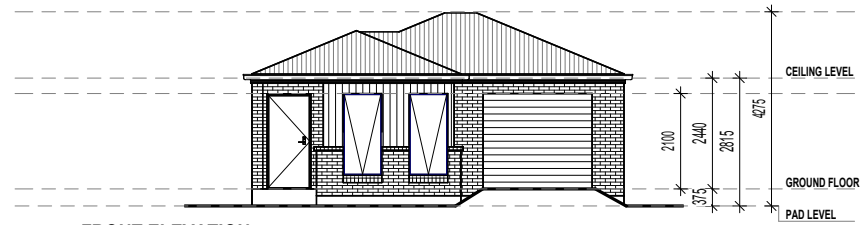
PROJECT: PROPOSED NEW RESIDENCE
TYPE C1 - 2 BEDROOM - DUAL SEBASTOPOL ROAD

PAGES: 30
SHEET SIZE: A3
JOB NO:
DRAWN: TJ
DATE: 10/12/2024

FLOOR AREAS:

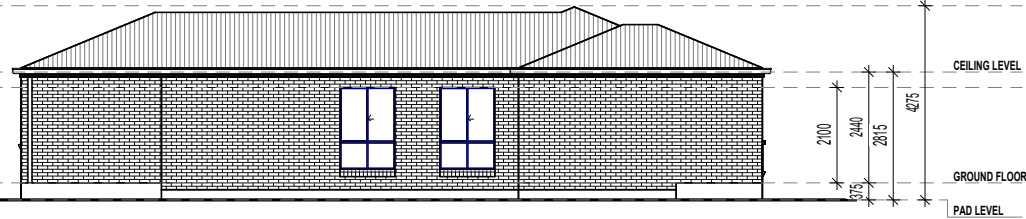
REV:	DETAILS:	DATE:
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3	PRELIMINARY ISSUE	08/10/2025





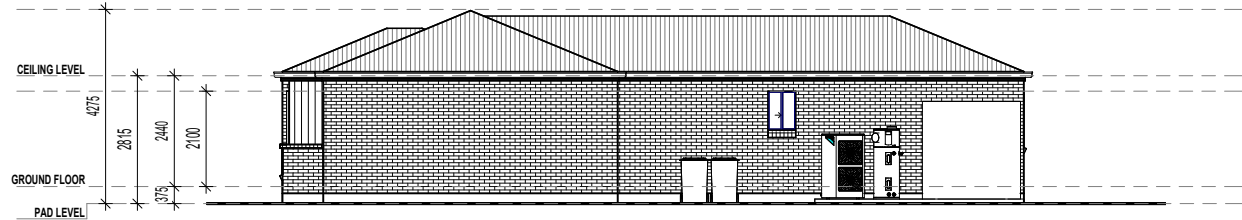
FRONT ELEVATION

1 : 100



LHS ELEVATION

1 : 100



RHS ELEVATION

1 : 100



REAR ELEVATION

1 : 100

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM(S) AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: _____ DATE: _____

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BUILDER SIGNED: _____ DATE: _____

REV:	DETAILS:	DATE:
4	PRELIMINARY ISSUE	22/05/2025
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7	PRELIMINARY ISSUE	28/07/2025
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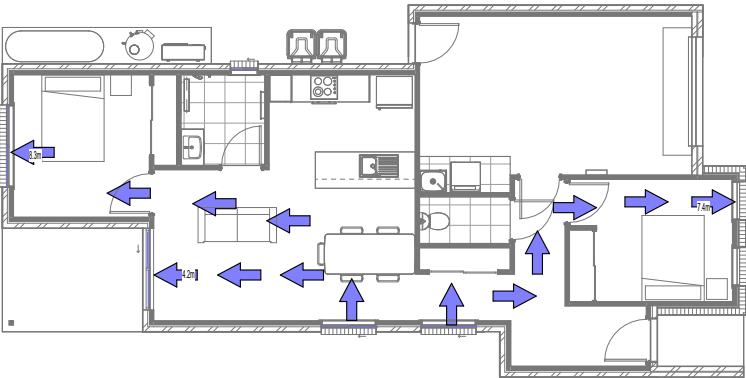
CLIENT:	
DRAWING TITLE:	BUILDING ELEVATIONS

PROJECT: PROPOSED NEW RESIDENCE
TYPE D - 2 BEDROOM - SINGLE
SEBASTOPOL ROAD

PAGES: 32	SHEET SIZE: A3
JOB NO:	
DRAWN: TJ	
DATE: 10/12/2024	

FLOOR AREAS:

REV:	DETAILS:	DATE:
4	PRELIMINARY ISSUE	22/05/2025
5	PRELIMINARY ISSUE	15/07/2025
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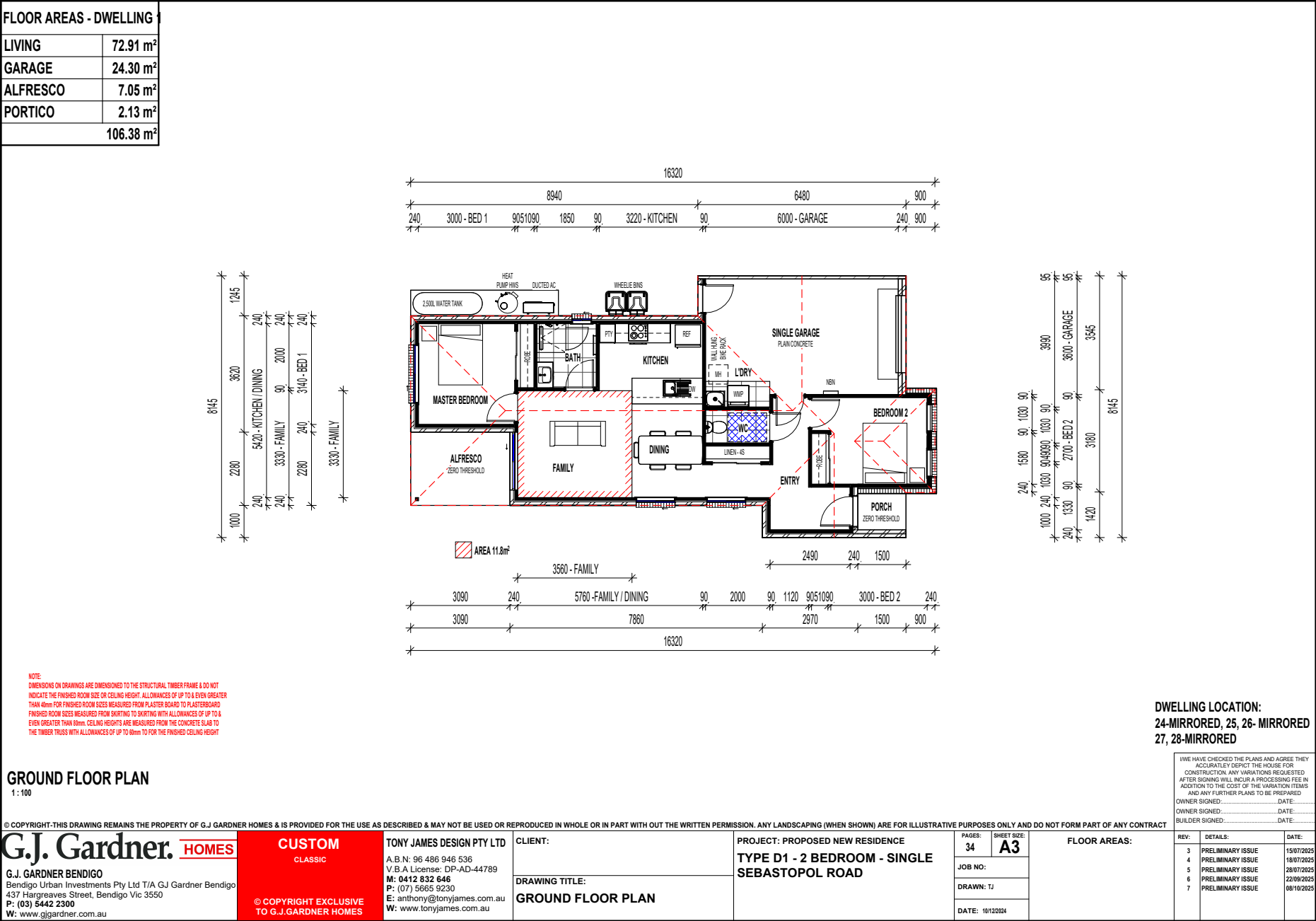


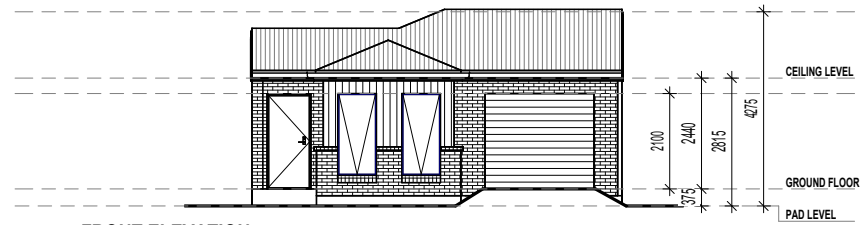
CROSS VENTILATION PLAN
1 : 100

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.
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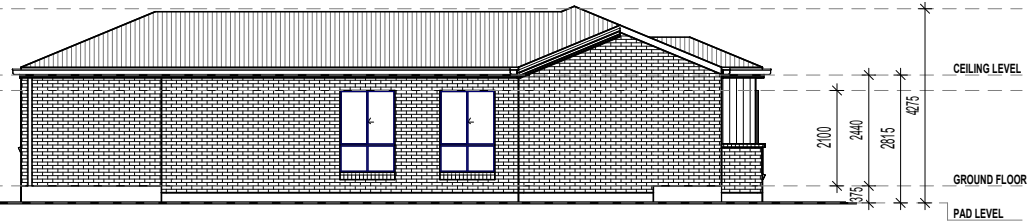
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<div>G.J. Gardner.</div> <div>HOMES</div> <div>G.J. GARDNER BENDIGO</div> <div>Bendigo Urban Investments Pty Ltd T/A GJ Gardner Bendigo</div> <div>437 Hargreaves Street, Bendigo Vic 3550</div> <div>P: (03) 5442 2300</div> <div>W: www.gjgardner.com.au</div>	<div>CUSTOM</div> <div>CLASSIC</div> <div>© COPYRIGHT EXCLUSIVE</div> <div>TO G.J. GARDNER HOMES</div>	<div>TONY JAMES DESIGN PTY LTD</div> <div>A.B.N: 96 486 946 536</div> <div>V.B.A License: DP-AD-44789</div> <div>M: 0412 832 646</div> <div>P: (07) 5665 9230</div> <div>E: anthony@tonyjames.com.au</div> <div>W: www.tonyjames.com.au</div>	CLIENT:	<div>PROJECT: PROPOSED NEW RESIDENCE</div> <div>TYPE D - 2 BEDROOM - SINGLE</div> <div>SEBASTOPOL ROAD</div>	<div>PAGES: 33</div> <div>SHEET SIZE: A3</div>	<div>FLOOR AREAS:</div>	REV:	DETAILS:	DATE:
			<div>DRAWING TITLE:</div> <div>CROSS VENTILATION PLAN</div>		<div>JOB NO:</div>		4	PRELIMINARY ISSUE	22/05/2025
					<div>DRAWN: TJ</div> <div>DATE: 18/12/2024</div>		5	PRELIMINARY ISSUE	15/07/2025
							6	PRELIMINARY ISSUE	18/07/2025
							7	PRELIMINARY ISSUE	28/07/2025
		8	PRELIMINARY ISSUE	22/09/2025					
		9	PRELIMINARY ISSUE	08/10/2025					



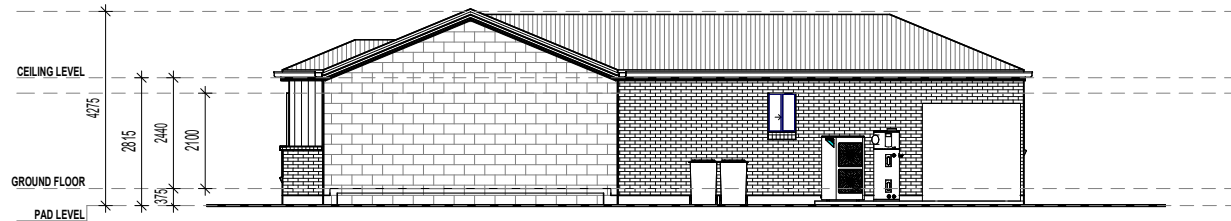


FRONT ELEVATION



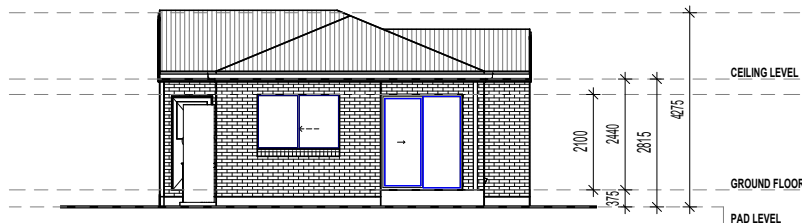
LHS ELEVATION

1 : 100



RHS ELEVATION

1 : 100



REAR ELEVATION

1 : 100

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CLIENT:	
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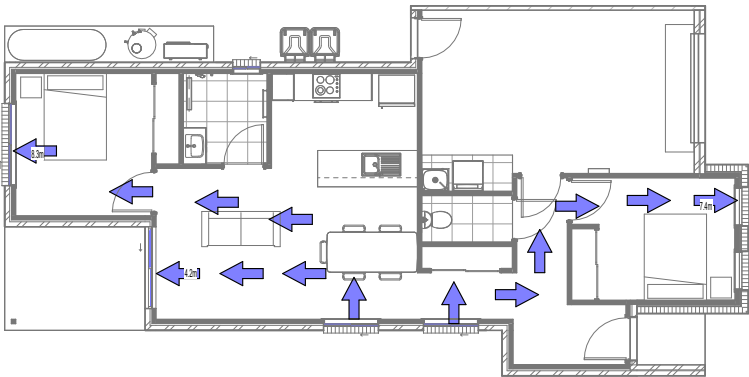
DRAWING TITLE:
BUILDING ELEVATIONS

PROJECT: PROPOSED NEW RESIDENCE
TYPE D1 - 2 BEDROOM - SINGLE
SEBASTOPOL ROAD

PAGES:	35	SHEET SIZE:	A3
JOB NO:			
DRAWN: TJ			
DATE: 10/12/2024			

FLOOR AREAS:

REV:	DETAILS:	DATE:
3	PRELIMINARY ISSUE	15/07/2025
4	PRELIMINARY ISSUE	18/07/2025
5	PRELIMINARY ISSUE	28/07/2025
6	PRELIMINARY ISSUE	22/09/2025
7	PRELIMINARY ISSUE	08/10/2025



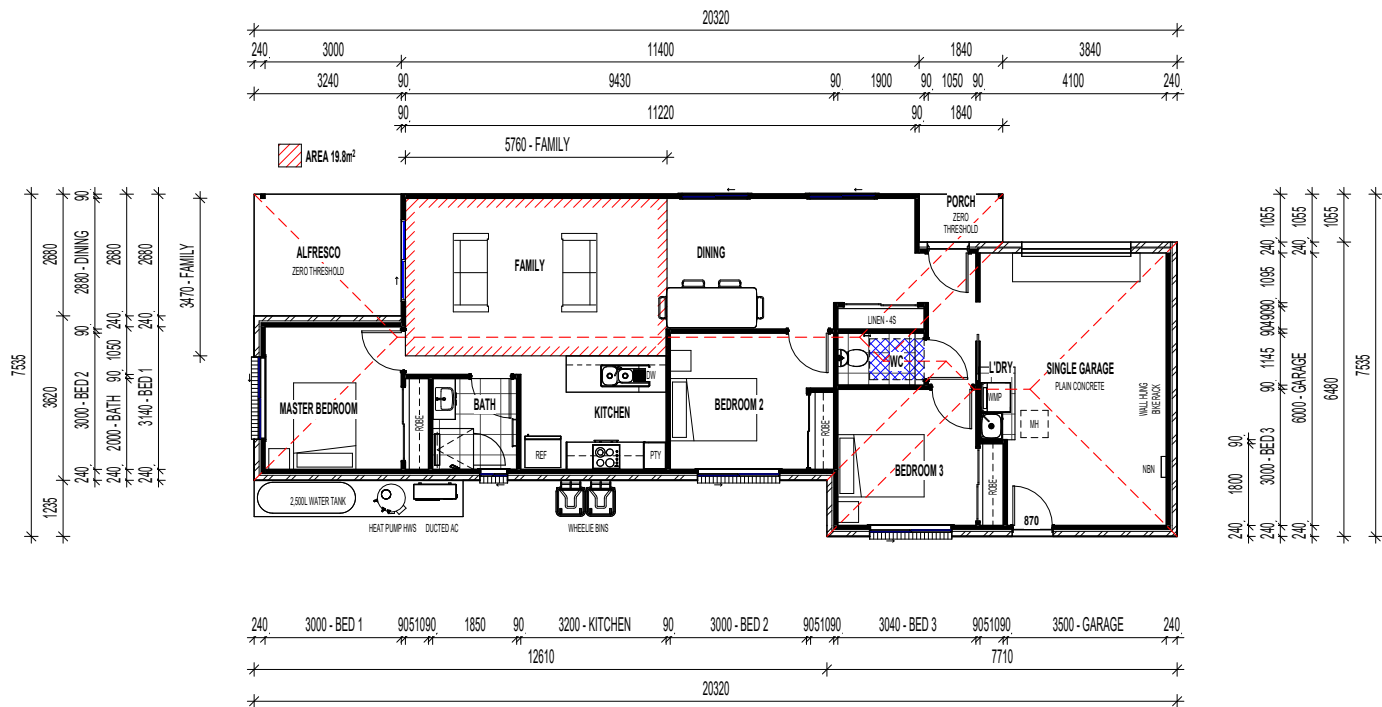
CROSS VENTILATION PLAN
1 : 100

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: _____ DATE: _____
OWNER SIGNED: _____ DATE: _____
BUILDER SIGNED: _____ DATE: _____

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					<div>JOB NO:</div>				
					<div>DRAWN: TJ</div>				
					<div>DATE: 10/12/2024</div>				

FLOOR AREAS - DWELLING	
LIVING	96.01 m ²
GARAGE	26.81 m ²
ALFRESCO	8.68 m ²
PORCH	1.94 m ²
133.45 m ²	



NOTE:
DIMENSIONS ON DRAWINGS ARE DIMENSIONED TO THE STRUCTURAL TIMBER FRAME & DO NOT
INDICATE THE FINISHED ROOM SIZE OR CEILING HEIGHT. ALLOWANCES OF UP TO 6 & EVEN GREATER
THAN 40mm FOR FINISHED ROOM SIZES MEASURED FROM PLASTER BOARD TO PLASTERBOARD
FINISHED ROOM SIZES MEASURED FROM SKIRTING TO SKIRTING WITH ALLOWANCES OF UP TO 6
EVEN GREATER THAN 60mm. CEILING HEIGHTS ARE MEASURED FROM THE CONCRETE SLAB TO
THE TIMBER TRUSS WITH ALLOWANCES OF UP TO 60mm TO FOR THE FINISHED CEILING HEIGHT

GROUND FLOOR PLAN
1 : 100

DWELLING LOCATION:
14

I/WE HAVE CHECKED THE PLANS AND AGREE THEY
ACCURATELY DEPICT THE HOUSE FOR
CONSTRUCTION. ANY VARIATIONS REQUESTED
AFTER SIGNING WILL INCUR A PROCESSING FEE IN
ADDITION TO THE COST OF THE VARIATION ITEMS
AND ANY FURTHER PLANS TO BE PREPARED
OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

REV:	DETAILS:	DATE:
3	PRELIMINARY ISSUE	22/05/2025
4	PRELIMINARY ISSUE	15/07/2025
5	PRELIMINARY ISSUE	18/07/2025
6	PRELIMINARY ISSUE	28/07/2025
7	PRELIMINARY ISSUE	22/09/2025
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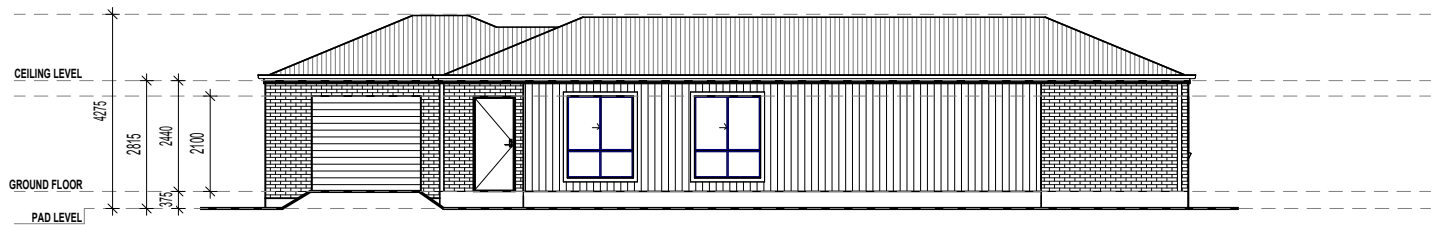
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DRAWING TITLE:
GROUND FLOOR PLAN

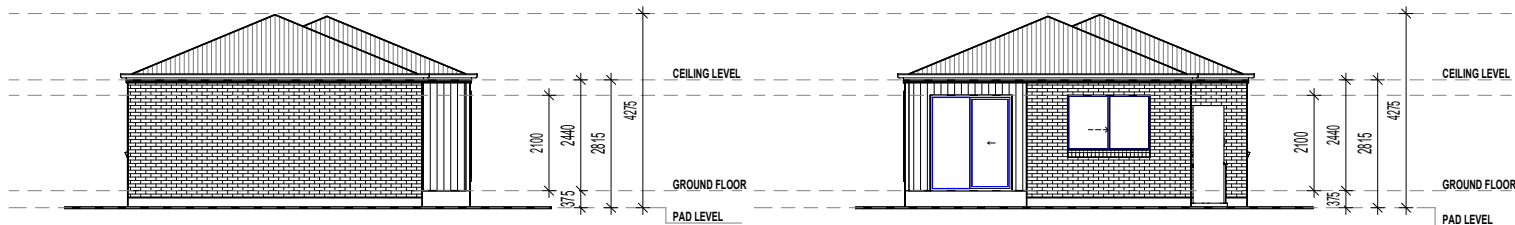
PROJECT: PROPOSED NEW RESIDENCE
TYPE E - 3 BEDROOM
SEBASTOPOL ROAD

PAGES: 37
SHEET SIZE: A3
JOB NO:
DRAWN: TJ
DATE: 13/03/2025

FLOOR AREAS:

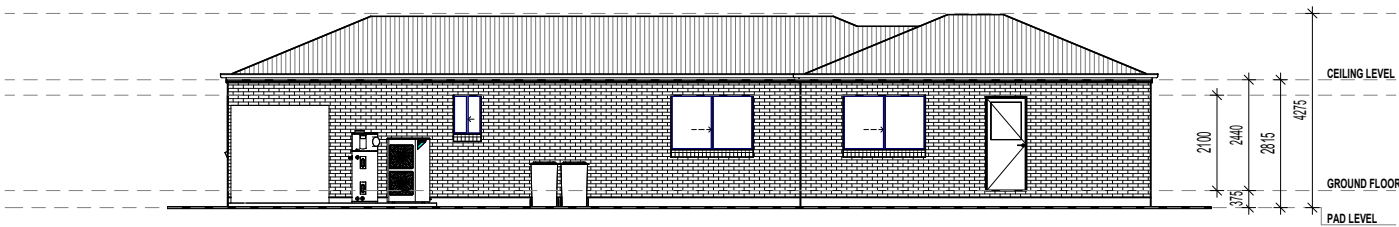


FRONT ELEVATION
1:100



LHS ELEVATION
1:100

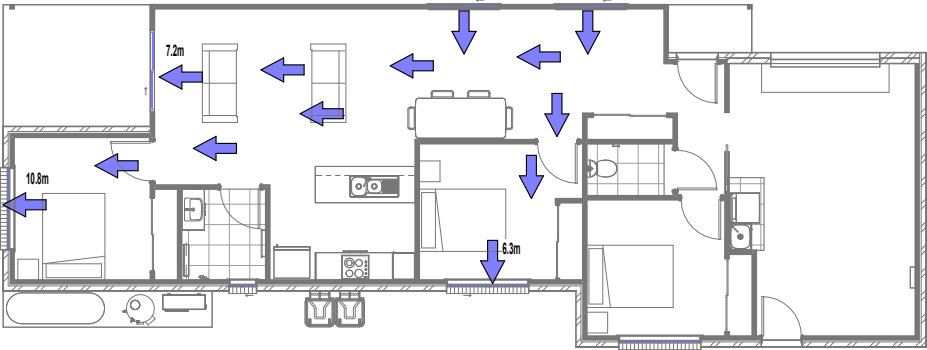
RHS ELEVATION
1:100



REAR ELEVATION
1:100

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: _____ DATE: _____
OWNER SIGNED: _____ DATE: _____
BUILDER SIGNED: _____ DATE: _____

G.J. Gardner. HOMES G.J. GARDNER BENDIGO Bendigo Urban Investments Pty Ltd T/A GJ Gardner Bendigo 437 Hargreaves Street, Bendigo Vic 3550 P: (03) 5442 2300 W: www.gjgardner.com.au		CUSTOM CLASSIC © COPYRIGHT EXCLUSIVE TO G.J. GARDNER HOMES	TONY JAMES DESIGN PTY LTD A.B.N: 96 486 946 536 V.B.A License: DP-AD-44789 M: 0412 832 646 P: (07) 5665 9230 E: anthony@tonyjames.com.au W: www.tonyjames.com.au	CLIENT: DRAWING TITLE: BUILDING ELEVATIONS	PROJECT: PROPOSED NEW RESIDENCE TYPE E - 3 BEDROOM SEBASTOPOL ROAD	PAGES: 38 SHEET SIZE: A3 JOB NO: DRAWN: TJ DATE: 13/03/2025	FLOOR AREAS:	REV: 3 4 5 6 7 8 DETAILS: PRELIMINARY ISSUE PRELIMINARY ISSUE PRELIMINARY ISSUE PRELIMINARY ISSUE PRELIMINARY ISSUE PRELIMINARY ISSUE DATE: 22/05/2025 15/07/2025 18/07/2025 28/07/2025 22/09/2025 08/10/2025
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CROSS VENTILATION PLAN
1:100

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OWNER SIGNED: _____ DATE: _____
OWNER SIGNED: _____ DATE: _____
BUILDER SIGNED: _____ DATE: _____

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CLIENT:

DRAWING TITLE:
CROSS VENTILATION PLAN

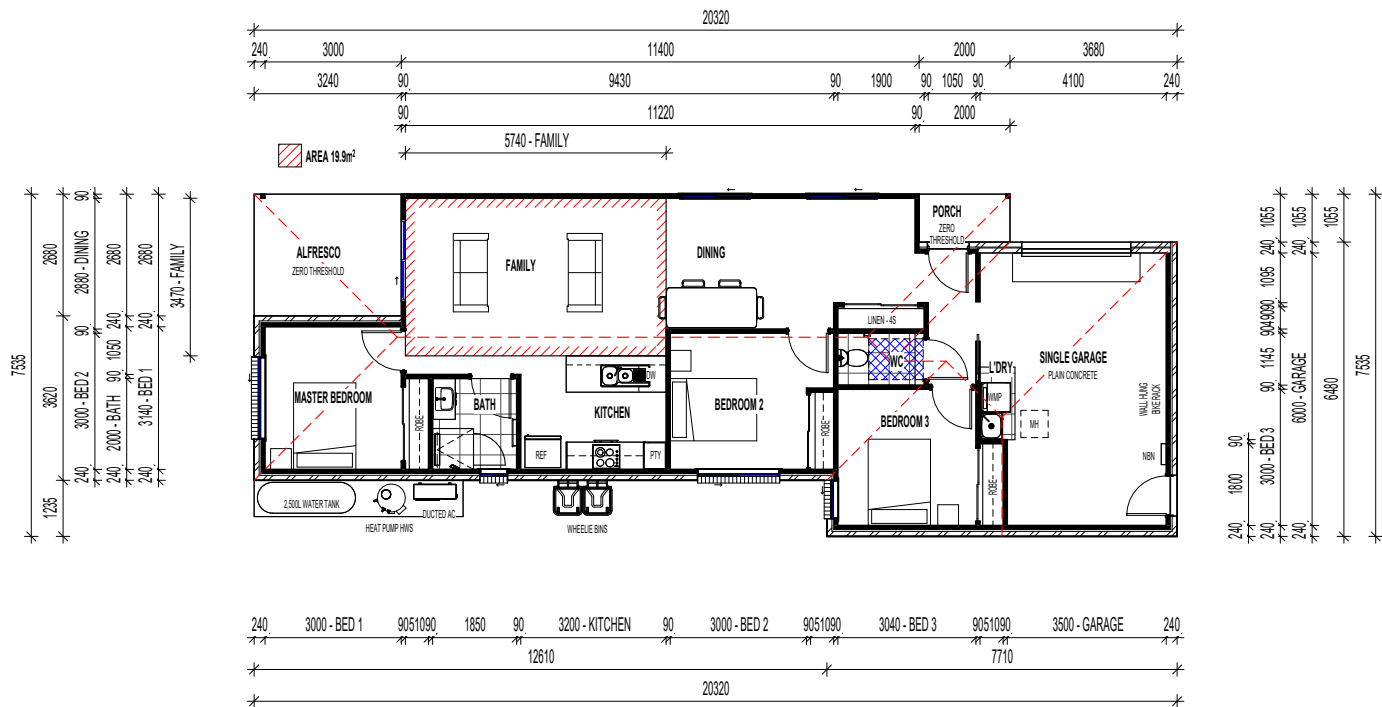
PROJECT: PROPOSED NEW RESIDENCE
TYPE E - 3 BEDROOM SEBASTOPOL ROAD

PAGES: 39
SHEET SIZE: A3
JOB NO:
DRAWN: TJ
DATE: 13/03/2025

FLOOR AREAS:

REV:	DETAILS:	DATE:
3	PRELIMINARY ISSUE	22/05/2025
4	PRELIMINARY ISSUE	15/07/2025
5	PRELIMINARY ISSUE	18/07/2025
6	PRELIMINARY ISSUE	28/07/2025
7	PRELIMINARY ISSUE	22/09/2025
8	PRELIMINARY ISSUE	08/10/2025

FLOOR AREAS - DWELLING	
LIVING	96.06 m ²
GARAGE	26.81 m ²
ALFRESCO	8.68 m ²
PORCH	1.37 m ²
132.92 m ²	



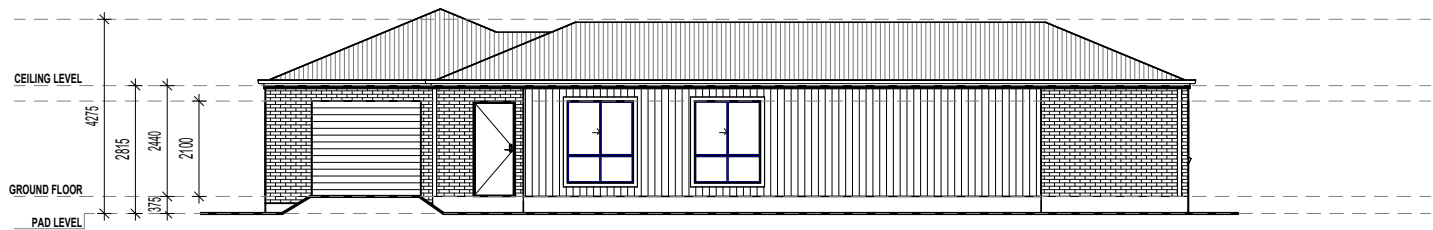
NOTE:
DIMENSIONS ON DRAWINGS ARE DIMENSIONED TO THE STRUCTURAL TIMBER FRAME & DO NOT
INDICATE THE FINISHED ROOM SIZE OR CEILING HEIGHT. ALLOWANCES OF UP TO 6mm TO 10mm
THICKNESS FOR FINISHED ROOM SIZES MEASURED FROM PLASTER BOARD TO PLASTERBOARD
FINISHED ROOM SIZES MEASURED FROM SKIRTING TO SKIRTING WITH ALLOWANCES OF UP TO 6mm
TO 10mm. CEILING HEIGHTS ARE MEASURED FROM THE CONCRETE SLAB TO
THE TIMBER TRUSS WITH ALLOWANCES OF UP TO 6mm TO 10mm FOR THE FINISHED CEILING HEIGHT

GROUND FLOOR PLAN
1 : 100

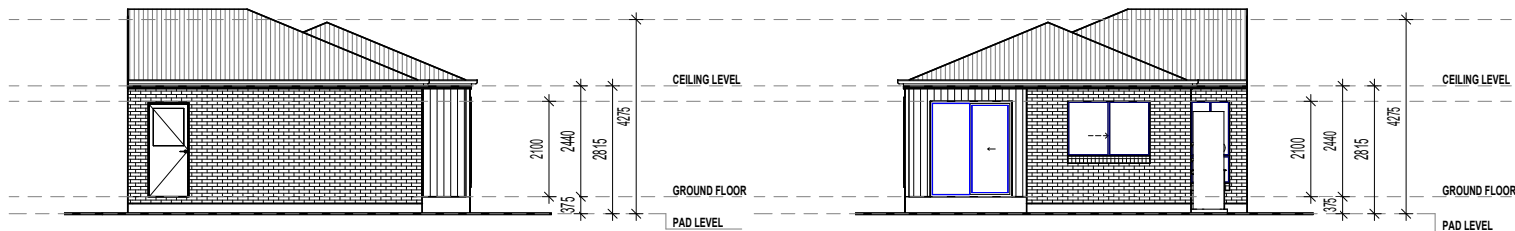
DWELLING LOCATION:
30

I/WE HAVE CHECKED THE PLANS AND AGREE THEY
ACCURATELY DEPICT THE HOUSE FOR
CONSTRUCTION. ANY VARIATIONS REQUESTED
AFTER SIGNING WILL INCUR A PROCESSING FEE IN
ADDITION TO THE COST OF THE VARIATION ITEMS
AND ANY FURTHER PLANS TO BE PREPARED
OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

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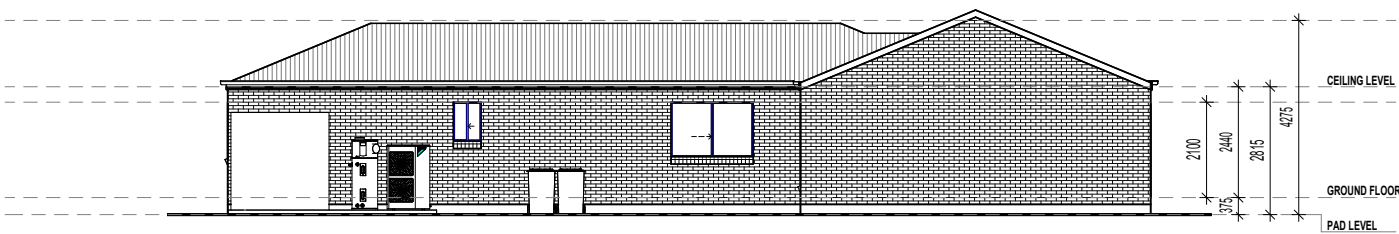


FRONT ELEVATION
1:100



LHS ELEVATION
1:100

RHS ELEVATION
1:100

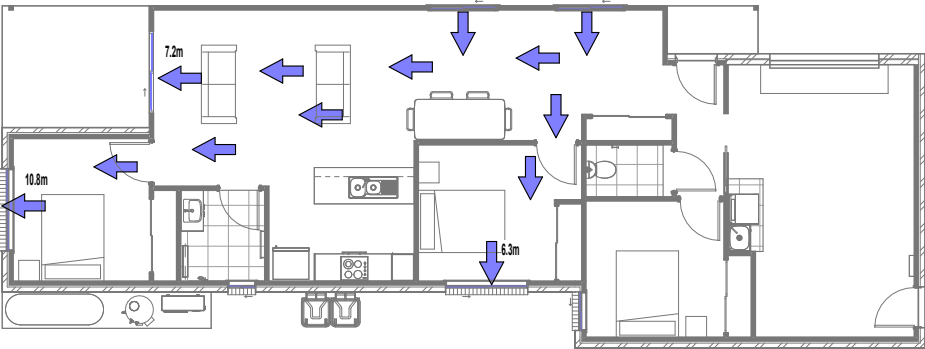


REAR ELEVATION
1:100

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: _____ DATE: _____
OWNER SIGNED: _____ DATE: _____
BUILDER SIGNED: _____ DATE: _____

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					<div>JOB NO:</div>			
					<div>DRAWN: TJ</div>			
					<div>DATE: 13/03/2025</div>			



CROSS VENTILATION PLAN
1:100

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

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CLIENT:

DRAWING TITLE:
CROSS VENTILATION PLAN

PROJECT: PROPOSED NEW RESIDENCE
**TYPE E1 - 3 BEDROOM
SEBASTOPOL ROAD**

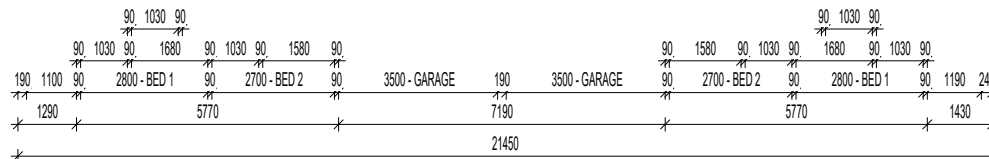
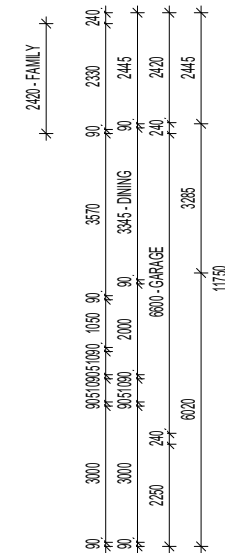
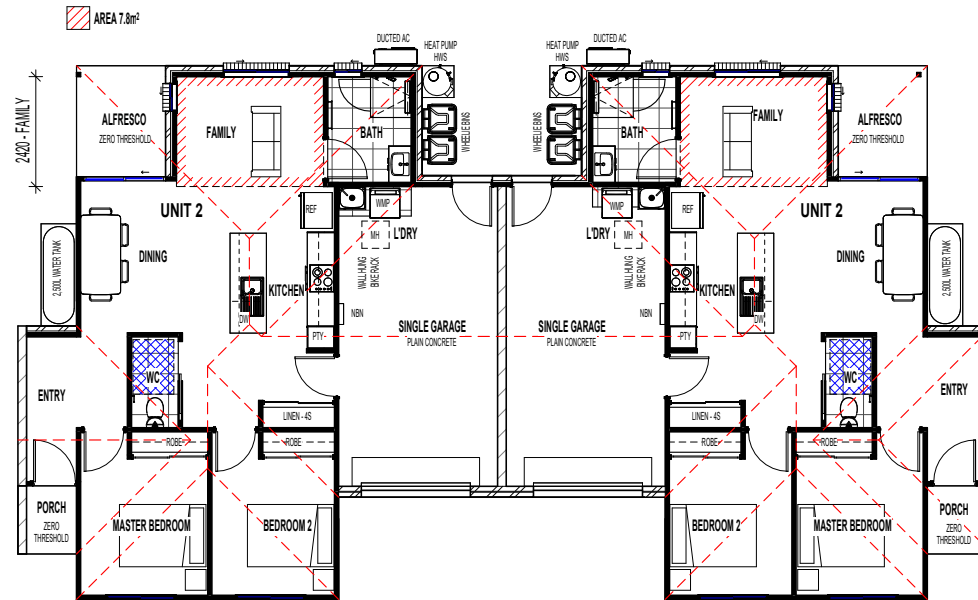
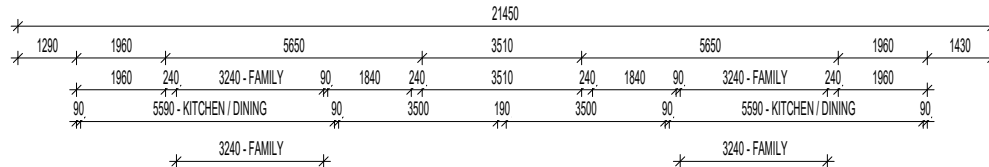
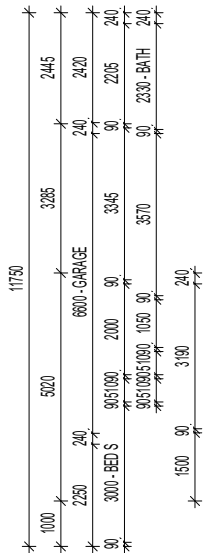
PAGES: 42
SHEET SIZE: A3
JOB NO:
DRAWN: TJ
DATE: 13/03/2025

FLOOR AREAS:

REV:	DETAILS:	DATE:
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3	PRELIMINARY ISSUE	18/07/2025
4	PRELIMINARY ISSUE	28/07/2025
5	PRELIMINARY ISSUE	22/09/2025
6	PRELIMINARY ISSUE	08/10/2025

FLOOR AREAS - DWELLING 1 & 2

LIVING	73.00 m ²
GARAGE	25.01 m ²
ALFRESCO	4.81 m ²
PORTICO	2.12 m ²
104.94 m ²	



NOTE:
DIMENSIONS ON DRAWINGS ARE DIMENSIONED TO THE STRUCTURAL TIMBER FRAME & DO NOT
INDICATE THE FINISHED ROOM SIZE OR CEILING HEIGHT. ALLOWANCES OF UP TO 6mm GREATER
THAN 40mm FOR FINISHED ROOM SIZES MEASURED FROM PLASTER BOARD TO PLASTERBOARD
FINISHED ROOM SIZES MEASURED FROM SKIRTING TO SKIRTING WITH ALLOWANCES OF UP TO 6
mm GREATER THAN 40mm. CEILING HEIGHTS ARE MEASURED FROM THE CONCRETE SLAB TO
THE TIMBER TRUSS WITH ALLOWANCES OF UP TO 60mm FOR THE FINISHED CEILING HEIGHT

GROUND FLOOR PLAN
1:100

DWELLING LOCATION:
33, 34

I/WE HAVE CHECKED THE PLANS AND AGREE THEY
ACCURATELY DEPICT THE HOUSE FOR
CONSTRUCTION. ANY VARIATIONS REQUESTED
AFTER SIGNING WILL INCUR A PROCESSING FEE IN
ADDITION TO THE COST OF THE VARIATION ITEMS
AND ANY FURTHER PLANS TO BE PREPARED
OWNER SIGNED: _____ DATE: _____
OWNER SIGNED: _____ DATE: _____
BUILDER SIGNED: _____ DATE: _____

REV:	DETAILS:	DATE:
3	PRELIMINARY ISSUE	22/05/2025
4	PRELIMINARY ISSUE	15/07/2025
5	PRELIMINARY ISSUE	18/07/2025
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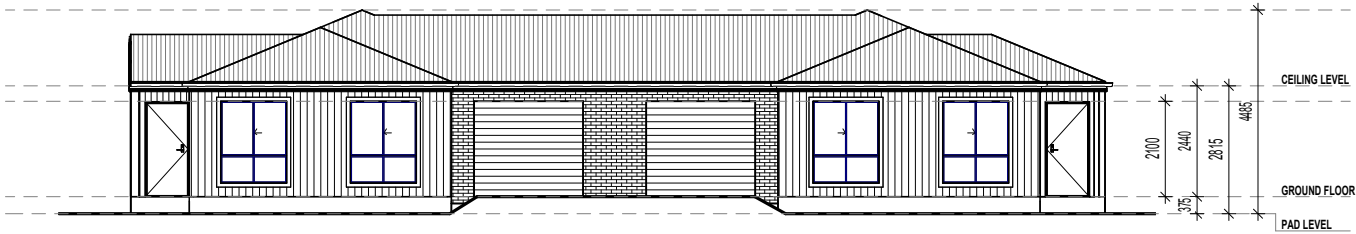
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DRAWING TITLE:
GROUND FLOOR PLAN

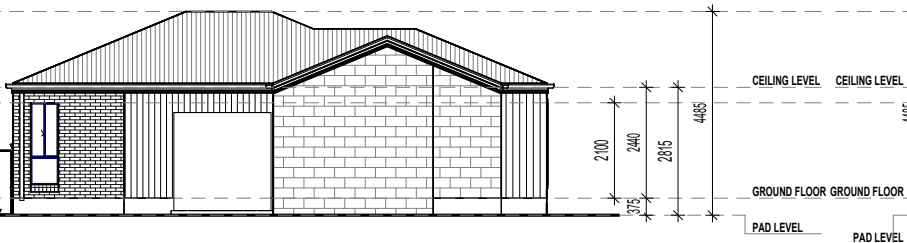
PROJECT: PROPOSED NEW RESIDENCE
**TYPE F - 2 BEDROOM - DUAL
SEBASTOPOL ROAD**

PAGES: 43
SHEET SIZE: A3
JOB NO:
DRAWN: TJ
DATE: 17/03/2025

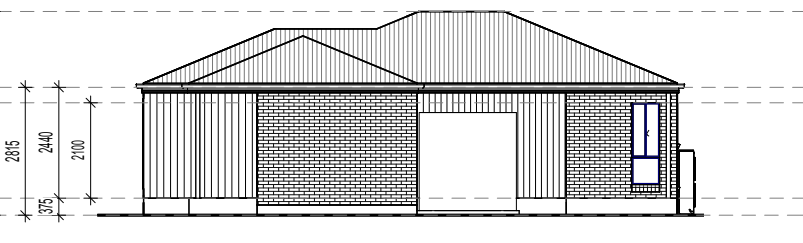
FLOOR AREAS:



FRONT ELEVATION
1:100



LHS ELEVATION
1:100



RHS ELEVATION
1:100



REAR ELEVATION
1:100

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BUILDER SIGNED: _____ DATE: _____

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					<div>JOB NO:</div>				
					<div>DRAWN: TJ</div>				
					<div>DATE: 17/03/2025</div>				

7.3 D070-24 10 Dundas Road, 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

The purpose of this report is to provide Council with an assessment of planning application D070-24 for alterations and extensions to the existing dwelling at 10 Dundas Street, Maryborough (CA 2, Section 66A, Township of Maryborough).

The planning application has been called in for decision by Cr Geoff Bartlett, requesting the matter be determined by Council rather than under delegated authority by officers.

A decision to defer the application to the February 2026 Council meeting for consideration was made at the Council Meeting held on the 17th of December 2025.

RECOMMENDATION

That Council resolve to issue a Notice of Decision to grant a permit, to grant a planning permit for the development of alterations and extensions to the existing dwelling at 10 Dundas Street, Maryborough (CA 2, Section 66A, Township of Maryborough) on the following grounds:

1. Inconsistency with Planning Policy Framework
The proposal is inconsistent with the Municipal Planning Strategy and Planning Policy Framework of the Central Goldfields Planning Scheme, including **Clauses 02.03-5 – Built Environment and Heritage and 15.03-1S – Heritage Conservation**. The proposed alterations and additions would be contrary to policy objectives that seek to protect identified heritage places and retain and conserve contributory elements of a heritage place.
2. Contrary to Heritage Overlay Provisions
The proposal is contrary to the purpose and decision guidelines of **Clause 43.01 – Heritage Overlay**, including **Schedule H0206 – Maryborough Area**. The proposed works would result in demolition and building modifications that adversely affect the significance of the heritage place by removing key architectural details and compromising identified heritage features.
3. Conflict with Maryborough Heritage Review 2023
The proposal is inconsistent with the recommendations of the **Maryborough Heritage Review 2023**, which Council has resolved to seek authorisation and exhibition for proposed **Amendment C40**. The subject land is identified as Contributory within the proposed Palmerston Street Heritage Precinct Citation as a Post-War Era (1945–1965) development, and the works would compromise this heritage value.
4. Contrary to Clause 65.01 – Decision Guidelines
The proposal would result in detrimental impacts to the heritage values of the built environment of the site and its surrounding context, failing to achieve orderly planning of the area.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2025-2029:

The Community's vision: **Infrastructure that supports growth and livability**
4. Preserve and promote Heritage, culture, and identity.

Initiative: Provide infrastructure to meet community needs.

BACKGROUND INFORMATION

Planning application D070-24 seeks approval for alterations and extensions to the existing dwelling at 10 Dundas Street, Maryborough (CA 2, Section 66A, Township of Maryborough). Public notice of the application was given in accordance with the *Planning and Environment Act 1987*, and one objection was received during the notice period.

The application was called in for decision by Cr Bartlett on 8 July 2025. Calling in an application means that a Councillor has requested the matter be determined by the full Council rather than under delegated authority by officers.

The proposal has been assessed against the Central Goldfields Planning Scheme, including relevant policies, overlays, and decision guidelines. Based on this assessment, the proposed development is considered to not comply with key planning scheme provisions, particularly those relating to heritage conservation and neighbourhood character.

REPORT

Proposal

The development proposed by this application comprises alterations and extensions to the existing dwelling on the land. The alterations and extensions proposed are summarised as follows:

- Alteration to the front portion of the dwelling with the living/meals room to be extended forward with its stepped facade to be modified from triple to double fronted, with roofing above modified to a simpler construction form to match the extended floor area. The extended floor area would comprise 1.7m x 2.95m (5.0m² floor area). Existing timber windows with including sash window sections would be removed and replaced with aluminium framed windows. Existing roof cladding would be replaced with new corrugated metal cladding coloured white whilst existing white painted timber weatherboards on the front and right side would be replaced with white coloured PVC weatherboards.
- The removal of the porch over the front door and replacement with a front veranda running the length of the modified secondary façade frontage. The veranda would extend 9.7m across the façade and would be 1.8m depth. The veranda flooring would be timber along with its support posts whilst roof cladding would be corrugated metal to match the dwelling as noted above.
- The construction of a new covered deck area extending from the rear of the dwelling of 7.0m x 6.0m (42m² floor area) with pitched roofing rising to approx. 5.0m above ground level including corrugated metal roofing and gable end board to match the dwelling cladding other than corner posts and timber deck flooring.
- Demolition works proposed where necessary for the alterations to the front of the building in particular including demolition of walls and roof elements as well as existing windows, and removal of existing wall and roof cladding with new replacement materials described above.

Attachment 1 – Proposed Development Plans.

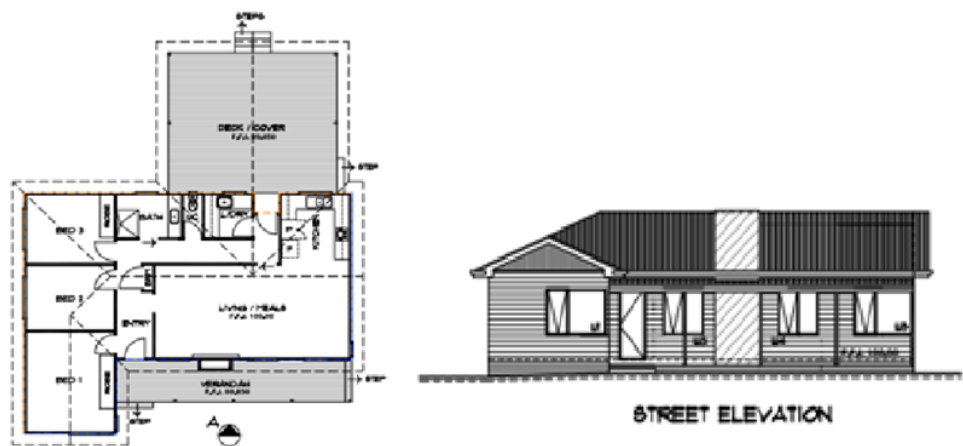


Figure 1: Proposed dwelling floor plan and front elevation.

Amendments to application

Date of Amendment	Amendment Provision	Details of Amendment
23 September 2025	Planning and Environment Act 1987, S50	Minor changes to plans for details of location and number of proposed windows.

Site and Surrounding Area

Subject Site



Figure 2: Subject site (shown bounded with orange-coloured margins) and immediately surrounding locality.

The subject site for this application is 10 Dundas Road which is located 30m north-west from the intersection of that road with Barkly Street. The site is rectangular in shape being 40.2m depth and 25.1m width for a total area of 1011.71m². The site contains a dwelling and garage/carport with spacious front and rear garden areas. The land is relatively level other than minor slope.

The dwelling existing on the subject land contains three bedrooms with living/meals/kitchen area along with bathroom, laundry, and toilet facilities. The building is a triple fronted home of approximately 1940s construction with weatherboard cladding on front and right-side wall elevations and corrugated metal cladding on rear and left side elevations. The front facade includes a centrally positioned feature brick chimney as well as original timber framed windows include sash window sections. The dwelling includes corrugated metal roofing.

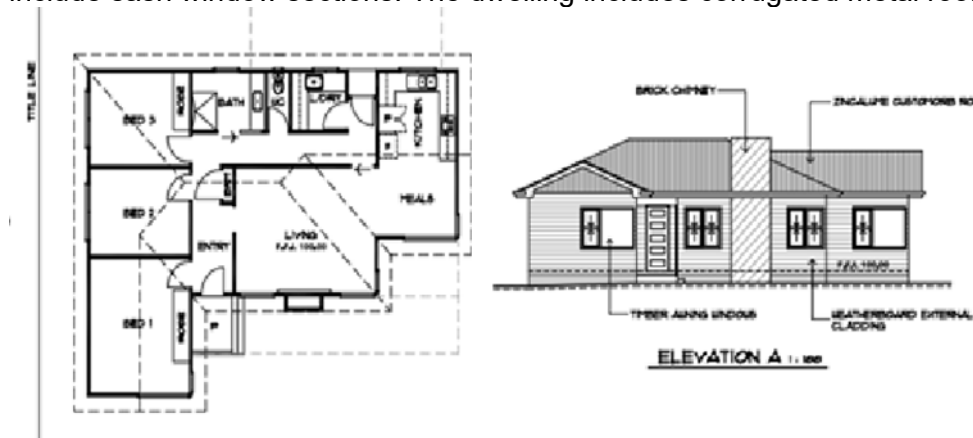


Figure 3: Existing Dwelling Floor Plan and Front Elevation



Figure 4: Photo of existing dwelling and adjacent outbuilding on the subject site.

A garage/carport is constructed to the side of the dwelling accessed by a driveway from the road frontage and was approved by recent planning permit D112-21. This outbuilding is 6m width and 21m length and is clad with corrugated metal.

Surrounding Area

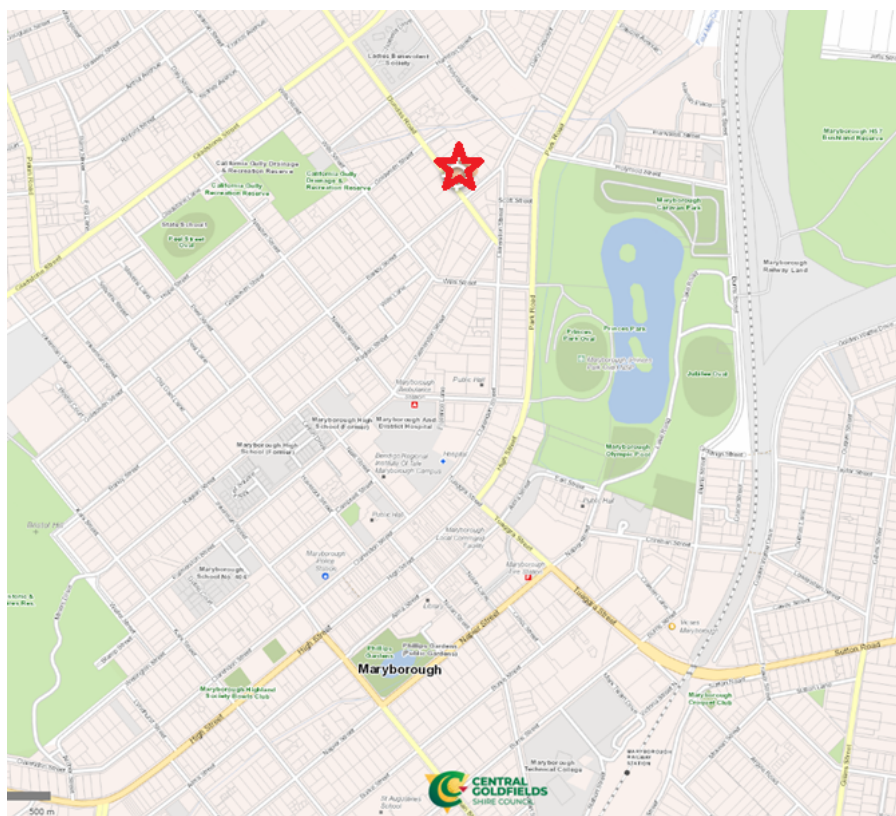


Figure 5: Locality Map (site location shown marked with red star)

The subject site is located approximately 800m north of the Maryborough town centre. The locality surrounding the subject land is predominantly residential in its development with most properties retaining a single dwelling on traditional sized parcels of between 800m² and 1200m² in area other than some infill subdivision and multi dwelling development. Many of the dwellings in this area are older housing types ranging from Victorian, Federation, Edwardian, Californian Bungalow, inter-war, and post-war homes through to more contemporary dwellings.

The site is located within the Heritage Overlay HO206 – Maryborough areas which is a precinct control that applies to a large area of the Maryborough township inclusive of the commercial and civic areas of the town centre, surrounding residential streets, and other land including the Bristol Hill Reserve and Maryborough Bushland Reserve. The site is located near the northern extent of this precinct overlay area.

Relevant History and Background

A search of Councils electronic database shows the following planning permit history for the site.

Permit Application No.	Proposal	Decision	Date of Decision
D112-21	Development of outbuilding (carport/garage)	Permit granted	26 November 2021

No other planning permit applications are evident for this property.

Registered Restrictions

Under section 61(4) of the *Planning and Environment Act 1987*, the Responsible Authority must refuse to grant a permit if it would authorise anything that would result in a breach of a registered restrictive covenant. The subject land is not affected by any such registered restriction.

Permit Triggers

The need for a planning permit is triggered by clauses:

Planning Scheme Clause	Matter for which the permit is required
43.01-2 <i>Heritage Overlay</i>	Permit required for buildings and works. Permit required to demolish or remove a building.

Other

A permit is not required under the General Residential Zone (GRZ1) for buildings and works associated with one dwelling on a lot of greater than 300m² in area.

Referral

In accordance with section 55 of the Act and clause 66 of the Central Goldfields Planning Scheme (planning scheme), referral of the application is required as relevant.

Referral Authority	Type of Referral	Response
Goulburn Murray Water (GMW) <i>Determining</i>	S55/Clause 66.02-5	A Memorandum of Understanding between Council and GMW exempts referral for this application subject to the inclusion of standard conditions in an issued permit.

The application was also referred to the following internal departments of the Central Goldfields Shire Council:

Department	Response
Engineering	No objection subject to conditions relating to drainage, asset protection, and sediment control.
Heritage Consultant	Recommending refusal due to detrimental impacts to existing dwelling by alterations and extensions proposed that would compromise the heritage architectural values to this property that has been identified as a Contributory site within the Maryborough Heritage Review 2023 that has been adopted by Council. Alternative alterations and additions could be supported but the format of this proposal would result in the dwelling no longer retaining the important elements of its architecture in context of the existing Heritage Overlay HO206 and the proposed future overlay for this locality.

Public Notice

In accordance with section 52(a) of the Act, notice of the application was given by mail to adjoining landholders and occupiers, and a sign placed on site.

One objection has been received with the main grounds of objection summarised below:

- Increased risk of stormwater/flooding across the neighbouring property boundary.
- Loss of privacy from proposed elevated decking height.
- Increased noise impacts from use of proposed decking area.

The objection grounds are addressed in the assessment of this application below.

Exemptions

There are no specified exemptions from public notice and review requirements of the *Planning and Environment Act 1987* under the provisions of Clause 43.01 - Heritage Overlay. All relevant matters in relation to the permit triggers specified by the Heritage Overlay are available for review.

Planning Scheme Considerations

Relevant clauses of the Planning Scheme are outlined below, including the relevant purposes and strategies of those clauses.

Municipal Planning Strategy

02.01 Context

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

02.02 Vision

Central Goldfields Shire Council seeks to create a shire that:

- *Has a supported, cohesive community, living a full and healthy life.*
- *Has a vibrant local economy which contributes to the municipality's economic prosperity.*
- *Celebrates the rich built and natural heritage and a sustainable environment.*

02.03 Strategic Directions

02.03-1 Settlement

Maryborough is expected to experience small but steady (VIF 2019) population growth over the next ten years. Maryborough performs an important regional function as a centre for retail and commerce, employment, and community services. Future development opportunities for the township exist north of Maryborough on Maryborough-Dunolly Rd and several large undeveloped sites within the township. However, further investigation is required, including but not limited to bushfire hazards and utility service provisions. Carisbrook is identified as the area for broad hectare residential development. Rural living and rural residential developments are located around Dunolly, Carisbrook, Alma, Daisy Hill, Havelock, Majorca, Timor, and Bealiba. There is an opportunity for low density rural living lots around serviced areas in Maryborough and Carisbrook. Existing rural living areas outside of townships and in areas of high environmental value should be protected under the Rural Conservation Zone.

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

- *Primarily directing development to Maryborough as a sub-regional centre.*
- *Supporting greater urban consolidation and housing diversity, while also protecting the amenity and character of Maryborough.*

- *Recognising the unique characteristics of each town and place as defined in the Community Plans.*
- *Developing framework planning for future development in Maryborough, Carisbrook, and Flagstaff.*

02.03-5 Built Environment and Heritage

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

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

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

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

Protecting sites, places, buildings, and features of heritage significance.

- *Preserving and enhancing the visual amenity and character of Maryborough and the Shire's townships.*

02.03-6 Housing

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

11.01-1S Settlement – Central Goldfields

Objective

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

14.02-2L Water quality – Central Goldfields

Objective

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

15.03-1S Heritage Conservation

Objective

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess, and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific, or social significance.

Encourage appropriate development that respects places with identified heritage values. Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape, or area.

16.01-1S Housing Supply

Objective

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

32.08 General Residential Zone

Purpose

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

To encourage development that is responsive to 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.

43.01 Heritage Overlay

Purpose

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.

65 Decision Guidelines

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.*

Assessment

This application is primarily concerned with the assessment of the application for alterations and extensions in respect to the Heritage Overlay applying to the land, along with relevant policy framework and other matters required to be considered by the Planning Scheme.

Council must assess whether the proposal aligns with the relevant policy framework, overlay objectives, and applicable decision guidelines.

Site Context

The Maryborough Heritage Review 2023 identifies the proposed Palmerston Street Precinct within which the site is located as a locally significant precinct which includes significant, contributory, and non-contributory graded properties, being primarily residential but also including church and school properties.

The characteristics of this precinct include the consistent allotments resulting from nineteenth and twentieth century subdivision of land along with various periods of architecture of dwellings including earlier Victorian and Federation buildings, through inter-war styles such as Californian Bungalows and Spanish Mission homes.

Post-war architecture of which the 1945-1965 period has been identified as being sympathetic to the earlier development with massing, scale, setbacks, and materials which are complementary to the earlier housing stock. Hipped roofs, weatherboard, stepped built form, open verandas and brick chimneys are commonly identified features of these post-war dwellings.

The dwelling on the subject land is consistent with the identified post-war architecture within this precinct as it contains the key details of sitting, bulk and architectural features described above.

The dwelling on the site is representative of the identified characteristics of the proposed Palmerston Street Precinct.

General Residential Zone

A planning permit is not required for the development of buildings and works associated with a single dwelling on the subject land under the provisions of the General Residential Zone.

Heritage Overlay HO206

The subject land is located within the existing Heritage Overlay HO206 area of Maryborough. As noted above, the extent of this overlay comprises a broad precinct control across much of the Maryborough township, with the subject land being located towards the northern extent of the overlay within a residential area beyond the commercial and civic areas of the town centre.

The purpose of the Heritage Overlay is to:

- *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.*

A planning permit is required for various activities including the demolition or removal of a building, along with the construction and carrying out of buildings and works.

The decision guidelines specified by the Heritage Overlay are:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Any applicable heritage design guideline specified in the schedule to this overlay.*
- *Whether the location, bulk, form, or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form, and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place. Whether*

the demolition, removal or external alteration will adversely affect the significance of the heritage place.

- *Whether the proposed works will adversely affect the significance, character, or appearance of the heritage place.*
- *Whether the proposed subdivision will adversely affect the significance of the heritage place.*
- *Whether the proposed subdivision may result in development which will adversely affect the significance, character, or appearance of the heritage place.*
- *Whether the proposed sign will adversely affect the significance, character, or appearance of the heritage place.*
- *Whether the topping or development will adversely affect the health, appearance, or significance of the tree.*
- *Whether the location, style, size, colour, and materials of the proposed solar energy system will adversely affect the significance, character, or appearance of the heritage place.*

Maryborough Heritage Study 1992

This overlay was implemented into the Central Goldfields Planning Scheme upon the implementation of this new format planning scheme on 22 June 2000 with this overlay based upon the *Maryborough Heritage Study 1992*. The subject site was not individually identified within that study but was included within the broader overlay due to its location amongst other properties that were individually assessed within this earlier heritage study.

Maryborough Heritage Review 2023 and Amendment C40

The Maryborough Heritage Review 2023 has reviewed the extent of the existing overlay area along with previous work completed as part of the earlier *Central Goldfields Heritage Review: Stage 1 (2005)*.

The completed review documentation incorporates statements of significance and includes recommendations for the introduction of nine heritage precincts, two group listings and seven individual places based on current best practice criteria for the reflection and protection of heritage significance of those places.

Specific to the subject land, 10 Dundas Road has been individually identified as a Contributory grading within the Maryborough Heritage Review 2023, as a residential property developed in the Post-war period (1945-1965).

A description of the characteristics of the identified post-war era residential development is included at page 10 of the Palmerston Street Precinct Citation within the Review documents as follows:

Early postwar era residences typically characterised by weatherboard cladding, hipped roofs, stepped form and often with a balcony and narrow rectangular brick chimney block are dotted throughout the precinct. These residences can be observed at 78 Barkly Street, 10 and 21 Dundas Road, 14 and 37 Newton Street, 55 Palmerston Street, 71A Raglan Street and 4 Wills Street."

Amendment C40 is proposed to facilitate amendments to the Central Goldfields Planning Scheme to incorporate the changes to heritage places along with policy and guidance documents for improved reflection of the heritage values of the study area.

At the Council Meeting on 23 July 2025, Councilors resolved to seek Ministerial Authorisation to prepare Amendment C40, to exhibit the amendment, and for Council's CEO to be delegated to any changes requested by the Minister for Planning or the Department of Energy, Environment and Climate Action.

Attachment 2 – Maryborough Heritage Review 2023 - Volume 1

Attachment 3 – Maryborough Heritage Review 2023 – Palmerston Street Precinct

Consideration

The existing HO206 schedule to the Heritage Overlay is outmoded and is proposed to be superseded by new overlay provisions following the completion of proposed Amendment C40. The completion of that proposed planning scheme amendment would incorporate up to date overlays along with relevant citations within the Maryborough Heritage Review 2023 that provide important current information relevant to assessment of the heritage values of properties identified within the study. Amendment C40 would also incorporate updated policy and reference to the underlying guidance documents.

Council's resolution at its meeting on 23 July 2025 has given the Maryborough Heritage Review 2023 a level of weight in respect to assessment of planning permits triggered under the Heritage Overlay HO206 that it did not have prior to that date. The Palmerston Street Precinct Citation prepared as part of the Review identifies 10 Dundas Street as being Contributory within the precinct area due to its Post-war Era construction which includes characteristics such as stepped building layout, hipped roof form, brick chimneys, and weatherboard cladding that are evident within the construction of this dwelling.

Although more recent in construction than more well-known heritage building types such as Victorian, Edwardian or Californian Bungalow architecture, the passing of time since earlier heritage codification means that Inter-war and Post-war era construction have now become relevant to consideration of heritage values. It is noted that the current planning scheme provisions for Maryborough are the product of assessment work completed in 1992 so that building stock existing at that time is now 33 years older where the Post-war Era (1945-1965) houses identified in the more recent Maryborough Heritage Review 2023 are now 60-80 years old which is a similar timeframe to the "younger" housing stock identified as having heritage value in the earlier 1992 study.

Council's Heritage Consultant has reviewed the proposal (Attachment 4 – Heritage Advice 10 Dundas Road) and provided advice in relation to the alterations and additions sought by this application. Although some elements of the proposal may be acceptable such as a rear roofed deck extension and recladding of weatherboard clad elevations of the dwelling where existing weatherboards are not in condition to be reused, and there may be alternative development forms that could be supported where the design suitably protects and responds to the heritage elements of the existing dwelling, the proposal in its current format is not recommended to be supported.

The integrity of the post-war architectural style would be compromised by the modification that would reduce the stepping of its facade by the infilling of one-stepped section of the dwelling with a forward extension and would simplify the roofing that similarly steps with the facade treatment. The inclusion of a long veranda in place of the existing original porch entry would further diminish the original elements of the streetscape presentation of the dwelling as would the replacement of the existing window proportions and use of aluminium rather than timber window construction. These modifications to the existing dwelling are not in keeping with the key attributes of this era of residential architecture that are clearly illustrated within the Maryborough Heritage Review 2023.

The proposal would modify the existing dwelling such that its identified heritage values would be lost to the extent that its inclusion within the proposed future Palmerston Street Precinct may be compromised, and which would diminish the values of the proposed precinct as well as the subject land itself. The dwelling would no longer maintain the integrity of its post-war architecture by the proposed alterations and extensions.

Consideration of Objections

As outlined above, one objection was received from a neighbouring property owner to the subject land in response to public notice being given for this application. Response to each objection ground is provided as follows:

Objection Ground	Response
Increased risk of stormwater/flooding across the neighbouring property boundary	Stormwater from development would be regulated by conditions of a planning permit in the event of approval being granted as well as by building regulations requiring drainage of buildings to a legal point of discharge. Existing stormwater issues would not be governed by relevant planning and building approvals which would account for any consequential increase in stormwater capacity needing to be managed. The site is not mapped for flood risk in respect to standard 1/100-year flood events.
Loss of privacy from proposed elevated decking height	Overlooking and loss of privacy are not relevant considerations in relation to matters subject to the Heritage Overlay. This planning permit application is not required to assess overlooking. Assessment of the proposal for building approval may require consideration of overlooking.
Increased noise impacts from use of proposed decking area	Noise impacts are not a relevant consideration in relation to matters subject to the Heritage Overlay. This planning permit application is not required to assess noise impacts.

Summary

The proposal is considered to be inappropriate as it would result in the loss of important heritage values that have been identified for the dwelling on the subject land.

The proposal would be contrary to existing policy framework relating to heritage and built form character as well as the Heritage Overlay and its schedule HO206. Furthermore, the proposal would be inconsistent with the heritage architecture values identified for the subject land as being contributory within the proposed Palmerston Street Heritage Precinct Citation forming part of the Maryborough Heritage Review 2023.

Clause 02.03 (Built environment and heritage) identifies heritage and township character being strong built form elements of towns within the Central Goldfields Shire and notes that conservation, protection, and maintenance of heritage is significant to the community, economy, and culture of the Shire.

Clause 15.03-1S (Heritage conservation) aims to ensure the conservation of places of heritage significance and includes strategies providing for the conservation and enhancement of places of heritage significance including retention of elements that contribute to the importance of heritage places.

Clause 43.01 (Heritage Overlay) similarly seeks conservation and enhancement of heritage places and the elements that contribute to the significance of heritage places, with development sought that does not adversely affect the significance of the heritage place. The decision guidelines of this overlay provision reinforce these purposes.

The Maryborough Heritage Review 2023 includes recommendations for the protection of post-war housing development such as the dwelling on the subject land within the context of earlier housing forms in Maryborough. The proposed development would diminish a site identified with contributory heritage value within the proposed Palmerston Street Heritage Precinct which would be contrary to its recommendations.

The proposal does not demonstrate an appropriate response to the Heritage Overlay and associated policy framework included within the Central Goldfields Planning Scheme and is not

consistent with recommendations for reinforced protection of this site and its surrounding heritage context included within the Maryborough Heritage Review 2023.

CONSULTATION/COMMUNICATION

Notice of the application was given in the prescribed form in accordance with section 52 of the Act. Notice was given by placing a sign at the site and sending it by post to the owners and occupiers of adjoining and surrounding land.

One objection was received in response to public notice being given.

The matters raised in the objections have been addressed in the preceding assessment.

Council's decision on the matter will be communicated to all relevant parties following the Council meeting.

Regardless of whether Council decides to grant or refuse a permit, the permit applicant as well as all objectors and submitters will receive a letter advising them of Council's decision and setting out their appeal (or review) rights to VCAT under the Act.

FINANCIAL & RESOURCE IMPLICATIONS

The assessment of this planning permit applications was conducted within the normal operational budget of Council. Heritage advice was received from UDM Pty Ltd.

RISK MANAGEMENT

Governance - Failure to transparently govern and embrace good governance practices.

This report responds to governance risk by ensuring that the assessment process is transparent, impartial, and consistent with Council's governance framework. It clearly outlines the statutory context, planning scheme provisions, and the rationale for the recommendation, providing a documented and auditable decision-making process. By explaining the call-in process and referencing the adopted Statutory Planning Delegations Policy, the report demonstrates Council's commitment to integrity and good governance practices.

Legislative compliance - Failure to manage our compliance with relevant legislative requirements

The report addresses legislative compliance risk by assessing the application against all relevant provisions of the Planning and Environment Act 1987, the Central Goldfields Planning Scheme, and applicable overlays and clauses. Each ground for refusal is linked to specific planning scheme requirements, ensuring the decision is legally sound and defensible. This approach reduces the risk of non-compliance and potential appeals, reinforcing Council's obligation to make decisions that are lawful and in the public interest.

CONCLUSION

The proposal has been assessed against the relevant policies and provisions of the Central Goldfields Planning Scheme and is considered non-compliant. While alternative designs for alterations and extensions could potentially achieve an acceptable outcome that respects the heritage characteristics of the site and its surrounding context, the current proposal does not meet these requirements.

The proposed development is inconsistent with the Planning Policy Framework and the Heritage Overlay provisions, which require new works to protect and respond to the heritage values of the existing building. The alterations and additions would result in the loss of key heritage elements through demolition and modifications that compromise the architectural integrity of the dwelling.

Accordingly, it is recommended that Council resolve to issue a Notice of Refusal for planning permit application D070-24 for alterations and extensions to the existing dwelling at 10 Dundas Street, Maryborough (CA 2, Section 66A, Township of Maryborough) on the following grounds:

1. Inconsistency with Planning Policy Framework

The proposal is inconsistent with the Municipal Planning Strategy and Planning Policy

Framework of the Central Goldfields Planning Scheme, including Clauses 02.03-5 – Built Environment and Heritage and 15.03-1S – Heritage Conservation, which seek to protect identified heritage places and retain contributory elements.

2. Contrary to Heritage Overlay Provisions
The proposal is contrary to the purpose and decision guidelines of Clause 43.01 – Heritage Overlay, including Schedule HO206 – Maryborough Area, as the works would result in demolition and alterations that adversely affect the significance of the heritage place by removing key architectural details.
3. Conflict with Maryborough Heritage Review 2023
The proposal is inconsistent with the recommendations of the Maryborough Heritage Review 2023 and proposed Amendment C40, which identify the subject land as Contributory within the Palmerston Street Heritage Precinct as a Post-War Era (1945–1965) development.
4. Contrary to Clause 65.01 – Decision Guidelines
The proposal would result in detrimental impacts on the heritage values of the site and its surrounding context, failing to achieve orderly planning outcomes.

ATTACHMENTS

1. Attachment 1 - 070-24 - Amended Proposed Development Plans - 10 Dundas Road Maryborough [7.3.1]
2. Attachment 2 - 070-24 - Maryborough Heritage Review 2023 - Volume 1 Findings and Recommendations - 1 [7.3.2]
3. Attachment 3 - 070-24 - Maryborough Heritage Review 2023 Palmerston Street Precinct Citation - 10 Du [7.3.3]
4. Attachment 4 - 070-24 - Heritage advice - 10 Dundas Street Maryborough [7.3.4]

FOR PLANNING PERMIT
AMENDED DRAWINGS
ISSUE DATE
11 SEPTEMBER 2025

PROPOSED EXTENSION & OUTDOOR AREA TO
EXISTING RESIDENCE FOR : 10 DUNDAS
ROAD MARYBOROUGH, VIC, 3465

DRAWING NUMBER	DESCRIPTION
W1217/24/01	COVER SHEET & DRAWING INDEX
W1217/24/02	EXISTING FLOOR PLAN
W1217/24/03	EXISTING ELEVATIONS
W1217/24/04	PROPOSED FLOOR PLAN
W1217/24/05	OVERALL FLOOR PLAN
W1217/24/06	WINDOW DETAILS
W1217/24/07	ELEVATIONS A & C
W1217/24/08	ELEVATIONS B & D
W1217/24/09	OVERALL SITE PLAN
W1217/24/10	SHADOW DETAILS

SITE INFORMATION	
MUNICIPALITY	- CENTRAL GOLDFIELDS SHIRE COUNCIL
PLANNING DETAILS	
ZONING	GRZ (GENERAL RESIDENTIAL ZONE)
OVERLAYS	HERITAGE (H0) ABORIGINAL CULTURAL HERITAGE SENSITIVITY (PART OF)
TITLE INFORMATION	- LOT 2, TP 844119D TOWNSHIP OF MARYBOROUGH PARISH OF MARYBOROUGH VOLUME 8027, FOLIO 167 LAND AREA 1012m
WIND CLASSIFICATION	- N2
CLIMATE ZONE	- 6
BAL LEVEL	- BAL "LOW"



PROPOSED EXTENSION & OUTDOOR
AREA TO EXISTING RESIDENCE FOR :
10 DUNDAS ROAD
MARYBOROUGH, VIC, 3465

COVER SHEET / INDEX

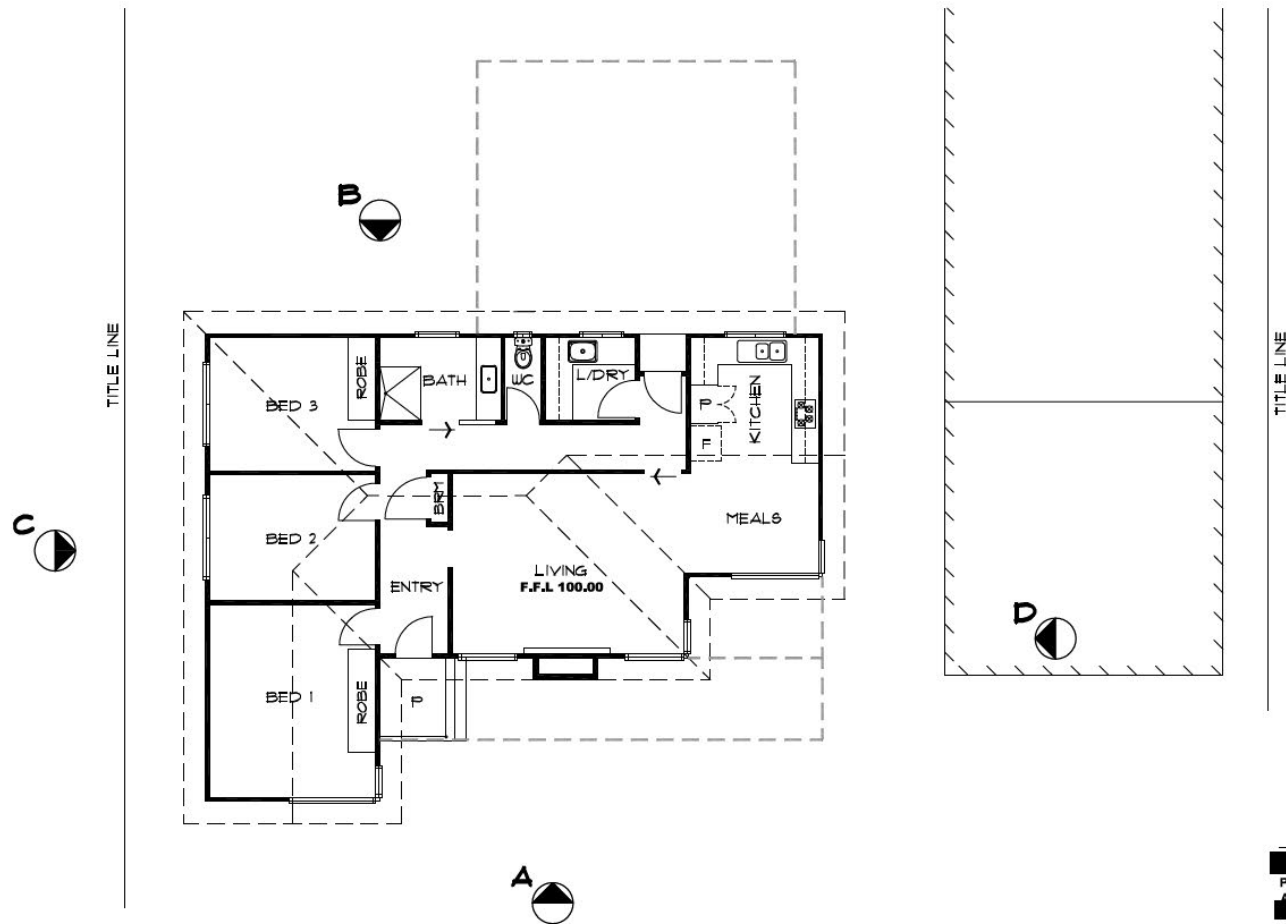
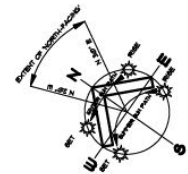
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BUILDING AREAS :	
EXISTING LIVING	- 102.98m ² (1107 sq)
PORCH	- 2.54m ² (27sq)
TOTAL	- 105.52m ² (1134sq)

EXISTING FLOOR PLAN 1 : 100
AS 3959-2018 BAL "LOW"
--- LOCATION OF PROPOSED WORKS

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PROPOSED EXTENSION & OUTDOOR
AREA TO EXISTING RESIDENCE FOR :
10 DUNDAS ROAD
MARYBOROUGH, VIC, 3465

EXISTING FLOOR PLAN

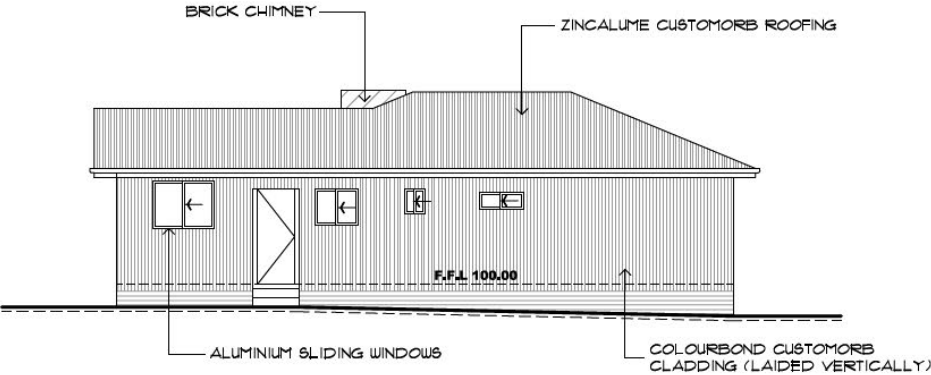
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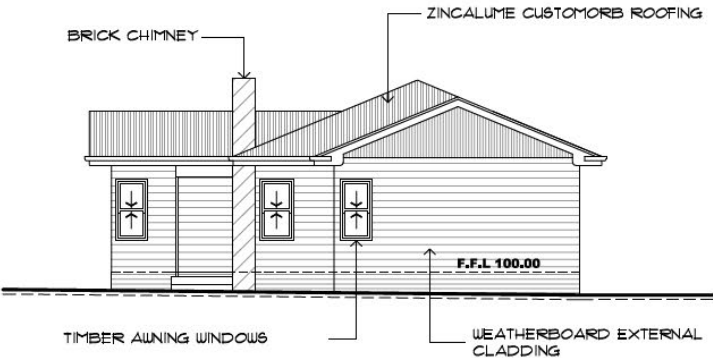
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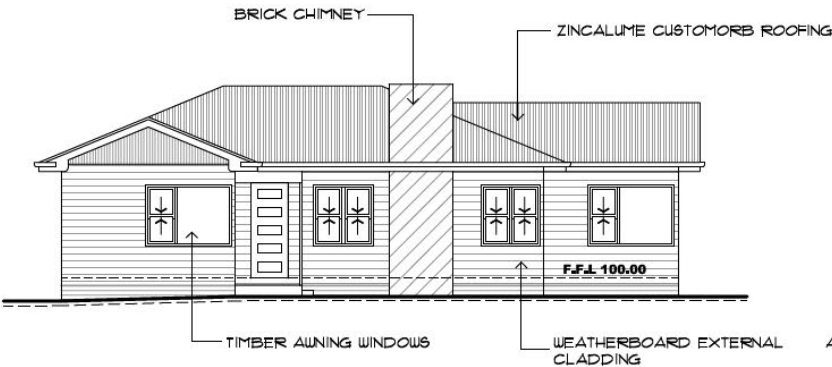
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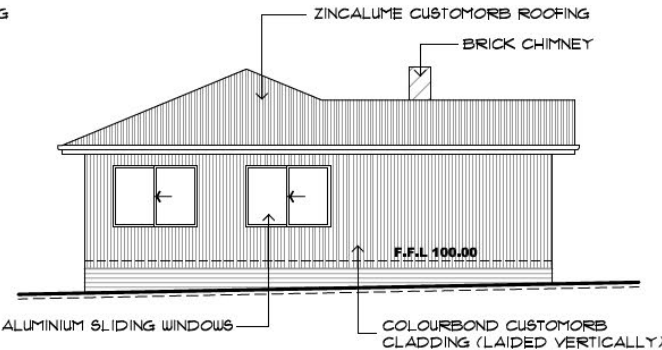
ELEVATION B 1:100



ELEVATION D 1:100



ELEVATION A 1:100



ELEVATION C 1:100

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PROPOSED EXTENSION & OUTDOOR
AREA TO EXISTING RESIDENCE FOR :
10 DUNDAS ROAD
MARYBOROUGH, VIC, 3465

EXISTING ELEVATIONS

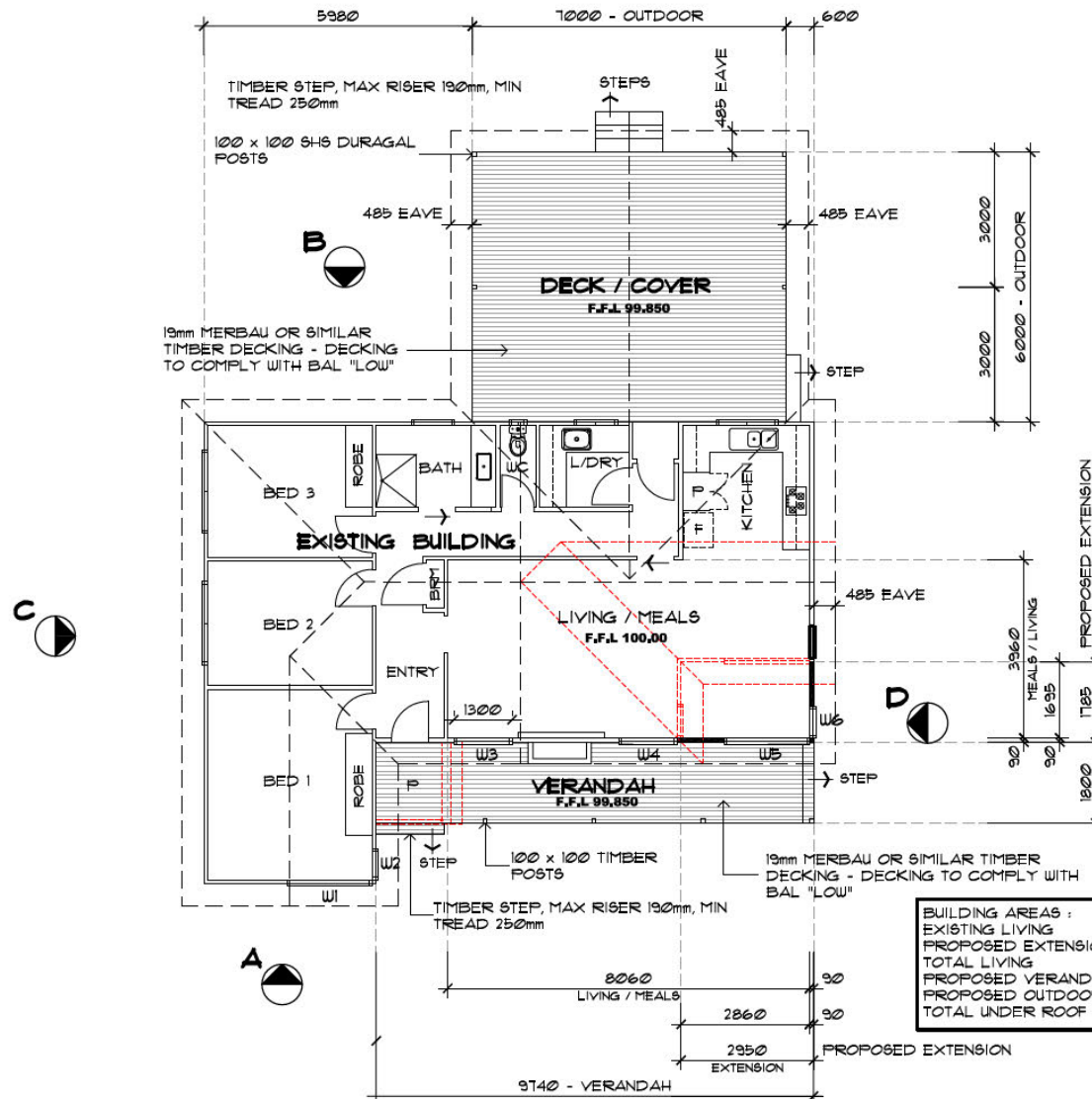
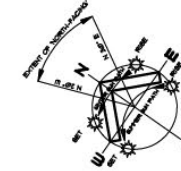
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SUGGESTED FLOOR LEVELS :		
EXISTING FLOOR LEVEL	-	FFL 100.00
PROPOSED FLOOR LEVEL	-	FFL 100.00
DECK / COVER FLOOR LEVEL	-	FFL 99.850
VERANDAH FLOOR LEVEL	-	FFL 99.850

BUILDING AREAS :	
EXISTING LIVING	- 102.98m ² (1107 sq)
PROPOSED EXTENSION	- 5.26m ² (56sq)
TOTAL LIVING	- 108.24m ² (1163sq)
PROPOSED VERANDAH	- 17.53m ² (188 sq)
PROPOSED OUTDOOR	- 42.02m ² (452sq)
TOTAL UNDER ROOF	- 167.77m ² (1803sq)

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PROPOSED EXTENSION & OUTDOOR
AREA TO EXISTING RESIDENCE FOR :
[REDACTED] 10 DUNDAS ROAD
MARYBOROUGH, VIC, 3465

PROPOSED FLOOR PLAN

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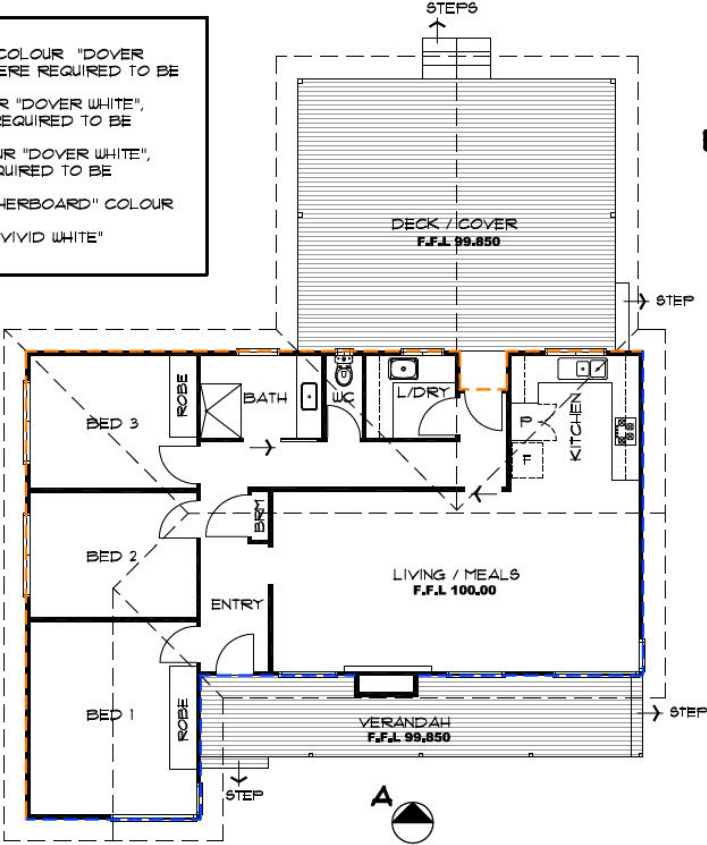
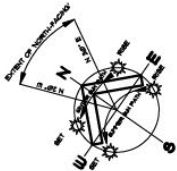
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W1217/24/04

COLOUR THEME :	
ROOFING	- COLOURBOND CUSTOMORB COLOUR "DOVER WHITE, EXISTING ROOFING WHERE REQUIRED TO BE REMOVED AND REPLACED.
SPOUTING	- COLOURBOND QUAD COLOUR "DOVER WHITE", EXISTING SPOUTING WHERE REQUIRED TO BE REMOVED AND REPLACED
FASCIA	- COLOURBOND METAL COLOUR "DOVER WHITE", EXISTING FASCIA WHERE REQUIRED TO BE REMOVED AND REPLACED
EXTERNAL CLADDING	- JAMES HARDIE "LINEA WEATHERBOARD" COLOUR "TERRACE WHITE"
WINDOWS	- ALUMINIUM AWNING COLOUR "VIVID WHITE"
EXTERNAL TIMBER WORK	- COLOUR "TERRACE WHITE"

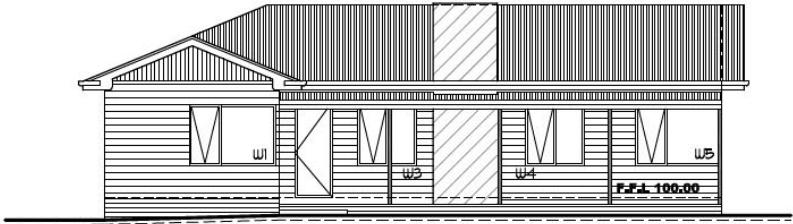
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11 SEPTEMBER 2025



- EXISTING COLOURBOND CUSTOMORB CLADDING TO REMAIN
- EXISTING PINE WEATHERBOARDS TO BE REMOVED, NEW JAMES HARDIE "LINEA WEATHERBOARDS" INSTALLED

OVERALL FLOOR PLAN 1 : 100
AS 3959-2018 BAL "LOW"

BUILDING AREAS :	
EXISTING LIVING	- 102.98m ² (11.07 eq)
PROPOSED EXTENSION	- 5.26m ² (0.56 eq)
TOTAL LIVING	- 108.24m ² (11.63 eq)
PROPOSED VERANDAH	- 17.53m ² (1.88 eq)
PROPOSED OUTDOOR	- 42.00m ² (4.52 eq)
TOTAL UNDER ROOF	- 167.77m ² (18.03 eq)



STREET ELEVATION



PROPOSED EXTENSION & OUTDOOR
AREA TO EXISTING RESIDENCE FOR :
10 DUNDAS ROAD
MARYBOROUGH, VIC, 3465

OVERALL FLOOR PLAN

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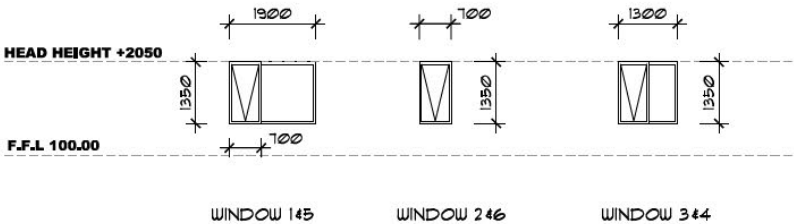
WINDOW SCHEDULE (BAL "LOW")					
WINDOW No	LOCATION	WINDOW SIZE (d x w)	WINDOW TYPE	QTY	TIMBER LINTEL SIZE
W1	BED 1	1350 x 1900	ALUMINIUM AWNING WINDOW - SINGLE GLAZED (SIZE TO MATCH EXISTING)	1	
W2	BED 1	1350 x 700	ALUMINIUM AWNING WINDOW - SINGLE GLAZED (SIZE TO MATCH EXISTING)	1	
W3	LIVING / MEALS	1350 x 1300	ALUMINIUM AWNING WINDOW - SINGLE GLAZED (SIZE TO MATCH EXISTING)	1	
W4	LIVING / MEALS	1350 x 1300	ALUMINIUM AWNING WINDOW - SINGLE GLAZED (SIZE TO MATCH EXISTING)	1	
W5	LIVING / MEALS	1350 x 1900	ALUMINIUM AWNING WINDOW - SINGLE GLAZED (SIZE TO MATCH EXISTING)	1	
W6	LIVING / MEALS	1350 x 700	ALUMINIUM AWNING WINDOW - SINGLE GLAZED (SIZE TO MATCH EXISTING)	1	

ALL ALUMINIUM WINDOWS AND DOOR FRAMES TO BE ALUMINIUM IMPROVED.
ALL OPENABLE PORTIONS OF WINDOWS TO BE PROVIDED WITH SCREENS. ALL
SCREENS TO BE MAXIMUM APERTURE OF 2mm, MADE FROM CORROSION RESISTANT
STEEL BRONZE OR ALUMINIUM

SD  - DENOTES SMOKE DETECTORS, MUST COMPLY WITH AS 3786 AND BE
CONNECTED TO MAINS POWER, WHERE THERE IS MORE THAN 1 ALARM,
SMOKE DETECTORS TO BE INTERCONNECTED, PROVIDE BATTERY
BACKUP
REFER NCC 2022 - 9.5

ALL WINDOW FRAMES AND GLAZING TO COMPLY WITH BAL "LOW" (AS 3959)

GLAZING NOTES :
GLAZING, INCLUDING SAFETY GLAZING SHALL BE INSTALLED TO A SIZE, TYPE
AND THICKNESS TO COMPLY WITH THE NCC VOLUME 2 SECTION 3.6 FOR CLASS
1 AND 10 BUILDINGS WITH A DESIGN WIND SPEED OF NOT LESS THAN N3.



ROOFING / BARKING DETAILS
- ALL ROOFING TO BE COLOURBOND CUSTOMORB (NO COMBUSTIBLE)
- ROOF BARKING TO BE LOCATED UNDER THE ROOFING BATTENS, ALL GAPS
AND CRACKS TO COMPLY WITH AS 3959
ALTERNATE ROOF BARKING DETAILS
ROOF BARKING MAY BE PLACED OVER THE ROOFING BATTENS WHEN USING 300mm
WIDE FOIL BACKED INSULATION TO ALL GUTTER LINES, INCLUDING RIDGE, VALLEYS
ETC TO PREVENT GAPS GREATER THAN 3mm

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PROPOSED EXTENSION & OUTDOOR
AREA TO EXISTING RESIDENCE FOR :
10 DUNDAS ROAD
MARYBOROUGH, VIC, 3465

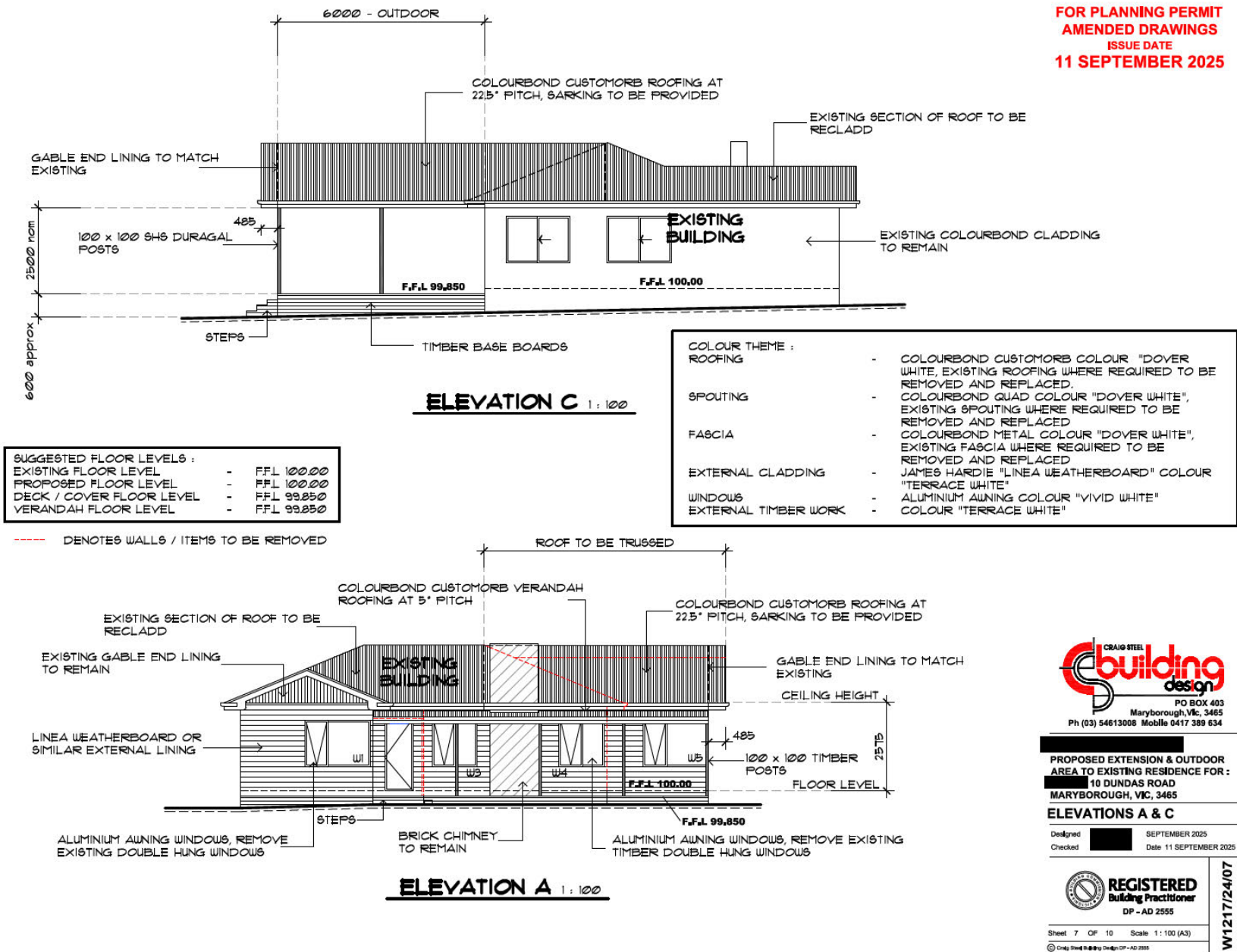
WINDOW DETAILS

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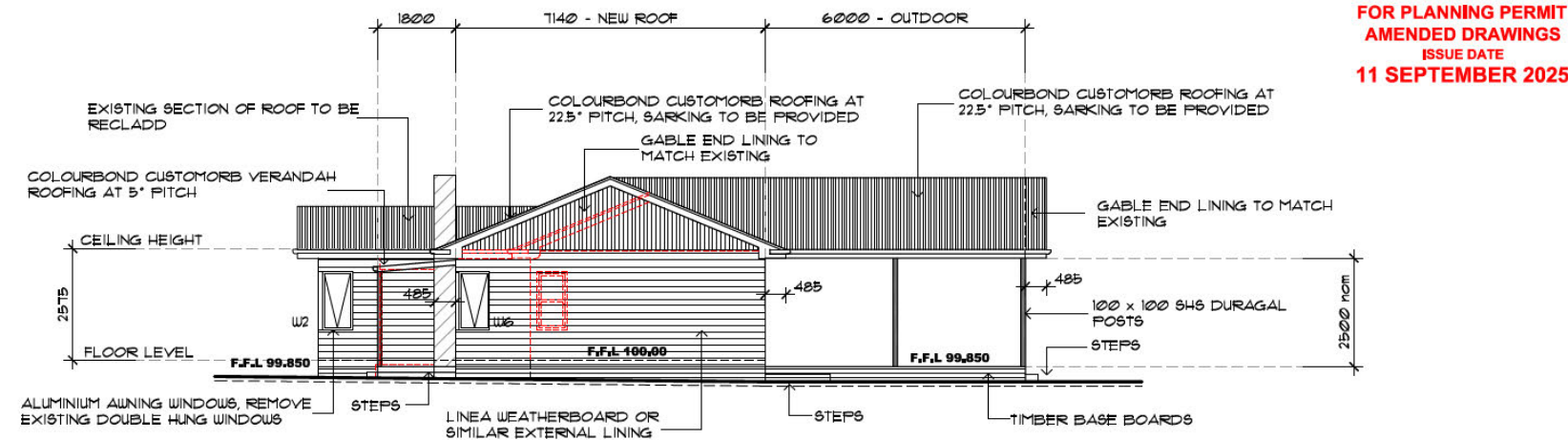
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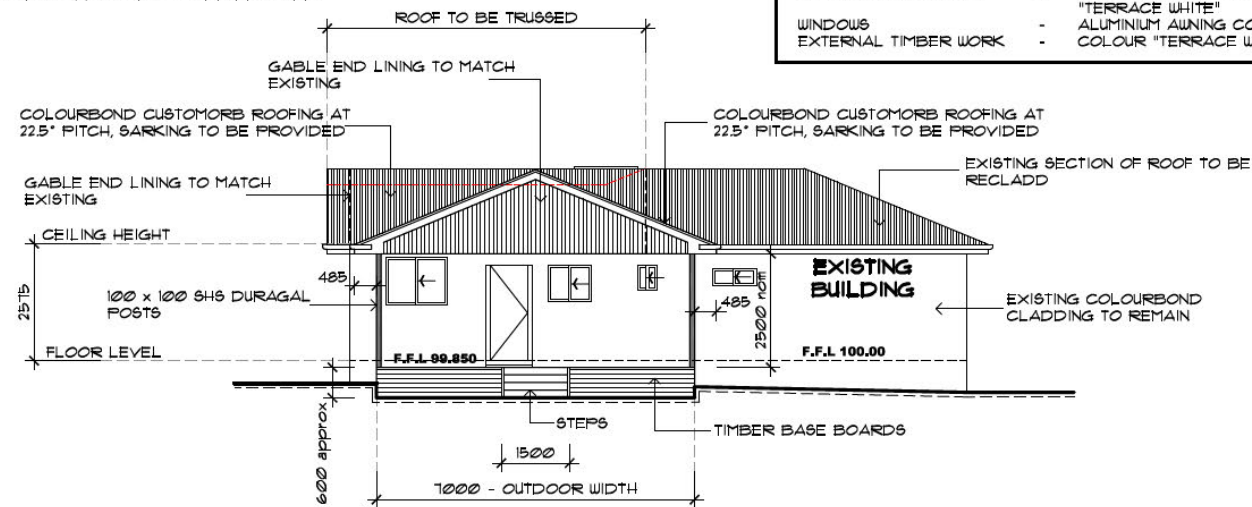


ELEVATION D 1:100

SUGGESTED FLOOR LEVELS :	
EXISTING FLOOR LEVEL	- FFL 100.00
PROPOSED FLOOR LEVEL	- FFL 100.00
DECK / COVER FLOOR LEVEL	- FFL 99.850
VERANDAH FLOOR LEVEL	- FFL 99.850

--- DENOTES WALLS / ITEMS TO BE REMOVED

COLOUR THEME :	
ROOFING	- COLOURBOND CUSTOMORB COLOUR "DOVER WHITE, EXISTING ROOFING WHERE REQUIRED TO BE REMOVED AND REPLACED.
SPOUTING	- COLOURBOND QUAD COLOUR "DOVER WHITE", EXISTING SPOUTING WHERE REQUIRED TO BE REMOVED AND REPLACED
FASCIA	- COLOURBOND METAL COLOUR "DOVER WHITE", EXISTING FASCIA WHERE REQUIRED TO BE REMOVED AND REPLACED
EXTERNAL CLADDING	- JAMES HARDIE "LINEA WEATHERBOARD" COLOUR "TERRACE WHITE"
WINDOWS	- ALUMINIUM AWNING COLOUR "VIVID WHITE"
EXTERNAL TIMBER WORK	- COLOUR "TERRACE WHITE"



ELEVATION B 1:100

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PROPOSED EXTENSION & OUTDOOR
AREA TO EXISTING RESIDENCE FOR :
10 DUNDAS ROAD
MARYBOROUGH, VIC, 3465

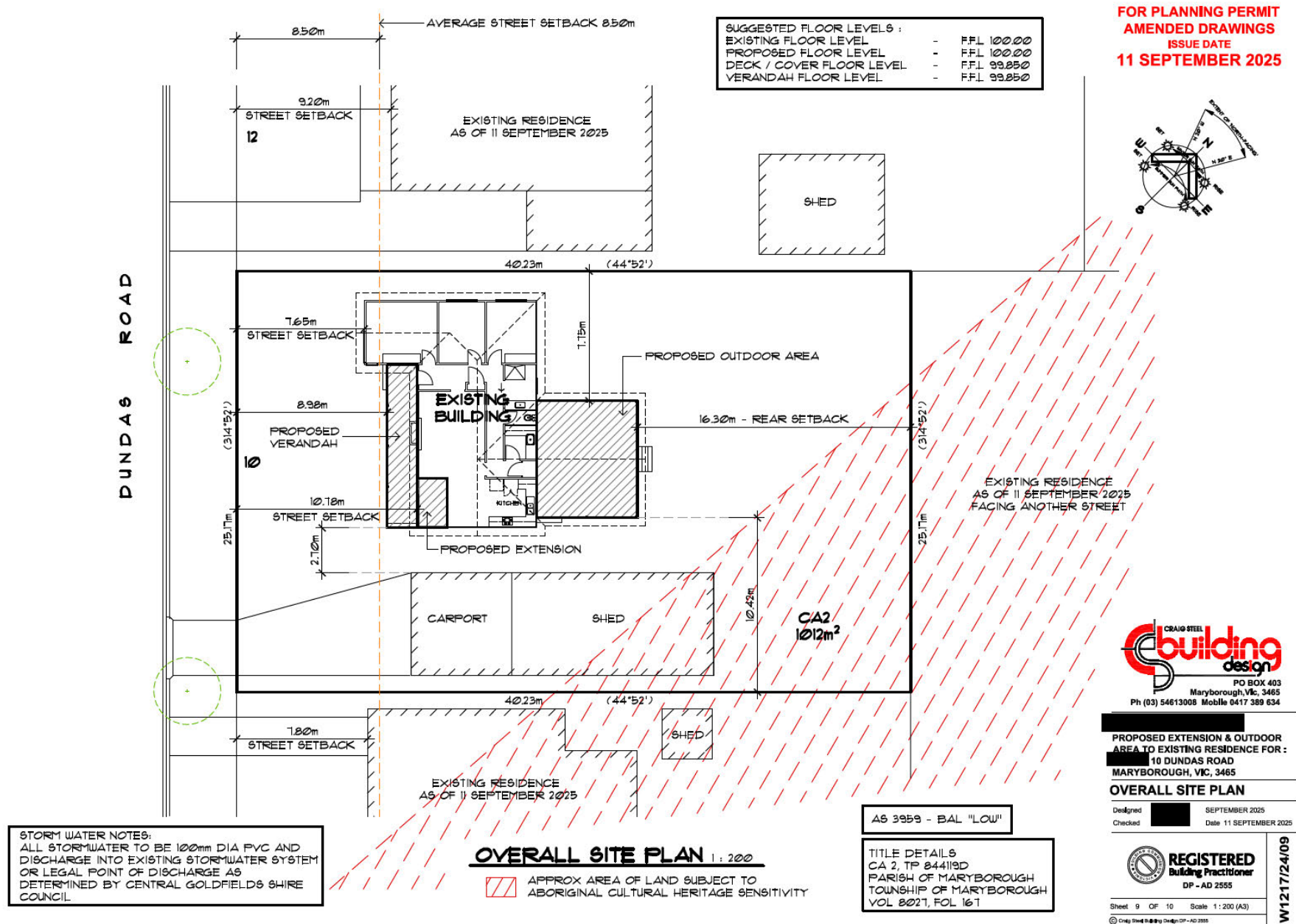
ELEVATIONS B & D

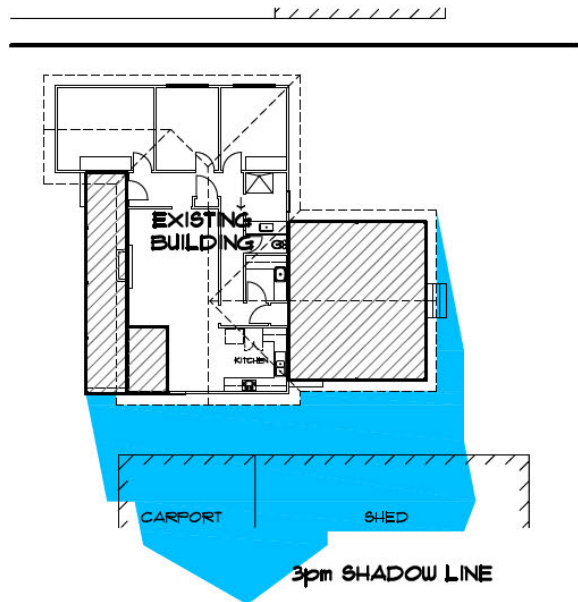
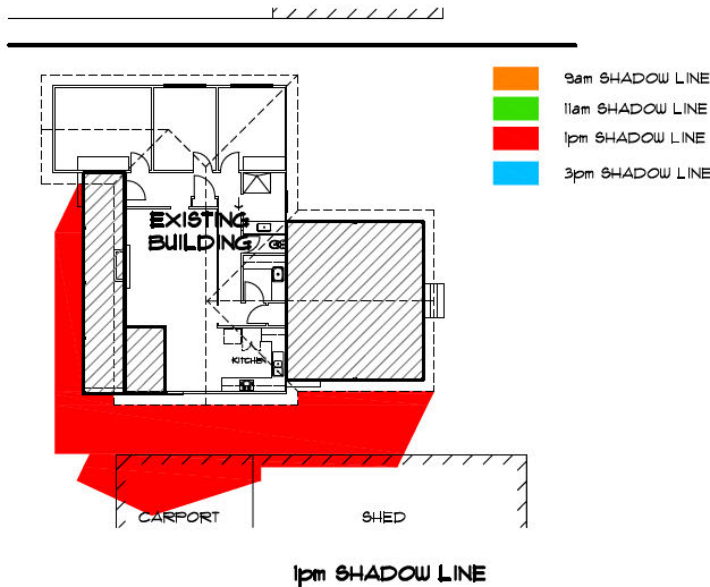
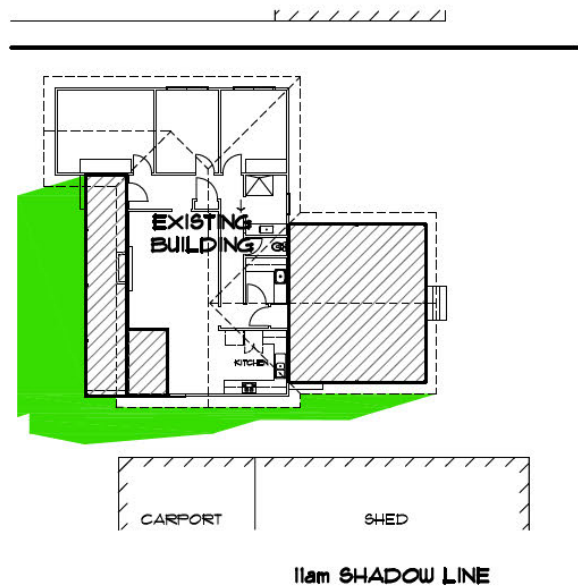
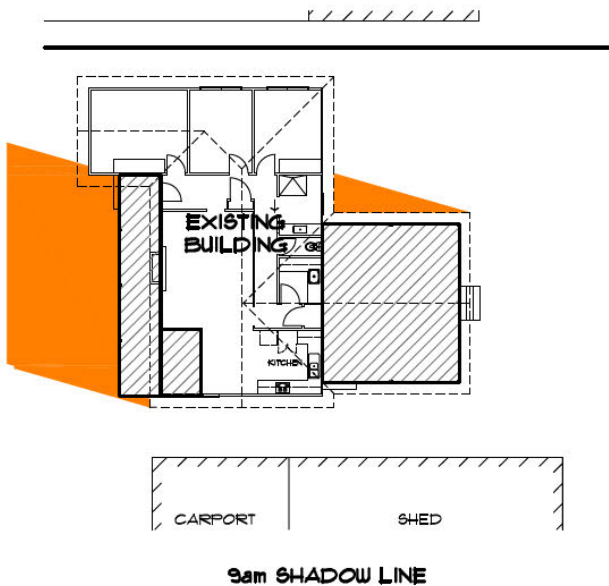
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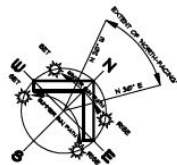
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PROPOSED EXTENSION & OUTDOOR
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10 DUNDAS ROAD
MARYBOROUGH, VIC, 3465

SHADOW DETAILS

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EXTENT



MARYBOROUGH HERITAGE REVIEW

VOLUME 1: FINDINGS AND RECOMMENDATIONS

Prepared for Central Goldfields Shire Council

November 2023



SYDNEY
MELBOURNE
BRISBANE
HOBART



Document information

Extent Heritage project no.:	0322174
Client:	Central Goldfields Shire and Department of Transport and Planning
Project:	Maryborough Heritage Review
Author(s):	Michelle Bashta, Corinne Softley, Leo Martin, Vivian Lu, Benjamin Petkov, Larika Desai, Isobel Hartley, Reuel Balmadres

Document Control

Version	Internal reviewer	Date	Review type
Draft 01	Corinne Softley	19.10.2023	QA
Final Draft 01	Michelle Bashta	1.11.2023	QA

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EXECUTIVE SUMMARY

Project Overview

Extent Heritage Pty Ltd ('Extent Heritage') was commissioned by the Department of Environment, Land, Water and Planning ('DELWP') (now Department of Transport and Planning, 'DTP') to prepare a Heritage Review of the HO206 Maryborough Heritage Area ('Heritage Review') on behalf of the Central Goldfields Shire ('the Council'). The Heritage Review is split into two parts; a review of all places within HO206, with a particular focus on the eight new precincts recommended in a 2005 Review previously prepared by Rowe and Jacobs, and the preparation of new statements of significance, citations and supporting documentation for heritage places identified within HO206.

The first component of the Heritage Review involved the preparation of a Stage 1 Review and Recommendations Report outlining proposed heritage places within the HO206 study area. The second component of the Heritage Review involved the preparation of new statements of significance and citations for proposed heritage places within the HO206 study area, as well as the preparation of heritage design guidelines and permit exemptions to inform decision making by Council's statutory team.

Volume 1 of this report provides an explanation of the key findings and recommendations of the Heritage Review, as well as the approach and methodology used in its preparation. Volume 2 of this report provides a copy of all the citations prepared for this study. Volume 3 includes the design guidelines and permit exemptions.

Key Findings and recommendations

Stage 1 – Review of HO206 Maryborough Heritage Area and 2005 findings

The following key changes have been recommended to the HO206 study area:

- The findings of the 2005 Review are generally supported, and the division of HO206 into eight (8) smaller precincts for inclusion in the Heritage Overlay will improve the management of Maryborough's heritage.
- Places that do not fit neatly within the eight (8) recommended precincts but warrant heritage protection should be captured under the Heritage Overlay as additional precincts, individual places or group listings.

Maryborough Stage 2 – Citations and supporting documentation

Citations were prepared for the following number of heritage places that are proposed for inclusion on the Heritage Overlay:

- Nine (9) precincts;
- Two (2) group/serial listings; and

- Seven (7) individual places.

The following supporting documentation was prepared:

- Central Goldfields: Heritage Design Guidelines
- Maryborough Heritage Overlay Exemptions

1. INTRODUCTION

1.1. Project brief

Extent Heritage Pty Ltd ('Extent Heritage') was commissioned by the Department of Environment, Land, Water and Planning ('DELWP') (now Department of Transport and Planning, 'DTP') to prepare a Heritage Review of the HO206 Maryborough Heritage Area ('Heritage Review') on behalf of the Central Goldfields Shire ('the Council').

The current extent of the HO206 Maryborough Heritage Area ('the study area') is the result of the amalgam of eleven (11) precinct areas identified and documented in the 1992 Maryborough Heritage Study (Bick, Kellaway, Milner & Patrick, 1992). HO206 was incorporated into the new format planning scheme in 1999 and has not been updated since its inclusion. A 2005 review of heritage provisions in the shire, Central Goldfields Heritage Review: Stage 1 (Rowe & Jacobs, 2005) ('the 2005 Review') examined the extent of HO206 and noted that not all properties located within the precinct may warrant heritage protection or meet the HERCON significance criteria. This 2005 Review recommended that Council undertake a detailed assessment of HO206 to determine how the Heritage Overlay (HO) should be refined (or removed) and recommended the introduction of eight (8) new precincts to better reflect and protect the heritage significance of these distinct character areas.

The 2005 recommendations were not taken forward by Council and Extent Heritage were engaged to undertake a review of both HO206 and the recommendations contained within the 2005 Review to ensure that appropriate heritage controls are applied through the planning scheme.

1.1.1. Stage 1

The first stage of the Heritage Review involved a comprehensive review of all places within HO206, with a particular focus on the eight new precincts recommended in the 2005 Review. The primary goal of this review process was to determine whether the methodology and recommendations of the 2005 Review are consistent with best practice and with guidance.

This stage was split into several parts:

- Review of existing citation content, curtilage and site gradings for the HO206 Maryborough Heritage Area and the findings detailed in the 2005 Review;
- Physical inspection of all properties within the HO206 Maryborough Heritage Area, with a focus on the eight (8) new precincts recommended in the 2005 Review, and whether alternative and/or additional precinct and individual place boundaries were warranted.
- Community consultation with key stakeholders, including the Maryborough Midlands Historical Society and Central Goldfields Shire Heritage Reference Group.
- Preparation of a Stage 1 Review and Recommendations Report outlining proposed precincts and individual places within the study area, as well as recommendations for the provision of

heritage design guidelines to inform decision making by Council's statutory team. Proposed precincts and individual places within the study area included minor refinements to the eight (8) precincts recommended in the 2005 Review, as well as an additional nine (9) heritage places (either individual sites, precincts or group listings) that could effectively capture places that do not fit neatly within the eight (8) recommended precincts.

1.1.2. Stage 2

The second stage of the Heritage Review involved the preparation of statements of significance and citations for nine (9) precincts, two (2) group listings and seven (7) individual places. This included refined versions of the eight (8) precincts recommended in the 2005 Review, as well as an additional ten (10) heritage places (either individual sites, precincts or group listings). As per the table below, not all of the nine (9) additional places detailed in the Stage 1 Report were taken to the statements of significance and citation stage either as a result of community feedback, research findings and/or scope limitations. Two (2) additional places not detailed in the Stage 1 Review and Recommendations Report were also considered following community feedback.

Table 1. Summary of Stage 2 outcomes,

Place identified in Stage 1 report	Stage 2 outcome
Industrial Precinct	Citation prepared (now Industrial Serial Listing)
Phelan Homes	Further research determined that Phelan Homes were not well represented within HO206. No citation prepared.
Main Drain	Citation prepared
Worsley Cottage	Citation prepared
Loco Shed, load out and water area	Citation prepared, in associated with other relevant railway sites (Railway Precinct)
Railway Precinct	Citation prepared (now Eastern Residential Precinct)
Soldiers Memorial Plot	Removed from Project Scope following feedback from community regarding lack of relevance of this site and its more recent origin.
Residence and Warehouse (St Carlo House / Ellas Crameri and Sons)	Citation prepared
Inkerman Street Precinct	Split into the following citations: <ul style="list-style-type: none"> Former Maryborough Primary School Bristol Hill Corner Store Methodist and Church of Christ churches
Tiverton (Sir Edmund Herring House)*	Citation prepared
Isabella Wharton Homes*	Outside extent of HO206. No citation prepared

*not included in the Stage 1 Report, but considered for Stage 2 after community feedback.

To provide Council with guidance on the scope and character of development that can be supported within the proposed heritage places, Stage 2 also involved the preparation of the following supporting documents:

- Central Goldfields: Heritage Design Guidelines – this document outlines principles around demolition, additions/ alterations and the construction of new built form in relation to sites that are identified as non-significant, contributory and significant.
- Maryborough Heritage Overlay Exemptions – this document established permit exemptions for the proposed heritage places to be included in Central Goldfield's Shire Schedule to the Heritage Overlay, under the provisions of Clause 43.01 Heritage Overlay.

1.2. Study area

HO206 is situated in Central Maryborough and is roughly bound by Gladstone Street to the north-west, Gillies Street to the east and south-east, Clarke Street to the south-west and Lamb Street to the west (Figure 1).

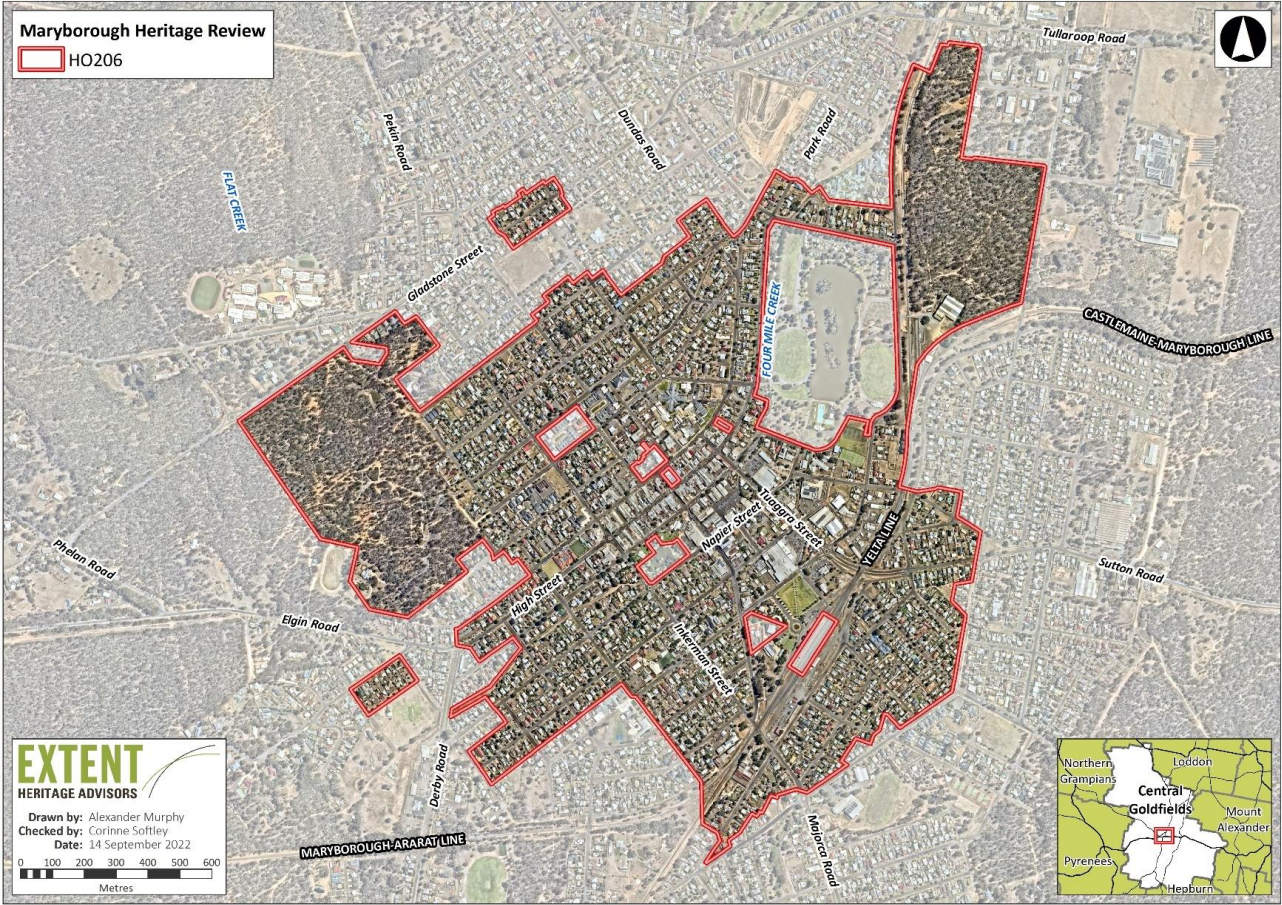


Figure 1: Study area for the Heritage Review of the HO206 Maryborough Heritage Area.

1.3. Project objectives

As per the tender brief the objectives of the project were as follows:

The Maryborough Heritage Review project aims to assess the heritage significance of local heritage places in the study area and prepare a suite of policy and guidance documents to identify and protect the heritage values of central Maryborough and guide appropriate future development in Maryborough's heritage areas.

The Service Provider will prepare up-to-date supporting documentation and heritage planning provisions to guide best-practice heritage conservation and development. The Service Provider will:

- *Examine the significance and extent of Heritage Overlay 206: Maryborough Heritage Area,*
- *Review existing heritage controls,*
- *Prepare heritage citation documentation, heritage design guidelines, local planning policy and ordinance*, to enhance the heritage protection framework for Maryborough in the Central Goldfields Planning Scheme.*

The Maryborough Heritage Review study (the study) is to be carried out in two stages.

*not included in Extent Heritage commissioned scope.

1.4. Limitations

The study was subject to the following limitations:

- Extent Heritage has not been engaged to assess HO places outside of the HO206 study area;
- Extent Heritage has not been engaged to assess historical archaeology or Aboriginal cultural heritage places and values;
- Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study;
- Condition and site modification assessment for each place was limited to a visual inspection undertaken from the public domain;
- The historical information provided in the citations are provided only to the extent necessary to enable assessment and should not be considered an exhaustive history of each place.

1.5. Authorship

The consultants at Extent Heritage involved in the preparation of the heritage review and their respective roles are outlined below.

Staff	Role
Dr Leo Martin, Associate Director	Quality assurance review, fieldwork and drafting Stage 1 report
Corinne Softley, Senior Associate	Project management, quality assurance review, drafting design guidelines and permit exemptions
Michelle Bashta, Associate	Project lead Project management, quality assurance review, drafting permit exemptions and design guidelines, fieldwork, heritage assessment, drafting heritage review report
Vivian Lu, Heritage Advisor	Research, fieldwork, heritage assessment, drafting design guidelines, drafting heritage review report
Benjamin Petkov, Heritage Advisor	Research, fieldwork and heritage assessment
Larika Desai, Research Assistant	Research, fieldwork and heritage assessment
Isobel Hartley, Research Assistant	Research support
Reuel Balmadres, Graduate Architect	Physical analysis
Alexander Murphy, GIS Specialist	Mapping
Sarah Gyngell, GIS Specialist	Mapping

1.6. Terminology

The terminology in this report follows definitions presented in the *Burra Charter* (Australia ICOMOS 2013). Article 1 provides the following definitions:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric*, setting, *use*, *associations*, *meanings*, records, *related places* and *related objects*. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of a *place* and its *setting*. Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means changing a *place* to suit the existing *use* or a proposed use.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another place.

The terminology in this study also follows the definitions below, adopted from Heritage Victoria's reference materials and other guidance documents:

- DELWP (Department of Environment, Land, Water and Planning). 2018. *Practice Note 1: Applying the Heritage Overlay*. Melbourne: DELWP.

Contributory Element: Contributory Elements are those that contribute to the significance of the Heritage Place. These should be identified in the Statement of Significance or other heritage assessment document, such as a heritage study. Note that some Heritage Places covered by an Individual HO surrounded by an Area HO may be Contributory Elements, while others might not.

Group, Thematic and Serial Listings: Places that share a common history and/or significance but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.

- Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms*. Melbourne: Department of Sustainability and Environment.

Heritage Overlay: A Heritage Overlay is applied to a Heritage Place to conserve its cultural heritage values.

Heritage Place: Under the Victoria Planning Provisions, a Heritage Place can be a: building (e.g. house, shop, factory etc.), structure (e.g. memorial, bridge or tram poles), features (e.g. mine shafts and mullock heaps, street gutters and paving), private garden or public park, single tree or group of trees such as an avenue, group of buildings or sites, landscape, geological formation, fossil site, or habitat or other place of natural or Cultural Heritage Significance and its associated land.

Heritage Study: A Heritage Study is a research and survey based document prepared by a suitably qualified professional that identifies Heritage Places of Cultural Heritage Significance based on a defined range of criteria.

Individual HO: An Individual HO is a single Heritage Place that has Cultural Heritage Significance independent of its context. Some places covered by an Individual HO also make a contribution to the significance of an Area HO. There should be a Statement of Significance for every Individual HO.

Non-contributory Element: Elements that do not make a contribution to the significance of the Heritage Place covered by an HO.

Statement of Significance: A guide to understanding the Cultural Heritage Significance of a place. These are often divided into three parts: what, how and why.

- DELWP (Department of Environment, Land, Water and Planning). August 2017. Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The Way Forward for Heritage. Melbourne: DELWP.

Threshold: The level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?' Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.

1.7. Abbreviations

A number of abbreviations have been used for the Heritage Review. These are outlined below.

Table 2. Summary of abbreviations.

Abbreviation	Full term
C	Contributory

Abbreviation	Full term
HERCON	National Heritage Convention
HO	Heritage Overlay
NC	Non-contributory
S	Significant
VHD	Victorian Heritage Database
VHI	Victorian Heritage Inventory
VHR	Victorian Heritage Register

2. METHODOLOGY

2.1. Best practice resources

This heritage review was prepared by consulting with best practice documentary resources, including the following:

- Australia ICOMOS. 2013. The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance. Burwood, Vic.: Australia ICOMOS.
- Department of Environment, Land, Water and Planning (DELWP). 2018. *Practice Note 1: Applying the Heritage Overlay*. Melbourne: DELWP.
- Heritage Victoria. 2010. Heritage Victoria Model Consultants Brief for Heritage Studies. Melbourne: DELWP.
- Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms*. Melbourne: Department of Sustainability and Environment
- Planning Panels Victoria. 2018. *Heritage Issues Summary of Panels Reports*. Melbourne: Department of Transport and Planning.

2.2. Stage 1: Review and recommendations

The following tasks were undertaken to support stage 1.

2.2.1. Review of existing documentation

The following documentation pertaining to HO206 was reviewed during the preliminary phase:

- Bick, C., Kellaway, C., Milner, P., and Patrick, J. 1992. Maryborough Heritage Study 1992. Maryborough: Central Goldfields Shire.
- Rowe, David and Jacobs, Wendy. 2005. Central Goldfields Shire Heritage Review Stage 1. Maryborough: Central Goldfields Shire.
- Jean, Amanda. 2014. Heritage Strategy 2014-2018. Maryborough: Central Goldfields Shire.

Particular attention was paid to the content in Rowe, David and Jacobs' Central Goldfields Shire Heritage Review Stage 1 (2005), which reviewed the existing HO206 extent and recommended the introduction of eight (8) new precincts to better reflect and protect the heritage significance of properties within HO206. The proposed areas were as follows:

- Barkly Street Heritage Area
- Civic Square Heritage Area
- Maryborough Commercial Heritage Area
- Princes Park Heritage Area
- Phillips Gardens Heritage Area

- Palmerston Street Heritage Area
- Raglan Street Heritage Area
- Bristol Hill Heritage Area

2.2.2. Preliminary research

Following a review of existing documentation, preliminary research was undertaken to clarify both the overarching history and context of the HO206 area, as well as the site-specific history of each of the eight precincts proposed in the 2005 Review. This research was critical for understanding the threshold for inclusion on the Heritage Overlay in the Central Goldfields Shire, and also provided high-level indicators for potential recommended changes to the 2005 Review. More targeted research was also undertaken following the fieldwork phase (see Part 2.2.3) to clarify any observations made during physical inspections.

Primary and secondary sources were reviewed from organisations such as the State Library of Victoria, Public Records Office Victoria, Landata, the National Trust of Australia (Victoria), and the Maryborough Midlands Historical Society. Two local history books, *Against the Odds: Maryborough 1905-1961* (Osborn 2005) and *Maryborough: A Social History 1854-1905* (Osborn and DuBourg 2011) were also extensively consulted. Information that was unearthed from these resources included early maps, photographs, subdivision plans, architectural plans, newspaper articles, and rate books.

2.2.3. Fieldwork

Following a review of relevant documentation and preliminary research, Extent Heritage physically inspected all properties within the HO206 Maryborough Heritage Area from the 7 November 2022 – 11 November 2022, and from 27 January – 3 February 2023. All inspections were undertaken from the public domain on foot.

This component of the project provided Extent Heritage with an opportunity to ground truth the findings of the 2005 report, and identify whether alternative and/or additional precinct and individual place boundaries are warranted. Specific attention was paid to the proposed eight (8) precincts, as well as places of potential heritage value that do not fall within any of the proposed precinct areas. During fieldwork, every property within the HO206 boundary was recorded digitally on 'Fulcrum', a field data collection application. Fulcrum includes a series of customised dropdown menus and an open field text, as well as GIS mapping.

2.2.4. Community consultation

To ensure that the views and local knowledge of the Maryborough community were considered throughout the duration of the Heritage Review, a Stakeholder Engagement Plan was prepared at the commencement of the project. This plan identified key community stakeholders, methods of engagement and the proposed consultation materials. As per the accepted Stakeholder Engagement Plan, community consultation during Stage 1 involved the following tasks:

- In-person attendance and participation in one (1) Public Information Session on the 10 October 2023. This session provided community members to ask questions, give initial feedback and raise any concerns about the Heritage Review and the eight precincts proposed in the 2005 report.
- Attendance and participation in one (1) consultation session with the Maryborough Midlands Historical Society.
- Online attendance and participation in one (1) Central Goldfields Shire Heritage Reference Group meeting convened by Council on 15 December 2022. This meeting provided members of the Heritage Reference Group the opportunity to give feedback and ask questions on the preliminary Stage 1 Findings proposed by Extent Heritage.
- In-person attendance and participation in one (1) in person Central Goldfields Shire Heritage Reference Group meeting convened by Council on 1 February 2023. This meeting provided members of the Heritage Reference Group the opportunity to give feedback and ask questions on revised Stage 1 Findings proposed by Extent Heritage.

Detailed notes were taken at each meeting, and any provided feedback was subsequently reviewed and considered for integration into the Stage 1 report.

2.2.5. Stage 1 findings

Following the desktop review, fieldwork components and community consultation, Extent Heritage prepared the Stage 1 findings as a Review and Recommendations Report. This report was presented to Council officers and Central Goldfields Shire Heritage Reference Group meeting for feedback before being finalised.

The summary findings of the review of the existing HO206 area were as follows:

Extent Heritage has reviewed the extent of HO206 focussing, in particular, on the recommendations contained in the 2005 Review. While our conclusions differ in some respects, overall, we consider that the methodology adopted in the 2005 Review is consistent with best practice and with guidance that has been developed by Planning Panels Victoria (PPV), particularly their Heritage Issues Summaries.

Extent Heritage conducted fieldwork from 7 November 2022 – 11 November 2022 and again from 27 January 2023 – 3 February 2023 and can confirm that we are also generally supportive of the 2005 Review's conclusions and, in particular, the recommendation to break HO206 into smaller discrete precincts. The smaller precincts will allow for the preparation of more relevant and refined citations and encourage the better management of significant fabric. We also note that each precinct identified generally demonstrates "a consistency of built form" and is "able to be described in a statement of significance", the test applied by PPV in Yarra C173. Each precinct proposed in the 2005 Review is also considered to represent "a distinguishable, cohesive unit..." again in accordance with the test outlined in the PPV report for Yarra C177.

The above notwithstanding, Extent's has proposed some changes to the precincts identified in the 2005 Review. The changes reflect:

- ♦ The loss or alteration of some fabric.

- ◆ A re-appraisal of the significance of other areas of HO206 excluded from the 2005 recommended precincts;
- ◆ A greater focus on ensuring a consistency of function within each respective precinct; and
- ◆ Improvements in mapping accuracy

This Review and Recommendations Report detailed the following key recommendations:

- Conclusions in relation to each of the eight (8) precincts identified in the 2005 Review, including GIS mapping.
- In line with discussions with Council and DELWP and the provision of additional funding, the identification of an additional ten (10) places (either individual sites, precincts or group listings) for heritage protection that do not fall within the proposed either (8) precincts and would otherwise be removed from the Heritage Overlay.
- Recommendations for Stage 2 identification, assessment and documentation.
 - Barkly Street Heritage Area (now Former Gaol Precinct)
 - Civic Square Heritage Area (now Civic Square Precinct)
 - Maryborough Commercial Heritage Area (now Commercial Precinct)
 - Princes Park Heritage Area (now Park Road Precinct)
 - Phillips Garden Heritage Area (now Western Residential Precinct)¹
 - Palmerston Street Heritage Area (now Palmerston Street Precinct)
 - Raglan Street Heritage Area (now Raglan Street Precinct)
 - Bristol Hill Heritage Area (now Bristol Hill (individual place))

2.3. Stage 2: Citation preparation

The tasks involved in the Stage 2 assessments were as follows:

2.3.1. Research

Detailed research was undertaken to clarify the history and context of each of the proposed heritage places. This research was critical for updating and elaborating on the information already provided in the 1992 and 2005 reports, and formed the basis for the preparation of the citations.

As with the Stage 1 preliminary research phase, primary and secondary sources were reviewed from organisations such as the State Library of Victoria, Public Records Office Victoria, Landata, the National Trust of Australia (Victoria), and the Maryborough Midlands Historical Society. Two local history books, *Against the Odds: Maryborough 1905-1961* (Osborn 2005) and *Maryborough: A Social History 1854-1905* (Osborn and DuBourg 2011) were also extensively consulted. Information that

¹ Note Phillips Garden to be retained as an individual HO (HO170).

was unearthed from these resources included early maps, photographs, subdivision plans, architectural plans, newspaper articles, and rate books.

In addition to this, the HERMES Orion database and existing heritage review reports in comparable Victorian goldfields townships were also utilised for sourcing comparative examples. To assist with the description and identification of architectural styles and materials, generalist architectural resources available online and in the Extent Heritage office library were also utilised as needed to inform the physical and comparative analyses.

2.3.2. Comparative analysis

Comparative analysis is an important part of the heritage assessment process, allowing one to properly benchmark the place against similar examples to establish its relative significance.

The key resources utilised for the comparative analysis included:

- Heritage Victoria database, HERMES Orion;
- Central Goldfields Shire Planning Scheme – Schedule to the Heritage Overlay;
- Previous heritage studies prepared for the Central Goldfields Shire, Mount Alexander Shire, Rural City of Ararat and the City of Ballarat;
- Victorian Heritage Database (VHD); and
- Generalist architectural resources available online and in the Extent Heritage office library, in particular *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present* (Apperly, Irving and Reynolds 1989)

The comparative analysis considered four broad categories for assessment, as follows:

- Comparison by type (HERCON criteria A, B, and D): This compares places based on their specific class or typology and the importance of that factor in their historical, rarity or representative value.
- Comparison by style/design (HERCON criteria B, E, and F): This compares places based on architectural style and detailing, including consideration of the integrity.
- Comparison by architect/designer (HERCON criteria B and H): This compares places to other places of the same type (ideally) of place by the same architect.
- Comparison by historical narrative (HERCON criteria A): This compares places to other places with the same thematic context.

2.3.3. Assessment of each place against the HERCON criteria

Each existing place and precinct was assessed for its potential to meet one or more of the HERCON criteria. The Heritage Victoria standard brief for heritage studies states that 'It is expected that a heritage study will include a holistic assessment in terms of place types, periods and heritage values. Where a place is identified, a coherent and coordinated assessment against the HERCON criteria is expected' (DELWP 2010, 2). The National Heritage Convention (HERCON) criteria are defined as follows:

Criterion A: Importance to the course or pattern of our cultural or natural history (*historical significance*).

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (*rarity*).

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (*research potential*).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (*representativeness*).

Criterion E: Importance in exhibiting particular aesthetic characteristics (*aesthetic significance*).

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (*technical significance*).

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (*social significance*).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (*associative significance*). (DELWP 2018, 1–2)

It should be noted that meeting more than one criterion does not make a place more significant, it simply means that the place is significant for a variety of reasons.

Where a criterion was met, the reasons for this were provided as relevant to the specific criterion being addressed. The results of the tabulated assessment were used to formulate the full Statement of Significance and to confirm the level of significance.

2.3.4. Revised statements of significance

Following an assessment of each place against the HERCON criteria, an updated Statement of Significance was developed following guidelines of Planning Practice Note 1 which states:

What is significant?

This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not

significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant?

Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant?

The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example '(Criterion G)'. (DELWP 2018, 2)

2.3.5. Assessment of Schedule to the Heritage Overlay controls

Outbuildings or fences not exempt under Clause 43.01-4 (Fence/outbuilding controls)

In some cases, fences, garages or other outbuildings on heritage sites were deemed to be significant in relation to the wider site through archival research and physical analysis. In this scenario, the fence or outbuilding was usually identified as contemporary with the original building and of high integrity. Where these controls were applied, the statement of significance clearly identified the particular structure under "What is significant?" and why it is important under "Why is it significant?" (DELWP 2018, 4). It is important to note that demolition or construction of most fencing and outbuildings triggers the need for a planning permit in the HO, though the planning application is usually exempt from public notice requirements or appeal rights. 'Turning on' or triggering fence or outbuilding controls removes the exemption from notice and appeal rights, giving neighbours the right to object and appeal a planning application of this type. Within this heritage review, fence/outbuilding controls were applied to Park Road Precinct, Palmerston Street Precinct, Worsley Cottage, Eastern Residential Precinct, Residence and Warehouse (St Carlo House / Ellas Crameri and Sons) and Tiverton.

Tree controls

Where tree controls were applied to a heritage place, an individual tree, collection of trees or a garden was deemed to be significant in relation to the wider site through archival research and physical analysis. The plantings were generally contemporary with the structures on site, pre-dated the structures and were representative of an earlier phase of development, or contributed to the heritage setting of the place. Where tree controls were applied, the statement of significance clearly identified the particular tree or trees under "What is significant?" and why they are important under "Why is it significant?" (DELWP 2018, 4). Within this heritage review, tree controls have only been

applied in a limited way to Bristol Hill, Raglan Street Precinct, Park Road Precinct, Palmerston Street Precinct, Eastern Residential Precinct and Tiverton (Sir Edmund Herring House).

Internal controls

Internal controls are required to be applied sparingly and on a selective basis to special interiors of high interest. In terms of this heritage review, no places were selected for internal controls.

Paint controls

Paint controls were applied in instances where an original colour scheme was identified as extant through archival research. Where paint controls were applied, the statement of significance clearly identified the relevant element – either the colour scheme or material to be protected – under “What is significant?” and why it is important under “Why is it significant?” (DELWP 2018, 4). In terms of this heritage review, paint controls were applied to the Civic Precinct and Residence and Warehouse (St Carlo House / Ellas Crameri and Sons).

Prohibited uses may be permitted

It is possible to make a prohibited use permitted at a specific place under Clause 43.01. This can aid in encouraging adaptive reuse of heritage structures. The Planning Practice Note requires that this provision is applied to individual places only and not large areas (precincts). In terms of this heritage review, this provision was applied to the Former Primary School and Industrial Serial Listing.

Solar energy system controls

Solar energy system controls are a relatively recent introduction to the Schedule to Clause 43.01 and at the time of the review the Planning Practice Note had not been updated to provide direction on the application of these controls. Where solar energy controls are turned on a permit is required for a visible solar energy system unless specified as exempt. In the case of the heritage review, solar energy system controls were applied to all precincts and individual places where visible roof forms contribute to the significance of the place.

2.3.6. Curtilage assessment

Heritage curtilages are generally formed by the property boundary for individual places. For more complex sites that are surrounded by non-contributory fabric such as the Maryborough Knitting Mills Tower, the curtilage does not include the whole site but instead is limited to include the key elements of significance at the place.

Where precincts intersected directly with existing VHR places these were generally included in the precinct curtilage as Significant places as these places were also considered to contribute to the heritage significance of the overall precinct (in particular the Civic Square Precinct, Commercial Precinct and Maryborough Railway Complex). The exception to this approach was the Park Road Precinct which excluded Princes Park (VHR H1880) as the residential character of the precinct was distinct from the park itself.

2.3.7. Revised precinct designations

The designation of properties within precincts formed part of the citation preparation process. In accordance with per best practice detailed in PPN01, properties were identified as either significant, contributory or non-contributory to the precinct. The following definitions were adopted:

Significant: The place is individually important at the local level, and a heritage place in its own right. It is of historical, aesthetic, scientific, social or spiritual significance to the municipality. Significant places are typically externally intact, and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a significant heritage place can make an important contribution to the precinct.

Contributory: The place is important for its contribution to a heritage precinct. It is of historical, aesthetic, scientific, social and/or spiritual significance to the heritage precinct. Contributory places are typically externally intact but may have visible changes which do not detract from the contribution to the heritage precinct.

Non-Contributory: The place does not make a contribution to the cultural significance or historic character of the heritage precinct.

2.3.8. Group/serial listings

In some instances, a series of thematically related heritage places that did not fall within the same physical location were proposed for inclusion on the Heritage Overlay as a group. As per PPN01, places that share a common history and/or significance, but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. In these cases, it is appropriate that each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay schedule and a single Heritage Overlay number. This approach was applied to the following places:

- Industrial Serial Listing – an industrial area with a shared history on either side of the railway line;
- Methodist and Church of Christ Churches – a group of religious buildings within the original township boundary that illustrate the early settlement of the Maryborough township following the onset of the Gold Rush, and the initial growth of various Christian denominations.

2.3.9. Mapping

Revised curtilage maps were prepared using ArcGIS mapping software. This included precinct designation maps.

2.4. Stage 2: Guidelines

To provide Council with practical guidance on the scope and character of development that can be supported within the proposed heritage places, two supporting documents were prepared as part of Stage 2. The tasks included design guidelines and permit exemptions which are described in the sections below.

2.4.1. Design guidelines

In order to provide Council with guidance on the scope and character of development that can be supported within heritage areas, a series of heritage design guidelines were prepared to help inform decision making by Council's statutory planning team. The guidelines consist of a short and accessible document that outlines principles around demolition, additions/ alterations and the construction of new built form in relation to sites that are identified as non-significant, contributory and significant. In formulating this, Extent Heritage drew from existing Heritage Design Guidelines prepared by other municipalities (both urban and regional), and adapted them to suit the Central Goldfields Shire context. It is intended that this document also be used to guide decision making as it applies to heritage in the wider municipality.

2.4.2. Permit Exemptions

To provide an effective and time efficient way of managing the proposed heritage places, a document establishing permit exemptions for the proposed heritage places to be included in Central Goldfield's Shire Schedule to the Heritage Overlay, under the provisions of Clause 43.01 Heritage Overlay, was prepared. This document outlines general exemptions in relation to repairs and maintenance, new roofing, painting, minor modifications and alterations, as well as specific exemptions relating to the Main Drain, Bristol Hill and the Maryborough Railway Complex.

3. BRIEF HISTORY OF MARYBOROUGH

The Review also included primary and secondary research into the developmental history of Maryborough. Initially, this was carried out by Extent Heritage to assess whether the 2005 recommendations adequately captured the cultural history of the township and/or if there were any gaps. This research was collated into a generic history and is included below. This history is also reproduced in the citations for each heritage place identified in the Review.

For thousands of years preceding European colonialism, the land and environmental surrounds presently known as Maryborough was home to the Dja Dja Wurrung peoples of the North-Western Kulin Nation. Dominated by wooded and hilly environments intersected by streams and valleys, the area would have provided them with an abundance of plant and animal resources integral to their way of life, including kangaroo grass, yam daisies (murrnong), possums and kangaroos. Meanwhile, the Dja Dja Wurrung also drew upon their knowledge of the land to establish complex rock wells that could take advantage of fresh and clean water (Osborn 2011, 15–16). The onset of colonialism not only saw the transformation of these landscapes, but also Dja Dja Wurrung deaths through violence and the introduction of diseases, and displacement through land dispossession and the establishment of an Aboriginal Protectorate Station in the nearby Franklinford area (Osborn 2011, 14). Despite desecration and loss following the onset of European colonisation, the rich cultural heritage of Traditional Owners is still evident in the suburb and its surrounds today, as can be seen in the Bully Gully rock wells and in the Carisbrook stone arrangements (Osborn 2011, 15–16, 18). Today, the Dja Dja Wurrung peoples continue to maintain an enduring connection to Country through continued resistance and passing down of Indigenous knowledge.

Settler colonialism in Maryborough was spurred by Major Mitchell's reports of Port Phillip's lush pastures suitable for grazing in 1836, which subsequently saw squatters transform the area into a sheep run by the 1840s (Osborn 2011, 40). The Simson brothers established Charlotte Plains Station near Carisbrook in 1840, while couple Edward Gittins Bucknall and Sarah Bucknall settled in Rodborough for pastoral pursuits by 1844 (Jeffrey 1934; Osborn 2011, 2).

The area's sparse pastoral character was transformed once more following the colonial discovery of gold in the town in March 1853, which precipitated a flurry of migration to the area (Flett 1975). By 1854, the population of the Maryborough District was estimated at 25,000, and the town was consequently surveyed into allotments by W. A Taylor in 1855 (Geelong Advertiser and Intelligencer 10 October 1855, 2; Osborn 2011, 30). A burgeoning mining town, the main township comprised several hotels, shops, a hospital, police reserve, postal office, courthouse, bank, brewery and recreation reserve by 1856 (Gilks 1856). Meanwhile, the miners themselves resided in designated camp reserves, including the main 'Second Camp Reserve' west of Clarendon Street (Gilks 1856). Compounding this landscape by the 1860s were also places associated with Chinese settlement in the area, including Chinese owned stores, cookshops and market gardens- however, these sites were primarily situated in Chinese encampments just outside of the main township, such as Chinaman's Camp and Mosquito Gully (Maryborough and Dunolly Advertiser 15 Sep 1862, 2; Osborn 2011, 67).

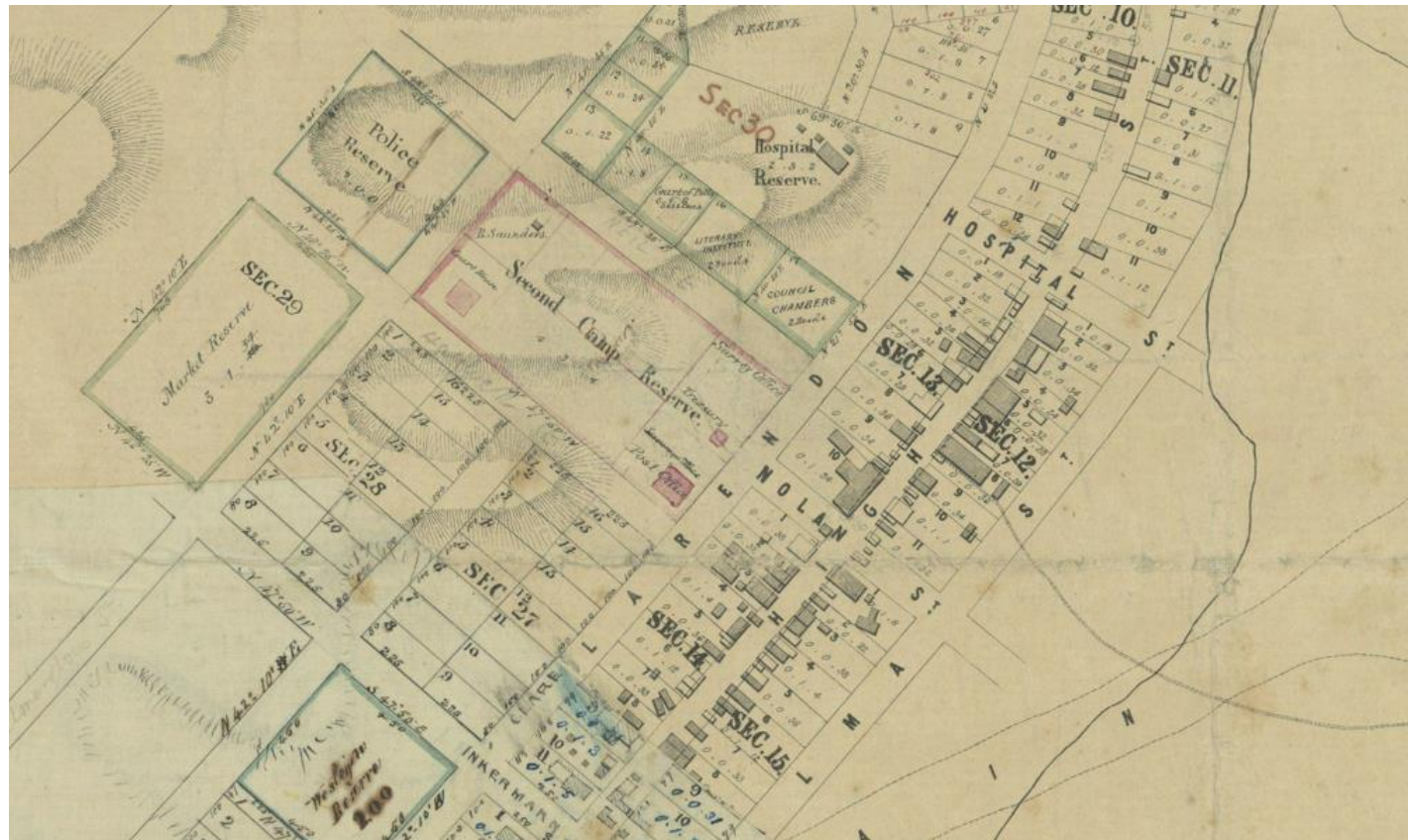


Figure 2. Extract from 1856 map of Maryborough (surveyed in 1855 by W. A. Taylor) showing Second Camp Reserve, commercial development along High Street and available allotments. Source: Gilks, E. 1856. *Township of Maryborough, County of Talbot*. Historical Plan Collection VPRS 8168/P0002, DIST17. Public Records Office Victoria. <https://prov.vic.gov.au/archive/58ADC7F8-F840-11E9-AE98-5FEB86214ED5?image=1>.

Although Maryborough continued to expand throughout the late nineteenth century, as evident in establishment of more ornate Victorian residences and civic facilities throughout the 1870s and 1880s, including the Italianate style Maryborough Post Office in 1876-77 (HO146/VHR 1754), Free Classical style Maryborough Town Hall in 1888 (HO174/VHR H2152), and the opening of the Queen Anne Revival style Maryborough Railway Station (HO134/VHR H1577) in 1892, growth ultimately stabilised by the 1910s due to a gradual decline in gold mining (Gordon & Gotch 1903; Osborn 1995, 126).

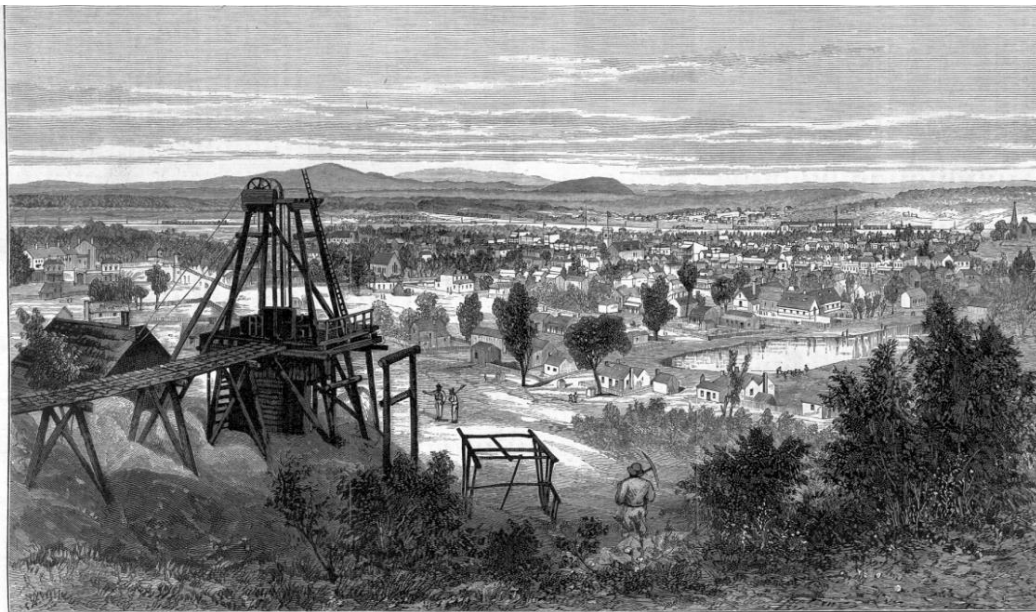


Figure 3. 1881 sketch of Maryborough township, looking south-west. *Source:* May, A & Alfred Martin Ebsworth. 1881. *Maryborough*. Print: wood engraving. Accession no. A/S22/10/81/340. State Library of Victoria. <http://handle.slv.vic.gov.au/10381/257854>.

The downturn in gold mining saw the town's economy transition into manufacturing by the 1920s, the most noted of which included the erection of the Maryborough Knitting Mills in 1924 (Osborn 1995, 196–198). The next decade also saw the advent of electrical power, the establishment of recreational facilities and the development of substantial interwar villas on the town's former gaol site bounded by Inkerman, Goldsmith, Peel and Barkly Streets, as can be seen at the fine Interwar Revival style dwellings at 21-23 Barkly Street (Osborn 1995, 264).

The last distinct phase of development in the suburb would take place in the post-war period, which saw major sewerage works and intense housing expansion in response to the town's ongoing housing shortage during the early 1950s (Osborn 1995, 132). Notably, a substantial portion of post-war housing developments comprised prefabricated timber houses manufactured by the Housing Commission factory in Carisbrook operated by W. Phelan and Sons Pty Ltd (The Argus 6 Sep 1944, 3; Construction 5 March 1947, 2). This wave of residential development reflected the continued prosperity of industry in the township, which was proclaimed as the 'Industrial Centre of the

Midlands' by 1950 (The Herald 2 Jun 1950, 4). While Maryborough's manufacturing sector continued to expand until the end of the 1960s, its downturn from the 1970s onwards saw Maryborough turn to tourism as the main industry. Today, Maryborough's streetscapes reflect its multilayered history, with buildings ranging from grand Victorian era civic structures and Moderne style factories to post-war prefabricated residences.

4. RECOMMENDATIONS

As depicted in Figure 4 below, the majority of places currently included within the HO206 Heritage area will remain protected either under existing individual HOs, refined versions of the eight (8) precinct areas recommended in the 2005 Review, or under the additional three (3) group listings and seven (7) individual places proposed in this Review. The Heritage Overlay will be removed from several areas currently included within the HO206, which were determined to be of no or limited heritage value, of low integrity and/or physically isolated from the proposed precinct areas. A list of the individual properties proposed to be removed from the HO is provided at section 4.2.

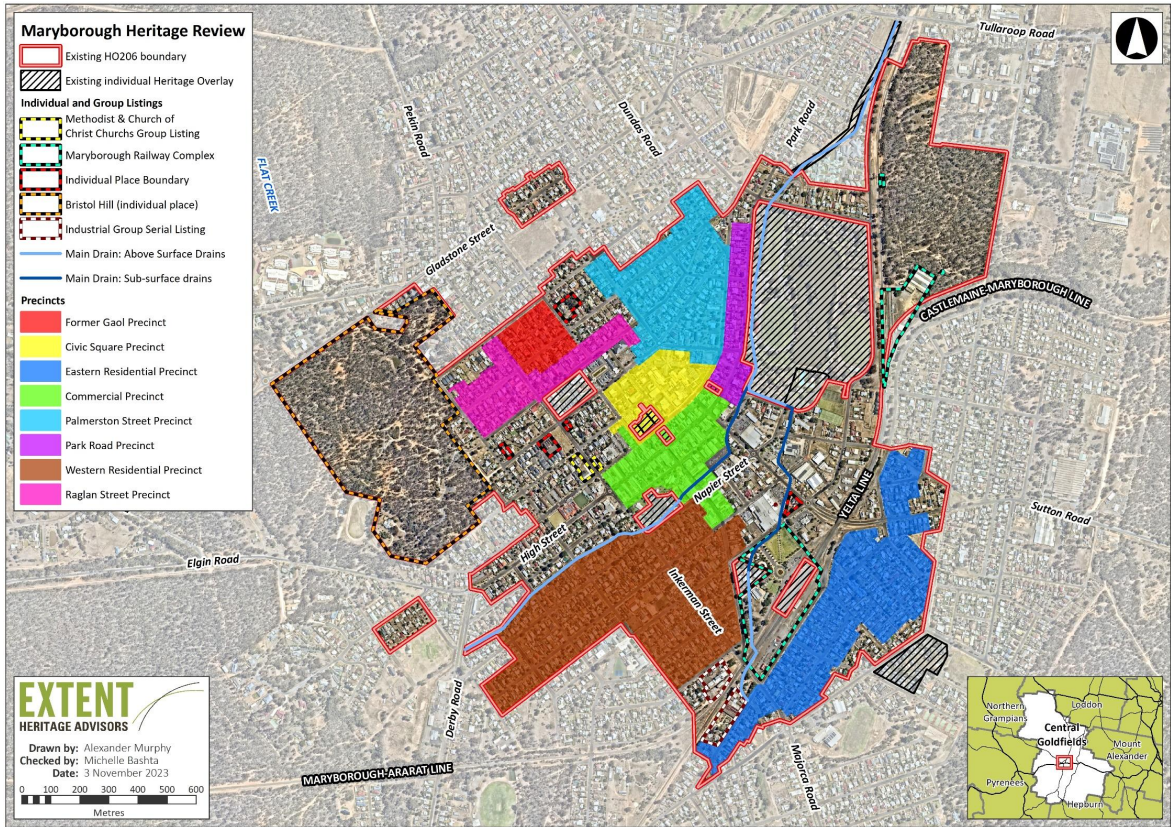






Figure 4. Map showing existing HO206 area, existing individual HO places, and precinct areas, group listings and individual places proposed in this Review.



4.1. Retain in HO (with revised citations/boundaries)


4.1.1. Precincts

Name	Address(es)	Recommendation	Image
Former Gaol Precinct	18-30 Goldsmith Street, 5-17 Peel Street, 21-35 & 24-36 Barkly Street, 92-102 Inkerman Street, Maryborough	<ul style="list-style-type: none"> Include on the Heritage Overlay as a Precinct. Designate the following fences as not exempt under Clause 43.01: <ul style="list-style-type: none"> 21 Barkly Street; 23 Barkly Street; 25 Barkly Street; 31 Barkly Street; 17 Peel Street; and 26 Barkly Street. Apply solar energy system controls. 	 <p>Figure 5. Former Gaol Building.</p>
Eastern Residential Precinct	4-42 & 5-37 Argyle Road, 1-5 & 8 Carrick Street, 2-12 & 3 Casey Street, 1-25 & 12-30 Fraser Street, 4-12 Golden Wattle Drive, 3-23 & 4 Higham Street, 1-31 & 4-38 Logan Street, 2-4 & 5-7 Lowenstein Street, 1-13 & 2-8 Majorca Road, 2-18 & 3-15 McKean Street, 146-220 & 153-159 Railway Street, 2-28 & 11-29 Sutton Road, Maryborough	<ul style="list-style-type: none"> Include on the Heritage Overlay as a Precinct. Apply tree controls to: <ul style="list-style-type: none"> Flowering gum (<i>Eucalyptus ficifolia</i>), flame tree (<i>Brachychiton populneus</i>), peppercorn (<i>Schinus areira</i>) and Chinese windmill palm (<i>Trachycarpus futurei</i>) at 4 Argyle Road; Mature eucalypt at 7 Lowenstein Street; Chinese windmill palm (<i>Trachycarpus futurei</i>) at 17 Fraser Street; 	 <p>Figure 6. Houses along Railway Street.</p>


Name	Address(es)	Recommendation	Image
		<ul style="list-style-type: none"> • Peppercorn (<i>Schinus areira</i>) at 18 Fraser Street; • Two peppercorn (<i>Schinus areira</i>); and • Five pomegranate (<i>Punicea granatum</i>) trees at 159 Railway Street <ul style="list-style-type: none"> ▪ Designate the following outbuildings as not exempt under Clause 43.01: <ul style="list-style-type: none"> • 7 Lowenstein Street; and • 10 Lowenstein Street. ▪ Designate the following fences as not exempt under Clause 43.01: <ul style="list-style-type: none"> • 4 Argyle Road. ▪ Apply solar energy system controls. 	
Raglan Street Precinct	2-4 & 3 Peel Street, 11-57 & 54-58 Raglan Street, 82-88 Kars Street, 1-19 & 2-20 Barkly Street, 83-101 & 86-90 Inkerman Street, Maryborough	<ul style="list-style-type: none"> ▪ Include on the Heritage Overlay as a Precinct. ▪ Apply tree controls to: <ul style="list-style-type: none"> • The five mature English Oaks (<i>Quercus Robur</i>) along Raglan Street reserve. • The Moreton Bay Fig (<i>Ficus macrophylla</i>) at 35 Raglan Street]. ▪ Apply solar energy system controls. 	 <p>Figure 7. View along Raglan Street.</p>


Name	Address(es)	Recommendation	Image
Civic Square Precinct	Palmerston Street, 9 Nightingale Street, Florence Lane, 67-71 Clarendon Street, 1-9 & 2-10 Neill Street, Havelock Street, 1/14, 14-20 Campbell Street, Maryborough	<ul style="list-style-type: none"> Include on the Heritage Overlay as a Precinct. Apply external paint controls. Apply solar energy system controls. 	 <p>Figure 8. Maryborough Civic Square.</p>
Commercial Precinct	1-3 Havelock Street, Clarendon Street, 57-177A & 70-212 High Street, 54-86 Alma Street, Napier Street, 39 -45 Tuaggra Street, 35-95 & 38-108 Nolan Street, Maryborough	<ul style="list-style-type: none"> Include on the Heritage Overlay as a Precinct. Apply solar energy system controls. 	 <p>Figure 9. Intersection of High Street and Nolan Street.</p>
Park Road Precinct	1-2 Nightingale Street, 1-55 Park Road, 183-195 & 232-244 High Street, Maryborough	<ul style="list-style-type: none"> Include on the Heritage Overlay as a Precinct. Apply tree controls to: <ul style="list-style-type: none"> Palms (<i>Phoenix canariensis</i>) at 15, 37 and 39 Park Road Designate the following fences as not exempt under Clause 43.01: <ul style="list-style-type: none"> 7 Park Road Apply solar energy system controls. 	 <p>Figure 10. View along Park Road.</p>

Name	Address(es)	Recommendation	Image
Palmerston Street Precinct	1-21 & 6-18 Dundas Road, 91-109 Clarendon Street, 1-7 & 6-10 Nightingale Street, 1-37 & 6-28 Newton Street, 1-15 & 2-10 Wills Street, 53-75 & 52-78 Barkly Street, 61-71A & 60-62 Raglan Street, 37-69 & 40-62 Palmerston Street, Maryborough	<ul style="list-style-type: none"> Include on the Heritage Overlay as a Precinct. Apply tree controls to: <ul style="list-style-type: none"> Canary Island Palms (<i>Phoenix canariensis</i>) at 97 Clarendon Street, 37 and 41 Palmerston Street, and 3 and 11 Dundas Road; and Mexican Hawthorn tree (<i>Crataegus stipulacea</i>) at 42 Palmerston Street Designate the following fences as not exempt under Clause 43.01: <ul style="list-style-type: none"> 44 Palmerston Street; and 61 Raglan Street Apply solar energy system controls. 	 <p>Figure 11. View along Nightingale Street.</p>
Western Residential Precinct	13-29 Albert Street, 12, 16-24, 15-31 & 32B Brougham Street, 11-85 & 12-86 Burke Street, 18-44 & 23-45 Burns Street, 16 Clarke Street, 24 Hilton Street, 2-44 & 3-49 Inkerman Street, 8-32 & 27-43 Kars Street, 15-65 & 16-86 Napier Street, 3-33 & 24-36 Nolan Street, 12-36 & 19-43 Victoria Street, Maryborough	<ul style="list-style-type: none"> Include on the Heritage Overlay as a Precinct. Apply solar energy system controls. 	 <p>Figure 12. Houses along Victoria Street.</p>


Name	Address(es)	Recommendation	Image
Maryborough Railway Complex	27 Station Street, 110A Burns Street and ramp at the corner of Burns Street and Harkness Street, Maryborough	<ul style="list-style-type: none"> Include on the Heritage Overlay as a Precinct. Permit prohibited uses. 	 <p>Figure 13. Looking towards Maryborough Railway Station.</p>



4.1.2. Group/serial listings




Name	Address(es)	Recommendation	Image
Industrial Serial Listing	36-38 Albert Street, 159, 165 and 167 Railway Street and 96 Burke Street, Maryborough	<ul style="list-style-type: none"> Include on the Heritage Overlay as a Group Listing. Permit prohibited uses. 	 <p>Figure 14. Patience and Nicholson Ltd Factory.</p>


Name	Address(es)	Recommendation	Image
Methodist and Church of Christ Churches	63-65 Inkerman Street and 49 Clarendon Street, Maryborough.	<ul style="list-style-type: none"> Include on the Heritage Overlay as a Group Listing. Apply solar energy system controls. 	 <p>Figure 15. 63 and 65 Inkerman Street.</p>

4.1.3. Individual places

Name	Address	Recommendation	Image
Bristol Hill	Area bounded by Gladstone Street, Inkerman Lane, Kars Street, Weller Street, Wellington Street, Clarendon Street, Maryborough	<ul style="list-style-type: none"> Include on the Heritage Overlay as an Individual Place. Apply tree controls to: <ul style="list-style-type: none"> Eucalyptus trees. Review whether a VHI listing related to the cemetery is warranted. 	 <p>Figure 16. Mine tailings on Bristol Hill.</p>

Name	Address	Recommendation	Image
Main Drain	Central Maryborough	<ul style="list-style-type: none"> Include on the Heritage as an Individual Place, including incorporating the HO158 extension to the north of the HO206 curtilage. No additional controls required. 	 <p>Figure 17. Main Drain within Phillips Gardens.</p>
Worsley Cottage	3 Palmerston Street, Maryborough	<ul style="list-style-type: none"> Include on the Heritage Overlay as an Individual Place. Apply tree controls to: <ul style="list-style-type: none"> Mature grapevine and pomegranate tree Designate timber and brick buildings to the rear of the property as not exempt under Clause 41.03-4. Apply solar energy system controls. 	 <p>Figure 18. Worsley Cottage façade and original grapevine.</p>

Name	Address	Recommendation	Image
Residence and Warehouse (St Carlo House / Elias Cramieri and Sons),	9-13 Tuaggra Street, Maryborough	<ul style="list-style-type: none"> Include on the Heritage Overlay as an Individual Place. Designate front fence as not exempt under Clause 41.03-4. Apply solar energy system controls. 	 <p>Figure 19. St Carlo House / Elias Cramieri and Sons.</p>
Former Primary School	18 Palmerston Street, Maryborough	<ul style="list-style-type: none"> Include on the Heritage Overlay as an Individual Place. Apply solar energy system controls. 	 <p>Figure 20. Former Maryborough Primary School 404.</p>
Tiverton (Sir Edmund Herring House)	16 Peel Street, Maryborough	<ul style="list-style-type: none"> Include on the Heritage Overlay as an Individual Place. Apply tree controls to: <ul style="list-style-type: none"> Mature ironbark tree (<i>Eucalyptus sideroxylon</i>) Designate outbuildings (detached kitchen building and weatherboard stable) as not exempt under Clause 41.03-4. 	 <p>Figure 21. Tiverton.</p>

Name	Address	Recommendation	Image
		<ul style="list-style-type: none"> Apply solar energy system controls. 	
Briston Hill Corner Store	20 Palmerston Street, Maryborough	<ul style="list-style-type: none"> Include on the Heritage Overlay as an Individual Place. Apply solar energy system controls. 	 <p>Figure 22. Briston Hill Corner Store.</p>

4.2. Remove from the H0

<ul style="list-style-type: none"> 8 Alma Street Maryborough 3465 15 - 17 Alma Street Maryborough 3465 24 Albert Street Maryborough 3465 26 Albert Street Maryborough 3465 28 Albert Street Maryborough 3465 30 Albert Street Maryborough 3465 21 Alma Street Maryborough 3465 26 Alma Street Maryborough 3465 28 Alma Street Maryborough 3465 29 - 36 Alma Street Maryborough 3465 38 - 40 Alma Street Maryborough 3465 42-44 Alma Street Maryborough 3465 45 Alma Street Maryborough 3465 46 Alma Street Maryborough 3465 	<ul style="list-style-type: none"> 58 High Street Maryborough 3465 60 - 64 High Street Maryborough 3465 212 High Street Maryborough 3465 216 High Street Maryborough 3465 6 Higham Street Maryborough 3465 8 -10 Higham Street Maryborough 3465 12 Higham Street Maryborough 3465 14 Higham Street Maryborough 3465 16 Higham Street Maryborough 3465 18 Higham Street Maryborough 3465 25 Higham Street Maryborough 3465 27 Higham Street Maryborough 3465 29 Higham Street Maryborough 3465 2 Holyrood Street Maryborough 3465 4 Holyrood Street Maryborough 3465
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<ul style="list-style-type: none"> ▪ 7 Frost Avenue Maryborough 3465 ▪ 9 Frost Avenue Maryborough 3465 ▪ 11 Frost Avenue Maryborough 3465 ▪ 13 Frost Avenue Maryborough 3465 ▪ 25 Gillies Street Maryborough 3465 ▪ 67 Gillies Street Maryborough 3465 ▪ 69 Gillies Street Maryborough 3465 ▪ 71 Gillies Street Maryborough 3465 ▪ 73 Gillies Street Maryborough 3465 ▪ 75 Gillies Street Maryborough 3465 ▪ 99 Gillies Street Maryborough 3465 ▪ 182 Gladstone Street Maryborough 3465 ▪ 184 Gladstone Street Maryborough 3465 ▪ 186 Gladstone Street Maryborough 3465 ▪ 188 Gladstone Street Maryborough 3465 ▪ 192 Gladstone Street Maryborough 3465 ▪ 194 Gladstone Street Maryborough 3465 ▪ 225 - 228 Gladstone Street Maryborough 3465 ▪ 230 - 239 Gladstone Street Maryborough 3465 ▪ 240 Gladstone Street Maryborough 3465 ▪ 241 Gladstone Street Maryborough 3465 ▪ 243 - 245 Gladstone Street Maryborough 3465 ▪ 247 Gladstone Street Maryborough 3465 ▪ 249 Gladstone Street Maryborough 3465 ▪ 2 Golden Wattle Drive Maryborough 3465 ▪ 2 Goldsmith Street Maryborough 3465 ▪ 4 Goldsmith Street Maryborough 3465 ▪ 6 Goldsmith Street Maryborough 3465 ▪ 8 Goldsmith Street Maryborough 3465 ▪ 10 Goldsmith Street Maryborough 3465 ▪ 12 Goldsmith Street Maryborough 3465 ▪ 14 Goldsmith Street Maryborough 3465 ▪ 35 Goldsmith Street Maryborough 3465 	<ul style="list-style-type: none"> ▪ 8 Peel Street Maryborough 3465 ▪ 10 Peel Street Maryborough 3465 ▪ 20 Peel Street Maryborough 3465 ▪ 22 Peel Street Maryborough 3465 ▪ 8 Raglan Street Maryborough 3465 ▪ 10 Raglan Street Maryborough 3465 ▪ 12 Raglan Street Maryborough 3465 ▪ 14 Raglan Street Maryborough 3465 ▪ 16 Raglan Street Maryborough 3465 ▪ 18 Raglan Street Maryborough 3465 ▪ 20 Raglan Street Maryborough 3465 ▪ 22 Raglan Street Maryborough 3465 ▪ 24 Raglan Street Maryborough 3465 ▪ 26 Raglan Street Maryborough 3465 ▪ 144 Railway Street Maryborough 3465 ▪ 169 Railway Street Maryborough 3465 ▪ 3-5 Sutton Road Maryborough 3465 ▪ 7 Sutton Road Maryborough 3465 ▪ 9 Sutton Road Maryborough 3465 ▪ 12 Sutton Road Maryborough 3465 ▪ 19 Sutton Road Maryborough 3465 ▪ 21 Sutton Road Maryborough 3465 ▪ 23 Sutton Road Maryborough 3465 ▪ 25 Sutton Road Maryborough 3465 ▪ 27 Sutton Road Maryborough 3465 ▪ 29 Sutton Road Maryborough 3465 ▪ 30 Sutton Road Maryborough 3465 ▪ 32 Sutton Road Maryborough 3465 ▪ 34 Sutton Road Maryborough 3465 ▪ 5-7 Tuaggra Street Maryborough 3465 ▪ 12 Tuaggra Street Maryborough 3465 ▪ 14 Tuaggra Street Maryborough 3465 ▪ 16 Tuaggra Street Maryborough 3465
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<ul style="list-style-type: none">▪ 38 - 41 Goldsmith Street Maryborough 3465▪ 43 - 49 Goldsmith Street Maryborough 3465▪ 51 Goldsmith Street Maryborough 3465▪ 53 Goldsmith Street Maryborough 3465▪ 1 - 29 Grace Street Maryborough 3465▪ 1 Harkness Street Maryborough 3465▪ 4 Harkness Street Maryborough 3465▪ 6 Harkness Street Maryborough 3465▪ 20 Harkness Street Maryborough 3465▪ 22 Harkness Street Maryborough 3465▪ 3 Havelock Street Maryborough 3465▪ 7 Havelock Street Maryborough 3465▪ 9 Havelock Street Maryborough 3465▪ 11 Havelock Street Maryborough 3465▪ 13 Havelock Street Maryborough 3465▪ 6 - 55 High Street Maryborough 3456	<ul style="list-style-type: none">▪ 17 Tuaggra Street Maryborough 3465▪ 19 - 21 Tuaggra Street Maryborough 3465▪ 23 - 30 Tuaggra Street Maryborough 3465▪ 33 - 37 Tuaggra Street Maryborough 3465▪ 48 Tuaggra Street Maryborough 3465▪ 50 Tuaggra Street Maryborough 3465▪ 7 Victoria Street Maryborough 3465▪ 2 Weller Street Maryborough 3465▪ 14 Wellington Street Maryborough 3465▪ 27 - 36 Wellington Street Maryborough 3465▪ 38 Wellington Street Maryborough 3465▪ 40 - 47 Wellington Street Maryborough 3465▪ 49 Wellington Street Maryborough 3465▪ 14 Wills Street Maryborough 3465
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4.3. Further investigations and next steps

4.3.1. Phelan Homes

4.3.1.1. Introduction

During the course of the Review, Extent Heritage also investigated the provenance of Phelan Homes and their potential heritage values to Maryborough and the Central Goldfields Shire. The importance of the homes and the associated factory to the local community was communicated during the course of consultation with the Heritage Reference Group.

Extent Heritage considers that there is a strong basis to include known Phelan Homes in the Heritage Overlay for their historical associations and representative designs of post-war pre-fabricated housing. Unfortunately, the research undertaken as part of the scope for the Maryborough Heritage Review has established that the areas that are likely to best reflect the heritage values of these homes lie outside the extent of HO206. The potential examples of Phelan Homes within HO206 represent individual examples of residences potentially purchased by private buyers rather than representing the precincts of these homes constructed by Phelan for the State Government. The identification of these properties as potential Phelan Homes is also based on physical characteristics only and has not been substantiated with documentary archival evidence.

The consideration of Phelan Homes beyond the existing boundaries of HO206 falls outside the scope of this project engagement. Accordingly, it is Extent Heritage's recommendation that protection of the potential Phelan Homes within the existing HO206 curtilage is not pursued and that further work is undertaken on the known areas of Phelan Homes in the east of Maryborough with a view to potentially pursuing new heritage controls for these areas.

The following findings are provided to substantiate this recommendation.

4.3.1.2. History

As with the remainder of Victoria, Maryborough was faced with a housing crisis in the post-war period. Catalysed by the lack of residential development during the downturn of the 1930s Depression followed by World War II, as well as the township's growing population stemming from the continued prosperity of industrial revival, there was an acute demand for housing in Maryborough by the 1940s (Osborn 1995, 321; The Argus 1944, 3).

The shortage soon came to the attention of the Housing Commission of Victoria, which was initially established in 1938 to improve housing conditions and provide housing for persons of limited means in Melbourne (Howe 1988; The Argus 1945, 5). By the post-war period however, the Housing Commission was also overseeing housing developments in both the suburban fringes and in regional Victoria. Against this backdrop, Maryborough was ultimately included in the Housing Commission's 1945 Country Housing Programme, which saw an initial twenty-five houses constructed on land bounded by Clarke, Dodds and Crimea Streets in 1946 and 1948, and an

additional fifteen houses constructed on Park Road in 1948, the latter of which were constructed by the firm William Phelan & Sons (The Argus 1945, 5; The Argus 1945, 3; Osborn 1995, 322).

As a result of the successful completion of the Park Road dwellings under Phelan & Sons, the Housing Commissions provided Phelan & Sons with a factory on the former Royal Australian Air Force stores in Carisbrook for the purpose of providing prefabricated transportable houses to the western half of Victoria (Osborn 1995, 322). The first prefabricated houses were produced by 1950 and delivered to Macaulay Street, Maryborough, and another twenty-five were supplied in 1952 to the Housing Commission Estate that was bounded by Railway Crescent, Spring Street, Kennedy Street and Primrose Street in East Maryborough (Osborn 1995, 322). A further fifteen homes were also built on the newly subdivided Railway Housing Estate adjacent to the Housing Commission era east of Primrose Street and Roscholler Park in December 1954 (Osborn 1995, 323). Erected on railway land, these homes were developed specifically for Maryborough Railway employees. By this period, Phelan had assumed full control and ownership of the Carisbrook factory buildings, having purchased them from the Housing Commission earlier in January 1954 (Osborn 1995, 323).

Reflecting Maryborough's post-war expansion, these prefabricated houses were predominantly located in greenfield areas east of the railway line and towards the outer areas away from the original central township area. They consisted of weatherboard dwellings with hipped and/or gabled roof forms of corrugated iron, grouped timber framed sash windows and brick chimneys (see Figure 23 and Figure 24). By 1954, the Phelan & Sons factory was producing one house per day, which were either shipped to Housing Commission Estates in Victoria and New South Wales, or made available for purchase by private buyers (The Argus 1954, 19).



Figure 23. 1961 photograph of a Phelan home being transported from the Carisbrook factory. *Source:* Unknown. 1961. Photograph. A 'Phelan' ready built home loaded for transport, Maryborough, 1961. In collection: John Young Collection. Natural Resources Conservation League of Victoria.



Figure 24. 1950 photograph of the first Phelan prefabricated home leaving the factory at Carisbrook. Source: Osborn, B 1995. *Against the Odds: Maryborough 1905-1961*. Maryborough: Central Goldfields Shire Council.

4.3.1.3. Fieldwork

Given the lack of historical information relating to the potential Phelan Homes within HO206, fieldwork was undertaken to identify potential examples. Features that were identified as potentially being related to Phelan Home design and construction included:

- Low pitched hipped roof forms;
- Weatherboard and brick materials;
- Expressed brick chimney;
- Single hung timber sash windows with central horizontal mullion, often grouped;
- Weatherboard construction;
- Corrugated iron roofs supported by exposed rafter tails.

It is noted that many of these features are not unique to Phelan Homes only and are also found in other modest post-war housing within Maryborough. This makes it difficult to be certain that a building is a Phelan design in the absence of archival evidence.

Potential Phelan Homes within the existing boundaries of HO206 that were identified during fieldwork include:

- 220 Railway Street;
- 51 Inkerman Street;
- 33 Victorian Street;
- 35 Victorian Street; and
- 240 Gladstone Street.

4.3.1.4. Potential Phelan homes outside HO206

Historical research indicates that there were Phelan homes concentrated in East Maryborough along Macaulay Street, the Former Housing Commission Estate bounded by Railway Crescent, Spring Street, Kennedy Street and Primrose Street, and on the former Railway Housing Estate east of Primrose Street and Roscholler Park. An initial site visit, coupled with contemporary aerial photographs and 2008 Google Streetview imagery, confirmed that there is a large concentration of houses with features related to Phelan Home design and construction. These include:

Macaulay Street

- 5 Macaulay Street.

Former Railway Housing Estate

- 86-98 Golden Wattle Drive;
- 48-64 Golden Wattle Drive;
- 19-25 Spring Street;
- 1-7 Porter Avenue; and
- 2-8 Porter Avenue.

Railway Housing Estate

- 102-116 Golden Wattle Drive;
- 2-8 Michael Street;
- 9-11 Michael Street;
- 27-39 Spring Street; and
- 23 and 26 Porter Avenue.

4.3.1.5. Findings and recommendations

As a result of the research and inspections undertaken during the course of the Maryborough Heritage Review, it is clear that the proposed Phelan Homes Serial Listing to capture potential Phelan Homes within HO206 would not be well founded from a methodological perspective and, as a result, would not appropriately capture the significance of these places. The potential examples of Phelan Homes within the precinct are unable to be fully authenticated in the absence of archival material and are isolated infill examples rather than reflective of post-war housing development in Maryborough and the important role Phelan played in the provision of housing in this era. It is also noted that sympathetic post-war development, of the type typified by Phelan homes, has been identified as being of contributory value to several of the revised heritage precincts included in the Maryborough Heritage Review, including the Western Residential Precinct, the Eastern residential Precinct and the Palmerston Street Precinct. Accordingly, infill examples of post-war development in Central Maryborough, whether Phelan Homes or other examples would be appropriately protected even without the Serial Listing.

The following recommendations are provided in relation to Phelan Homes:

- Do not proceed with the proposed Phelan Homes Serial Listing for properties within HO206, noting that sympathetic post-war development is identified as contributory in relevant precincts; and
- Undertake a review of the known areas of Phelan development in East Maryborough with a view to progressing heritage listing for these areas.

4.3.2. Places within HO206 for further investigation

While the Heritage Review aimed to provide as comprehensive review as possible of the HO206 area, there were some sites that were not able to be fully investigated due to scope constraints. On balance these were places that were well-represented elsewhere in the proposed heritage places identified within the study area or were on a *prima facie* basis considered less likely to meet the threshold for inclusion in the HO.

In the event that further investigation of the Maryborough area was to occur, it is recommended that the following places are investigated:

- 8 Campbell Street for the association with prominent local business man (*Criterion H*);
- Campbell Street as a discrete residential precinct characterised by a relatively cohesive streetscape of intact and representative freestanding Victorian, Federation and interwar era residences (*Criterion A and Criterion D*); and
- Maryborough Highland Society for potential social significance (*Criterion A and Criterion G*).

4.3.3. Places outside HO206 for further investigation

During the course of consultation undertaken as part of the Heritage Review a number of places were identified that were outside the HO206 boundary and therefore outside the scope of the study, however on a *prima facie* basis appear to warrant a review to determine whether their inclusion in the HO would be warranted. These include:

- Phelan Homes (refer 4.3.1);
- Isabell Wharton Homes , Dundas Street;
- Simson Brother Memorial Lookout; and
- Roscholler Park.

It is noted that this is not a comprehensive list as the Heritage Review did not undertake fieldwork or historical review of the areas outside HO206.

4.3.4. Other recommendations

It is recommended that the following investigations and assessments occur that were outside the scope of the Heritage Review:

- Investigate the archaeological potential of the former Chinese Camp area (area roughly bounded by Napier Street, Burns Street/the railway, Chirstian Street and Tuaggra Street), with a view to potential inclusion in the VHI, if warranted; and
- Consider the preparation and adoption of a local heritage policy.

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APPENDIX A – STAGE 1 REVIEW AND RECOMMENDATIONS REPORT



Maryborough Central Area (HO206) Heritage Review and Recommendations Report Stage 1 Report



Prepared for Central Goldfields Shire Council

March 2023 — Final

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Document information

Extent Heritage project no.:	0322174
Client:	Department of Environment, Land, Water and Planning
Project:	Central Maryborough Heritage Review
Site location:	Central Maryborough
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Document control

Version	Internal reviewer	Date	Review type
1	Leo Martin	23.12.22	QA
2	Leo Martin	16.01.23	QA
3	Vivian Lu	07.03.23	Updates
4	Leo Martin	08.03.23	QA

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1. Introduction

1.1 Project overview

Extent Heritage Pty Ltd ('Extent Heritage') was commissioned by the Department of Environment, Land, Water and Planning (DELWP) (now DTP) to prepare a review of HO206 *Maryborough Heritage Area* on behalf of Central Goldfields Shire.

The current HO206 extent is the result of the amalgam of eleven (11) precinct areas identified and documented in the 1992 *Maryborough Heritage Study* (Bick, Kellaway, Milner & Patrick, 1992). HO206 was incorporated into the new format planning scheme in 1999 and has not been updated since its inclusion.

A 2005 review of heritage provisions in the shire, *Central Goldfields Heritage Review: Stage 1* (Rowe & Jacobs, 2005) (the 2005 Review) examined the extent of HO206 and noted that not all properties located within the precinct may warrant heritage protection or meet the HERCON significance criteria.

The report recommended that Council undertake a detailed assessment of HO206 to determine how the HO should be refined (or removed) and proposed the introduction of eight (8) new precincts to better reflect and protect the heritage significance of these distinct character areas. The proposed areas were as follows:

- Barkly Street Heritage Area
- Civic Square Heritage Area
- Maryborough Commercial Heritage Area
- Princes Park Heritage Area
- Phillips Gardens Heritage Area
- Palmerston Street Heritage Area
- Raglan Street Heritage Area
- Bristol Hill Heritage Area

The 2005 recommendations were not taken forward by Council and Extent Heritage has been asked to undertake a review of both HO206 and the recommendations contained within the 2005 Review.

In accordance with the methodology outlined in our proposal of 26 July 2022, Extent Heritage has broken the required work into two Stages – Stage 1: Review; and Stage 2: Citations and Guidance Material. The Stage 1 fieldwork was undertaken by Benjamin Petkov, Larika Desai



and Leo Martin from 7 November 2022 – 11 November 2022, and by Michelle Bashta, Vivian Lu and Leo Martin from 27 January 2023 – 3 February 2023

The deliverables for each Stage are outlined below.

1.2 Stage 1 – Review

Meetings

- Inception meeting with the Project Control Group (PCG)
- 3 x progress meetings with the PCG
- Attendance and participation in one Councillor Briefing sessions

Project Work Plan and Stakeholder Engagement Plan

A Project Work Plan will be prepared at the commencement of the project. The Plan will include the timetable of works and related milestones, project methodology, billing milestones, safety measures for the project (including a Safe Work Method Statement), and planned meeting dates.

A Stakeholder Engagement Plan will be prepared at the commencement of the project. It will identify key stakeholders, methods of engagement and proposed consultation material.

Consultation

Consultation will be undertaken with identified key stakeholders, in accordance with the accepted Stakeholder Engagement Plan. It will include:

- One (1) formal consultation session with the Maryborough Midlands Historical Society, either virtually or in person during the fieldwork program. In addition, we are likely to liaise with them regularly regarding archival resources
- Review of submissions provided through the Council digital platform 'Join the conversation', to be managed by Council
- Attendance at one (1) Central Goldfields Shire Heritage Reference Group meeting, to be convened by Council (virtual)
- An additional time allowance for other stakeholder consultation that may be required (including in person sessions), up to a capped number of hours

Review of Heritage Overlay 206

Extent Heritage will undertake a review of the extent of HO206 *Maryborough Heritage Area*. Key tasks will include:

- Review of existing citation content, curtilage and site gradings for HO206



- Review of other background information, including but not limited to the findings of the *Central Goldfields Heritage Review: Stage 1* (Rowe & Jacobs, 2005)
- Undertake fieldwork to inspect the precinct and commence the process of identifying potential new precinct areas and individual places
- Archival research, as required

Stage 1 Maryborough Heritage Review and Recommendations Report

Following the above activities, Extent Heritage will prepare the Stage 1 *Maryborough Heritage Review and Recommendations Report*. The report will include:

- Summary of HO206 review findings
- Recommendations for Stage 2 identification, assessment and documentation to produce heritage citation reports for proposed new precincts and individual places (as required), including mapping
- Recommendations for proposed changes to Central Goldfields Planning Scheme (i.e., heritage controls, local heritage policy and ordinance, consideration of other controls to guide character area protection for areas that may not warrant HO protection)
- Recommendations for scope, content and format of supporting material to guide conservation of heritage places and direct appropriate infill development in Maryborough (such as Maryborough Heritage Design Guidelines, Heritage Overlay Exemptions Guidelines documents, as required)

1.3 Stage 2 – Citations and Guidance Material

Meetings

As part of Stage 2, Extent Heritage has allowed for the following project meetings:

- Inception meeting with the Project Control Group (PCG) (virtual)
- 3 x progress meetings with the PCG (virtual)
- Attendance and participation in two Councillor Briefing sessions (virtual)

Preparation of citations

Extent Heritage allowed for the preparation of a citation for HO206 alongside the preparation of eight (8) new precinct citations (following the 2005 Review findings).

Key tasks will include:

- Further consultation with the relevant stakeholders
- Fieldwork to further inspect the precinct and individual places



- Archival research on the history of the relevant sites. This will utilise Heritage Victoria's new 'HERMES Orion' database for records of previous assessments for the sites and comparative places, heritage studies, consultant reports, and other primary and secondary sources from organisations such as the local municipal library, Council's building plans department, State Library of Victoria, Public Records Office Victoria, National Trust of Australia (Victoria), and local historical societies. This information may come in the form of previous assessments and research, histories, early maps, plans and other documentary evidence

All citations prepared will meet the requirements of *Planning Practice Note 1: Applying the Heritage Overlay* and will establish the level of significance of the place – either 'State Significance', 'Local Significance' or 'Below Threshold'.

1.4 Methodology

Best practice resources

In accordance with Extent's proposed methodology, this review has been prepared by consulting with best practice documentary resources, including:

- Australia ICOMOS. 2013. *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*. Burwood, Vic.: Australia ICOMOS
- Department of Environment, Land, Water and Planning (DELWP). 2018. *Practice Note 1: Applying the Heritage Overlay*. Melbourne: DELWP
- Heritage Victoria. 2010. *Heritage Victoria Model Consultants Brief for Heritage Studies*. Melbourne: DELWP
- Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms*. Melbourne: Department of Sustainability and Environment
- Planning Panels Victoria Heritage Issues Summaries 2015 and 2018

Establishing an understanding of significance

The Heritage Victoria standard brief for heritage studies states that 'It is expected that a heritage study will include a holistic assessment in terms of place types, periods and heritage values. Where a place is identified, a coherent and coordinated assessment against the HERCON criteria is expected' (DELWP 2010, 2). The HERCON criteria are defined as follows:

Criterion A: Importance to the course or pattern of our cultural or natural history (*historical significance*).

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (*rarity*).

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (*research potential*).



Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (*representativeness*).

Criterion E: Importance in exhibiting particular aesthetic characteristics (*aesthetic significance*).

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (*technical significance*).

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (*social significance*).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (*associative significance*). (DELWP 2018, 1–2)

For this review, each precinct identified in the 2005 Review was assessed against the HERCON criteria. The places needed to strongly meet at least one criterion to meet the threshold for local significance to the Central Goldfields Shire. It should be noted that meeting more than one criterion does not make a place more significant, it simply means that the place is significant for a variety of reasons.

Places that do not meet all of the criterion are generally of limited:

- cultural or natural historic value;
- rarity value;
- research or archaeological value;
- integrity, such that it does not represent a class of place or retain aesthetic value;
- technical value for a particular period of time;
- social, cultural or spiritual value to a community or group; and/or
- special association with a person or groups of persons of importance.

Historical context

This review also included primary and secondary research into the developmental history of Maryborough. This was carried out by Extent Heritage to assess whether the 2005 recommendations adequately captured the cultural history of the township and/or if there were any gaps. This research was collated into a generic history and is included below.

For thousands of years preceding European colonialism, the land and environmental surrounds presently known as Maryborough was home to the Dja Dja Warrung peoples of the North-Western Kulin Nation. Dominated by wooded and hilly environments intersected by streams and valleys, the area would have provided them with an abundance of plant and animal resources integral to their way of life, including kangaroo grass, yam daisies (murrnong), possums and kangaroos. Meanwhile, the Dja Dja Warrung also drew upon their knowledges of the land to



establish complex rock wells that could take advantage of fresh and clean water (Osborn and DuBourg 2011, 15-16). The onset of colonialism not only saw the transformation of these landscapes, but also Dja Dja Warrung deaths through violence and the introduction of diseases, and displacement through land dispossession and the establishment of an Aboriginal Protectorate Station in the nearby Franklinford area (Osborn and DuBourg 2011, 14). Despite desecration and loss following the onset of European colonisation, the rich cultural heritage of Traditional Owners is still evident in the suburb and its surrounds today, as can be seen in the Bully Gully rock wells and in the Carisbrook stone arrangements (Osborn and DuBourg 2011, 15-16, 18). Today, the Dja Dja Warrung peoples continue to maintain an enduring connection to Country through continued resistance and passing down of Indigenous knowledge.

Settler colonialism in Maryborough was spurred by Major Mitchell's reports of Port Phillip's lush pastures suitable for grazing in 1836, which subsequently saw squatters transform the area into a sheep run by the 1840s (Osborn and DuBourg 2011, 40). The Simson brothers established Charlotte Plains Station near Carisbrook in 1840, while couple Edward Gittins Bucknall and Sarah Bucknall settled in Rodborough for pastoral pursuits by 1844 (Osborn and DuBourg 2011, 2; Jerry 1935).

The area's sparse pastoral character was transformed once more following the discovery of gold in the town in March 1853, which precipitated a flurry of migration to the area (Flett 1975). By 1854, the population of the Maryborough District was estimated at 25,000, and the town was consequently surveyed into allotments by W. A. Taylor in 1855 (Osborn and DuBourg 2011, 30; Geelong Advertiser and Intelligencer 1855, 2). A burgeoning mining town, the main township comprised several hotels, shops, a hospital, police reserve, postal office, courthouse, bank, brewery and recreation reserve by 1856 (Surveyor-General's Department 1856). Meanwhile, the miners themselves resided in designated camp reserves, including the main 'Second Camp Reserve' west of Clarendon Street (Surveyor-General's Department 1856). Compounding this landscape by the 1860s were also places associated with Chinese settlement in the area, including Chinese owned stores, cookshops and market gardens- however, these sites were primarily situated in Chinese encampments just outside of the main township, such as Chinaman's Camp and Mosquito Gully (Osborn and DuBourg 2011, 67; Maryborough and Dunolly Advertiser 1862, 2).



Figure 1. Extract from 1856 map of Maryborough (surveyed in 1855 by W. A. Taylor) showing Second Camp Reserve, commercial development along High Street and available allotments.. Source: Public Record Office of Victoria.

Although Maryborough continued to expand throughout the late nineteenth century, as evident in establishment of more ornate Victorian residences and civic facilities throughout the 1870s and 1880s, including the Italianate style Maryborough Post Office in 1876-77 (HO146/VHR 1754), Free Classical style Maryborough Town Hall in 1888 (HO174/VHR H2152), and the opening of the Queen Anne Revival style Maryborough Railway Station (HO134/VHR H1577) in 1892, growth ultimately stabilised by the 1910s due to a gradual decline in gold mining (The Australian Directory 1903; Osborn 1995, 126).

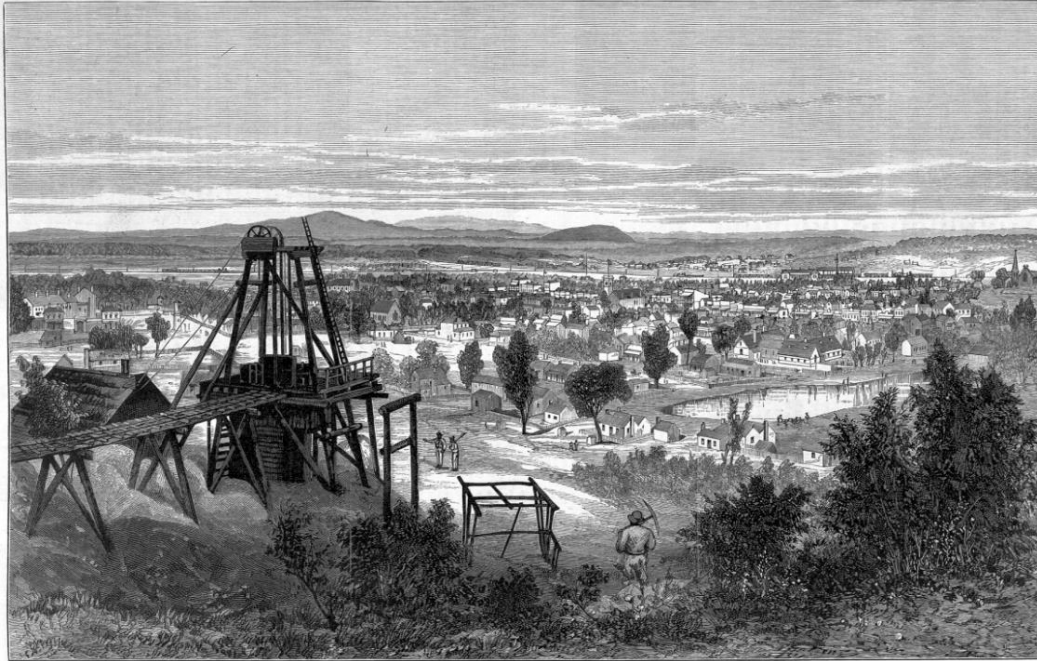


Figure 2. 1881 sketch of Maryborough township, looking south-west. *Source:* State Library of Victoria.

The downturn in gold mining saw the town's economy transition into manufacturing by the 1920s, the most noted of which included the erection of the Maryborough Knitting Mills in 1924 (Osborn 1995, 196-198). The next decade also saw the advent of electrical power, the establishment of recreational facilities and the development of substantial interwar villas on the town's former gaol site bounded by Inkerman, Goldsmith, Peel and Barkly Streets, as can be seen at the fine Interwar Revival style dwellings at 21-23 Barkly Street (Osborn 1995, 264).

The last distinct phase of development in the suburb would take place in the post-war period, which saw major sewerage works and intense housing expansion in response to the town's ongoing housing shortage during the early 1950s (Osborn 1995, 132). Notably, a substantial portion of post-war housing developments comprised prefabricated timber houses manufactured by the Housing Commission factory in Carisbrook operated by W. Phelan and Sons Pty Ltd (The Argus 1944, 3; Construction 1947, 2). This wave of residential development reflected the continued prosperity of industry in the township, which was proclaimed as the 'Industrial Centre of the Midlands' by 1950 (The Herald 1950, 4). While Maryborough's manufacturing sector continued to expand until the end of the 1960s, its downturn from the 1970s onwards saw Maryborough turn to tourism as the main industry. Today, Maryborough's streetscapes reflect its multilayered history, with buildings ranging from grand Victorian era civic structures and Moderne style factories to post-war prefabricated residences.



1.5 Limitations

The review has the following limitations:

- The project does not include an assessment of places for their state heritage value and therefore potential inclusion the Victorian Heritage Register (VHR)
- The study area is limited to HO206 – we have not investigated any places beyond the boundary of this precinct



1.6 Authorship

The following staff members at Extent Heritage have prepared this review:

- Leo Martin, Associate Director
- Michelle Bashta, Senior Heritage Advisor;
- Vivian Lu, Heritage Advisor;
- Benjamin Petkov, Heritage Advisor; and
- Larika Desai, Research Assistant

1.7 Terminology

The terminology in this study follows the definitions presented in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS 2013) (the *Burra Charter*). Article 1 provides the following definitions:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of a *place* and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means changing a *place* to suit the existing *use* or a proposed use.



Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another place. (ICOMOS 2013, 2-9)

The terminology in this study also follows the definitions below, adopted from Heritage Victoria's reference materials and other guidance documents:

- DELWP (Department of Environment, Land, Water and Planning). 2018. *Practice Note 1: Applying the Heritage Overlay*. Melbourne: DELWP.

Contributory Element: Contributory Elements are those that contribute to the significance of the Heritage Place. These should be identified in the Statement of Significance or other heritage assessment document, such as a heritage study. Note that some Heritage Places covered by an Individual HO surrounded by an Area HO may be Contributory Elements, while others might not.

- Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms*. Melbourne: Department of Sustainability and Environment.

Heritage Overlay: A Heritage Overlay is applied to a Heritage Place to conserve its cultural heritage values.

Heritage Place: Under the Victoria Planning Provisions, a Heritage Place can be a: building (e.g. house, shop, factory etc.), structure (e.g. memorial, bridge or tram poles), features (e.g. mine shafts and mullock heaps, street gutters and paving), private garden or public park, single tree or group of trees such as an avenue, group of buildings or sites, landscape, geological formation, fossil site, or habitat or other place of natural or Cultural Heritage Significance and its associated land.

Heritage Study: A Heritage Study is a research and survey based document prepared by a suitably qualified professional that identifies Heritage Places of Cultural Heritage Significance based on a defined range of criteria.

Individual HO: An Individual HO is a single Heritage Place that has Cultural Heritage Significance independent of its context. Some places covered by an Individual HO also make a contribution to the significance of an Area HO. There should be a Statement of Significance for every Individual HO.

Non-contributory Element: Elements that do not make a contribution to the significance of the Heritage Place covered by an HO.

Statement of Significance: A guide to understanding the Cultural Heritage Significance of a place. These are often divided into three parts: what, how and why.



- DELWP (Department of Environment, Land, Water and Planning). August 2017. Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The Way Forward for Heritage. Melbourne: DELWP.

Threshold: The level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?'. Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.



2. Findings

2.1 Summary

Extent Heritage has reviewed the extent of HO206 focussing, in particular, on the recommendations contained in the 2005 Review. While our conclusions differ in some respects, overall, we consider that the methodology adopted in the 2005 Review is consistent with best practice and with guidance that has been developed by Planning Panels Victoria (PPV), particularly their Heritage Issues Summaries.

Extent Heritage conducted fieldwork from 7 November 2022 – 11 November 2022 and again from 27 January 2023 – 3 February 2023 and can confirm that we are also generally supportive of the 2005 Review's conclusions and, in particular, the recommendation to break HO206 into smaller discrete precincts. The smaller precincts will allow for the preparation of more relevant and refined citations and encourage the better management of significant fabric. We also note that each precinct identified generally demonstrates "a consistency of built form" and is "able to be described in a statement of significance", the test applied by PPV in Yarra C173. Each precinct proposed in the 2005 Review is also considered to represent "a distinguishable, cohesive unit..." again in accordance with the test outlined in the PPV report for Yarra C177.

The above notwithstanding, Extent's has proposed some changes to the precincts identified in the 2005 Review. The changes reflect:

- The loss or alteration of some fabric.
- A re-appraisal of the significance of other areas of HO206 excluded from the 2005 recommended precincts;
- A greater focus on ensuring a consistency of function within each respective precinct; and
- Improvements in mapping accuracy

2.2 Detailed citation review

The following section sets out our conclusions in relation to each of the eight (8) precincts identified in the 2005 Review. Additionally, it also sets out conclusions in relation to one (1) additional precinct proposed by Extent Heritage but not identified in the 2005 Review – the 'Western Precinct'.

2.2.1 Barkly Street Heritage Area

The Barkly Street Heritage Area is identified in the 2005 Review as being basically the "same area identified in the Maryborough Heritage Study (1992)". The area includes

the site of the former Maryborough Gaol that opened in 1861 and the subsequent residential development that occurred after its closure in 1914. Most of the building stock in the area is significant at either a local or contributory level.



The Maryborough Heritage Study describes the area as follows

In 1861 the Maryborough Gaol was opened and it occupied much of the block bounded by Barkly, Inkerman, Goldsmith and Peel Streets for over fifty years. In 1914 it was closed and all but the two front offices and quarters buildings were progressively demolished.

Building materials from the gaol were used in the construction of several buildings in Maryborough. The early 1930s saw the construction of a row of residences facing Barkly Street on the site of the gaol. This group of residences were all built within a few years of each other and comprise the City's only line of 1930s dwellings. The 1920s and 1930s saw a period of economic growth in Maryborough as the transition from a gold mining to secondary industry based community took place.

The 1930s residences contrast with the 19th century and 1900s dwellings that otherwise comprise this area. Some were lived in by gaolers and they illustrate a range of housing from that period. One dwelling in Inkerman Street is built of earth.

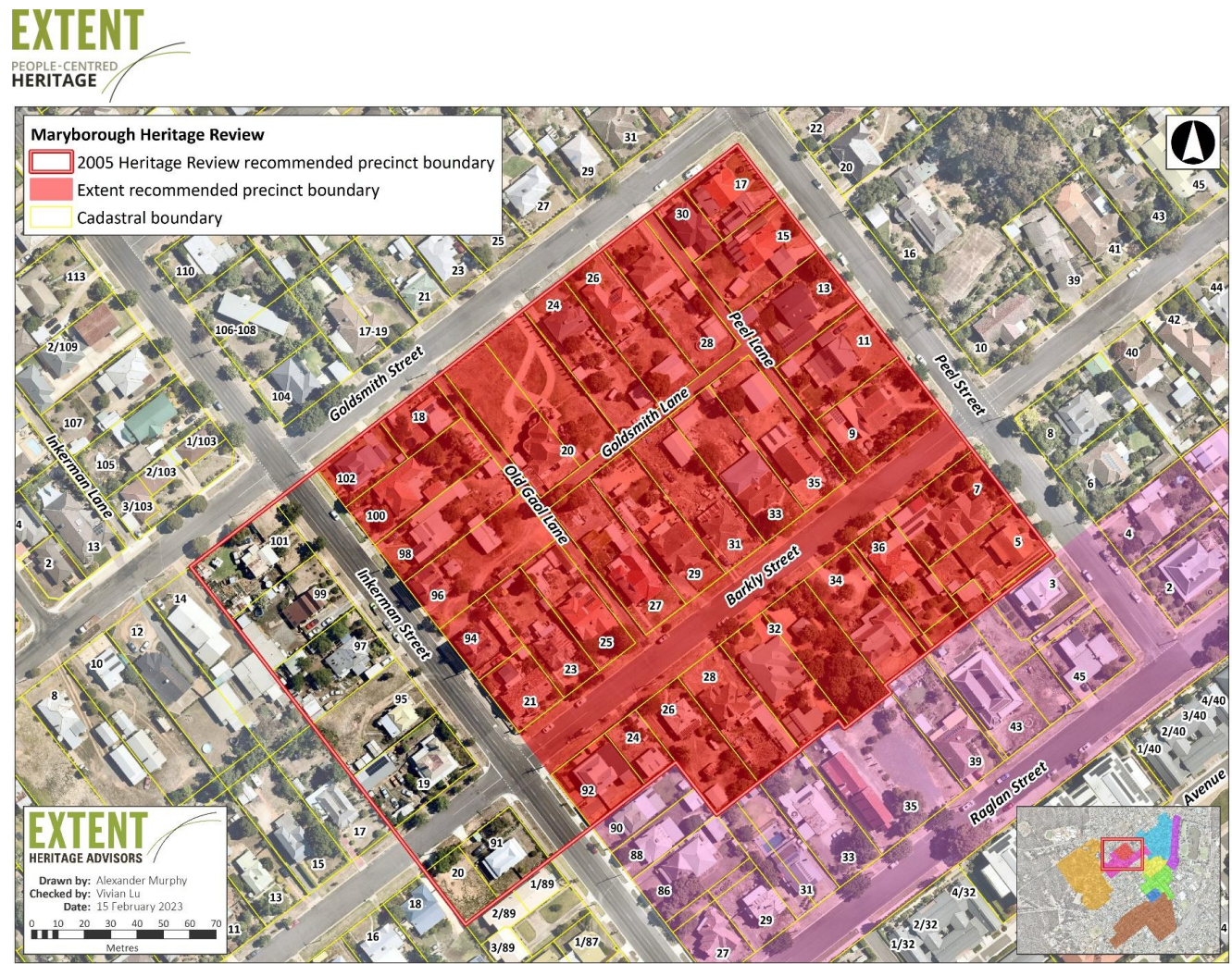
The boundaries of the Barkly Street Heritage Area are Goldsmith Street, Inkerman Street, rear boundaries of the properties on the south side of Barkly Street and Peel Street.

Our physical inspection of the area illustrates that the proposed precinct remains substantially intact. While the justifications set out in the 2005 Review generally remain relevant, we note that Victorian era building stock concentrated on the west side of Inkerman Road is inconsistent with the interwar character of the precinct, nor is it associated with the Gaol's nineteenth century operations. As a result, it has been removed from the precinct and proposed for inclusion in the Raglan Street Heritage Area (see Section Raglan Street Heritage Area 2.2.7).

Despite this, the underlying justification for the identification and inclusion of the proposed precinct remains the same and the changes proposed by Extent Heritage will strengthen the identity of the precinct as a site that:

- Recognises the history of the site and its connection to the former gaol, as well as the use of material from the former gaol in several of the structures within the precinct
- Acknowledges the consistency of development in the area – being generally either associated with the nineteenth century gaol's operations or the c1930s development;
- Acknowledges that residential properties along the western portion of Inkerman Street are different in character and more appropriately managed under the Raglan Street Heritage Area.

We have prepared a clear map of the curtilage using Geographic Information Systems software showing both the boundary proposed in the 2005 Review and in this review. See below.





2.2.2 Civic Square Heritage Area

The 2005 Review notes that: “this area is basically the Civic Square Heritage Area identified in the Maryborough Heritage Study, although it has been expanded to include the adjacent Maryborough Hospital site”.

The Maryborough Heritage Study describes the area as follows:

Civic Square is a rare if not unique example in Victoria of a town square with the civic buildings, Post Office, Town Hall and Court House, arranged around it. Whilst most of the square is used as a car park, the basic form remains. Although largely or completely invisible from the Square, the fire tower and original fire station, along with the Police Station cell block, are also in this block, adding to its historic and cultural significance. Maryborough’s oldest building, the 1858 Court of Mines (now Scout Building) [sic.] is on the opposite side of Neill Street from the fire tower. The Post Office clock tower is sited at the western end of Nolan Street, providing a formal axis and approach to the Civic Square. The landmark Railway Station is at the other end of Nolan Street and was until recent times directly connected to it, forming the eastern end of this major axis of the City.

The boundaries of the Civic Square Heritage Area are Palmerston Street, Nightingale Street (following the boundary of the Maryborough Hospital site), Clarendon Street and the rear boundaries of the properties on the east side of Havelock Street.

The 2005 Review goes on to generally support the findings of the 1992 Study as follows:

While the hospital has been altered and is proposed for further much-needed refurbishment, the inclusion of the site is considered important because it would otherwise remain isolated and surrounded by other heritage areas. The area includes the City’s town square and civic buildings, notably the Post Office, Town Hall and Court House. The area also includes the early fire tower and original fire station, police station cell block, former Gold Warden’s Office (sometimes known as the Court of Mines) – Maryborough’s oldest building, Masonic Hall and the former St. Andrew’s Presbyterian (now Uniting) Church, Sunday School and Manse.

Extent Heritage has undertaken a physical inspection of the precinct and is satisfied that it remains generally intact (changes to the hospital buildings notwithstanding). We have, however, proposed some minor amendments which remove some residential development to the north-eastern extent which is not consistent with the precinct’s otherwise civic/ institutional function. We have also proposed the removal of a small area of five residential blocks to the south-west, two residential blocks to the south-east (proposed for inclusion within the Maryborough Commercial Heritage Area – see Section 2.2.3), and the addition of a small area of land that is associated with the hospital to the north-eastern end of the precinct. We have recommended that the residential dwellings at 14 Campbell Street also remain in the precinct due to their civic association as Miller Homes.

Several of the buildings within the proposed precinct are included within the Victorian Heritage Register (VHR) and their heritage values will be managed by Heritage Victoria under the



provisions of the *Heritage Act 2017*. However, while the buildings will be managed separately, they remain key elements of the precinct and will still be described/ noted in the statement of significance.

The underlying justification for the identification and inclusion of the proposed precinct remains the same and the changes proposed by Extent Heritage will strengthen the identity of the precinct as a site that:

- Contains a significant number of high quality civic buildings – several of which are included on the Victorian Heritage Register (VHR)
- Has been the administrative heart of Maryborough since the late 1850s

We have prepared a clear map of the curtilage using Geographic Information Systems software showing both the boundary proposed in the 2005 Review and in this review. See below.

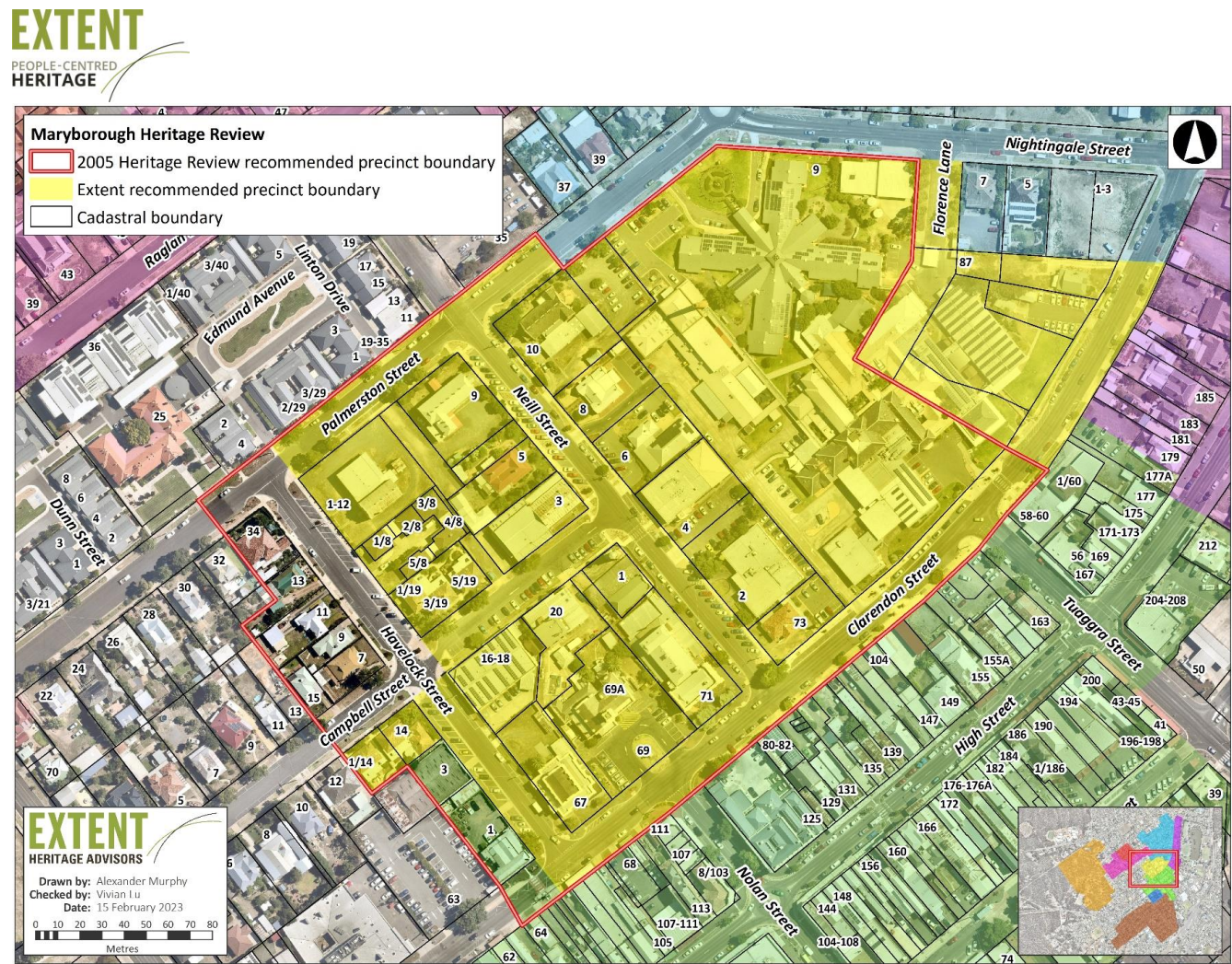


Figure 4. Civic Square Heritage Area.



2.2.3 Maryborough Commercial Heritage Area

This area is based on the High Street-Nolan Street Heritage Area identified in the Maryborough Heritage Study (1992). The central core to the heritage area is High Street, which has formed the traditional heart of commercial activity in Maryborough from the 1850s until the present day. The area is described in the Maryborough Heritage Study as follows:

The High Street-Nolan Street [Maryborough Commercial] area takes in that part of High Street that has, from the 1850s, always been the heart of Maryborough's commercial area. With the coming of the railway in the 1870s Nolan Street became an extension of the town's commercial area, linking High Street to the Railway Station. Reaching its zenith during the 1920s and 1930s at the same time as the Victorian Railways themselves, Nolan Street has declined economically since and this has meant that its old shop and other buildings have survived with a higher level of intactness than their peers in High Street.

Still, the town's main street despite some 140 years of progress and development, High Street retains a diverse building stock from both the later 19th century and the first four decades of the 20th century. New buildings and other works from post 1940 have been quite limited, apart from the modernization of shopfronts and the removal of all of the post-supported verandahs under a Town/City Council directive. However, original or early timber (19th century/1900s) and metal (1920s, 1930s, 1940s) shopfronts do survive, particularly in the southern half between Nolan and Inkerman Streets, which was a combination of shops, dwellings and other commercial uses such as stables up until the 1930s. In contrast the northern half between Nolan and beyond Tuaggra Streets has always been the town's commercial heart and the more substantial nature of the buildings reflects this.

Tuaggra Street was also a commercial street from the early decades of settlement and led through Maryborough's Chinatown, to Carisbrook and beyond.

At the rear of 19th and early 20th century Victorian shopping streets there were usually service streets and Maryborough has two, sections of both Clarendon and Alma Streets. The latter also adjoins the botanic gardens, Phillips Gardens. Both of these streets have been variously altered, but still retain the traditional rear service street form.

This area contains a diverse mixture of buildings from around the 1870s until circa 1940, many of which are recommended for individual listing in the Maryborough Planning Scheme.

The oldest building is apparently the brick building between Branton's hardware and the Maples store in Alma Street and dates from circa 1858.

The area was refined in the 2005 Review as follows:

The original boundary at the junction of High Street and Park Street has been reduced, with this end boundary now being the properties at 177A High Street and 212 High Street. Other boundaries are Clarendon Street, Inkerman Street and the rear boundaries of the



properties on the south side of Alma Street. The commercial and other buildings fronting onto Nolan Street (between Clarendon and Burke Streets) are also included.

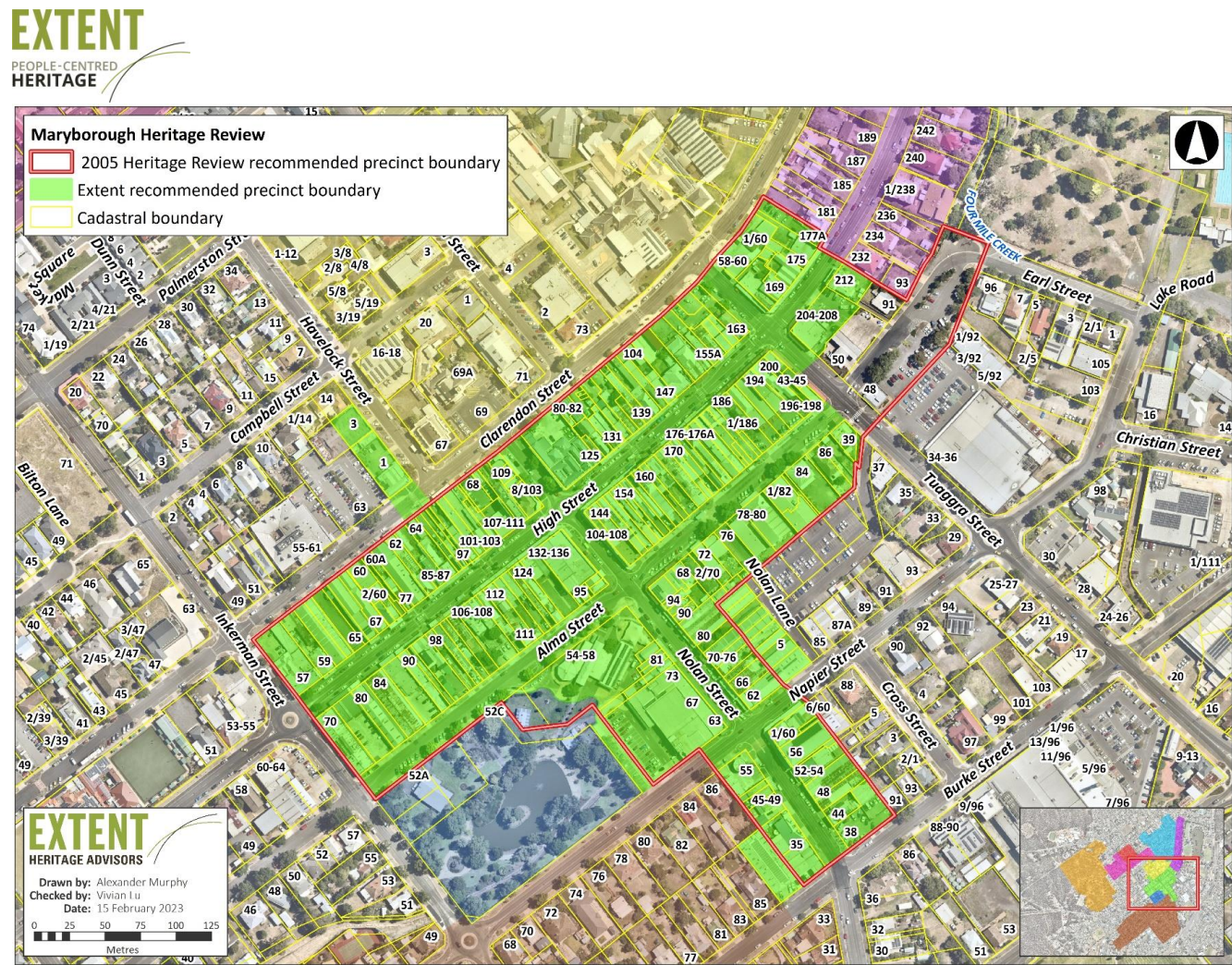
Our physical inspection indicates that while the precinct, in general, retains its integrity it warrants some further refinement. The approach proposed by Extent Heritage removes the petrol station site and associated contemporary buildings at 48 and 50 Tuggra Street, all of which are non-contributory. Meanwhile, the precinct boundary at the rear of the library at 54-58 Alma Street has been amended to ensure that land associated with Phillip Gardens is appropriately captured in the Phillip Gardens Heritage Area (see Section 2.2.5).

Additionally, the precinct has also been extended to include the properties at 1 and 3 Havelock Street, which respectively comprise intact Victorian and Interwar commercial properties that are consistent with the character of the remainder of the precinct. Finally, the original mapping only includes the front portion of 35 and 62-80 Nolan Street, this has been adjusted so that the entirety of these buildings would be affected by the Heritage Overlay.

The precinct as amended:

- Is more compact, excluding buildings which are contemporary forms of development where appropriate.
- Clarifies the precinct boundary between the library at 54-58 Alma Street and the adjacent Phillips Gardens.
- Includes additional late nineteenth and early twentieth century commercial properties that align with the historical and aesthetic character of the precinct.
- Includes mapping changes to ensure that the controls apply to the entirety of the buildings located between 62-80 Nolan Street and at 35 Nolan Street.

We have prepared a clear map of the curtilage using Geographic Information Systems software showing both the boundary proposed in the 2005 Review and in this review. See below.





2.2.4 Princes Park Heritage Area

This area is based on the Park Road Area originally identified in the Maryborough Heritage Study (1992) and “includes some of Maryborough’s most opulent housing stock built between the 1880s and c.1910 (with some additional houses built prior to 1930).”

In addition to a minor extension to the southern end of the 1992 precinct, the 2005 Review proposed the addition of Princes Park on the basis that “Princes Park is an integral part of the physical and historic setting of these dwellings and they in turn are part of the setting of Princes Park.”

While we agree with this statement, we note that Princes Park is already included on the Victorian Heritage Register (VHR H1880) and decisions about the heritage management of the park will be made by Heritage Victoria. In our view, the character of the two sections – the Park and the residential district abutting it – is also very different and (while acknowledging the historical relationship between the two) we have recommended the removal of Princes Park from the mapped extent of the precinct. With the exception of the removal of several properties towards the northern extent, which are either in poor condition or compromise the integrity of the remainder of the precinct, the proposed extent is generally consistent with that proposed by the 2005 Review.

The precinct as proposed will:

- Include some of Maryboroughs most opulent housing stock
- Acknowledge that Princes Park and the residential area along Park Road are very different in character and subject to separate statutory controls

We have prepared a clear map of the curtilage using Geographic Information Systems software showing both the boundary proposed in the 2005 Review and in this review. See below.

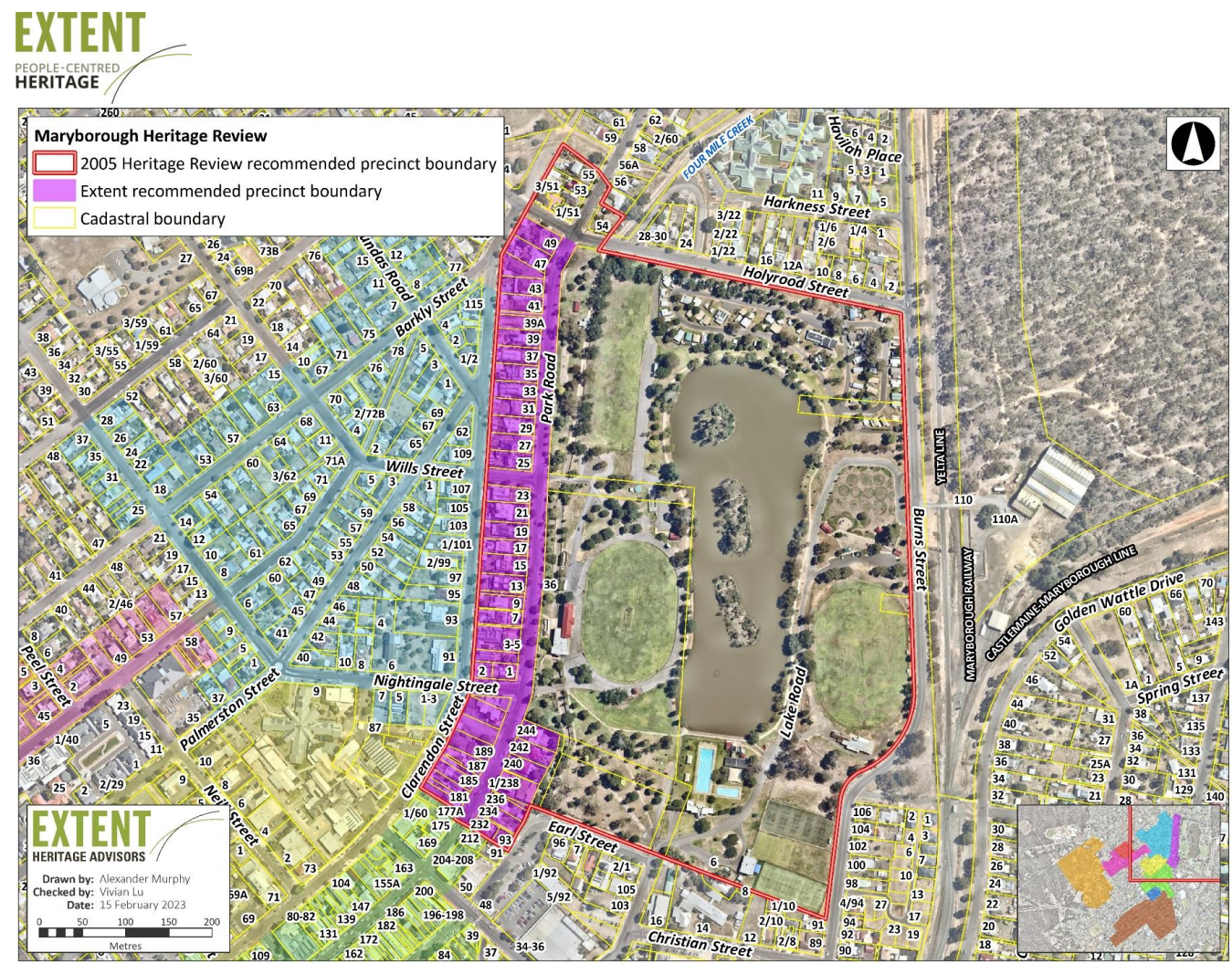


Figure 6. Princes Park Heritage Area.



2.2.5 Phillips Gardens Heritage Area

The Phillips Gardens Heritage Area is centred on Phillips Gardens (Maryboroughs Botanical Gardens) and extends to include some early surrounding housing stock in Napier and Inkerman Streets. The precinct was originally identified in the Maryborough Heritage Study (1992), where it is described as follows:

A principal feature of the area is the Phillips Gardens, Maryborough's Botanic Gardens. Adjacent to the gardens in Napier Street and to a lesser degree Inkerman Streets are early housing stock dating from c.1890 to c.1935. Phillips Gardens are Maryborough's Botanic Gardens and have served that role since 1872, when a reserve with a former mining dam on it (which is now the lake) was made a botanical reserve. The dwellings in Napier Street reflect the often better than average quality buildings erected adjacent to botanical gardens and public parks throughout Victoria's history.

The 2005 Review proposed minor changes to the boundaries of the precinct. Following a physical inspection of the precinct we have recommended more substantive changes to create one individual place comprising the Phillips Gardens Precinct and to remove properties along Inkerman Street and Napier Street. The properties along Napier Street will be included within a new Western Residential Heritage Area (see 2.2.9). This boundary has also been amended to capture areas of the garden that were formerly mapped as part of the Maryborough Commercial Precinct.

The precinct as amendment will:

- Be more refined, relating exclusively to the Gardens and thereby enabling the development of more focussed citations to guide the site's management.
- Move properties located along Napier Street to a new 'Western Precinct Residential Area'; see 2.2.9
- Acknowledge that buildings along Inkerman Street included within the proposed extent identified in the 2005 Review are not of exceptional architectural quality

We have prepared a clear map of the curtilage using Geographic Information Systems software showing both the boundary proposed in the 2005 Review and in this review. See below.

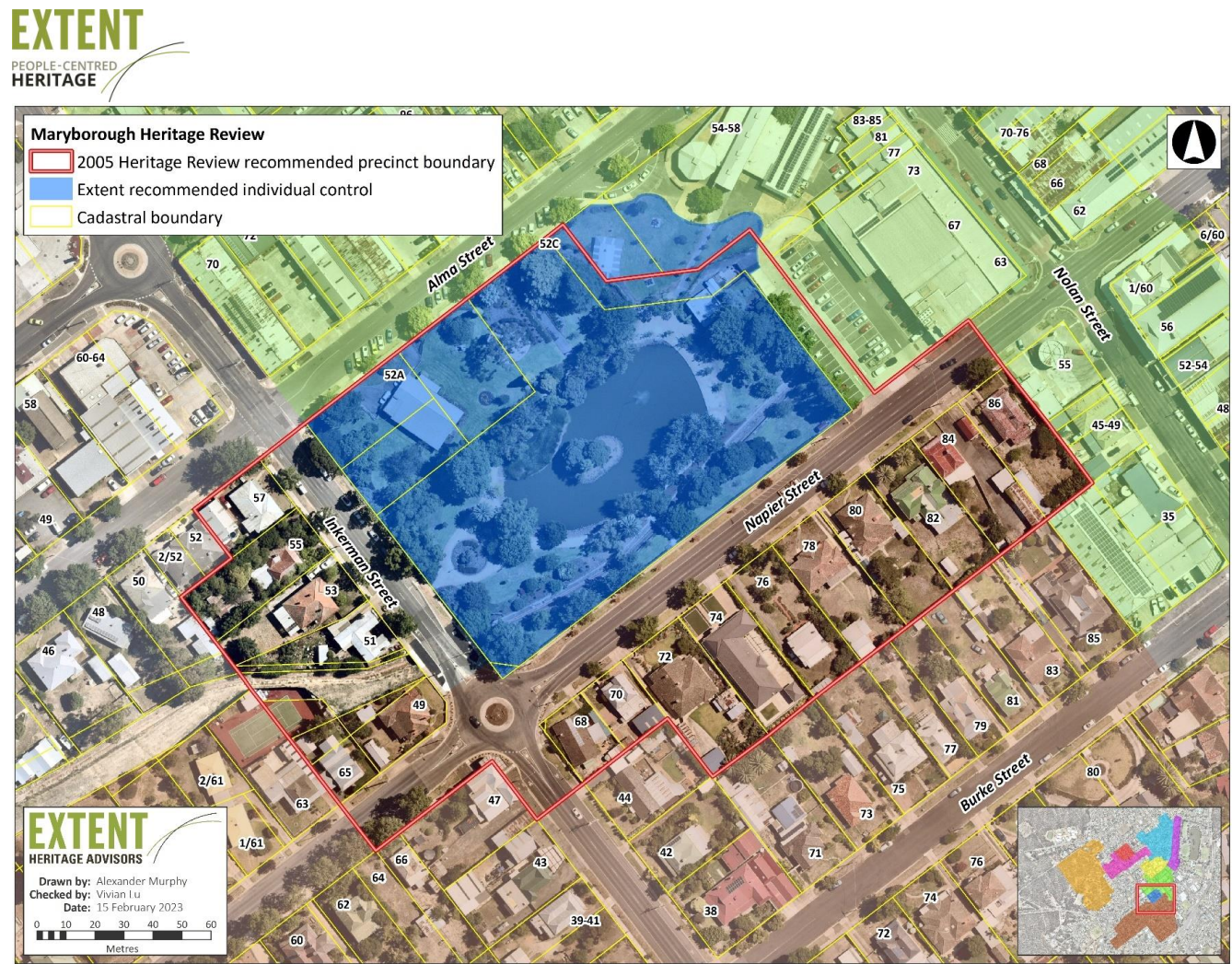


Figure 7. Phillips Gardens Heritage Area



2.2.6 Palmerston Street Heritage Area

The Palmerston Street Heritage is described in the 2005 Review as:

a largely residential area bound by Clarendon Street, Dundas Street, Raglan Street and the western boundary of the property at 37 Palmerston Street. There is a high proportion of significant dwellings in the area ranging in date from c.1870 to c.1940. Also within the area are Christ Church Anglican Church (originally constructed in 1860, but now altered) and a private school built in 1884.

A physical inspection of the area has confirmed that while the proposed extent continues to include a high proportion of significant dwellings from c1870-c1940, further inclusion of residential properties to the west is warranted. This group of properties, roughly bounded by Barkly Street, Dundas Road, Raglan Street and Newton Street, primarily comprise streetscapes of intact Victorian, Federation and Interwar residences that are consistent with the quality and integrity of residences currently included in the recommended 2005 boundary. Additionally, the hospital buildings to the south have been removed and proposed for inclusion in the adjoining Civic Precinct (see Section 2.2.2). The precinct as amended:

- Includes a significant number of late nineteenth and early twentieth century residential buildings.
- Includes several non-residential buildings that are associated with the area's developmental history.
- Is more consistent and excludes non-residential contemporary buildings towards the south-eastern extent

We have prepared a clear map of the curtilage using Geographic Information Systems software showing both the boundary proposed in the 2005 Review and in this review. See below.

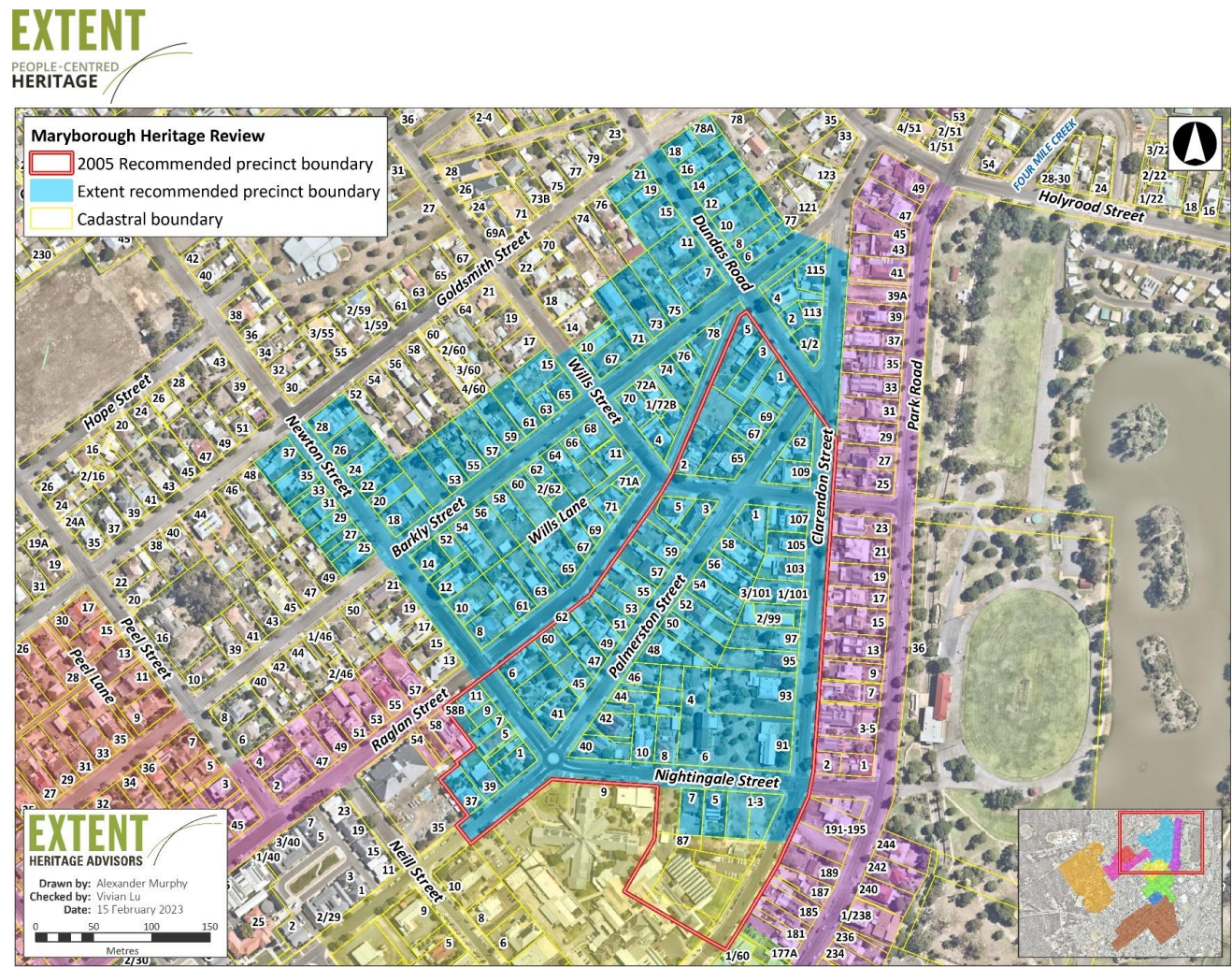


Figure 8. Palmerston Street Heritage Area.



2.2.7 Raglan Street Heritage Area

The Raglan Street Heritage area is “formed by Raglan Street, the boundaries being the southern side of the street, rear boundaries to the properties on the northern side of the street, Inkerman Street and the eastern boundaries to the properties at 57 and 58 Raglan Street respectively.” The precinct is described in the 2005 Review as:

a contextually small area largely defined by the dwellings fronting onto the northern side of Raglan Street. The high concentration of significant dwellings, which were constructed between c.1860 and the mid 1930s, form a distinctive residential streetscape. These dwellings were originally included within the larger Maryborough West heritage area in the Maryborough Heritage Study.

A physical review of the proposed precinct has confirmed that while the precinct remains substantially intact and continues to exhibit the qualities identified in the 2005 Review, further inclusion of residential properties to the west of Inkerman Street is warranted. This group of properties, roughly bounded by Goldsmith Street, Inkerman Street, Raglan Street and Kars Street comprise streetscapes of contributory Victorian, Federation and Interwar residences. Although somewhat more modest than the residences included in the recommended 2005 boundary, these dwellings follow the same developmental trajectory and are generally consistent with the pre-existing Raglan Street properties in terms of character and degree of intactness. The precinct as amended:

- Includes a significant number of late nineteenth and early twentieth century residential buildings that reflect the key phases of residential development in Maryborough, some of which are Significant graded.

We have prepared a clear map of the curtilage using Geographic Information Systems software showing both the boundary proposed in the 2005 Review and in this review. See below.

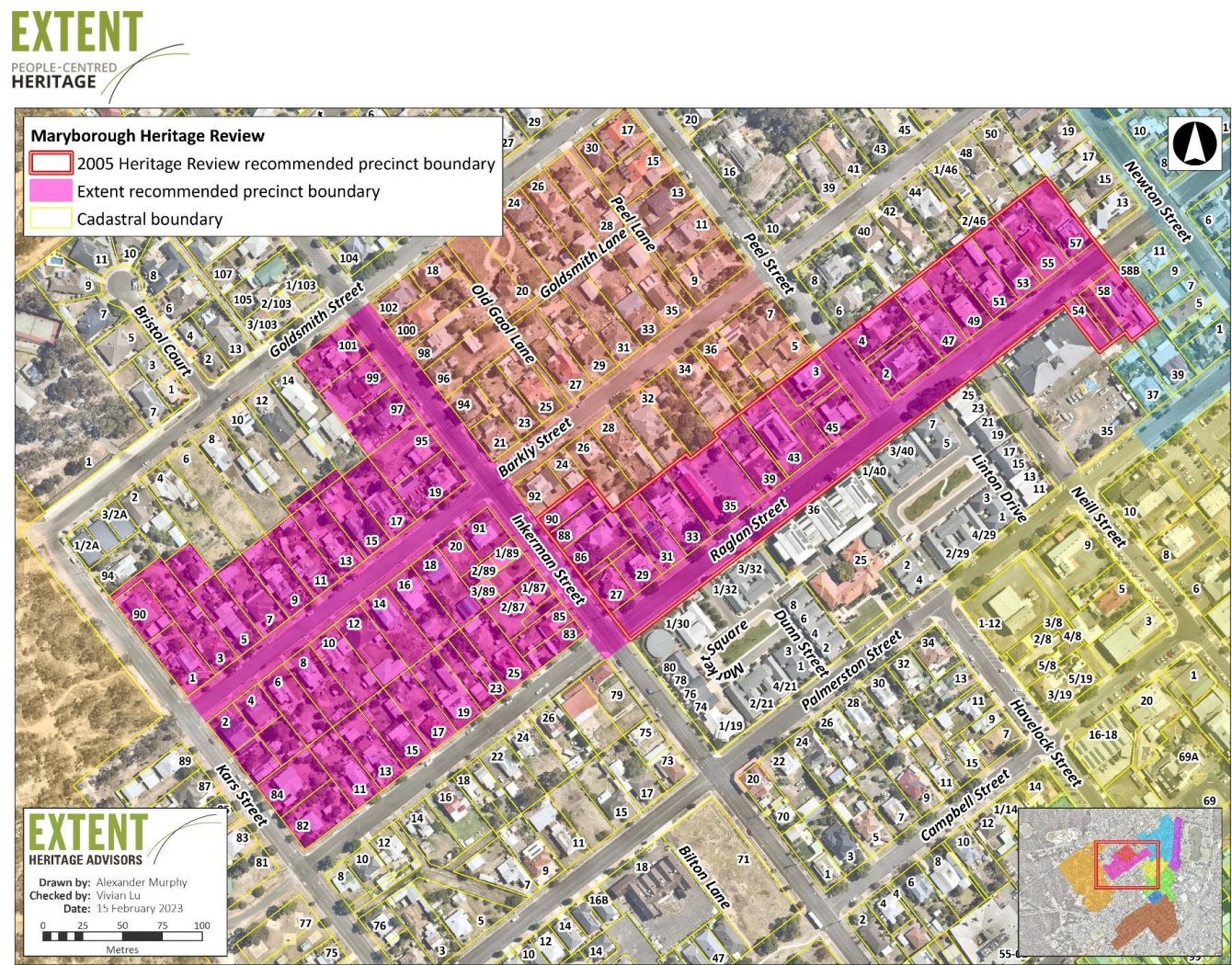


Figure 9. Raglan Street Heritage Area.



2.2.8 Bristol Hill Heritage Area

The Bristol Hill Heritage Area was also identified in the Maryborough Heritage Study (1992). It's a significant cultural landscape which acknowledges the gold mining activities that supported much of the town's early growth.

The area is defined in the Maryborough Heritage Study as follows:

Maryborough was one of Victoria's major gold mining centers during the 19th century and Bristol Hill had a significant role in both the gold mining and in the daily lives of the gold miners during the period that founded and built up the town. Maryborough's first cemetery is on the eastern edge and despite the activities of some State government agencies since, some gold mining remains are still to be found on Bristol Hill. Maryborough is surrounded by extensively mined country which has reverted to bush, with Bristol Hill being the former mining area closest to the centre of the City. With the end of the gold mining early this [20th] century Maryborough turned to manufacturing industry to survive and its success saw the community able to build the pioneers' memorial lookout tower on the top of Bristol Hill, giving the reserve a continuing social and tourism role and reinforcing the significance of the highest ground in the City centre.

The 2005 Review did not propose significant changes to the precinct and following a physical inspection, Extent Heritage has recommended only one minor change, involving the inclusion of land along the south-eastern extent of the boundary. This portion of land comprises a former pioneer cemetery, which is informal in nature and sits easily within the broader context of Bristol Hill.

We have prepared a clear map of the curtilage using Geographic Information Systems software showing both the boundary proposed in the 2005 Review and in this review. See below.

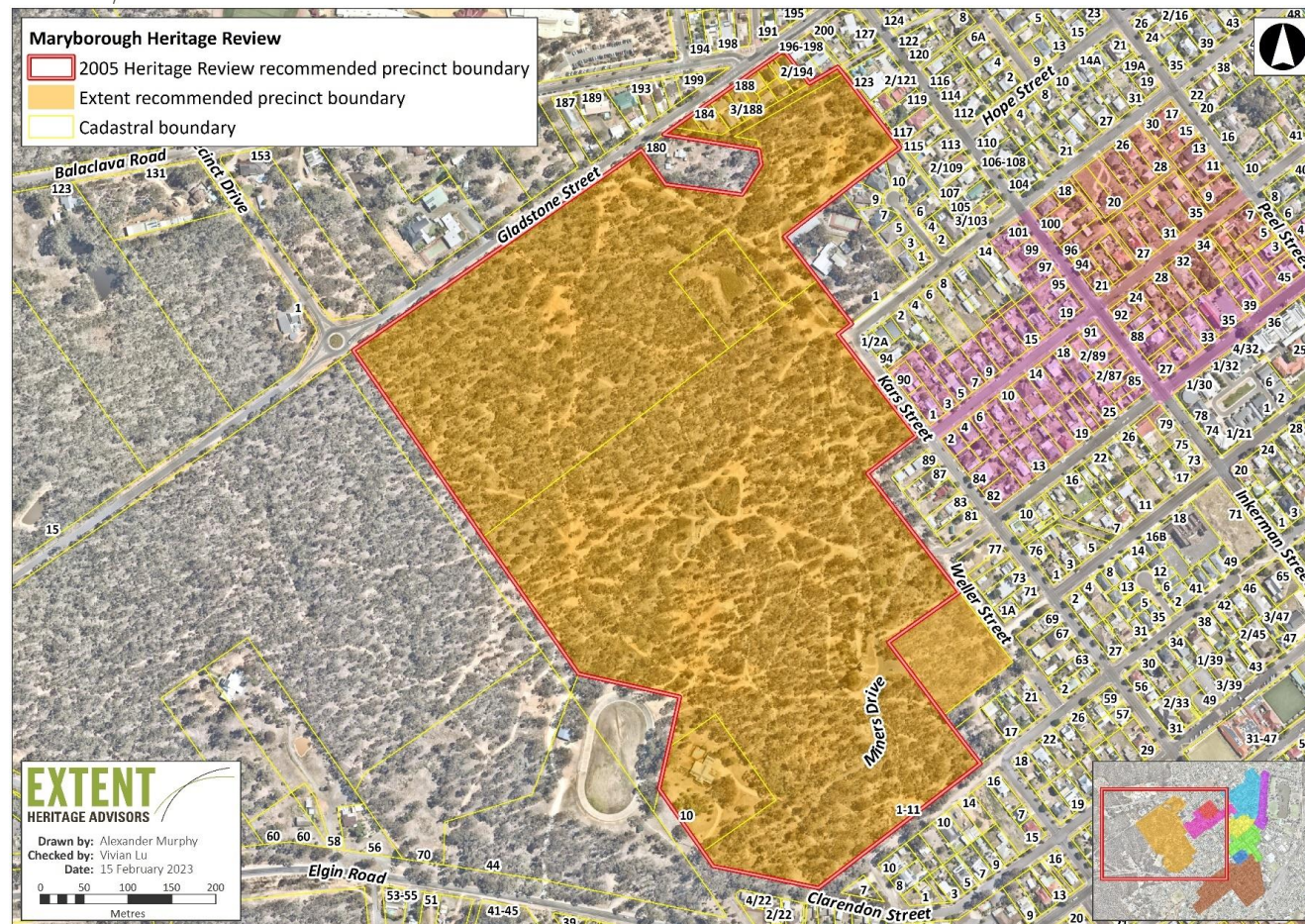


Figure 10. Bristol Hill Heritage Area.



2.2.9 Western Residential Heritage Area

This Western Residential Heritage Area picks up a substantial number of properties that were formerly identified in the Maryborough Heritage Study (1992) as part of the 'Maryborough West Conservation Area'. Although reduced, this proposed area generally aligns with its description in the 1992 study:

The core of Maryborough, this Conservation Area contains most of the City's residential area and like the East Maryborough Area, is little changed since 1940, with most houses dating from the late 19th century or 1900s/1910s. Due to its central location, this area contains all the City's churches, the older State School and the High School, interspersed with a much wider range of dwellings from all eras.

The Western Residential Heritage Area was not proposed as an area in the 2005 study. However, following a physical review of this area, Extent Heritage has recommended its inclusion as an additional precinct. This area, roughly bounded by Alma Street, Nolan Street, Albert Street, Kars Street, Burke Lane and Clarke Street, comprises a residential area predominantly characterised by contributory late nineteenth century and early twentieth century housing stock. It has been identified as a substantially intact area within HO206, and consequently warrants inclusion for its capacity to illustrate the key phases in the emergence, growth and consolidation of residential development in the Maryborough township. Additionally, it also features a number of Significant non-residential properties, including the St Augustine's Catholic Church and St Augustine's Primary School.

This precinct will:

- Include a substantial number of late nineteenth and early twentieth century residential buildings that reflect the key phases of residential development in Maryborough.
- Include a number of Significant non-residential buildings dating back to the early twentieth century.
- Recognise the diversity of styles and developmental phases associated with the building stock, which combined, speak to the emergence, growth and consolidation of residential development in the Maryborough township.
- Recognise the relationship between non-residential and residential development in this area of Maryborough.

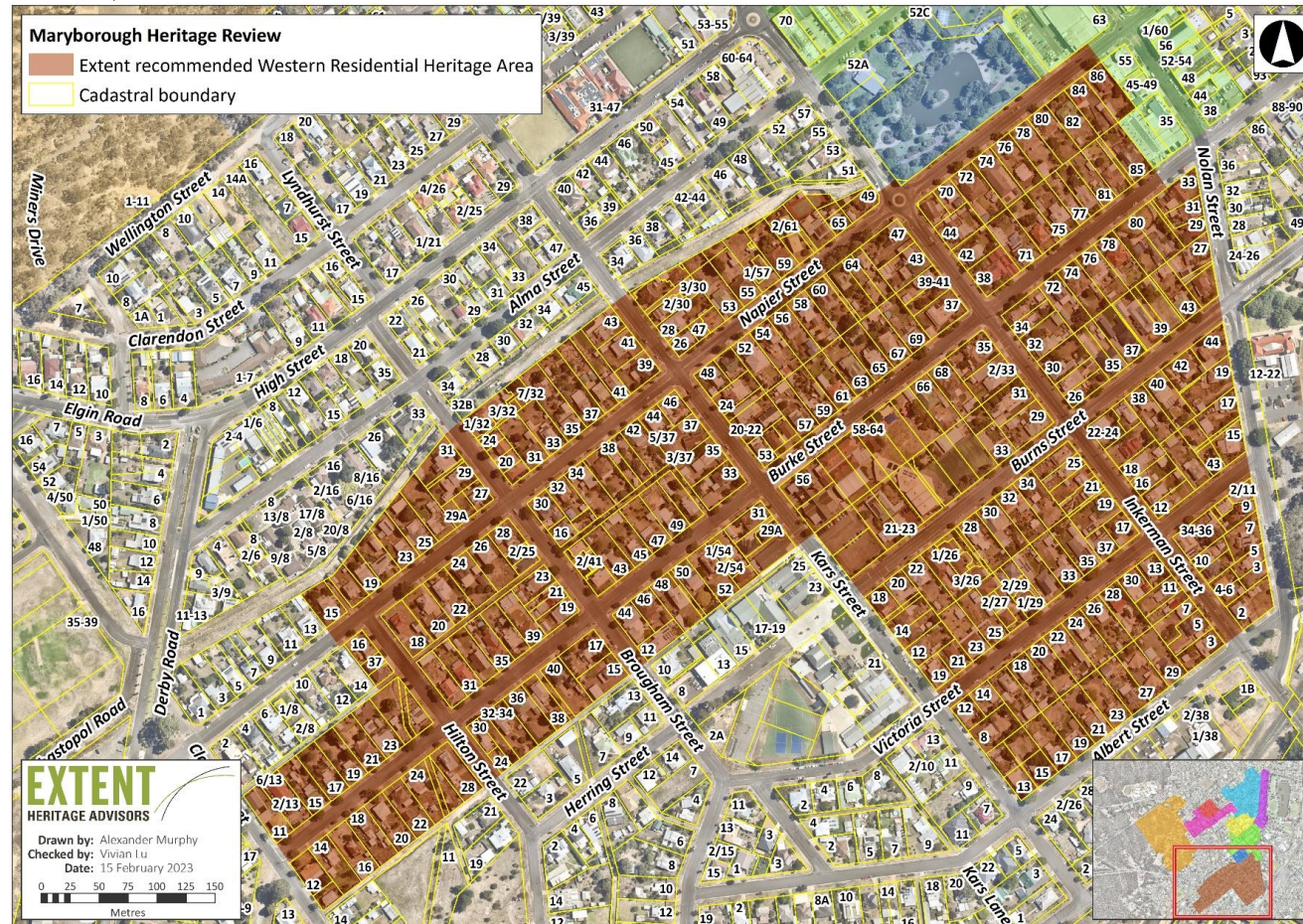


Figure 11. Western Residential Area.



2.3 The remaining areas of HO206

The removal of the nine identified precincts from HO206 will leave a series of non-contiguous places that lack stylistic or thematic consistency. The *Heritage Issues Summary of Panels Reports* (2018) prepared by Victorian Planning Panels (VPP) notes that in Boroondara C177 the Panel observed “‘A precinct should be able to show a consistency or built form and be able to be precisely described in a statement of significance’.” The retention of the remainder of the precinct within HO206 would not, in our view, be consistent with this objective. Nor would it be consistent with the methodology employed elsewhere in this study where we have sought to identify smaller and more coherent precincts that can be managed in a more consistent way.

For this reason, we consider that the remainder of HO206 should be deleted. The mapping of the existing and proposed precincts is shown below.

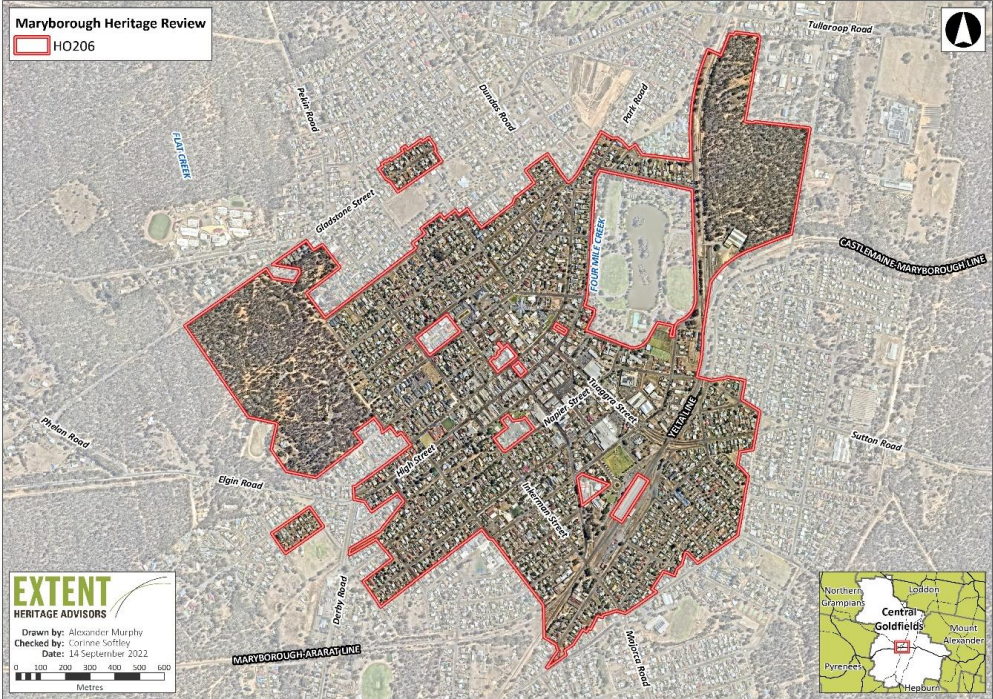


Figure 12. Extent of HO206

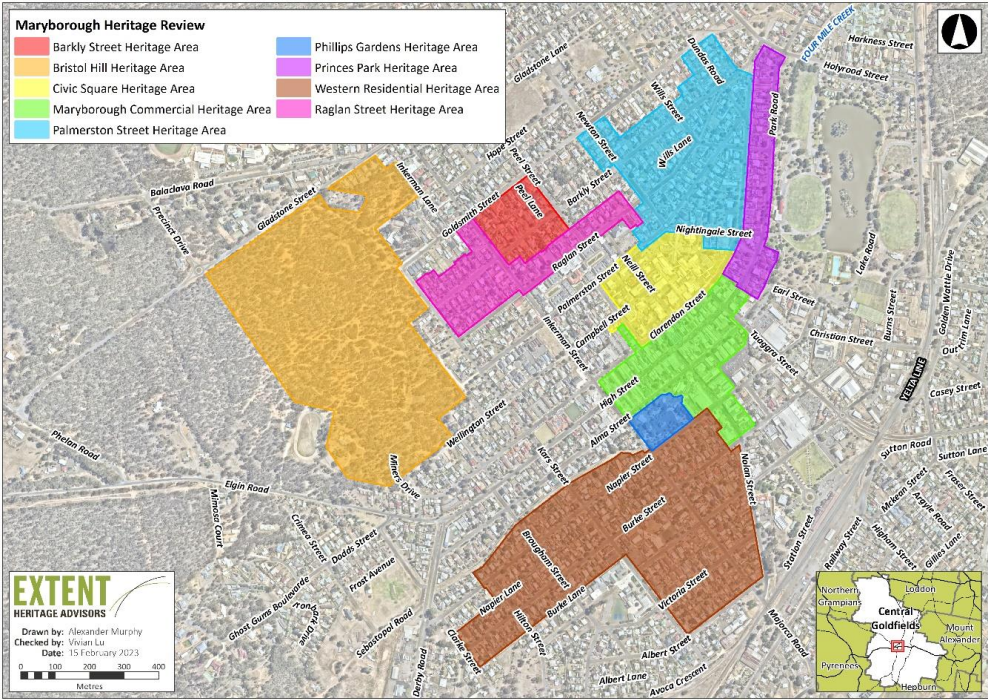


Figure 13. Proposed Precincts



2.4 Additional places

While we are of the view that the proposed precincts are better refined and will lead to stronger management outcomes, they will also see the removal of heritage controls from a number of properties that are either potentially of individual significance, but which are too isolated to warrant inclusion in one of the identified precincts, or other potential heritage areas that do not fit neatly within the 2005 recommended precincts.

Following discussions with Council and DELWP, additional funding has been allocated to allow for the identification and assessment of up to ten additional places (either individual sites or precincts) for heritage protection that would otherwise be removed from the Heritage Overlay pursuant to the proposals outlined in this report as part of the Stage 2 assessment. To this end, we also note that the 2005 Review included a list of individual places for protection once HO206 is amended. Following a review of this list of places, in conjunction with an appraisal of fieldwork data and feedback provided by the Community Reference Group, Extent Heritage has identified the following nine places for assessment as part of Stage 2 (the new Western Residential Area, being the tenth).

Potential Place	Rationale	Potential Extent (including)
Industrial Precinct	Acknowledging Maryborough's significant industrial past	Flour Mill, Butter Factory, Patience and Nicholson Building and surrounds
Phelan Homes	Influential manufacturer of prefabricated homes that were constructed in Maryborough but also Victoria more broadly as well as interstate.	Potentially a serial listing of a small group of Phelan homes within HO206 – currently working to identify a list – noting examples on Alma Street
Main Drain	Early and relatively intact, separates and connects the town and has shaped its development	Main Drain and associated reserve
Worsley Cottage	Early cottage/ home of historical society	3 Palmerston Street
Loco Shed, load out and water area	Connection to significant history of Maryborough's railway industry	60 Mclure Street
Railway Precinct	Early buildings that are closely tied to railway history.	TBC
Soldiers Memorial Plot	Acknowledges contribution of servicemen/ women to town and ongoing significance of commemorative event (following reconstruction of park in 2011).	Cnr Railway Street and Majorca Road



Residence and Warehouse (St Carlo House / Ellas Crameri and Sons)	Highly intact, prominent site	65-67 Burns Street
Inkerman Street Precinct	Collection of significant non-residential buildings, including Bristol Hill Corner Store, Jubilee Chapel	Area around intersection of Inkerman, Palmerston and Campbell Streets



3. Recommendations

In accordance with our proposal of 26 July 2022, Extent Heritage has also provided recommendations in relation to the documentation required to support the Stage 2 reporting'. We note that these are preliminary comments and may be updated following further research.

3.1 Recommendations for Stage 2 identification, assessment, and documentation

In order to support the development of a Planning Scheme amendment, Extent Heritage will prepare detailed heritage assessments in relation to each of the nine (9) identified precincts. In addition to this, Extent Heritage will also prepare detailed heritage assessments in relation to an additional nine (9) places, consisting of four (4) precincts and five (5) individual places, identified in Section 2.4. Each assessment will be prepared in accordance with the provisions of Victorian Planning Panels' Planning Practice Note 1 (PPN01) and will include an assessment against the HERCON Criteria and the preparation of a Statement of Significance. Recommendation for proposed changes to the Central Goldfields Planning Scheme

In addition to containing draft citations for each of the nine (9) proposed precincts and additional nine (9) places, the Stage 2 report will also contain advice on the turning on of various controls under the Schedule to the Heritage Overlay – in particular paint controls and tree controls.

We note that the Heritage Overlay is only one way of preserving an area's character and suggest that the application of Neighbourhood Character Overlay (NCO), Significant Landscape Overlay (SLO), Environment Audit Overlay (EAO), or Vegetation Protection Overlay (VPO) could also provide some protection for either built form/ cultural landscapes in some circumstances; although, any Planning Scheme amendment would need to be justified in accordance with the requirements of Planning Panels Victoria.

3.2 Recommendation for scope, content and format of supporting material

The division of HO206 into nine (9) precincts and addition of nine (9) places, consisting of four (4) precincts and five (5) individual places, will provide a more robust management framework for heritage within central Maryborough.

In order to provide Council with guidance on the scope and character of development that can be supported, Extent Heritage has also undertaken, as part of this project, to prepare a series of heritage guidelines to help inform decision making by Council's statutory planning team. The Guidelines will outline principles around demolition, additions/ alterations and the construction of new built form in relation to sites that are identified as non-significant, contributory and significant. The aim will be to prepare a short and useable document that can assist both Council and owners/applicants in developing proposals that are sensitive towards the identified heritage values of the place.



While it falls beyond the scope of our present engagement, Extent Heritage also notes that the preparation of Incorporated Plans containing permit exemptions can be an effective and time efficient way of managing sites. The development of Conservation Management Plans (CMPs) could also be of assistance – particularly when it comes to Council- managed places, for example Phillips Gardens.



4. Conclusion

Extent Heritage's initial review of the existing extent of HO206 draws many of the same conclusions as the 2005 Review. In particular, we have concluded that the Heritage Overlay, as it currently exists requires refinement and that the division of the precinct into nine (9) smaller precincts will improve the management of the town's heritage.

Having undertaken both sites visits and some public consultation, Extent Heritage is of the view that the extent of the precincts proposed by the 2005 Review is generally reasonable, but that several precincts should be expanded, for example, the exclusion of residential buildings from the proposed Civic Precinct. The most significant change involves the addition of the Western Residential Heritage Area, which was not identified as a potential precinct in the 2005 Review.

To ensure that heritage places not captured in the nine (9) precincts proposed are afforded heritage protection, Extent Heritage will also carry out an assessment of nine (9) additional places, consisting of four (4) precincts and five (5) individual places following the provision of additional funding from DELWP.

In Stage 2 of the Study, Extent Heritage will complete its fieldwork and prepare citations for each of the proposed precincts and additional places as well as develop heritage guidelines to support the management of the identified heritage places.



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Palmerston Street Precinct

Heritage Place: Palmerston Street Precinct	HO Reference: TBA
	Date updated: 1 November 2023
Address: 1-21 & 6-18 Dundas Road, 91-109 Clarendon Street, 1-7 & 6-10 Nightingale Street, 1-37 & 6-28 Newton Street, 1-15 & 2-10 Wills Street, 53-75 & 52-78 Barkly Street, 61-71A & 60-62 Raglan Street, 37-69 & 40-62 Palmerston Street, Maryborough	



Figure 1. View of Nightingale Street, looking north-west.

Item Group: Residential Buildings	Key Theme: Building towns, cities and the garden state
Item Type: Residential Precinct	Key Sub-theme: Living in country towns
Designer: N/A	Construction: c.1870-c.1940
Builder: N/A	Style: Victorian, Edwardian, Interwar and Postwar
Significance Level: Local	
Controls: <input type="radio"/> External paint controls <input type="radio"/> Internal alteration controls <input checked="" type="radio"/> Tree controls (mature Canary Island Palms (<i>Phoenix canariensis</i>) at 97 Clarendon Street, 37 and 41 Palmertson Street, and 3 and 11 Dundas Road and the Mexican Hawthorn tree	



(Crataegus stipulacea) at 42 Palmerston Street.		
<input type="radio"/> Included on Victorian Heritage Register	<input type="radio"/> Incorporated Plans	<input checked="" type="radio"/> Outbuildings and fence not exempt (Fence – 44 Palmerston Street & 61 Raglan Street)
<input type="radio"/> Prohibited uses may be permitted	<input type="radio"/> Aboriginal Heritage Place	<input checked="" type="radio"/> Solar energy system controls



Curtilage

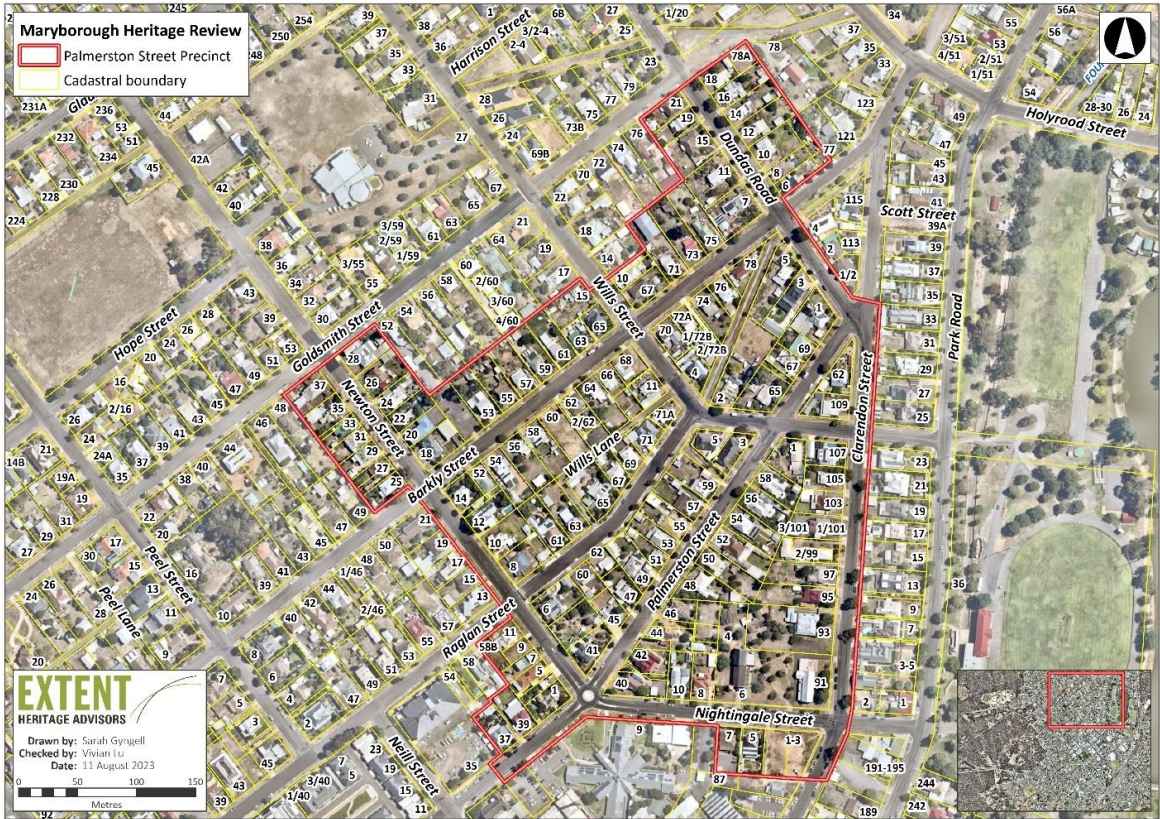


Figure 2. Aerial map showing boundary of Palmerston Street Precinct.



Statement of Significance

What is significant?

The Palmerston Street Precinct, primarily comprising a large residential area along with a church, school and associated buildings, bounded by Goldsmith Street, Dundas Road, Clarendon Street, Nightingale Street, Newton Street, Wills Street, Barkly Street, Raglan Street, Palmerston Street, Maryborough, is locally significant.

The precinct comprises significant, contributory, and non-contributory graded properties.

Significant properties include:

- 91 and 93 Clarendon Street, Maryborough
- 6 Nightingale Street, Maryborough;
- 1 and 6 Newton Street, Maryborough;
- 37, 39, 41, 42, 46, 52, 54, 56 and 58 Palmerston Street, Maryborough.

Refer to the grading table for the full list of properties.

Character elements that contribute to the significance of the precinct include:

- The consistent allotment patterns created by the nineteenth and twentieth century subdivisions;
- The Victorian-era church and associated school building, otherwise known as the Christ the King Church at the corner of Nightingale and Clarendon Street, designed in the Victorian Romanesque style with the church constructed of bluestone and the school of brick;
- The regularity and harmony of freestanding Victorian era residences characterised by hipped roof forms, weatherboard or face brick, deep verandahs, timber fretwork or cast iron lacework, corbelled chimneys, decorative brackets and timber joinery;
- The regularity and harmony of freestanding Federation era residences characterised by half-timbered gable ends, hipped and gabled roof forms, weatherboard or face red brickwork, verandahs with timber valences, and timber sash windows;
- Interwar era development including a mixture of California bungalow forms and Spanish Mission residences, many with Classical Revival elements, and primarily characterised by hipped roof forms, weatherboard or brick and stucco, brickwork detailing and timber framed sash windows. These buildings are generally complementary to the overall massing, scale, setbacks and materials of earlier Victorian and Federation housing stock;
- Sympathetic postwar development characterised by hipped roofs, weatherboard, stepped built forms, open verandahs, and brick chimneys. These buildings are generally complementary to the overall massing, scale, setbacks and materials of earlier Victorian and Federation housing stock;



- The retention of original and/or sympathetic low front fences of timber picket, iron palisade and brick masonry. Of particular significance are the fences at 44 Palmerston Street and 61 Raglan Street;
- The general uniformity of allotments, setbacks and low-scale building heights across the housing stock;
- The mature Canary Island Palms (*Phoenix canariensis*) at 97 Clarendon Street, 37 and 41 Palmerston Street, and 3 and 11 Dundas Road and the Mexican Hawthorn tree (*Crataegus stipulacea*) at 42 Palmerston Street.

How is it significant?

The Palmerston Street Precinct is of local historical, representative, and aesthetic significance to the Central Goldfields Shire.

Why is it significant?

The Palmerston Street Precinct is of historical significance to the township of Maryborough as a continuation of the original government survey of Maryborough which occurred in the 1850s. Clarendon Street and Nightingale Street formed part of the original township whilst Palmerston Street formed part of the site occupied by the Californian Gully Lead. The building stock of the precinct, constructed in distinct phases including the mid to late Victorian period, early Federation years and the Interwar as well as early Postwar period, not only forms a tangible link to the area's early development as a Gold Rush town but also highlights the subsequent phase of development associated with the transition from goldmining to manufacturing and other allied industries. The Palmerston Street Precinct provides an effective portrait of the town's broader development from the mid nineteenth to the mid twentieth century. (Criterion A)

The Palmerston Street Precinct is of representative significance as an area composed of characteristic examples of Victorian, Federation, Interwar and Postwar era architectural styles. They illustrate the key phases of emergence, growth, and consolidation of the township of Maryborough. Collectively, the buildings not only retain a high degree of integrity and demonstrate cohesion in terms of forms, materials, setbacks, and heights, but also exhibit key architectural features of their respective eras. The Victorian development is characterised by hipped roof forms, weatherboard or face brick, deep verandahs, timber fretwork or cast iron lacework, corbelled chimneys, decorative brackets and timber joinery; the Federation development is characterised by half-timbered gable ends, hipped and gabled roof forms, weatherboard or face red brickwork, verandahs with timber valences, and timber sash windows; the interwar development exhibits a mixture of styles primarily characterised by hipped roof forms, weatherboard or brick and stucco, brickwork detailing and timber framed sash windows; whilst the sympathetic post war development exhibits hipped roofs, weatherboard, stepped built forms, open verandahs, and brick chimneys. The garden suburb setting predominantly characterised by detached residences with generous allotment size, setbacks and substantial rear gardens is also of particular note and illustrates the principal elements of residential development in goldmining towns. (Criterion D)

The Palmerston Street Precinct is of aesthetic significance for the inclusion of individual examples of high-quality Victorian, Federation and Interwar era buildings that reflect the



economy and development of the township from the mid-nineteenth century. These include the impressive Victorian Romanesque church at 6 Nightingale Street characterised by a buttressed bluestone structure, steep pitched roof clad with slate tiles, open gable porch, bell tower and grouped arched windows with leadlight; the school building at 91 Clarendon Street characterised by a buttressed brick structure, steep pitched roofs, open gables, and lancet windows; the more elaborate examples of late Victorian era dwellings at 93 Clarendon Street, 1 and 6 Newton Street, 37, 39, 41, 56 and 58 Palmerston Street characterised by weatherboard or polychrome brick, hipped roofs with bracketed eaves, and deep verandahs with timber fretwork or cast iron filligree; the notable Federation/Edwardian residence at 42 Palmerston Street characterised by half-timbered open gables with a hipped roof, deep return verandah with timber valence and expressed window frames with decorative mouldings; the Spanish Mission residence with classical revival elements at 46 Palmerston Street comprising classically inspired stuccoed front façade consisting of a rounded front porch, with paired Tuscan columns and a decorative baluster parapet imitating a faux balcony; and the California bungalow examples at 52 and 54 Palmerston Street with their wide gabled roofs, exposed eaves, verandahs supported by brick piers and expressed timber frames. (Criterion E)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The Palmerston Street Precinct is of historical significance to the township of Maryborough as a continuation of the original government survey of Maryborough which occurred in the 1850s. Clarendon Street and Nightingale Street formed part of the original township whilst Palmerston Street formed part of the site occupied by the Californian Gully Lead. The building stock of the precinct, constructed in distinct phases including the mid to late Victorian period, early Federation years and the Interwar as well as early Postwar period, not only forms a tangible link to the area's early development as a Gold Rush town but also highlights the subsequent phase of development associated with the transition from goldmining to manufacturing and other allied industries. The Palmerston Street Precinct provides an effective portrait of the town's broader development from the mid nineteenth to the mid twentieth century.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	The place does not meet this criterion.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history</i>	The place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments</i>	The Palmerston Street Precinct is of representative significance as an area composed of characteristic examples of Victorian, Federation, Interwar and Postwar era architectural styles. They illustrate the key



		<p>phases of emergence, growth, and consolidation of the township of Maryborough. Collectively, the buildings not only retain a high degree of integrity and demonstrate cohesion in terms of forms, materials, setbacks, and heights, but also exhibit key architectural features of their respective eras. The Victorian development is characterised by hipped roof forms, weatherboard or face brick, deep verandahs, cast iron lacework, corbelled chimneys, decorative brackets and timber joinery; the Federation development is characterised by half-timbered gable ends, hipped and gabled roof forms, weatherboard or face red brickwork, verandahs with timber valences, and timber sash windows; the interwar development exhibits a mixture of styles primarily characterised by hipped roof forms, weatherboard or brick and stucco, brickwork detailing and timber framed sash windows; whilst the sympathetic post war development exhibits hipped roofs, weatherboard, stepped built forms, open verandahs, and brick chimneys. The garden suburb setting predominantly characterised by detached residences with generous allotment size, setbacks and substantial rear gardens is also of particular note and illustrates the principal elements of residential development in goldmining towns.</p>
E	<p><i>Importance in exhibiting particular aesthetic characteristics</i></p>	<p>The Palmerston Street Precinct is of aesthetic significance for the inclusion of individual examples of high-quality Victorian, Federation and Interwar era buildings that reflect the economy and development of the township from the mid-nineteenth century. These include the impressive Victorian Romanesque church at 6 Nightingale Street characterised by a buttressed bluestone structure, steep pitched roof clad with slate tiles, open gable porch, bell tower and grouped arched windows with leadlight; the school building at 91 Clarendon Street characterised by a buttressed brick structure, steep pitched roofs, open gables, and lancet windows; the more elaborate examples of late Victorian era dwellings at 93 Clarendon Street, 1 and 6 Newton Street, 37, 39, 41, 56 and 58 Palmerston Street characterised by weatherboard or polychrome brick, hipped roofs with bracketed eaves, and deep verandahs with timber fretwork or cast iron filligree; the notable Federation/Edwardian residence at 42 Palmerston Street characterised by half-timbered open gables with a hipped roof, deep return verandah with timber valence and expressed window frames with decorative mouldings; the Spanish</p>



		Mission residence with classical revival elements at 46 Palmerston Street comprising classically inspired stuccoed front façade consisting of a rounded front porch, with paired Tuscan columns and a decorative baluster parapet imitating a faux balcony; and the California bungalow examples at 52 and 54 Palmerston Street with their wide gabled roofs, exposed eaves, verandahs supported by brick piers and expressed timber frames.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	The place does not meet this criterion.
G	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions</i>	The place does not meet this criterion.
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	The place does not meet this criterion.
	Significance level	Local

Description

Physical Analysis

The Palmerston Street Precinct occupies a triangular extent of land mainly centred along Palmerston Street, Raglan Street and Barkly Street. The precinct is bounded by Clarendon Street to the east, Nightingale and Newton Street to the south and southwest, Barkly Street to the northwest, and Dundas Road to the north. The precinct is characterised by wide, open streets and nature strips with concrete kerbing, footpaths, and crossovers. The nature strips are generally planted with a variety of interspersed semi-mature trees.



Figure 3. View southeast along Newton Street, Maryborough.



Figure 4. View southwest along Barkly Street, Maryborough.

The predominantly residential precinct comprises a diverse collection of single-storey Victorian, Federation and Interwar era residences ranging from modest Victorian and Federation era workers' cottages to substantial, affluent residences. Victorian era residences including both modest cottages and substantial villas, typically present a single fronted symmetrical form of weatherboard construction, with varied applied ornamentation. Federation and Interwar era residences typically present a double fronted form with half-timbered gables and brick balustrades to the front porches. Modest Federation and Interwar era residences are typically clad with weatherboard or fibro, with more substantial examples of face brick.

The Palmerston Street Precinct includes some religious buildings such as the Christ the King Anglican Church at 6 Nightingale Street and the Kingdom Hall of Jehovah's Witnesses at 20 Newton Street. The Christ the King Anglican Church dates to 1860 and consists of a Victorian Romanesque style church. The buttressed bluestone block structure fronts Nightingale Street and features a steeply pitched, open gable, slate tiled roof, an open gable porch and a bell tower. The church building includes a rear gable extension and a steep pyramidal roof clad with corrugated sheet metal topping the bell tower.



Figure 5. Christ the King Anglican Church.



Figure 6. Former school building and church.

In addition to the church and former school, the street includes a pair of Interwar era residences with Arts and Crafts influences at 5 and 7 Nightingale Street. The residences contain face brick and rendered open gables with hipped and gabled terracotta Marseilles tiled roofs and face



brick chimneys. The key characteristic of the Arts and Crafts style can be seen in the projecting open gable front porch with low pitched roofs and wide arched fenestration.



Figure 7. 5 Nightingale Street, Maryborough.



Figure 8. 7 Nightingale Street, Maryborough.

Clarendon Street forms the eastern precinct boundary and includes residences along the western side of the street. Located to the east of the Christ the King Church at 91 Clarendon Street is a former school building dating to 1864. The buttressed face red brick building with arched windows and weatherboard clad gabled roof, mirrors the church form. 93 Clarendon Street, which was built as the vicarage, is located to the rear of the Christ the King Church and former school allotment. It consists of a substantial face red brick Victorian villa set on a deep allotment featuring a deep return verandah with timber fretwork, intact chimneys, and bay window. It presents a deep setback with a bluestone block foundation course along the street front boundary. Other Victorian era residences include 95, 101, and 107 Clarendon Street (highly altered). The street also includes a Federation era residence at 97 Clarendon Street, and California Bungalows at 103 and 105 Clarendon Street.



Figure 9. 93 Clarendon Street, Maryborough.



Figure 10. 97 Clarendon Street, Maryborough.

Newton Street extends northwest from the junction of Palmerston Street and Nightingale Street. The street includes Victorian era residences at 1, 6, 7, 8, 10, 11, 22, and 35 Newton Street. A Federation era residence can be observed at 24 Newton Street and Interwar era residences at 12, 14, 18, 25, 26, 27, 29, 31, and 33 Newton Street. It also includes a postwar era community hall building presently used as the Kingdom Hall of Jehovah's Witnesses at 20 Newton Street.



Figure 11. 6 Newton Street, Maryborough.



Figure 12. 22 Newton Street, Maryborough.



Figure 13. 8 Newton Street, Maryborough.



Figure 14. 31 Newtown Street, Maryborough.

Palmerston Street includes Victorian, Federation, interwar and postwar era residences. Victorian residences can be seen at 37, 39, 41, 45, 49, 56, 58, 59, 65, and 67 Palmerston Street, Federation era residences at 42, 48 and 62 Palmerston Street, and Interwar era residences at 44, 46, 47, 50, 52, 53, 54, and 57 Palmerston Street. A number of significant Victorian era residences are situated around the junction with Nightingale Street. These include the single fronted weatherboard villa with cast-iron filigree at 37 Palmerston Street, the double fronted weatherboard villa with cast iron filigree at 39 Palmerston Street, and the single fronted villa with fine face brick detailing and cast-iron filigree at 41 Palmerston Street. The residence at 42 Palmerston Street is unique as it was originally constructed in 1888 in the Victorian style but underwent extensive works during the early twentieth century that contribute to its Federation character reminiscent of the Queen Anne style. The face red brick villa comprises of half-timbered open gables with a hipped roof, deep return verandah with timber valence and expressed window frames with decorative mouldings. The interwar Spanish Mission residence with classical revival elements at 46 Palmerston Street presents a distinct, classically inspired front stuccoed façade consisting of a rounded front porch with paired columns and a decorative baluster parapet imitating a faux balcony. The residences at 42 and 46 Palmerston Street are outstanding examples within the precinct.



Figure 15. 37 Palmerston Street, Maryborough.



Figure 16. 39 Palmerston Street, Maryborough.



Figure 17. 41 Palmerston Street, Maryborough.



Figure 18. 42 Palmerston Street, Maryborough.



Figure 19. 46 Palmerston Street, Maryborough.



Figure 20. 52 Palmerston Street, Maryborough.

Raglan Street predominantly consists of Interwar and postwar era residences. These include Interwar era residences at 61, 63, 67, and 69 Raglan Street. The only Victorian era residence can be observed at 65 Raglan Street. Barkly Street predominantly consists of Victorian and Interwar era residences. Victorian residences can be observed at 56, 61, 64, 71, 72A, 73, 74, and 75 Barkly Street, and Interwar era residences at 53, 54, 55, 57, 58, 59, 63, 65, 66, 68, and 70 Barkly Street. The only Federation/Edwardian era house can be observed at 76 Barkly Street.



Figure 21. 72 Barkly Street, Maryborough.



Figure 22. 75 Barkly Street, Maryborough.

Victorian weatherboard cottages are present at 2, 10, 11 and 15 Wills Street and a Federation weatherboard open gable residence with timber fretwork and shaped valences is present at 1 Wills Street.

Dundas Road forms the northern boundary of the precinct. It consists mainly of modest Victorian weatherboard clad cottages with a symmetrical single fronted façade. Victorian residences can be observed at 1, 3, 5, 6, 7, 14, 16, 18, and 19 Dundas Road. Within the group, 5 Dundas Road features a symmetrical front façade consisting of a pair of flush weatherboard clad open gables. 12 Dundas Road presents a Federation era residence, and 11 Dundas Road is an Interwar era residence.



Figure 23. 5 Dundas Road, Maryborough.



Figure 24. 14 Dundas Road, Maryborough.

Early postwar era residences typically characterised by weatherboard cladding, hipped roofs, stepped form and often with a balcony and narrow rectangular brick chimney block are dotted throughout the precinct. These residences can be observed at 78 Barkly Street, 10 and 21 Dundas Road, 14 and 37 Newton Street, 55 Palmerston Street, 71A Raglan Street and 4 Wills Street.

The housing stock within the precinct presents a large and diverse group of single-storey Victorian, Federation/Edwardian, interwar and postwar era residences. Residences along Clarendon Street and Palmerston Street generally consist of larger villas and, while less opulent than the residences along Park Road, are considerably affluent examples of Victorian, Federation and interwar residences within the precinct. Areas towards the western extents of the precinct generally consist of modest Victorian and Federation cottages, typically presenting



simple symmetrical forms, weatherboard cladding and minimal detailing. The area also presents a higher concentration of interwar era residences framing the development period of the precinct. Residences within the precinct present varied setbacks with low front fences or open front yards. Sympathetic front fences and walls typically consist of timber picket or crimp wire fences to Victorian and early Federation era residences, and low brick walls to Federation and Interwar era residences. Notable examples include 44 Palmerston Street and 61 Raglan Street.

Non-contributory residences including Postwar Austerity residences are located interspersed throughout the precinct. While general development trends can be observed, the diversity of the housing stock is a prominent feature of the precinct. Due to the simple massing, form, and detailing of the residences, additions such as front and rear garage and carports, and solar panels are visually prominent from the public domain. Additional interspersed non-contributory residences further reduce the overall integrity of the precinct.

Alterations and Additions

- Residences generally include single storey rear extensions to various extents which are typically not visible from the public domain unless located on a corner allotment.
- Residences include side or rear garage and carport additions with varied visibility from the public domain. Garage and carport additions that are highly visible from the public domain include 101, 103 and 107 Clarendon Street, 54, 58 and 59 Barkly Street, 7 and 8 Nightingale Street, 24 and 28 Newton Street, 49, 51, 53, and 55 Palmerston Street, and 10 Wills Street.
- A number of residences include solar panels along the front roof plane, as seen at 107 Clarendon Street, 37 Newton Street, 54 and 58 Barkly Street and 1 Dundas Road.
- Some intrusive alterations to otherwise contributory residences including but not limited to the removal of original detailing, contemporary fenestration, new paint schemes, and addition of unsympathetic front fences or walls.
- Mid-late post-war infill development at 8 Nightingale Street, 99 Clarendon Street, 40, 57 and 69 Palmerston Street, 60 and 62 Raglan Street, No. 67 Barkly Street, No. 2, 8, and 15 Dundas Road, 20 Newtown Street and No. 3 and 5 Wills Street.
- Contemporary infill development at 3 Nightingale Street, 5 Newton Street, 4 Dundas Road, 52 and 72B Barkly Street, 113 Clarendon Street, and 71 Raglan Street.

Palmerston Road Precinct is in good to fair condition and is of moderate integrity overall.

** Denotes element that detracts from the cultural significance of the place.*



History

Historical Context

For thousands of years preceding European colonialism, the land and environmental surrounds presently known as Maryborough was home to the Dja Dja Wurrung peoples of the North-Western Kulin Nation. Dominated by wooded and hilly environments intersected by streams and valleys, the area would have provided them with an abundance of plant and animal resources integral to their way of life, including kangaroo grass, yam daisies (murnong), possums and kangaroos. Meanwhile, the Dja Dja Wurrung also drew upon their knowledge of the land to establish complex rock wells that could take advantage of fresh and clean water (Osborn and DuBourg 2011, 15-16). The onset of colonialism not only saw the transformation of these landscapes, but also Dja Dja Wurrung deaths through violence and the introduction of diseases, and displacement through land dispossession and the establishment of an Aboriginal Protectorate Station in the nearby Franklinford area (Osborn and DuBourg 2011, 14). Despite desecration and loss following the onset of European colonisation, the rich cultural heritage of Traditional Owners is still evident in the suburb and its surrounds today, as can be seen in the Bully Gully rock wells and in the Carisbrook stone arrangements (Osborn and DuBourg 2011, 15-16, 18). Today, the Dja Dja Wurrung peoples continue to maintain an enduring connection to Country through continued resistance and passing down of Indigenous knowledge.

Settler colonialism in Maryborough was spurred by Major Mitchell's reports of Port Phillip's lush pastures suitable for grazing in 1836, which subsequently saw squatters transform the area into a sheep run by the 1840s (Osborn and DuBourg 2011, 40). The Simson brothers established Charlotte Plains Station near Carisbrook in 1840, while couple Edward Gittins Bucknall and Sarah Bucknall settled in Rodborough for pastoral pursuits by 1844 (Osborn and DuBourg 2011, 2; Jerry 1935).

The area's sparse pastoral character was transformed once more following the first colonial discovery of gold in the town in March 1853, which precipitated a flurry of migration to the area (Flett 1975). By 1854, the population of the Maryborough District was estimated at 25,000, and the town was consequently surveyed into allotments by W. A Taylor in 1855 (Osborn and DuBourg 2011, 30; Geelong Advertiser and Intelligencer 1855, 2). A burgeoning mining town, the main township comprised several hotels, shops, a hospital, police reserve, postal office, courthouse, bank, brewery and recreation reserve by 1856 (Surveyor-General's Department 1856). Meanwhile, the miners themselves resided in designated camp reserves, including the main 'Second Camp Reserve' west of Clarendon Street (Surveyor-General's Department 1856). Compounding this landscape by the 1860s were also places associated with Chinese settlement in the area, including Chinese owned stores, cookshops and market gardens—however, these sites were primarily situated in Chinese encampments just outside of the main township, such as Chinaman's Camp and Mosquito Gully (Osborn and DuBourg 2011, 67; Maryborough and Dunolly Advertiser 1862, 2).



Figure 25. Extract from 1856 map of Maryborough (surveyed in 1855 by W. A. Taylor) showing Second Camp Reserve, commercial development along High Street and available allotments. *Source:* Gilks, E. 1856. *Township of Maryborough, County of Talbot*. Historical Plan Collection VPRS 8168/P0002, DIST17. Public Records Office Victoria. <https://prov.vic.gov.au/archive/58ADC7F8-F840-11E9-AE98-5FEB86214ED5?image=1>.

Although Maryborough continued to expand throughout the late nineteenth century, as evident in establishment of more ornate Victorian residences and civic facilities throughout the 1870s and 1880s, including the Italianate style Maryborough Post Office in 1876-77 (HO146/VHR 1754), Free Classical style Maryborough Town Hall in 1888 (HO174/VHR H2152), and the opening of the Queen Anne Revival style Maryborough Railway Station (HO134/VHR H1577) in 1892, growth ultimately stabilised by the 1910s due to a gradual decline in gold mining (The Australian Directory 1903; Osborn 1995, 126).

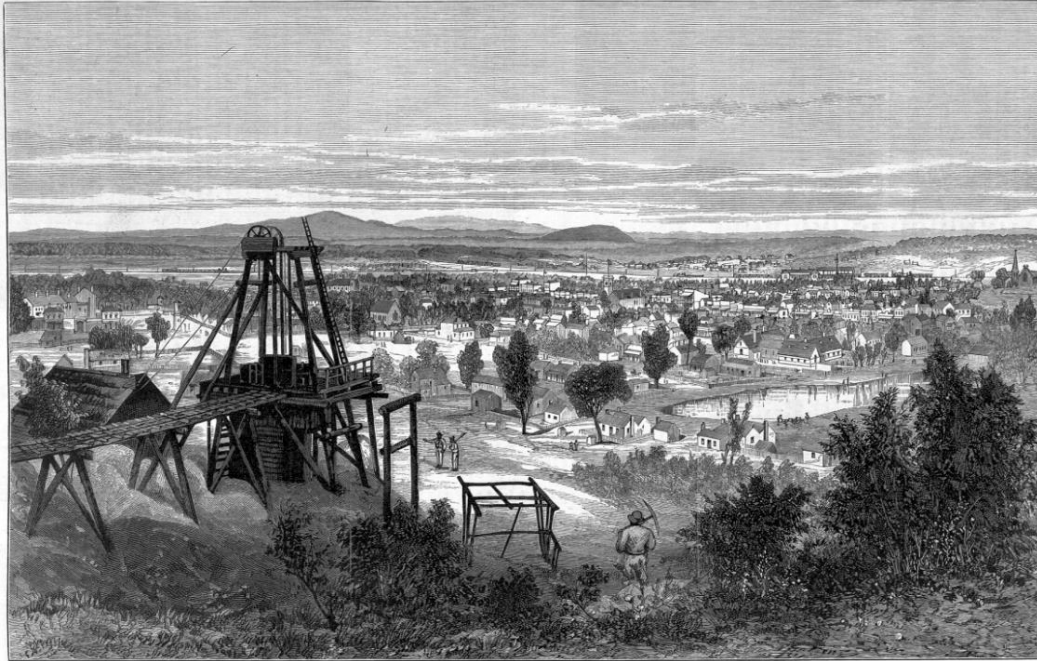


Figure 26. 1881 sketch of Maryborough township, looking south-west. *Source:* May, A & Alfred Martin Ebsworth. 1881. *Maryborough*. Print: wood engraving. Accession no. A/S22/10/81/340. State Library of Victoria. <http://handle.slv.vic.gov.au/10381/257854>.

The downturn in gold mining saw the town's economy transition into manufacturing by the 1920s, the most noted of which included the erection of the Maryborough Knitting Mills in 1924 (Osborn 1995, 196-198). The next decade also saw the advent of electrical power, the establishment of recreational facilities and the development of substantial interwar villas on the town's former gaol site bounded by Inkerman, Goldsmith, Peel and Barkly Streets, as can be seen at the fine Interwar Revival style dwellings at 21-23 Barkly Street (Osborn 1995, 264).

The last distinct phase of development in the suburb would take place in the post-war period, which saw major sewerage works and intense housing expansion in response to the town's ongoing housing shortage during the early 1950s (Osborn 1995, 132). Notably, a substantial portion of post-war housing developments comprised prefabricated timber houses manufactured by the Housing Commission factory in Carisbrook operated by W. Phelan and Sons Pty Ltd (The Argus 1944, 3; Construction 1947, 2). This wave of residential development reflected the continued prosperity of industry in the township, which was proclaimed as the 'Industrial Centre of the Midlands' by 1950 (The Herald 1950, 4). While Maryborough's manufacturing sector continued to expand until the end of the 1960s, its downturn from the 1970s onwards saw Maryborough turn to tourism as the main industry. Today, Maryborough's streetscapes reflect its multilayered history, with buildings ranging from grand Victorian era civic structures and Moderne style factories to post-war prefabricated residences.

Place History

Clarendon and Nightingale Streets in the Palmerston Street Precinct formed part of the original township subdivision. Whilst sections and allotments are visible around these two streets, the area to the north and northwest of what is now Palmerston Street, remained unsurveyed at the time (refer Figure 27). This area was occupied by the Californian Gully Lead, one of the major sites used for mining operations during the Victorian Gold Rush. The 1856 Gilks map also shows the structures present with wooden buildings hatched and tents outlined (refer Figure 27).

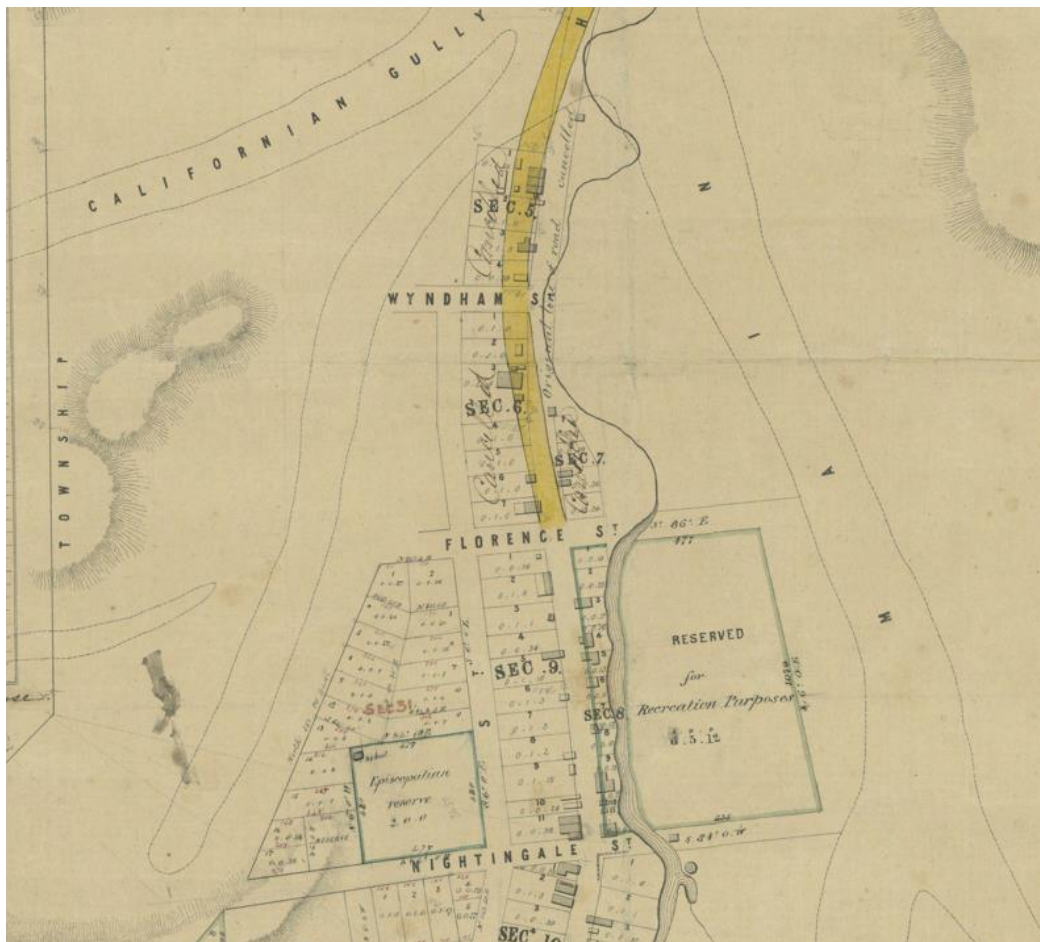


Figure 27. Extract from 1856 map of Maryborough (surveyed in 1855 by W. A. Taylor) showing the Californian Gully Lead and allotments along Clarendon and Nightingale Streets. Source: Gilks, E. 1856. *Township of Maryborough, County of Talbot*. Historical Plan Collection VPRS 8168/P0002, DIST17. Public Records Office Victoria. <https://prov.vic.gov.au/archive/58ADC7F8-F840-11E9-AE98-5FEB86214ED5?image=1>.

The early structures in the township of Maryborough were a mixture of primitive modest buildings and more elaborate civic structures associated with the wealth derived from the Gold Rush. The transient nature of this early development is illustrated by the fact that besides



churches and some public buildings, not many buildings from the first two decades of the township have survived (Bick et al. 1992, 31).

The 1856 Gilks map shows the presence of the 'Episcopalian Reserve' (later known as Church of England Reserve) (refer Figure 27). Tenders were called for a church on the reserve in 1858 with a maximum budget of £1500. Nathaniel Billing was chosen as the architect whilst Daniel Williams, who built the Maryborough gaol, was chosen as the builder (Osborn and DuBourg 2011, 139). The Christ Church (also known as Church of England and today the Christ the King Church) was constructed and opened in 1860. The Anglican church, as built in 1860, can be seen in a photograph from c.1866 (refer Figure 28). An 1874 image shows the presence of an open gable porch and bell tower which were most likely added to the church sometime between 1866-1874 (refer Figure 29). A chancel was added in 1909 and a vestry in 1969 (Bick et al. 1992). The pyramidal roof of the bell tower is missing in a photograph from 1972, however it is present in a photograph from 1979 which means that it was constructed between 1972-1979 (refer Figure 30 & Figure 31).

Tenders were advertised and a brick schoolhouse was erected in 1864, to the east of the church building (refer Figure 28). The schoolhouse was modelled on English school buildings with modifications to suit Australian conditions (Osborn and DuBourg 2011, 136). The church was extensively altered in the twentieth century, and these works most likely included the removal of the porch seen in the c.1866 photograph. The residence at 93 Clarendon Street was formerly included as part of the Church of England Reserve (available archival sources did not identify the construction date for the house). Now on its own allotment, it comprises a Victorian brick villa that seems to have been constructed as vicarage for the neighbouring Anglican church.



Figure 28. The Christ the King Church (background) and associated school building (foreground).
Source: Unknown. c.1866. *Church of England, and School, Maryboro'*. Photograph: albumin silver.
Accession no. H2936. State Library of Victoria.
<https://viewer.slv.vic.gov.au/?entity=IE22315688&mode=browse>.



Figure 29. The Christ the King Church with the addition of the open gable porch and bell tower. *Source:* Weller, J. 1874. *Church of England, Maryborough, Victoria, 1874*. Photograph: albumin silver. Accession no. H82.41/1 & LTA 1475. State Library of Victoria.
<https://viewer.slv.vic.gov.au/?entity=IE22139486&mode=browse>.



Figure 30. View of the bell tower without its pyramidal roof. *Source:* Collins, J. 1972. *Maryborough Church of England*. Photograph: gelatin silver. In collection: J. T. Collins. Accession no. H98.250/100. State Library of Victoria. <https://viewer.slv.vic.gov.au/?entity=IE5615882&mode=browse>.



Figure 31. View of bell tower with pyramidal roof. *Source:* Collins, J. 1979. Maryborough. *Christ Church, Nightingale St.* Photograph: gelatin silver. In collection: J. T. Collins. State Library of Victoria.
<https://viewer.slv.vic.gov.au/?entity=IE5657981&mode=browse>.

The Victorian brick house at 101 Clarendon Street was constructed in 1876 and is known to be one of the oldest brick dwellings in the town (Bick et al. 1992). The house had a longstanding association with the early history of education in Maryborough, with various educators occupying the house in the mid-late nineteenth century. The weatherboard house at 10 Nightingale Street was constructed in 1883 and was also utilised for education purposes. The house, owned by pioneer squatter Alfred Joyce, was used as a school for girls and run by his daughters Florence and Lilian in the 1880s. In 1895, it was reestablished as a kindergarten by his other daughter Cecile Joyce who owned and lived in the house well into the 1940s (Bick et al. 1992).

The neighbouring residence at 42 Palmerston Street was also owned by the Joyce family. Constructed in 1888, the building underwent additions c.1908 and again in the 1920s (Bick et al. 1992). The house was initially owned by Alfred Joyce, into the 1890s, and later by his daughter Cecilia. From 1907 to 1930s, the house was owned by George Lucas, a well-known Maryborough draper (Bick et al. 1992).

The Victorian weatherboard residence at 1 Newton Street was constructed in 1896. The residence was the home of Henry Neville Phillips, Maryborough's seventh Town Clerk, from 1888 until his death in 1935 (Bick et al. 1992). Phillips was also responsible for the design of the rotunda in Princes Park, completed at the time of Maryborough's golden jubilee (Bick et al. 1992).



Constructed in 1924, the house at 97 Clarendon Street was owned by painters Leslie and Sydney Palmer (Bick et al. 1992). The Palmer's continued to own the property until 1936-37. Although constructed in the interwar period, the house exhibits Federation style features.

'California,' the interwar house at 46 Palmerston Street, was constructed in 1925. It was owned by manufacturer George Patience, who along with tool engineer Francis Nicholson, established the company Patience and Nicholson in 1924 (Bick et al. 1992). The company was instrumental in helping Maryborough transition and survive as a town post the Gold Rush era. 'California' was occupied by George Patience till 1932 and the house was later owned by another Maryborough businessman (Bick et al. 1992).

Construction dates for other notable properties within the precinct include 6 Newton Street (c.1900), 37 Palmerston Street (c.1890), 39 Palmerston Street (c.1900), 41 Palmerston Street (1890), 52 and 54 Palmerston Street (c.1930s), 56 and 58 Palmerston Street (c.1900) (Bick et al. 1992). The precinct today is still predominantly residential with the exception of the few religious buildings.

Comparative Analysis

As a regional pocket in Central Victoria rapidly transformed by the discovery of gold, the development and consolidation of the Maryborough township from the mid-nineteenth century onwards is readily comparable to several mid-scale Gold Rush centers that are scattered across the Goldfields region of Central and Western Victoria. As similarly demonstrated in the goldfields townships of Castlemaine, Ararat, Creswick, Maldon and Dunolly, this historical development pattern broadly consists of intense civic, commercial and residential development concentrated in the original town center throughout the 1850s and 1880s following the discovery of gold, and further residential development along newly established streets surrounding the original town center throughout the 1880s and early 1900s. In the case of Maryborough, Castlemaine and Ararat, these phases were additionally followed by a renewed wave of subdivisions and infill development in the interwar period associated with the emergence of manufacturing industries (GML Heritage 2022, 55-57; Banfield 1974; Osborn 1995).

With streetscapes primarily comprised of a mixture mid-late Victorian, early twentieth century Federation and interwar era houses along with postwar infill development, the Palmerston Street Precinct illustrates steady residential growth in Maryborough as the economy transitioned from goldmining to manufacturing. In addition to the few comparable residential areas on the Heritage Overlay that are located within Maryborough, the Palmerston Street Precinct is also analogous to several extant late nineteenth and early twentieth residential precincts situated within the aforementioned goldfields towns outside of the municipality. As with examples in Maryborough, late nineteenth and early twentieth century residential areas in these goldfield towns are similarly characterised by rows of freestanding, modestly scaled weatherboard and brick residences set on generous allotments located inside and outside of the boundaries of the original township. This character parallels with historical developmental patterns associated with the Gold Rush and its aftermath. In the absence of comparable mid-scale goldfields towns and heritage places within the Central Goldfields Shire that are outside of Maryborough, these precincts provide a supplementary benchmark to substantiate the relative significance of the Palmerston Street Precinct.



Comparable examples include:

- **Raglan Street Precinct, Maryborough (Central Goldfields Shire HO TBC).** Raglan Street Precinct comprises a small residential area of properties constructed between c.1860s and 1930s. While it does not form part of the original 1855 township, it compares well as a cohesive group of Victorian, Federation and interwar era properties, interspersed with some postwar infill development. Although residences are generally more ornate and intact than those within the Palmerston Street Precinct, it is nevertheless comparable in terms of visual consistency stemming from consistent setbacks, materials, scale, detailing, and form despite some variation in styles and typology. Raglan Street Precinct also includes a church but lacks the associated school building and vicarage present in Palmerston Street Precinct.
- **Western Residential Precinct, Maryborough (Central Goldfields Shire HO TBC).** The Western Residential Precinct comprises a predominantly residential area featuring streetscapes of freestanding, single-storey Victorian, Federation and interwar era residences. Although the precinct lies completely outside the original township subdivision, it is comparable in terms of its consistent setbacks, materials, scale, detailing and form despite variation in styles and typology. Key comparative features include the incorporation of front verandahs, hipped or gabled roof forms generally clad with corrugated metal, weatherboard and timber materials, the modest application of ornamentation, and generous front and side setbacks. In addition to a church and associated school building, the Western Residential Precinct also contains a commercial hotel building, a typology missing from the Palmerston Street Precinct.
- **Camp Reserve and Environs, Castlemaine (HO668, Mount Alexander Shire).** The Camp Reserve and Environs compares as a large residential area characterised by a mixture of substantially intact, modestly scaled Victorian, Federation and interwar residences set on generously sized allotments. Although distinct in terms of its rising slopes and curvilinear road layouts, it nevertheless shares with Palmerston Street Precinct consistencies in scale, setbacks, materials, and forms, such as hipped and gabled roofs generally clad with corrugated metal, profiled chimneys, brick and timber materials, sash windows and a predominance of front verandahs. Unlike the Palmerston Street Precinct, the residential allotments do not form any part of the original township boundary and were instead gradually established following the subdivision of the 1851 Commissioner's Camp, which formerly served as the administrative centre for all of the Central Victorian goldfields. It does, however, retain several mid-nineteenth century buildings dating from its use as a Camp Reserve.

Based on the above comparative analysis, the Palmerston Street Precinct is a fine collection of Victorian, Federation and Interwar era buildings with Postwar residences scattered through the precinct. It compares well with other precincts in terms of the variation of styles and typologies exhibited but overall presents as a rather modest, slightly less intact precinct.



Precinct Map



Figure 32. Map showing individual property gradings within the Palmerston Street Precinct.



Grading Table

* S: Significant

C: Contributory

NC: Non-contributory

Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

Note: the Style/era column follows the architectural style categories set out in Heritage Victoria's HERMES Orion heritage database and does not necessarily reflect the date of construction. For details on construction era(s) where available, refer to the Place History section.

Street address	Place type	Style/era	Grading
52 Barkly Street, Maryborough	Residential	Contemporary	NC
53 Barkly Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
54 Barkly Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
55 Barkly Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
56 Barkly Street, Maryborough	Residential	Victorian Period (1851-1901)	C
57 Barkly Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
58 Barkly Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
59 Barkly Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
60 Barkly Street, Maryborough	Empty block	N/A	NC
61 Barkly Street, Maryborough	Residential	Victorian Period (1851-1901)	C
62 Barkly Street, Maryborough	Residential	Contemporary	NC
63 Barkly Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
64 Barkly Street, Maryborough	Residential	Victorian Period (1851-1901)	C
65 Barkly Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
66 Barkly Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
67 Barkly Street, Maryborough	Residential	Post-war Period (1945-1965)	NC



Street address	Place type	Style/era	Grading
68 Barkly Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
70 Barkly Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
71 Barkly Street, Maryborough	Residential	Victorian Period (1851-1901)	C
72A Barkly Street, Maryborough	Residential	Victorian Period (1851-1901)	C
72B Barkly Street, Maryborough	Residential	Contemporary	NC
73 Barkly Street, Maryborough	Residential	Victorian Period (1851-1901)	C
74 Barkly Street, Maryborough	Residential	Victorian Period (1851-1901)	C
75 Barkly Street, Maryborough	Residential	Victorian Period (1851-1901)	C
76 Barkly Street, Maryborough	Residential	Federation/Edwardian Period (1902-c.1918)	C
78 Barkly Street, Maryborough	Residential	Post-war Period (1945-1965)	C
91 Clarendon Street, Maryborough	Educational	Victorian Period (1851-1901)	S
93 Clarendon Street, Maryborough	Residential	Victorian Period (1851-1901)	S
95 Clarendon Street, Maryborough	Residential	Victorian Period (1851-1901)	C
97 Clarendon Street, Maryborough	Residential	Federation/Edwardian Period (1902-c.1918)	C
99 Clarendon Street, Maryborough	Residential	Post-war Period (1945-1965)	NC
101 Clarendon Street, Maryborough	Residential	Victorian Period (1851-1901)	C
103 Clarendon Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
105 Clarendon Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
107 Clarendon Street, Maryborough	Residential	Victorian Period (1851-1901)	C
109 Clarendon Street, Maryborough	Residential	Contemporary	NC
1 Dundas Road, Maryborough	Residential	Victorian Period (1851-1901)	C



Street address	Place type	Style/era	Grading
3 Dundas Road, Maryborough	Residential	Victorian Period (1851-1901)	C
5 Dundas Road, Maryborough	Residential	Victorian Period (1851-1901)	C
6 Dundas Road, Maryborough	Residential	Victorian Period (1851-1901)	C
7 Dundas Road, Maryborough	Residential	Victorian Period (1851-1901)	C
8 Dundas Road, Maryborough	Residential	Post-war Period (1945-1965)	NC
10 Dundas Road, Maryborough	Residential	Post-war Period (1945-1965)	C
11 Dundas Road, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
12 Dundas Road, Maryborough	Residential	Federation/Edwardian Period (1902-c.1918)	C
14 Dundas Road, Maryborough	Residential	Victorian Period (1851-1901)	C
15 Dundas Road, Maryborough	Residential	Post-war Period (1945-1965)	NC
16 Dundas Road, Maryborough	Residential	Victorian Period (1851-1901)	C
18 Dundas Road, Maryborough	Residential	Victorian Period (1851-1901)	C
19 Dundas Road, Maryborough	Residential	Victorian Period (1851-1901)	C
21 Dundas Road, Maryborough	Residential	Post-war Period (1945-1965)	C
1 Newton Street, Maryborough	Residential	Victorian Period (1851-1901)	S
5 Newton Street, Maryborough	Residential	Contemporary	NC
6 Newton Street, Maryborough	Residential	Victorian Period (1851-1901)	S
7 Newton Street, Maryborough	Residential	Victorian Period (1851-1901)	C
8 Newton Street, Maryborough	Residential	Victorian Period (1851-1901)	C
9 Newton Street, Maryborough	Empty block	N/A	NC



Street address	Place type	Style/era	Grading
10 Newton Street, Maryborough	Residential	Victorian Period (1851-1901)	C
11 Newton Street, Maryborough	Residential	Victorian Period (1851-1901)	C
12 Newton Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
14 Newton Street, Maryborough	Residential	Post-war Period (1945-1965)	C
18 Newton Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
20 Newton Street, Maryborough	Religious	Post-war Period (1945-1965)	NC
22 Newton Street, Maryborough	Residential	Victorian Period (1851-1901)	C
24 Newton Street, Maryborough	Residential	Federation/Edwardian Period (1902-c.1918)	C
25 Newton Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
26 Newton Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
27 Newton Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
28 Newton Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
29 Newton Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
31 Newton Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
33 Newton Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
35 Newton Street, Maryborough	Residential	Victorian Period (1851-1901)	C
37 Newton Street, Maryborough	Residential	Post-war Period (1945-1965)	C
1-3 Nightingale Street, Maryborough	Residential	Contemporary	NC
5 Nightingale Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
6 Nightingale Street, Maryborough	Religious	Victorian Period (1851-1901)	S



Street address	Place type	Style/era	Grading
7 Nightingale Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
8 Nightingale Street, Maryborough	Residential	Post-war Period (1945-1965)	NC
10 Nightingale Street, Maryborough	Religious	Victorian Period (1851-1901)	C
37 Palmerston Street, Maryborough	Residential	Victorian Period (1851-1901)	S
39 Palmerston Street, Maryborough	Residential	Victorian Period (1851-1901)	S
40 Palmerston Street, Maryborough	Residential	Post-war Period (1945-1965)	NC
41 Palmerston Street, Maryborough	Residential	Victorian Period (1851-1901)	S
42 Palmerston Street, Maryborough	Residential	Federation/Edwardian Period (1902-c.1918)	S
44 Palmerston Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
45 Palmerston Street, Maryborough	Residential	Federation/Edwardian Period (1902-c.1918)	C
46 Palmerston Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	S
47 Palmerston Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
48 Palmerston Street, Maryborough	Residential	Federation/Edwardian Period (1902-c.1918)	C
49 Palmerston Street, Maryborough	Residential	Victorian Period (1851-1901)	C
50 Palmerston Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
51 Palmerston Street, Maryborough	Residential	Post-war Period (1945-1965)	NC
52 Palmerston Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	S
53 Palmerston Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
54 Palmerston Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	S
55 Palmerston Street, Maryborough	Residential	Post-war Period (1945-1965)	C



Street address	Place type	Style/era	Grading
56 Palmerston Street, Maryborough	Residential	Victorian Period (1851-1901)	S
57 Palmerston Street, Maryborough	Residential	Post-war Period (1945-1965)	NC
58 Palmerston Street, Maryborough	Residential	Victorian Period (1851-1901)	S
59 Palmerston Street, Maryborough	Residential	Victorian Period (1851-1901)	C
62 Palmerston Street, Maryborough	Residential	Federation/Edwardian Period (1902-c.1918)	C
65 Palmerston Street, Maryborough	Residential	Federation/Edwardian Period (1902-c.1918)	C
67 Palmerston Street, Maryborough	Residential	Victorian Period (1851-1901)	C
69 Palmerston Street, Maryborough	Residential	Post-war Period (1945-1965)	NC
60 Raglan Street, Maryborough	Residential	Post-war Period (1945-1965)	NC
61 Raglan Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
62 Raglan Street, Maryborough	Residential	Post-war Period (1945-1965)	NC
63 Raglan Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
65 Raglan Street, Maryborough	Residential	Victorian Period (1851-1901)	C
67 Raglan Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
69 Raglan Street, Maryborough	Residential	Interwar Period (c.1910-c.1940)	C
71 Raglan Street, Maryborough	Residential	Contemporary	NC
71A Raglan Street, Maryborough	Residential	Post-war Period (1945-1965)	C
1 Wills Street, Maryborough	Residential	Federation/Edwardian Period (1902-c.1918)	C
2 Wills Street, Maryborough	Residential	Victorian Period (1851-1901)	C
3 Wills Street, Maryborough	Residential	Post-war Period (1945-1965)	NC



Street address	Place type	Style/era	Grading
4 Wills Street, Maryborough	Residential	Post-war Period (1945-1965)	C
5 Wills Street, Maryborough	Residential	Post-war Period (1945-1965)	NC
10 Wills Street, Maryborough	Residential	Victorian Period (1851-1901)	C
11 Wills Street, Maryborough	Residential	Victorian Period (1851-1901)	C
15 Wills Street, Maryborough	Residential	Victorian Period (1851-1901)	C

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Limitations

1. Access to all heritage places was limited to visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.
4. All photographs included in this document have been taken by Extent Heritage Pty Ltd unless otherwise sourced.

Further Images



Figure 33. 52 Barkly Street, Maryborough.



Figure 34. 53 Barkly Street, Maryborough.



Figure 35. 54 Barkly Street, Maryborough.



Figure 36. 55 Barkly Street, Maryborough.



Figure 37. 56 Barkly Street, Maryborough.



Figure 38. 57 Barkly Street, Maryborough.



Figure 39. 58 Barkly Street, Maryborough.



Figure 40. 59 Barkly Street, Maryborough.



Figure 41. 60 Barkly Street, Maryborough.



Figure 42. 61 Barkly Street, Maryborough.



Figure 43. 62 Barkly Street, Maryborough.



Figure 44. 63 Barkly Street, Maryborough.



Figure 45. 64 Barkly Street, Maryborough.



Figure 46. 65 Barkly Street, Maryborough.



Figure 47. 66 Barkly Street, Maryborough.



Figure 48. 67 Barkly Street, Maryborough.



Figure 49. 68 Barkly Street, Maryborough.



Figure 50. 70 Barkly Street, Maryborough.



Figure 51. 71 Barkly Street, Maryborough.



Figure 52. 72 Barkly Street, Maryborough.



Figure 53. 73 Barkly Street, Maryborough.



Figure 54. 74 Barkly Street, Maryborough.



Figure 55. 75 Barkly Street, Maryborough.



Figure 56. 76 Barkly Street, Maryborough.



Figure 57. 78 Barkly Street, Maryborough.



Figure 58. 91 Clarendon Street, Maryborough.



Figure 59. 93 Clarendon Street, Maryborough.



Figure 60. 95 Clarendon Street, Maryborough.



Figure 61. 97 Clarendon Street, Maryborough.



Figure 62. 99 Clarendon Street, Maryborough.



Figure 63. 101 Clarendon St, Maryborough.



Figure 64. 103 Clarendon Street, Maryborough.



Figure 65. 105 Clarendon Street, Maryborough.



Figure 66. 107 Clarendon Street, Maryborough.



Figure 67. 109 Clarendon Street, Maryborough.



Figure 68. 1 Dundas Road, Maryborough.



Figure 69. 3 Dundas Road, Maryborough.



Figure 70. 5 Dundas Road, Maryborough.



Figure 71. 6 Dundas Road, Maryborough.



Figure 72. 7 Dundas Road, Maryborough.



Figure 73. 8 Dundas Road, Maryborough.



Figure 74. 10 Dundas Road, Maryborough.



Figure 75. 11 Dundas Road, Maryborough.



Figure 76. 12 Dundas Road, Maryborough.



Figure 77. 14 Dundas Road, Maryborough.



Figure 78. 15 Dundas Road, Maryborough.



Figure 79. 16 Dundas Road, Maryborough.



Figure 80. 18 Dundas Road, Maryborough.



Figure 81. 19 Dundas Road, Maryborough.



Figure 82. 21 Dundas Road, Maryborough.



Figure 83. 1 Newton Street, Maryborough.



Figure 84. 5 Newton Street, Maryborough.



Figure 85. 6 Newton Street, Maryborough.



Figure 86. 7 Newton Street, Maryborough.



Figure 87. 8 Newton Street, Maryborough.



Figure 88. 11 Newton Street, Maryborough.



Figure 89. 10 Newton Street, Maryborough.



Figure 90. 12 Newton Street, Maryborough.



Figure 91. 14 Newton Street, Maryborough.



Figure 92. 18 Newton Street, Maryborough.



Figure 93. 20 Newton Street, Maryborough.



Figure 94. 22 Newton Street, Maryborough.



Figure 95. 24 Newton Street, Maryborough.



Figure 96. 25 Newton Street, Maryborough.



Figure 97. 26 Newton Street, Maryborough.



Figure 98. 27 Newton Street, Maryborough.



Figure 99. 28 Newton Street, Maryborough.



Figure 100. 29 Newton Street, Maryborough.



Figure 101. 31 Newton Street, Maryborough.



Figure 102. 33 Newton Street, Maryborough.



Figure 103. 35 Newton Street, Maryborough.



Figure 104. 37 Newton Street, Maryborough.



Figure 105. 1-3 Nightingale Street, Maryborough.



Figure 106. 5 Nightingale Street, Maryborough.



Figure 107. 6 Nightingale Street, Maryborough.



Figure 108. 7 Nightingale Street, Maryborough.



Figure 109. 8 Nightingale Street, Maryborough.



Figure 110. 10 Nightingale Street, Maryborough.



Figure 111. 37 Palmerston Street, Maryborough.



Figure 112. 39 Palmerston Street, Maryborough.



Figure 113. 40 Palmerston Street, Maryborough.



Figure 114. 41 Palmerston Street, Maryborough.



Figure 115. 42 Palmerston Street, Maryborough.



Figure 116. 44 Palmerston Street, Maryborough.



Figure 117. 45 Palmerston Street, Maryborough.



Figure 118. 46 Palmerston Street, Maryborough.



Figure 119. 47 Palmerston Street, Maryborough.



Figure 120. 48 Palmerston Street, Maryborough.



Figure 121. 49 Palmerston Street, Maryborough.



Figure 122. 50 Palmerston Street, Maryborough.



Figure 123. 51 Palmerston Street, Maryborough.



Figure 124. 52 Palmerston Street, Maryborough.



Figure 125. 53 Palmerston Street, Maryborough.



Figure 126. 54 Palmerston Street, Maryborough.



Figure 127. 55 Palmerston Street, Maryborough.



Figure 128. 56 Palmerston Street, Maryborough.



Figure 129. 57 Palmerston Street, Maryborough.



Figure 130. 58 Palmerston Street, Maryborough.



Figure 131. 59 Palmerston Street, Maryborough.



Figure 132. 62 Palmerston Street, Maryborough.



Figure 133. 65 Palmerston Street, Maryborough.



Figure 134. 67 Palmerston Street, Maryborough.



Figure 135. 69 Palmerston Street, Maryborough.



Figure 136. 60 Raglan Street, Maryborough.



Figure 137. 61 Raglan Street, Maryborough.



Figure 138. 62 Raglan Street, Maryborough.



Figure 139. 63 Raglan Street, Maryborough.



Figure 140. 65 Raglan Street, Maryborough.



Figure 141. 67 Raglan Street, Maryborough.



Figure 142. 69 Raglan Street, Maryborough.



Figure 143. 71 Raglan Street, Maryborough.



Figure 144. 71A Raglan Street, Maryborough.



Figure 145. 1 Wills Street, Maryborough.



Figure 146. 2 Wills Street, Maryborough.



Figure 147. 3 Wills Street, Maryborough.



Figure 148. 4 Wills Street, Maryborough.



Figure 149. 5 Wills Street, Maryborough.



Figure 150. 10 Wills Street, Maryborough.



Figure 151. 11 Wills Street, Maryborough.



Figure 152. 15 Wills Street, Maryborough.

Memo – heritage

To: Central Goldfields
From: [REDACTED]
Date: 2/18/2025 and 9/19/2025
Re: 10 Dundas Street Maryborough
HO206 – Maryborough Area

Comments:

19/09/2025 FURTHER ADVICE

Amended plans dated 11 September have been referred for review, following comments of 18 Feb 2025.

Whilst there are no clouds on the plans around the changes, I have compared the amended plans against those lodged and I notice the following changes:

- Replacement of corner windows with awning windows to Bed1 and Living area.
- Horizontal form of windows replaced with vertical fixed and awning windows with white aluminum frames
- Retention of gable end lining

No other changes are observed.

The form of the vertical new windows is improved, however the replacement of timber frames to aluminum is not supported. The fixed square windows do not support the vertical form.
It is preferred that the double hung windows be restored and reinstated.

No changes have been proposed to the removal of the hip roof, creation of a gable roof or infill of the stepped form of the lounge room.

Additions and alterations as proposed, including removal of the stepped inset, replacement of roof and construction of a verandah, are not supported.

Should Council wish to issue a permit, I suggest that the following changes be required:

- Retention of the original floor layout, particularly the stepped form of the living area.
- Oblique views to the rear may be possible and a lower roof height over the deck should be required. No objection to the construction of a deck and consequential changes to the rear of the dwelling.
- Retention of the original roof. If new roof materials are proposed they must be included in a schedule of colours and materials to be approved as part of the permit conditions.
- Removal of the verandah to the SE of the existing chimney. A new covered area could be supported as indicated to the NW of the chimney for improved entry protection.

Ideally the original weatherboards should be replaced with new weatherboards where needed. As a compromise, Council could consider allowing new cladding to replace the weatherboards so long as they have the same shape and form of weatherboards. This is reliant on no change to the roof or floor plan of the building.

The applicant has been previously provided with a copy of the draft revised Statement of Significance for [REDACTED] precinct, which explains the significance of this style of building. The retention of the key features of the building should be retained, allowing for development of the deck to the rear.

Memo – heritage

The roof form and stepped nature of the dwelling are integral to the design of this dwelling. The changes to these elements as proposed will compromise the contribution the building has to the history of the Maryborough Area precinct.



Existing view – 10 Dundas Road Maryborough



Proposed changes – 10 Dundas Road Maryborough

INITIAL PROPOSAL

I have reviewed the plans and town planning report submitted for D070-24 for 10 Dundas Street, Maryborough.

Additions and Alterations are proposed to the front of the existing building and the addition of a deck to the rear.

Additions to the rear of the dwelling are supported. The deck and cover will not be visible from the street and do not impact on the heritage significance of the property.

Memo – heritage

Additions and alterations as proposed, including replacement of weatherboards, movement of windows, partial demolition of the front façade and construction of a verandah, are not supported.

The application includes removal of all weatherboards and replacement with James Karid “Line Weatherboards”. A report from an appropriately qualified person is required to demonstrate why the weatherboards need to be replaced. The photographic evidence provided shows the weatherboards to be in good condition, albeit requiring some restoration. Retention of existing fabric is to be encouraged wherever possible.

Removal of the timber double hung windows and their placement particularly as a corner window, is not supported. The windows and central chimney contribute to the architectural features of this dwelling and should be left in situ where possible.

The front façade includes a recessed living space, creating an articulated roofline. This contributes to the architectural style and should not be altered. Additions to the rear of the building would be better suited to this property.

The alterations to the roof line, window placement and verandah are not supported.

The property can support additions to the rear of the dwelling that will not impact on the streetscape. Maintenance to the existing dwelling is encouraged with retention of existing fabric where appropriate.

A response to Clause 15.03-1S and the Decision Guidelines of Clause 43.01 is required to demonstrate how any additions or alterations affect the original fabric and built form of the heritage building.

7.4 D022-23 – 3280 Pyrenees Highway, Carisbrook

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

The purpose of this report is to present to Councillors the assessment of Planning Permit Application 022-23 for the use and development of land for a Class B broiler farm accommodating up to 400,000 birds, and a caretaker's house with associated buildings and works at 3280 Pyrenees Highway, Moolort. Council considered this report at its December 2025 meeting; however, as no motion was moved, the item lapsed.

Notice of the application was given as the proposal is classified as a Class B broiler farm under the Victorian Code for Broiler Farms 2009 (as amended in 2018). As a result, fifty-six (56) objections and two (2) neutral submissions have been received.

The application has been assessed against all relevant matters that the Responsible Authority must consider under section 60 of the Planning and Environment Act 1987.

RECOMMENDATION

That Council, as the Responsible Authority and pursuant to section 61 of the Planning and Environment Act 1987, decides to grant a permit subject to conditions and issue a Notice of Decision to Grant a Permit in respect of planning permit application no. 022-23 for the use and development of the land for a Class B broiler farm for up to 400,000 birds and a caretakers house with associated buildings and works at 3280 Pyrenees Highway, Moolort. The following conditions will apply to this permit:

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 then form a part of this permit. The plans must be generally in accordance with the submitted plans, but modified to include each of the following:
 - a. Amendments necessary for consistency with the Landscaping Plan endorsed under condition 8.
 - b. A materials schedule that includes suitably muted and non-reflective materials and colour finishes for all buildings (excluding roofs of the broiler sheds) and silos.
 - c. Details of the internal access track including width and construction methods.
 - d. Locations of biosecurity fencing and gates and signs.
 - e. Location and orientation of floodlighting and/or security lighting and lighting baffles.
 - f. Details of the retention dam layout and spillway.
 - g. The area(s) set aside for vehicle parking including dimensions of parking spaces.
 - h. Design details and cross sections of the storage dam and vegetated swales.

- i. Removal of the dead bird composting pad and location of dead bird freezers.
- j. Application material be consolidated and revised to consistently present the proposed farm class and capacity in bird numbers for the purpose of clarity.
- k. Revise the application materials to address all the Elements, Objectives, Standards and Approved Measures of the *Victorian Code for Broiler Farms 2009 (Plus 2018 Amendments)*, that follows the structure as set out in the code, in line with the requirements of Clause 53.09 Poultry Farm.
- l. Show the finished floor level for each shed.
- m. Show dimensions for the energy centre building.
- n. External cladding materials and colour finishes for the caretaker's house.

Layout not altered

- 2. The layout of the site and size of the buildings and works, as shown on the approved endorsed plans must not be altered or modified without the consent in writing of the Responsible Authority. Any substantive changes, in the opinion of the Responsible Authority, will require a new application and permit.

Compliance with endorsed plans

- 3. The use and development hereby permitted must at all times be carried out in accordance with the documents endorsed under condition 1 to the satisfaction of the Responsible Authority.

Broiler farm use must cease.

- 4. If the broiler farm use ceases, the caretaker's house must be demolished or rendered uninhabitable to the satisfaction of the Responsible Authority within 3 months of the date the use ceases.
- 5. The use and development must at all times comply with *the Victorian Code for Broiler Farms 2009 (as amended 2018)* to the satisfaction of the Responsible Authority.

Maximum number of birds

- 6. The total number of birds in the sheds at any time must not exceed 400,000.

Environmental Management Plan

- 7. Before the broiler farm use starts, an amended Environmental Management Plan (EMP) for the operation of the broiler farm must be submitted to and be to the satisfaction of the Responsible Authority and Goulburn Murray Water. When approved by the Responsible Authority and Goulburn Murray Water, the EMP will be endorsed and then form part of this permit. The EMP must be amended to:
 - (a) Deletion of 'Environmental Protection (Vehicle Emission) Regulations 1992' in item 2.3.5 which have been repealed and replacement with relevant current regulations under the *Environment Protection Act 2017* (Vic).
 - (b) In item 4.1, increase the period after which audit documents may be destroyed to ten (10) years.
 - (c) Delete the composting of dead birds on site provided in item 2.9.8 and item 2.9.9 and instead make provision for the freezing of birds and removal from the site to the satisfaction of the Responsible Authority.
 - (d) Bird pick-up trucks which are attending the land between 9.00pm and midday must have broadband reverse beepers.

- (e) No deliveries of feed are to occur between midnight and 7.00am, unless a feed delivery is required outside these hours for the welfare of the birds and is delivered at a time to the satisfaction of the Responsible Authority.
- (f) Any faulty fans are to be immediately decommissioned and are to be repaired within three (3) business days (unless otherwise agreed by the Responsible Authority).
- (g) Measures to ensure compliance with the Traffic Management Plan endorsed under condition 46 including information to be provided to drivers to ensure they follow the route required by the Traffic Management Plan.
- (h) Shed clean out must be carried out after 8.00am and before 4.00pm.
- (i) Litter stockpiling or spreading or disposal is not to occur on the land i.e. the whole of 3280 Pyrenees Highway, Moolort.
- (j) Litter, dead birds, compost and other waste from other broiler farms is not to be accepted, disposed of, stockpiled on, or spread on or over the land.

Any revision to the endorsed Environmental Management Plan must be submitted to and approved by the Responsible Authority and Goulburn Murray Water. When approved, such revised Environmental Management Plan will be endorsed and will then form part of this permit.

Landscaping

- 8. Before any buildings and works start, a Landscape Plan must be submitted to and be to the satisfaction of the Responsible Authority. The Landscape Plan must be prepared by a person suitably qualified or experienced in landscape design to ensure substantial visual screening to the satisfaction of the Responsible Authority. When approved by the Responsible Authority, the revised Landscape Plan will be endorsed and then form part of this permit. The revised landscape plan must be amended to include:
 - (a) A reduction in the height of the buffer mounds to no more than one metre.
 - (b) The base of the mounds to be wider to facilitate plant growth.
 - (c) Locally indigenous plant and tree species.
 - (d) Increased buffer widths from 10m up to 40m for sensitive interfaces such as the rail reservation and Bald Hill Road.
 - (e) Landscape screening to the site boundaries and internal access track.
- 9. Before the use starts the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the Responsible Authority. Once completed the landscaped areas as shown on the endorsed plan(s) must not be used for any other purpose except with the prior written consent of the Responsible Authority.
- 10. At all times, the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of the Responsible Authority.
- 11. Before the development starts, a landscape performance bond to the satisfaction of the Responsible Authority must be established in accordance with approved measure E4 M1.8 of the Broiler Code.

Land capability

- 12. Before either use starts an amended Land Capability Assessment generally in accordance with the Land Capability Assessment prepared by Provincial Geotechnical Pty Ltd (v1) and dated 4 April 2024 must be submitted to and approved by the Responsible Authority. It must address:

- (a) The broiler farm operation and impact on land capability to ensure the General Environmental Duty provisions (Section 25) of the *Environment Protection Act 2017* can be satisfactorily met.
- (b) Planning Practice Note PPN55: Planning in open drinking water catchments, to ensure the proposed development will not have a detrimental impact on the open water drinking catchment.

The recommendations of the endorsed Land Capability Assessment must be implemented to the satisfaction of the responsibility authority.

Amenity

The amenity of the area must not be detrimentally affected by the use or development through any of the following:

- (a) Transport of materials, goods, or commodities to or from the site.
 - (b) Appearance of any building works or materials. The land shall be kept orderly and tidy to the satisfaction of the Responsible Authority.
 - (c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products.
 - (d) The presence of vermin.
 - (e) Dust and particulate matter resulting from deliveries and pick-ups at and from the sheds. Each of paragraphs (a) to (e) must be to the satisfaction of the Responsible Authority.
-
- 13. All security alarms or similar devices installed on the land must be of a silent type in accordance with any current standard published by Standards Australia International Limited and be connected to a security service to the satisfaction of the Responsible Authority.
 - 14. A biosecurity gate incorporating a truck wheel wash must be installed and used to the satisfaction of the Responsible Authority.
 - 15. Litter trucks entering and leaving the land must be secured and covered to avoid dust emissions to the satisfaction of the Responsible Authority and trucks leaving the land must remain secured and covered until entering the land on which the litter is to be delivered or deposited.
 - 16. External lighting must be designed, baffled, and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.
 - 17. Noise emitted from the premises must not exceed the levels determined in accordance with the EPA Noise Limit and Assessment Protocol (EPA Publication 1826.4) or as amended. If any noise emissions exceed the levels determined in accordance with the EPA Noise Limit and Assessment Protocol, external plant and equipment must be acoustically treated, as necessary, to the satisfaction of the Responsible Authority.
 - 18. Before either use starts, a Noise Management Plan prepared by a suitably qualified acoustic consultant must be submitted to and approved by the Responsible Authority. The use must be carried out at all times in accordance with the approved Noise Management Plan.
 - 19. Management of farm waste must be in accordance with EPA Publication IWRG641 Farm Waste Management June 2009 or as amended.

20. Stormwater contaminated with effluent must not be discharged beyond the boundary of the land.
21. Nuisance dust must not be discharged beyond the boundary of the land.
22. If the Responsible Authority receives a written complaint from a person about the operation of the broiler farm that contains the following details:
 - (a) name of the person.
 - (b) the person's email address or telephone number.
 - (c) where the person was located when the person experienced the broiler farm operation that warranted the complaint.
 - (d) the date and time on which the person experienced the broiler farm operation that resulted in the complaint; and
 - (e) the nature and details of the complaint, including whether there is or has been a failure to comply with a condition of this permit or the Broiler Code, the Responsible Authority must give the broiler farm operator ('operator') a copy of the complaint.

The operator must, without delay, investigate the complaint in accordance with the Environmental Management Plan endorsed under condition 6 and take remedial action as may be required to comply with this permit and/or the Broiler Code. The operator must also give the Responsible Authority a written report on when the complaint was investigated and the results of the investigation.
23. If the Responsible Authority considers that the operator's response to a complaint considered by the grower under condition 22 does not or has not satisfactorily addressed or resolved the complaint, the Responsible Authority may direct the operator to conduct a special audit in accordance with section 8 of the Broiler Code.
24. The broiler farm sheds and all feed stores must be vermin and bird proof to the satisfaction of the Responsible Authority.
25. All external lighting must be baffled to prevent the direct emission of light to the satisfaction of the Responsible Authority.
26. The use of chemicals in association with the use and development of the site must be in accordance with the endorsed EMP to the satisfaction of the Responsible Authority.
27. The permit holder must implement the approved Odour Environmental Risk Assessment (ERA) and maintain compliance with its recommendations.

Wastewater

28. Before construction of the caretaker's house, sheds, amenities building or any other structures starts, an Application for a Permit to Install Onsite Wastewater Management System must be submitted to and approved by Central Goldfields Shire Council.
29. All domestic wastewater from the caretaker's house and amenities building must be treated to a standard of at least 20mg/L BOD and 30mg/L suspended solids using a package treatment plant or equivalent. The system must have a certificate of conformity issued by the Conformity Assessment Body (or equivalent approval) and be installed, operated, and maintained in accordance with the relevant Australian Standard and EPA Guideline for Onsite Wastewater Management.
30. All wastewater from the caretaker's house must be applied to land via pressure-compensating sub-surface irrigation.
31. All wastewater from the amenities buildings must be treated and disposed of using an onsite wastewater management system.

The system must have a certificate of conformity issued by the Conformity Assessment Body (or equivalent approval) and be installed, operated, and maintained in accordance with the relevant Australian Standards and Permit to Install Onsite Wastewater System conditions issued by the Council Environmental Health Officer.

32. The wastewater management system must be appropriately designed to manage the potential volume of wastewater generated under full occupancy (based on a minimum 4 bedrooms for the caretaker's house and minimum 5 personnel for the amenities building), including an appropriately sized disposal area based on a full water balance specific to the proposal and subject land in accordance with the requirements of the current EPA Guideline for Onsite Wastewater Management.
33. Stormwater must be diverted away from effluent disposal fields to the satisfaction of the Responsible Authority.

Monitoring and Reporting

34. Records of bird numbers, litter management and environmental monitoring must be kept and made available to the Responsible Authority upon request.
35. The broiler farm must be audited against the Broiler Code in accordance with the auditing requirements of the Broiler Code and must:
 - (a) Assess compliance with the conditions on the planning permit and related endorsed plans.
 - (b) Review the Environmental Management Plan (EMP) and associated contingency plans, operational and management practices relating to environmental performance and the management of environmental risk (including emergency response), and other measures to prevent or minimise environmental impacts.
 - (c) Evaluate any improvements to the system since the EMP has been in place and confirm that the EMP adequately describes and documents improved management systems.
 - (d) Evaluate the grower's response to any verified complaints.

Infrastructure

36. Before development starts, the following conditions must be undertaken by the permit holder to the requirements and satisfaction of the Responsible Authority (alternative requirements may be approved, in writing, by Council's Infrastructure Department). The engineering plans must be in accordance with the Infrastructure Design Manual and will need to be approved by the Responsible Authority.

They must include:

Road

- (a) An internal road designed to all-weather condition and to withstand anticipated traffic.
- (b) Drainage
 - i. A Stormwater Management Strategy detailing all proposed stormwater quality works within the subject land during construction and operation of the broiler farm development must be submitted to and approved by the Responsible Authority prior to the commencement of any drainage works on site.
 - ii. All stormwater and surface water drainage from the proposed buildings, hard standing areas, driveways, and yards must be designed to be

contained within the site and designed for storm water quality and quantity in accordance with the infrastructure design manual and to the satisfaction of the Responsible Authority.

- iii. No effluent or contaminated stormwater may enter the Council drainage system. All stormwater and surface water drainage from the proposed buildings, hard standing areas, driveways, and yards is to be collected and discharged to the proposed retention dam on the development.

(c) LUAA

- iv. Prior to any works on crown land, the Responsible Authority will need to conduct a Land User Activity Agreement assessment. If the outcome of the assessment deems that it is a 'Negotiation Activity,' the applicant/property owner will need to negotiate with DJAARA and will need to pay for all costs associated with it prior to the commencement of works on crown land.

37. All works constructed or carried out must be in accordance with approved plans and completed to a standard satisfactory to the Responsible Authority prior to the commencement of use. The segment of internal road that passes through the crown land road reserve will need to be constructed to the satisfaction of the Responsible Authority. Once constructed, the applicant/property owner will be responsible for the upkeep of this portion of the road passing through the crown land.

Loading and Unloading

38. At all times, the loading and unloading of vehicles and the delivery of goods to and from the site must always be undertaken entirely within the boundaries of the site and be so conducted as to cause minimum interference with other traffic to the satisfaction of the Responsible Authority.
41. The surface of parking and loading areas and access roads and lanes must be constructed to the specification and maintained to the satisfaction of the Responsible Authority to prevent dust and drainage run-off causing a loss of amenity to the site or broader area. All such surfaces and roads to be constructed to ensure all-weather use and access.

Waste Disposal

42. The treatment of waste and litter from the operation of the site is to be undertaken in accordance with the endorsed Environmental Management Plan.
43. No stockpiling of waste or litter is to occur on the site; all waste is to be disposed of off-site to the satisfaction of the Responsible Authority.
44. All waste pick-up vehicles/trucks are to be covered with secure covers, which are used to prevent dust or spillage of waste on departure from the site.

Access

45. All access is to be from Pyrenees Highway.
46. A Traffic Management Plan, prepared by a suitably qualified engineer, must be submitted and endorsed detailing access to and from the broiler farm site. These documents must detail heavy vehicle access (including but not limited to construction vehicles, livestock transport, and litter transport) to and from the broiler farm site. Such access must be

restricted to access directly to and from Pyrenees Highway and then only along pre-approved heavy vehicle routes. This condition does not apply to the delivery of spent litter to land in the locality.

- a. Methods to mitigate the emission of dust particles from trucks such as the covering of loads.
- b. Before any roadworks start, detailed construction plans must be submitted to and an application made to the Central Goldfields Shire Council and Consent for Works permit granted.

Department of Transport and Planning

47. There must only be a single access point from the subject land to the Pyrenees Highway as shown on the plans appended to the application.
48. The proposed farm (Farm 10) must utilise the existing access.
49. No new access will be permitted.

Goulburn Murray Water

50. All construction and ongoing activities must be in accordance with EPA Publication 1834.1 Civil Construction, Building and Demolition Guide (September 2023).
51. All domestic wastewater from the dwelling and amenities buildings must be treated and disposed of using an approved system. The system must have a certificate of conformity issued by the Conformity Assessment Body (or equivalent approval) and be installed, operated, and maintained in accordance with the relevant Australian Standard and EPA Code of Practice.
52. All wastewater disposal areas must be located at least: 100m from any waterways, 40m from any drainage lines, 60m from any dams, and 20m from any bores.
53. The development must be undertaken in accordance with the requirements of the Victorian Code for Broiler Farms, 2009 (including 2018 amendments).
54. The broiler sheds must be located at least 50m from all waterways/drainage lines.
55. The floor of the sheds must be constructed with an impervious surface such as concrete or of clay compacted to achieve a design permeability of 1×10^{-9} m/sec. The shed must be designed to ensure that all litter can be retained within the shed until removal is required.
56. Contaminated litter removed from the sheds must be transported off site by an approved contractor to an approved site.
57. There must be no spent litter from the sheds stockpiled on the site. Any temporary storage areas for wet litter must have an impermeable base and bunding to ensure contaminated run-off does not discharge from the temporary storage area.
58. No land application of contaminated litter is to occur.
59. Stormwater and drainage from hard stand areas and the areas around the shed must be directed to a retention dam which must be designed with a capacity and freeboard to enable the run-off from a 1 in 10-year storm to be retained. Any overflow from the dam must not cause erosion. 11. The retention dam must be lined with an impervious liner and if clay is used it must be compacted to a seepage rate of not greater than 1×10^{-9} m/sec. The dam must be operated to a minimum level to ensure the liner does not dry out and crack. There must be no overflow of water from the dam directed to any waterways.

60. All soil removed during construction of the dam must be reused, stabilized, or vegetated on-site to ensure that no sediment can be transported off-site.
61. All dead birds must be disposed of off-site or managed on-site to the satisfaction of the Environment Protection Authority.
62. Any chemicals stored on-site must be kept in accordance with the EPA Publication 1698 Liquid Storage and Handling Guidelines (June 2018)

VicTrack Land

63. Prior to the commencement of the development, the owner must enter into a license agreement for access over VicTrack land.
All costs associated with implementation of the license agreement must be borne by the owner and at no cost to VicTrack.
64. No drainage, effluent, waste, soil, or other materials must enter, be stored or be directed to the railway land.

Interpretation

65. In this permit:
 - a) 'Broiler Code' means the Victorian Code for Broiler Farms 2009 (Plus 2018 Amendments).
 - b) 'litter' and 'spent litter' have the same meaning as in the glossary of the Victorian Code for Broiler Farms, 2009 (including 2018 amendments).
 - c) 'composting' or 'compost' has the same meaning as 'composting' in the glossary of the Victorian Code for Broiler Farms, 2009 (including 2018 amendments).
 - d) 'Contaminated litter' means litter contaminated with bird carcasses not managed with the mortality compost pad or with chemicals.
 - e) 'complaint' includes the meaning of 'confirmed complaint' and 'likely complaint' in the glossary of the Victorian Code for Broiler Farms, 2009 (including 2018 amendments).
 - f) 'stockpile' or 'stockpiled' has the same meaning as 'stockpile' in the glossary of the Victorian Code for Broiler Farms, 2009 (including 2018 amendments).
 - g) 'Waterway' has the same meaning as in the glossary of the Victorian Code for Broiler Farms, 2009 (including 2018 amendments).

Expiry

66. This permit will expire if any of the following applies: -
 - a) The use does not start within six (6) years of the date of this permit.
 - b) The development of the first shed does not start within four (4) years of the date of this permit.
 - c) The development of the final shed is not completed within six (6) years of the date of this permit.

In accordance with section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

****** END OF CONDITIONS ******

Permit Notes:

- *Although the LCA has provided that a standard tank and trench system can be used, the LCA also mentions that the second layer of soil starting at approximately 200mm is category 5b and Emerson class rating of this soil layer is 2 (for limiting layer. If the soil when dug represents a poor water retention profile a higher treatment system with sub-surface irrigation is required.*
- *For wastewater management for the amenities building, given potentially low wastewater loading rates, a Standard Tank and Trench System shall be sufficient when constructed as per the recommendations of the LCA (should the applicant choose not to combine the wastewater management from two buildings into a single system.*
- *The Environment Protection Act 2017 imposes duties on individuals and/or businesses undertaking the activity permitted by the permit. If your business engages in activities that may give rise to a risk to human health or the environment for pollution or waste, you must understand those risks and take action to minimise them as far as reasonably practicable.*

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2025-2029:

The Community's vision:

Sound leadership and financial management

6. Embed good governance in all aspects of the organisation to create the fundamentals of fair, open and equitable decision making.

Initiative:

Provide infrastructure to meet community needs

This report has been developed in accordance with the *Planning and Environment Act 1987* (the Act), the Central Goldfields Planning Scheme (the Planning Scheme), and the *Victorian Code for Broiler Farms 2009 (plus 2018 amendments)* (the Broiler Code).

REPORT

Proposal

The application proposes the use and development of the land for a Class B broiler farm for up to 400,000 birds and a caretaker's house with associated buildings and works at 3280 Pyrenees Highway, Moolort. Refer to Attachment 1: Proposed plans, Revision J. The applicant is Ian Hurse, and the contact is Michael Vukadinovic of Pavilion Farms. The proposal is also known as Farm 10 and was accompanied by the following documents that formed the basis of the officer's assessment:

- Planning Report dated November 2024.
- Environmental Management Plan dated November 2024.
- Traffic Engineering Report, prepared by Traffix Group, dated June 2024.
- Odour Environmental Risk Assessment, prepared by GHD, dated 4 December 2024.
- Flora & Fauna Assessment, prepared by Mark Trengrove, dated October 2023.
- Land Capability Assessment, prepared by Provincial Geotechnology, dated 4 April 2024.
- Engineering Plans Revision J
- Landscape Plans dated 5 February 2023.
- Mortality Management Requirements prepared by Scolexia (undated or referenced).

Broiler sheds

Primarily, the proposal is for the construction of six broiler sheds that would house a maximum of 400,000 birds. The sheds are proposed to be 174m long by 25.5m wide with a total area each of 4,437m². The height of each shed will be 2.7m at the eaves with a maximum height of 4.8m at the ridge line. Each shed will have a useable floor area of 4,222m². The total floor area will be 26,622m², with a total useable floor area of 25,332m². The permitted placement of 400,000 birds' results in a density of 15.8 birds per square metre of floor space.

The floor of each shed will be constructed of 100mm thick reinforced concrete laid on a compacted clay pad of 50m². The floor level of each building will be constructed above the surrounding ground surface level as shown on the plans provided in Attachment 1. It is noted that although the shed elevation shows the existing surface, the plan is not dimensioned to show how far above natural ground level the floor shed is. It is considered this can be dealt with via an amended plan condition, should a permit issue.

The sheds will have a 150mm concrete dwarf wall with an above ground height of 150mm. Building walls above the concrete dwarf walls will be constructed of white 50mm fire retardant XFLAM panel. The roofs will be clad with zincalume. There will be exhaust fans on the southern end of the sheds and air inlets on the roof of sheds, but the sheds will be otherwise enclosed.

A ventilation and tunnel cooling system will control ventilation and temperature within the sheds. The ventilation process uses a bank of extractor fans located at one end of each shed which draw fresh air into the sheds. The air is drawn through the length of the shed via roof mounted air inlets and expended by the end wall exhaust fans. The number of fans in operation at any one time depends on the rate of air exchange required for the birds based on their age. Fresh air can also be drawn in with the 28 adjustable vents located along the roof of each shed in 2 lines, with equal separation between each of the roof inlets.

Heating of the sheds is controlled by hot water heaters maintained by a wood chip boiler, with LPG as a standby.

Ventilation, temperature, and environment control will be automated with the use of a computerised control facility located in control rooms built adjoining each shed.

Water Pipeline

The proposed development requires the extension of a waterline from an existing waterline that currently serves the Pavilion Farms Farm 10 which is located to the south/east. The waterline extension will comprise a 150mm PVC pipe. The pipeline will include constructed on Lot 3 TP98420 as well at the subject site at Lot 6 LP98420, with both lots forming part of 3280 Pyrenees Highway.

Associated buildings and works.

Associated buildings and works include:

- Nine (9) feed silos of approximately 9m high and 3.4m in diameter.
- An amenities building. Dimensions are not shown on the submitted plans, but should a planning permit issued this can form part of an amended plan condition.
- An energy centre building. Dimensions are not shown on the submitted plans, but should a planning permit issued this can form part of an amended plan condition.
- Three (3) water storage tanks and a water settling pond.
- An extension of an existing 150mm PVC water pipeline.
- Extension of an all-weather access road from Pyrenees Highway, currently serving Farm 8.
- A 10m landscape buffer to the north, south, east, and west of the buildings and works.
- No native vegetation is proposed to be removed.

Caretakers' houses

Further, it is proposed to a caretaker's house. This is proposed to house the farm manager and assistant manager, as staff are always required to be available. The caretaker's house is proposed

to be located north/east of the sheds and will comprise four (4) bedrooms, two (2) bathrooms, a study, and the usual living areas. A merbau deck is also proposed across the meals, kitchen, and study rooms.

It has the appearance of an agricultural shed and is constructed of corrugated colourbond walls and roof and colourbond guttering. Colours are not provided on the elevations, but this can be suitably addressed with an amended plan condition requiring external cladding of muted tones, should a planning permit be issued.

Operational arrangements

The broiler farm will operate 24 hours a day, 365 days a year. It is expected that most work and traffic generation will be between 7am and 7pm on weekdays and 7am and 1pm on Saturdays.

Key operational activities of note include:

- Collection of birds for slaughter will generally occur at dark when they are asleep and largely inactive.
- The farm will be operated by 3 FTE staff with a further 2 EFT staff required between batches to clean out manure, wash sheds and prepare bedding and shed equipment for new birds.
- The farm manager is responsible for operations and will be primary contact with regards to management issues or if there are third party complaints.
- The production cycle is a growing period of approximately 7 weeks for each batch of birds.
- A period of approximately 14 days is required between batches to clean, sanitise and prepare the sheds for the next batch.
- There will be approximately 5.7 batches per year.
- Each shed will accommodate up to 66,666 birds.
- Feed for the birds will be kept in silos and delivered to the farm by enclosed delivery trucks. Feed is then distributed to the sheds by an enclosed auger system.
- The occasional spilt feed will be returned to feeding system to avoid access from rodents.
- Rodent control is maintained by the placement of rodent control boxes and baits as outlined in the Environmental Management Plan (EMP).
- Drinking water to the sheds is provided from a dam fed by water from Tullaroop Creek and piped to three (3) storage tanks with a capacity for approximately 1,000,000 litres.
- The above water tanks provide at least seven (7) days backup if there is a failure of water supply from the dam.
- Water is filtered and chlorinated into an automatic drinking system in the sheds, fitted with dripless drinking nipples and cups to provide added protection against moisture affecting the litter. Cut-off devices are provided to the drinking nipples to ensure birds only get one drop of water every time they peck the nipples.
- Meters are used to gauge consumption and will alert farm management if consumption is outside predetermined levels.
- Chemicals comprising detergents and sanitisers will be stored in the generator/storeroom and are not considered hazardous.
- 3phase power will be connected.
- Shed floors are constructed of concrete and before the introduction of a new batch of birds the whole floor area will be covered in a layer of chopped straw.
- At the end of each batch the litter is removed and replaced with a new layer.
- Litter will not be stockpiled on site.
- The current farming operation involves the spreading of broiler manure and other fertilisers on the land, and this will continue.
- Used litter will also be transported to customer sites where the litter is stockpiled and spread to the land as a fertiliser.

Dead Bird Composting

- Dead birds to be removed from the sheds daily in a front-end loader and transferred to a dead bird composting site which the application states will be 100m from the nearest shed.
- The dead bird composting site is on an impermeable clay pad, included within a bund and elevated to prevent extraneous stormwater run-off from entering the compost site.
- Dead bird compost is to be retained on site and spread to the farm once mature. The compost is not proposed to be spread to land subject to flooding, sloping land, rocky or highly erodible land or highly permeable soils.
- The application states there will be no risk of nutrient run-off to waterways, surrounding land, or groundwater.

Access

Access is proposed to be via a 6-metre-wide all-weather access track to be extended from an existing Pavilion Farms Broiler Farm (Farm 8) located at CA 145C, PP3155, 3280 Pyrenees Highway Moolort. The access road would pass on the east side of Farm 8 and head north and then west towards Farm 10.

Farm 8 has an existing approved entrance to the Pyrenees Highway that provides as right turn lane into the property.

The access track will be approximately 1.75km long. All the land between Farm 8 and 10 is owned by the applicant and comprises the following:

- CA 14A2 PP3155
- CA 14A1 PP3144
- Lot 4 TP98420
- Lot 3 TP98420

Landscaping

A Landscape Plan dated 13 September 2023 submitted with the application shows a landscaped 10m buffer around all sides of the sheds, except where it allows for vehicular access. The screened area also includes the ancillary structures such as the water tanks, generator room, and energy centre.

The caretaker's house is located outside of this but is provided with a separate landscape screen. The 16m separation areas between sheds will be grassed and the landscape plan notes this will reduce soil erosion and heat load on the ground.

The landscape buffer is more than 20m from the sheds and the planting density is to be 90 plants per 75 metres.

Elevations produced on the landscape plan do not show the height of the mounds, but they are depicted at above half the height of the sheds, which would be approximately 2.4m, with trees planted on top, exceeding the height of the sheds by several metres.

The landscape plan does not show any landscaping around the property boundary or along the internal accessway.

Flora and Fauna

A Flora and Fauna Assessment prepared by Mark Trengrove Ecological Services and dated October 2023 was submitted with the application and is described later in this report.

The application does not propose to remove any native vegetation.

A field survey was conducted on 20 September 2023; records were taken of all indigenous vascular plant and dominant exotic plant species. Observations were made of the existing habitat value; a casual survey was undertaken of vertebrate fauna and vegetation was mapped.

Stormwater

The application states that stormwater is prevented from entering the sheds as the finished floor levels will be at least 0.5m above adjacent open earth drains between the sheds. Further protection is provided with concrete floors and the concrete dwarf walls. It is not anticipated that stormwater will come into contact with any waste materials.

All surface water flows will be directed via table drains to the proposed dam. The topography in the immediate vicinity of the proposed sheds is relatively flat, with low risk of soil erosion. All disturbed areas will be revegetated as soon as practical upon completion.

If a planning permit is to issue it is reasonable to require a Stormwater Management Plan be submitted for Council's approval prior to the commencement of development.

The Broiler Code

Clause 53.09 of the Central Goldfields Planning Scheme applies to Council's consideration of a poultry farm and requires that an application to use or develop land for a broiler farm must comply with the *Victorian Code for Broiler Farms 2009 (plus 2018 amendments)*.

The Broiler Code classifies broiler farms according to different levels of environmental and amenity risk and applies different approval requirements and notification and review rights to planning permit applications. The classification is dependent on the number of birds kept on the farm, the ability to contain the 'separation distance' within the broiler farm boundary, and the proximity to other existing and proposed broiler farms.

The Broiler Code sets out that the 'separation distance' is the distance from the nearest external edge of the new or existing broiler shed to the nearest external edge of the sensitive use (such as a dwelling) on land beyond the broiler farm property. It excludes sensitive uses directly associated with the broiler farm operations, such as dwellings on the broiler farm property. The separation distance is therefore the distance from the new or existing broiler sheds within which no sensitive use is located. The Broiler Code sets out how the separation distance is calculated, which is essentially a function of the capacity of a broiler farm. The Broiler Code states that the separation distance is required to minimise the risk of routine and abnormal odour and dust emissions from the broiler sheds adversely impacting on nearby sensitive uses.

The currently proposed broiler farm is classified as a Class B under the Broiler Code. The Class B classification applies to broiler farm where all of the following apply:

- The farm capacity is between 10,000 and 400,000 birds.
- The development can meet the minimum separation distance requirements (as defined by Formula 1), but this distance is not fully contained within the broiler farm boundary.

Both above requirements have been satisfied and the minimum separation distance for a farm with a capacity of 400,000 birds is 686m.

It is noted that the Broiler Code does not require an Odour Environmental Risk Assessment for a Class B Broiler Farm, although one has been provided by the applicant.

Site and surrounds

The site is located on the north side of the Pyrenees Highway, immediately south of a rail line and comprises eight (8) parcels with the land proposed for the use and development of a broiler farm being Lot 6 TP98420 shown in the extract further below from the Department of Transport Planning (DTP) website as Parcel E. The aerial image below shows the nature of the land use, noting that the land is vacant. All parcels total an area of 202.91ha.



SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 2029065 sq. m (202.91 ha)

Perimeter: 8494 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

2 overlapping dimension labels are not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at

[Title and Property Certificates](#)

PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above

Lot/Plan or Crown Description	SPI		Lot/Plan or Crown Description	SPI
A Lot 1 TP98420	1\TP98420		PARISH OF MOOLORT	
B Lot 3 TP98420	3\TP98420		F Allot 13C Sec. 4	13C-4\PP3155
C Lot 4 TP98420	4\TP98420		G Allot 14B Sec. 4	14B-4\PP3155
D Lot 5 TP98420	5\TP98420		H Allot 14B1 Sec. 4	14B1-4\PP3155
E Lot 6 TP98420	6\TP98420			

The site is currently used primarily for agricultural purposes for cropping. Under the Planning Scheme, the site is entirely within the Farming Zone (FZ). There are no overlays on the land.

The surrounds

The surrounding area is characterised by agricultural uses, mainly broad acre cropping and grazing, along with scattered dwellings that are mostly associated with farming.

The closest township is Carisbrook approximately 5.5km to the southwest and Maryborough is approximately 11km west of the subject site.

A broiler farm (not associated with Pavilion Farms) is located approximately 7km southeast of Farm 8 and a quarry is located approximately 3km to the southwest of Farm 8.

Pavilion Farms also operate or have approved broiler farms at the following sites and shown in the aerial image below:

- Farm 7 at 394 Bald Hill Road Carisbrook (existing)
- Farm 8 at 3280 Pyrenees Highway Moolort (existing)
- Farm 9 at 683 Baringhup Road Carisbrook (existing)
- Farm 11 at 705 Baringhup Road Carisbrook (recently approved)

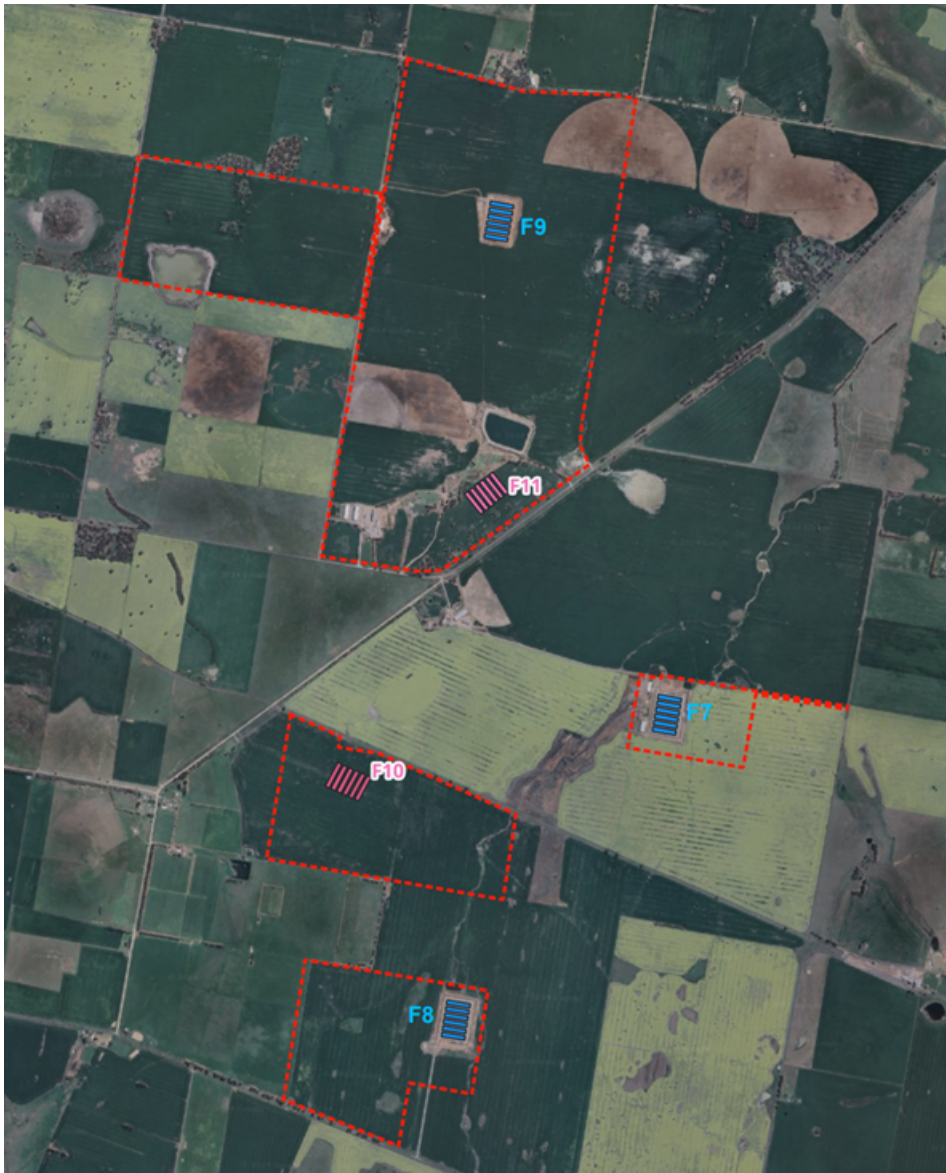


Figure 1 - Location of Pavilion Farms (Source: OERA 4 December 2024)

Apart from any existing or proposed dwellings on the site or in the applicant's ownership, the nearest third-party/off-site dwellings identified as sensitive receptors to the proposed sheds include:

- R1 310 Allans Road Carisbrook
- R2 148 Allans Road Carisbrook
- R3 252 Boundary Road Moolort

- R4 1069 Bald Hill Road Carisbrook
- R5 320 Donovans Road Carisbrook
- R6 128 Bald Hill Road Carisbrook
- R7 160 Bald Hill Road Carisbrook

The sensitive receptors all within 2km of Farm 10 and are identified on the image below. It is evident there are a number of sensitive receptors in close proximity to each other near Mount Moolort (R4, R5, R6 and R7).



Figure 2 - Location of sensitive receptors (Source: OERA 4 December 2024)

Registered Restrictions

Pursuant to section 61(4) of the Act, the Responsible Authority must refuse to grant a permit if it would authorise anything that would result in a breach of a registered restrictive covenant. The subject land is not affected by any such registered restriction. There are no restrictive covenants on title.

Permit triggers

Under the Planning Scheme, a permit is required pursuant to the following:

- Clause 35.07-1, a permit is required for a broiler farm as a Section 2 use of the land in the FZ, with the relevant condition being satisfied that the requirements of Clause 53.09 'Poultry farm' must be met.

- Clause 35.07-1, a permit is required for the caretakers' house as a Section 2 use of the land in the FZ, with the relevant condition being satisfied that the requirements of Clause 35.07-2 'Use of land for a dwelling, small second dwelling or rural worker accommodation' must be met.
- Clause 35.07-4, a permit is required to construct a building or carry out works associated with a use in Section 2 of Clause 35.07-1.

Definitions

Clause 73.03 of the Planning Scheme sets out the definitions of various land use terms, including:

- Broiler farm: *Land used to keep broiler chickens for the production of meat.*
- A broiler farm is nested within the land use term of 'poultry farm,' which in turn is nested within the land use term of 'animal production,' which in turn is nested within the land use term of 'animal husbandry,' which in turn is nested within the land use term of 'agriculture'
- Caretaker's house: *A dwelling on the same site as a building, operation, or plant, and occupied by a supervisor of that building, operation, or plant.*
- A caretaker's house is nested within the land use term of 'dwelling,' which in turn is nested within the land use term of 'accommodation.'

Planning Scheme considerations

The following lists the relevant clauses of the Planning Scheme and their relevant content, purposes, or decision guidelines:

00 Purpose and Vision

02 Municipal Planning Strategy

02.01 Context

- The Shire contains significant areas of remnant vegetation, notably its stands of Box Ironbark Forest. Central Goldfields is located within the heart of the Box Ironbark ecosystem, which provides a habitat for a wide diversity of flora and fauna that is unique to this ecosystem. The Moolort Plains wetlands are a unique wetland complex situated in the Volcanic Plains in the Shire's east.
- The Shire is located south-west from the Loddon River catchment. Several creeks including the Bet Bet, Emu, Timor, Tullaroop and McCallums Creeks, traverse the Shire and the Avoca River forms part of its western boundary with the Pyrenees and Northern Grampians Shires. Other major water features include Lake Cairn Curran and Tullaroop Reservoirs.
- The Shire's productive agricultural land is a finite and important resource. Cropping, grazing, fodder conservation, and horticulture are ongoing agricultural activities. Conflicts between farming, industry and residential uses are an ongoing challenge for the Shire. Agricultural uses are further impacted by climate change and soil degradation from erosion, salinity, and prior mining activities.
- Central Goldfields Shire has a number of industries that are driving the local economy, such as primary industries and trades; population driven industries; knowledge and public sector industries and tourism. Despite agriculture declining as an employment source, there are opportunities for improving supply chains, increased food manufacturing, and diversified farming practices.
- The Shire is part of the Goldfields Tourist Region, which celebrates its gold and mining heritage. There are also significant Aboriginal sites and an emerging arts and culture sector in the Shire which present unique cultural tourism experiences. Central Goldfields is well serviced by a road network, with limited public transport options available. Active transport is emerging as an important resource for the sub-regional centre of Maryborough and within the district towns. The Shire features a diverse array of open space and recreation facilities.

02.02 Vision

- Our vision is "to be a vibrant, thriving, inclusive community" (Council Plan 2017-2021).
- Central Goldfields Shire Council seeks to create a shire that:
- Has a supported, cohesive community, living a full and healthy life.

- o Has a vibrant local economy which contributes to the municipality's economic prosperity.
- o Celebrates the rich built and natural heritage and a sustainable environment.

02.03 Strategic Directions

02.03-2 Environmental and landscape values

- Landscape
 - o Prominent features of the natural landscape include Paddy's Ranges State Park, Mt Bealiba Range, Moolort Plains, the Cairn Curran Reservoir and Talbot's volcanic rises. Several creeks including the Bet Bet, Burnt, Emu, Timor, Tullaroop and McCallums Creeks traverse the Shire, and the Avoca River forms part of the western boundary with the Pyrenees and Northern Grampians Shires.
- Biodiversity
 - o A rich diversity of plants, animals and habitats exist across the Shire. As part of the north central catchment, the Bealiba/Dalyenong, Moolort Plains and Upper Loddon are recognised as priority biodiversity areas.
 - o The Moolort Plains Wetlands is a unique wetland complex located within the Volcanic Plains in the eastern part of the Shire. The catchment of the wetlands is Victoria's only National Biodiversity hotspot and is the habitat for many native animals, particularly waterbirds, and a number of threatened fauna species. The wetlands contain different wetland types, although their precise location, characteristics and biodiversity is not well understood. Recognised threats to the unique wetlands complex situated in the Volcanic Plains are cropping, pest plants and animals. Threatened flora species within the Box Ironbark Forests, include Buloke, Small Milkwort, Clover Glycine and Scented Bush-pea. Threatened fauna species include Swift Parrot, Powerful Owl, Brush-tailed Phascogale and Striped Legless Lizard.
- Council seeks to protect environmental and landscape values by:
 - o Support mechanisms to identify and protect the Moolort Wetlands and the Bealiba/Dalyenong area.
 - o Protecting the water quality of the Loddon and Avoca Rivers and Bet Bet Creek waterway systems.
 - o Protecting the Talbot district volcanic rises and the Cairn Curran Reservoir as significant landscapes.

02.03-3 Environmental risks and amenity

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

- Council seeks to address environmental risks and amenity by:
 - o Minimising the potential impact of development on water pollution, land degradation and risk of salinity and erosion.
 - o Ensuring land capability supports land use and development, particularly in areas of environmental risk.

02.03-4 Natural resource management

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

- Dunolly; granite to the south and south-east of Bealiba; and the sedimentary hills and rises around Maryborough, Dunolly, and Carisbrook.
 - o Agricultural industries include cropping, sheep and cattle grazing and fodder conservation. There are emerging specialisations in less traditional agricultural activities such as fruit and vegetable growing, poultry farming, nursery, and floriculture, as well as emerging industries such as intensive agriculture and renewable energy production.
 - o Land use conflict can occur between agriculture and residential land uses. This has the potential to affect the operation of farms and reduce their productive capacity.
 - o The future of the agricultural industry is dependent on sustainable agricultural practices. Issues such as soil salinity, erosion and maintaining water quality and quantity are threats to agricultural production.
 - o Intensive agriculture industries have the potential to cause effluent disposal problems and affect the amenity of adjacent land uses and greyhound keeping and training can cause conflict for nearby residential uses.
 - o Council aims to protect agricultural and environmental values by:
 - Promoting sustainable agricultural activities and land management practices that minimise adverse impacts on the primary production and environmental values of surrounding land and the catchment.
- Water
 - o The Central Goldfields Shire is situated in the Loddon dry land catchment and is part of the wider Avoca Loddon-Campaspe catchment.
 - o With a significant area of the Shire situated in the catchment of the Tullaroop and Laanecoorie Reservoirs and Lake Cairn Curran, there is a need for sustainable land management in water supply catchment areas.
 - o Protection of water quality and maintaining water supply are priorities. Poor land use planning decisions, illegal and unsafe dams, unplanned incremental change, and inadequate land management can influence both water quality and quantity in the catchments.
 - o Council aims to protect the viability of natural resources by:
 - Discouraging the subdivision of land or conversion to land uses that take the land out of productive use.
 - Promoting alternative cropping, intensive agriculture and value adding enterprises.
 - Minimising conflicts between agriculture and residential uses to ensure productive agricultural capacity is not reduced.
 - Supporting emerging agricultural industries that are compatible with existing agricultural practices, including horticulture, intensive animal production, niche agriculture, value adding industries and renewables.
 - Protecting the environs and water catchments of Tullaroop and Laanecoorie Reservoirs and Lake Cairn Curran.

02.03-7 Economic development

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

- Rural enterprises
 - o Agricultural activities are primarily cropping, sheep and cattle grazing and fodder conservation. Beef and sheep farming are high employers within the sector. There are emerging specialisations in less traditional agricultural activities such as fruit

and vegetable growing, poultry farming, nursery, and floriculture, as well as a growing interest in intensive agriculture, horticulture, contributing to supply chain networks and renewable energy production.

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

02.03-8 Transport

- Road network
 - Central Goldfields Shire is well served by roads, including the Pyrenees Highway that provides important links to the Calder and Sunraysia Highways. The Wimmera Highway is located in the northern tip of the Shire near Moliagul.
- Active transport
- Active transport is an important transport mode within the towns and as a tourism drawcard, with rail trails an emerging interest.

02.03-9 Infrastructure

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

02.04 Central Goldfields Strategic Framework Plans

- Central Goldfields Shire Strategic Framework Plan to Clause 2.04
 - Shows the proposed broiler farm being within an area of 'high quality cropping land,' within a 'significant wetland area,' and within the Cairn Curran special water supply catchment.
- Central Goldfields Shire Environmental and Landscape Values Plan to Clause 2.04
 - Shows the proposed broiler farm being adjacent to an area of ESO, within a 'significant wetland area,' near several waterbodies, and within the Cairn Curran special water supply catchment.
- Central Goldfields Environmental Hazards Plan to Clause 2.04
 - Shows the proposed broiler farm being adjacent to an area of LSIO, adjacent to an area of SMO, and near several waterbodies.
- Central Goldfields Economic Development Plan to Clause 2.04
 - Shows the proposed broiler farm being within an area of 'high quality cropping land' and within the FZ.

10 Planning Policy Framework

12 Environmental and landscape values

12.01-1S Protection of biodiversity

- Objective: To protect and enhance Victoria's biodiversity.
- Strategies:
 - Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:
 - Cumulative impacts.

- Fragmentation of habitat.
- The spread of pest plants, animals, and pathogens into natural ecosystems.
- Avoid impacts of land use and development on important areas of biodiversity.
- Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).

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

- Objective: To protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands, and billabongs.
- Strategies:
 - Protect the environmental, cultural, landscape values of all waterway systems as significant economic, environmental, and cultural assets.
 - Conserve waterway systems and the landscapes and environmental values surrounding them by protecting ecological values, indigenous vegetation, terrestrial and aquatic habitats and encouraging biodiversity.
 - Sensitively design and site development to maintain and enhance the waterway system and the surrounding landscape setting, environmental assets, and ecological and hydrological systems.

12.05-2S Landscapes

- Objective: To protect and enhance significant landscapes and open spaces that contribute to character, identity, and sustainable environments.
- Strategy:
 - Ensure development does not detract from the natural qualities of significant landscape areas.

13 Environmental risks and amenity

13.01-1S Natural hazards and climate change

- Objective: To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.
- Strategy:
 - Site and design development to minimise risk to life, health, property, the natural environment, and community infrastructure from natural hazards.

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.

13.03-1S Floodplain management

- Objective: To assist the protection of:
 - Life, property, and community infrastructure from flood hazard, including coastal inundation, riverine and overland flow.
 - The natural flood carrying capacity of rivers, streams, and floodways.
 - The flood storage function of floodplains and waterways.
 - Floodplain areas of environmental significance or of importance to river, wetland, or coastal health.

13.04-3S Salinity

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

13.05-1S Noise management

- Objective: To assist the management of noise effects on sensitive land uses.

13.06-1S Air quality management

- Objective: To assist the protection and improvement of air quality.

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.
- Strategies:
 - Ensure that use or development of land is compatible with adjoining and nearby land uses.
 - Avoid or otherwise minimise adverse off-site impacts from commercial, industrial, and other uses through land use separation, siting, building design and operational measures.

14 Natural resource management

14.01-1S Protection of agricultural land

- Objective: To protect the state's agricultural base by preserving productive farmland.
- Strategies:
 - Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.
 - Protect productive farmland that is of strategic significance in the local or regional context.
 - Protect productive agricultural land from unplanned loss due to permanent changes in land use.
 - Protect strategically important agricultural and primary production land from incompatible uses.
 - In considering a proposal to use, subdivide or develop agricultural land, consider the:
 - Desirability and impacts of removing the land from primary production, given its agricultural productivity.
 - Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
 - Compatibility between the proposed or likely development and the existing use of the surrounding land.
 - The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
 - Land capability.
 - Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.

14.01-1L Protection of agricultural land - Central Goldfields

- Objective: To protect productive agricultural land and its supporting infrastructure.
- Strategies:

- Restrict the subdivision and alienation of productive agricultural land as identified in the Strategic Framework Plan and discourage its conversion to land uses that take the land out of productive use.
- Limit development where it cannot be adequately serviced with septic systems without impacting the water catchment and encourage farm consolidation.
- Locate poultry abattoirs and finished poultry product processing facilities where they do not adversely affect any dwelling or agricultural land.

14.01-2S Sustainable agricultural land use

- Objective: To encourage sustainable agricultural land use.
- Strategies:
 - Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.
 - Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.
 - Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.
 - Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry, and farm-related retailing.
 - Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.
 - Support agricultural investment through the protection and enhancement of appropriate infrastructure.
 - Facilitate ongoing productivity and investment in high value agriculture.
 - Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms, and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.
 - Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

14.01-2L Sustainable agricultural land use - Central Goldfields

- Objective: To encourage ecologically sustainable farm management practices.
- Strategy:
 - Ensure intensive agriculture is located to minimise risks associated with effluent disposal and protect the amenity of adjacent land uses.

14.02-1S Catchment planning and management

- Objective: To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.
- Strategies:
 - Ensure the continued availability of clean, high-quality drinking water by protecting water catchments and water supply facilities.
 - Consider the impacts of catchment management on downstream water quality and freshwater, coastal and marine environments.
 - Undertake measures to minimise the quantity and retard the flow of stormwater from developed areas.
 - Require appropriate measures to filter sediment and wastes from stormwater prior to its discharge into waterways, including the preservation of floodplain or other land for wetlands and retention basins.
 - Ensure land use and development minimises nutrient contributions to water bodies and the potential for the development of algal blooms.

14.02-2S Water quality

- Objective: To protect water quality.
- Strategies:
 - Protect reservoirs, water mains, and local storage facilities from potential contamination.
 - Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries, and marine environments.

14.02-2L Water quality - Central Goldfields

- Objective: Maintain and protect water quality in the Bealiba, Laanecoorie, Tullaroop and Cairn Curran catchments and the Loddon and Avoca Rivers and Bet Bet Creek waterways systems.
- Strategy:
 - Prioritise land capability in the assessment of land use and development applications.

15.01 Built environment

15.01-6S Design for rural areas

- Objective: To ensure development respects valued areas of rural character.
- Strategies:
 - Ensure that the siting, scale, and appearance of development protects and enhances rural character.
 - Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.
 - Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes, and wetlands.

16 Housing

16.01-3S Rural residential development

- Objective: To identify land suitable for rural residential development.
- Strategy:
 - Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

17 Economic developments

17.01-1S Diversified economy

- Objective: To strengthen and diversify the economy.

17.04-1S Facilitating tourism

- Objective: To encourage tourism development to maximise the economic, social, and cultural benefits of developing the state as a competitive domestic and international tourist destination.

17.04-1L Tourism - Central Goldfields

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

18 Transport

18.01-1S Land use and transport integration

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

18.01-3S Sustainable and safe transport

- Objective: To facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing.

18.02-4S Roads

- Objective: To facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.

19 Infrastructure

19.03-3S Integrated water management

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

19.03-3L 07 Integrated water management - Central Goldfields

- Strategies:
 - Ensure effluent disposal systems can be contained within the site.
 - Minimise the potential for pollution if reticulated sewerage is not available by using any recommendations from a land capability assessment and considering conditions of relevant referral authorities.

30 Zones

35.07 Farming zone

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

Decision guidelines

General issues

- The Municipal Planning Strategy and the Planning Policy Framework.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- How the use and development makes use of existing infrastructure and services.
- Agricultural issues and the impacts from non-agricultural uses
- Whether the use or development will support and enhance agricultural production.
- Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- The capacity of the site to sustain the agricultural use.

- o The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.

Accommodation issues

- o Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
- o Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic, and hours of operation.
- o Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.
- o The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.

Environmental issues

- o The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- o The impact of the use or development on the flora and fauna on the site and its surrounds.
- o The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- o The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

Design and siting issues.

- o The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.
- o The impact of the siting, design, height, bulk, colours, and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- o The impact on the character and appearance of the area or features of architectural, historic, or scientific significance or of natural scenic beauty or importance.
- o The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications, and sewerage facilities.
- o Whether the use and development will require traffic management measures.

50 Particular provisions

52.06 Car parking

Purpose

- o To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- o 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.
- o To support sustainable transport alternatives to the motor car.
- o To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- o To ensure that car parking does not adversely affect the amenity of the locality.
- o 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.

53.09 Poultry farm

Purpose

- o To facilitate the establishment and expansion of poultry farms, including broiler farms, in a manner that is consistent with orderly and proper planning and the protection of the environment.

Requirement – Broiler farm

- o An application to use land or construct a building or construct or carry out works for a broiler farm must comply with the *Victorian Code for Broiler Farms 2009 (plus 2018 amendments)*.

Decision guidelines

- o The purpose of the relevant zone.
- o The design, height, setback, and appearance of the proposed buildings and works.
- o The proposed landscaping.
- o The need to protect amenity of existing uses on adjoining land.
- o The impact of the use of the land on the surrounding area, including from the emission of noise, light, vibration, odour, dust, or waste products.
- o The impact of the proposal on any wetlands, waterways, or water bodies.
- o The likely environmental impact on the natural physical features and biodiversity of the land, including consideration of any Nutrient Management Plan submitted with the application.
- o Whether the development will support and enhance agricultural production.

60 General provisions

65.01 Approval of an application or plan

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

70 Operational provisions

71.01 Operation of the Municipal Planning Strategy

- The Municipal Planning Strategy at Clause 02 provides an overview of important local planning issues in an introductory context, sets out the vision for future use and development in the municipality, and establishes strategic directions about how the municipality is expected to change through the implementation of planning policy and the planning scheme.
- A Responsible Authority must take into account and give effect to the Municipal Planning Strategy when it makes a decision under this planning scheme.

Clause 71.02 Operation of the Planning Policy Framework

- The Planning Policy Framework provides a context for spatial planning and decision making by planning and responsible authorities. The Planning Policy Framework is dynamic and will be built upon as planning policy is developed and refined and changed as the needs of the community change.
- The Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in section 4 of the Act) are fostered through appropriate land use and development planning policies and practices that integrate relevant environmental, social, and economic factors in the interests of net community benefit and sustainable development.
- Victorians have various needs and expectations such as land for settlement, protection of the environment, economic wellbeing, various social needs, proper management of resources and infrastructure. Planning aims to meet these needs and expectations by addressing aspects of economic, environmental, and social wellbeing affected by land use and development.
- The Planning Policy Framework operates together with the remainder of the scheme to deliver integrated decision making. Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.
- Planning authorities should identify the potential for regional impacts in their decision making and coordinate strategic planning with their neighbours and other public bodies to achieve sustainable development and effective and efficient use of resources.

Referral

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

Organisation	Response
Goulburn-Murray Water (GMW) Clause 66.02-5 Determining referral authority	Does not object if the permit is subject to specified conditions. (Refer to Attachment 4)
Department of Transport and Planning (DTP) Section 55 Determining referral authority	Does not object if the permit is subject to specified conditions. (Refer to Attachment 3)

The application was also referred within the Central Goldfields Shire Council for comments and/or recommended conditions:

Department	Response
Engineering	Recommended conditions
Environmental Health	Recommended conditions

Notice

In accordance with section 52 of the Act, notice of the application was given in the prescribed form. Notice was given by placing a sign at the site, by publishing a notice in the Carisbrook Mercury,

and sending it by post. Notice was given to the owners and occupiers of adjoining and surrounding land as well as to the EPA Victoria (as required by Clause 66.05 of the Planning Scheme). Informal notice was also provided to Agriculture Victoria.

As a result, fifty-six (56) objections were received alongside neutral submissions from the EPA Victoria (Refer to Attachment 2) and Agriculture Victoria (Refer to Attachment 1). A summary of the matters raised in the objections are provided immediately below, followed by a summary of the matters raised in the submissions from the EPA Victoria and Agriculture Victoria. The matters raised in both the objections and submissions are addressed in the assessment that follows.

Summary of matters raised in objections.

- Impacts from odour.
- Impacts from noise, including from heavy vehicles.
- Impacts from lighting disturbance.
- General proximity to dwellings including visual amenity impacts.
- Cumulative impacts of several broiler farms in an area.
- Impacts on landscape character.
- Ability of roads to safely and efficiently accommodate increased heavy vehicles.
- Dust impacts from heavy vehicles on unsealed local roads.
- Impacts of heavy vehicles on road condition and cost of road maintenance.
- Impacts on waterways, including flood events.
- Impacts on water quality, including drinking water.
- Impacts on groundwater, including the wider catchment.
- Impacts on wetlands.
- Impacts on flora and fauna / biodiversity.
- Impacts on air quality.
- High quality agricultural land not suitable for broiler farms.
- Location not suitable for industrial scale agriculture.
- The broiler farm will limit the operation of nearby agricultural uses.
- Biosecurity concerns, including from disease and pests.
- Compliance issues with existing broiler farms.
- Concerns with environmental management measures of broiler farms.
- Proposal not in accordance with the Broiler Code.
- Impacts on proposed Castlemaine-Maryborough Rail Trail
- Castlemaine-Maryborough Rail Trail could not occur within buffer zone.
- Loss of economic, social, and environmental benefits of rail trail.
- Concerns about how public notice was given.
- Compliance with existing broiler farms.
- Incompatibility of broiler farms with purpose of the FZ.
- Proposal should be subject to an Environmental Impact Assessment.
- Cultural heritage concerns.
- Impacts on property values.
- Inhumane conditions of broiler farms.
- The necessity for two caretakers' houses.

Summary of EPA Victoria submission

In accordance with Section 52 of the *Planning and Environment Act 1987* notice was given to EPA Victoria. In their response they note they are not a statutory referral authority as the proposal:

- *“Does not require an operating licence or development licence or amendment to a licence.*
- *Is not proposed to be used for an industry, utility installation or warehouse for a purpose listed in the table to Clause 53.10 shown with a threshold distance not specified or for which the threshold distance cannot be met; and*
- *Is not a proposed extractive industry intended to be used at a later date for a landfill.”*

They did review the Odour Environmental Risk Assessment (Odour ERA) but did not undertake a technical assessment and beyond that they have no further involvement in the assessment of broiler farms as that is the jurisdiction of Agriculture Victoria.

EPA advised the odour assessment is satisfactory for Council to support the application and that Council could use the conclusions as a guide to potential risks.

They recommended a permit note should a planning permit be issued as follows:

- *The Environment Protection Act 2017 imposes duties on individuals and/or businesses undertaking the activity permitted by this permit. If your business engages in activities that may give rise to a risk to human health or the environment from pollution or waste, you must understand those risks and take action to minimise them as far as reasonably practicable.*

Summary of Agriculture Victoria submission

Agriculture Victoria provided advice relating to:

- The planning context.
- An assessment against the *Victorian Code for Broiler Farms 2009 Plus 2018 Amendments* (the Code).
- A review of the application against the Central Goldfields Planning Scheme strategic objectives.

With respect to the planning context Agriculture Victoria confirm officers' advice in this report that the proposed use is a Section 2 (permit required) use.

Agriculture Victoria provided a detailed response of the proposal against the requirements of the Code. This assessment largely identified that conditions of the Code were met. They did identify some standards and measures that required more detail or a revision and some that had not been addressed.

In the Agriculture Victoria assessment Standards or Approved Measures **not met** include:

Element 1: Location, siting, and size - Standard E1 S4 Biosecurity

AM E1 M4.2 Stockpile greater than 100m from a shed.

The mortality composting appears to be within 100m of sheds.

Element 5: Waste management

Mortality composting detail and design not provided.

Standard E5 S2 Dead birds

AM E5 M2.2

Dead bird bins and collection vehicles to come in close proximity to sheds.

Detail not addressed.

Disposal by composting of farm. Approved measures E5 M1.1 – 1.4 all apply to meet the standard for this system of dead bird management.

Other Standards or Approved Measures **where more detail/revision is required** include:

Element 1: Location, siting, and size.

Resolution of mortalities composting design and construction required.

Standard E1 S5 Future use and development of neighbouring land.

The proposal needs to clarify surrounding land ownership.

Element 2: Farm design, layout, and construction

Standard E2 S5 Stormwater Drainage

Agriculture Victoria advised they were not in a position to judge these criteria.

Element 3: Traffic, site access, on-farm roads, and parking

Standard E3 S1 Site access

Construction of access points and location of access point at least 30m inside the boundary not shown on the plans.

Lighting design spill not provided.

Element 4: Landscaping

Standard E4 S1 Landscaping

Vegetation plantings only shown directly around the works area. No screening is proposed along roads.

No detail of a landscape bond to be provided.

It is considered the above matters can be addressed by permit conditions requiring some additional detail on the plans for endorsement including the landscape plan and amendments to the Environmental Management Plan.

Overall Agriculture Victoria considers that:

- *The Application addresses the requirements of the Victorian Code for Broiler Farms 2009 (plus 2018 amendments), subject to amendments as per the following:*
 - *022-23 Planning Report – Farm 10, November 2024, is amended to remove reference to Greater Geelong Planning Scheme in contents page 2.*
 - *Construction and site plans are amended to include detail and design for dead bird composting and re-use to the satisfaction of Council (noting references to that activity in 022-23 Planning Report – Farm 10, November 2024, and 022-23 Environmental Management Plan (EMP) – Farm 10, November 2024)*
 - *Agriculture Victoria have previously noted the application material provides no detail as to the design and construction of the mortality composting pad or the spreading of compost on the land and this is yet to be addressed.*
 - *Matters raised in Appendix 5: Checklist for planners: Compliance with Code elements as per previous pages.*
- *The proposed shed location would appear to meet the minimum separation distance requirement of 686m for a Class B broiler farm with 400,000 birds to neighbouring sensitive uses (dwellings).*
- *The Environment Protection Authority Victoria will be able to provide comment on the suitability of the Odour Environmental Risk Assessment (OERA) and comments that: sensitive receptors were identified within 2 km of radius from the site as this is generally considered the distance at which sensitive receptors are likely to experience odour nuisance from an odour source. A total of seven receptors have been identified within 2 km of the site boundary to be included in this assessment. (3.3 Sensitive receptors)*

Agriculture Victoria made the following recommendations:

Agriculture Victoria conditionally supports the application 022-23 on LOT 6 TP98420, 3280 Pyrenees Highway, Carisbrook for the use and development of the land for class B broiler farm with a maximum farm capacity of 400,000 birds and recommends that if a permit is granted that:

- *The permit 022-23 for LOT 6 TP98420, 3280 Pyrenees Highway, Carisbrook allows: The use and development of the land for class B broiler farm with a maximum farm capacity of 400,000 birds.*
- *The Odour ERA, Environmental Management Plan and Site Plans are endorsed and form part of any permit issued to the satisfaction of the Responsible Authority.*

Vic Track Submission

VicTrack leases the adjoining rail serve to V/Line. They were made aware of the application by a member of the public but had no objection and recommended that should a permit be issued the following conditions be included in a planning permit.

- No entry to railway land is permitted without the written consent of VicTrack.
- No drainage, effluent, waste, soil, or other materials must enter, be stored or be directed to the railway land.

Assessment

Farming zone

As previously discussed in this report both the broiler farm and caretakers house require a planning permit for use under Section 2 of the land use provisions in the FZ. Clause 35.07-4 of the FZ requires a planning permit for the associated buildings and works.

Decision guideline	Response
General issues	
The Municipal Planning Strategy and the Planning Policy Framework.	<p>Neither the MPS nor PPF discourage use of the subject site for a broiler farm.</p> <p>The strategic framework requires regard to environmental and landscape values, protection of agricultural land, promoting economic development, land use compatibility, sustainable agricultural uses, water quality and built form design in rural areas.</p> <p>Many of the objections are directed towards these strategic objectives.</p> <p>The sheds, whilst large, are low profile and views to the sheds can be ameliorated with appropriate screening. Lighting can also be baffled and directed to minimise light glare. Large sheds are not unexpected in a rural landscape, and these are setback 688m from the nearest road.</p> <p>As discussed elsewhere in this report the broiler farm is a legitimate agricultural land use and has the potential to increase agricultural productivity from the site. The balance can still be used for cropping.</p> <p>The broiler farm also creates both direct and indirect jobs to support and enhance the local and wider economy.</p> <p>Land use compatibility is a legitimate concern and robust planning permit conditions will be required to minimise any detriment to adjoining or nearby agricultural properties.</p> <p>Neither a stormwater management plan nor hydrology report were submitted with the application, although the application did outline how surface water would be dealt with. This can be further enhanced with the requirement for a stormwater management plan as a condition of planning permit.</p>

The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	A Land Capability Assessment was provided for the caretakers' house based upon a four (4) bedroom dwelling. A disposal area of 150m ² is required and can readily be provided.
How the use or development relates to sustainable land management.	The Environmental Management Plan submitted with the application can be further strengthened to ensure the proposed use results in sustainable land management.
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	<p>Clause 71.02-3 of the planning scheme requires integrated decision making. Sometimes conflicting objectives need to be balanced to achieve a net community benefit and sustainable development.</p> <p>On balance the concerns raised by objectors can be addressed by appropriate conditions of a planning permit to protect their concerns, whilst allowing a legitimate agricultural use in the Farming Zone.</p>
How the use and development makes use of existing infrastructure and services.	The broiler farm will need to make use of existing approved heavy vehicle routes. A Traffic Management Plan can require these to be identified and the TMP can become an approved document under a planning permit.
Agricultural issues and the impacts from non-agricultural uses	The proposed use is a legitimate agricultural use and is nested under the definition of 'agriculture' in the planning scheme.
Whether the use or development will support and enhance agricultural production.	As above and it will improve agricultural production from the subject site by increasing the number of birds.
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	<p>The concrete pad for the sheds and dwarf walls will protect soil quality and the proposed use is considered an agricultural use so is not removing land from agricultural production.</p> <p>The dam will also require a clay lining to protect soil quality and groundwater.</p>
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	<p>Adjoining and nearby uses are generally dryland cropping and grazing.</p> <p>Some of the objectors are nearby farmers and are concerned with biosecurity risks and an increase in weed management as a result of truck movements. Concerns with avian flu have also been raised by objectors.</p> <p>Ways of dealing with some of these concerns are via an Environmental Management Plan</p>

	<p>and Traffic Management Plan which can form part of a planning approval.</p> <p>Matters such as avian flu are not a consideration for the <i>Planning and Environment Act 1987</i>.</p>
The capacity of the site to sustain the agricultural use.	Compliance with the Broiler Code and an Environmental Management Plan will help ensure the capacity of the site to sustain the use of the site for a broiler farm.
The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	<p>A private water pipeline fed from Tullaroop Creek is being extended from Farm 8 to Farm 10. It is then piped to three (3) storage tanks to provide at least seven (7) days backup with a storage of 1,000,000 litres.</p> <p>Ensuring the use of roads approved for heavy vehicles can be addressed in a Traffic Management Plan approved under a planning permit.</p>
Accommodation issues	
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	The caretakers house will reduce the area of productive agricultural land; however, it is supporting an agricultural use that is increasing agricultural production.
Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic, and hours of operation.	The caretakers' house is likely to be more affected by emissions on the subject site, rather than agricultural activities on adjoining or nearby land.
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	The caretakers' house is not considered likely to affect the operation and expansion of adjoining and nearby agricultural uses.
The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.	The caretakers' house is the only dwelling proposed and will result in a concentration or proliferation of dwellings in the area.
Environmental issues	
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.	The application states that stormwater is prevented from entering the sheds as the finished floor levels will be at least 0.5m above adjacent open earth drains between the sheds. Further protection is provided with concrete floors and the concrete dwarf walls. It is not

	<p>anticipated that stormwater will come into contact with any waste materials.</p> <p>All surface water flows will be directed via table drains to the proposed dam. The topography in the immediate vicinity of the proposed sheds is relatively flat, with low risk of soil erosion. All disturbed areas will be revegetated as soon as practical upon completion.</p> <p>If a planning permit is to issue it is reasonable to require a Stormwater Management Plan be submitted for Council's approval prior to the commencement of development.</p>
The impact of the use or development on the flora and fauna on the site and its surrounds.	The site is devoid of native vegetation and only one native bird species was identified as a result of the survey that formed the basis of the Flora and Fauna Assessment prepared by Mark Trengrove.
The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.	Refer above.
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	There are no nearby water and no native vegetation on site that could be impacted by on-site effluent disposal.
Design and siting issues	
The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.	<p>The buildings are co-located with the sheds and caretakers house, and the balance of the land will continue to be used for cropping purposes.</p> <p>Furthermore, under the planning scheme a 'broiler farm' is ultimately nested in the definition of 'agriculture,' so the broiler farm arguably does not remove land for agriculture.</p> <p>The caretaker's house does but only takes up a small area and is required to support the broiler farm use of the land.</p>
The impact of the siting, design, height, bulk, colours, and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.	The sheds are located 688m from the nearest road (Bald Hill Road), although only located 129m from the railway reserve. The caretaker's house is located approximately midway between the sheds and railway

	<p>reserve. The mortality composting pad is also located approximately midway between the sheds and the railway reserve.</p> <p>It is reasonable to request external materials and colours to be of muted tones. It is noted the applicant prefers the roof to be zincalume to reflect heat for the bird's welfare. This approach has been accepted in the VCAT decision relating to 705 Baringhup Road.</p> <p>Although the EPA and Agriculture Victoria will accept dead bird composting, Agriculture Victoria required more information and details to ensure the Broiler Code is being met.</p> <p>Alternatively, it is considered more appropriate to use dead bird freezing and removal of dead birds from the site.</p> <p>The setback of the mortality composting pad presents an unacceptable risk to the future use of the railway reserve as a rail trail.</p> <p>The mortality composting pad is not screened from the railway reserve and future users could be subject to odour and witnessing any disposal of the dead birds.</p> <p>It is noted that the VCAT decision for 705 Baringhup Road did not consider this a relevant consideration as users would be going by for only a short period of time and any impact from odour would likely be short lived.</p> <p>In this case though we are considering a mortality pad in very close proximity to the railway reserve. For that reason, it is considered appropriate to require its deletion and an alternative method of dead bird disposal such as freezing birds and removing them from site.</p>
<p>The impact on the character and appearance of the area or features of architectural, historic, or scientific significance or of natural scenic beauty or importance.</p>	<p>The landscape response is considered inadequate and as discussed elsewhere in this report a revised landscape plan should be required to:</p> <ul style="list-style-type: none"> • Reduce the height of the mound and widen the base to assist plant growth. • Widen the landscape buffers. • Choose locally indigenous plant species.

<p>The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications, and sewerage facilities.</p>	<p>The Castlemaine Maryborough Rail Trail has been supported via various funding sources including:</p> <ul style="list-style-type: none"> • Community (\$20,000) • CGSC (\$6,000) • MACS (\$6,000) • State Gov't (\$120,000)
<p>Whether the use and development will require traffic management measures.</p>	<p>A Traffic Impact Assessment Report prepared by Traffix Group accompanied the application material. It noted that the existing ingress and egress to/from the Pyrenees Highway is satisfactory.</p> <p>DTP provided no objection subject to specific planning permit conditions.</p> <p>A Traffic Management Plan should also be a condition of permit, and this should clearly identify haulage routes for all heavy vehicles visiting the site.</p> <p>Council's engineer did not object subject to conditions being placed on a permit relating to:</p> <ul style="list-style-type: none"> • Internal road design and construction. • Drainage • Land User Activity Agreement over Crown Land • Loading and Unloading • Waste disposal • Access to be from Pyrenees Highway.
<p>The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> – A permit for a wind energy facility; or – An application for a permit for a wind energy facility; or – An incorporated document approving a wind energy facility; or – A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978. 	<p>Not applicable</p>
<p>The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting,</p>	<p>Not applicable as the nearest quarry is approximately 2.8km to the south/west</p>

dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990 .	
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Overlays

There are no planning overlays applicable to the subject site.

Particular Provisions

Clause 53.09 applies to poultry farms and seeks to facilitate the establishment and expansion of poultry farms, including broiler farms, in a manner that is consistent with orderly and proper planning and the protection of the environment.

Clause 53.09-3 requires a broiler farm to comply with the *Victorian Code for Broiler Farms 2009 (plus 2018 amendments)*.

The Department of Agriculture is responsible for the Broiler Code and in their response provided conditional approval and recommendations for some additional details to be provided particularly relating to landscape and the mortality composting pad.

To address both comments from the Department of Agriculture and objections it is considered appropriate to require the removal of the mortality composting pad and to require a more robust landscape outcome.

The relevance of previous VCAT decisions

Planning permit 061-23/VCAT reference no. P270/2025

- A recent VCAT Order dated 16 October 2025 set aside Council's decision to refuse to grant a planning permit and directed that a planning permit be issued for use of the land for a broiler farm, caretakers house, associated buildings and works and to remove, destroy or lop vegetation.
- This was for the Pavilion Farms Farm 11 at 705 Baringhup Road Carisbrook.
- This decision is considered particularly relevant as it was also for a Class B Broiler Farm and has the same operational procedures as proposed for Farm 10.

Key reasons behind the VCAT decision included:

- The farm is classified as a Class B Broiler Farm, not a Cluster Broiler Farm, as the setbacks required under the Broiler Code of Practice are met.
- The relevant considerations are those of the Planning and Environment Act 1987, not other State provisions such as the Environment Protection Act 2017.
- No part of the Planning Policy Framework (PPF) or Municipal Planning Strategy (MPS) of the Central Goldfields Planning Scheme discourages additional broiler farms in the area surrounding Farm 11.
- The broiler farm is an agricultural use that is appropriate in a Farming Zone.
- The settlement plan in the MPS confirms the subject land and its surrounds as a farming area but not as 'high quality cropping land,' which applies to land in the Moolort Plans further to the south/east.
- An Odour Environmental Risk Assessment (OERA) is not required by the Broiler Code of Practice for a Class B Broiler Farm, so the Tribunal gave little weight to the OERA.
- Shortfalls in the application such as an inadequate landscape response could be dealt with via planning permit conditions.
- The Tribunal had little to no regard to the cumulative impact of an additional broiler farm as it was a Class B farm and not a Cluster farm.

- Viewlines into the site from the top of Mt Moolort which rises 100m above ground were not considered relevant as these were wholly from privately owned land.
- Compliance issues with other sites are not a relevant consideration.

In this decision the Tribunal also made reference to Farm 10 and gave clear direction that if Council is required to make a decision about Farm 10, that the VCAT decision for Farm 11 is a relevant consideration.

Odour impacts

An Odour ERA was prepared by GHD, dated 4 December 2024. This report address both 3280 Pyrenees Highway Moolort (Farm 10) and the recently approved Farm 11 at 705 Baringhup Road Carisbrook. It took into consideration the impact of existing and proposed farms including:

Farm 7	Existing	394 Bald Hill Road Carisbrook
Farm 8	Existing	3280 Pyrenees Highway Carisbrook
Farm 9	Existing	683 Baringhup Road Carisbrook
Farm 10	Proposed	3280 Pyrenees Highway Carisbrook
Farm 11	Approved	705 Baringhup Road Carisbrook

The Odour ERA was undertaken in accordance with the requirements of EPA *Publication 1883 – Guidance for assessing odour and Agrifutures – Planning and environment guideline for establishing meat chicken farms: Guide 1 – Assessment Guide*.

- The EPA publication 1883 provides three levels of assessment including:
- Level 1 – Gateway assessment of emissions duration, wind direction, and cumulative odour sources.
- Level 2 – Source-Pathway-Receptor assessment.
- Level 3 – Detailed risk assessment that could include:
 - Comparisons with similar operations or case studies.
 - Risk assessment using field odour surveillance data.
 - Complaint assessment.
 - Community odour surveys/questionnaires and odour diaries.
 - The use of dispersion modelling.

The GHD report adopted a Level 3 assessment and included:

- Complaint assessment.
- Odour surveys.
- Odour dispersion modelling.

The GHD report identified sensitive receptors, all dwellings, within a 2km radius of the site. The dispersion modelling was based on the five-odour unit (OU) 99.9th percentile 3-minute average of odour modelling. As stated in the GHD report this *“is generally used to assess the predicted downwind odour concentrations during short time worst-case, poor dispersive meteorological conditions. This 99.9th percentile is generally taken as the level that if the odour is obvious and has an offensive character, it may lead to nuisance and resultant complaint”*.

Of the identified seven (7) sensitive receptors, all were identified as being subject to 99.9th percentile offsite concentrations predicted at above the 5 OU from the current farms and this increased as a result of the proposed farms (Farms 10 and 11).

Table 12 in the GHD report identifies the overall risk of odour impacts from current farms and Table 13 identifies the overall risk of odour impacts from current and proposed farms. Table 12 identifies that R1 is at risk of moderate offensive odour and Table 13 identifies that R1, R5, R6 and R7 are each at risk of moderate offensive odour.

R1 experiences the greatest risk of offensive odour at 24.9 odour units from existing farms and 32.5 odour units from existing and proposed farms. R5 and R7 experience the greatest increase going from 7.8 odour units to 19.8 odour units and 8.8 odour units to 24.9 odour units, respectively.

Moderate risk means a receptor is likely to experience offensive (obvious) odour. Although there may be some residual risk, the GHD report states it is possible it can be practically and effectively managed.

The GHD report goes on to state that odour level needs to almost treble before an increase in perceived intensity is registered.

GHD also recalibrated the dispersion model and compared the modelled results with odour survey observations. They identified the likely modelled odour concentrations that could describe the 'obvious' odour experienced by surveyors to be 10 OU. The 'obvious' odour was used as the level which may lead to nuisance and complaint. The updated risk assessment indicated that the risk of offensive odour is low at all identified sensitive receptors.

The complaint analysis was based on complaints received at Central Goldfields Shire Council and EPA from 2018 – 2024. The GHD analysis states that during that time Council received 92 complaints in 2019. Of these thirty-two (32) related to other farms and sixty (60) did not specifically allege a source. One (1) complaint in 2020 related to Rodborough Road and two (2) complaints in 2022 related to Baringhup Road Carisbrook.

It was made clear in the recent VCAT decision relating to 705 Baringhup Road that non-compliance or operational issues with other broiler farms was not a relevant consideration. EPA Victoria were satisfied with the way the GHD report was conducted and its outcomes. It is considered appropriate to endorse the GHD report under a planning permit so the recommendations can be implemented.

Visual/landscape impacts and landscaping

The proposed 10m landscape buffer around the sheds is considered inadequate. In coming to this conclusion regard was had to the VCAT decision for 705 Baringhup Road Carisbrook (VCAT Ref: P270/2025).

Farm 10 is sited 688m from Bald Hill Road to the west and 129m from the rail reserve to the rear. It is noted that the recently approved Farm 11 at 705 Baringhup Road is setback 176m from Baringhup Road.

The Tribunal recognised that Farm 11 is located within the Moolort Plains which is a relatively flat setting, with large rural landholdings used for grazing or cropping on sites that have been largely cleared for that purpose. The Moolort Plains are identified in the PPF and MPS, however they are not included in a Significant Landscape Overlay (SLO) in the Central Goldfields Planning Scheme. Mount Moolort is a significant topographical feature rising 100m above ground and although it was likely that Farm 11 could be seen from there, the Tribunal was of the view this was not a relevant consideration as this is wholly privately owned land.

The Tribunal felt the impact of Farm 11 on the landscape was acceptable.

The applicant did provide expert landscape evidence from Mr John Patrick. Mr Patrick provided some key advice considered relevant to Farm 10:

- Trees identified on the landscape plan submitted with the application were largely non-indigenous.
- Locally indigenous species are preferred and Mr Patrick identified mainly Buloke, with secondary plantings of Yellow Gum, Yellow Box and Grey Box. The screen could also be thickened with shrub planting of wattle varieties.
- Due to compaction and profile, the 3m high bund leads to slow tree growth, tree instability, and water shedding.
- Mr Patrick recommended a lower bund of no more than 1m with a broader base to limit water shedding and provide a 'gentle modification' to the Moolort Plains context.
- Buffer widths should vary depending upon the priority. In the instance of Farm 10 the priority interfaces are the rail reserve and Bald Hill Road, so these could be much wider.
- For Baringhup Road Mr Patrick had buffer widths varying between 10m and 40m.

The Tribunal accepted Mr Patrick's evidence and stated that unless the landscape plan was improved, from that submitted with the permit application, they would not be prepared to grant a planning permit.

Noise and other amenity impacts

An Acoustic report has not been submitted with the application; however, the Environmental Management Plan submitted with the application and dated November 2024 does address noise at Section 2.5. This includes measures such as:

- Repair of equipment failures resulting in increased off-site noise within one week.
- Drivers to minimise vehicle reversing.
- Use of low noise alarms, house alarms, and paging systems.
- Operational measures such as instructing bird pick drives and crews to conduct their business as quietly as possible.
- Compliance with relevant legislation such as the national Environmental management System for the Meat Chicken Industry – Rural Industries Research & Development Corporation Publication No. 03/038.

Should a planning permit be issued conditions can be included relating to:

- Amenity
- Compliance with EPA Regulations
- Submission of an Acoustic Assessment and inclusion of any recommendations in a Noise Management Plan.

The management of runoff and stormwater

A hydrological report was not submitted with the application but if a planning permit is to issue this should be required as a condition of planning permit and should address Planning Practice Note PPN 55: Planning in open drinking water catchments to ensure the proposed development will not have a detrimental impact on the open drinking water catchment

Traffic safety and efficiency

Council engaged a Traffic Engineer (Impact) to prepare a Traffic and Transport Assessment (November 2024) (TTA) to examine the cumulative traffic impacts of the five existing broiler farms and the three proposed broiler farms, including the subject site.

The TTA assessed the impact on the existing road network including:

- Pyrenees Highway.
- Rodborough Road.
- Clarkes Road.
- Locks Lane.
- Moolort-Baringhup Road.
- Baringhup Road.

The Impact report identified Baringhup Road and Pyrenees Highway as pre-approved for haulage and typically a permit is not required to use these roads. Moolort-Baringhup Road is not a pre-approved haulage route, and approval is required for haulage access of 26m B-doubles were to utilise this route for delivery.

The haulage route to the subject site was identified as Bendigo-Maldon Road, Allans Road, Lowther Street, Bridgwater-Maldon Road, Baringhup Road, Moolort Road, Moolort-Baringhup Road.

The peak cumulative traffic volumes were estimated to be 842 movements per batch, assuming a 7-week growing cycle and 2 weeks for preparation for the next batch. This was further broken down to be 20 vehicle movements per day.

Sight distances were assessed at various intersections with Baringhup Road and Bald Hill Road intersection having inadequate sight distances i.e. less than 300m in both directions. The Impact report recommended reducing speeds on the northeast bound approach from 100km/hr to 90 km/hr and for the westbound approach to 70 km/hr.

Additionally installing warning signs such as 'trucks entering, along with rumble strips or solid centrelines near the intersection is recommended to enhance driver awareness and safety.

The applicant also prepared their own Traffic Management Plan and following a request for further information from the Department of Transport and Planning (DTP), they had a Traffic Engineering Assessment prepared by Traffix Group, dated June 2024. The Traffix Group report has been used for the purpose of this report to Council.

The Traffix Group report recognised that the subject site also caters for an existing broiler farm, Farm 8, also operated by Pavilion Farms. Farm 8 also provides six (6) sheds for 400,000 birds. Vehicle access to Farm 8 and for the proposed Farm 10 is via a single connection with Pyrenees Highway which provides a basic left turn (BAL) treatment and basic right turn (BAR) treatment as shown in the Figure below. These access treatments were required by the Department of Transport and Planning (DTP) for the previous Farm 8 proposal.



Figure 3 - Aerial photograph of existing access (Source: Traffic Engineering Assessment, Traffix Group, June 2024)

Based on existing and proposed traffic movements the anticipated daily traffic movements are shown in the table below, with the Traffix Group report stating that these figures are conservative.

Week	Total Daily Vehicle Movements	Entry Movements	Exit Movements
1	22	11	11
2	18	9	9
3	18	9	9
4	30	15	15
5	30	15	15
6	30	15	15
7	30	15	15
8	18	9	9
9	30	15	15

The Traffix Group report concludes that the existing basic left turn treatment (BAL) and basic right turn treatment (BAR) are adequate when taking into consideration the additional traffic movements of the proposed Farm 10.

To address objector concerns about heavy vehicles and the impact on roads and the amenity of residents it is reasonable that if a planning permit is to issue to require a Traffic Management Plan that addresses matters such as:

- Haulage routes to and from the broiler farm utilising pre-approved heavy vehicle routes.
- Securing of litter loads to prevent dust and particle emissions.

Car parking

The use of land for a broiler farm is not a listed within Table 1: Car Parking Requirements at Clause 52.06-5 of the Planning Scheme. As such, and in accordance with clause 52.06-6, car parking spaces must be provided to the satisfaction of the Responsible Authority before the use commences.

The application plans do not show the provision of carparking. Considering the proposed number of staff, the nature of the operations, and the proximity of the caretakers' house that provides further car parking, it is considered that this can adequately be addressed by a condition of permit requiring six (6) car parking spaces.

Further, there are areas around the site that may provide informal car parking opportunities, if required, and ample space for trucks to park for deliveries/collections.

Car parking should be constructed to the satisfaction of Council with compacted crushed road and drained.

Land Capability Assessment

A Land Capability Assessment prepared by Provincial Geotechnical P/L and dated 15 January 2024 was submitted with the application to address the needs of the proposed caretaker's house. This report refers to the subject site as 290 Bald Hill Road Carisbrook, although it does refer to Farm 10. If a planning permit is issued an amended plan condition should require the report to be amended to include the correct address. It is noted that attachments to the report including the property report and aerial image refer to the correct property.

The LCA is based upon a four (4) bedroom dwelling however has no regard to the operation of the broiler farm.

The General Environmental Duty, Section 25, of the Environment Protection Act 2017 applies to households and businesses and any person doing any activity that creates a risk to human health and the environment from waste or pollution.

If a planning permit is to issue the LCA should be updated to address the broiler farm operation and impact on land capability and to ensure that the General Environmental Duty provisions (Section 25) of the *Environment Protection Act 2017* can be satisfactorily met. It should also address Planning Practice Note PPN55: Planning in open drinking water catchments to ensure the proposed development will not have a detrimental impact on the open drinking water catchment.

Biodiversity impacts

A Flora and Fauna Assessment prepared by Mark Trengrove Ecological Services and dated October 2023 was submitted with the application.

A field survey was conducted on 20 September 2023; records were taken of all indigenous vascular plant and dominant exotic plant species. Observations were made of the existing habitat value; a casual survey was undertaken of vertebrate fauna and vegetation was mapped.

The site was assessed on the same day to determine the value of the site for terrestrial vertebrate fauna.

Pre 1750 EVC mapping of the study area undertaken by DEECA indicates that the study area comprised of EVC 803 Plains Woodland, however the current study records no native vegetation that accords with EVC 803 Plains Woodland.

No native vascular plant species were recorded in the study area. The whole site consists of relatively consistent cropping paddocks, sown to wheat that carry no native vegetation.

Only one vertebrate faunal species was sighted, and this was the locally significant Australian Raven.

The Flora and Fauna assessment concluded that no native vegetation was recorded for the study area, only one locally significant bird species, Australian Raven, was sighted and there are no implications under the Commonwealth EPCB Act, Clause 52.17 of the Central Goldfields Planning Scheme or the Flora and Fauna Guarantee Act.

The Broiler Code

The Department of Agriculture have provided their consent and provided a detailed assessment of the proposal against the Broiler Code. There are some deficiencies in the proposal, however nothing that could not be addressed by providing further details.

A review of the Department of Agriculture response is provided earlier in this report, and their response is attached to this report.

Environmental Management Plan

Element 6 (E6): Farm operation and management of the Broiler Code require an Environmental Management Plan (EMP). It is to include strategies and measures to avoid or minimise environmental risks and contingency actions to manage environmental problems that may arise. An EMP was submitted with the application material and subsequently provided to Agriculture Victoria for their review.

Agriculture Victoria were satisfied with the submitted EMP and recommended the Odour ERA, EMP and plans form part of any permit to the satisfaction of the Responsible Authority.

Other matters raised in objections and submissions.

Some of the issues raised by objectors such as decreasing property values, compliance with other planning permits and the cumulative impact of broiler farms are not considered a relevant planning consideration.

Decreasing property values has long been held by VCAT not to be a relevant planning consideration.

We can only consider the application before Council and any compliance issues with other planning permits is a potential separate enforcement action for Council to consider.

Cumulative impacts cannot be considered as the proposed broiler farm is classified as a Class B Farm, not a Cluster Farm. This has been confirmed by both the EPA and Department of Agriculture in their respective responses.

Conclusion

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

It is appropriate to ensure planning permit conditions adequately deal with operational requirements to ensure the above is achieved.

CONSULTATION/COMMUNICATION

As set out earlier within this report, notice of the application was given in the prescribed form in accordance with section 52 of the Act. Notice was given by placing a sign at the site, by publishing a notice in the Carisbrook Mercury, and sending it by post. Notice was given to the owners and occupiers of adjoining and surrounding land as well as to the EPA Victoria, while informal notice was also provided to Agriculture Victoria.

As a result, fifty-six (56) objections were received alongside two (2) neutral submissions from the EPA Victoria and Agriculture Victoria. The matters raised in both the objections and submissions have been addressed in the preceding assessment.

Council's decision on the matter will be communicated to all relevant parties following the Council meeting. Regardless of whether Council decides to grant or refuse a permit, the permit applicant

as well as all objectors and submitters will receive a letter advising them of Council's decision and setting out their appeal (or review) rights to VCAT under the Act.

FINANCIAL & RESOURCE IMPLICATIONS

The assessment of planning permit applications is within the normal operational budget of Council. To assist in the assessment and consideration of both the subject planning permit application and two other applications for proposed broiler farms in the municipality, Council's Planning department commissioned a Traffic and Transport Assessment by Impact Traffic Engineering Pty Ltd. This was prepared and provided for a total cost of \$9,460.00 incl. GST.

Should any party appeal Council's decision to VCAT and a review process occurs, additional costs will be incurred. These situations may arise if:

- Pursuant to section 77 of the Act, the permit applicant applies to VCAT for review of Council's decision to refuse to grant the permit.
- Pursuant to section 79 of the Act, the permit applicant applies to VCAT for review of Council's failure to grant the permit within the prescribed time.
- Pursuant to section 80 of the Act, the permit applicant applies to VCAT for review of any condition in a permit which Council has issued or decided to grant.
- Pursuant to section 82 of the Act, an objector applies to VCAT for review of Council's decision to grant a permit.

RISK MANAGEMENT

This report responds to Council's strategic risks:

Community Well-being - Failure to recognise and manage the impact of changing social and economic conditions on the community by assessing the application under section 60 of the Planning and Environment Act 1987 including giving consideration to amenity impacts, environmental sustainability, and compatibility with surrounding land uses.

Governance - Failure to transparently govern and embrace good governance practices by providing a clear, transparent assessment based on statutory requirements and community input. The report outlines the application details, relevant planning controls, and the rationale for the recommendation, ensuring accountability and informed decision-making.

Legislative compliance - Failure to manage our compliance with relevant legislative requirements by outlining in the report the statutory assessment process, including consideration of all matters required under section 60 of the Act, and documenting public notice and submissions in accordance with legislative requirements.

CONCLUSION

Planning permit application 022-23 seeks approval for the use and development of the land for a Class B broiler farm for up to 400,000 birds and a caretaker's house with associated buildings and works at 3280 Pyrenees Highway Moolort.

A Council resolution/determination is sought on the application as fifty-six (56) objections and two (2) neutral submissions have been received.

The recommendation of this report is that Council, as the Responsible Authority and pursuant to section 61 of the Planning and Environment Act 1987, decides to grant a permit subject to conditions and issue a Notice of Decision to Grant a Permit in respect of planning permit application no. 022-23 for the use and development of the land for a Class B broiler farm for up to 400,000 birds and a caretakers house with associated buildings and works at 3280 Pyrenees Highway, Moolort.

ATTACHMENTS

1. 20241220 022-23 Ag Vic submission [7.4.1]
2. 20240509 022-23 EPA submission [7.4.2]
3. 20240701 022-23 DTP referral response conditional consent - 3280 Pyrenees Highway Carisbrook [7.4.3]

4. 20240516 022-23 GMW referral response conditional consent [**7.4.4**]
5. 20240621 022-23 Plans [**7.4.5**]



Agriculture Victoria

20 December 2024

Tim Wild
Principal Planner, Statutory Planning
Central Goldfields Shire Council
22 Nolan Street,
MARYBOROUGH, VIC, 3465

Email: mail@cgoldshire.vic.gov.au

Dear Tim,

RE: Planning Permit Application 022-23 Use and development of the land for a class B broiler farm and caretakers house with associated buildings and works and alteration of access to a Transport Zone 2.

**Land at: 3280 Pyrenees Highway CARISBROOK 3464
LOT 6 TP98420**

Reference: 022-23

Thank you for the opportunity to provide comment on further information pursuant to a notice of application under Section 52 of the *Planning and Environment Act, 1987*.

This advice must be read in conjunction with the Agriculture Victoria initial referral response dated 12 November 2024

The advice provided in this letter relates to:

1. Review of updated documents

1. Review of updated documents

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Agriculture Victoria has reviewed the following provided supporting documentation:

- 022-23 Planning Report – Farm 10, November 2024
- 022-23 Planning Report (markup) – Farm 10, November 2024
- 022-23 Broiler Farm Proposal Summary
- 022-23 Environmental Management Plan (EMP) – Farm 10, November 2024
- Odour Environmental Risk Assessment – 4 December 2024,
- GHD022-23 Land Capability Assessment

Agriculture Victoria has based our assessment on the requirements of the [Victorian Code For Broiler Farms 2009 Plus 2018 Amendments](#) (Broiler Code) with some reference to the following additional sources:

- [Planning and environment guideline for establishing meat chicken farms, Guide 1 Assessment guide, November 2021](#)
- [National Farm Biosecurity Manual poultry production](#)

Agriculture Victoria provides the following summary based on the Broiler Code Appendix 5: Proposal Summary and Application Checklist

Colour key	
Condition/requirement met, adequate detail provided	
More detail/revision required	
Not addressed	
Condition/requirement not met	

Appendix 5: Checklist for planners: Compliance with Code elements

	Yes / No	Comment	
Element 1: Location, siting and size Through the provision of appropriate setback and separation distances, do the location and size of the broiler farm and the siting of the broiler sheds, temporary litter stockpiles, compost piles and litter spreading areas: • minimise the risk of adverse amenity impacts on nearby existing, planned and potential future sensitive uses as a result of odour, dust and noise?	Gaps	Resolution of mortalities composting design and construction required.	

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• not adversely affect the use and development of nearby land?			
• avoid pollution of ground and surface waters?			
• avoid adverse impacts on the visual quality of the landscape?			
• minimise biosecurity risks?			
Standard E1 S1 Amenity protection	Yes		
AM E1 M1.1 Residential Zone >1000m	Yes		
AM E1 M1.2 RLZ >750 m	Yes		
AM E1 M1.3 Meteorological conditions considered	Yes		
AM E1 M1.4 Farm Boundary >100m	Yes		
AM E1 M1.5 Litter stockpile >300m sensitive use	N/A	No litter stockpile proposed	
AM E1 M1.6 litter spreading >20m farm boundary	N/A	Litter to be removed from site	
AM E1 M1.7 litter spreading >100m sensitive use	N/A	Litter to be removed from site	
Standard E1 S2 Waterway protection			
AM E1 M2.1 Vegetative buffer 30m along waterway	N/A	No Waterway identified	
AM E1 M2.2 20m buffer from shed to vegetative buffer	N/A		
AM E1 M2.3 litter stockpile/spreading distance to waterways	N/A	No stockpile or litter spreading proposed	
Standard E1 S3 Protecting the visual quality of the landscape	Yes		
AM E1 M3.1 B&W not on steep slopes	Yes	Site is not steep	
AM E1 M3.2 B&W orientated to follow contours	Yes	Limited site contours	
AM E1 M3.3 existing ridgeline vegetation maintained	Yes	No vegetation removal proposed	
Standard E1 S4 Biosecurity	Yes		
AM E1 M4.1 Separation from other poultry farms	Yes	686m buffer maintained	
AM E1 M4.2 Stockpile >100m from shed	No	Mortalities composting appears to be within 100m of sheds	
AM E1 M4.3 Litter spreading >20 m from shed	N/A	No litter spreading proposed	
Standard E1 S5 Future use and development of neighbouring land			
AM E1 M5.1 Class B separation <50% of neighbouring property	No	Proposal needs to clarify surrounding land ownership	
AM E1 M5.2 Class B neighbouring property retains building parcel	No	Proposal needs to clarify surrounding land ownership	
Element 2: Farm design, layout and construction			
Is the broiler farm development designed and constructed to minimise the risk of adverse off-site impacts and support the cost-effective operational efficiency of the farm?			
Standard E2 S1 Protecting the visual quality of the landscape	Yes		
AM E2 M1.1 Buildings are constructed in response to the topography of the land	Yes	Screening proposed	
AM E2 M1.2 Sheds clad in non-reflective and natural-coloured materials	Yes		
Standard E2 S2 Efficient farm operation			

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AM E2 M2.1 Shed orientation and tunnel fan location	Yes		
AM E2 M2.2 Site designed for efficient operation	Yes		
AM E2 M2.3 Site designed to prevent access by wild bird and vermin	Yes		
AM E2 M2.4 Water availability	Yes		
AM E2 M2.5 Water supply backup	Yes		
AM E2 M2.6 Detail of water treatment system	Yes		
AM E2 M2.7 Feed and water system adjusted as birds grow	Yes	The modern systems proposed have this functionality	
AM E2 M2.8 Nipple drinkers used	Yes		
AM E2 M2.9 Systems designed to minimise feed spills	Yes		
Standard E2 S3 Avoiding environmental impacts from broiler sheds	Yes		
AM E2 M3.1 Concrete hard stand at entrance to sheds	Yes		
AM E2 M3.2 Low permeability shed base	Yes		
AM E2 M3.3 Floor level above natural surface level	Yes		
Standard E2 S4 Noise management			
AM E2 M4.1 design and siting to minimise noise	Yes		
Standard E2 S5 Stormwater drainage			
AM E2 M5.1 Clean stormwater areas separated from areas that broiler farm waste may affect	Yes		
AM E2 M5.2 Stormwater from sheds and hard standing apron areas is collected and managed on site in a dam(s) or tanks within the broiler farm boundary	Yes		
AM E2 M5.3 Stormwater table drains with an appropriate gradient are established	Yes		
AM E2 M5.4 Soil erosion mitigation	N/A	Flat site limits erosion potential	
AM E2 M5.5 Stormwater management consistent with stormwater management plan of the responsible authority	UK	Unknown. Agriculture Victoria is not in the best position to judge this criteria	
AM E2 M5.6 Retaining dams are constructed with the capacity to retain run-off from a one-in-ten-year storm.	Yes		
Element 3: Traffic, site access, on-farm roads and parking Do the location, design and construction of farm access points, internal roads and parking areas support the safe and efficient entry and exit to the site, movement of vehicles and operation of the farm? Do the location, design and construction of farm access points, internal roads and parking areas minimise noise and lighting impacts?	Gaps	<ul style="list-style-type: none"> Access point at least 30m inside farm boundary not addressed in materials 	
Standard E3 S1 Site access (Standard 1)	No		
AM E3 M1.1 Access points constructed to appropriate standard	No	Not shown on plans	
AM E3 M1.2 Access point at least 30 metres inside boundary	No	Not shown on plans	

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Standard E3 S2 Site access (Standard 2)	Yes		
AM E3 M2.1 Vehicle access points are located away from sensitive use	Yes		
AM E3 M2.2 Lighting designed to limit spill	No	No detail provided	
Standard E3 S3 Internal roads and car parking (Standard 1)			
AM E3 M3.1 Internal roads appropriately constructed	Yes	Subject to Council conditions	
AM E3 M3.2 Appropriate parking provided	Yes	Subject to Council conditions	
Standard E3 S4 Internal roads and car parking (Standard 2)			
AM E3 M4.1 Internal roads and parking areas are designed to ensure efficient traffic flow and to reduce the need for vehicles to reverse.	Yes		
AM E3 M4.2 Internal roads and parking areas located away from sensitive use	Yes		
AM E3 M4.3 Lighting baffled	Yes		
Element 4: Landscaping Is landscaping used to minimise the visual impact of broiler sheds and litter storage areas, reduce the risk of light and dust impacts on nearby sensitive uses, and protect, manage and enhance on-farm native vegetation and biodiversity?			
Standard E4 S1 Landscaping			
AM E4 M1.1 Dense vegetation and planting along frontages to public roads and other highly exposed site boundaries to provide screening	No	Vegetation plantings only proposed directly around works area. No screening proposed along roads	
AM E4 M1.2 The landscape plan incorporates a mix of trees and large shrubs	Yes		
AM E4 M1.3 Retains existing trees and native vegetation	Yes	None on the development site	
AM E4 M1.4 Mounds of approximately 2 m high are used if the natural topography and tree planting cannot effectively screen a broiler farm	Yes	Not required in the flat landscape	
AM E4 M1.5 Plantings and vegetation are located no closer than 20 m from the perimeter of the broiler sheds	Yes		
AM E4 M1.6 Unpaved areas around sheds are grassed to prevent soil erosion and minimise the heat load	Yes		
AM E4 M1.7 Ground surfaces that are exposed to erosion are stabilised with ground cover planting	Yes		
AM E4 M1.8 The permit approval requires the establishment of a landscape performance bond, to ensure effective implementation of a landscape plan approved by the responsible authority.	No	No detail provided	
Element 5: Waste management Are measures in place to manage spent litter from the farm operations to minimise odour and dust generation, prevent the pollution of surface water, groundwater and land, and minimise biosecurity risks?	Gaps	<ul style="list-style-type: none"> Mortality composting detail and design not provided 	

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Are measures in place to manage the disposal of dead birds from the farm operations to minimise odour and dust generation, prevent pollution of surface water, groundwater and land, and minimise biosecurity risks? Are measures in place to manage chemical waste from the farm operations to prevent the pollution of surface water, groundwater and land?			
Standard E5 S1 Spent litter	N/A	None proposed	
AM E5 M1.1 Temporary litter stockpiles/compost piles are not visible/screened	No	No detail provided	
AM E5 M1.2 Stockpiles are located to prevent run-off into sensitive areas	No	None proposed	
AM E5 M1.3 Nutrient-rich run-off stockpiles is collected in a sump or dam	No	None proposed	
AM E5 M1.4 Stockpiles are on an impermeable base	No	None proposed	
AM E5 M1.5 Litter application is not on land subject to conditions where there is any risk of nutrient run-off to waterways, surrounding land or groundwater.	N/A	None proposed	
Standard E5 S2 Dead birds			
AM E5 M2.1 Adequate freezers and space for the freezers are provided	N/A		
AM E5 M2.2 Dead bird bins are not left in public view, and the collection vehicle does not come in close proximity to the broiler sheds	No	Not addressed	
AM E5 M2.3 The collection point so the bins are protected from extreme weather conditions; and the site can be easily cleaned in the event of a spill	N/A		
AM E5 M2.4 Dead bird collection vehicles and all containment systems are leak proof and vermin proof	N/A		
Disposal by composting of farm – Approved measures E5 M1.1-1.4 all apply to meet the standard for this system of dead bird management			
AM E5 M2.5 Incineration of dead birds is only in incinerators built for purpose.	N/A	Not proposed	
AM E5 M2.6 On-site burial of dead birds is undertaken only in an emergency situation and with the approval of the relevant authorities	N/A	EMP proposes on-site and off-site removal from site rather than on-site burial	
Standard E5 S3 Chemical waste			
AM E5 M3.1 Secure sheds, with an impermeable concrete base and appropriate bunding	Yes		
Element 6: Farm operation and management (environmental management plan (EMP)) Are measures in place to ensure best practice management of the farm to avoid or minimise the risk of adverse impacts on the surrounding environment and neighbouring sensitive uses? Does the EMP adequately describe the day-to-day operation and management of the farm, including contingency plans? Does the EMP adequately describe the routine auditing program proposed for the farm?	Yes		

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Standard E6 S1			
AM E6 M1.1 An environmental management plan (EMP) is developed that is site specific and based on the approved generic EMP	Yes		
AM E6 M1.2 The farm grower / operator maintains and updates (as required) a manual containing the EMP		Not able to be assessed at application stage. A matter for continuing compliance with the Broiler code when farm operational	

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Conclusion

The Central Goldfields Shire Council as the responsible authority will have to make a determination as to whether the application for the proposal meets the strategic objectives of the Central Goldfields Planning Scheme.

Agriculture Victoria considers that:

- The Application addresses the requirements of the *Victorian Code for Broiler Farms 2009 (plus 2018 amendments)*, subject to amendments as per the following:
 - 022-23 Planning Report – Farm 10, November 2024, is amended to remove reference to Greater Geelong Planning Scheme in contents page 2
 - Construction and site plans are amended to include detail and design for dead bird composting and re-use to the satisfaction of Council (noting references to that activity in 022-23 Planning Report – Farm 10, November 2024, and 022-23 Environmental Management Plan (EMP) – Farm 10, November 2024)
 - Agriculture Victoria have previously noted the application material provides no detail as to the design and construction of the mortality composting pad or the spreading of compost on the land and this is yet to be addressed.
 - Matters raised in Appendix 5: Checklist for planners: Compliance with Code elements as per previous pages.
- The proposed shed location would appear to meet the minimum separation distance requirement of 686m for a Class B broiler farm with 400,000 birds to neighbouring sensitive uses (dwellings).
- The Environment Protection Authority Victoria will be able to provide comment on the suitability of the Odour Environmental Risk Assessment (OERA) and comments that: *sensitive receptors were identified within 2 km of radius from the site as this is generally considered the distance at which sensitive receptors are likely to experience odour nuisance from an odour source. A total of seven receptors have been identified within 2 km of the site boundary to be included in this assessment.* (3.3 Sensitive receptors)

Recommendations

Agriculture Victoria conditionally supports the application 022-23 on LOT 6 TP98420, 3280 Pyrenees Highway, Carisbrook for the use and development of the land for class B broiler farm with a maximum farm capacity of 400,000 birds and recommends that if a permit is granted that:

- The permit 022-23 for LOT 6 TP98420, 3280 Pyrenees Highway, Carisbrook allows: The use and development of the land for class B broiler farm with a maximum farm capacity of 400,000 birds.
- The Odour ERA, Environmental Management Plan and Site Plans are endorsed and form part of any permit issued to the satisfaction of the Responsible Authority.

This letter of advice is provided to Council to assist their assessment of the above planning permit application and any requirement in seeking further information from the applicant as part of its assessment process. The information provided should be considered as advisory in nature to inform Council's determination as the Responsible Authority.

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Please provide a copy of Council's decision for our records.

Please contact me if you require any further clarification.

Regards



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Agriculture Victoria Planning and Advisory Service
Agriculture Victoria | Department of Energy, Environment and Climate Action
255 Ferguson Road, Tatura, Victoria 3616
M: 0436 934 574 | E: agvic.planning@agriculture.vic.gov.au

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Tim Wild

From: Development Advisory <development.advisory@epa.vic.gov.au>
Sent: Thursday, 9 May 2024 2:59 PM
To: Tim Wild
Subject: EPA Response: planning permit application - 022-23 - 3280 Pyrenees Highway, Carisbrook

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Dear Tim,

RE: Planning permit application: 022-23

Proposal: Use and development of the land for a class B broiler farm and caretakers house with associated buildings and works and alteration of access to a Transport Zone 2

Address: 3280 Pyrenees Highway, Carisbrook

Thank you for your correspondence in relation to the above planning permit application, received by Environment Protection Authority (EPA) on 29 April 2024.

EPA is not a statutory referral Authority under Section 55 of the *Planning and Environment Act 1987*, since this proposal:

- a) does not require a licence or works approval or amendment to a licence or works approval;
- b) is not proposed to be used for an industry or warehouse for a purpose listed in the table to Clause 53.10 shown with a threshold distance not specified or for which the threshold distance cannot be met; and
- c) is not a proposed extractive industry intended to be used at a later date for landfill.

The Proposal

EPA understands this permit application is for the use and development of a broiler farm and associated caretaker's residences in a Farming Zone, on Lot 6, TP98420 at 3280 Pyrenees Highway, Carisbrook.

The proposal seeks to use the land for a Class B Broiler farm and associated caretakers residence. The farm will have a maximum capacity of 400,000 birds. Proposed development includes:

- Six (6) broiler sheds.
- A caretakers house.
- 9 feed siloes of approximately 9m in height and 3.4m in diameter.
- An amenities building.
- An energy centre building.
- 3 water storage tanks and a water settling pond.
- An extension of a 150mm PVC water line to the farm from an existing waterline.
- An all weather access road from Pyrenees Highway.

The farm will operate 24 hours a day, 365 days of the year for the primary purpose of growing broilers for chicken meat. The application states that majority of the work and traffic generation will occur between the hours of 7am and 7pm on weekdays, and 7am and 1pm on Saturdays. No information has been provided regarding operations on a Sunday. Bird collection for slaughter will occur during the night, when the birds are asleep and/or largely inactive. Five (5) full time employees will be required to operate the farm.

Based on the information provided, EPA does not object to the proposal. However, Class B broiler farms may pose risks in terms of odour, noise, and dust production. As such, EPA provides the following advice intended to assist Council as the responsible

authority, as well as the proponent, in ensuring the development does not cause harm to the environment, amenity or human health.

Farm classification and recommended minimum separation distances

The “Victorian Code for Broiler Farms 2009 (the Code)” provides a basis for the planning, assessment, and approval of broiler farms in Victoria. Compliance with the Code is mandatory for the establishment of all new broiler farms in Victoria. The Code classifies broiler farms and applies differing assessment requirements, notification, and review rights depending on this classification.

The Code establishes minimum separation distances required between broiler farms and sensitive uses to minimise any off-site impacts of the industry. In accordance with Formula 1 of the Code and a farm capacity of up to 400,000 the required distance for this proposal is calculated to be 686m. This distance is met by the proposal, with the closest sensitive receptors being 1116m to the broiler sheds.

Under the Code, the proposed farm is therefore classified as a Class B Broiler Farm as:

- The proposed farm capacity will not exceed 400,000 birds; and
- The development can meet the minimum separation distance requirement (as defined by Formula 1 of the Victorian Code for Broiler Farms 2009), with this distance not being fully contained within the broiler farm boundary.

Therefore, the farm does not require an Odour Environmental Risk Assessment (Odour ERA) for the development to proceed.

State of Knowledge and Expectations under the General Environmental Duty

EPA advises that the *Environment Protection Act 2017* came into effect on 1 July 2021.

The general environmental duty (GED) forms the centrepiece of the new laws. It describes that all Victorians have an obligation to prevent risks to human health or the environment by understanding those risks and taking reasonably practicable steps to eliminate or minimise them. This includes being familiar with the state of knowledge associated with a practice.

The concept of ‘state of knowledge’ describes the body of accepted knowledge that is known, or ought to be known, about the risks to human health or the environment which a specific practice or industry presents, including any knowledge relating to industry best practice methods of risk minimisation or management.

EPA considers that the publication “Planning and Environment Guideline for Establishing Meat Chicken Farms (2021) (the Guideline)” produced by AgriFutures is key to the current state of knowledge relating to broiler farms:

- Guide 1: Assessment guide (Australian industry standard), <https://agrifutures.com.au/product/planning-and-environment-guideline-forestablishing-meat-chicken-farms-guide-1-assessment-guide/>
- Guide 2: Applicant guide (Australian industry standard), <https://agrifutures.com.au/product/planning-and-environment-guideline-forestablishing-meat-chicken-farms-guide-2-applicant-guide/>

EPA considers it may therefore be appropriate for Council to ensure that the permit applicant is familiar with the publication, and additionally understands and is fully aware of their duties under the GED in the management of their business.

Conclusions and Recommendations

In line with the Victorian Code for Broiler Farms 2009 (plus 2018 amendments), EPA confirms that:

- The proposal is classified as a Class B Broiler Farm.

EPA is working with industry and the community to help them understand how to fulfil their obligations under the amended *Environment Protection Act 2017* and GED, by providing guidance, advice, and other support. Abiding by the GED is vital to proper management of risk in this proposal, both during and after development. Current state of knowledge relating to broiler farms suggests that the proponent may make themselves familiar with the Guideline in addition to the Code, and Council may wish to remind or notify them of their duties under the GED.

Council Meeting Agenda - Wednesday 25 February 2026

EPA advises that the proposal should adhere to any and all requirements set out by AgVic.

Should a permit be issued, EPA recommends the inclusion of the following permit note to ensure that these new duties under the *Environment Protection Act 2017* are understood.

- A. The *Environment Protection Act 2017* came into effect on 1 July 2021 and imposes new duties on individuals and/ or businesses undertaking the activity permitted by this permit. If your business engages in activities that may give rise to a risk to human health or the environment from pollution or waste, you must understand those risks and take action to minimise them as far as reasonably practicable.

For further information on what the laws mean for Victorian businesses go to: <https://www.epa.vic.gov.au/for-business/new-laws-and-your-business>

For further information on what the new laws will mean for individuals and the community go to: <https://www.epa.vic.gov.au/about-epa/laws/new-laws/the-new-act-for-the-community>

General comments & further guidance

EPA is working with industry and the community to help them understand how to fulfil their obligations under the *Environment Protection Act 2017* and the GED, by providing guidance, advice, and other support.

The following guidance material will assist with the application of the environment protection framework:

- EPA Publication 1961: Guideline For Assessing and Minimising Air Pollution <https://www.epa.vic.gov.au/about-epa/publications/1961>
- EPA Publication 1695.1: Assessing and controlling risk: A guide for business provides businesses with a risk management framework that can be applied to help prevent harm to human health and the environment. <https://www.epa.vic.gov.au/about-epa/publications/1695-1>
- Civil construction, building and demolition guide, EPA Publication 1834 <https://www.epa.vic.gov.au/about-epa/publications/1834>
- Guidance of assessing odour, EPA Publication 1883, <https://www.epa.vic.gov.au/about-epa/publications/1883>
- Reasonably practicable, EPA Publication 1856, <https://www.epa.vic.gov.au/about-epa/publications/1856>
- Industry guidance: supporting you to comply with the general environmental duty, EPA Publication 1741.1, <https://www.epa.vic.gov.au/about-epa/publications/1741-1>
- Guide to the Environment Reference Standard, EPA Publication 1992, <https://www.epa.vic.gov.au/about-epa/publications/1992>
- Victorian Code for Broiler Farms 2009 (Plus 2018 amendments), published by the Department of Primary Industries and dated September 2009 <https://agriculture.vic.gov.au/farm-management/planning-and-farm-development/information-for-applicants/broiler-farms>
- General Environment Duty, EPA website, <https://www.epa.vic.gov.au/for-business/new-laws-and-your-business/general-environmental-duty>
- Understanding your environmental obligations, EPA website, <https://www.epa.vic.gov.au/for-business/new-laws-and-your%20business/understanding-your-environmental-obligations>

If you require additional information or would like to discuss this matter, please contact me on 1300 EPA VIC (1300 372 842).

Kind regards,


Planning Advisor
Development Advisory



E 

P 1300 372 842
A 200 Victoria St, Carlton

epa.vic.gov.au



From: Tim Wild [REDACTED]
Sent: Monday, April 29, 2024 2:23 PM
To: Development Advisory <development.advisory@epa.vic.gov.au>
Subject: Non-statutory provision of planning permit application - 022-23 - 3280 Pyrenees Highway, Carisbrook

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear EPA,

We are writing to you regarding a recent planning permit application (ref. 022-23) at 3280 Pyrenees Highway, Carisbrook. The proposal is for a 'Class B' Broiler Farm with related development and up to 400,000 birds at any one time.

As a Class B Broiler Farm, the application is not subject to a strict notice requirement to the EPA under the Central Goldfields Planning Scheme, which would apply if the proposal were a Special Class Broiler Farm or Farm Cluster. Nonetheless, we are providing the application documentation to you and inviting your comment in a 'non-statutory' sense. If there are any assessment comments you are willing to offer or permit conditions that you suggest are warranted, we would welcome them.

APPLICATION No.	022-23
ADDRESS	3280 Pyrenees Highway, Carisbrook
PROPOSAL DESCRIPTION	Use and development of the land for a class B broiler farm and caretakers house with associated buildings and works and alteration of access to a Transport Zone 2

Should you wish to discuss the matter, please don't hesitate to contact me.

Regards

[REDACTED]
Principal Planner, Statutory Planning
[REDACTED]

[REDACTED]
www.centralgoldfields.vic.gov.au



Philip Adams,
To the Pyrenees,
2024, oil and
acrylic on canvas,
92 x 122cm.

*Experience the creativity
of Central Victoria*

**Philip Adams, Craig Barrett
and Jackie Gorrington**

18 APRIL TO 14 JULY 2024

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Department of Transport
and Planning

GPO Box 2392
Melbourne, VIC 3001 Australia
www.transport.vic.gov.au

Ref: PPR 45956/24

Tim Wild
Central Goldfields Shire Council
22 Nolan Street
Maryborough VIC 3465

Dear Tim

PLANNING APPLICATION No.: 022-23
DEPARTMENT REFERENCE NO: PPR 45956/24
PROPERTY ADDRESS: 3280 PYRENEES HIGHWAY, CARISBROOK VIC 3464

Section 55 – No objection subject to conditions

Thank you for your referral dated 30/4/2024 of the above application to the Head, Transport for Victoria under Section 55 of the *Planning and Environment Act 1987*.

The Head, Transport for Victoria has considered this application and does not object if the permit is subject to the following conditions:

1. There must only be a single access point from the subject land to the Pyrenees Highway as shown on the plans appended to the application.
2. The proposed farm (Farm 10) must utilise the existing access.
3. No new access will be permitted.

Please forward a copy of any decision to this office as required under the *Planning and Environment Act 1987*.

Should you have any enquiries regarding this matter, please contact [REDACTED] [REDACTED]
statutory.planning@roads.vic.gov.au

Yours sincerely

[REDACTED]

[REDACTED]
A/ Team Leader – Statutory Planning
Under delegation from the Head, Transport for Victoria
1/7/2024



Cc: Permit applicant



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GMW Ref: PP-24-00464
Doc ID: A4935626

Central Goldfields Shire Council
Planning Department
mail@cgoldshire.vic.gov.au

16 May 2024

Dear Sir and/or Madam,

Planning Permit Application - Agriculture - Animal Husbandry - Broiler Farm, Caretakers Dwelling & Associated Buildings & Access

Application No. 022-23
Applicant: Pavilion Farms [REDACTED]
Location: 3280 Pyrenees Highway CARISBROOK
V 11812 F 000 Lot 1 Plan 098420
V 11812 F 000 Lot 3 Plan 098420
V 11812 F 000 Lot 5 Plan 098420
V 11812 F 000 Lot 6 Plan 098420
V 11812 F 000 Lot 4 Plan 98420N

Thank you for your letter and information received 29 April 2024 in accordance with Section 55 of the *Planning and Environment Act 1987*.

Goulburn-Murray Water's (GMW's) areas of interest are surface water and groundwater quality, use and disposal. GMW requires that development proposals do not impact detrimentally on GMW's infrastructure and the flow and quality of surface water and groundwater. Applicants must ensure that any required water supplies are available from an approved source.

GMW understands that the applicant is seeking planning permission for a 6 shed broiler farm, caretakers dwelling, a water retention dam, a amenities and generator room, hot water heating facility room and extension of an existing water pipeline. The property is zoned FZ and is located in the Loddon River (Laanecorie) Special Water Supply Catchment area. A Land Capability Assessment has been provided outlining that the site can accommodate a conventional wastewater treatment system.

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:

1. All construction and ongoing activities must be in accordance with EPA Publication 1834.1 Civil Construction, Building and Demolition Guide (September 2023).

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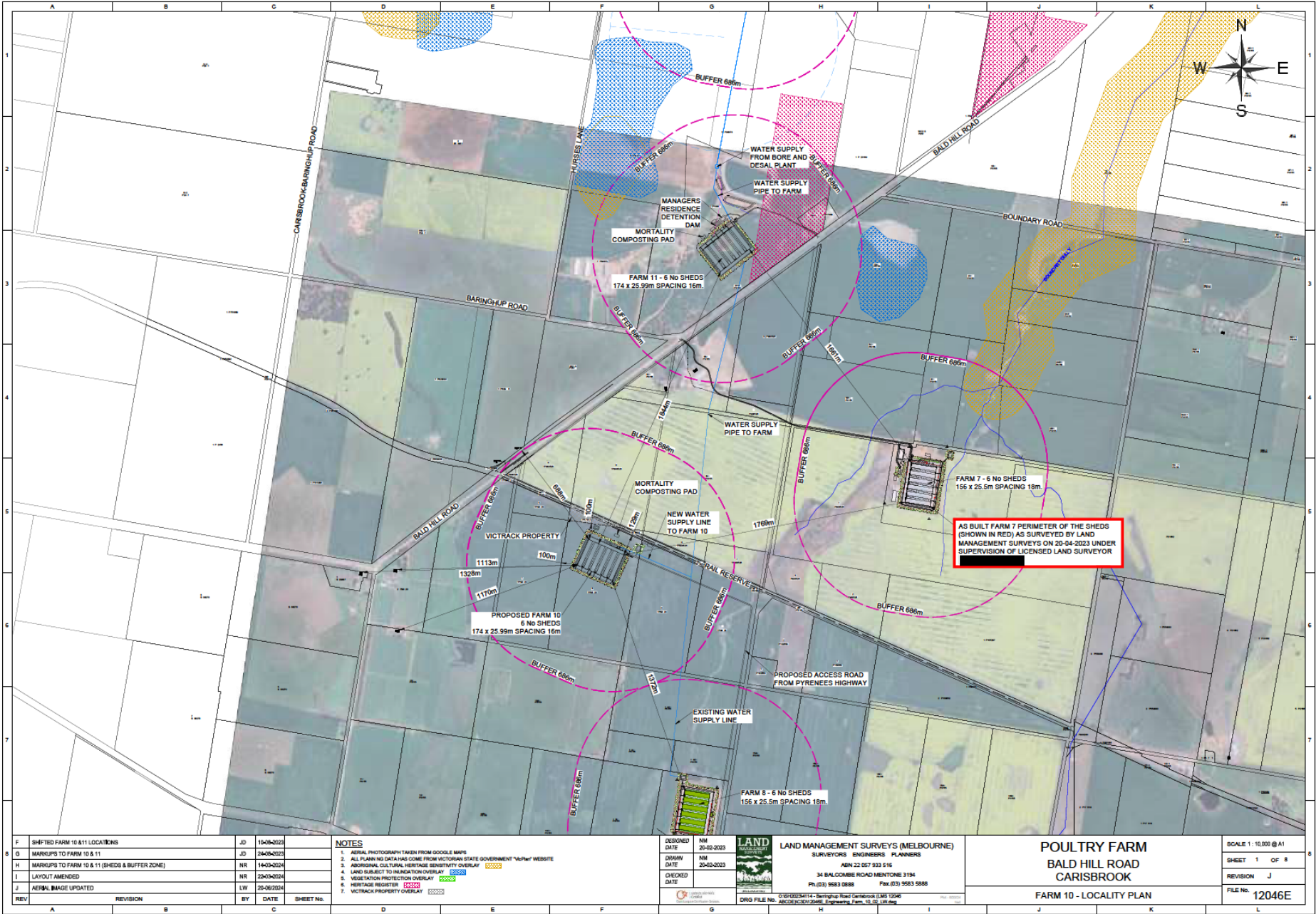
2. All domestic wastewater from the dwelling and amenities buildings must be treated and disposed of using an approved system. The system must have a certificate of conformity issued by the Conformity Assessment Body (or equivalent approval) and be installed, operated and maintained in accordance with the relevant Australian Standard and EPA Code of Practice.
3. All wastewater disposal areas must be located at least: 100m from any waterways, 40m from any drainage lines, 60m from any dams, and 20m from any bores.
4. The development must be undertaken in accordance with the requirements of the Victorian Code for Broiler Farms, 2009 (including 2018 amendments).
5. The broiler sheds must be located at least 50m from all waterways/drainage lines.
6. The floor of the sheds must be constructed with an impervious surface such as concrete or of clay compacted to achieve a design permeability of 1×10^{-9} m/sec. The shed must be designed to ensure that all litter can be retained within the shed until removal is required.
7. Contaminated litter removed from the sheds must be transported off site by an approved contractor to an approved site.
8. There must be no spent litter from the sheds stockpiled on the site. Any temporary storage areas for wet litter must have an impermeable base and bunding to ensure contaminated run-off does not discharge from the temporary storage area.
9. No land application of contaminated litter is to occur.
10. Stormwater and drainage from hard stand areas and the areas around the shed must be directed to a retention dam which must be designed with a capacity and freeboard to enable the run-off from a 1 in 10 year storm to be retained. Any overflow from the dam must not cause erosion.
11. The retention dam must be lined with an impervious liner and if clay is used it must be compacted to a seepage rate of not greater than 1×10^{-9} m/sec. The dam must be operated to a minimum level to ensure the liner does not dry out and crack. There must be no overflow of water from the dam directed to any waterways.
12. All soil removed during construction of the dam must be reused, stabilized or vegetated on-site to ensure that no sediment can be transported off-site.
13. All dead birds must be disposed of off-site or managed on-site to the satisfaction of the Environment Protection Authority.
14. Any chemicals stored on-site must be kept in accordance with the EPA Publication 1698 Liquid Storage and Handling Guidelines (June 2018).

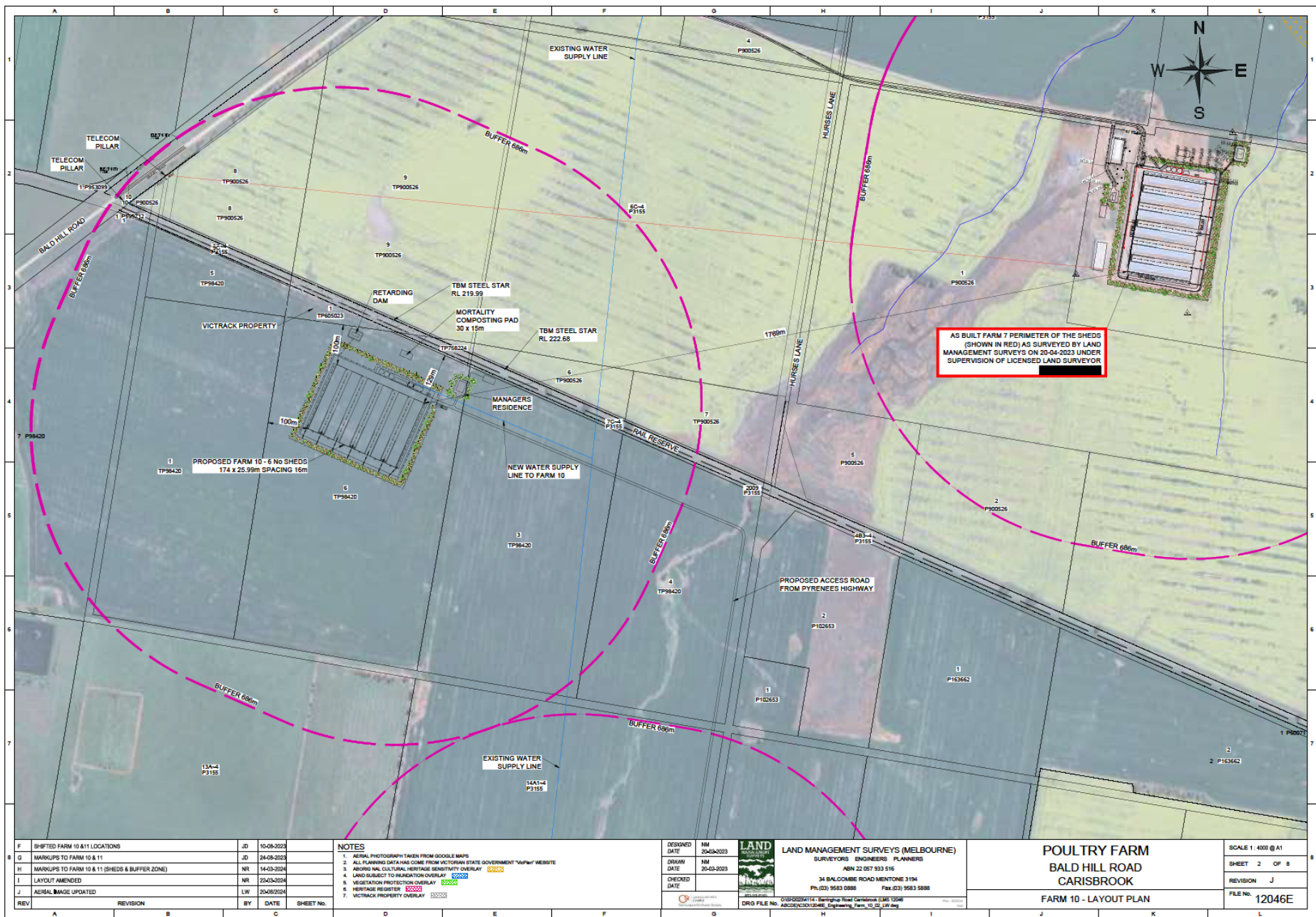
If you require further information please e-mail propertyservices@gmwater.com.au or contact 1800 013 357.

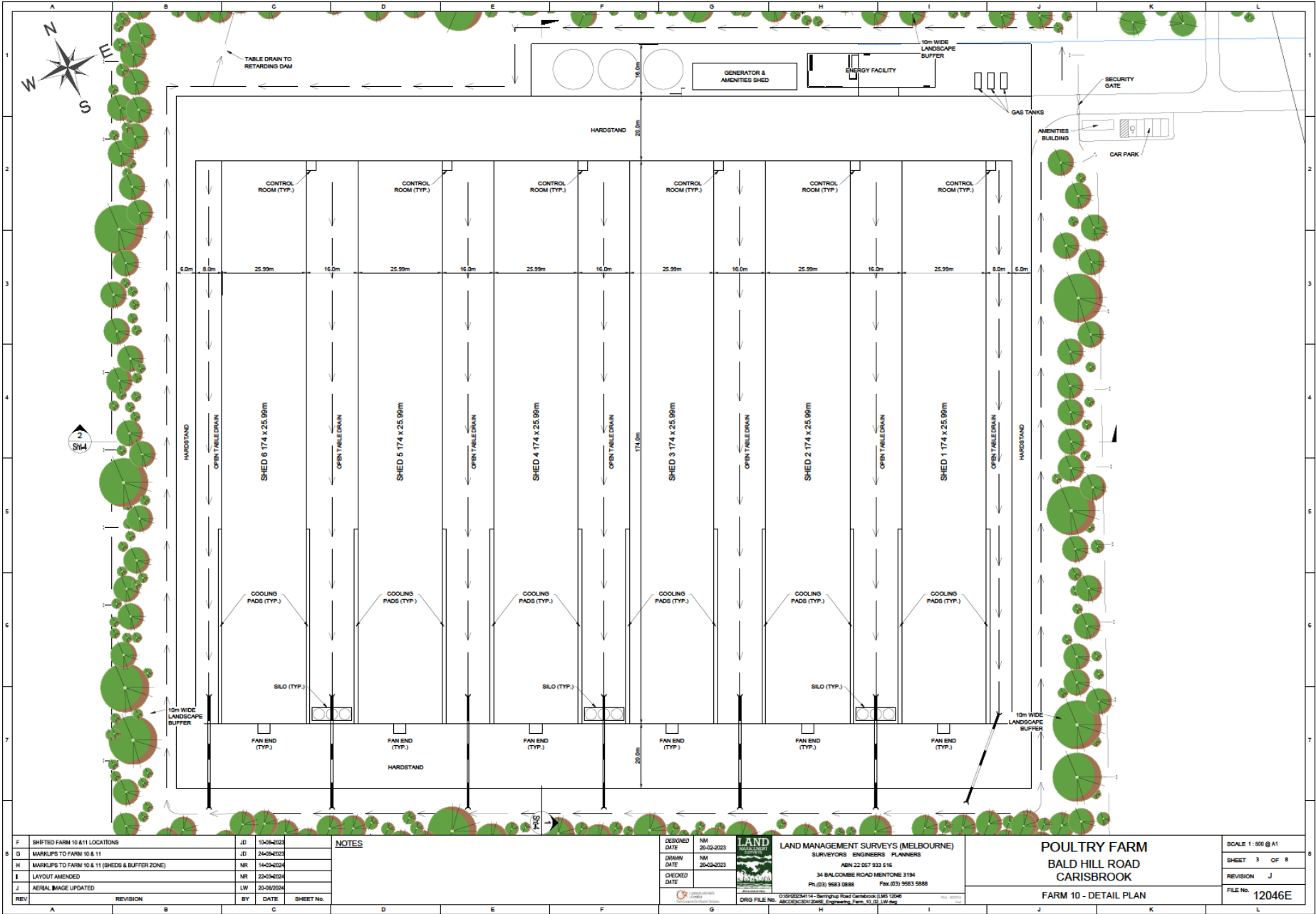
Yours sincerely

PROPERTY MANAGER

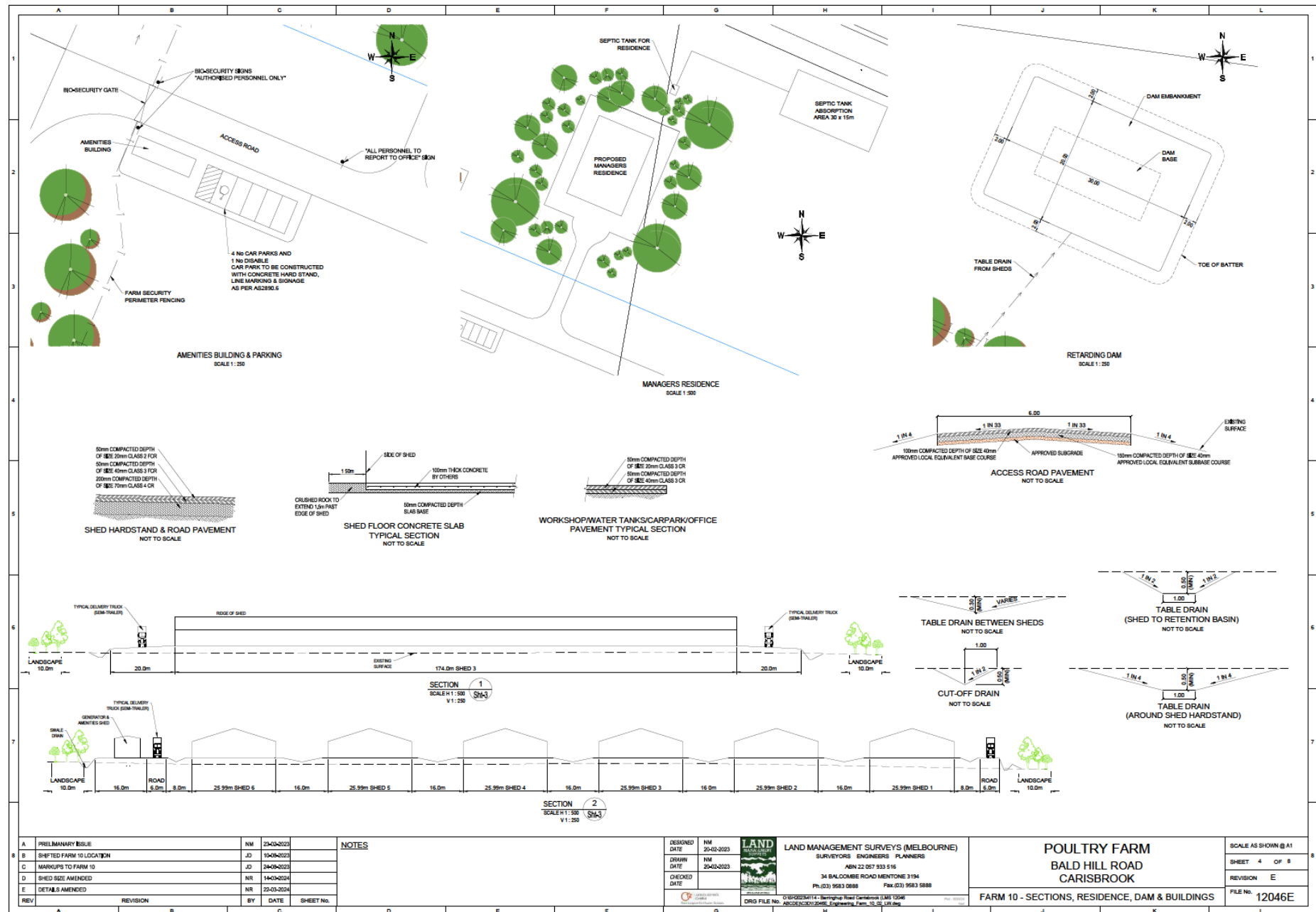
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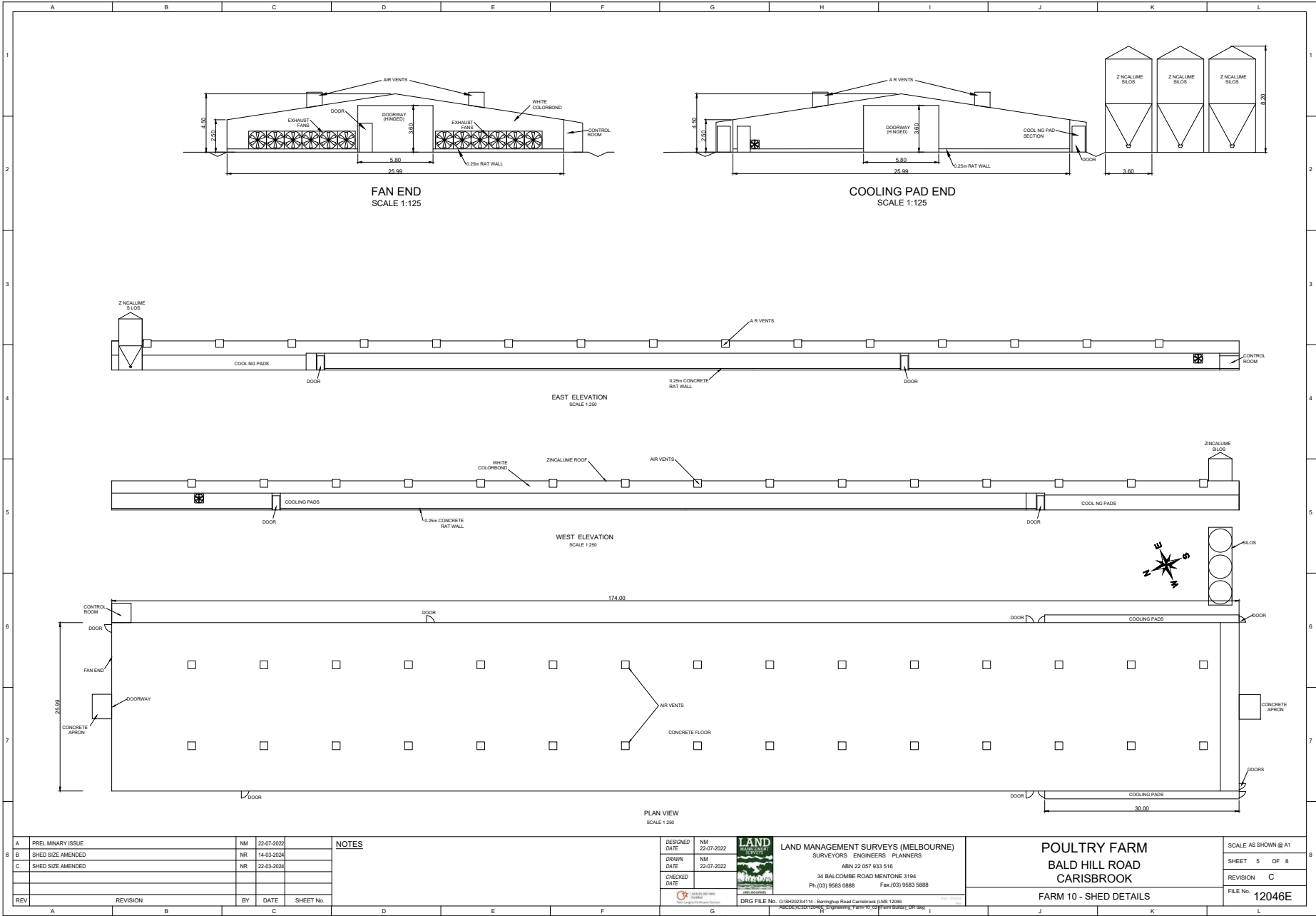


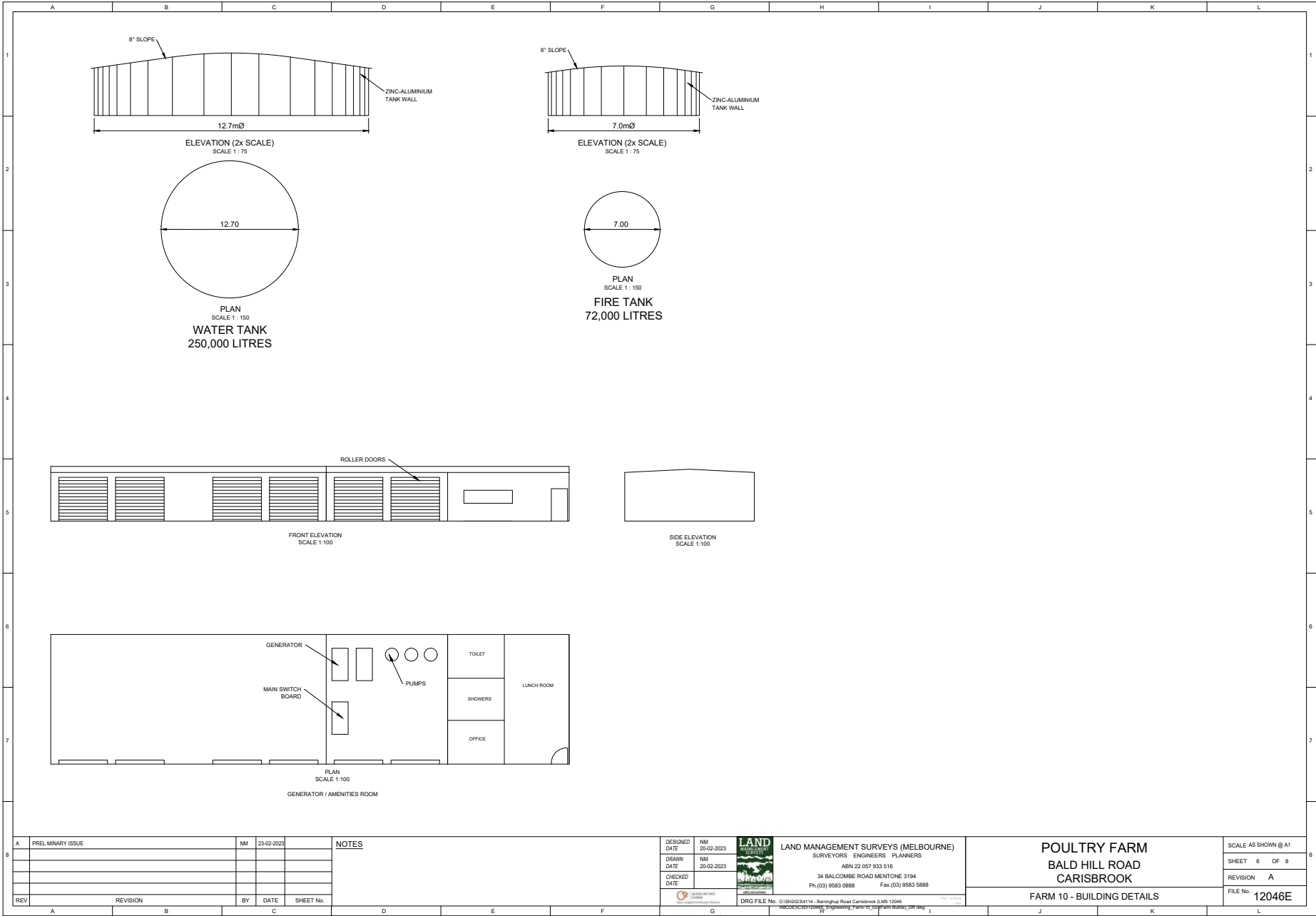




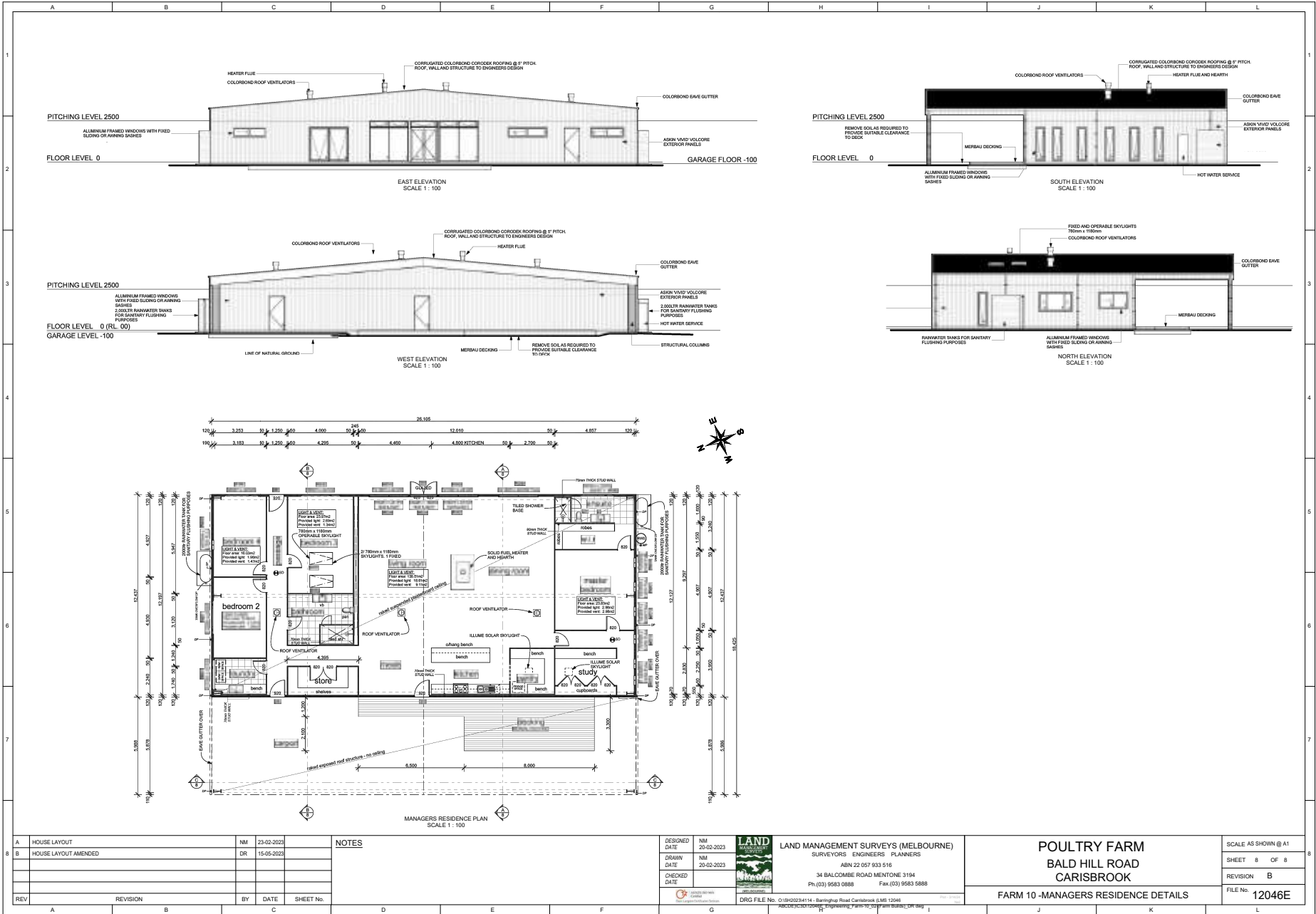
Council Meeting Agenda - Wednesday 25 February 2026











8 Councillor Reports and Urgent Business

9 Notices of Motion

Nil

10 Confidential Business

Nil

11 Meeting Closure