



ORDINARY COUNCIL MEETING

Tuesday 17 December 2019

6:00pm

Community Hub

Room 1

48 Burns Street, Maryborough

AGENDA

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| 1. | Commencement of Meeting, Welcome and Opening Prayer | |
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| 5. | Confirmation of the Minutes of the Previous Council Meeting | 3 |
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| 8.5 | PROPOSAL TO LEASE LAND - MARYBOROUGH AERO CLUB INC. | 34 |
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| 9. | Notices of Motion Nil | |
| 10. | Urgent Business | |
| 11. | Confidential Business Nil | |
| 12. | Meeting Close | |

5 CONFIRMATION OF THE MINUTES OF PREVIOUS COUNCIL MEETINGS

Author: **Manager Governance Property and Risk**

Responsible Officer: **Chief Executive Officer**

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

SUMMARY/PURPOSE

To present for confirmation the minutes of the Ordinary Council Meeting held on 26 November 2019.

LEGISLATION AND POLICY CONTEXT

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

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

4.3 Objective: Provide leadership in governance and Council decision making

BACKGROUND INFORMATION

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

REPORT

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

CONSULTATION/COMMUNICATION

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

FINANCIAL & RESOURCE IMPLICATIONS

Costs included in the Governance and communications budgets.

RISK MANAGEMENT

This process conforms to the requirements of the *Local Government Act 1989*. Publication of the minutes increases transparency and reduces the risk of maladministration.

CONCLUSION

The unconfirmed minutes of the Ordinary Council Meeting held on 26 November 2019 are presented for confirmation.

ATTACHMENTS

1. Unconfirmed Minutes of Ordinary Council Meeting held 26 November 2019.

RECOMMENDATION

That Council confirms the Minutes of the Ordinary Council Meeting held on 26 November 2019.



ORDINARY MEETING OF COUNCIL MINUTES

Tuesday 26 November 2019
6:00pm

Council Chamber
Room 1 Community Hub
48 Burns Street
Maryborough

MEMBERSHIP

Administrator Noel Harvey
Administrator Karen Douglas
Administrator Hugh Delahunty

To be confirmed at the Ordinary Council Meeting
scheduled for 17 December 2019

UNCONFIRMED MINUTES

1. COMMENCEMENT OF MEETING AND WELCOME

The meeting commenced at 6.00pm

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

PRESENT

Administrator Noel Harvey
Administrator Hugh Delahunty
Administrator Karen Douglas

IN ATTENDANCE

Chief Executive Officer, Lucy Roffey
General Manager Corporate Performance, Paul Brumby
Manager Operations, Glenn Deaker

2. APOLOGIES

Nil

3. LEAVE OF ABSENCE

Nil

4. DISCLOSURES OF CONFLICTS OF INTEREST

4.1 Lucy Roffey declared an indirect conflict of interest with regard to Item 8.5 Proposed Public Closure of Depot Standpipe

5. CONFIRMATION OF THE MINUTES OF THE PREVIOUS COUNCIL MEETING

The purpose of this report was to present for confirmation, the minutes of the Ordinary Council Meeting held on 22 October 2019.

Council Resolution

That Council confirms the Minutes of the Ordinary Council Meeting held on 22 October 2019.

Moved Administrator Delahunty
Seconded Administrator Douglas

CARRIED

6. REPORTS FROM COMMITTEES

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

To present for noting the confirmed minutes of Council's special committees established under section 86 of the *Local Government Act 1989* and the Audit and Risk Committee established under section 139 of the *Local Government Act 1989* which is an advisory committee.

UNCONFIRMED MINUTES

Council Resolution

That Council notes the confirmed Minutes of the:

- *Talbot Town Hall Special Committee Meeting 16 September 2019.*

Moved Administrator Douglas
Seconded Administrator Delahunty

CARRIED

7. PETITIONS

Nil

8. OFFICER REPORTS

8.1 ASSEMBLIES OF COUNCILLORS

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

Council Resolution

That Council note the record of assemblies of councillors for the period 16 October to 18 November 2019.

Moved Administrator Delahunty
Seconded Administrator Douglas

CARRIED

8.2 MARYBOROUGH TOY LIBRARY 2018 COMMUNITY GRANT VARIATION REQUEST

SUMMARY/PURPOSE

The purpose of this report is to recommend that Council approve a request from the Maryborough Toy Library to vary their 2018 Community Grant.

The Maryborough Toy Library was awarded a Community Grant of \$969 but did not use all of the grant money they received from Council for the original purpose and has now asked if they can use the remaining funds for a different purpose, rather than returning them to Council.

Council Resolution

That Council approve a request from the Maryborough Toy Library to vary their 2018 Community Grant and retain \$540 to fund continued access to the internet and the membership fee to SETLS for the next two years.

Moved Administrator Douglas
Seconded Administrator Delahunty

CARRIED

UNCONFIRMED MINUTES

8.3 ART COLLECTION POLICY UPDATE

SUMMARY/PURPOSE

The purpose of this report is to present the updated and revised Art Collection Policy for adoption.

The purpose of the Art Collection Policy is to set the objectives by which the Council could purchase new art, maintain its current collection, display the collection and manage deaccessioned artworks. Council maintains and develops a permanent collection of visual arts and crafts for the enrichment of our residents, staff and visitors to our region. The art collection is a resource for display, teaching, learning, research, enjoyment and celebration.

Council Resolution

That Council adopts the revised and updated Art Collection Policy.

Moved Administrator Delahunty
Seconded Administrator Douglas

CARRIED

8.4 PROPERTY OCCUPANCY POLICY

The purpose of this report is to update Council on the outcome of the second round of community consultation on the property occupancy policy and to present a final version of the policy for adoption.

The purpose of the property occupancy policy is to provide a framework for determining the occupancy agreements for public land within the Shire in a fair, transparent and equitable way. The policy will provide clarity of roles and responsibilities, security of tenure and a consistent method of assessing applicable rent and charges.

Council Resolution.

That Council:

- 1. Acknowledge receipt of the six submissions, which have been circulated and considered at Council's Strategy Briefing on 12 November 2019.*
- 2. Adopt the attached Property Occupancy Policy.*
- 3. Notify in writing those people who provided a submission to Council on the Property Occupancy Policy and advise them of the outcome of Council's decision.*

Moved Administrator Douglas
Seconded Administrator Delahunty

CARRIED

UNCONFIRMED MINUTES

8.5 PROPOSED PUBLIC CLOSURE DEPOT STANDPIPE

The purpose of this report is to recommend that Council close public and commercial access to the water standpipe located within the Maryborough Council depot, and that Council correspond with all known users of the standpipe advising of the decision and outlining alternative options.

Use of the Maryborough depot standpipe by external parties carries considerable occupational health and safety concerns for operation of the depot; allows external parties unfettered access to the Maryborough depot; and, places an onus on Council to ensure loads are secure and within required weight tolerances, which council staff are not set up to do.

This report highlights the need to discontinue this service based on the various risks posed.

Council Resolution

It is recommended that Council:

- 1. Approve the public closure to water access at the Maryborough depot with the following actions:*
- 2. Correspond with all known current users of the Maryborough depot standpipe notifying them of the closure, with a 4 weeks' notice provision, and advice on alternate water supplies.*
- 3. Advise Central Highlands Water of the change to the Maryborough depot standpipe and request that Central Highlands Water provide a public water standpipe.*

Moved Administrator Delahunty
Seconded Administrator Douglas

CARRIED

8.6 COUNCIL MEETING DATES FOR 2020

The purpose of this report is to recommend Council adopt the proposed dates and times for meetings of Council for the 2020 calendar year.

Council Resolution

That Council adopts the following dates for council meetings in 2020:

- Tuesday 25 February 2020*
- Tuesday 24 March 2020*
- Tuesday 28 April 2020*
- Tuesday 26 May 2020*
- Tuesday 23 June 2020*
- Tuesday 28 July 2020*
- Tuesday 25 August 2020*

UNCONFIRMED MINUTES

- *Tuesday 15 September 2020*
- *Tuesday 22 September 2020 – Special Meeting to approve the annual Financial and Performance Statements*
- *Tuesday 20 October 2020*
- *Tuesday 10 November 2020 – Statutory Meeting*
- *Tuesday 24 November 2020*
- *Tuesday 15 December 2020*

Moved Administrator Delahunty
Seconded Administrator Douglas

CARRIED

8.7 OCTOBER FINANCIAL REPORT

The purpose of this report is to brief Council on its financial performance for the year to date and how it is tracking against the adopted budget.

Council Resolution

That Council receives and notes the attached 31 October 2019 Financial Report showing progress against the budget.

Moved Administrator Douglas
Seconded Administrator Delahunty

CARRIED

Council recorded a note of thanks to everyone involved in helping to make the 2019 Energy Breakthrough a very successful event.

9 NOTICES OF MOTION

Nil

10 URGENT BUSINESS

Nil

11 CONFIDENTIAL BUSINESS

Nil

UNCONFIRMED MINUTES

12 MEETING CLOSURE

The Chair, Administrator Noel Harvey declared the meeting closed at 6.24pm

To be confirmed at the Ordinary Council Meeting
to be held on 17 December November 2019.

Chair, Administrator Noel Harvey

8. OFFICER REPORTS

8.1 ASSEMBLIES OF COUNCILLORS

Author: **Manager Governance Property and Risk**

Responsible Officer: **Chief Executive Officer**

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

SUMMARY/PURPOSE

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

LEGISLATION AND POLICY CONTEXT

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

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

4.3 Objective Provide leadership in governance and Council decision making

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

BACKGROUND INFORMATION

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

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

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

REPORT

Outlined below are the details of assemblies of councillors:

| | | | |
|------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------|------------------|
| Date | 26 November 2019 | Meeting: | Briefing Meeting |
| Councillor Attendees | Noel Harvey (Chief Administrator), Karen Douglas (Administrator), Hugh Delahunty (Administrator) | | |
| Council Staff Attendees | Lucy Roffey (CEO) | | |
| Guests | | | |
| Conflict of interest disclosures: | NIL | | |
| Matters Considered | Pre meeting to discuss November Ordinary Council Meeting. | | |

| | | | |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------|
| Date | 3 December | Meeting: | Briefing Meeting |
| Councillor Attendees | Noel Harvey (Chief Administrator), Karen Douglas (Administrator), Hugh Delahunty (Administrator) | | |
| Council Staff Attendees | Lucy Roffey (CEO); Paul Brumby (GMCP); Rebecca Stockfeld (GMIAP); Martin Collins (GMCW); Philip Schier, Manager Strategy and Economic Development; Amy Bell, Strategic Planner; Kym Murphy, Manager Community Partnerships; Ron Potter, Manager Infrastructure; Kristie Berry, Property and Risk Officer; Megan Kruger, Manager Governance Property and Risk; Lynne Stephenson, Acting Manager Finance | | |
| Guests | Camille White, Manager Floodplain NCCMA | | |
| Conflict of interest disclosures: | NIL. | | |
| Matters Considered | <ul style="list-style-type: none"> • Implementation of Flood Studies for Carisbrook and Dunolly • Carisbrook Recreation Reserve Project • Aerodrome Lease Update • Proposal to Lease – Maryborough Aero Club • Reseals Contract • Car Park – Rear of 186-200 High St Maryborough • Instrument of Appointment and Authorisation S11A • 2019 Community Grants Program • Talbot Caravan Park • Planning App 050/19 254-256 Gladstone St Maryborough • Sustainability Action Plan • November Financial Report to be Circulated Out of Session | | |

CONSULTATION/COMMUNICATION

Assemblies of Councillors reported to Council and minuted thereby informing the community of any reportable assemblies.

FINANCIAL & RESOURCE IMPLICATIONS

Costs included in the Governance budget.

RISK MANAGEMENT

This process conforms to the requirements of the Local Government Act 1989. The requirement for reporting provides increased transparency of declarations of conflict of interest.

CONCLUSION

All assemblies of councillors are reported as required under the Act.

ATTACHMENTS

NIL

RECOMMENDATION

That Council note the record of assemblies of councillors for the period 19 November to 10 December 2019.

8.2 2019 COMMUNITY GRANTS PROGRAM

Author: **Manager Governance Property and Risk**

Responsible Officer: **General Manager Corporate Performance**

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

SUMMARY/PURPOSE

The purpose of this report is to present to Council the community grants application received in the 2019 Community Grants Program and recommend the awarding of the grants.

LEGISLATION AND POLICY CONTEXT

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

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

1.2 Objective Support and encourage volunteerism in the community.

BACKGROUND INFORMATION

At its meeting on 24 September 2019 Council resolved to:

- 1. Adopt the Community Support Policy;*
- 2. Approve the 2019-2020 Community Grants program of \$20,000 be opened for applications;*
- 3. Approve the current recurrent funding of \$13,250 to be paid at 2018-2019 levels to relevant community groups in 2019-2020;*
- 4. Increase the Community Grants program to \$33,250 in the 2020-2021 Annual Budget.*

The Council Grants program for 2019 was advertised on Council's website and in the Maryborough Advertiser on Council's noticeboard. Application were due by Friday 25 October 2019.

REPORT

Twenty applications were received for the 2019 Community Grants program.

Two applications were received late and were not assessed. Three applications were from groups which receive annual contributions and were not required to put in an application for funding in 2019. Two applications were received from groups which received a grant from Council in the 2018 Community Grants program. As the program was already over-subscribed, in accordance with the Community Support Policy, these applications were also not assessed. The remaining 12 Community Grant applications were assessed by the Manager Governance Property and Risk and the Manager Tourism Events Culture. The total amount of funding sought from these 12 application is \$26,479, which is \$6,479 more than the funding allocation for this grant round.

| Organisation | Project Information | Amount of Grant | Total Project Cost | Costs or in kind support from others |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------------|--------------------|--------------------------------------|
| The Salvation Army Australia Territory | "Work Ready" provides clothes and laundry service to jobseekers. Supported by Go Goldfields | \$1,700.00 | \$9,700.00 | \$0 |
| Carisbrook Historical Society | A heritage exhibition and heritage tour | \$500.00 | \$1,500.00 | \$1,000.00 |
| Carisbrook Projects Inc | Building a pergola and concrete garden edging for Carisbrook rose garden | \$2,500.00 | \$11,680.00 | \$9,180.00 |
| Goldfields Employment and Learning | GELC Heat Retreat - a cool haven on days over 35C | \$1,500.00 | \$1,950.00 | \$450.00 |
| Dunolly Recreation Reserve Committee of Management | Purchase of ride on mower | \$2,749.00 | \$3,249.00 | \$500.00 |
| Maryborough Girl Guides | Supply and install new split system air conditioner | \$3,752.65 | \$4,497.65 | \$745.00 |
| Zonta Club of Maryborough | Materials for making breast cushions for post-operative breast cancer patients | \$500.00 | \$1,000.00 | \$500.00 |
| Maryborough and District Garden club | Shire-wide Garden competition Council - sponsored trophies | \$500.00 | \$1,225.00 | \$725.00 |
| Maryborough Field Naturalists Club Inc | Purchase of 4 UHF hand held radios | \$500.00 | \$620.00 | \$120.00 |
| Maryborough Community Garden | Hoses, watering cans, soil moisture meter and tool box | \$750.00 | \$878.50 | 128.50 |
| Maryborough Community House | Fence off an area in Roschollor Park to rehabilitate remnant vegetation | \$1,227.13 | \$1,727.13 | \$500.00 |
| | TOTAL | \$16,179 | \$40,827 | |

Some of the applications will require landowner consent or planning and building permits. This has not been obtained at this stage.

The Salvation Army Community Grant Application applied for a higher amount in its application, however it is recommended that their application be awarded in part. This is because the amount of money requested from Council was significant and there are similar services available in the region. The Salvation Army have advised that their project can still be delivered if the amount requested in their grant application is only partly funded through Council. It is recommended that Council fund this grant application in part by providing the Salvation Army with \$1,700.00.

One grant application which was assessed is recommended not to be funded. This is due to the alignment of this project with several other services currently available in the community. Rather than providing funding to an additional service in the community, it is recommended that Council work together with all the services that currently deliver similar services to create a coordinated service network across the Shire. The General Manager Community Wellbeing will meet with the unsuccessful applicant to discuss this proposal further.

It is recommended all the other grants be funded. This brings the total of the funding allocation to \$16,179.00.

As the total funding pool has not been expended in the first round, a second round of the 2019 Community Grants program will be held before 30 June 2020.

Learnings for 2020 Community Grants Program

There have been several learnings throughout the evaluation process which will be included in the review of the Community Support Policy and the 2020 Community Grants Program:

- An assessment criteria in relation to the project budget and the contribution of funding from Council versus contribution of funding and in kind support from other sources would assist in the assessment of the grants;
- An assessment criteria in relation to whether there are similar services already available in the community could be developed, or included in the benefit to the community criteria;
- The project delivery criteria should be decreased from 25%;
- More detail about how the project can be acquitted in the policy, application forms or assessment criteria would be beneficial to ensure that the acquittal process can be completed by the funding recipient and Council;
- Adding the requirement for applicants to get landowner permission for projects before submitting grants applications;
- Given that the total funding pool is quite small, the consideration of a maximum funding amount, such as \$5,000, would assist in ensuring that Council can support a large number of organisations through its Community Grants program.

FINANCIAL & RESOURCE IMPLICATIONS

The 2019-2020 Community Grants program has a budget of \$20,000.

RISK MANAGEMENT

The applications received for the 2019 Community Grants program were assessed in accordance with the Community Support Policy.

CONCLUSION

Twenty applications were received for the 2019 Community Grants program, of which 12 applications were assessable. The total amount of funding requested was \$29,179. All applications have been assessed by a panel of Council staff in accordance with the Community Support Policy.

ATTACHMENTS

Nil.

RECOMMENDATION

That Council allocate the following funds from the 2019 Community Grants Program:

| | |
|-----------------------------------------------------------|-------------------|
| <i>The Salvation Army Australia Territory</i> | <i>\$1,700.00</i> |
| <i>Carisbrook Historical Society</i> | <i>\$500.00</i> |
| <i>Carisbrook Projects Inc</i> | <i>\$2,500.00</i> |
| <i>Goldfields Employment and Learning</i> | <i>\$1,500.00</i> |
| <i>Dunolly Recreation Reserve Committee of Management</i> | <i>\$2,749.00</i> |
| <i>Maryborough Girl Guides</i> | <i>\$3,752.65</i> |
| <i>Zonta Club of Maryborough</i> | <i>\$500.00</i> |
| <i>Maryborough and District Garden club</i> | <i>\$500.00</i> |
| <i>Maryborough Field Naturalists Club Inc</i> | <i>\$500.00</i> |
| <i>Maryborough Community Garden</i> | <i>\$750.00</i> |
| <i>Maryborough Community House</i> | <i>\$1,227.13</i> |

8.3 AMENDMENT C31 TO THE CENTRAL GOLDFIELDS PLANNING SCHEME

Author: Strategic Planner

Responsible Officer: General Manager Infrastructure Assets and Planning

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

SUMMARY/PURPOSE

The purpose of this report is to recommend that Council resolve to commence the process for a planning scheme amendment to implement recommendations of the *Carisbrook Flood and Drainage Management Plan 2013* and the *Dunolly Flood Investigation 2014*.

LEGISLATION AND POLICY CONTEXT

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

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

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

Initiative: Implement recommendations from flood management plans including flood mitigation works.

Other relevant legislation

Local Government Act 1989

Planning and Environment Act 1987

Catchment and Land Protection Act 1994

North Central Regional Floodplain Management Strategy 2018-2028

Victorian Floodplain Management Strategy 2016

BACKGROUND INFORMATION

Implementing planning scheme amendments associated with flood risk for the townships of Carisbrook and Dunolly is recognised as a high priority in the North Central Regional Floodplain Management Strategy 2018-2028. The North Central Catchment Management Authority (CMA) has received funding to assist Central Goldfields Shire Council to work on flood-related planning scheme amendments.

At the Ordinary Meeting of Council on 23 July 2019, Central Goldfields Shire Council Administrators authorised the CMA to become the planning authority for the Flood Overlay (FO) and Land Subject to Inundation (LSIO) Overlay amendment. This amendment process consigned the CMA to lead a group of Councils in a 'GC' amendment to make changes to the Central Goldfields Planning Scheme. However, this option is no longer being pursued due to

lack of support from the Department of Environment, Land, Water and Planning (DELWP) Water Office.

Consent is now requested to proceed via a local amendment approach (a 'C' amendment) to the Central Goldfields Planning Scheme. This will be led by Central Goldfields Shire Council with project support continuing to be provided by the CMA. The amendment is not expected to unreasonably impact upon the existing priorities of the strategic planning program.

REPORT

The Planning Scheme Amendment Process

The Planning Scheme is a legal document prepared under the *Planning and Environment Act 1987*. Changes to the planning scheme, including updated flood mapping and controls, need to go through a prescribed amendment process that involves consent from the Minister to prepare the amendment and place it on public exhibition.

Council is required to seek authorisation from the Minister for Planning prior to preparation of the amendment to ensure that the amendment is consistent with State planning policy and makes accurate use of the Victoria Planning Provisions. It is common planning practice to prepare a draft amendment first to support a Council decision to seek such authorisation. Amendment C031gol has been drafted by the CMA on behalf of Council and forms the basis of this report. Once authorisation (including any conditions or requested changes) is provided from the Minister, the amendment will be placed on exhibition.

Exhibition will include notice to affected land owners and occupiers via direct mail. Other agencies will be advised and public notices will be placed in the local paper, social media and Victorian Government Gazette. The exhibition process will include public drop in sessions in Dunolly and Carisbrook. The CMA will arrange individual site meetings with land holders if requested, as part of the exhibition process.

Following exhibition, Council will be provided the opportunity to consider all submissions and decide whether to proceed with the amendment, modify the amendment in response to a submission or abandon the amendment.

Council may choose to refer unresolved submissions to an independent panel hearing. The panel will consider the amendment and any submissions and make a recommendation to Council on how to proceed with the amendment. The date for the directions hearing and planning panel will be provided to Council once the Planning Minister provides authorisation.

If Council resolves to adopt the amendment, it must be forwarded to the Minister for Planning for approval.

The following table summarises the process of an amendment:

Table 1

| Steps | Status |
|---------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Council decides whether to seek Ministerial authorisation to prepare the amendment | Current stage |
| Minister determines whether amendment may be placed on exhibition | 10 days after request submitted |
| Public exhibition of planning scheme amendment | Proposed for Feb-Mar 2020 |
| Submissions received and considered; Council requests an independent panel to consider submissions if required | Proposed for April 2020 |
| Panel hearing and report | TBD |
| Council considers the recommendations of the Panel, and decides whether to adopt or abandon the planning scheme amendment | TBD |
| If adopted, send to Minister for approval and gazettal | TBD |

Preparation of Amendment C31

Council officers have worked with the CMA to further refine the proposed overlay maps from the flood studies based on best practice evidence flood mapping. The overlay schedules will exempt minor developments from requiring a permit (e.g. minor dwelling extensions, small outbuildings, carports, hay sheds and similar). The amendment documents also include a minor alteration to the Municipal Strategic Statement (MSS) to include the flood risks for these local areas.

The CMA has recently assisted the preparation of recent amendments for Bendigo, Charlton, Donald, Castlemaine, Creswick and Clunes, and therefore has previous experience of the amendment process, using a consistent approach to mapping and appropriate schedules to exempt minor developments from requiring a permit. The CMA has also presented to planning panels.

It is expected that the amendment will provide greater clarity and guidance to development proposals in the affected areas. This is an ongoing concern arising from outdated and inaccurate flood overlays, coupled with limited guidance on what developments will or won't be approved prior to applying for a permit. The nominated exemptions in the proposed overlays will result in a reduction in planning permit applications and development enquires in these flood affected areas.

Flood control selection in Carisbrook, Dunolly and along Tullaroop Creek

View Attachment 1 – Planning Scheme Ordinance – Municipal Strategic Statement (MSS), FO and LSIO and Schedules

Within the Central Goldfields Planning Scheme, Clause 21.09 Protection of Land and Water Resources (part of the Municipal Strategic Statement) will have two additional strategies added relating to environmental risk. These strategies clearly stipulate flooding risk for Carisbrook and Dunolly.

The Central Goldfields Planning Scheme currently utilises only the LSIO flood control for managing flood risk. The existing LSIO will continue to be used in the areas not subject to this amendment (Maryborough and Talbot). These will be retained under the control of the LSIO Schedule 1.

The three other planning controls to manage flood risk within the planning scheme include:

Floodway Overlay (FO) – The FO will be introduced into the Central Goldfields Planning Scheme for the first time and is typically applied to higher hazard areas of the floodplain. These areas convey active flood flows or store floodwaters of greater depths. Generally, these areas can perform their underlying uses as residential, industrial or commercial areas but the flood risk warrants greater control over future development. Subdivision is generally restricted in the FO. The CMA has mapped the FO as areas greater than 500mm in depth which represents areas where new development would have difficulty in meeting floodplain development guidelines. Therefore, a low level of development can be expected in the FO. The FO has been mapped consistently with other areas in the CMA and will only apply within the flood plan boundaries – where the highest quality flood mapping exists and is highly defensible. It will not be applied to the rural areas modelled by the CMA.

Urban Floodway Zone: this zone is not widely used due to its very restrictive nature and is not proposed to be used for Carisbrook or Dunolly.

Special Building Overlay: this is not proposed to be used in Carisbrook or Dunolly.

The preparation of the planning scheme ordinance was drafted by the CMA in consultation with Council. The wording and language utilised in this document has been provisionally approved by DELWP and is similar to the ordinance utilised by other councils (such as Bendigo, Loddon and Macedon Ranges). The schedules to the overlays determine the development which is exempt from requiring a planning permit in these flood affected areas. The existing LSIO flood control only had one exemption (for outbuildings under 120m²). Through the use of clear language and direction, the proposed schedules will provide transparency for landowners considering development and statutory planning staff making decisions.

Dunolly

View Attachment 2

The Central Goldfields Planning Scheme currently includes the LSIO in Dunolly (see orange outline in attachment 2). The existing LSIO is extensive and found to be significantly inaccurate by the *Dunolly Flood Investigation 2014*. The amendment proposes to update the overlays to a combination of LSIO and FO.

The FO is being applied to areas where flooding impacts are more substantial and where development needs to be carefully managed – generally along the immediate environs

of Burnt Creek. The LSIO applies to areas subject to flooding between 0-500mm in depth, where moderate levels of development can still occur subject to planning conditions.

The LSIO is being applied to Burnt Creek and its local tributaries as determined in the flood plan. Draft overlays in the original flood plan included some isolated and non-contiguous areas of FO which have not been included in the proposed amendment mapping of the FO. The LSIO can adequately manage these areas.

The proposed overlays represent a significant reduction in flood controls in Dunolly and also account for the recent flood mitigation works undertaken by Council.

Carisbrook

View attachment 3

The Central Goldfields Planning Scheme currently includes the LSIO in Carisbrook (see orange outline in attachment 3). The existing LSIO is extensive in some parts and lacking in others and generally found to be inaccurate by the *Carisbrook Flood and Drainage Management Plan 2013* ('the Plan'). The amendment proposes to update the overlays to a combination of LSIO and FO.

The FO will be applied from the upstream boundary of the Plan area to the downstream boundary and is shown dark blue in Attachment 3. The FO applies to areas where flooding impacts are more substantial and where development needs to be carefully managed – generally along corridors of McCallums Creek (from south west), Tullaroop Creek (from south east) and a back-water area near the Carisbrook-Eddington Road. The FO affects areas that are largely undeveloped rural land or where development is already being carefully managed through the LSIO (between Bucknall Street and Tullaroop Creek). A low level of development would be permitted in the FO and any development applications would be encouraged to be moved to areas of lower flood risk where possible (e.g. outside the FO or outside the flood extent entirely).

On the Tullaroop Creek arm upstream of Carisbrook (to the south-east) the existing LSIO is extensive and will be significantly reduced based on new flood modelling undertaken by the CMA. This flood modelling was based on parameters from the Plan and whilst it would not be considered as robust as the area modelled by the Plan, it is considered fit-for-purpose for this rural area. It removes clearly inaccurate LSIO to create a reasonable representation of the 1% probability flood event based on ground surveys, modelled flows from the Plan, and aerial flood imagery captured during the January 2011 flood event. This area will only have the LSIO applied and removes a number of houses from the LSIO that were shown not to have flooded in the January 2011 flood event.

The LSIO is to be applied to areas between 0-500mm deep in a 1% probability event, where moderate levels of development can still occur subject to planning conditions. A significant change introduced by this amendment is covering the central Carisbrook township with the LSIO. The LSIO will be applied to the balance of the Carisbrook township and immediate surrounding areas affected by flooding from both the creeks and from overland flows from the west. This area was inundated with flood waters during the 2010-2011 flood and there is firm evidence to show this area will be subject to floodwaters in a significant flood event. The Schedule does make a number of exemptions for minor building and works within this area.

Further, areas where the flood risk is slightly higher than the 1% probability flood event (the "islands") within the main portion of town are included within the proposed LSIO. The rationale for this is two-fold. Firstly, as access to these properties may be affected during a flood event,

development of these sites should be assessed to ensure compatibility with the potential flood risk. Secondly, these island areas were impacted during the January 2011 event.

In assessing development to account for climate change, the CMA has been applying a 600mm freeboard above the 1% probability flood event to all new development in Carisbrook. This ensures that all new development is built above the January 2011 flood event and therefore caters for potentially more frequent extreme flood events.

The proposed overlays also account for the completed portion of flood mitigation works undertaken by Council to the north of the Pyrenees Highway. If further mitigation works are completed, the overlays will be subsequently amended. This process is likely to be undertaken as a more straightforward Ministerial Amendment to the planning scheme, whereby flood controls are removed from land where the risk is no longer apparent.

Tullaroop Creek (downstream of Carisbrook)

View attachment 4

On the Tullaroop Creek arm downstream of Carisbrook (to the north) the existing LSIO is extensive and will be significantly reduced based on new flood modelling undertaken by the CMA (see Attachment 4). This flood modelling was based on parameters from the Plan and whilst it would not be considered as robust as the area modelled by the Plan, it is considered fit-for-purpose for this rural area. It removes clearly inaccurate LSIO to create a reasonable representation of the 1% AEP flood event based on ground survey, modelled flows from the Plan, and aerial flood imagery captured during the January 2011 flood event. This area will have the LSIO applied only. It removes a number of houses from the LSIO that were shown not to have flooded in the January 2011 flood event and reduces the LSIO width by up to 1km in some areas.

CONSULTATION/COMMUNICATION

Pre-exhibition Consultation

View attachment 5

The attachments include the proposed maps and ordinance for the amendment, as well as a Frequently Asked Questions sheet which will be available online and in .PDF format to email to flood group stakeholders. This document has been prepared by the CMA and Council and contains information that will assist the community in understanding the purpose and key elements of the proposed amendment. This document is contained as Attachment 5.

Amendment Exhibition

The exhibition process is prescribed under the *Planning and Environment Act 1987*. Exhibition will meet and exceed the minimum prescribed process, including direct notice to all affected landowners and occupiers, as well as other agencies, and public notices in local papers, social media and Victorian Government Gazette.

There will be several methods of communication utilised during the exhibition phase including direct consultation, electronic media, and press. The exhibition will include public drop-in sessions within Dunolly and Carisbrook. There will be provision for the CMA and Council to follow up landowners onsite to discuss specific issues as required. In consultation with Council's communications department a multi-page question and answer brochure will be developed for use at public drop-ins and council outlets. This will mirror similar content available on social media and Council's webpage. Council's IT department will upload the

proposed overlay maps to the online sharing GIS system POZI, so residents can assess the impact of the changes during the exhibition phase. The overlays will also be added to Council's internal GIS system as an additional layer to aid questions from the community at the front counter and statutory planning department.

Previous community consultation activities have occurred during the development of the Carisbrook and Dunolly flood plans, which were both managed using community-based steering committees. Broader community feedback was sought and used to verify the accuracy of the flood models and when determining the final recommendations of the plans – which included amending the Central Goldfields Planning Scheme with updated flood mapping*.

Members of the public can make submissions to Council during the exhibition process. These submissions must be considered by Council and a possible planning panel, prior to Council making a decision on whether to adopt the amendment.

*Note: an amendment was not listed in Section 13 Conclusions and Recommendations of the *Carisbrook Flood and Drainage Management Plan 2013*, however it was referenced as an action in the Executive Summary (page vi) and recommended in Section 6.2.1 (page 137). It is considered that not listing a planning scheme amendment in Section 13 as a recommendation is an accidental omission from this section of the report.

FINANCIAL & RESOURCE IMPLICATIONS

Amendment costs to Council can generally be categorised into staff time and fees.

Staff time – in this instance, Council is being assisted by the CMA who have received funding for a planning resource for two years to assist local Councils to implement a backlog of amendments, including Carisbrook and Dunolly. Council and the CMA have entered an MOU for the provision of planning services to carry out the majority of tasks required for this amendment. The planning resource will remain an employee of the CMA. There will be a low level of requirement on existing Council staff to assist with exhibition activities and a planning panel if required. The General Manager Infrastructure, Assets and Planning will oversee and manage the CMA employee in accordance with the MOU agreement.

Fees – A small allocation of budget would be required for fees associated with public engagement activities when exhibiting the amendment (e.g. mailouts, venue hire, public notices). Additional fees would be incurred if the application was to go before a Planning Panel to hear unresolved community submissions. The costs associated with a Panel can be significant and are highly dependent on the number of unresolved submissions to be heard. Such fees are normal to an amendment process and are expected to be managed within the existing Strategic Planning budget. Panel costs cannot be estimated accurately at this time but are expected to be in the order of \$10,000. Additional support may be available from DELWP to help cover the costs of any Panel.

The staff time to prepare an amendment is generally the most significant cost of an amendment process and therefore Council should take the opportunity presented by the CMA whilst available. If deferred to a future date, the amendment would need to be managed within Council's own budget and strategic priorities. If consideration is given to Council's current work demands and priorities, it is uncertain when this amendment could be implemented if not completed now.

RISK MANAGEMENT

Managing flood risk through Planning Schemes is a local government responsibility. The Central Goldfields Planning Scheme should be a robust document that correctly identifies known flood risk and provides clear guidance and transparency on potential uses and development of land. Where mapping doesn't exist or is outdated the Planning Scheme should be amended. "LGAs (Councils) are accountable for ensuring that their Planning Schemes correctly identify the areas at risk of a 1% Annual Exceedance Probability (1 in 100 year) flood, and that they contain the appropriate objectives and strategies to guide decisions in exercising land use controls in regard to flooding." *Victorian Floodplain Management Strategy 2016*

Attachments 2-4 clearly show inaccuracies in the flood overlays as compared to updated flood mapping produced through the flood plans. The amendment is required to update the overlay maps and amend the associated ordinance that controls buildings and works to ensure development within the floodplain is appropriately managed.

Managing development through accurate and effective planning schemes is considered the most cost-effective method of managing flood risk and avoiding future flood damages and can promote faster recovery from major floods (e.g. because house floor levels were set above the flood levels). The amendment updates mapping in the Carisbrook and Dunolly townships using information developed in the flood plans. It also removes significant expanses of flood controls in rural areas along Tullaroop Creek where additional new mapping produced by the North Central CMA shows these maps to be clearly wrong (therefore not requiring individuals to obtain permits where flooding is not a risk).

The amendment will also include the introduction of permit exemptions for minor buildings and works, meaning the need for obtaining permits and applying flood-management conditions is only required for developments with a higher likelihood of detrimental flood impacts.

From a consultation perspective, the amendment process is heavily prescribed in legislation and provides transparency and meaningful opportunities for community input. This explicitly defines the scope of community engagement activities and therefore manages any risks associated with community concerns of bias or unfairness. Council will prepare a community engagement plan that aligns with the prescribed process (as a minimum).

CONCLUSION

Amendment C031gol to the Central Goldfields Planning Scheme has been drafted in close consultation with the CMA and proposes to update flood controls in Carisbrook, Dunolly and along the rural areas of Tullaroop Creek as recommended in the *Carisbrook Flood and Drainage Management Plan 2013* and the *Dunolly Flood Investigation 2014*.

Updating the Central Goldfields Planning Scheme with the best practice flood risk information is acting in accordance with the community led Flood Studies of Carisbrook and Dunolly, the North Central Regional Floodplain Management Strategy 2018-2028 and the *Victorian Floodplain Management Strategy 2016*.

ATTACHMENTS

1. Planning Scheme Ordinance – FO and LSIO and schedule and MSS
2. Dunolly FO and LSIO Map
3. Carisbrook FO and LSIO Map
4. Tullaroop Creek FO and LSIO Map
5. FAQ Sheet

RECOMMENDATION

That Council:

1. *Request authorisation from the Minister for Planning to prepare an amendment to the Central Goldfields Planning Scheme to update flood controls for Carisbrook, Tullaroop Creek and Dunolly, in accordance with the Planning and Environment Act 1987 Part 3 and the attached documents;*
2. *Should authorisation be provided, prepare the amendment and place the amendment on public exhibition;*
3. *Delegate the Manager Strategy and Economic Development to make minor changes to the amendment as and if required.*

System Note: The following schedule will be inserted after Sub-Clause:44.04 LAND SUBJECT TO INUNDATION OVERLAY, Schedule:SCHEDULE TO THE LAND SUBJECT TO INUNDATION OVERLAY

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SCHEDULE 2 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO2**.

FLOODING FROM WATERWAYS (DEPTHS UP TO AND INCLUDING 500 MILLIMETRES)

1.0

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Land subject to inundation objectives to be achieved

None specified.

2.0

C31cgol

Statement of risk

None specified.

3.0

C31cgol

Permit requirement

A permit is not required to construct or carry out the following buildings and/or works:

Buildings and works on land subject to a planning permit, restriction or agreement

- If the buildings or works are in accordance with an existing agreement under section 173 of the Planning and Environment Act 1987 or a restriction applying to the land that specifies a minimum finished floor level to be met.
- If the buildings or works are on land that has been developed in accordance with a previous planning permit, where:
 - the previous permit required the ground surface level to be constructed to at least 300mm above the 1 per cent AEP (annual exceedance probability) flood level; and
 - the ground surface level has been constructed in accordance with the ground surface level requirements of the previous planning permit as confirmed by survey plans to Australian Height Datum; and
 - the proposed buildings and works do not lower the ground surface level or result in a finished floor level for a building that is less than 300 millimetres above the 1 per cent AEP flood level.

Extensions and alterations to existing buildings

- An extension to an existing building (not including an outbuilding associated with a dwelling) provided the floor level of the proposed extension is not less than the existing floor level and the gross floor area of the extension does not exceed 20 square metres.
- An upper storey extension to an existing building if there is no increase in the ground floor footprint.
- An extension to an outbuilding associated with a dwelling provided the gross floor area of all outbuildings on the lot does not exceed 20 square metres.

New and replacement buildings

- A replacement dwelling provided the floor level is constructed at least 300 millimetres above the 1 per cent AEP flood level and the additional floor area does not exceed 20 square metres.
- A non-habitable building (including an outbuilding associated with a dwelling) with a floor area of less than 20 square metres and which is the only non-habitable building on the lot.
- An agricultural or farm building that is open on all sides, such as a hay shed, cattleyard, covered horse stable or other similar yards, is less than 200 square metres and which is set back at least 30 metres from any waterway.
- An agricultural shed (other than one used for industrial, retail or office purposes) for the storage of farm machinery, storage of farm vehicles or a workshop associated with a rural use in a rural

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zone with a floor area less than 200 square metres and which is set back at least 30 metres from any waterway.

- A relocatable building associated with a caravan park provided the floor level is set at least 300 millimetres above the 1 per cent AEP flood level.

Other buildings and works

- A replacement fence in the same location and of the same type and materials as the existing fence and that is not increased in length.
- A rainwater tank with a capacity of not more than 10,000 litres.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800 millimetres above ground level and a maximum building height of three metres above ground level.
- A deck, including a deck to a dwelling with a finished floor level not more than 800 millimetres above ground level.
- A carport.
- A tennis court at natural surface level with curtain fencing.
- An in-ground swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot, and associated open style security fencing, where the perimeter edging of the pool or spa is constructed at ground level and any excavated material is moved outside the 1 per cent AEP flood extent.
- A sportsground, racecourse or recreation area (with no permanent grandstand or raised viewing area).
- Public toilets.
- A mast, antenna, or light poles.
- A pump shed.
- A disabled access ramp.

Works

- Landscaping, driveways, and vehicle cross overs associated with a dwelling, if there is less than a 50 millimetre change to existing ground levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- Roadworks, footpaths or bicycle pathways and trails carried out by a public authority if there is less than a 50 millimetre change to existing ground levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- Earthworks associated with the construction of a dam, where no fill is imported to the site, the dam is not constructed on a waterway, the dam does not exceed 3 megalitres in capacity, there is no embankment, and which is setback at least 30 metres from any waterway.

4.0

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Application requirements

None specified.

5.0

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Decision guidelines

None specified.

System Note: The following ordinance will be modified in Clause:44 LAND MANAGEMENT OVERLAYS, Sub-Clause:44.04 LAND SUBJECT TO INUNDATION OVERLAY

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SCHEDULE 1 TO THE LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO1**.

System Note: The following schedule will be inserted before Clause:44 LAND MANAGEMENT OVERLAYS, Sub-Clause:44.04 LAND SUBJECT TO INUNDATION OVERLAY

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SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

Shown on the planning scheme map as **FO1** or **RFO1**.

FLOODING FROM WATERWAYS (DEPTHS GREATER THAN 500 MILLIMETRES)**1.0**

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Floodway objectives to be achieved

None specified.

2.0

C31cgol

Statement of risk

None specified.

3.0

C31cgol

Permit requirement

A permit is not required to construct or carry out the following buildings and/or works:

Buildings and works on land subject to a planning permit, restriction or agreement

- If the buildings or works are in accordance with an existing agreement under section 173 of the Planning and Environment Act 1987 or a restriction applying to the land that specifies a minimum finished floor level to be met.
- If the buildings or works are on land that has been developed in accordance with a previous planning permit, where:
 - the previous permit required the ground surface level to be constructed to at least 300mm above the 1 per cent AEP (annual exceedance probability) flood level: and
 - the ground surface level has been constructed in accordance with the ground surface level requirements of the previous planning permit as confirmed by survey plans to Australian Height Datum; and
 - the proposed buildings and works do not lower the ground surface level or result in a finished floor level for a building that is less than 300 millimetres above the 1 per cent AEP flood level.

Extensions and alterations to existing buildings

- An extension to an existing building (not including an outbuilding associated with a dwelling) provided the floor level of the proposed extension is not less than the existing floor level and the gross floor area of the extension does not exceed 20 square metres.
- An upper storey extension to an existing building if there is no increase in the ground floor footprint.

New and replacement buildings

- A replacement dwelling provided the floor level is constructed at least 300 millimetres above the 1 per cent AEP flood level and the additional floor area does not exceed 20 square metres.
- A non-habitable building (including an outbuilding associated with a dwelling) with a floor area of less than 10 square metres and which is the only non-habitable building on the lot.
- An agricultural or farm building that is open on all sides, such as a hay shed, cattleyard, covered horse stable or other similar yards, is less than 200 square metres, and which is set back at least 30 metres from any waterway.

Other buildings and works

- A replacement fence in the same location and of the same type and materials as the existing fence and that is not increased in height or length.
- A rainwater tank with a capacity of not more than 10,000 litres and is the only rainwater tank on the lot.

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- A pergola or verandah with unenclosed foundations, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800 millimetres above ground level and a maximum building height of three metres above ground level.
- A deck with unenclosed foundations, including a deck to a dwelling with a finished floor level not more than 800 millimetres above ground level and with unenclosed foundations.
- A carport constructed over an existing car space.
- A tennis court at natural surface level with curtain fencing.
- An in-ground swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot, and associated open style security fencing, where the perimeter edging of the pool or spa is constructed at ground level and any excavated material is moved outside the 1 per cent AEP flood extent.
- A sportsground, racecourse or recreation area (with no permanent grandstand or raised viewing area).
- Public toilets.
- A mast, antenna, or light poles.
- A pump shed.
- A disabled access ramp.

Works

- Landscaping, driveways, and vehicle cross overs associated with a dwelling, if there is no change to existing ground levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- Roadworks, footpaths or bicycle pathways and trails carried out by a public authority if there is less than a 50 millimetre change to existing ground levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- Earthworks associated with the construction of a dam, where no fill is imported to the site, the dam is not constructed on a waterway, the dam does not exceed 3 megalitres in capacity, there is no embankment and which is setback at least 30 metres from any waterway.

4.0

C31cgol

Application requirements

None specified.

5.0

C31cgol

Decision guidelines

None specified.

**System Note: The following ordinance will be modified in Sub-Clause:72.08
BACKGROUND DOCUMENTS, Schedule:SCHEDULE TO CLAUSE 72.08
BACKGROUND DOCUMENTS**

1.0

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Background documents

| Name of background document | Amendment number - clause reference |
|----------------------------------------------------|-------------------------------------|
| Carisbrook Flood and Drainage Management Plan 2013 | C31cgol |
| Dunolly Flood Investigation 2014 | C31cgol |

**System Note: The following ordinance will be included after SCHEDULE TO THE
SALINITY MANAGEMENT OVERLAY**

44.03

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FLOODWAY OVERLAY

This sub-clause and sub-clause sections will be included.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT

PROTECTION OF LAND AND WATER RESOURCES

Overview

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

The Regional Catchment Strategy prepared by the North Central Catchment Management Authority aims to achieve integrated catchment management through its programs of biodiversity protection, salinity, waterways and water resources, soil health, pest plants and animals, and regional development.

With a significant area of the Shire situated in the catchment of the Tullaroop and Laanecoorie Reservoirs, the planning scheme must address the need for sustainable land management in water supply catchment areas. Part of the catchment for Lake Cairn Curran is situated to the east of the Shire.

Water quality in the Loddon catchment is a priority issue. The Loddon Catchment Water Quality Strategy advances proposals for reducing the incidence of algal blooms and improving the water quality of the Loddon river. A Loddon Campaspe River Management Authority is proposed to be established under the auspice of the North Central Catchment Management Authority.

Forests and bushland areas in the Shire are a major feature and provide a forest setting for urban areas, most notably Maryborough.

Parks and Reserves within the area are renowned for wildflowers in spring, and are popular areas for bird-watching, tourism and passive recreation such as picnicking and camping. Significant active uses of state forest, not usually catered for in Parks and Reserves include car rallies, horse riding, hunting, four wheel driving, domestic firewood collection and fossicking.

The availability of better biodiversity information and mapping will improve the planning scheme and place council in a more informed position to make decisions in relation to land use and development proposals that may have an impact on biodiversity resources.

Protecting remaining vegetation, encouraging revegetation and preventing degradation of State forests will conserve habitats and significantly reduce the threat of extinction of plants and animals.

Issues

- Water supply catchments of Tullaroop and Laanecoorie Reservoir need to be protected to safeguard water quality.
- Retention of native vegetation and establishment of links to larger blocks of remnant vegetation is identified as a high priority for the Goldfields Bioregion in both the North Central Vegetation Strategy and the Victorian Biodiversity Strategy.
- Box ironbark forests in the shire are a major environmental asset and resource. Of particular concern is the loss of flora and fauna habitats in these forests and across the landscape, particularly on freehold land.
- Maryborough is almost entirely surrounded by bushland which provides a protective natural greenbelt. These natural resources have been identified in the Maryborough Bushland Conservation Study (Hogan 1993).
- Potential for land use conflict at the interface of public and private land where forested public land is adjacent to urban areas.
- Significant areas of the shire have been identified as being of moderate or high fire risk. Appropriate risk management measures need to be introduced.

Objective 1

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

Strategies

- Ensure the use and development of land protects the water quality of the Loddon and Avoca Rivers and Bet Bet Creek waterway systems.
- Protect the environs and water catchments of Tullaroop and Laanecoorie reservoirs and Lake Cairn Curran.
- Minimise the potential impact of existing and new developments to cause water pollution, land degradation, and risk of salinity and erosion.
- Ensure that method and location of effluent disposal systems in unsewered areas minimise the risk of pollution to watercourses and that efficiency of effluent disposal systems is monitored at regular intervals.
- Promote water conservation practice in mining, industry and agriculture and wastewater management.
- Encourage sewerage and waste pre-treatment and innovative recycling and co-generation techniques within industries.

Objective 2

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

Strategies

- Ensure land capability is taken into account in the assessment of land use and development proposals.
- Ensure environmental management plans are prepared as part of planning permit applications where land is susceptible to degradation, requires native vegetation removal or contains environmental features.
- Ensure appropriate effluent disposal systems are suitably located in circumstances where sewerage is not available and that systems are monitored at regular intervals.
- Implement the Victorian Biodiversity Strategy (1998), North Central Regional Catchment Strategy, Loddon Catchment Salinity Management Plan, Maryborough Bushland Study (1993) and relevant water quality, flood management and other relevant natural resource strategies.
- Protect property and life from the risk of flooding and identify flood prone areas.
- Identify potential to link the shire's natural resource base with ecological sustainable development opportunities.
- Implement adopted flood mitigation studies.
- Manage urban development in the Land Subject to Inundation Overlay to ensure the likely effects of flooding can be minimised to acceptable levels.
- Discourage urban development in the Floodway Overlay unless stringent design, siting and construction standards can be met.
- Further identify areas where bushfire behaviour is likely to pose a significant threat to life and property.
- Assist in the implementation of the North Central Catchment Management Strategy by addressing Strategy programs such as biodiversity protection, salinity, waterways and water resources, and soil health.

Objective 3

Enhance, protect and augment remnant vegetation and wildlife corridors on freehold land, roads, streams, railways and other public land.

Strategies

- Encourage the establishment of buffer areas and adequate setback distances on freehold land as a means to enhance and protect significant vegetation on all land tenures.
- Consider extension of the Vegetation Protection Overlay to flora and fauna reserves and extensive bushland around Maryborough in the first review of the Planning Scheme.
- Encourage the use incentives to support and facilitate retention of stands of native vegetation on private land.
- Ensure that land use and development proposals are consistent with regional vegetation plans.
- Encourage retention of remnant vegetation and habitat corridors and areas for Victorian Rare and Threatened Flora and Fauna Species.
- Assist, in association with relevant organisations, with the formulation of a major environmental education program to increase recognition of the need to protect Box Ironbark forests.
- Encourage and provide support for the implementation of recommendations of the Environment Conservation Council Study of the Box-Ironbark Ecosystem (when released).
- Assist in the implementation of the developing Regional Catchment Strategy by addressing Strategy programs such as biodiversity protection, salinity, waterways and water resources, and soil health.

Implementation

These strategies will be implemented by:

- Application of Environmental Significance Overlays to cover the Loddon River, major creeks in the shire, water supply catchment areas and other areas identified as having environmental significance.
- Application of Salinity Management Overlay to cover areas identified as being of salinity risk including areas north and east of Bealiba, west of Dunolly, north of Maryborough, north and east of Timor, and in the south of the shire in the Talbot district.
- Application of the Erosion Management Overlay to areas identified in previous rural land mapping and land capability studies.
- Application of Land Subject To Inundation Overlay for areas adjacent the Avoca River and Bet Bet and McCallums Creeks.
- Inclusion of the Tullaroop Roadside Conservation Assessment in the Vegetation Protection Overlay.
- Inclusion of relevant salinity and nutrient catchment management plans as reference documents in the planning scheme.
- Application of Wildfire Management Overlays for areas identified as being of high fire risk hazard when appropriate mapping becomes available.
- Application of Public Conservation and Resource Zone for Council owned or managed flora and fauna reserves.
- Use of Vegetation Protection Overlays based on information contained in the Central Goldfields Biodiversity Components maps and facilitate, in consultation with the Department of Natural Resources and Environment, production of more accurate remnant vegetation maps.
- Use of a Box Ironbark Forest Local Policy to encourage no net loss of Box Ironbark forests and ensure proposals are consistent with regional vegetation plans.
- Inclusion of the following documents as reference documents:
 - DNRE Selected Biodiversity Components - LGA Central Goldfields.

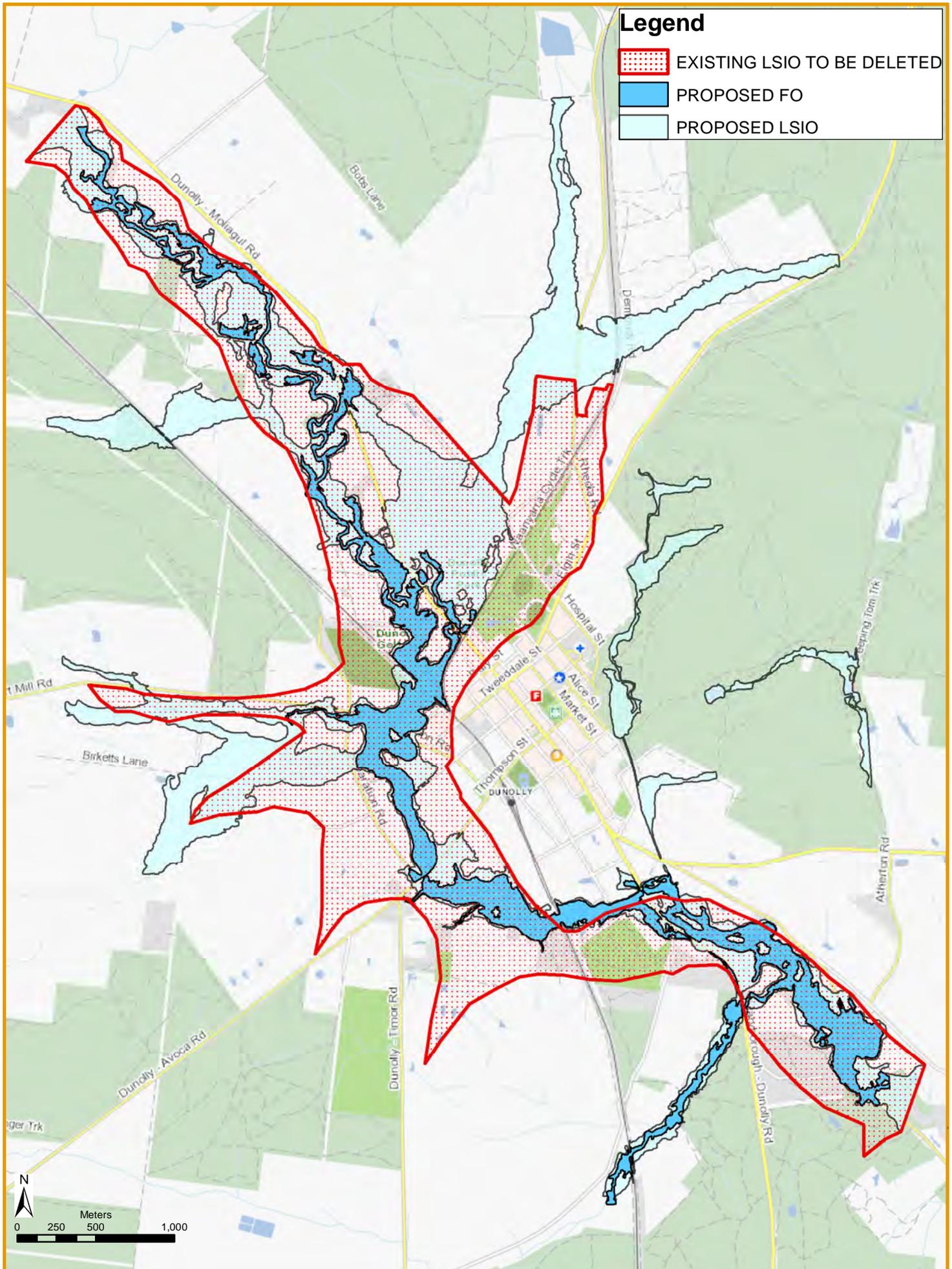
AMENDMENT C31CGOL

- Maryborough Roadside Management Plan.
- Planning Conditions and Guidelines for Subdivision CFA 1991.
- North Central Vegetation Strategy.
- North Central Regional Catchment Strategy.
- Maryborough Bushland Study (1993).
- Agenda for Action - Nature Conservation in the Avoca-Loddon-Campaspe Region.
- Paddys Ranges State Park – Draft Management Plan.
- Avoca-Loddon-Campaspe Regional Landcare Plan.
- Loddon Catchment Salinity Management Plan.
- Assessment of Roadside Conservation Values in the Shire of Tullaroop.

Undertaking further strategic work

- Compile a remnant vegetation inventory for significant sites on freehold land.
- Complete a Roadside Management Plan for the Shire and implement local and regional roadside conservation strategies.
- Undertake, in association with the Department of Natural Resources and Environment, land capability studies for rural areas of the shire that have not previously been the subject of a study and detailed mapping for specific crops eg olives and grapes.
- Develop and resource the Box Ironbark Eco Tourism and Environmental Education and Research Centre at the Goldfields Reservoir site.

DUNOLLY - PROPOSED FLOOD RELATED OVERLAYS

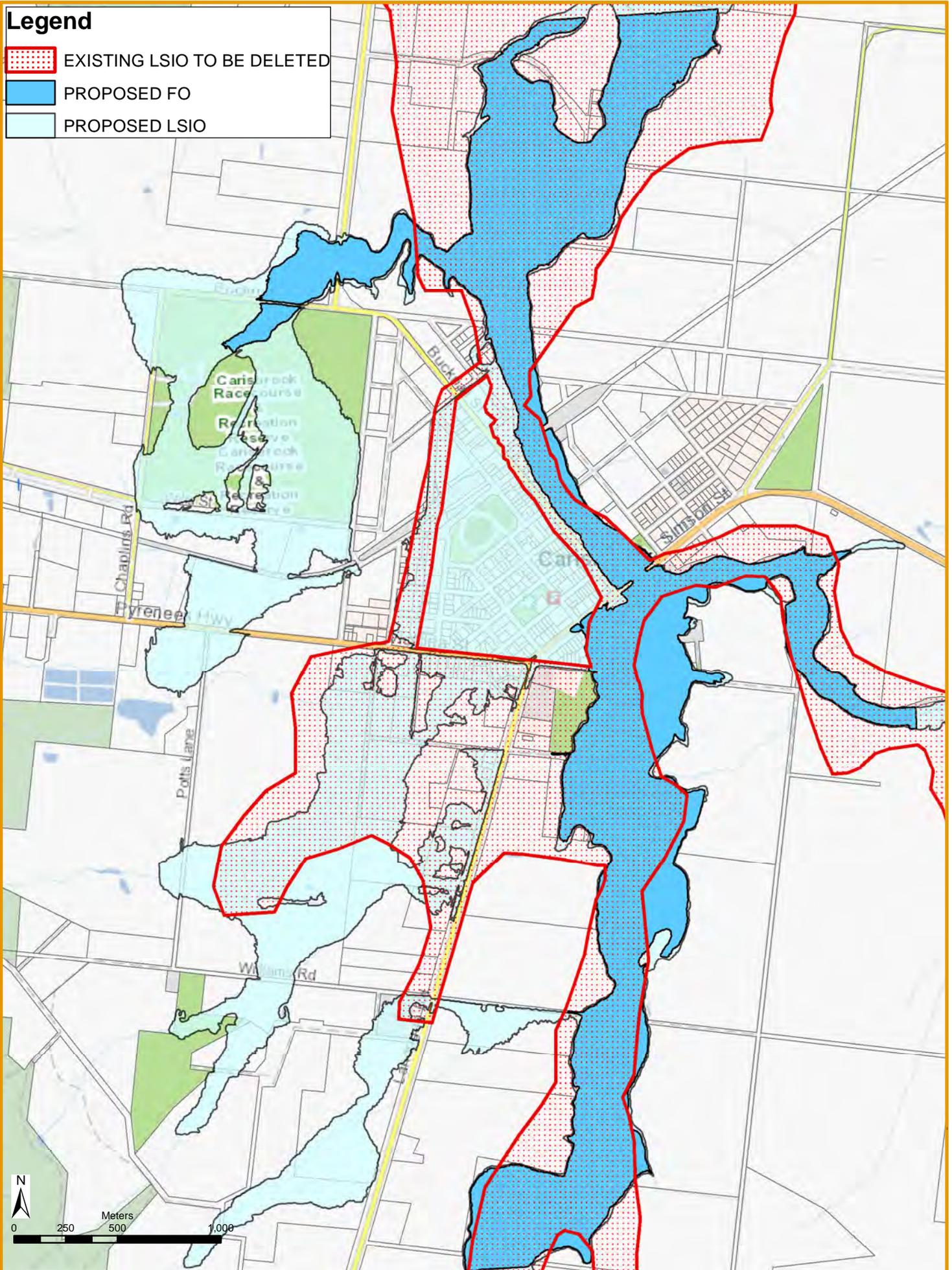


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CARISBROOK - PROPOSED FLOOD RELATED OVERLAYS

Legend

-  EXISTING LSIO TO BE DELETED
-  PROPOSED FO
-  PROPOSED LSIO



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Frequently Asked Questions (FAQs)

PLANNING SCHEME AMENDMENT C031gol

What does the amendment do?

Council is working with the North Central Catchment Management Authority (NCCMA) to update existing planning controls for land in Central Goldfields Shire that is liable to flooding, to ensure they are accurate and up-to-date and reduce the impact of flooding and flood damage to properties.

Since the controls were first introduced into the Central Goldfields Planning Scheme, the NCCMA has undertaken the North Central Regional Floodplain Management Strategy 2018-2028. After the floods of 2011-2012, flood studies were conducted in Carisbrook and Dunolly in 2013-2014. These studies model the impact of flooding in both townships. Both the Strategy and flood studies recommend that the planning scheme be updated to reflect the extent of flooding in the updated mapping.

The proposed changes to the planning scheme will affect approximately 765 properties, including:

- Some land will have a Land Subject to Inundation Overlay (LSIO) now. The new mapping might change the extent of the LSIO boundary.
- Some land will have the new Flood Overlay (FO) applied.
- Some land will have the new LSIO applied.
- Some land will be removed from the LSIO.

What does an overlay mean?

An overlay is a planning control that indicates where special consideration by Council may be required when building or development is proposed. In this case, the overlay is aimed at addressing the impact of flooding. An overlay controls buildings and works and subdivision. The new overlay may result in a planning permit being required to develop or subdivide land. The process of changing the overlay boundaries and controls has been labelled Central Goldfields Planning Scheme Amendment C031gol.

What is the difference between the LSIO and the FO?

The LSIO is applied to land affected by flooding associated with waterways and open drainage systems. The FO is applied to land at a higher risk of flooding than LSIO land. It is normally where mainstream flooding occurs, where flooding is likely to be deep and flooding occurs most frequently.

What are the flooding overlays based on?

The probability of flood occurring within a year, called the Annual Exceedance Probability (AEP) is an industry standard. The LSIO has a 1% AEP, which means each year the flood level has a 1% chance of occurring (previously referred to as a 1-

in-100 year flood). The FO is where the depth of flooding in a 1% AEP exceeds 0.5 meters. The FO generally has a 10% AEP, i.e. each year the flood level has a 10% chance of occurring.

What does it mean for me?

The amendment will only affect you if you have land in one of the proposed overlays. The amendment then only affects you if you want to undertake buildings and works that are not exempt from a planning permit, or subdivide your property. The intent of the amendment is to reduce flood risk, flood impact and property damage by managing future development.

Do all buildings and works need a planning permit?

No. There are a number of exemptions for minor works and where certain conditions are met.

How will this impact building or development within the overlay?

The LSIO and FO do not prevent building or development from occurring. The controls form part of the planning scheme and aim to ensure that flooding issues are addressed early in any building or development process. This is most commonly achieved through requiring raised floor levels within a new building or extension and ensuring development does not divert or obstruct flood waters.

My place hasn't flooded in years, why will it flood in the future?

It cannot be assumed that flooding will not occur simply because there are no recollections of previous flooding at that property. The overlays are based upon scientific modelling and checked for accuracy against flood events that occurred in September 2010 and January 2011.

I am already affected by an LSIO on my property, what will the difference be with this amendment?

The current LSIO already requires a planning permit for buildings, works and subdivision, as only outbuildings under 120m² are exempt. The proposed LSIO Schedule 2 introduces new exemptions from some types of development. If an FO is being applied to your land the regulations around subdivision will change. For example, new (additional) lots are not allowed on land wholly within the FO.

If my property is only partially affected, would I need a permit for buildings or works outside the area covered by the overlay?

The overlay only applies to buildings and works proposed within its boundaries. However, as the boundary follows flood paths across properties, it may not be clear to the property owner whether a permit is required.

It is therefore strongly recommended that landowners seek advice from Council and North Central Catchment Management Authority for any proposed buildings and works on land partially covered by the overlay.

Are options being developed to address the cause of flooding?

The Carisbrook Flood and Drainage Management Plan 2013 recommended a levee to be constructed in Carisbrook to divert the overland flows from the local

catchment that frequently inundate parts of Carisbrook. Council is currently undertaking the planning and budget requirements to complete these works.

The structural mitigation works that were identified for Dunolly in the Dunolly Flood Investigation 2014 (levees and contour channel upgrades) have been completed by Council. The proposed overlays for Dunolly reflect these mitigation works.

If I am in a Flood Overlay or Land Subject to Inundation Overlay will my insurance premiums increase?

Insurance premiums are based on the most up-to-date available flood studies rather than planning scheme controls. The insurance industry has its own National Flood database where this information is kept. In many cases insurance premiums will go down due to the availability of more reliable and accurate information. However, in some cases where deep flooding is identified, premiums may go up. For further information go to the Insurance Council of Australia at www.ica.com.au

If I am in a Flood Overlay or Land Subject to Inundation Overlay will my construction costs increase?

It is likely there may be an increase in construction costs to meet any planning permit conditions where a permit is required under the overlay. However, it is likely that these costs would be offset over time as buildings or works would have been constructed in a way that reduces or avoid impacts by flooding.

If I am in a Flood Overlay or Land Subject to Inundation Overlay will this impact the value of my property?

The impact upon individual property prices is unclear. The Flood Overlay does not cause or change the likelihood of flooding on your land. It recognises the existing risk, and improves information transparency. It will appear in planning certificates attached to Section 32 vendor statements when selling a property.

How can I find out if my property is included in the overlay?

The proposed maps associated with the amendment are available on Council's website at <https://www.centralgoldfields.vic.gov.au/Planning-and-Building/Strategic-Planning/Planning-Scheme-Amendments>

For more technical information, the North Central CMA has developed an online mapping tool – Flood Eye – that enables you to obtain a free report that contains flood information specific to your property. <http://www.nccma.vic.gov.au/flood-eye>

What if I want to sell my property?

When you sell your property you are required under the Sale of Land Act 1962 to prepare a Section 32 statement (or known as a Vendor's statement) that includes any information affecting the property. This includes council planning scheme information that will inform the purchaser if there are any zone and overlay controls applying to the property which may restrict the land-use and development of the land.

A Planning Certificate should be obtained online from LANDATA® which provides property titles and certificates. This provides any amendments that have been placed on exhibition and well as current information within the council planning scheme.

What is North Central Catchment Management Authority's role in planning schemes?

North Central CMA is a recommending referral authority in the planning system under Section 55 of the *Planning and Environment Act 1989* and receives applications for subdivisions and other developments within the floodplain. This allows North Central CMA to comment on applications and if necessary, recommend conditions on town planning permits. These ensure that new developments are adequately designed to protect occupants against the risk of future flood events.

FLOODING

Who is responsible for Floodplain Management and Stormwater Drainage in Central Goldfields Shire?

North Central CMA is the Floodplain Management Authority by delegation from the Minister responsible for the Water Act 1989. Consequently, North Central CMA is responsible for determining the potential inundation of land from rivers and creeks within the North Central region. Central Goldfields Shire Council is responsible for the provision and maintenance of drainage, levees and the management of any stormwater from its drainage system.

Why does flooding occur in Central Goldfields Shire?

Flooding is a natural process intrinsic to all waterways. Flooding occurs periodically as a result of heavy rainfall within a catchment and is generally defined by the runoff from the storm event exceeding the capacity of the bed and banks of a waterway or local drainage system. The effects of flooding in Central Goldfields are magnified by the proximity of urban development to natural or modified creeks and channels resulting in damage to roads, residential, commercial and industrial properties. Whilst the flow from the local catchment contributed less than 5% of the total flow that impacted upon the township of Carisbrook, the overland flow is significant and causes frequent flooding to a number of properties in Carisbrook

Where did the funding come from for the Flood Management Plan?

The Flood Management Plans have been jointly funded by the Victorian and Australian Governments under the Natural Disaster Resilience Grants Scheme (NDRGS), and via additional funding provided by Central Goldfields Shire. The North Central Catchment Management Authority (NCCMA) is leading the development of this Plan in partnership with the Central Goldfields Shire. Central Goldfields have taken the lead in implementing the recommendations of the Plan.

What is a Flood Management Plan?

The first stage in managing floodplain risk for a particular catchment involves a flood study, which is a comprehensive technical investigation of flood behaviour for that catchment. These flood studies show the distribution, extent, levels and velocity of floodwaters across sections of the floodplain for a range of different flood events. Additional investigations undertaken in Dunolly and Carisbrook known as the *Carisbrook Flood and Drainage Management Plan 2013* and the *Dunolly Flood Investigation 2014*. This Planning Scheme Amendment was a recommendation from those flood studies that plan to manage future risk within those areas.

What are the benefits of the Plans?

The mapping produced by the plans will improve future land use planning and development decisions to minimise the risks to the community from flooding. The plans also assist North Central CMA, Council and other emergency response organisations in preparing for and responding to a flood in Central Goldfields Shire. The plans will also assist Council in understanding existing drainage problems and in designing new infrastructure.

What works are proposed as a result of the Plans?

The study is not a mitigation plan, but will assist in further understanding local flood issues, provide information for future investigations into flood mitigation. There is work proposed for an additional levee in Carisbrook. These works will also take into account the completed levee in Carisbrook and Dunolly and additional flood warning devices which are recommendations from the Carisbrook and Dunolly Flood Management Plans.

What is flash flooding?

Flash flooding occurs following intense rainfall with resulting flood levels rising to their peak within a very short time period, typically between 30 minutes and 6 hours. This tends to occur in steep urbanised catchments such as Carisbrook and gives residents very little warning time to prepare.

What is a 1 in 100 year flood?

A 1 in 100 year ARI* flood is a level of flooding that has a 1% chance of occurring in a given year. It is considered to be a very large flood and is used as the minimum design standard for new development in Victoria. If an area experiences a 1 in 100 year flood in a certain year, it does not mean that another 1 in 100 year flood will not occur for another 99 years, it is an average only. The 1 in 100 year flood is technically referred to as the 1% AEP* flood.

* Average Recurrence Interval – is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100 year ARI flood event will occur on average once every 100 years.

Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as a reciprocal of ARI (Average Recurrence Interval).

I have recently undertaken development on my land. If flood information has been updated is my development considered safe?

Floodplain management and development assessment is undertaken as part of the planning permit process under the *Planning and Environment Act 1987*. In the Central Goldfields Shire, Council currently utilises the Land Subject to Inundation Overlay to assess development against potential or actual flood risk. Applications are then referred to NCCMA for specialist advice on what development is considered appropriate and any conditions that may apply to the development. Most new development is required to be constructed between 300-600mm above the applicable flood level which is known as the 'freeboard requirement'. This ensures that new

development is protected from wave action and also provides an allowance for changes to flood levels and rainfall information over time as a result of advancements in technology and accuracy.

Please contact North Central CMA or the Central Goldfields Shire Council if you have any concerns regarding your individual circumstances.

What can I do to be flood prepared?

The Victorian State Emergency Service's website provides an array of information on preparing for, responding to and recovering from a flood event. Please visit www.ses.vic.gov.au for more information.

HOW CAN I FIND OUT MORE

Contact Council

For further information on the Planning Scheme Amendment process, please contact the Strategic Planning team on (03) 5461 0685 or email strategicplanning@cgoldshire.vic.gov.au

More information is also available at <https://www.centralgoldfields.vic.gov.au/Planning-and-Building/Strategic-Planning/Planning-Scheme-Amendments>

This includes a searchable map showing the existing and proposed overlay boundaries.

Contact North Central CMA

Technical information or property specific queries including flood levels, flooding impacts and required floor levels for new buildings or extensions to existing buildings please contact North Central Catchment Management Authority on 5440 1896 or email floodplain@nccma.vic.gov.au

Or you can view their online mapping tool - Flood Eye – at www.nccma.vic.gov.au/flood-eye

8.4 PLANNING APPLICATION 050/19 – CONSTRUCTION OF FIVE DWELLINGS AND RETENTION OF ONE EXISTING DWELLING ON LAND AT 254-256 GLADSTONE STREET, MARYBOROUGH

Author: **Manager Statutory Services**

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

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

SUMMARY/PURPOSE

This report recommends that a Notice of Decision to Grant a Planning Permit be issued for the construction of five dwellings and retention of one existing dwelling on land at 254-256 Gladstone Street, Maryborough.

Public notice of the application has been given by letter to adjoining owners and placing a sign on site. One objection has been received.

The Application has been assessed against the policy and specific controls of the Planning Scheme and it is considered that the proposed development is generally consistent with the relevant scheme provisions.

LEGISLATION AND POLICY CONTEXT

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

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

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

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

BACKGROUND INFORMATION

Planning Permit D155/17 was granted on 27th March 2018 to subdivide 256 Gladstone Street, Maryborough into two lots, in a battle-axe configuration. The subdivision process has not been completed to date (titles have not been issued). The approved subdivision layout does not accord with the development proposed in the current application, however this is not fatal to the application and is discussed further in the assessment section of this report.

REPORT

Proposal

The application proposes buildings and works associated with the development of six dwellings on a lot at 254-256 Gladstone Street Maryborough. The application plans (Attachment 2) show the retention of one existing dwelling and the development of five new dwellings on the land. A common driveway is proposed through the centre of the site which would be accessed from Gladstone Street or Gladstone Lane. A new crossover, driveway and carport is proposed to provide vehicle access and parking for the lot occupied by the retained dwelling.

Site and Surrounds

The combined area of the subject land is approximately 2,026m² and is formally identified as Crown Allotment 8 on Title Plan 314336C (Volume 09344 Folio 947) and Crown Allotment 9 on Title Plan 786519G (Volume 11404 Folio 621). Both Crown Allotments are subject to conditions shown on the Crown Grant relating to reserved minerals and the resumption of mining activities on the land. The conditions do not affect the proposed development of the allotments.

The allotments are rectangular in shape, and have frontage to Gladstone Street and Gladstone Lane. The land falls 1.49 metres from west to east. The true orientation of the land is north-west. For ease of reference the Gladstone Street boundary is described in this report as west, and the Gladstone Lane boundary is east, consistent with the application plans.

A copy of the aerial photograph is attached to this report (see Attachment 8).

The land at 254 Gladstone Street is currently developed with a single storey dwelling with a galvanised iron roof, and a separate small shed. A concrete crossover and driveway is positioned south of the dwelling. The dwelling is setback 8.2 metres from the western (front) boundary. Both buildings are proposed to be removed. No planning approval is required to demolish these buildings. Two large trees in the rear yard are proposed to be removed. No planning approval is required to remove these trees. Two palm trees in the front setback are proposed to be retained.

The land at 256 Gladstone Street is currently developed with a single storey weatherboard dwelling with galvanised iron roof, setback 8.3 metres from the western (front) boundary. This dwelling is proposed to be retained. A concrete crossover and driveway is positioned south of the dwelling, and leads to a carport which is proposed to be demolished. Two trees in the front setback and three trees in the north side setback are proposed to be retained. A shed and two trees at the rear of the property are proposed to be removed. No planning approval is required.

Both lots do not have front fences along the Gladstone Street boundaries. Galvanised iron fences are constructed to the north, south and east (rear) boundaries of each lot. Gates in both rear fences provide access from the laneway.

A power pole is positioned within the Gladstone Street road reserve south of the crossover to 256 Gladstone Street. Power lines run within the road reserve abutting both site frontages.

Land abutting to the south at 250 Gladstone Street is developed with a single storey brick dwelling with a tiled roof. The dwelling is setback 13 metres from the Gladstone Street boundary. A low brick fence is constructed along the western boundary.

Land abutting to the north at 258 Gladstone Street (corner of Wills Street) is developed with a single storey weatherboard dwelling with a galvanised iron roof. The dwelling is setback 10.2 metres from the western boundary. The rear of that property has been subdivided into two lots and two attached dwellings have been constructed on each lot.

Gladstone Lane to the east is an unsealed road. Further east is California Gully Recreation Reserve which is positioned south of single dwellings fronting Wills Street.

Opposite the land to the west is Laidman Street, which ends with a give-way intersection with Gladstone Street. Number 257 Gladstone Street is the property on the northern side of Laidman Street. It is developed with a single storey brick dwelling with a tiled roof, setback 6.8 metres from the Gladstone Street boundary. Number 253 Gladstone Street is the property of the southern side of Laidman Street. It is developed with a single storey dwelling with a galvanised iron roof, and is setback 9.1 metres from the Gladstone Street boundary.

Planning Permit Trigger

The subject land and surrounds are zoned General Residential Zone (GRZ) under the Central Goldfields Planning Scheme. Under clause 32.08-6 of the zone, a planning permit is required to construct two or more dwellings on a lot. A development must meet the requirements of clause 55 (Rescode), for which an assessment is included within this report.

The subject land is not covered by any overlays.

Planning Scheme Provisions

The purposes of the Central Goldfields Planning Scheme are as follows:

- *To provide a clear and consistent framework within which decisions about the use and development of land can be made.*
- *To express state, regional, local and community expectations for areas and land uses.*
- *To provide for the implementation of State, regional and local policies affecting land use and development.*

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

State Planning Policy

Clause 11.01-1S Settlement

The objective of this clause is '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 objective include:

- *Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.*
- *Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.*
- *Provide for growth in population and development of facilities and services across a regional or sub-regional network.*
- *Limit urban sprawl and direct growth into existing settlements.*
- *Promote and capitalise on opportunities for urban renewal and infill redevelopment.*

Clause 11.01-1R Settlement – Loddon Mallee South

This clause provides the regional strategic context for settlement-based on the clause above. It seeks 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.'

Clause 11.02-1S Supply of urban land

The objective of this clause is 'To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.' Relevant strategies to achieve this objective include:

- *Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.*
- *Planning for urban growth should consider:*
 - *Opportunities for the consolidation,*
 - *Redevelopment and intensification of existing urban areas.*
 - *Neighbourhood character and landscape considerations.*

Clause 15.01-1S Urban design

The objective of this clause is 'To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.' Relevant strategies to achieve this objective include:

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*

Clause 15.01-2S Building design

The objective of this clause is 'To achieve building design outcomes that contribute positively to the local context and enhance the public realm.' Relevant strategies to achieve this objective include:

- *Require a comprehensive site analysis as the starting point of the design process.*
- *Ensure the site analysis provides the basis for the consideration of height, scale and massing of new development.*
- *Ensure development responds and contributes to the strategic and cultural context of its location.*
- *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*
- *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
- *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
- *Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.*
- *Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.*
- *Encourage development to retain existing vegetation.*

Clause 15.01-5S Neighbourhood character

The objective of this clause is 'To recognise, support and protect neighbourhood character, cultural identity, and sense of place.' Relevant strategies to achieve this objective include:

- *Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.*
- *Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:*
 - *Pattern of local urban structure and subdivision.*
 - *Underlying natural landscape character and significant vegetation.*
 - *Heritage values and built form that reflect community identity.*

Clause 15.02-1S Energy and resource efficiency

The objective of this clause is 'To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.' Relevant strategies to achieve this objective include:

- *Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.*
- *Promote consolidation of urban development and integration of land use and transport.*
- *Encourage retention of existing vegetation and planting of new vegetation as part of development and subdivision proposals.*

Clause 16.01-1S Integrated housing

The objective of this clause is 'To promote a housing market that meets community needs.' Relevant strategies to achieve this objective include:

- *Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.*
- *Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.*

Clause 16.01-2S Location of residential development

The objective of this clause is 'To locate new housing in designated locations that offer good access to jobs, services and transport.' Relevant strategies to achieve this objective include:

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

Clause 16.01-3S Housing diversity

The objective of this clause is 'To provide for a range of housing types to meet diverse needs.' Relevant strategies to achieve this objective include:

- *Ensure housing stock matches changing demand by widening housing choice.*
- *Facilitate diverse housing that offers choice and meets changing household needs through:*
 - *A mix of housing types.*
 - *Adaptable internal dwelling design.*
 - *Universal design.*
- *Encourage the development of well-designed medium-density housing that:*
 - *Respects the neighbourhood character.*
 - *Improves housing choice.*
 - *Makes better use of existing infrastructure.*
 - *Improves energy efficiency of housing.*
- *Support opportunities for a range of income groups to choose housing in well-serviced locations.*

Clause 16.01-4S Housing affordability

The objective of this clause is 'To deliver more affordable housing closer to jobs, transport and services.' Relevant strategies to achieve this objective include:

- *Improve housing affordability by:*
 - *Ensuring land 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.*
- *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.*

Local Planning Policy

Clause 21.03 Key Influences

Housing

This clause advises that affordable housing is an economic and lifestyle strength of Central Goldfields. Council will continue to encourage the provision of innovative residential housing construction that is well designed, energy efficient and affordable.

Demographic features of the Shire and its urban centres will influence the housing mix and residential densities. These features include ageing population, smaller household sizes and comparatively lower levels of household income.

Clause 21.06 Residential Development

This clause advises that planning for future residential development needs to take account of projected low levels of population growth. Serviced residential and low density residential development needs to be directed to Maryborough and to towns such as Dunolly and Carisbrook that will receive reticulated sewerage by the year 2001.

Affordable housing is one of the Shire's competitive strengths.

The first objective of this clause is to 'Develop a settlement pattern based on population being primarily directed to Maryborough as a sub-regional centre with other population directed to infill allotments that are suitable for development in the smaller townships of Dunolly, Carisbrook, Bealiba, Talbot and Majorca.' One of the strategies for implementing this objective is to:

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

The second objective of this clause relates to rural residential development and is not relevant to this assessment. The third objective is to 'Provide opportunity for residential development in a range of types, lot sizes and costs to meet the needs of the future population of the Shire.' Relevant to this application, it is strategy to:

- *Provide medium density residential opportunities close to Maryborough CBA.*

Clause 21.12 Strengthening the Regional Role of Maryborough

This first objective of this clause is to this application. It seeks to 'Encourage well-planned and integrated urban development of Maryborough to enhance its qualities as a place to live, work, invest and visit.' Relevant strategies to achieve this objective include:

- *Maximise the use of urban land in Maryborough by defining an urban boundary based on existing development patterns.*

Other objectives and strategies within this clause relate to the Central Business Area (CBA). The subject site is outside the CBA.

Clause 22.01 Urban Design

This policy applies to the built form, landscape context and public spaces in Maryborough and the Shire's towns. It specifically applies to all urban zones.

Objectives of this policy include:

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

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

- *Encourage development where the design and siting of new development has demonstrated the following:*
 - *How building scale, height, mass and external finishes reflect dominant building forms, particularly heritage buildings and structures.*

- *How the proposal contributes to the overall appearance and character of the town.*
- *The site has the capacity to accommodate the proposed development, including traffic circulation and carparking.*
- *How the proposals responds to identified streetscape character.*
- *Retention of native vegetation and other natural features and landscaping and tree species selection that is consistent with the landscape character of the city, town or locality.*
- *Encourage the use of landscaping as a means to achieve good quality presentation of development. Use of native species, indigenous to the locality, will be supported.*

Zones and Overlays

Zone

Clause 32.08 General Residential Zone

The land is located within the General Residential Zone which includes a statement of purposes (among other things):

- *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.*

The relevant Decision Guidelines of this zone includes:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives, standards and decision guidelines of Clause 55.*

Overlays

Not applicable to this application

Particular Provisions

Clause 55 Two or more Dwellings on a lot

The purposes of this clause are expressed as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

A development:

- *Must meet all of the objectives of this clause that apply to the application.*
- *Should meet all of the standards of this clause that apply to the application.*

Clause 52.06 Car parking

Clause 52.06 Car Parking applies to the proposed five dwellings. The purposes of this clause are:

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

General Provisions

Clause 65 Decision Guidelines

This clause states that,

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

Referrals

The application was referred internally to Councils Infrastructure Unit. This Unit consented to the application subject to the conditions contained in the draft council recommendation below.

CONSULTATION/COMMUNICATION

Public notice of the application has been given by letter to adjoining owners and placing a sign on site. One objection has been received from an adjoining land owner. The objectors concerns relate to:

- The construction of a brick wall on the boundary adjoining his property requiring the removal of the existing fence, uncertain time period for completion of new wall raising security and privacy concerns in the intervening period.
- The obstruction of, or parking of vehicles in, Gladstone Lane during and after construction.
- Runoff, discharge from or placement of building materials outside the subject land during construction.
- Inspections by Council to ensure damage to public infrastructure is repaired.
- Construction noise.

ASSESSMENT OF APPLICATION

This application is for the development of five dwellings and the retention of one existing dwelling on the site, in accordance with the proposed application plans attached to this report (see Attachments 1-8).

From a policy perspective, the proposed development satisfies broad strategic objectives and strategies in the Central Goldfields Planning Scheme that encourage infill residential development in Maryborough. The proposal would increase the supply of housing diversity, and contribute to the affordability of housing in our major town.

The planning scheme also seeks to ensure that new development proposals have been designed in a site responsive way, and provide appropriate setbacks, car parking, building height, building design and form. As discussed above, it is policy to preserve and enhance the visual amenity and character of our towns, and ensure new development responds positively to the local neighbourhood character and streetscape.

In this regard, the application plans could be improved to achieve a site responsive outcome, and bring the proposal into compliance with the planning scheme, without affecting the proposed yield.

Key issues are identified as follows:

The proposed development does not provide appropriate setbacks from the Gladstone Street boundary. Unit 1 is setback only 6.63 metres and will sit well forward of dwellings on neighbouring properties, including the dwelling proposed to be retained in the application.

Car parking to unit 2 and visitor car parking does not provide the required 6.4 metre access lane width. The required access lane width is designed to ensure vehicles can comfortably move through, into and out of the site. Officers note that the proposal includes two visitor car parking spaces, while the planning scheme only requires one space to be provided.

The proposed development includes the construction of a new crossover to the common driveway through the site. The plans do not dimension the distance of the crossover to an existing power pole in the Gladstone Street nature strip.

Recommended changes to overcome these issues:

- A redesign of the visitor car parking and layout of Units 1, 2 and 3 would enable the application to achieve a 9 metre front setback, review of the crossover location and provision of the required 6.4 metre-wide access lane.

The proposed layout does not meet Standard B12 of Clause 55.03-7 because it provides the opportunity for the common driveway to be used as a public thoroughfare. The provision of a gate at the Gladstone Lane end of the common driveway should be provided would overcome this issue.

A landscape plan has not been provided with the application and should be included as a condition of the permit, if approved.

The proposed development is otherwise compliant with the planning scheme and should be supported with changes that overcome these issues.

An assessment against Clause 55 ResCode has been prepared and is provided at Attachment 3.

Previous subdivision

Planning Permit D155/17 was granted on 27th March 2018 to subdivide 256 Gladstone Street, Maryborough into two lots, in a battle-axe configuration. The subdivision has not been completed and does not reflect the layout of the proposed development. A condition should be included on the permit, (*if approved*), that requires all of the subject land to be consolidated and re-subdivided to reflect the layout approved by the current application.

FINANCIAL & RESOURCE IMPLICATIONS

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

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

RISK MANAGEMENT

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

The risk to council of not making a decision on the application is a 'failure to determine' appeal at VCAT.

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

Should Council refuse the permit there may become a risk over time of insufficient housing to meet population growth. Council is currently preparing a strategic population and housing strategy to better inform long term housing provision.

CONCLUSION

The proposed development seeks approval for six dwellings (retention of one dwelling and construction of five additional dwellings) on two lots at 254-256 Gladstone Street, Maryborough. One objection has been received during the notice period.

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

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

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

ATTACHMENTS

1. Proposed Elevations
2. Proposed Ground Floor Plan
3. Proposed Streetscape
4. Shadow Plan 3pm
5. Shadow Plan 9am
6. Shadow Plan 12pm
7. Site Analysis Plan
8. Site Location Plan
9. Clause 55 ResCode Assessment

RECOMMENDATION

That Council, having caused notice of Planning Application No. 50/19 to be given under Section 52 of the *Planning and Environment Act 1987* and the Central Goldfields Planning Scheme and having considered all the matters generally required, determines to issue a Notice of Decision to Grant a Planning Permit 50/19 in respect of the land known and described as 254-256 Gladstone Street, Maryborough, for the development of six dwellings (retention of one and construction of five additional dwellings) in accordance with the endorsed plans and subject to the following conditions:

Amended plans

1. Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a) a minimum nine (9) metre setback to the front façade of Unit 1;
 - b) a minimum 6.4 metre-wide access aisle to the common driveway;
 - c) a reduction of one (1) visitor car parking space;
 - d) provision of a vehicle gate at the Gladstone Lane end of the common driveway; and
 - e) the dimension between the power pole in the Gladstone Street nature strip and the proposed central crossover to ensure safe vehicle access and egress.

Schedule of materials and colours

2. Before the development starts, a schedule of construction materials, external finishes and colours (incorporating [insert details, for example paint samples]) to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority.

When approved, the schedule will be endorsed and will then form part of the permit.

Landscape Plan

3. Before the development starts, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be generally in accordance with the approved plans and drawn to scale.

Landscaping works to be completed

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

Boundary walls

5. The walls on the boundary of the adjoining properties must be cleaned and finished to the satisfaction of the responsible authority.

Garbage storage

6. Provision must be made on the land for the storage and collection of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the responsible authority.

Secondary Consent

7. The development as shown on the endorsed plans must not be altered without the prior written consent of the responsible authority.

Consolidation

8. The subject land is to be consolidated prior to commencement of development.

Engineering

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

Access:

- 9.1 Vehicular access to dwellings must be provided from Gladstone Street Road with secondary access permitted from Gladstone Lane.
- 9.2 Any new or existing vehicular crossovers/driveways must be constructed between the dwelling and Sutton Road. Such crossovers/driveways must be of concrete construction and be from kerb to property boundary. (Refer Infrastructure Design Manual Standard Drawing 240) to the satisfaction of the Responsible Authority.
- 9.3 Any disused crossovers/driveways must be removed and the kerb and channel and nature strip reinstated to the satisfaction of the Responsible Authority.
- 9.4 The applicant/owner must make further application for and have approved driveway crossing permit for crossover/driveway works. All works constructed or carried out must be in accordance with the approved plans/permit(s).
- 9.5 Once constructed the crossovers must be thereafter maintained by the landowner to the satisfaction of the Responsible Authority.

Drainage:

- 9.6 All stormwater must be accommodated and treated within the subject land in accordance with IDM Clause 19.
- 9.7 The owner/applicant must design a drainage system to drain the surface and roof water from the dwellings to the legal point of discharge to the satisfaction of the Responsible Authority.
- 9.8 A legal point of stormwater discharge LPSD must be provided for the roof water from the dwellings to the Gladstone Street kerb & channel and for the surface water from the subject land to the Gladstone Lane dished invert to the satisfaction of the Responsible Authority.
- 9.9 The dished invert along Gladstone Lane is to be upgraded from the outlet of the subject land to flow stormwater to the Wills Street kerb and channel to the satisfaction of the Responsible Authority.

Landscaping:

- 9.10 One advanced street tree (minimum of two metres high at the time of planting), of a species and in a location to the satisfaction of the responsible authority is to be placed in the nature strip on the Gladstone Street road reserve in front of 254 Gladstone Street. The tree must be planted prior to the issue of the statement of compliance and maintained by the permit holder/owner for a period comprising at least two summers, or alternatively, a bond can also be offered to allow people to plant the trees at the appropriate time.
- 9.11 Upon completion of all off site works all nature strips must be levelled, and rehabilitated to match surrounding nature strip to the satisfaction of the

Responsible Authority. Alternate landscaping methods may be undertaken, but must be approved, in writing, by the Responsible Authority prior to any works being undertaken.

Asset Protection

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

Sediment Control

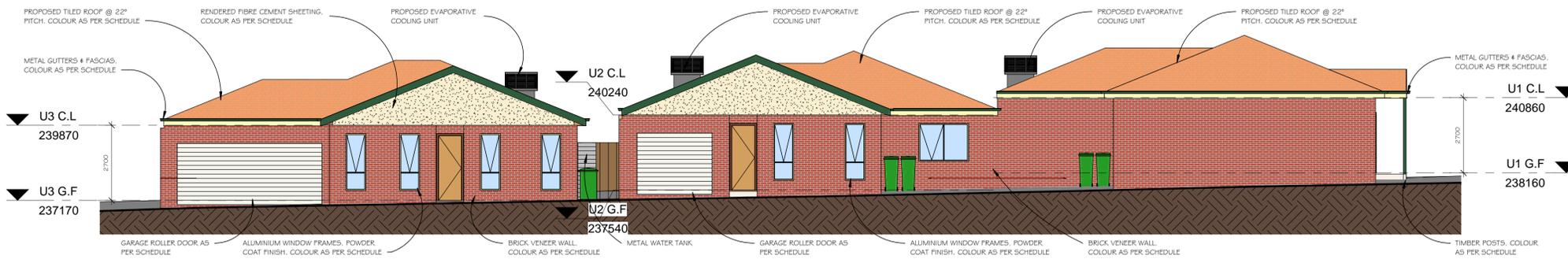
9.13 The developer must restrict sediment discharges from any construction sites within the land in accordance with Construction Techniques for Sediment Pollution Control (EPA 1991) and Environmental Guidelines for Major Construction Sites (EPA 1995).

Permit Expiry

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

- The development is not started within two years of the date of this permit.
- The development is not completed within four years of the date of this permit.

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



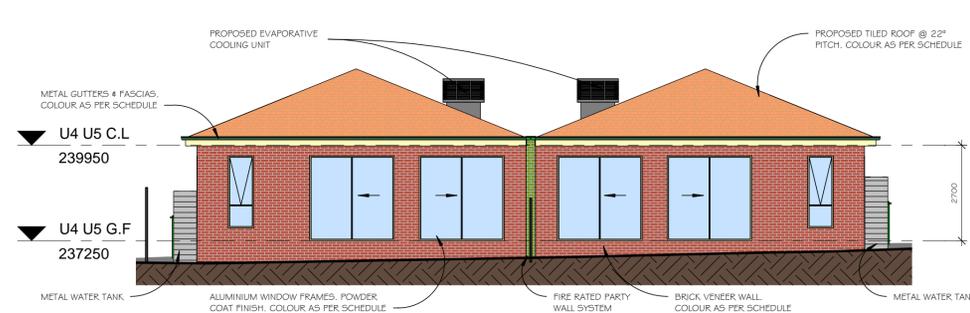
1 NORTH ELEV. U3, U2 & U1

1: 100



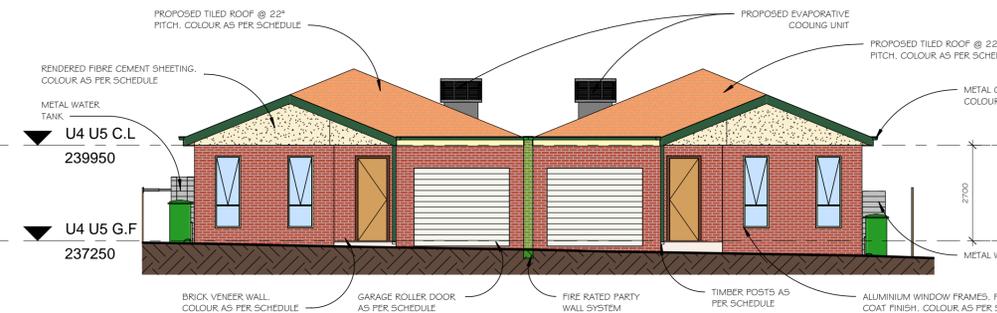
2 SOUTH ELEV. U1, U2 U3

1: 100



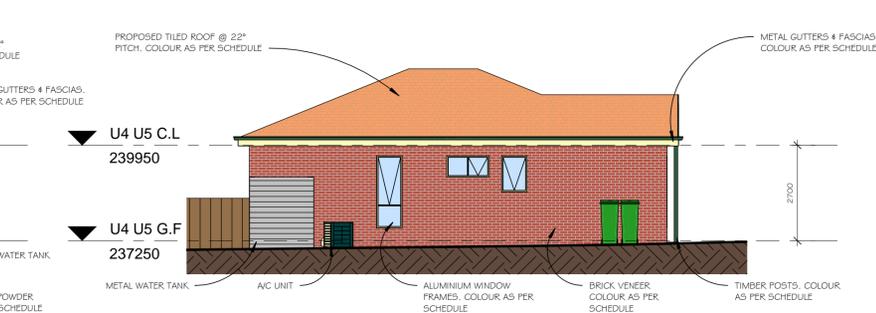
8 NORTH ELEV. UNIT 5 & 4

1: 100



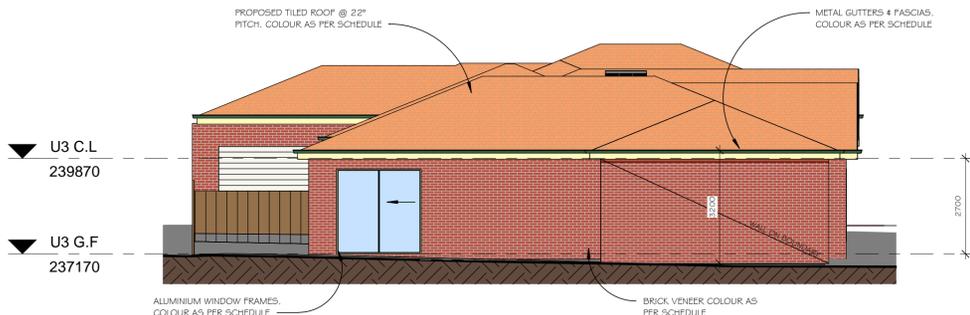
6 SOUTH ELEV. UNIT 4 & 5

1: 100



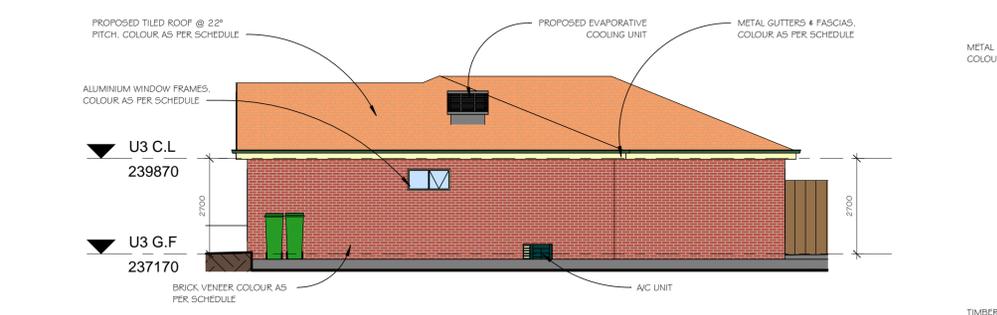
7 WEST ELEV. UNIT 4

1: 100



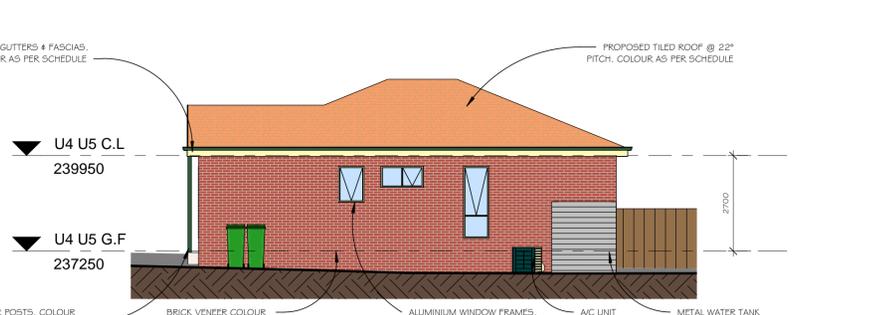
4 EAST ELEV. UNIT 3

1: 100



5 WEST ELEV. UNIT 3

1: 100



9 EAST ELEV. UNIT 5

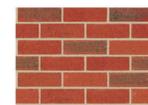
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3 WEST ELEV. UNIT 1

1: 100

MATERIALS & COLOUR SCHEDULE:



BRICKWORK: AUSTRAL BRICKS - HOMESTEAD - COLOUR RED GUM



ROOF: BORAL MACQUARIE ROOFTILES - COLOUR OCHRE



WINDOW FRAMES: ALUMINIUM WINDOW FRAMES - POWDER COAT FINISH - COLOUR DULUX CREAM



FASCIAS: METAL FASCIAS - POWDER COAT FINISH - COLOUR DULUX CREAM



FIBRE CEMENT - RENDERED FINISH - PAINTED COLOUR DULUX CREAM



GUTTERS, DOWNPIPES & BARGEBOARD: POWDERCOAT FINISH - COLOUR DULUX MID BRUNSWICK GREEN



TIMBER POSTS: PAINT FINISH - COLOUR DULUX MID BRUNSWICK GREEN

6 Units
254-256 Gladstone St Maryborough
Beaumont
PROPOSED ELEVATIONS

19024
Issue Date
AS1
1: 100



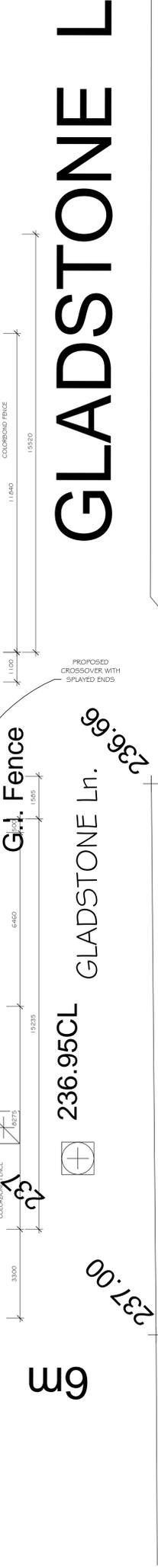
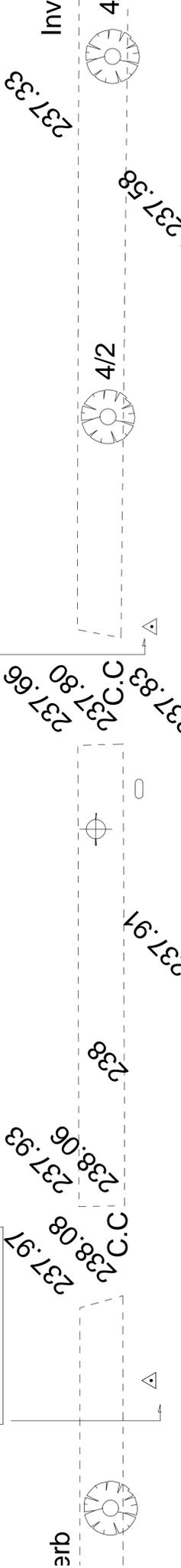
Registered Building Practitioner DP-AD19602

RL 237.75

GLADSTONE St.

1 BM Drill Hole
RL 238.16

arb



GLADSTONE L

250

241.12E

.04R



6 Units
254-256 Gladstone St Maryborough
Beaumont
PROPOSED GROUND FLOOR PLAN

19024 Issue Date
A40
1:100
Author
REGISTERED Building Practitioner
plus CPD

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Building Designers
Residential Architects

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Registered Building Practitioner DP-AD19602



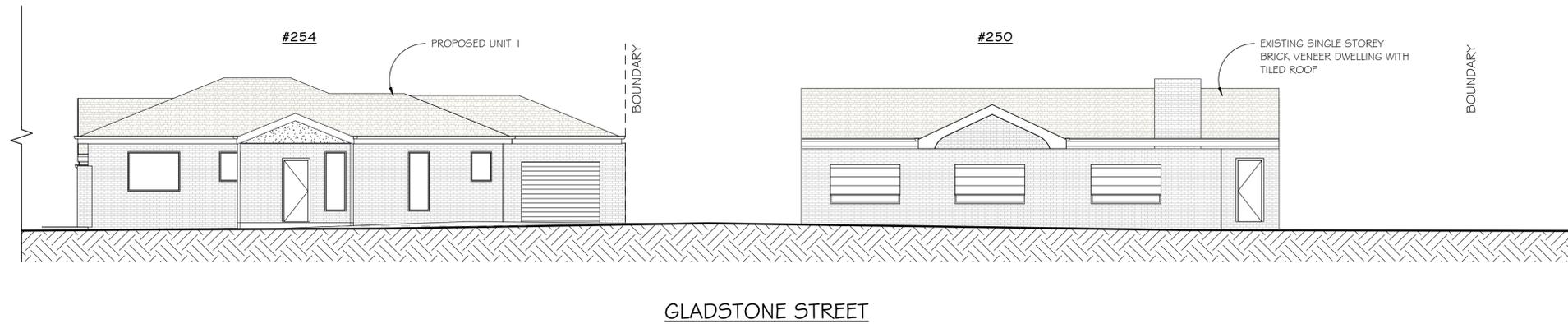
256 GLADSTONE STREET, MARYBOROUGH



254 GLADSTONE STREET, MARYBOROUGH



254 GLADSTONE STREET, MARYBOROUGH



Project: 6 Units
254-256 Gladstone St Maryborough
Beaumont
PROPOSED STREETScape

19024 Issue Date
AG5
1:100
Author

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Registered Building Practitioner DP-AD19603



STREET

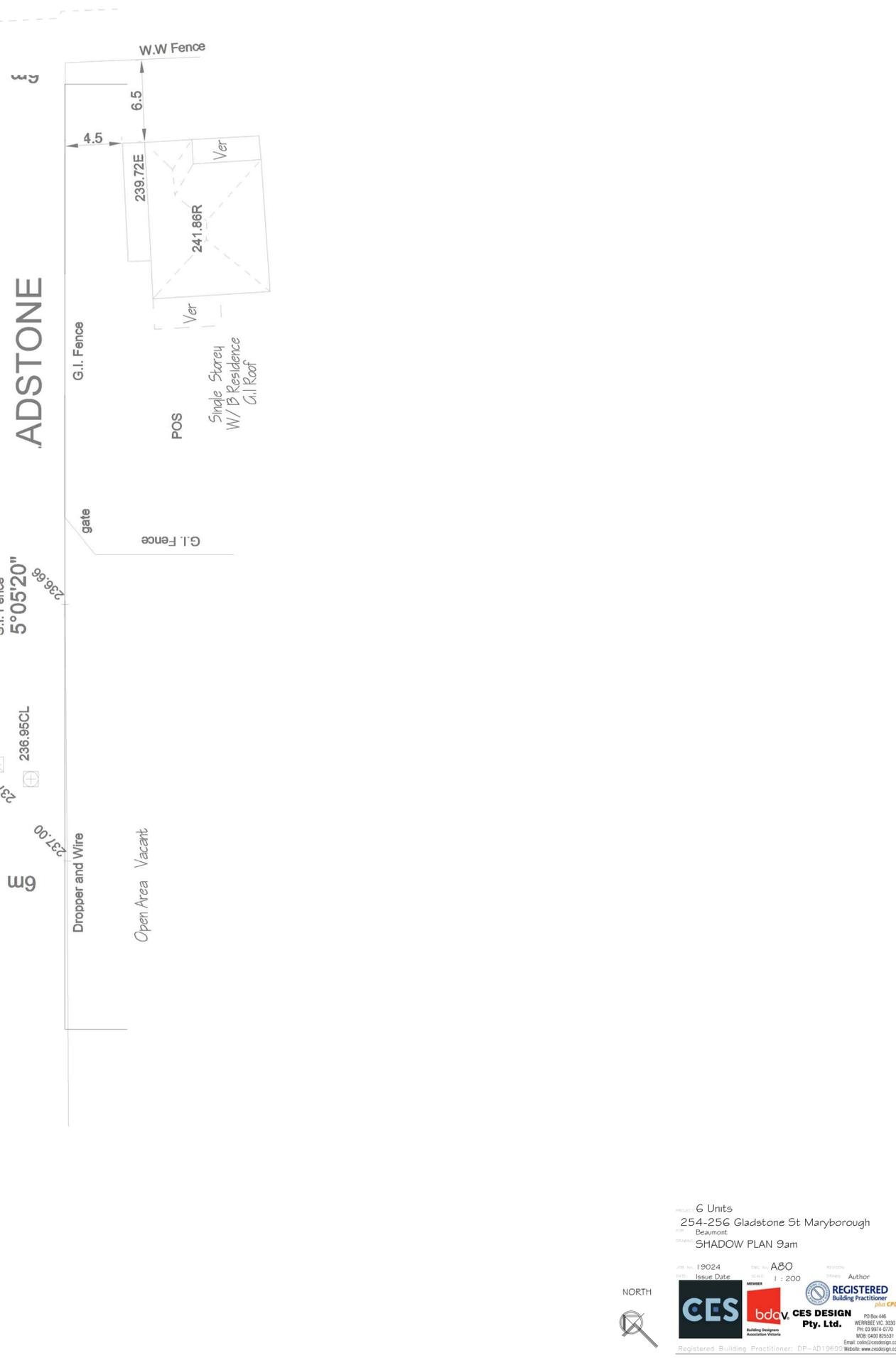
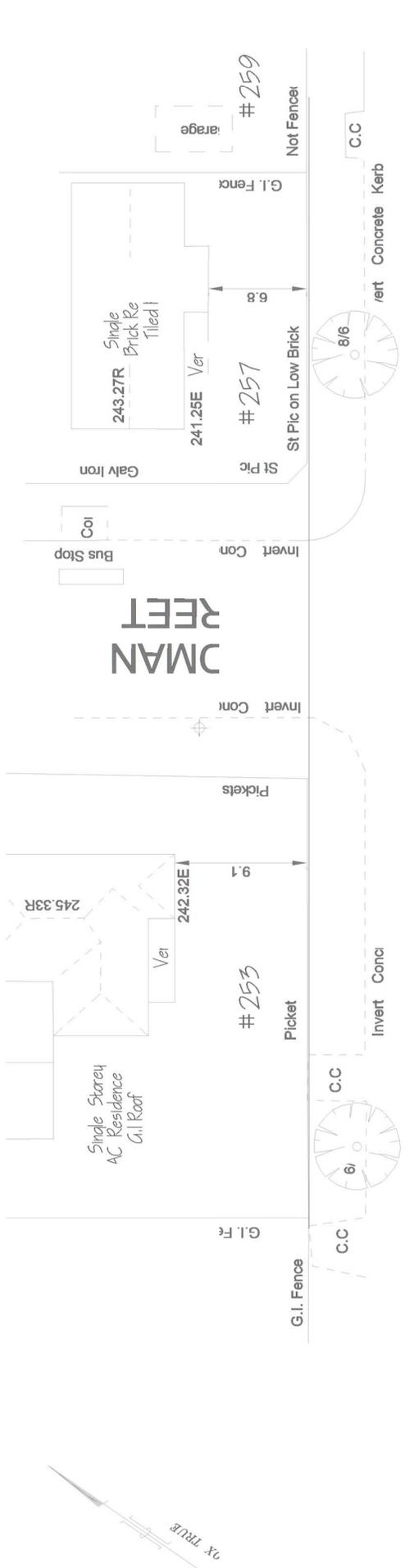


6 Units
 254-256 Gladstone St Maryborough
 Beaumont
 SHADOW PLAN 3pm

19024 A83
 Issue Date 11/2008
 Author
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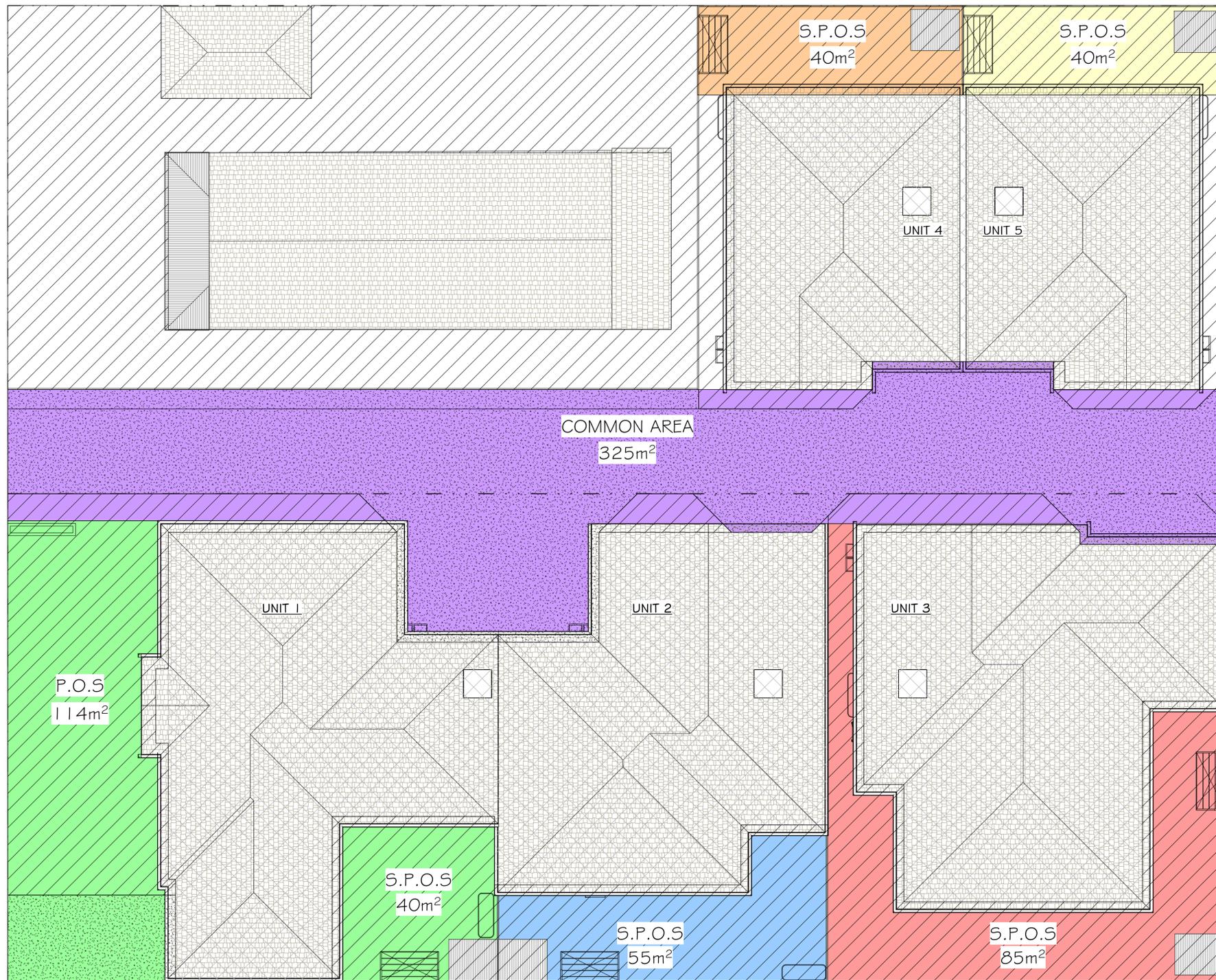
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STREET



6 Units
 254-256 Gladstone St Maryborough
 Beaumont
 SHADOW PLAN 9am
 19024
 Issue Date
 A80
 1:200
 Author
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AREA SUMMARY:

| SITE: | 2,026m ² | G.F: | | GARAGE: | | P.O.S: | |
|-------------------------------|---------------------|-------------------|--|------------------|--|------------------------|--|
| UNIT 1: | | 145m ² | | 25m ² | | 156m ² | |
| UNIT 2: | | 135m ² | | 20m ² | | 55m ² | |
| UNIT 3: | | 135m ² | | 36m ² | | 85m ² | |
| UNIT 4: | | 76m ² | | 20m ² | | 40m ² | |
| UNIT 5: | | 76m ² | | 20m ² | | 40m ² | |
| TOTAL PROPOSED BUILDING AREA: | | | | | | 688m ² | |
| COMMON AREA: | | | | | | 325m ² | |
| SITE COVERAGE: (Max. 60%) | | | | | | 759m ² /37% | |
| PERMEABILITY: (Min. 20%) | | | | | | 772m ² /38% | |
| GARDEN AREA: (Min. 35%) | | | | | | 772m ² /38% | |

LEGEND:

- UNIT 1 P.O.S
- UNIT 2 P.O.S
- UNIT 3 P.O.S
- UNIT 4 P.O.S
- UNIT 5 P.O.S
- COMMON PROPERTY
- PERMEABLE/GARDEN AREA
- CONCRETE DRIVEWAY
- SITE COVERAGE

Project: 6 Units
254-256 Gladstone St Maryborough
Beaumont

Drawn: SITE ANALYSIS PLAN

Job No: 19024

Date: Issue Date

Job No: A95

Scale: 1:100

Author



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Registered Building Practitioner: DP-AD19603



Project: 6 Units
 254-256 Gladstone St Maryborough
 Beaumont
 Drawing: SITE LOCATION PLAN

Drawn: 19024
 Issue Date: A35
 Scale: 1:500

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An assessment of Clause 55 is as follows:

| Clause | Objective | Standard |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 55.01-1 | <p>Neighbourhood and site description</p> <p>The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:</p> <ul style="list-style-type: none"> - In relation to the neighbourhood: - The pattern of development of the neighbourhood. - The built form, scale and character of surrounding development including front fencing. - Architectural and roof styles. - Any other notable features or characteristics of the neighbourhood. - In relation to the site: - Site shape, size, orientation and easements. - Levels of the site and the difference in levels between the site and surrounding properties. - The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site. - The use of surrounding buildings. - The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres. - Solar access to the site and to surrounding properties. - Location of significant trees existing on the site and any significant trees removed from the site 12 months prior to the application being made, where known. - Any contaminated soils and filled areas, where known. - Views to and from the site. - Street frontage features such as poles, street trees and kerb crossovers. - The location of local shops, public transport services and public open space within walking distance. - Any other notable features or characteristics of the site. <p>If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.</p> <p>Satisfactory neighbourhood and site description</p> <p>The responsible authority must inform the applicant in writing:</p> <ul style="list-style-type: none"> - Before notice of an application is given, or - If notice of an application is not required to be given, before deciding the application, that the neighbourhood and site description meets the requirements of Clause 55.01-1 and is satisfactory or does not meet the requirements of Clause 55.01-1 and is not satisfactory. | |

| Clause | Objective | Standard |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.</p> <p>The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 55.01-1 and is satisfactory.</p> <p>This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.</p> | |
| | <p><u>Planning Officer comment</u> A site analysis plan derived from a site survey provides details of the site and surrounds COMPLIANT</p> | |
| <p>55.01-2</p> | <p>Design Response</p> <p>The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> - Derives from and responds to the neighbourhood and site description. - Meets the objectives of Clause 55. - Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay. <p>The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.</p> <p>Dwelling Diversity – A range of dwelling sizes and types be provided in developments of more than 10 dwellings.</p> | |
| | <p><u>Planning Officer comment</u> A design response plan has been prepared COMPLIANT</p> | |
| <p>55.02</p> | <p>Neighbourhood Character and Infrastructure</p> | |
| <p>B1 55.02-1</p> | <p>Neighbourhood character objectives To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> | <p>Standard B1 The design response must be appropriate to the neighbourhood and the site.</p> <ul style="list-style-type: none"> - The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site. |

| Clause | Objective | Standard |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p><u>Planning Officer Comment</u> Cl. 22.01 Urban Design The height, scale and built form of the proposal reflect the dominant built forms of the neighbourhood. The single storey scale, pitched roof, building materials and landscaped setbacks are consistent with the character of the area.</p> <p>COMPLIANT</p> | |
| <p>B2 55.02-2</p> | <p>Residential policy objectives To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p> <p>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p> | <p>Standard B2 An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p> |
| | <p><u>Planning Officer Comment</u> Cl. 21.06 Residential development policy The policy encourages residential development in a range of housing types to meet the needs of the of the shire's future population. The proposal is consistent with policy that encourages medium density housing close to Maryborough.</p> <p>Cl. 21.12 Strengthening the role of Maryborough The proposal is consistent with policy in that it maximises the use of urban land within the urban boundary.</p> <p>The site is included in a General Residential Zone. The proposal is consistent with the zone objectives that encourage housing diversity and respect for neighbourhood character. The existing dwelling at No. 256 will be retained</p> <p>COMPLIANT</p> | |
| <p>B3 55.02-3</p> | <p>Dwelling diversity objective To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p> | <p>Standard B3 Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> - Dwellings with a different number of bedrooms. - At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. |
| | <p><u>Planning Officer Comment</u> This standard is not applicable to this development as it is less than 10 dwellings.</p> | |

| Clause | Objective | Standard |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| B4 55.02-4 | <p>Infrastructure objectives</p> <p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure</p> | <p>Standard B4</p> <p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure</p> |
| | <p><u>Planning Officer Comment</u></p> <p>The site has access to all reticulated services</p> <p>COMPLIANT</p> | |
| B5 55.02-5 | <p>Integration with the street objective</p> <p>To integrate the layout of development with the street.</p> | <p>Standard B5</p> <p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p> |
| | <p><u>Planning Officer Comment</u></p> <p>The development proposes to use existing crossovers to provide the central driveway and Unit 1. The crossover to the common driveway may need to be widened and is adjacent to a power pole. A new driveway will be required to be constructed to provide for vehicle access to the existing dwelling.</p> <p>Unit 1 will address Gladstone Street. Units 2 – 5 will address the common driveway.</p> <p>No street frontage fencing is proposed.</p> <p>The site does not affect existing public open space</p> <p>COMPLIANT</p> | |
| 55.03 | <p><u>Site Layout and Building Massing</u></p> | |
| B6 55.03-1 | <p>Street setback objective</p> <p>To ensure that the setbacks of buildings from a street respect the existing or preferred</p> | <p>Standard B6</p> <p>Walls of buildings should be set back from streets:</p> |

| Clause | Objective | Standard |
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| | neighbourhood character and make efficient use of the site. | <ul style="list-style-type: none"> - At least the distance specified in a schedule to the zone, or - If no distance is specified in a schedule to the zone, the distance specified in Table B1. <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p> <p>Refer to Table B1 Street setback</p> |
| | <p><u>Planning Officer Comment</u> Unit 1 is required to be setback a minimum of 9.0 metres to be consistent with the standard. It is proposed to be setback 6.63 metres. The objective of the standard is to ensure that the front setbacks reflect the character of the street. The width of front setbacks vary considerably along the length of Gladstone Street and many houses opposite the site are setback around 6 metres. However, Dwelling 1 as proposed would be 1.67 metres forward of the existing dwelling at No. 256 and 6.63 metres forward of the existing dwelling at No. 250 to the west. The proposal is not consistent with that aspect of neighbourhood character and reduces the area available for landscaping in the front setback. It is apparent that the reduced front setback has been proposed in order to allow enough space to develop three units on that part of the site. The front setback could be made to comply by reducing the number of bedrooms in Unit 3 to 2 and thereby requiring the provision of only one car space. Units 1, 2 and 3 could then be moved south allowing the front setback of Unit 1 to be a minimum of 9.0 metres is one redesign option available to the applicant as an alternative, NOT COMPLIANT</p> | |
| B7 55.03-2 | <p>Building height objective To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p> | <p>Standard B7 The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated</p> |
| | <p><u>Planning Officer Comment</u> All units are single storey COMPLIANT</p> | |

| Clause | Objective | Standard |
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| B8 55.03-3 | Site coverage objective To ensure that the site coverage respects the existing or preferred neighbourhood character. | Standard B8 The site area covered by buildings should not exceed: <ul style="list-style-type: none"> - The maximum site coverage specified in a schedule to the zone, or - If no maximum site coverage is specified in a schedule to the zone, 60 per cent. |
| | <u>Planning Officer Comment</u> Site coverage proposed is 37%. COMPLIANT | |
| B9 55.03-4 | Permeability objectives To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. | Standard B9 The site area covered by the pervious surfaces should be at least: <ul style="list-style-type: none"> - The minimum area specified in a schedule to the zone, or - If no minimum is specified in a schedule to the zone, 20 percent of the site. |
| | <u>Planning Officer Comment</u> 38% COMPLIANT | |
| B10 55.03-5 | Energy efficiency objectives To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. | Standard B10 Buildings should be: <ul style="list-style-type: none"> - Oriented to make appropriate use of solar energy. - Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Living areas and private open space should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is maximised. |
| | <u>Planning Officer Comment</u> All habitable rooms and private open spaces have good solar orientation. COMPLIANT | |
| B11 55.03-6 | Open space objective To integrate the layout of development with any public and communal open space provided in or adjacent to the development. | Standard B11 If any public or communal open space is provided on site, it should: <ul style="list-style-type: none"> - Be substantially fronted by dwellings, where appropriate. - Provide outlook for as many dwellings as practicable. |

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| | | <ul style="list-style-type: none"> - Be designed to protect any natural features on the site. - Be accessible and useable. |
| | <p>Planning Officer Comment No public or communal open space is proposed. Not applicable</p> | |
| <p>B12 55.03-7</p> | <p>Safety objective To ensure the layout of development provides for the safety and security of residents and property</p> | <p>Standard B12 Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p> |
| | <p>Planning Officer Comment Each dwelling has a clear sense of address. There is good surveillance of the common driveway/walkway area from each of the units. The common driveway could be used as a public thoroughfare. The Gladstone Lane end of the driveway should be gated for that reason. COMPLIANT VIA CONDITION (PLEASE SEE CONDITION 1)</p> | |
| <p>B13 55.03-8</p> | <p>Landscaping objectives To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p> | <p>Standard B13 The landscape layout and design should:</p> <ul style="list-style-type: none"> - protect any predominant landscape features of the neighbourhood. - Take into account the soil type and drainage patterns of the site. - Allow for intended vegetation growth and structural protection of buildings. - In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. - Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> |

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| | | <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> |
| | <p><u>Planning Officer Comment</u> No landscape plan has been provided with the application. There is ample area on the site to provide suitable landscaping including the provision of canopy trees. COMPLIANT VIA CONDITION (PLEASE SEE CONDITION 2)</p> | |
| <p>B14 55.03-9</p> | <p>Access objective To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p> | <p>Standard B14 The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> - 33 per cent of the street frontage, or - if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces. The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p> |
| | <p><u>Planning Officer Comment</u> Three driveways are proposed with a minimum width of 3.0 metres each for a total in the order of 9.0 metres or 22.3% COMPLIANT</p> | |
| <p>B15 55.03-10</p> | <p>Parking location objectives To provide convenient parking for resident and visitor vehicles.</p> <p>To protect residents from vehicular noise within developments.</p> | <p>Standard B15 Car parking facilities should:</p> <ul style="list-style-type: none"> - Be reasonably close and convenient to dwellings and residential buildings. - Be secure. - Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p> |

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| | <p><u>Planning Officer Comment</u> The width of the access lanes to the garage of Unit 2 and the visitor car spaces are not 6.4 metres as required by Clause 52.06. This aspect of the development will need to be re-designed to comply with that requirement. Only 1 visitor car space is required – the development proposes 2. All other car spaces and access lanes are consistent with the standard. NOT COMPLIANT</p> | |
| 55.04 | <u>Amenity Impacts</u> | |
| <p>B17 55.04-1</p> | <p>Side and rear setbacks objectives To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p> | <p>Standard B17 A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> - At least the distance specified in a schedule to the zone, or - If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p> <p>Refer to Diagram B1 Side and rear setbacks</p> |
| | <p><u>Planning Officer Comment</u> All wall heights and setbacks are consistent with the standard COMPLIANT</p> | |
| <p>B18 55.04-2</p> | <p>Walls on boundaries objective To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p> | <p>Standard B18 A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> - For a length of more than the distance specified in a schedule to the zone; or - If no distance is specified in a schedule to the zone, for a length of more than: |

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| | | <ul style="list-style-type: none"> - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p> |
| | <p><u>Planning Officer Comment</u> Walls on boundary comply in both length and height. COMPLIANT</p> | |
| <p>B19 55.04-3</p> | <p>Daylight to existing windows objective To allow adequate daylight into existing habitable room windows.</p> | <p>Standard B19 Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> |

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| | | <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p> <p>Refer to Diagram B2 Daylight to existing windows</p> |
| | <p><u>Planning Officer Comment</u> The single storey development and setbacks proposed will not affect the level of daylight to habitable room windows on neighbouring properties. COMPLIANT</p> | |
| <p>B20 55.04-4</p> | <p>North-facing windows objective To allow adequate solar access to existing north – facing habitable room windows.</p> | <p>Standard B20 If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p> <p>Refer to Diagram B3 North-facing windows</p> |
| | <p><u>Planning Officer Comment</u> There are no existing north facing windows affected by the proposal. COMPLIANT</p> | |
| <p>B21 55.04-5</p> | <p>Overshadowing open space objective To ensure buildings do not significantly overshadow existing secluded private open space.</p> | <p>Standard B21 Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p> |
| | <p><u>Planning Officer Comment</u> Shadows cast by the proposal do not adversely affect the private open space of the neighbouring property. COMPLIANT</p> | |

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| <p>B22 55.04-6</p> | <p>Overlooking objective To limit views into existing secluded private open space and habitable room windows.</p> | <p>Standard B22</p> <p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> - Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. - Have sill heights of at least 1.7 metres above floor level. - Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. - Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. - Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> - Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. - Permanent, fixed and durable. - Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the</p> |

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| | | <p>habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p> <p>Refer to Diagram B4 Overlooking open space</p> |
| | <p><u>Planning Officer Comment</u> The single storey development and setbacks proposed ensures that there is no unreasonable overlooking of neighbouring properties. COMPLIANT</p> | |
| <p>B23 55.04-7</p> | <p>Internal views objective To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p> | <p>Standard B23 Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p> |
| | <p><u>Planning Officer Comment</u> There are no views to private open spaces or habitable room windows between units on the site. COMPLIANT</p> | |
| <p>B24 55.04-8</p> | <p>Noise impacts objectives To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external noise.</p> | <p>Standard B24 Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p> |
| | <p><u>Planning Officer Comment</u> No noise sources are proposed. Air conditioning condensers must to comply with EPA noise guidelines COMPLIANT</p> | |
| <p>55.05</p> | <p>On-Site Amenity and Facilities</p> | |
| <p>B25 55.05-1</p> | <p>Accessibility objective To encourage the consideration of the needs of people with limited mobility in the design of developments.</p> | <p>Standard B25 The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</p> |
| | <p><u>Planning Officer Comment</u> All dwellings are single storey and have ground level access. COMPLIANT</p> | |

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| B26 55.05-2 | Dwelling entry objective To provide each dwelling or residential building with its own sense of identity. | Standard B26 Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> - Be visible and easily identifiable from streets and other public areas. - Provide shelter, a sense of personal address and a transitional space around the entry. |
| <p><u>Planning Officer Comment</u> All Dwellings have a clear sense of address COMPLIANT</p> | | |
| B27 55.05-3 | Daylight to new windows objective To allow adequate daylight into new habitable room windows. | Standard B27 A window in a habitable room should be located to face: <ul style="list-style-type: none"> - An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or - A verandah provided it is open for at least one third of its perimeter, or - A carport provided it has two or more open sides and is open for at least one third of its perimeter. |
| <p><u>Planning Officer Comment</u> All habitable room windows have good solar access COMPLIANT</p> | | |
| B28 55.05-4 | Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents. | Standard B28 A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone. If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> - An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or - A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or - A roof-top area of 10 square metres with a minimum width of 2 metres |

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| | | and convenient access from a living room. |
| | <p><u>Planning Officer Comment</u> The private open space areas to all dwellings are consistent with the standard. COMPLIANT</p> | |
| <p>B29 55.05-5</p> | <p>Solar access to open space objective To allow solar access into the secluded private open space of new dwellings and residential buildings.</p> | <p>Standard B29 The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall.</p> <p>Refer Diagram B5 Solar access to open space</p> |
| | <p><u>Planning Officer Comment</u> Private open spaces are located to receive direct sunlight during the day. There are no south facing private open spaces. COMPLIANT</p> | |
| <p>B30 55.05-6</p> | <p>Storage objective To provide adequate storage facilities for each dwelling.</p> | <p>Standard B30 Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p> |
| | <p><u>Planning Officer Comment</u> Each dwelling has 6 cubic metres of external storage space. COMPLIANT</p> | |
| <p>55.06</p> | <p>Detailed Design</p> | |
| <p>B31 55.06-1</p> | <p>Design detail objective To encourage design detail that respects the existing or preferred neighbourhood character.</p> | <p>Standard B31 The design of buildings, including:</p> <ul style="list-style-type: none"> - Facade articulation and detailing, - Window and door proportions, - Roof form, and - Verandahs, eaves and parapets, <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p> |
| | <p><u>Planning Officer Comment</u> The dwellings are single storey and have hipped pitched roofs. The dwellings will be of face brick construction, aluminium windows and tiled roofs. The units are consistent with the character of the area. COMPLIANT</p> | |

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| B32 55.06-2 | Front fences objective To encourage front fence design that respects the existing or preferred neighbourhood character. | Standard B32 The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties. A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"> - The maximum height specified in a schedule to the zone, or - If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. Refer to Table B3 Maximum front fence height |
| | <u>Planning Officer Comment</u> No front fence is proposed. COMPLIANT | |
| B33 55.06-3 | Common property objectives To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership. | Standard B33 Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management. |
| | <u>Planning Officer Comment</u> The driveway is the only common property proposed and can be managed by the body corporate. COMPLIANT | |
| B34 55.06-4 | Site services objectives To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive. | Standard B34 The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Bin and recycling enclosures should be located for convenient access by residents. Mailboxes should be provided and located for convenient access as required by Australia Post. |

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| | Planning Officer Comment The location of rubbish bins and mailboxes are shown on the plan. COMPLIANT | |

8.5 PROPOSAL TO LEASE LAND - MARYBOROUGH AERO CLUB INC.

Author: Property and Risk Officer

Responsible Officer: General Manager Corporate Performance

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

SUMMARY/PURPOSE:

The purpose of this report is to advise Council on the outcome of the required statutory advertising process and recommend that Council enters into a site lease agreement with Maryborough Aero Club Inc. for sites 2/154 and 3/154 at the Maryborough Aerodrome located at 152 Leviathan Road, Maryborough.

LEGISLATION AND POLICY CONTEXT

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

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

3.1 Objective: Ensure investment in roads, footpaths and buildings meet community needs now and in the future

BACKGROUND INFORMATION

The Maryborough Aerodrome is Crown Land owned by the Department of Environment, Land, Water and Planning (DELWP), temporarily reserved for aerodrome purposes, and for which Council is the appointed DELWP Committee of Management.

Council at its meeting on 27 August 2019, resolved to offer the Maryborough Aero Club a 21 year lease in accordance with Council's Property Occupancy Policy for the two sites, on lease documentation that complies with the DELWP standard Crown 17D (non-retail) lease template and contains lease conditions as per the new lease template, subject to any public notice requirements.

REPORT

The site occupancies intended to be formalised under a new lease agreement are 2/154 and 3/154 located at 152 Leviathan Road, Maryborough Aerodrome (Attachment 1).

In order for Council to lease any Crown Land, it is a requirement of DELWP that Council advertise its intention to offer a lease agreement. The advertising process is undertaken in accordance with section 190 of the Local Government Act 1989, whereby public notice of Council's intention to lease land is advertised for a minimum of 28 days after the publication of the Public Notice inviting public submissions on the proposal, in accordance with Section 223 of the Local Government Act 1989.

In accordance with Section 223, *Local Government Act 1989*, Council notified the community of its intention to enter into the lease agreement by placing a Public Notice on Council's website, social media and in the Maryborough Advertiser on 6 September 2019.

At the close of public submissions at 5.00pm on Friday 4 October 2019 Council had not received any submissions, and the Hearing Meeting scheduled for 5.30pm on Tuesday, 8 October 2019 to consider any submissions was cancelled.

CONSULTATION/COMMUNICATION

Direct consultation has been undertaken with the Maryborough Aero Club Inc. regarding the leasing requirements for the Aerodrome.

Council has complied DELWP's requirement to advertise and notified the wider community by giving public notice under Section 223 of the Local Government Act 1989 on 6 September 2019.

FINANCIAL & RESOURCE IMPLICATIONS

The development of the lease agreement, and consultation on the proposal to lease has been undertaken within existing budgets. Council will generate income of \$104.00 per annum from this lease.

RISK MANAGEMENT

The benefit of entering into a new lease agreement provides security of tenure for the Maryborough Aero Club Inc. and defines clear obligations and responsibilities for both Council and the Aero Club. In addition, Council will ensure compliance with DELWP and legislative requirements which will assist to mitigate risk exposure.

CONCLUSION

The new lease agreement will formalise the occupation of these two sites at the Maryborough Aerodrome in accordance with legislative requirements and provide security of tenure for the Maryborough Aero Club Inc.

Council have complied with DELWP's requirements to advertise leasing of Crown Land by undertaking a public notice process and there were no public objections to the proposal to lease these sites.

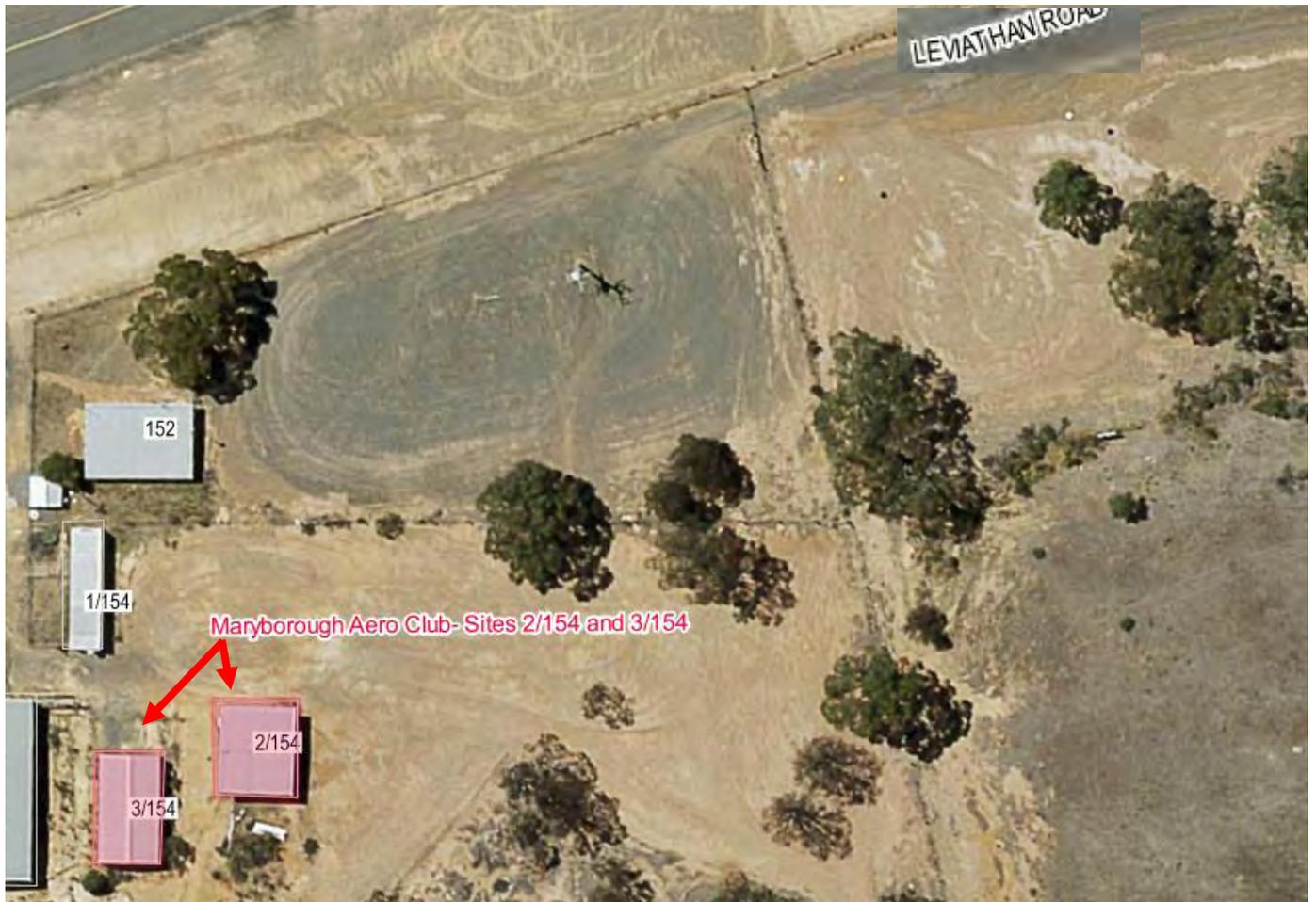
ATTACHMENTS

1. Aerial map of lease sites- 2/154 and 3/154

RECOMMENDATION:

That Council

1. *Enters into a 21 year lease agreement with Maryborough Aero Club Inc. for sites 2/154 and 3/154 located at 152 Leviathan Road, Maryborough Aerodrome with an initial term of seven years plus two options for a further seven years each, at a rental of \$104.00 plus GST per annum.*
2. *Authorises the CEO to sign and seal all documentation required to effect the lease agreement with Maryborough Aero Club Inc. for site 2/154 and 3/154 located at 152 Leviathan Road, Maryborough Aerodrome.*



8.6 TALBOT CARAVAN PARK

Author: Chief Executive Officer

Responsible Officer: Chief Executive Officer

The Officer presenting this report, having made enquiries with relevant members of staff, reports that there are disclosable interests that need to be raised in relation to this report. One officer declared an indirect conflict of interest in this matter and has not been involved in any discussions or decision making in relation to this matter and had no involvement in the preparation of this report

SUMMARY/PURPOSE

The purpose of this report is to inform Council of non-compliance issues at the Talbot Caravan Park and possible options for the future of the Caravan Park, which have been discussed with the operator of the Caravan Park, being Talbot Football Netball Club, and the permanent residents of the Caravan Park.

The report recommends broader consultation with the community on the future of the Caravan Park and a further report for decision to be presented to Council at the March Ordinary Meeting of Council.

LEGISLATION AND POLICY CONTEXT

Council is responsible for the registration of caravan parks under the Residential Tenancies Act 1997.

Council is the Department of Environment, Land, Water and Planning (DELWP) appointed land manager of the Crown Land portion of this facility.

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

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

1.4 Objective: Provide leadership in municipal emergency and fire prevention planning and strengthen public safety

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

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

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

BACKGROUND INFORMATION

The Talbot Recreation Reserve is located at 34 Avoca Road, Talbot and is Crown Land reserved for Public Park and Recreation purposes by way of Gazette in 1874 and 1875. The Reserve area is identified as Crown Allotment 2A Section 26A, Township of Talbot and is contained in Volume 11806 Folio 664.

Council is the DELWP appointed land manager of the Crown Land portion of the facility and are therefore deemed managers of the land parcel. The Shire of Talbot and Clunes (as the appointed Committee of Management for the reserve) wrote to the TFNC in 1994 reaffirming the terms of the TFNC occupation of the reserve, which referred to the upkeep and maintenance of the Sporting Facility, but made no reference to the operation of a caravan park.

The sporting facilities include the football clubrooms and pavilion, indoor sports stadium, netball courts and related outbuildings. The caravan park consists of approximately 14 powered sites, with 11 currently occupied by permanent tenants. The tenants pay \$60 week. There are only a few casual users of the caravan park due to limited amenities and capacity.

The TFNC generate approximately \$30,000 per annum from the caravan park. Limited investment has been made in the amenities or upgrades to the park from this revenue. No marketing or promotion has been undertaken to increase patronage at the park, with the TFNC noting that they don't have the capacity to support increased usage by tourists.

The caravan park is registered under the Residential Tenancies Act 1997, with the last registration approved on 21 December 2018 for a period of two years to 31 December 2020. The registration was subject to a schedule of works to meet the recommendations outlined in the Country Fire Authority (CFA) Fire Safety Report.

The CFA Fire Safety Report was prepared pursuant to the Residential Tenancies (Caravan Parks and Moveable Dwellings Registration and Standards) Regulations 2010 – as amended November 2012) for the caravan park on 1 March 2017, for the purpose of enabling Council “deciding whether or not the caravan park is suitable for registration”. The report noted that the report was not intended to be used to automatically refuse registration, unless warranted, but to be used to “enable the park owner an opportunity over time to improve fire safety within the caravan park”.

An inspection of the caravan park on 23 May 2019 by Council's Compliance Coordinator found that of the ten required improvements, the TFNC had completed one action satisfactorily; completed one action but not to the standard required, and had not commenced the other eight improvements.

The schedule of works recommended and included as part of the re-registration and current status are:

| | |
|------------------------------------------------------------|--------------------|
| Develop and implement an Emergency Management Plan. | Not undertaken |
| LP Gas secured and located in accordance with AS 1596-2008 | Complete |
| Electrical safety works and plans | Partially complete |
| Fire prevention works and plans | Not undertaken |

REPORT

As the caravan park is on Crown Land, the caravan park should be operated under an approved DELWP lease. This may require the lease opportunity to be publicly advertised by tender. The cost of running a tender process for the operation of the caravan park is approximately \$20,000 to \$30,000. Ministerial approval can be sought for direct negotiation of a lease, circumstances where this may be justified include where the current market rental value of a property is low relative to the cost of conducting a competitive process.

To overcome the safety issues at Talbot Caravan Park, there are two options:

- 1) Invest in the caravan park to bring it to a compliant standard
- 2) Not renew the registration of the caravan park in December 2020.

Option 1

Council has investigated the cost of implementing the schedule of works and has obtained quotes for design of fire prevention works, estimates of a compliant fire system, quotes for electrical safety works, and estimate of tree removal. The total cost of these works including project management and a 10% contingency is \$117,000.

Additionally the reserve needs a power upgrade at a cost of between \$80,000 and \$100,000 to safely run the caravan park and the recreation facilities.

The total cost to bring the caravan park up to minimum compliance standard is estimated at between \$197,000 and \$217,000.

The TFNC have advised that they do not have the financial resources to upgrade the caravan park.

Camping and caravan grants are available through the Victorian State Government. The purpose of these grants is to provide affordable visitor accommodation and provide grants up to \$200,000. Eligibility for this grant program is likely to be impacted by there not being a current occupancy agreement and that the caravan park is predominately a residential caravan park, with limited tourism appeal. It is expected that the fund will be strongly contested given that it is the first time this grant program has run for many years.

Upgrades to the caravan park to make it more suitable for tourists would require significant further investment including replacement of the amenities block, increase in the number of powered sites, signage, revegetation and landscaping. The current site on the recreation reserve is constrained with limited room for additional sites and amenities as shown in Attachment 1 Ariel image of the Talbot Recreation Reserve. Additionally these upgrades would cost between \$300,000 and \$500,000.

Option 2

If the schedule of works are not complete by 31 December 2020, Council “should not re-register the caravan park and the TNFC would therefore need to close it. This would require the eleven permanent residents to find alternative accommodation and would also remove a key revenue stream for the TFNC.

If Council is unable to re-register the caravan park we would work in partnership with TNFC to assist them with the closure. This would include working with support agencies to facilitate re-housing of any of the permanent residents who require support and working with the TFNC toward a financial sustainable position without this source of revenue.

Council will ensure minimum safety stands are met during this process and is in the process of installing a temporary static water supply at the caravan park.

CONSULTATION/COMMUNICATION

Council has met with representatives of the TFNC committee on a number of occasions to discuss the implementation of the schedule works and the future of the caravan park. It is clear through these discussions that complying with the schedule of works is beyond the financial and technical capacity of the committee.

A meeting with residents of the caravan park was held by senior Council staff on Thursday 5 December to advise them of the safety issues at the caravan park and the options being considered for the future of the caravan park. Further meetings will be held in January and as required to provide residents with any further information to assist with understanding the status of the Caravan Park, the responsibilities of the operator of the Caravan Park (TFNC) and the responsibilities of Council under the Residential Tenancies Act 1997 and any support available for relocation if required.

During recent Council consultation on the Economic Development and Tourism Strategy some members of the Talbot community identified that the caravan park was an important part of the town, and something that could be improved to provide additional economic benefit to the community. Council will engage with the broader community on the options being considered and the potential economic impact if the caravan park is closed.

Council has also consulted with DELWP in relation to crown land leases and use of crown land for caravan parks, and with DHHS and other service providers in regard support that can be provided to permanent residents.

FINANCIAL & RESOURCE IMPLICATIONS

Council does not receive rent for the use of the site as a caravan park, and all investment and costs in the powered sites and amenities have been incurred by the TFNC.

Council intends to install temporary fire safety measures at a cost of approximately \$15,000.

RISK MANAGEMENT

The outstanding items on the schedule of works is an ongoing risk to the safety of the residents and casual users of the caravan park and the public.

Council intends to install temporary fire safety measures to mitigate the risk for the current fire season.

CONCLUSION

The Talbot Caravan Park requires investment of \$197,000 to \$217,000 to address minimum safety compliance. The current operators of the caravan park, the TFNC do not have the financial capacity to make this investment. Consultation with the TFNC, permanent residents of the caravan park and the Talbot community should be undertaken over the next few months, to consider the voluntary closure of the caravan park prior to the expiry of the registration on 31 December 2020.

ATTACHMENTS

1. Aerial image of the Talbot Recreation Reserve

RECOMMENDATION

That Council note

- 1) *non-compliance issues at the Talbot Caravan Park, and the intention to undertake further consultation with the Caravan Park operator Talbot Football Netball Club, the permanent residents and the broader community on the future of the Talbot Caravan Park; and*
- 2) *that a further report will come to the March Ordinary Meeting of Council after consideration of the community consultation, providing a recommendation on the future of the Talbot Caravan Park.*

Attachment 1 – Aerial image of the Talbot Recreation Reserve



8.7 SUSTAINABILITY ACTION PLAN 2012 – 2020

Author: General Manager Infrastructure Assets and 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 report to Council the actions undertaken that align with the Sustainability Action Plan 2012 – 2020 (the Plan) and to suggest how Council may address its role in sustainability and addressing climate change.

In summary the key points are:

- The Plan was adopted by Council in 2013, with an ambitious agenda and governance arrangements. The Plan was led by a Sustainability Officer, was funded through a specific program, and had considerable input across Council and the community.
- The Plan was not supported through the appointment of a Sustainability Officer, as recommended in the plan.
- The governance arrangements that would have driven delivery of the plan were not put in place.
- Despite not having the capacity to implement the Plan as the Plan proposed, Council has put in place a number of actions to address sustainability and climate change.
- Council should consider appointing a Sustainability Officer to develop a set of actions that Council can implement to address climate change.

LEGISLATION AND POLICY CONTEXT

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

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

3.3 Objective: Protect and enhance the environment while planning for growth

Initiative: Implement the actions from Council's Sustainability Plan

Other relevant legislation:

Public Health and Wellbeing Act 2008

Climate Change Act 2017

Council's Health and Well Being Plan 2017 – 2021 states:

The *Public Health and Wellbeing Act 2008* states that all Victorian Councils are required to prepare a Municipal Public Health and Wellbeing Plan within 12 months of the last local Council general election which:

- is consistent with the Council Plan
- covers a four-year period
- has regard for the impact of climate change

Councils must do this as they have a role under legislation to protect, improve and promote public health and wellbeing within their municipality.

Council is also identified as a decision maker under the *Climate Change Act 2017* and therefore has a duty to consider the impact of climate change in the preparation of this Plan. While the direct health impacts of responding to extreme weather events are outlined within the Municipal Emergency Management Plan there are indirect health impacts caused by climate change which also need to be considered.

BACKGROUND INFORMATION

In 2013 adopted a Sustainability Action Plan 2012 – 2020. The development of the Sustainability Plan was led by a Council officer and informed by a committee of interested parties including local residents, business owners and a member of the Goldfields Sustainability Group.

The Plan developed a framework for planning and decision making and action to achieve improved environmental sustainability for the Shire and community.

The Plan itself is a complex document developed on the principles for quadruple bottom line sustainability:

Council has established the following principles for quadruple bottom line sustainability:

- provide integrated environmental management, strategic planning, services and waste management to enhance and sustain the natural, social, cultural and built environment and contribute to an equitable regional and global ecological footprint;
- advocate for and develop opportunities that will ensure all residents have equal opportunity to participate in the economic and social life of the community;
- maintain and develop a sustainable road and drainage network and facilitate continual improvement of the Shire's transport network; and
- the Shire's economy prospers with managed growth that enhances the health and quality of life of the community and its members, while balancing employment and environmental goals.

The plan was to be implemented through seven priority areas:

- Energy Security
- Transport
- Human Water Use
- Food Quality and Security
- Built Environment and Land Use
- Waste Management
- Ecosystem Enhancement

The plan and its governance arrangements were developed to build on a model of spontaneous and collaborative project development and delivery (page 14 of the plan). The governance structure to deliver the Plan comprised a steering committee constituting senior Council staff (including the Mayor and CEO), and then each of the priority areas were to have a working group that would develop targets for the area. The Plan included that the steering committee was to report performance annually in Council's Annual Report.

REPORT

The Plan was to be rolled out between 2012 and 2020. It is timely to assess whether the implementation of the plan was undertaken and also, given the Plan finishes in 2020, consider how Council might address its role in sustainability and climate change beyond 2020.

Assessment against the Sustainability Action Plan

The Plan specifies that each year Council will include a report as part of the Annual Report about progress against the Plan. This has not occurred.

Council has, over the time of the plan, set in place and undertaken a number of actions to meet the broad objectives of the Plan. The vision of each priority are listed below and in dot point the actions Council has undertaken:

Energy Security

Vision:

The Shire produces no Greenhouse Gas emissions through electricity generation or consumption and has minimised or offset all greenhouse gas emissions from other energy sources.

If required, the Shire could be 100% self-sufficient in terms of energy generation at the flick of a switch.

Council actions:

- Council is part of a local government wide Power Purchase Agreement to purchase 100% renewable energy for council's electricity use (including street lights, buildings and community halls).
- Council is part of the environmental upgrade finance scheme; Environmental Upgrade Finance (EUF) is an agreement where a building owner borrows money for environmental upgrades from a financier and makes the repayments through the local council rates system. These repayments are known as Environmental Upgrade Charge (EUC). This scheme has not been used by building owners in our Shire, in part because it is not advertised and there is not a sustainability officer role to support the process.
- Investing in solar panels for a number of Council buildings including the Resource Centre, the Nolan Street gym building and on the Family Centre. Not all panels are in place, with the panels for the Family Centre on order.
- Changing street lights to LED light globes to reduce electricity consumption.
- Changing lighting within the administration centre, the resource centre, The Hub and Maryborough Sports and Aquatic Centre to LED lighting to reduce electricity consumption.
- Changing air conditions in the administration building to energy efficient models to Ecosystem Enhancement.
- Council now only purchases 4 cylinder vehicles for the general fleet and ute fleet.

Transport

Vision

The transport system in the Shire is organised to make community travel easy, cheap, responsive and non-polluting.

'Passive transport' options like walking and cycling are highly privileged. That and a free and responsible public transport system has radically reduced the need for individual car ownership.

Council actions:

- Development of a Walking and Cycling Strategy to guide decision and Council spending on a footpath network that facilitates walking and cycling in our townships.
- Lobbied for changes to the rail network, and achieved signalling upgrades in Ballarat which will make additional train services to Maryborough possible.
- Developing an Integrated Transport Strategy, which will ensure all modes of transport are considered to provide transport that is community focussed, responsive to our lives and rural township environments and provides access to education and employment opportunities.

Human Water Use

Vision

The community extracts less water for all purposes than comes into the shire.

Water is highly valued and carefully managed resource within the community.

Efforts are continually being made to minimise usage, capture, reuse and recycle water.

Council actions:

- Participating in Coliban Water and Central Highlands Water Integrated Water Forums and development of the Strategic Directions Statement for both areas. The Forums and adopted Strategic Directions Statements leverage opportunities across the urban water cycle to deliver a healthy, resilient and prosperous future for the region and its communities. The Forum values a partnership approach to water management to support urban liveability and resilience across the region.
- Participated in the development of the Maryborough Integrated Water Management Plan, and have received funding to develop a design to capture stormwater to use on the Station Domain area.

Food Quality and Security

Vision:

The bulk of food eaten in the Shire is healthy, high quality and locally produced

There is sufficient capacity in place to transition to be wholly self-sufficient in terms of providing for basic nutritional needs of the local population within 2 years.

Council actions:

- Council has installed water drinking fountains that provide water bottle filling facilities
- Council has over time supported the Community Gardens in Dunolly, at the rear of GELC and at the Maryborough Community House.

The kindergarten has:

- raised vegetable gardens in place and raised seedlings, use compost and manure to fertilise the garden.
- signed up to the Early Years Recycling Program 'Get Grubby' – (continuing to be implemented into the program)
- used recycling and compost bins and embed this in their everyday practice
- used research, had conversations about global warming and invited expert speakers to attend group sessions to extend the children's understanding of the earth, creatures and national park lands.
- embedded the use of the 5 R's - Refuse, reduce, rot, reuse and lastly recycle are 'processes' that the children are developing as their everyday 'familiar'.

Built Environment and Land Use*Vision*

Land-use planning and practice in the Shire are increasingly integrated with social, economic and environmental values and future threats. Careful integration to maximise benefits from the use of land is increasingly the norm.

Council actions:

- Council is currently developing an Economic Development and Tourism Strategy, Population and Housing Strategy and Community Plans. Together these strategies will integrate Council's direction for social, economic and environmental outcomes, where the environment that we live in is an integral part of liveability.
- Council is participating the regional Loddon Campaspe Environmentally Sustainable Design project which will develop a framework to ensure Council developments as well as private developments integrate ESD.

Waste Management*Vision*

Waste within the Shire is regarded as a valuable resource that should be carefully managed to the benefit of the local community and the local eco-system.

All waste generated or coming into the Shire is managed, recycled or disposed of within the Shire.

Council actions:

- Establishment of a FOGO waste collection service that includes a local composting facility developed by Council.
- Collection and separation of e-waste for recycling, including the provision of e-waste facilities in townships across the shire.

- Development of a “tip shop” at the Carisbrook transfer station.
- Shire office paper supply is only recycled paper.
- Developing a Waste Management Strategy that focusses to reducing waste as well as increasing the proportion of waste that is reused and recycles.

Ecosystem Enhancement

Vision

The local ecosystem is getting richer, stronger, and more resilient to environmental shocks.

Community members see themselves as environmental stewards. They are empowered and enabled to proactively support the continued growth of eco-system quality in the Central Goldfields Region.

Ecosystem enhancement is premised on a sense of responsibility for the natural environment. It is not premised on returning ecosystems to a previous state but rather on supporting the growth of a new preferred state.

Council actions:

- Participated in the Cool It project to help council improve community resilience to increasing heat in regional Victoria, in association with the Central Victorian Greenhouse Alliance.
 - The mapping now enables Councils to instantly prioritise areas for cooling interventions and inform the following:
 - tree planting programs (in both streets and parks) to provide plants that are more resilient to climate change
 - irrigation programs of open space
 - where to position "shady walkways and cycle ways"
 - where to prioritise Water Sensitive Urban Design for cooling
 - capital works, strategic planning and planning

Council is also a member of the Central Victorian Greenhouse Alliance, whose visions is:

Our region is home to empowered, thriving and sustainable communities leading the way in addressing climate change

Mission:

Local governments working together to drive action on climate change across central and northwest Victoria

We develop and implement innovative regional projects, undertake advocacy on climate and energy policy, share knowledge and promote best practice.

A number of the actions listed above have been completed under the umbrella of the CVGA, and membership of this organisation has been key to Council being able to implement several projects.

Assessment and what next

The Plan was prepared by Council in collaboration with the community and businesses. The Plan was ambitious in what it sought to achieve and would have required sustained collaborative effort to implement to the level set put in the Plan, particularly as a number of the areas are not where Council has direct control (for example food quality and security).

The Plan recommended that Council employ a Sustainability Officer, and had this occurred Council would have been more likely to be in a position to lead the governance arrangements sought and would have then been able to set achievable targets in each of the action areas.

However since adoption of the Plan in 2013 this role has not been created which has led to the desired outcomes of setting targets to work towards not being achieved. This is understandable given Central Goldfields Shire Council is classed as a small rural shire; without considerable staff and community input the ambitions of the Plan were unlikely to be achieved as set out.

The Plan's actions were timed to be completed by 2020, and as such the Plan is coming to its completion. Council's role in sustainability and climate change is becoming clearer through the work of other Councils, membership of Central Victorian Greenhouse Alliance and particularly through community expectations. The latest JWS Community Satisfaction Survey 2019 notes:

Service areas where stated importance exceeds rated performance by more than 10 points are also recommended areas for focus. Key priorities include:

- *Environmental sustainability (margin of 13 points)*

Action in the sustainability and climate change space is a shared responsibility; an achievable direction for council is needed. The Council Plan and the Health and Wellbeing Plan indicate that climate change is a responsibility of all staff, however it is clear that Council needs a resource that has sustainability action (both strategic and practical) as part of their responsibility to undertake the knowledge based research and base line planning that is needed to ensure future actions have the impact sought. Should Council wish to continue to strategically and purposefully deliver sustainability actions it is recommended that an officer position include this responsibility. This would not only assist Council in delivering on sustainability, but would engage with the community and allow Council to seek grant funding in this area.

CONSULTATION/COMMUNICATION

The Sustainability Action Plan was developed in collaboration with the community, as set out in the Plan.

This report notes the actions undertaken and progress against the Plan. Many of the actions undertaken would have been done so in consultation with the community.

The report also makes suggestions about how Council may proceed with pursuing sustainability and climate change strategy and action, through sustainability being included as part of an officer responsibility (noting it is not an individual's responsibility alone). Once a path to develop a new strategy and/or action plan has been resolved, a communication and engagement plan will be developed so that the work meets community expectations.

The Goldfields Sustainability Group have met with officers of Council to discuss progress of the plan and have expressed their disappointment that the Plan was not implemented as they had hoped or reported against annually. It will be important to identify a range of stakeholders

for the development of a new sustainability pathway for Council. The Goldfields Sustainability Group provided a list of achievements against the Sustainability Action Plan that they were aware of.

FINANCIAL & RESOURCE IMPLICATIONS

The report recommends a council officer be allocated to sustainability/climate change. This role would need to be funded through the reallocation of resources and will be considered during the preparation of the 2020/21 budget.

RISK MANAGEMENT

The community will benefit significantly from a renewed sustainability and climate change strategy and action plan that takes into consideration emerging trends and measures to address the impact of climate change. A set of achievable actions supported by a skilled Sustainability Officer will enable Council to lead and collaborate with the community in being more sustainable.

The risk of Council doing nothing in the sustainability arena is significant given its legislative requirements.

Continuing to undertake sustainability planning, assessment and actions addresses risk associated with our legislative requirements as well as reputational risk associated with no action in this area. This is particularly noted in the JWS Community Satisfaction Survey, where the importance exceeds the rated performance in the area of environmental sustainability.

Council's continued involvement with relevant agencies including the CVGA is vital to ensure partnerships are maintained to achieve desirable outcomes. Membership and officer participation in the CVGA ensure council accesses regional climate change programs.

CONCLUSION

Council developed a Sustainability Action Plan in 2012. The Plan expires in 2020. While actions contained in the Plan have been achieved, the lack of a dedicated resource has restricted consistent and sustained ongoing progress, particularly the creation of steering groups and setting targets for each action area.

It is timely for Council to create a responsibility for a sustainability officer ahead of developing a new sustainability strategy and action plan) in whatever format that takes.

ATTACHMENTS

1. Sustainability Action Plan 2012- 2020

RECOMMENDATION

That Council:

- a) *Note that the Sustainability Action Plan 2012 – 2020 concludes in 2020.*
- b) *Note the actions undertaken that align with the Sustainability Action Plan 2012 – 2020.*



CENTRAL GOLDFIELDS SHIRE

Rich in history and opportunity

"Meeting the needs of the present without compromising the needs of the future"



**SUSTAINABILITY ACTION PLAN
2012-2020**

Acknowledgements

This Sustainability Plan was created by a committee of unpaid interested citizens who gave of their time, passion and commitment with the support of a number of professionals brought in to provide professional expertise. The Central Goldfields Shire Council formally recognises this effort and records its sincere thanks.

| | | |
|----------------------------|---------------------------|---------------------------------------------------------------------------|
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| | Glenis Beaumont | CEO, Maryborough District Health Service |
| | Bronwyn Haywood | Owner, Priceline Pharmacy Chair, Goldfields Business Network |
| | Lisa Levis | Local Resident |
| | David Murphy | Local Resident |
| | Deni Odlum | Local Resident |
| | Brian Park | Local Resident |
| | Chris Pollock | Local Resident |
| | Fiona Silver | Local Resident |
| | Alex Stoneman OAM | Local Resident |
| | Terry White | Local Resident |
| | Richard King | Chair, Goldfields Sustainability Group |
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Central Goldfields Shire Council acknowledges the assistance given by the Sustainability Department of Lake Macquarie City Council whose Sustainability Plan was our inspiration.

This Action Plan was compiled by the CGSC Sustainability, Regulatory Assurance and Emergency Management Team and by the Sustainable development Program Manager, Sonny Neale.

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Abbreviations

| | |
|-------|------------------------------------------------------|
| ABS | Australian Bureau of Statistics |
| CASBE | Council Alliance for a Sustainable Built Environment |
| CEFC | Clean Energy Finance Corporation |
| CGSC | Central Goldfields Shire Council |
| CHW | Central Highlands Water |
| CoGB | City of Greater Bendigo |
| CVGA | Central Victoria Greenhouse Alliance |
| DPI | Department of Primary Industry |
| EPA | Environmental Protection Agency |
| ESD | Environmentally Sustainable Design |
| FG | Friends Groups |
| FSN | Food Security Network |
| GBCA | Green Building Council of Australia |
| GBN | Goldfields Business Network |
| HCI | Healthier Communities Network |
| LCG | McCallum Creek & Timor West Landcare Group |
| LW | Land for Wildlife |
| LV | Land For Wildlife |
| MAV | Municipal Association of Victoria |
| MEC | Maryborough Education Centre |
| NCCMA | North Central Catchment Management Authority |
| NR | Neighbourhood Renewal |
| PCP | Primary Care Partnership |
| PV | Parks Victoria |
| SRA | Sustainable Regional Australia |
| VECCI | Victorian Employers Chamber of commerce and Industry |
| VLGA | Victorian Local Government Association |

1. Introduction

The Central Goldfields Shire Environmental Sustainability Community Action Plan 2012-2020 provides a framework for sustainability planning, decision-making and action, to achieve improved environmental sustainability for the Central Goldfields Shire council and community.

Central Goldfields Shire Council has committed resources and adopted policy to make an equitable contribution to global sustainability and to protect and enhance the quality of the environmental and the quality of life of residents in this geographic region into the foreseeable future. As a democratically elected institution dedicated to the betterment of local communities, current and future generations are considered to be the source of Council's legitimacy in playing a role in supporting the community to improve environmental outcomes in the shire.

Unlike many Council-owned environmental sustainability plans which are focussed primarily on the direct scope of action of Council's operations, this plan is intended to support the community to take responsibility for the environmental outcomes in the shire. Council will fulfil on plans and projects that minimise Council's footprint and facilitate increased environmental awareness in the community in the most cost-effective manner possible, but through this plan and the steering and working groups associated with it, it will also play a coordination and facilitation role in supporting, empowering, and where required resourcing, community and stakeholder led actions.

Through the process of developing and implementing this plan, Central Goldfields Shire Council is taking a leading role in developing a Collective Impact approach to addressing long-term sustainability issues through a system and sectoral approach, and supporting the local communities in the shire to become the stewards of the environment we all share.

2. Profile of Our Shire

Central Goldfields Shire is located in central Victoria and comprises 1,550 square kilometres. It is one of Victoria's smaller rural shires with an estimated residential population of just over 13,000 people. The ABS 2006 census stated that there were 5,815 private dwellings within the Central Goldfields Shire.

The Shire is located within one hour's drive from the main provincial centres of Ballarat and Bendigo and only 2 hours from Melbourne. It is part of the Goldfields Tourist Region, with many visitors coming to see the historic buildings and townships that date back to the 1850's when the region supported a prosperous gold mining industry.

Maryborough is the Shire's major business centre with a population of around 8,000 people. It is located near the centre of the Shire. Other towns in the Shire include Bealiba, Carisbrook, Daisy Hill, Dunolly, Majorca, Talbot, Timor and the rural districts surrounding these centres.

Towns in the north of the shire include:

- Dunolly (~1000 population);
- Bealiba (~120);
- Moliagul (~30);

Townships in the central area of the shire include:

- Carisbrook (~700);
- Bowenvale/Timor (~100);
- Majorca (~50);

The main township in the southern part of the shire is:

- Talbot (~300).

Economy and Demographics*

Central Goldfields Shire Council (CGSC) is pro-active in ensuring that every opportunity for success in the Shire is embraced.

Recent projects led by Council include the Maryborough Urban Prospects project. This project ensured the best possible use of 4 former school sites, which otherwise could have been left to languish unused for years. Included in this project was the re-housing of the Shire administration function, the creation of the Station Domain precinct, incorporating a playground for children and a Community Hub – both well utilised by the Community - development of two retirement villages, and, a new housing estate. Each of these projects has ensured the retention and use of wonderful heritage buildings, whilst making the most of the surrounds.

Council has been instrumental in progressing industry in the Shire. Council was very much involved in facilitating the move to Maryborough of food manufacturer, TrueFoods™– which currently employs 180 staff with further growth imminent.

The workforce in the shire is largely focussed on the retail, manufacturing, health and education sectors as well as agriculture. The population is generally older in the rural areas and around the shire's major towns.

At present, Council is developing an industrial subdivision just outside Maryborough at Flagstaff, and has already secured six tenants for the site. Council has also supported the development of a 6MW municipal waste gasification plant on the highway between Carisbrook and Maryborough.

The retail sector in Maryborough is also undergoing resurgence – Aldi, MKM Shopping complex incorporating Coles and Kmart, and McDonalds have each established a presence in the town.

Another win for Council is its successful bid for funding of the innovative, place-based Go Goldfields initiative. This initiative is an alliance of organisations within the Shire with a human service focus, aimed at providing the best service possible to families and service users and to develop well planned responses to the needs of vulnerable families in the Central Goldfields area.

In a broader sense, CGSC is very active in ensuring that the Shire is on the radar as far as the State and Region are concerned playing a leading role in the Central Victoria Greenhouse Alliance and it's regional federal applications for funding for bulk street-light upgrades and for a large low income energy efficiency programs.

Council lobbied long and hard for the return of passenger rail services to the Shire, and was rewarded with services returning to Maryborough in July 2010. To enhance this service, work is currently underway to upgrade the Talbot Station with a view to it being operational in 2013.

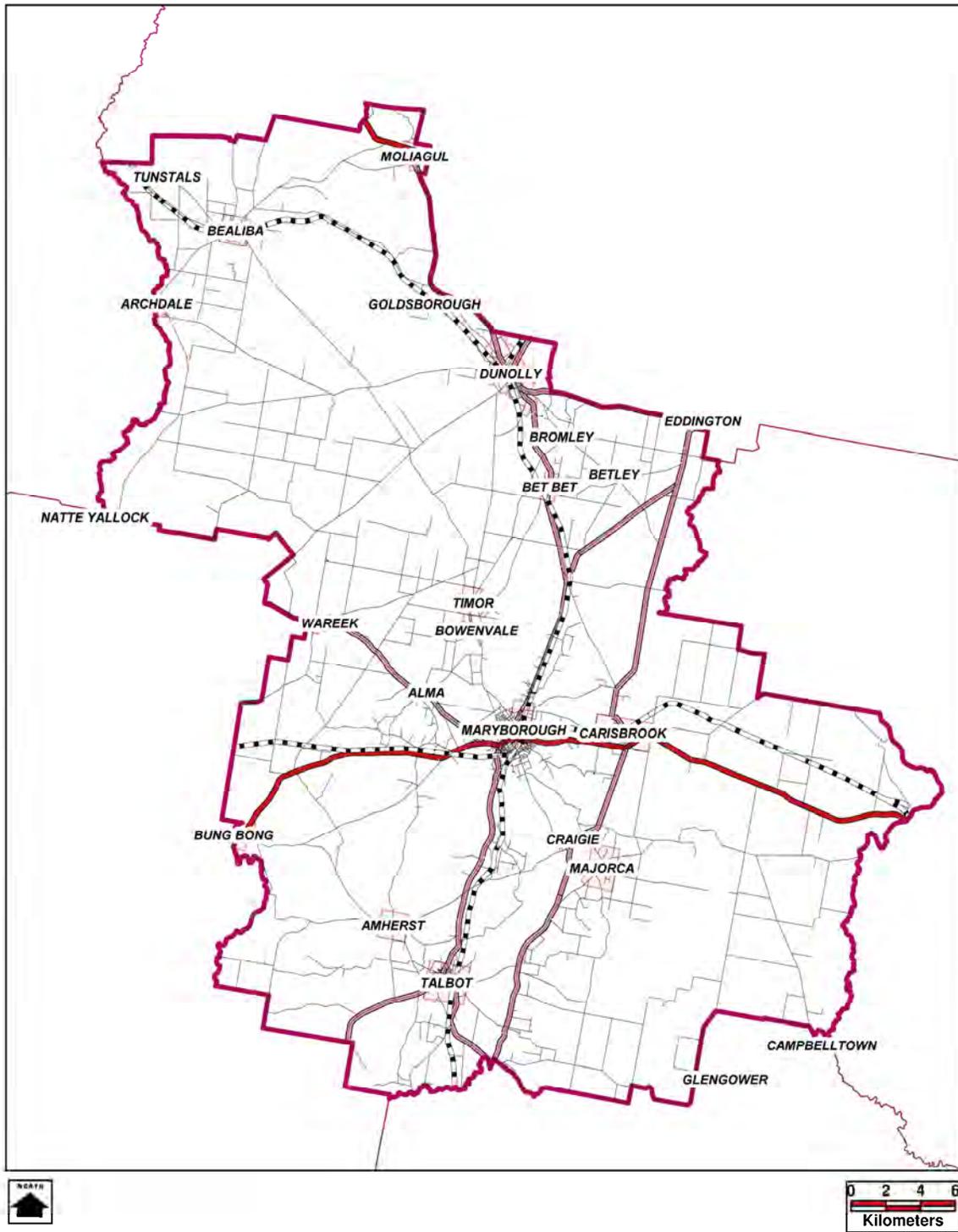
Council is also an active partner in the development and implementation of both the Southern Loddon and Central Highlands Regional Strategic Plans, as well as; the Local Government Financial Sustainability Project (Whelan Report); as lead Council for the First National Heritage Region Project, and; is represented by the CEO on the Regional Development Australia Committee and the Victorian Local Government Health and Wellbeing Planning Advisory Group. Council has also been instrumental in securing a commitment from VicRoads to rename the Ballarat-Maryborough and Bendigo Maryborough Roads, 'Goldfields Highway'.

Council's response to the floods of September 2010 and January 2011 was immediate and effective. Recovery efforts in Carisbrook (the community most directly affected) were recognised through the award of the Resilient Australia Awards at both the state and the national level.

* 2010 ABS Data

| Snapshot of Central Goldfields Shire | |
|---------------------------------------------|----------------------------------------------------------------------------------------------|
| City Area | 1534 km ² |
| Population | 12 896 |
| Current Population Growth Rate | 0.5% p.a. |
| Projections | 20,000 by 2025 (Population Growth Strategy adopted 2011) |
| Population Aged 65 and over | 12.7% |
| Population Aged 14 and under | 17.1% |
| Climate | Mean minimum temperature 17.3 ⁰ C Mean maximum temperature 24.8 ⁰ C |
| Rainfall | Total annual rainfall 580mm |
| Labour Force | 4116 within Shire |
| Unemployment Rate | 10.4% |
| Businesses | ≥600 |
| Median Household Income weekly | \$685 (compared with \$1234 in Australia) |
| Shire's SEIFA score of disadvantage | 79 th out of 79 in Victoria |

Map of the Shire



Central Goldfields Shire

3. Drivers for Environmental Sustainability

The move towards environmental sustainability in Central Goldfields Shire is based on thirteen identified drivers, each of which exists in response to observed or predicted changes in our environment (such as loss of biodiversity, and climate change):

1. regulatory imperatives including international agreements, legislation and reporting requirements;
2. government incentives that support environmental sustainability initiatives;
3. a quadruple bottom line approach which adds cultural sustainability (including governance) to the social equity, financial prosperity and environmental sustainability goals;
4. increased recognition of environmental reputation as an attractor for immigration and of high value-add businesses and industry;
5. anticipated rapid population growth;
6. concerns about the impact of climate-change driven issues on the local community including events such as increased incidence of drought, flood and fire; infrastructure, soil and eco-system degradation; non-local energy and food availability and other economic and environmental shocks;
7. an interest in increased efficiency and improvement of resource management processes in the shire (i.e. reducing waste to increase productivity);
8. rapidly escalating costs of fuel, water, energy and waste disposal;
9. service delivery that better manages risks and recognises the contribution of effective environmental management to ensure the ongoing provision of services;
10. community expectations that local government will be a leader in environmental sustainability and actively aim to reduce the environmental impacts of people in the shire;
11. increasing consumer demand for sustainable products and services such as use of materials from sustainable sources and use of recycled and recyclable materials;
12. financial and risk mitigation incentives to reduce future costs to Council and the community through exposure to environmental hazards and vulnerability to increasing prices, and;
13. a growing appreciation of Council's ethical responsibility to protect and enhance our local environment and make an equitable contribution to global environmental sustainability.

3.1 Our Mission & Vision

Central Goldfields Shire Council's mission is to provide services and facilities that promote a quality lifestyle now and for future generations and, in keeping with the vision held by Council and the community, create a shire:

- where the environment is protected and enhanced;
- where the scenic, ecological, recreational and commercial values are promoted and protected;
- with a prosperous economy and a supportive attitude to balanced economic growth, managed in a way to enhance quality of life and satisfy the employment and environmental aims of the community;
- that recognises, encourages and develops its diverse cultural life and talents and protects and promotes its heritage;
- that encourages community spirit, promotes a fulfilling lifestyle, enhances health and social well being, encourages lifestyle choices and has opportunities to encourage participation in sport, recreation, and programs to increase community responsibility in management for sustainable outcomes, and;
- that will promote equal access to all services and facilities and enable all citizens to contribute to and participate in the shire's economic and social development.

3.2 Our Principles

Council has established the following principles for quadruple bottom line sustainability:

- provide integrated environmental management, strategic planning, services and waste management to enhance and sustain the natural, social, cultural and built environment and contribute to an equitable regional and global ecological footprint;
- advocate for and develop opportunities that will ensure all residents have equal opportunity to participate in the economic and social life of the community;
- maintain and develop a sustainable road and drainage network and facilitate continual improvement of the shire's transport network; and
- the shire's economy prospers with managed growth that enhances the health and quality of life of the community and its members, while balancing employment and environmental goals.

3.3 Outcomes and Strategies for Quadruple Bottom Line Sustainability

Central Goldfields Shire Council seeks to succinctly set out strategic directions, objectives, actions, community/organisational indicators and departmental responsibility for delivery of environmental sustainability outcomes that contribute to a shire;

- that is responsive to its environment;
- that makes an equitable contribution to global sustainability;
- that is well designed, adaptable and liveable;
- that is well serviced and equitable;
- that encourages progress and prosperity;
- that is responsive to the wellbeing needs of its residents, and;
- that practices participatory democracy and is well governed.

3.4 Environmental Sustainability Policy

Our Commitment

We are committed to making Central Goldfields a sustainable shire with healthy ecosystems and a community that is prepared for, and resilient in the face of, environmental threats. We will achieve this by continually improving our services and our environmental performance, engaging with the community in the growing consciousness about sustainability issues, implementation and support of community and emergency planning processes, acting as the conduit for funding for environmental and sustainability-related programs that support the improvement of council and community services, and, by sharing our responsibility for environmental management with all who work for us and with us.

Our Goal

Our goal is to sustain an environment that is diverse and inspiring, minimally polluted, and supportive of the shire's economic and social needs. We aim to contribute equitably to local and global environmental sustainability.

Our Plan

We aim to achieve this by:

- Implementing actions that support ecologically sustainable development in current and future economic activity;
- Consciously managing the environmental impacts of anticipated population growth;
- Protecting and enhancing the natural ecosystems of the shire, supporting the restoration of degraded habitats, and preventing further degradation and loss of biodiversity;
- Minimising the use of natural resources, especially through reducing waste and limiting pollution;
- Raising environmental sustainability awareness and responsibility in our community;
- Actively supporting and empowering local community's to take responsibility for environmental outcomes, especially by working in partnership arrangements with appropriate community-based groups;
- Continually assessing and reducing the shire's exposure to risks from the environment including those from natural disasters, environmental health and climate change related impacts;
- Continually assessing environmental and sustainability risks across the organisation, implementing measures to avoid and control these risks, and using our management systems to support continual improvement in environmental sustainability performance;
- Appropriate to council's resource-base, reporting on environmental performance internally and externally, and continually reviewing and improving our environmental sustainability strategy and operations in consultation with others;
- Complying with all applicable environmental regulations, laws and other requirements to which Council subscribes;
- Practicing due diligence by providing appropriate awareness and training for all staff relevant to their environmental sustainability responsibilities, and;
- Communicating and making available our environmental sustainability policy to staff, contractors and the community.

Barry Rinaldi

Mayor

Mark W. Johnston

Chief Executive Officer

4 The Need for an Environmental Sustainability Community Action Plan

The Central Goldfields Shire Council recognises the profound relationship between the natural environment and the community's council has been formed to serve.

Council recognises that the health of the natural environment underpins the long-term health and well-being of the community and that local economic development is inextricably linked with the effective ongoing management of natural resources in the shire and, through human and natural linkages, environmental management practices across the state, the country and eventually around the globe.

On this basis, council is committed to playing its part in protecting and enhancing the well-springs of our community's health, wealth and well-being.

Important as it is that council satisfies its obligations towards current and future generations under the banner of 'environmental sustainability', it can be extremely difficult for councils and other stakeholders in the community to know how to engage with those obligations, where legal and/or ethical responsibility begins and ends, and indeed, where to start! As a 'sustainability' lens can be applied to any and all human activities (and indeed many non-human ones as well), identifying and directing scarce local government resources towards high-value and high-priority activities can be extremely challenging. This is compounded by the very abundance of non-council resources available in the community and across sectoral and geographic boundaries which makes it hard to pin-down precisely who will do what, when, how and with whose resources.

Integration of service and project delivery is the key to influencing the direction of a community towards better long-term sustainability outcomes. Unless there is a deliberate, well-structured, open-minded and inclusive process to identify, calibrate and track efforts to increase sustainability outcomes in a locality, success in hence the very social and economic viability of the community we exist to serve.

Local government, by its nature as an independent authority accountable for the public interest, is well placed to play this integration and aggregation role in a local community.

For a local-government-based sustainability plan to achieve long-term outcomes across a broad front in the community as-well-as councils own operations, it must have very strong engagement with the community from the initiation and development phase through the deployment, delivery tracking and accounting for success or failure. This requires a level of courage on the part of the local government authority because it means being willing to be more directly accountable to local community representatives than is commonly the case. In return, council can expect to receive the depth of engagement and participation required for the achievement of long-term sustainability outcomes, and not simply in-house alternations to process or behaviour.

4.1 Benefits to Council

The key benefits of developing this action plan from the perspective of the Central Goldfields Shire Council include:

- consolidating actions to achieve the organisation's environmental sustainability objectives in a single document;
- enhancing Council's capacity to integrate environmental sustainability projects and outcomes across the shire, including supporting projects and programs that are not specifically run or administered by Council;
- providing a centrally managed process for the local community to identify, instigate and coordinate environmentally positive projects in collaboration with other stakeholders including governments, environmental statutory bodies, local and regional businesses and non-government agencies;
- enabling tracking of prioritised outputs, facilitating review and revision of Council's sustainability progress, especially in relation to Council Plans ;
- mainstreaming environmental sustainability across the organisation;
- providing a location where actions generated by Council units can be documented and tracked, and;
- informing annual reporting.

5 Scope and Implementation

The seven priority areas of environmental sustainability for action addressed in this plan are[†]:

- Energy Security
- Transport
- Human Water Use
- Food Quality and Security
- Built Environment and Land Use
- Waste Management
- Ecosystem Enhancement

This plan is intended as a tool to organise, integrate, catalyse and measure the effectiveness of efforts across the shire to achieve positive long-term sustainability outcomes.

It is important to note that though this plan is owned and facilitated by Council, and it fulfils on the traditional function of a council plan to direct and guide the delivery of council operations, it is also expected to fulfil on a number of other functions and intentions that go beyond the traditional role of a council plan.

5.1 Key Principals of Implementation

Key principals that must underpin implementation of this plan are as follows:

- **Cross-sectoral engagement.** Maintaining a sectoral approach to sustainability issues is critical and wherever possible, sectoral rather than isolated measurement mechanisms and metrics should be adopted to facilitate this approach;
- **A living document.** The plan is intended to be adaptable and evolve according to changing circumstances and attitudes in the community and in council;
- **A resource for ongoing community engagement.** This plan should provide council and other agencies with a powerful communication. It should also provide council and other stakeholders with a clear direction and mechanism for identifying and funding projects;
- **Facilitate the community's willingness to be responsible for their own environmental future.** The plan must remain a community-owned and directed document facilitated by council as a natural, public-interest aggregator;
- **A council plan.** In addition to the plan's role in engaging larger community and stakeholders, it must also operate as a traditional council plan and direct the efforts of internal staff to improving councils' performance as part of the larger community engagement with these issues.

Through the process of developing this plan through 2012, a number of projects have been successfully proposed, developed and delivered by community groups and stakeholders external to council with council support. In conjunction with the more traditional implementation mechanisms within council operations, this model of empowering and supporting community and stakeholder's leadership in the development and implementation of sustainability-related projects represents an ideal implementation mechanism.

This plan and its governance arrangements have been deliberately developed in such a way as to build on this model of spontaneous and collaborative project development and delivery. Responsibility for many of the action items in the 7 categories outlined above rests with agents external to council and should require only in-kind and/or in principal support from council to be effectively delivered. It is essential that the members of the steering committee, working groups and others associated with the delivery of this plan are active in promoting this model project implementation throughout the life of this plan.

[†] These priority areas are not in order of importance

5.2 Targets

The targets represent the key mechanism for ensuring that the whole plan is integrated. The Sustainability Plan Targets represent outcomes that would fulfil on the mission and vision that underpins this plan (section 3.1). The targets in each category represent outcomes that would fulfil on the Sustainability Plan Targets. Each action items can be seen to fulfil on one or more category targets, thus ensuring that all actions can be calibrated to the larger goals and are not seen in isolation one from the other.

In many cases the targets are representative mechanisms for measuring progress against agreed goals and have not been finalised in clear metrics and/or availability of appropriate data. This is an extraordinarily fraught area and identifying and defining appropriate sustainability reporting mechanisms and metrics from the perspective of council and community actions must be a key function of the steering committee and the working groups.

It must also be noted that many of the numeric measurements embedded in the targets have not been completed at this stage in the plan development process. This is a deliberate omission as it is essential that these targets achieve community and especially council acceptance before they are instituted as accountability measures for council staff and others. As such, confirming the numeric measures and the mechanisms that the working groups and steering committee are comfortable with will be the first and probably most consistent function of these groups throughout the life of the plan.

All targets are for the 8 year period 2012-2020. A number of them were completed during the development of the plan itself.

5.3 Governance

The process outlined above provides council with an opportunity to continue to expanding community engagement in these issues in a controlled and directed fashion while integrating the community's efforts into a larger, Council owned, planning process. It is intended to provide council with an opportunity to build a deep and broad engagement with sustainability issues and effectively mobilise under-utilised resources in the community by providing a clear and template and plan for community and stakeholder engagement in issues that affect us all.

This Action Plan has been included as an input into the CGSC Business Planning process. Where the CGSC has been identified in the plan as the responsible agency, council will be responsible for including the required work into the work plan for that unit.

Governance for the plan should be divided into two levels, a steering committee meeting three times per year and tasked with ensuring that the larger, strategic goals of the plan are maintained and that there is high-level buy-in in the council and the community, and seven working groups responsible for the ongoing development and delivery of the action items in each priority category of the plan.

The working groups should be given substantial leeway in their operational processes and be expected to evolve independently of each other as the plan evolves and is adapted over the eight years of its operation. Council must be willing to provide default secretarial services to these groups in the absence of an alternative organisation providing these services.

5.3.1 Governance Structure

The two levels of governance are:

1. A steering committee to meet three times per year constituting:
 - a. senior members of council staff (including the mayor and the ceo)
 - b. members of the ESSC plan development committee (disbanded)
 - c. other local stakeholders (including potentially Water and waste authorities, local health and other service delivery, community and sports groups, s86 committees etc.)
2. Sustainability working groups for each action item category (eg. water, ecosystem enhancement etc.) constituting:
 - a. members of council staff
 - b. members of the ESSC plan development committee (disbanded)
 - c. other local stakeholders (including potentially Water and waste authorities, local health and other service delivery, community and sports groups, s86 committees etc.)

5.4 Monitoring, Reporting and Review

This Action Plan contains actions items which are to be achieved over the period 2012 to 2020. It:

- consolidates a sustainability perspective across the organisation and the shire;
- enhances the capacity for a future focussed, risk management approach to Council planning;
- provides a central resource to integrate planning and implementation across Council, the community and associated agencies;
- facilitates efficient annual planning and quantification of performance as well as providing a centralised locale for monitoring, tracking and reviewing projects and progress towards targets being pursued by non-Council actors in the shire;
- has been developed as a 'live' document to provide Council with a means of tracking delivery of priority actions and quantifying, in consistent units, the contribution made by actions in the larger community towards associated targets;
- enables new actions to be inserted as required or during scheduled reviews.

Performance against this plan will be reported annually by the Sustainability plan steering committee in Council's annual report. The plan will be reviewed annually on the basis of reports from the 7 action groups and updated as required.

6 The Action Plan

A description of the content under headings used in the Action Plan follows:

Ref. - This is the designator for that action. F1 means that it is the first 'Food' action. F2 is the second 'Food' action, Was1 is the first Waste action item etc.

Action Type - These are the things the plan proposes be done to achieve the targets identified for that action item. There are 3 kinds of actions:

- a. Projects – these are items with short-to-medium time frames that and a defined end.
- b. Management - these are items with long or ongoing timeframes for which there is no discernable condition of final satisfaction. These are usually items for which council is responsible.
- c. Advocacy - those issues for which a rule change is required that for which there is no authority within the local government area of Central Goldfields (eg. changing packaging laws).

Target - This is the number that ties this action back to the specific target (or targets) it is intended to help accomplish. One project, management or advocacy item can legitimately fulfil on multiple targets.

Priority – This represents the urgency and the important of the action item on a numeric scale:

- High Importance and Urgent1
- High Importance but Not Urgent2
- Low Importance and Urgent3
- Low Importance but Not Urgent4

Name - What the action item is called.

Responsible Agency – The enterprise that is accountable for this action item. This does not have to be the Council, though if not the lead agency, Council will be a stakeholder in the process.

Stakeholders - Groups who are or should be associated with the project either because it fulfils on their mandate and/or strategies, council feels they have an important role to play, the action item will impact them in some way and/or they represent other individuals or groups who could forward or block the action item.

Completion Date - Date the action item should be completed (note that most managerial and some advocacy items may not have a completion date).

Council Document – These are the plans, strategies, policies etc. that already exists and show council support for this action item.

6.1 Targets

6.1.1 Overall Sustainability Plan Targets by 2020

The fulfilment of these high-level goals would satisfy the intention of the Sustainability Plan[‡].

- 6.1.1.1 10% reduction in the per capita eco-footprint in the shire
- 6.1.1.2 20% increase in the community climate-change resilience score

Energy Security (ES) p.19

- 6.2.1 % reduction in community GHG emissions on 2012 baseline
- 6.2.2 % reduction in CGSC operational GHG emissions on 2012 baseline[§]
- 6.2.3 % increase in renewable energy generation on 2012 baseline^{**}
- 6.2.4 ? increase in energy security score

Human Water Use (W) p.23

- 6.3.1 % decrease in per capita potable water use
- 6.3.2 % decrease in industrial water use per dollar generated^{††}
- 6.3.3 % increase in recycling of potable water per capita
- 6.3.4 % increase in the capture and re-use of urban storm water
- 6.3.5 % decrease in annual ground water extraction
- 6.3.6 % increase in water quality

Waste Management (Was) p.25

- 6.4.1 % of the shire's municipal waste recycled and reused
- 6.4.2 % decrease in generation of putrescible and non-putrescible waste in the shire (2012 baseline)
- 6.4.3 % of local green waste recycled and/or used in a productive manner
- 6.4.4 % of the shire's commercial and industrial waste recycled and reused (2012 baseline)

[‡] There are no designated measurement mechanisms for these goals. Ascertaining these would be a key function of the Environment Plan steering committee.

[§] Calculations based figures provided by the Tyndall Centre for Climate Change Research indicate that to achieve effective zero carbon emissions by 2030 would require cutting emissions by the following: 16% p.a. by 2015, 14% p.a. by 2020 and 12% p.a. to 2030. <http://www.slideshare.net/DFID/professor-kevin-anderson-climate-change-going-beyond-dangerous>

^{**} An alternative measurement could be: "Increase in renewable energy generation by 'x' MW's p.a."

^{††} An alternative measurement could be: "Decrease in industrial water use by 'x' ML's p.a."

| | |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Food Quality and Security (F) | p.29 |
| 6.5.1 | Lower local food insecurity from 10.4% to the general Victorian level of 6% ^{‡‡} |
| 6.5.2 | % Increase in production, distribution and consumption of food with >100 food kilometers |
| 6.5.3 | % Increase in equitable availability of healthy food |
| 6.5.4 | % decrease in obesity in the shire, including % decrease in obesity in people under 18 |
| Transport (Tr) | p.35 |
| 6.6.1 | % increase in public transport journeys in the shire |
| 6.6.2 | % increase in local public transport systems that can be directly responsive to community requirements |
| 6.6.3 | % increase in the length of walking and cycling tracks |
| 6.6.4 | % reduction in heavy traffic in residential area |
| 6.6.5 | % increase in train patronage |
| Ecosystem Enhancement (EE) | p.36 |
| 6.7.1 | Native vegetation: Increase of ‘x’ in the ratio of low to high value lands |
| 6.7.2 | Increase in soil health: % decrease in land-area susceptibility to water erosion; % increase in organic content |
| 6.7.3 | % increase in the health of roadside vegetation |
| 6.7.4 | % increase in stream and wetland condition |
| Built Environment and Land Use (LU) | p.39 |
| 6.8.1 | % of new developments in the shire infill not greenfield sites |
| 6.8.2 | % of new developments above current state Environmental Sustainable Development standards (inc. the BCA 6 star thermal standard) |
| 6.8.3 | 100% of CGSC’s “All Area Management Plans” include integrated WSUD, ESD and sustainability criteria |
| 6.8.4 | % increase in the building sector professionals registered in the shire are trained in sustainable building practices (e.g. registered builders, plumbers, electricians, draughts-people and architects) |
| 6.8.5 | % increase in diversity of farm enterprises (inc. crop diversity, carbon farming and other primary production businesses) |

Nb. These targets have been developed as indicators of measurement for the Action Items. Numeric targets are expected to be decided upon by the relevant working groups in collaboration with the Sustainability Plan steering committee (see

^{‡‡} Based on the 2007 Community Indicators Victoria Survey. Subsequent surveys will be released in 2014 and 2018.

6.2 Energy Security

Vision

The shire produces no Greenhouse Gas emissions through electricity generation or consumption and has minimised or offset all greenhouse gas emissions from other energy sources.

If required, the shire could be 100% self-sufficient in terms of energy generation at the flick of a switch.

Outcomes 2020

- The shire's total electricity consumption has fallen substantially and a local industry and culture has developed around energy efficiency and low-energy intensity production.
- The shire's local renewable energy generation has increased dramatically and a local industry has developed predicted on increasing that capacity further. There are substantial investments in the pipeline.
- The shire has started implementing localised distributed energy grids. The knowledge and experience required to rapidly expand those grids is in place if and when state and government policy settings allow.

Strategies for achieving the 2020 outcomes

- Work with local stakeholders to increase energy efficiency in the residential, commercial sectors
- Support the development of green energy generation capacity in the shire, including residential solar and other energy sources, as well as grid-connected and/or behind-the-meter large and medium-scale renewable energy generation (including co and tri-generation plants)
- Increase and facilitate a reduction in greenhouse emissions and the uptake of renewable energy sources, GreenPower and best practice in energy efficiency
- Advocate through local, state and federal forums for a distributed energy network and support for renewable energy generation.
- Support regional and local integration of energy generation and distribution wherever possible

Targets by 2020

6.2.1 % reduction in community GHG emissions on 2012 baseline

6.2.2 % reduction in CGSC operational GHG emissions on 2012 baseline

6.2.3 % increase in renewable energy generation on 2012 baseline

6.2.4 ? increase in energy security score

Key Data Sources

- Victorian Department of Sustainability and Environment
- Victorian Department of Planning and Community Development

- Cities for Climate Protection
- Community Indicators Victoria (6.2.1, 2)
- Renewable Energy Certificates (6.2.3)

Energy Security Actions List

| Ref | Action Type | Target | Priority | Name | Responsible Agency | Stakeholders | Completion Date | Council or other support Docs |
|------|-------------|-------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------|-----------------------------|-------------------------------|
| ES1 | Management | 6.2.2 | 2 | Council reports annually on operational energy use and GHG emissions by sector (eg. buildings, vehicle fleet, streetlights, waste). | CGSC | CVGA, SV, MAV, Greenhouse Alliances Network, National Centre for Sustainability | 1 st report 2013 | |
| ES2 | Management | 6.2.1 | 2 | Council reports annually on community energy use and GHG emissions by sector (eg. buildings, vehicle fleet, streetlights, waste). | CGSC | CVGA, SV, MAV, Greenhouse Alliances Network, National Centre for Sustainability | 1 st report 2014 | |
| ES3 | Project | 6.2.2 6.2.4 | 1 | Council implements energy efficiency upgrades to Council building stock (potentially including external funding sources) equivalent to 1 MW p.a. | CGSC | Clean Energy Finance Corporation | 2017 | |
| ES4 | Project | 6.2.1 6.2.2 6.2.4 | 1 | Council joins a regional program to upgrade street lighting to be more energy efficient. | CGSC | CVGA, CoGB, Powercor | 2017 | |
| ES5 | Project | 6.2.4 | 2 | Council develops an oil-vulnerability adaptation plan for Council operations. | CGSC | MAV | 2014 | |
| ES6 | Project | 6.2.4 | 2 | Council develops an oil-vulnerability adaptation plan for the shire. | CGSC | GSG | 2015 | |
| ES6 | Management | 6.2.1 6.2.4 | 3 | Council initiates partnerships through the Energy Breakthrough event to expand its focus to include renewable energy. | CGSC | GSG | 2014 | |
| ES8 | Project | 6.2.3 6.2.4 | 2 | The shire achieves the equivalent to 20 MW of locally generated, stand-alone renewable energy. | CGSC partnerships | Renewable Energy Park Australia, Citilum, MSG | 2020 | |
| ES9 | Project | 6.2.1 6.2.3 6.2.4 | 1 | Uptake of residential solar increases by 1000%. This could be facilitated by solar mapping and solar bulk-buy projects to be led by council or other appropriate organisations. | CGSC partnerships | ReEmerge, GSG, CVGA | 2020 | |
| ES11 | Management | 6.2.1 6.2.4 | 2 | Council facilitates uptake of local business energy security projects equivalent to 1MW p.a. (equivalent mix of renewable energy generation, energy offsetting and energy efficiency). | CGSC partnerships | CGBN, CEFC, GSG | 2020 | |

| | | | | | | | | |
|------|------------|----------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------------|------|--|
| ES12 | Project | 6.2.1 6.2.4 | 1 | Council facilitates the equivalent to 2NW (Negawatt) of residential energy efficiencies (including energy efficiency and bulk-buy programs such as solar hotwater/heat pumps). | CGSC partnerships | CEFC, MSG, SRA, CVGA | 2020 | |
| ES14 | Management | 6.2.1 6.2.4 | 2 | Council develops an energy efficiency standard to apply to future subdivision approvals. | CGSC | MAV, Local Developers | 2013 | |
| ES15 | Advocacy | All | 2 | Council advocates for a distributed energy network through changes to stage government policy settings. | CGSC | GSG, Clean Energy Council, Energy Efficiency Council, MAV | 2020 | |

6.3 Human Water Use

Vision

The community extracts less water for all purposes than comes into the shire.

Water is a highly valued and carefully managed resource within the community. Efforts are continually being made to minimise usage, capture, reuse and recycle water.

Outcomes 2020

- Shire-wide and, where required, regional water resources are well mapped and understood
- Shire water resources are managed like a budgeted community-good for the long-term benefit of the region

Strategies for achieving the 2020 outcomes

- Local water resources have been comprehensively mapped for reserves, inflows and outflows. Local extraction, consumption and replenishment processes are being managed responsibly as a shire-wide water budget
- The shire is prepared for the next big drought
- Commercial, residential and waste/rain water is carefully husbanded and utilised effectively with a view to long-term water security

Targets by 2020

- 6.3.1 % decrease in per capita potable water use
- 6.3.2 % decrease in industrial water use per dollar generated
- 6.3.3 % increase in recycling of potable water per capita
- 6.3.4 % increase in the capture and re-use of urban storm water
- 5.3.5 % decrease in annual ground water extraction
- 5.3.6 % increase in water quality

Key data sources

- Central Highlands Water and Goulburn Murray Water^{§§} (all)
- Local Surveys (6.3.1, 3)
- ABS data (6.3.2)

^{§§} The next consultation and review between CHW and CGSC of all aspects of water supply in the shire is 2017

Human Water Use Action items

| Ref | Action Type | Target | Priority | Name | Responsible Agency | Stakeholders | Completion Date | Council or other support Docs |
|-----|-------------|--------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------|-----------------|-------------------------------|
| 1 | Advocacy | 6.3.1 6.3.3 | 4 | Permanent Water restrictions implemented by the Victorian government. | Victorian government | CHW, CGSC | 2014 | |
| W2 | Management | 6.3.5 | 4 | Local reservoir water-use policy revised by the Victorian government and the CHW: Evansford, Talbot, & Tullaroop. | CHW | Victorian Government, GMW, CGSC | 2016 | |
| W3 | Management | 6.3.2 | 4 | Obligatory water management plans implemented for large users. | CGSC | CHW, Large water users | 2015 | |
| W4 | Advocacy | All (except 6.3.6) | 2 | Water pricing based on usage implemented by CHW (either independently or through Victorian government legislation). | CHW | MAV, CGSG, CGSC | 2018 | |
| W5 | Project | All | 1 | Shire-wide sustainable water plan developed and implemented. | CGSC | CHW, GMW | 2017 | |
| W6 | Management | All | 3 | CGSC Town planning urban design standards implemented for all new residential, commercial, industrial, public-use & rural developments. | CGSC | CHW | 2014 | |
| W7 | Project | All (except 6.3.6) | 4 | Council initiates partnerships to implement programs supporting residential retrofitting of water saving and recycling features and systems. | CHW | CGSC, CVGA | 2014 | |
| W8 | Project | All (except 6.3.6) | 4 | Retrofitting of CGSC buildings to better manage water usage. | CGSC | | 2016 | |
| W9 | Project | 6.3.5 | 1 | Council catalyses the development of a study to establish sustainable ground water extraction levels and subsequent policy developed by relevant authorities to limit extraction to appropriate levels. | CHW | CGSC, GMW, Hepburn Shire | 2015 | |
| W10 | Project | 6.3.2 | 1 | Council initiates a partnership to pilot an industrial /commercial water recycling project. | CGSC partnership | CHW, MAV | 2014 | |

6.4 Waste Management^{***}

Vision

Waste within the shire is regarded as a valuable resource that should be carefully managed to the benefit of the local community and the local eco-system.

All waste generated or coming into the shire is managed, recycled or disposed of within the shire.^{†††}

Outcomes 2020

- Waste inflow to and outflow from the shire is decreasing as management structures and policies inhibit unsustainable waste products from entering the shire and limits potentially productive waste streams from exiting the shire
- Waste being generated in the shire is decreasing
- Waste is related to as a resource that should be carefully managed to the benefit of the community

Strategies for achieving the 2020 outcomes

- Support the development of innovative initiatives that enable the use of locally generated waste to the benefit of the local community
- Establish and maintain high engagement levels with local and regional stakeholders in the waste sector with a view to both changing policy-settings to better support local waste solutions and developing locally-appropriate waste management systems and plant
- Educate the local community about waste issues and waste reduction, emphasising the benefits of locally managed waste
- Advocate strongly to minimise packaging of products that enter the shire to minimise packing waste

Targets by 2020

- 6.4.1 65% of the shire's municipal waste recycled and reused (2012 baseline)
- 6.4.2 25% decrease in generation of putrescible and non-putrescible waste in the shire
- 6.4.3 100% of local green waste recycled and/or used in a productive manner^{†††}
- 6.4.4 % of the shire's commercial and industrial waste recycled and reused (2012 baseline)

Key Data Sources

- Central Highlands Waste Management Group (including the Annual Report for comparative curb-side weightings across municipalities)

^{***} Waste includes waste water, green, industrial and construction waste as well as commercial and residential packaging waste streams. It excludes class 1 chemicals and some acutely dangerous waste products.

^{†††} http://www.resourcesmart.vic.gov.au/for_government/waste_and_recycling.html

^{†††} Percentage targets proposed by Ron Potter, CGSC Engineering Services Manager, 19th March 2013.

- Municipal Association of Victoria (6.4.1, 2)
- Central Goldfields Shire Council (Technical Services & Transfer Station)
- Greenwaste Bin Service Survey
- Sustainability Victoria (especially documentation for state-wide municipal waste figures)
- Greenlight Survey for baseline data (6.4.4)
- Draft Victorian Waste and Resource Recovery Policy (Dept. of Sustainability and Environment)
- Local Surveys (including the CGSC surveys) (6.4.1, 2, 4)

Waste Actions Lists

| Ref | Action Type | Target | Priority | Name | Responsible Agency | Stakeholders | Completion Date | Council or other support Docs |
|------|-------------|----------------|----------|-----------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------------------------------------------------------------------------------|-----------------|-------------------------------|
| WM 1 | Advocacy | 6.4.2 6.4.3 | 2 | Legislation enacted by the Victorian government to minimise packaging for commercial and industrial goods. | Victorian govt. | CHWMG, CGSC, MAV, VLGA | 2017 | |
| WM 2 | Project | All | 2 | Council initiates a partnership to deliver a business waste education program (inc. reducing, reusing and recycling). | CGSC partnership | CHWMG, SV (Resource Smart) | 2016 | CHW Management Strategy |
| WM 3 | Project | 6.4.1 6.4.2 | 1 | Council initiates a partnership to deliver a residential waste education program (inc. recycling and composting). | CGSC partnership | CHWMG | 2013 | |
| WM 4 | Project | 6.4.1 6.4.2 | 2 | Council initiates a partnership to deliver a school waste education program (inc. recycling and composting). | CGSC partnership | Local Schools, Dept of Education, CHWMG (eg. "The Little Green Wagons" program), Junior Landcare | 2014 | |
| WM 5 | Advocacy | 6.4.1 | 1 | Council advocates to the state government to implement container deposit legislation | CGSC | MAV, CHWMG, Private Sector Businesses | 2013 | |
| WM 6 | Advocacy | 6.4.2 | 2 | Council advocates to the state government to implement product responsibility legislation. | CGSC | Victorian State, government, MAV, CHWMG | 2015 | |
| WM 7 | Project | 6.4.2 6.4.4 | 4 | Council initiates partnerships to implement plastic bag free shire. | Local Sustainability Groups | CGBN, CHWMG, CGSG, Local Retailers (esp. Major Supermarkets) | 2017 | |
| WM 8 | Management | 6.4.1 | 2 | Council facilitates a mechanism to recycle Ewaste and deliver an associated community education program(s). | CGSC | CHWMG, Welfare Organisations, Private Enterprise | 2016 | |
| WM 8 | Management | 6.4.1 6.4.2 | 2 | Council ensures a resource recovery centre is in operation at the Carisbrook transfer station. | CGSC | CHWMG, Transfer Station Operator | 2018 | |
| WM | Management | 6.4.1 | 1 | Council facilitates, supports and encourages the | CGSC | Sustainability Accord, Sustainability Fund | 2020 | |

| | | | | | | | | |
|-------|------------|----------------|---|------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------------------------------------------------------------|------|-----------------------------------------------------|
| 10 | ent | | | development of a local waste to energy industry. | | CHWMG | | |
| WM 11 | Project | 6.4.1 6.4.4 | 2 | Council initiates a partnership to deliver a commercial/industrial composting plant. | CGSC partnership | State & Regional Waste Management Groups | 2018 | |
| WM 12 | Management | 6.4.1 6.4.4 | 2 | Council continues to work towards community composting. | CGSC | CGSC transfer station | 2013 | |
| WM 13 | Project | 6.4.1 | 1 | Council initiates a partnership to educate the community about waste management options and prosecute illegal dumping. | CGSC partnership | CHWMG, PV, DSE EPA, Community Organisations (eg. Neighbourhood Houses), Local Industry | 2014 | Draft, Victorian Waste and Resource Recovery Policy |

6.5 Food Quality and Security

Vision

The bulk of the food eaten in the shire is healthy, high-quality and locally produced.

There is sufficient capacity in place to transition to be wholly self-sufficient in terms of providing for basic nutritional needs of the local population within 2 years^{§§§}.

Outcomes 2020

- The quality and quantity of fresh food consumed per capita in the shire has increased dramatically
- The shire's food security profile has improved dramatically as the capacity to produce and/or procure food produced locally and regionally has increased

Strategies for achieving the 2020 outcomes

- Increase locally or regionally produced high quality fresh food
- Facilitate the development of cost-effective distribution networks for high quality fresh food both in the shire and with the local region
- Facilitate an increase in the demand for and consumption of locally produced, high quality fresh food (including through education)
- Accelerate the development of locally managed edible landscapes in the shire's communities.

Targets by 2020

- 6.5.1 Lower local food insecurity from 10.4% to the general Victorian level of 6%
- 6.5.2 % Increase in production, distribution and consumption of food within >100 food kilometers
- 6.5.3 % Increase in equitable availability of healthy food
- 6.5.4 % decrease in obesity in the shire, including % decrease in obesity in people under 18

Key Data Sources

- Department of Health (all)
- 2007 Community Indicators Victoria Survey. Subsequent surveys will be released in 2014 and 2018 (6.5.1)
- Local CGSC surveys (6.5.2, 3, 4)
- Healthy Communities Initiative (6.5.3)

^{§§§} Self-sufficient defined as food produced within 50 km's of the shire's borders.

Food Quality and Security Actions List

| Ref | Action Type | Target | Priority | Name | Responsible Agency | Stakeholders | Completion Date | Council or other support Docs |
|-----|-------------|----------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------------------------------------------------------------------|
| F1 | Management | All | 1 | Develop a shire-wide, 20 year, "Edible Landscapes Plan" and commence implementation (including community gardens, edible streetscapes, pocket fruit-tree zones etc.). | CGSC | FSN, FSPUD, HCI, MEC, Havilah, Maryborough Hospital | 2014 | Municipal Public Health Plan, Municipal Strategic Plan, Land Management Plan, Transport Plan |
| F2 | Management | All | 2 | Develop Council guidelines for land-use planning that include food security issues. | CGSC | DPI, DSE | 2015 | MSP, Land management plan |
| F8 | Project | All | 1 | Initiate a partnership that supports the development of commercial distribution networks and businesses that support the sale of locally produced fresh food. | CGSC partnership | Local food production groups, Community groups, Local food purchasing organisations | 2017 | |
| F9 | Management | All | 2 | Development of a vehicle that co-ordinates businesses, growers, welfare organizations and others to collect, prepare and distribute excess produce. | CGSC partnership | Welfare orgs, Food outlets and producers Service clubs, NR, Community groups, Schools, Churches, Food Bank, PCP, Second Bite, Meals on Wheels | 2016 | |
| F10 | Management | 6.5.2 6.5.3 | 4 | Increase public transport access, and assistance for those requiring it, to local shopping and markets. | CGSC partnership | Local food outlets, local Service clubs | 2015 | |
| F11 | Management | 6.5.2 6.5.3 | 4 | Council – owned kitchens and school kitchens made available for preparing and distributing healthy fresh food, and for providing healthy cooking instruction. | CGSC partnership | Welfare orgs, PCP, Meals on Wheels | 2016 | |
| F13 | Project | 6.5.2 6.5.4 | 3 | Produce Family Healthy Food Guide. | CGSC, NR | Community health/hospitals, PCP | 2014 | |

| | | | | | | | | |
|-----|----------------------|-------------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------|---------|------------------------------------|
| F14 | Project | 6.5.2 6.5.4 | 4 | Regular health page in local paper. | CGSC partnership | Maryborough Advertiser | 2013 | |
| F15 | Management/Advocacy | All | 2 | Co-ordinate public/private/community/welfare organisations to promote and model healthy food options and changing behaviors. | CGSC, PCP | Schools, Childcare, Public events – e.g. Energy Breakthrough, Highland Gathering, Community health, Hospitals, Hostels | Ongoing | |
| F16 | Project/Advocacy | 6.5.3 | 3 | Water bottle filling facilities at council premises/advocate for same for public locations. | CGSC, CHW? | Supermarkets/shop, Hospital | 2015 | |
| F17 | Management | 6.5.1 6.5.2 6.5.3 | 2 | Support the CVGA's Food & Health portfolio development process to provide access to enhancing the development of a knowledge base of best practice for sustainable agriculture. | CVGA | CGSC, DPI, DSE, Local primary producers, Birchip Cropping Group | 2013 | |
| F18 | Project | 6.5.1 6.5.2 6.5.3 | 3 | Initiate a partnership to implement a local primary producer's education program. | CGSC partnership | CVGA, DPI, DSE, Local primary producers, Birchip Cropping Group | 2014 | |
| F19 | Management, Advocacy | 6.5.1 6.5.2 6.5.3 | 2 | Develop mechanisms to support and encourage sustainable farming practices (eg. with targeted rate relief). | CGSC partnership | CVGA, DPI, DSE, Local primary producers, Birchip cropping group | 2014 | |
| F20 | Management, Advocacy | All | 3 | Implement a program that aims to identify appropriate local groups and assist them to apply for healthy food grants. | CGSC, NR | Community groups, funding bodies | 2014 | |
| F21 | Project | 6.5.2 6.5.3 | 4 | Guide to local food producers for promotion to locals and tourists. | CGSC partnerships | GSG, Local primary producers, local processing industry, Food Security Network | 2014 | |
| F22 | Management | All | 3 | Develop a policy with the goal of supporting community events and programs that increase the market for fresh food (eg. Farmers Markets, food swaps, community cooking days and school farm visits). | CGSC | GSG, FSN, Local primary producers, schools, NR, PCP | 2014 | |
| F23 | Advocacy | 6.5.2 6.5.3 | 3 | Encourage and support a network of local growers/beverage producers, bakeries, butchers, pubs, cafes, distributors etc. The aim of this network is to enhance the visibility of local food production. | CGSC partnerships | Local primary producers, local processing industry, local shops and businesses, | 2015 | Municipal Public Health Plan |

| | | | | | | | | |
|-----|------------|-------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| F24 | Project | 6.5.2 6.5.3 | 3 | Develop a Community Local Food Harvest mapping facility through an electronic application and mobilize a local volunteer force to collect, input and maintain the mapping facility. | CGSC partnerships | Community groups, Sustainability Groups, School Groups | 2014 | |
| F25 | Project | All | 3 | Implement a Maryborough Street Harvest program (local fruit and vegetable harvesting and distribution system which collects excess fruit and vegetables from peoples backyards using volunteers and redistributes it locally amongst the community to people in need via community cooking classes, community centres and emergency relief services). | Grampians Goldfields Healthier Communities | Maryborough Community House, Baptist Church, Neighbourhood Renewal, Ministers Fellowship, District Health Service, Salvation Army, Goldfields Employment and Learning Centre, | 2013 | Healthy Communities Initiative Implementation Plan, Street Harvest Project plan, www.streetharvest.org.au website |
| F26 | Management | All | 4 | Expand the Street Harvest Program across the shire | CGSC partnerships | | 2015 | |
| F27 | Project | 6.5.1 6.5.2 6.5.3 | 4 | Food Forest – 3 small plantations of fruit trees and vegetables in towns with limited access to fresh produce in Bealiba and Talbot. | Grampians Goldfields Healthier Communities | CGSC, Bealiba Progress Association, Bealiba Primary School, Talbot community library, interested community members. | 2013 | Healthy Communities Initiative Implementation Plan |
| F28 | Project | 6.5.1 6.5.2 6.5.3 | 4 | Expand the Food Forest project across the shire. | CGSC partnerships | | 2015 | |
| F29 | Project | 6.5.1 6.5.3 6.5.4 | 4 | Community kitchen and recipe book for Talbot. | Grampians Goldfields Healthier Communities | Talbot community members | 2013 | Healthy Communities Initiative Implementation Plan, HCI Cookbook |
| F30 | Project | 6.5.1 6.5.3 6.5.4 | 2 | Expand the Talbot community kitchen project to other communities in the shire. | CGSC partnerships | | 2016 | |
| F31 | Project | 6.5.2 6.5.3 | 3 | Create and market the availability of a Mobile Tool Library that will to enable communities to have the equipment they need to grow food and maintain gardens. | Grampians Goldfields Healthier Communities | Maryborough Community House | 2013 | Healthy Communities Initiative Implementation |

| | | | | | | | | Plan |
|-----|------------|-------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------|------|-------------------------------------------------------------------------------------|
| F32 | Project | 6.5.1 6.5.3 6.5.4 | 4 | Create a community garden in Dunolly. | Grampians Goldfields Healthier Communities | Dunolly Community Garden Committee, Dunolly kindergarten | 2013 | Healthy Communities Initiative Implementation Plan |
| F33 | Project | 6.5.1 6.5.3 6.5.4 | 3 | Promotion of increased healthy food consumption through the "Swap It" campaign. | Grampians Goldfields Healthier Communities | Maryborough District Health Service | 2013 | Healthy Communities Initiative Implementation Plan |
| F34 | Management | 6.5.2 6.5.4 | 3 | Modification and development of council policies that support staff and communities to eat healthy, nutritious foods. Ie Healthy Options Catering policy for all staff functions and community events run by the Shire. | CGSC | Grampians Goldfields Healthier Communities | 2013 | Healthy Communities Initiative Implementation Plan, Healthy Options Catering Policy |
| F35 | Management | 6.5.1 6.5.4 | 3 | Support for schools, early childhood services and workplaces to take part in the Victorian Prevention and Health Promotion Achievement program. | Grampians Goldfields Healthier Communities | Schools, Early Childhood Services, Workplaces, Health agencies | 2014 | Grampians Goldfields Healthier Communities Road map |

6.6 Transport

Vision

The transport system in the shire is organised to make commuting easy, cheap, responsive and non-polluting.

'Passive transport' options like walking and cycling are highly privileged. That and a free and responsive public transport system has radically reduced the need for individual car ownership.

Outcomes 2020

- The local public transport system has improved dramatically leading to a massive increase in patronage
- The use of 'passive transport' has increased dramatically

Strategies for achieving the 2020 outcomes

- Inclusion in the future planning for the shire the aging population
- Provision of bike paths, walking tracks, transport tracks designed to cater to gopherring/mobility devices
- Planning focus on 'passive transport' options
- Local, state and federal funds are attracted to upgrade the public transport service
- Innovative business models for funding and maintaining public transport are trialled and adopted
- Local campaigns are run to engage the community in public transport as an effective local transport option

Targets by 2020

- 6.6.1 % increase in public transport journeys in the shire
- 6.6.2 % increase in local public transport systems that can be directly responsive to community requirements
- 6.6.3 % increase in the length of walking and cycling tracks
- 6.6.4 % reduction in heavy traffic in residential area
- 6.6.5 % increase in train patronage

Key Data Sources

- V/Line (train and bus)
- Department of Transport
- CGSC for local bus use
- ABS data (6.6.7)
- Public Transport Victoria (6.6.1)
- Infrastructure Group in Council (6.6.4)

Transport

| Ref | Action Type | Target | Priority | Name | Responsible Agency | Stakeholders | Completion Date | Council or other support Docs |
|-----|-------------|--------|----------|----------------------------------------|--------------------|--------------|-----------------|-------------------------------|
| T1 | | | | No Transport actions have been devised | | | | |

6.7 Ecosystem Enhancement

Vision

The local ecosystem is getting richer, stronger, and more resilient to environmental shocks.

Community members see themselves as environmental stewards. They are empowered and enabled to proactively support the continued growth of ecosystem quality in the Central Goldfields Region.

Ecosystem enhancement is premised on a sense of responsibility for the natural environment. It is not premised on returning ecosystems to a previous state but rather on supporting the growth of a new preferred state

Outcomes 2020

- Environmental assets in the shire are well mapped. Where required this includes research into environmental values and eco-system interactions
- Central Goldfield's integration in region-wide environmental management and support has increased dramatically. As a catalyst and a consequence, local engagement in these activities has increased and the agencies and groups that have chosen to be responsible for these efforts are overwhelmed by offers of support from within the without the local community
- Innovative and integrated cross-sectoral management and planning structures have been established that will support the growth and increasing integration of the CGSC into region-wide efforts to enhance eco-systems across the state

Strategies for achieving the 2020 outcomes

- Supporting and enabling efforts to integrate the work of different environmental support groups within the shire and with groups in adjacent shires
- Increasing the appreciation of the local natural environment in the local community: it's uniqueness, complexity and its importance to us
- Engagement with local and regional landholders to empower and enable them to become effective advocates and stewards for eco-system enhancement and regeneration
- Medium, long and very long-term planning (100 years+) is accepted as a baseline requirement when planning for and managing eco-system protection and growth
- Ecosystem implications must be assessed in all important decisions in the shire by all stakeholders

Targets by 2020

- 6.7.1 Native vegetation: Increase of 'x' in the ratio of low to high value lands
- 6.7.2 Increase in soil health: % decrease in land-area susceptibility to water erosion; % increase in organic content
- 6.7.3 % increase in the health of roadside vegetation
- 6.7.4 % increase in stream and wetland condition

Key Data Sources

- Dellavedova Fertiliser Services Pty Ltd (6.7.2)
- Department of Primary Industries
- Catchment Management Authority
- Department of Sustainability and Environment
- Landcare networks (6.7.1, 3, 4)

Ecosystem Enhancement Action Lists

| Ref | Action Type | Target | Priority | Name | Responsible Agency | Stakeholders | Completion Date | Council or other support Docs |
|------|-------------|-------------------------|----------|----------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------|-----------------|-------------------------------|
| EE1 | Management | 6.7.1 | 1 | Council supports the Box-Ironbark Private Landholders Conservation Program. | DSE | PV, LC, CGSC, NCCMA LCG, Private Landowners, FG | Ongoing | |
| EE2 | Project | 6.7.1 | 1 | Council initiates a the foundation of a Mooloort Wetlands Private Landholders Conservation Program. | CGSC partnerships | DSE, PV, CGSC LCG, DSE, PV, LW, PL, FG, CVGA | 2015 | |
| EE3 | Advocacy | 6.7.1 | 2 | Council initiates and supports partnerships that lead to the formation of Wildlife Corridors. | CGSC partnerships | DSE, PV, LCG, DSE, LW, Private Landowners, FG, CVGA | 2017 | |
| EE4 | Management | All | 1 | Increase Public & Private Land with Conservation Status by 10%. | DSE | CGSC, LCG, DSE, PV, LW, Private Landowners, FG | 2020 | |
| EE5 | Management | 6.7.1 6.7.2 | 3 | Increase the amount of land in the shire with High Conservation Value. | DSE | CGSC, LCG, DSE, PV, LW, Private Landowners, FG | Ongoing | |
| EE6 | Management | All | 1 | Appoint a Council Sustainability Officer. | CGSC | DSE, Private Landowners, FG | 2013 | |
| EE7 | Management | All | 1 | Prepare an Environmental Asset Register for the Shire. | CGSC | LCG, DSE, PV, LW Private Landowners, FG | 2014 | |
| EE8 | Management | 6.7.1 6.7.2 6.7.4 | 2 | Provide Rate Incentives to landowners who practice environmental rehabilitation. | CGSC | CGSC, Private Landowners | 2014 | |
| EE9 | Advocacy | 6.7.2 6.7.4 | 2 | Riparian buffer system protection system expanded through the EPA and the NCCMA. | NCCMA | Landcare groups, EPA, CGSC | 2016 | |
| EE10 | Project | 6.7.2 6.7.4 | 2 | Council initiates a partnership to develop a local landowner's erosion control program. | CGSC partnership | Landcare groups, Local primary producers, DPI | 2016 | |
| EE11 | Management | 6.7.2 6.7.4 | 2 | Council catalyses the revision of the environmental stream flows in creeks and rivers management system. | CHW GMW | CGSC | 2016 | |

6.8 Built Environment and Land-use

Vision

Land-use planning and practice in the shire increasingly integrates social, economic and environmental values and future threats. Careful integration to maximise benefits from the use of land is increasingly the norm.

Outcomes 2020

- **All land-use decisions carefully calibrate local and regional social, economic and environmental issues with the view to maximising benefits to all of them.**
- **A ‘green building’ approach has become the norm in the local development, building and electrical and plumbing services sectors.**

Strategies for achieving the 2020 outcomes

- The shires Municipal Strategic Statement (MSS) includes provision for the careful integration of local and regional social, economic and environmental issues
- The local development, rural and services sectors are heavily engaged in the longer-term shire vision and in building ‘greener’ developments
- Sufficient local capacity has been developed to support the growth of a ‘green building’ sector in the shire through training, demand enhancement and exposure to innovative practices, especially with the local development, building and plumbing and electrical services sectors
- Innovative local projects are supported that fulfil on these priorities
- All Greenfield developments are carefully managed through the town-planning process to ensure high-level ‘green building’ principals are adhered to
- Local agricultural land-use is enhanced to include better eco-system enhancement and management through access to training

Targets by 2020

- 6.8.1 % of new developments in the shire infill not greenfield sites
- 6.8.2 % of new developments above current state Environmental Sustainable Development standards (inc. the BCA 6 star thermal standard)
- 6.8.3 100% of CGSC’s “All Area Management Plans” include integrated WSUD, ESD and sustainability criteria
- 6.8.4 % increase in the building sector professionals registered in the shire are trained in sustainable building practices (e.g. registered builders, plumbers, electricians, draughts-people and architects)
- 6.8.5 % increase in diversity of farm enterprises (inc. crop diversity, carbon farming and other primary production businesses)

Key Data Sources

- ABS Farm Census data

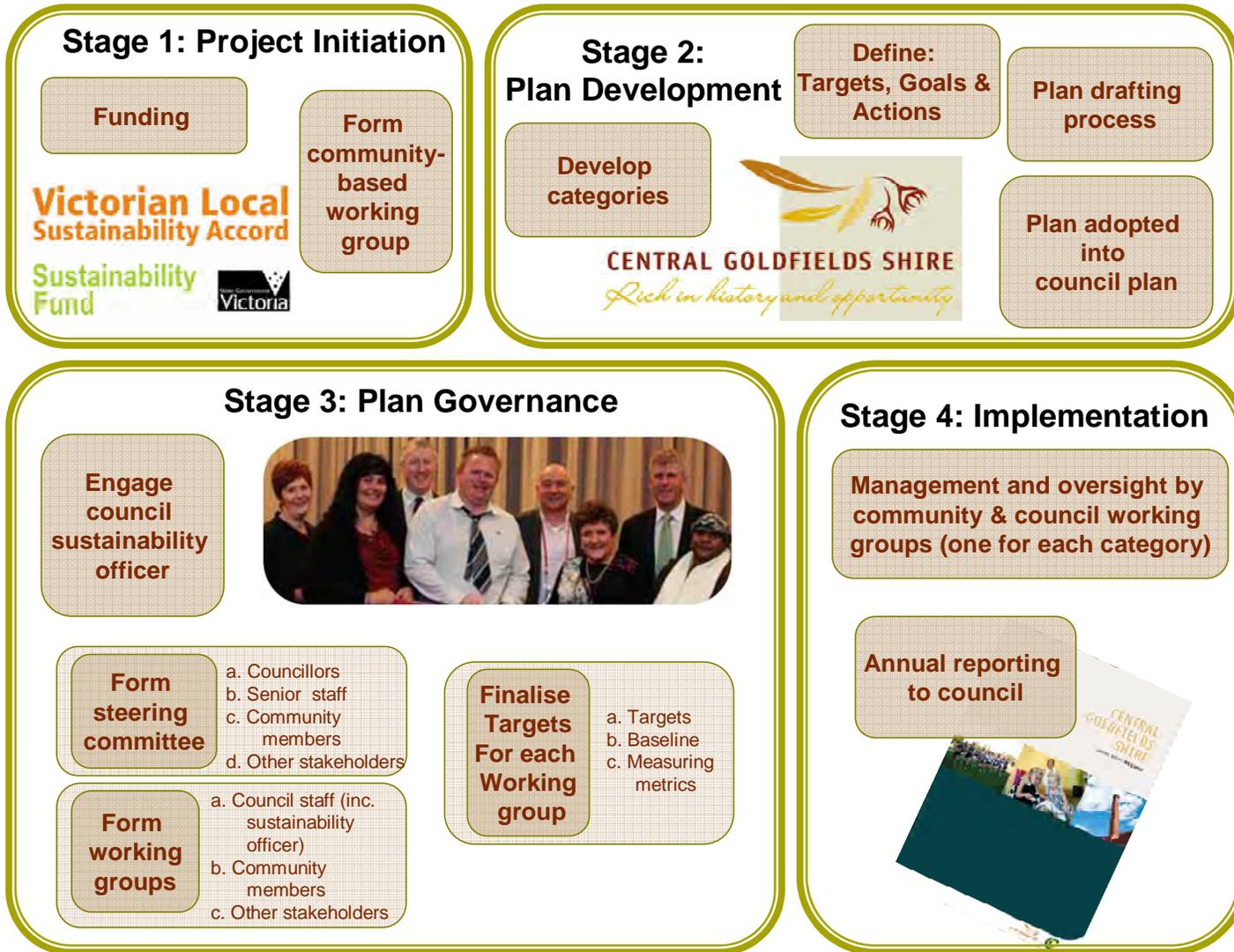
Built Environment and Land-use Draft Actions List

- 6.8.1 % of new developments in the shire infill not greenfield sites
- 6.8.2 % of new developments above current state Environmental Sustainable Development standards (inc. the BCA 6 star thermal standard)
- 6.8.3 100% of CGSC's "All Area Management Plans" include integrated WSUD, ESD and sustainability criteria
- 6.8.4 % increase in the building sector professionals registered in the shire are trained in sustainable building practices (e.g. registered builders, plumbers, electricians, draughts-people and architects)
- 6.8.5 % increase in diversity of farm enterprises (inc. crop diversity, carbon farming and other primary production businesses)

| Ref | Action Type | Target | Priority | Name | Responsible Agency | Stakeholders | Completion Date | Council or other support Docs |
|------|-------------|----------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------|-----------------|-------------------------------|
| BEL1 | Management | 6.8.2 6.8.5 | 1 | Incentive structure introduced to support the development of a Green building market and skills base (eg. rates and buildings fees). | CGSC | VECCL, Business Victoria, Building commission, GBCA | 2014 | |
| BEL2 | Management | 6.8.2 | 4 | Council to adopt the GBCA Precinct Tool as the preferred assessment methodology for local greenfields sites, with a requirement of a minimum 4 star Greenstar standard and penalties if this is not achieved. | CGSC | GBCA | 2014 | |
| BEL3 | Management | 6.8.2 6.8.4 | 2 | Adoption (including training in the use of) the Sustainable Training and Environmental Performance Scorecard (STEPS) and Sustainable Design Scorecard (SDS) into Council statutory planning processes. | CGSC | CASBE, MAV | 2014 | |
| BEL4 | Management | 6.8.2 | 3 | Implementation of mechanisms for 'fast-tracking' greener building (eg. rates relief and 'fast-track' permits). | CGSC | | 2014 | |
| BEL5 | Management | 6.8.2 | 4 | Implementation of a mechanism that identifies and advertises government rebates in the Green building space. | CGSC | | 2014 | |
| BEL6 | Project | 6.8.2 | 2 | Council initiates partnerships to foster "Community Pride" in the local built environment and in ESD functionality in the | CGSC | GBN | 2020 | |

| | | | | | | | | |
|-------|------------|----------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------|------|--|
| | | | | shire's buildings. | partnership | | | |
| BEL7 | Project | 6.8.2 6.8.4 | 1 | Council initiates partnerships to make Green Building Courses attractive to local builders and apprentices. | TAFE | CGSC | 2015 | |
| BEL8 | Management | 6.8.2 | 2 | Council implements a requirement for an 'exemplary' green building in each development incorporated in the MSS | CGSC | | 2014 | |
| BEL9 | Project | 6.8.2 6.8.4 | 4 | Annual Green Building Tour Program created. | CGSC partnership | GSG | 2013 | |
| BEL10 | Project | 6.8.5 | 1 | Council initiates partnerships and supports the development of carbon-farming agriculture in the shire. 4000 hectares to be grown specifically to store carbon. | CVGA | CVGA, bankmecu Landcare facilitators, Carbon Farming Initiative (Clean Energy Future, Fed Govt) | 2016 | |
| BEL11 | Project | 6.8.5 | 2 | Council initiates partnerships to support the development of biochar facilities in the shire. | CGSC | CVGA, bankmecu Biochar Capacity Building Program (Clean Energy Future, Fed Govt) | 2018 | |
| BEL12 | Management | 6.8.1 6.8.3 | 2 | Council implements zoning overlays that enhance sustainability qualities. | CGSC | MAV | 2016 | |
| BEL13 | Project | All1 | 1 | Population increase planning incorporates strong sustainability enhancement mechanisms. | CGSC | GSC, GBN | 2013 | |

Appendix 1. Stages of Implementation



1. Provision of Funding from the Sustainability Accord.
2. Formation of the Environmental Sustainability Steering Committee (ESSC).
3. Development of Action Item categories.
4. Research on Targets, Goals and Actions.
5. Drafting process of the Action Plan.
6. Submission of Action Plan to Council for adoption/inclusion in the Council business plan.
7. Engagement of a Council Sustainability Officer to manage the implementation of the plan.
8. Formation of a Sustainability Plan Steering Committee to meet bi or tri-annually constituting:
 - a. senior members of council staff (including the mayor and / or ceo)
 - b. members of the ESSC plan development committee (disbanded)
 - c. other local stakeholders (including potentially Water and waste authorities, local health and other service delivery, community and sports groups, s86 committees etc)
9. Formation of Sustainability Plan Working Groups for each Action Item category (eg. water, ecosystem enhancement etc.) constituting:
 - a. relevant members of council staff
 - b. members of the ESSC plan development committee (disbanded)
 - c. other local stakeholders (including potentially Water and waste authorities, local health and other service delivery, community and sports groups, s86 committees etc)
10. Each working group to develop concrete delivery targets for each Action Item category (eg. Human Water Use, Ecosystem Enhancement etc.) and the required baseline and measuring metrics.
11. Delivery targets to be submitted to the steering committee for approval. Approved targets to be directed to appropriate business unit in council or elsewhere as required.
12. Working groups to facilitate and oversee implementation of the plan in the Community with the support of the steering committee.
13. Yearly review of Targets and Action Items by both working groups and the steering committee reported to CGSC Council.

8.8 SECTION 11A INSTRUMENT OF APPOINTMENT AND AUTHORISATION

Author: **Manager Government Property and Risk**

Responsible Officer: **General Manager Corporate Performance**

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

SUMMARY/PURPOSE

The purpose of this report is to recommend that Council adopt a Section 11A Instrument of Appointment and Authorisation for its Coordinator Statutory Planning and Statutory Planner.

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

LEGISLATION AND POLICY CONTEXT

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

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

4.3 Objective: Central Goldfields Shire is proactive, well governed, professional and financially sustainable.

The S11A Instrument of Appointment and Authorisation is made in accordance with section 147 of the Planning and Environment Act 1987 and section 232 of the Local Government Act 1989.

BACKGROUND INFORMATION

The S11A Instrument of Appointment and Authorisation is specifically for authorised officers appointed under the Planning and Environment Act 1987.

Alexandra Jefferies has been appointed as Coordinator Statutory Planning, and Andrew Page has been appointed as a Statutory Planner.

REPORT

S11A Instrument of Appointment and Authorisation

The S11A Instrument of Appointment and Authorisation:

- Appoints the officers to be authorised officers for the purposes of the Planning and Environment Act 1987 and the regulations made under that Act; and
- Authorises the officers generally to institute proceedings for offences against the Planning and Environment Act 1987 and the regulations made under that Act.

Authorisations need to be made for Council's Coordinator Statutory Services, Alexandra Jefferies and Statutory Planner Andrew Page to be authorised officers under the Planning and Environment Act 1987. In particular, this authorisation gives officers the power to access property when required.

As with the delegations under the Planning and Environment Act 1987 these appointments and authorisations must be made by Council, and are not delegated to the CEO.

CONSULTATION/COMMUNICATION

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

FINANCIAL & RESOURCE IMPLICATIONS

Council subscribes to the Delegations and Authorisations service provided by Maddocks Lawyers, 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

The use of the Maddocks service alleviates the potential risk of staff not being appropriately authorised in the exercise of various powers and fractions. The updates are done regularly and capture any legislative changes. The service is available to all Victorian Councils which enables consistency.

CONCLUSION

The S11A Instrument of Appointment of Authorisation is required due to staffing changes at Council. The Instrument must be adopted by Council.

ATTACHMENTS

1. Section 11A Instrument of Appointment and Authorisation.

RECOMMENDATION:

1. *That Council adopt the attached s11A Instrument of Appointment and Authorisation for the members of Council staff set out in the Instrument.*
2. *The attached s11A Instrument of Appointment and Authorisation comes into force immediately the common seal of Council is affixed to the Instrument, and remains in force until Council determines to vary or revoke it.*
3. *That the attached s11A Instrument of Appointment and Authorisation be signed and sealed.*

*S11A Instrument of Appointment and Authorisation (Planning and
Environment Act 1987)*

Central Goldfields Shire Council

**Instrument of Appointment and Authorisation
(*Planning and Environment Act 1987* only)**

**Alexandra Jefferies
Coordinator Statutory Planning**

**Andrew Page
Statutory Planner**

**Instrument of Appointment and Authorisation
(*Planning and Environment Act 1987*)**

In this instrument "**officer**" means -

**Alexandra Jefferies
Andrew Page**

By this instrument of appointment and authorisation Central Goldfields Shire Council -

1. under s 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
2. under s 232 of the *Local Government Act 1989* authorises the officer generally to institute proceedings for offences against the Acts and regulations described in this instrument.

It is declared that this instrument -

- (a) comes into force immediately upon its execution;
- (b) remains in force until varied or revoked.

This instrument is authorised by a resolution of the Central Goldfields Shire Council on 17 December 2019.

**The COMMON SEAL of CENTRAL
GOLDFIELDS SHIRE COUNCIL
Was affixed in the presence of**

**Lucy Roffey
Chief Executive Officer.**

Date:

8.9 NOVEMBER FINANCIAL REPORT

Author: Acting Manager Finance

Responsible Officer: General Manager Corporate Performance

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

SUMMARY/PURPOSE

The purpose of this report is to brief Council on its financial performance for the year to date and how it is tracking against the adopted budget.

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

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

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

Initiative: Review budget and financial reporting processes to improve monitoring of financial performance

Section 138(1) of the Local Government Act 1989 requires a statement, comparing the budgeted revenue and expenditure with the actual revenue and expenditure to date, to be presented to the Council at least every 3 months.

BACKGROUND INFORMATION

This finance report is provided for the year to 30 November 2019 and does not include results for Council's Section 86 Committees such as the Tullaroop Leisure Centre that are consolidated within the annual financial report at year end.

REPORT

The monthly financial report comprises the following:

- Operating Statement;
- Balance Sheet;
- Statement of Changes in Equity;
- Cash Flow Statement;
- Statement of Capital Works
- Rate and General Debtor Information;
- Investment Schedule.

Operating Statement

The operating result, for the year to date as at 30 November 2019 is a surplus of \$8.14 million. Income is at \$20.11 million compared to a budgeted income of \$22.40 million, an unfavourable variance to budget of 10.2%. This variation is mainly due to the:

- timing of budgeted grant revenue including:
 - Go Goldfields grant revenue of \$700,000 not yet received with \$500,000 anticipated to be received in 2019-20 (including \$200,000 carried forward from 2018-19) and \$400,000 anticipated to be carried forward to 2020-21,
 - budgeted bridge renewal program grant revenue of \$500,000 anticipated for Porteous Road Wareek Bridge replacement in December (\$300,000) and January (\$200,000),
 - Maryborough Outdoor Pool Living Heritage grant application unsuccessful \$300,000 and reforecast at the December quarter budget review. Opportunity to consider in 2020-21 application round with Council's contribution of \$350,000,
 - Maryborough Sport & Leisure Centre upgrade project grant of \$280,000 (including \$172,000 received in advance in 2018-19 and \$108,000 anticipated in December 2019),
 - Maryborough Sport & Leisure Centre accessibility grant \$150,000 (including \$108,000 received in advance in 2018-19 and \$43,000 anticipated on completion in July 2020),
 - Community Planning project grant \$90,000 (\$49,000 anticipated in 2019-20 and 41,000 in 2020-21), and
- timing of Energy Breakthrough event sponsorship of \$150,000 not yet received, and
- budgeted Go Goldfields Ten20 Data Management contribution of \$75,000 no longer available.

Expenditure is at \$11.97 million compared to budgeted expenditure of \$13.08 million, a favourable variance of 8.5% for the year to date. The variation is primarily attributable to the:

- timing of expenses below budget, including:
 - waste disposal expenditure of \$440,000,
 - budgeted contract event support of \$214,000 for Energy Breakthrough anticipated to be invoiced in December,
 - transport expenditure below budget of \$159,000, including unsealed roads maintenance, sealed roads maintenance, bridges maintenance, line marking, pathways maintenance and asset protection,
 - Maternal and Child Health salaries of \$58,000 below budget,
 - budgeted Maryborough Sports & Fitness Centre operational expenses of \$47,000, and timing of the Dunolly Deledio Reserve Concept Plan \$52,000.

This is partially offset by:

- Go Goldfields Family Violence project expenses carried forward from 2018-2019.

Statement of Financial Position

Council's equity position has increased from 30 June 2019 by \$8.14 million to \$328.38 million, mainly due to the levying of rates and charges during August. Refer to the receivables summary for an explanation of the movement in current receivables.

Other Financial Assets has decreased by \$2.85 million due to matured short term deposits transferred to cash to meet budgeted operational requirements and the unbudgeted redemption of a \$1.50 million loan on 4 November 2019. This loan is budgeted to be refinanced during 2019-2020. Refinancing is not currently required due to Council's strong cash flow position, so will be deferred until June 2020.

Creditors has decreased by \$1.41 million to \$2.09 million and includes the Fire Services Property Levy (FSPL) which totalled \$1.27 million as at 30 November 2019. This balance includes arrears, however, excludes the FSPL Concession (which effectively reduces the payable amount). Council's first instalment for 2019-2020 of \$252,000 was paid in October 2019.

Statement of Changes in Equity

Council has not budgeted to make any transfers to reserve during the 2019-2020 year.

Cash Flow Statement

The balance of cash and investments as at 30 November 2019 is \$9.22 million, which includes \$7.40 million in short-term deposits.

Council's cash position is \$547,000 favourable to budget at 30 November 2019, due to:

- \$1.99 million higher cash balance at the beginning of the financial year, and
- \$1.27 million lower payments for capital works.

This is offset by:

- \$1.50 million unbudgeted redemption of loan borrowings, and
 - \$1.20 million higher operating payments mainly due to reduced trade payables.
- Future cash flows are being monitored closely to enable completion of scheduled works and to meet recurrent obligations, as well as ensuring surplus funds are invested to generate maximum interest revenue.

Capital Works Statement

The 2019-2020 budget included a capital works budget of \$9.88 million across property, plant and equipment and infrastructure asset classes.

As at 30 November 2019, Council had expended \$1.41 million in capital works, a favourable year to date variance of \$1.27 million. The variance is due to the majority of capital works completed in the first quarter of the year being carry forward projects from the previous financial year and timing issues relating to completion of budgeted works, including:

- Porteous Road Wareek Bridge replacement \$758,000 anticipated to be completed in December/January,
- Majorca Road renewal \$310,000 anticipated to be completed in February 2020,
- Civic centre building upgrade \$288,000 and works anticipated to be tendered in early 2020, and
- Rodborough Road stabilisation \$224,000 anticipated works to be tendered in December.

This is offset by timing of capital works expenses above budget relating to:

- Rural unsealed road renewal \$238,000 completed and over budget by \$38,000, and
- Stage 1 Avoca Road upgrade works design \$152,000 carried forward works from 2018-19.

Receivables Summary

The Rate Debtor balance at 30 November 2019 is \$10.86 million (excluding FSPL), which is \$417,000 or 4% higher than this time last year, partially due to the 2.5% increase in rates and increase in garbage service charges.

This level of arrears is higher than the same time last year at 7.5% (6.6% as at November 2018). Those ratepayers with arrears are progressed for additional debt collection action in accordance with Council's Debt Collection Policy.

The Other Debtors balance totals \$576,000, which is \$346,000 or 38% lower than this time last year, and mainly relates to a decrease in sundry debtors.

Operating and Cash Flow Budget Amounts

Council's budget forecast for 2019-2020 has been divided into monthly amounts. While every attempt is made to accurately predict when income and expenditure will occur and phase budgets appropriately, Council should make allowances for variations in these monthly budget allocations throughout the year. This is especially true for receipt of non-recurrent Government grants and completion of capital and large maintenance works which can be planned but not proceed due to a variety of issues including variable weather.

The monthly year-to-date (YTD) operating budget forecast amounts should be used to indicate budget position rather than an absolute result for each month.

CONSULTATION/COMMUNICATION

Nil required to this report.

FINANCIAL & RESOURCE IMPLICATIONS

The financial statements were prepared internally by Council officers.

RISK MANAGEMENT

Any risks in relation to this report have been discussed in the report above.

CONCLUSION

The financial position to the end of November 2019 does not highlight any issues for concern, however is impacted by timing of the following:

- grant revenue,
- Energy Breakthrough event contract support expenditure and sponsorship revenue,
- bridge renewal program grant revenue,
- waste disposal expenditure,

- transport expenditure, and
- delivery of the capital works program.

Rate Debtor balances will continue to be monitored with debt collection action to be undertaken in accordance with Council's Debt Collection Policy.

Surplus funds have been partially used to redeem loan borrowings of \$1.5 million in November. The balance of surplus funds are being reinvested to ensure interest earnings are maximised.

ATTACHMENTS

1. 30 November 2019 Financial Report

RECOMMENDATION

That Council receives and notes the attached 30 November 2019 Financial Report showing progress against the budget.

CENTRAL GOLDFIELDS SHIRE

Operating Statement

For Period 1 July 2019 to 30 November 2019

| | Actual Year to Date \$ | Budget Year to Date \$ | Variation on Budget | % Variation | Annual Budget \$ |
|---------------------------------------|---------------------------|---------------------------|------------------------|----------------|-------------------|
| Revenues | | | | | |
| Community | 230,397 | 962,201 | (731,804) | (76.1%) | 1,195,982 |
| Health & Human Services | 1,935,264 | 1,949,611 | (14,347) | (0.7%) | 4,284,112 |
| Economic Development | 325,808 | 489,649 | (163,841) | (33.5%) | 1,050,484 |
| Culture & Heritage | 166,721 | 159,303 | 7,418 | 4.7% | 168,165 |
| Recreation & Leisure | 6,016 | 766,899 | (760,883) | (99.2%) | 1,255,402 |
| Transport | 1,040,979 | 1,654,271 | (613,292) | (37.1%) | 5,171,860 |
| Waste & Environment | 3,319,606 | 3,288,677 | 30,929 | 0.9% | 3,324,265 |
| Administration | 255,439 | 325,049 | (69,610) | (21.4%) | 583,106 |
| Rates | 11,998,269 | 11,964,641 | 33,628 | 0.3% | 11,958,810 |
| Financial Assistance Grants | 833,358 | 860,484 | (27,126) | (3.2%) | 2,028,469 |
| Profit/(Loss) on sale of Fixed Assets | (162) | (19,375) | 19,213 | (99.2%) | (46,500) |
| | 20,111,695 | 22,401,410 | (2,289,715) | (10.2%) | 30,974,157 |
| Expenditures | | | | | |
| Community | 842,141 | 926,094 | (83,953) | (9.1%) | 2,023,683 |
| Health & Human Services | 1,677,596 | 1,791,550 | (113,954) | (6.4%) | 4,299,874 |
| Economic Development | 883,788 | 1,169,577 | (285,789) | (24.4%) | 2,189,214 |
| Culture & Heritage | 328,302 | 318,645 | 9,657 | 3.0% | 815,554 |
| Recreation & Leisure | 1,136,129 | 1,276,429 | (140,300) | (11.0%) | 3,103,944 |
| Transport | 3,684,409 | 3,843,199 | (158,790) | (4.1%) | 9,247,695 |
| Waste & Environment | 950,245 | 1,421,648 | (471,403) | (33.2%) | 3,411,986 |
| Administration | 2,470,029 | 2,332,058 | 137,971 | 5.9% | 5,205,278 |
| | 11,972,639 | 13,079,200 | (1,106,561) | (8.5%) | 30,297,228 |
| Surplus/(Deficit) on operations | 8,139,056 | 9,322,210 | (1,183,154) | (12.7%) | 676,929 |

CENTRAL GOLDFIELDS SHIRE

Balance Sheet as at

| | 30-Jun-19 | 30-Nov-19 |
|--------------------------------------|--------------------|--------------------|
| | \$ | \$ |
| Current Assets | | |
| Cash | 1,824,473 | 1,819,698 |
| Other Financial Assets | 10,250,000 | 7,400,000 |
| Receivables | 3,349,430 | 13,164,207 |
| Inventories | 119,115 | 28,214 |
| Non-current assets held for resale | 245,223 | 245,223 |
| Other assets | 217,029 | 3,058 |
| Total Current Assets | 16,005,270 | 22,660,400 |
| Current Liabilities | | |
| Creditors | 3,503,102 | 2,090,492 |
| Borrowings | 3,846,793 | 2,313,298 |
| Provisions | 2,660,766 | 2,663,210 |
| Total Current Liabilities | 10,010,661 | 7,066,999 |
| NET CURRENT ASSETS | 5,994,610 | 15,593,401 |
| Non-Current Assets | | |
| Land Under Roads | 381,486 | 381,486 |
| Land & Buildings | 44,758,066 | 44,235,184 |
| Plant & Machinery | 3,900,686 | 3,687,148 |
| Furniture & Equipment | 370,528 | 315,952 |
| Infrastructure | 263,365,806 | 261,287,604 |
| Artwork Collection | 222,683 | 225,183 |
| Library Bookstock | 329,036 | 329,036 |
| Works in Progress | 1,287,316 | 2,694,279 |
| Total Non-Current Assets | 314,615,607 | 313,155,871 |
| Non-Current Liabilities | | |
| Other Liabilities | 88,798 | 88,798 |
| Borrowings | 38,520 | 38,520 |
| Provisions | 241,650 | 241,650 |
| Total Non-Current Liabilities | 368,969 | 368,969 |
| NET ASSETS | 320,241,247 | 328,380,303 |
| Equity | | |
| Accumulated Surplus | 126,070,443 | 134,209,499 |
| Reserves | 194,170,804 | 194,170,804 |
| TOTAL EQUITY | 320,241,247 | 328,380,303 |

CENTRAL GOLDFIELDS SHIRE

Statement of Changes in Equity

For the period ended 30/11/19

| | Accumulated Surplus | Reserves | Total |
|------------------------------------------------------------------------|------------------------|--------------------|--------------------|
| Balance at beginning of period | 126,070,443 | 194,170,804 | 320,241,247 |
| Adjustments due to changes in accounting policies | 0 | 0 | 0 |
| | <hr/> | <hr/> | <hr/> |
| | 126,070,443 | 194,170,804 | 320,241,247 |
| Increase/(Decrease) in net assets resulting from operations | 8,139,056 | 0 | 8,139,056 |
| Transfers to reserves | 0 | 0 | 0 |
| Transfers from Reserves | 0 | 0 | 0 |
| Balance at end of period | 134,209,499 | 194,170,804 | 328,380,303 |

CENTRAL GOLDFIELDS SHIRE

Cash Flow Statement

For the period ended 30/11/19

| | Actual Year to Date Inflows/ (Outflows) | Budget Year to Date Inflows/ (Outflows) |
|------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------|
| Cash flows from operating activities | | |
| Payments | | |
| <i>Community</i> | (817,034) | (901,110) |
| <i>Health & Human Services</i> | (1,664,372) | (1,778,815) |
| <i>Economic Development</i> | (868,478) | (1,154,389) |
| <i>Culture & Heritage</i> | (295,428) | (285,893) |
| <i>Recreation</i> | (843,476) | (984,143) |
| <i>Transport</i> | (3,723,799) | (1,591,102) |
| <i>Waste & Environ</i> | (894,191) | (1,365,716) |
| <i>Administration</i> | (2,340,945) | (2,184,534) |
| | <u>(11,447,722)</u> | <u>(10,245,702)</u> |
| Receipts | | |
| <i>Community</i> | 296,022 | 962,201 |
| <i>Health & Human Services</i> | 1,935,264 | 1,949,611 |
| <i>Economic Development</i> | 325,808 | 489,649 |
| <i>Culture & Heritage</i> | 166,721 | 159,303 |
| <i>Recreation</i> | 6,016 | 766,899 |
| <i>Transport</i> | 1,040,979 | 1,654,271 |
| <i>Waste & Environ</i> | 1,407,539 | 937,522 |
| <i>Administration</i> | 1,196,964 | 325,049 |
| <i>Debtors/Rates</i> | 4,072,693 | 3,186,831 |
| <i>FSPL collected/paid</i> | 197,576 | 0 |
| <i>Grants Commission</i> | 833,358 | 860,484 |
| | <u>11,478,940</u> | <u>11,291,820</u> |
| Net cash inflow/(outflow) from operating activities | <u>31,219</u> | <u>1,046,118</u> |
| Cash flows from investing activities | | |
| <i>Proceeds from Sale Fixed Assets</i> | 67,337 | 310,000 |
| <i>Payments for Capital Works</i> | (1,406,961) | (2,676,072) |
| Net cash inflow/(outflow) from investing activities | <u>(1,339,624)</u> | <u>(2,366,072)</u> |
| Cash flows from financing activities | | |
| <i>Financing costs</i> | (12,872) | (57,196) |
| <i>Repayment of loan borrowings</i> | (1,533,495) | (33,494) |
| Net cash inflow/(outflow) from financing activities | <u>(1,546,368)</u> | <u>(90,690)</u> |
| Net increase (decrease) in cash | <u>(2,854,773)</u> | <u>(1,410,643)</u> |
| <i>Cash at beginning of the financial period</i> | 12,074,473 | 10,083,127 |
| Cash at the end of November | <u><u>9,219,699</u></u> | <u><u>8,672,484</u></u> |

CENTRAL GOLDFIELDS SHIRE COUNCIL

Statement of Capital Works

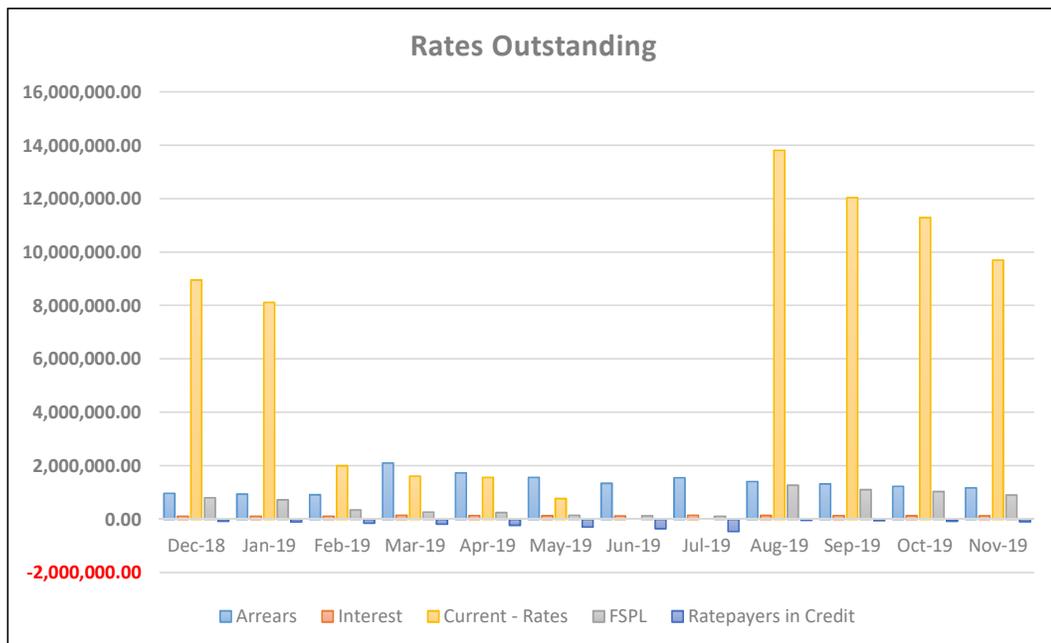
For the period ended 30/11/19

| | Annual Budget 2019-2020 | Budget Year to Date | Actual Year to Date | Variance Act v Budget YTD |
|----------------------------------------|----------------------------|------------------------|------------------------|------------------------------|
| Property | | | | |
| Land | 111,000 | 47,668 | 98,905 | 51,237 |
| Land Improvements | 13,000 | 10,000 | 81 | (9,919) |
| Buildings | 2,160,000 | 551,500 | 245,037 | (306,463) |
| Total property | 2,284,000 | 609,168 | 344,023 | (265,145) |
| Plant and equipment | | | | |
| Plant, machinery and equipment | 792,000 | - | 65,527 | 65,527 |
| Fixtures, fittings and furniture | 215,000 | 89,580 | 43,656 | (45,924) |
| Total plant and equipment | 1,007,000 | 89,580 | 109,183 | 19,603 |
| Infrastructure | | | | |
| Roads | 3,399,545 | 1,021,909 | 736,786 | (285,123) |
| Bridges and major culverts | 850,000 | 780,000 | 39,769 | (740,231) |
| Pathways | 176,000 | 13,000 | 800 | (12,200) |
| Drainage | 1,117,000 | 45,000 | 65,256 | 20,256 |
| Parks, Open Space & Streetscapes | 657,000 | 73,250 | 66,726 | (6,524) |
| Car Parks | 180,000 | - | - | - |
| Other Infrastructure | 212,000 | 41,669 | 44,416 | 2,747 |
| Total infrastructure | 6,591,545 | 1,974,828 | 953,753 | (1,021,075) |
| Total capital works expenditure | 9,882,545 | 2,673,576 | 1,406,959 | (1,266,617) |
| Represented by: | | | | |
| New asset expenditure | 1,111,000 | 90,669 | 40,110 | (50,559) |
| Asset renewal expenditure | 6,824,545 | 1,750,407 | 1,206,620 | (543,787) |
| Asset expansion expenditure | - | - | - | - |
| Asset upgrade expenditure | 1,947,000 | 832,500 | 160,229 | (672,271) |
| Total capital works expenditure | 9,882,545 | 2,673,576 | 1,406,959 | (1,266,617) |

CENTRAL GOLDFIELDS SHIRE

Receivables - Rates

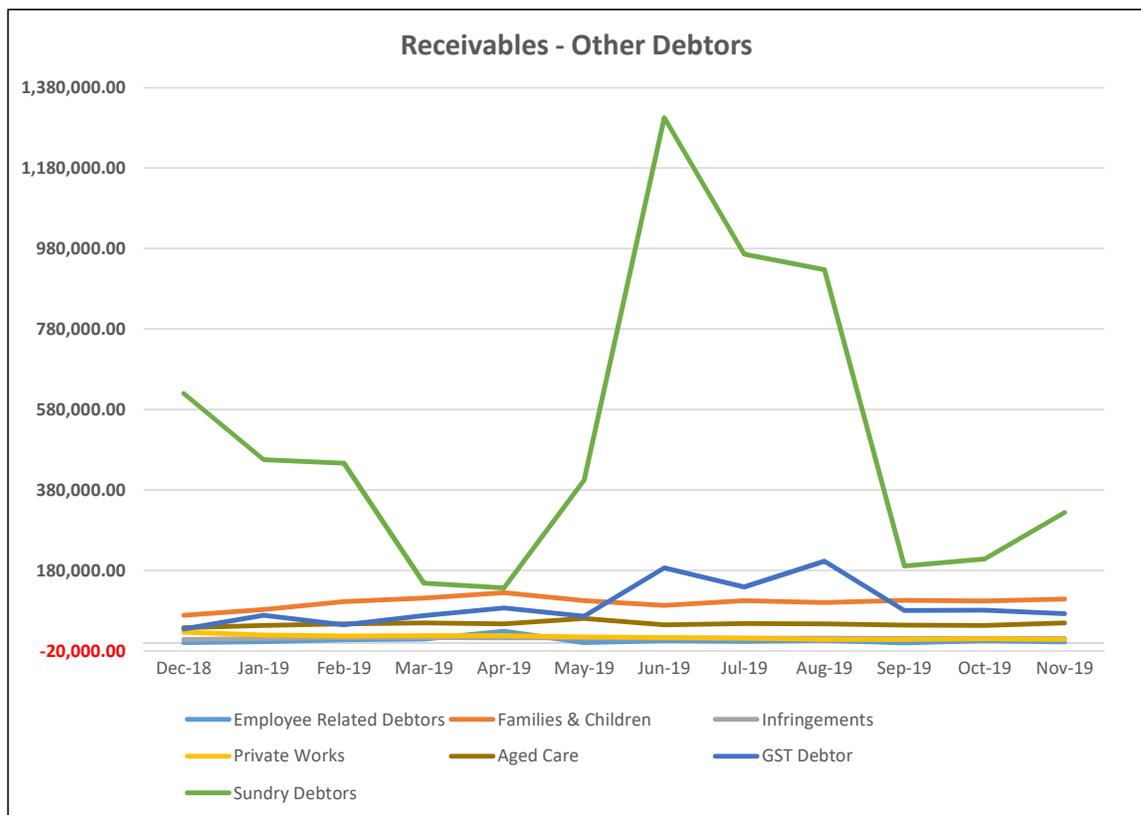
| | 30 November 2018 | | 30 November 2019 | |
|-----------------------------------------|----------------------|-----------------------|----------------------|-----------------------|
| | Amount \$ | % (Rate Income) | Amount \$ | % (Rate Income) |
| Arrears | 966,250.17 | 6.6% | 1,128,057.46 | 7.5% |
| Interest | 114,109.59 | 0.8% | 124,983.33 | 0.8% |
| Current - Rates | 9,360,888.08 | 64.0% | 9,605,119.23 | 63.8% |
| Total (excluding FSPL) | 10,441,247.84 | 71.4% | 10,858,160.02 | 72.1% |
| Annual Rate Movement | | | 416,912.18 | 4% |
| Fire Services Property Levy (FSPL) | 845,794.01 | | 905,017.51 | |
| Total Rates (including FSPL) | 11,287,041.85 | | 11,763,177.53 | |



CENTRAL GOLDFIELDS SHIRE

Receivables - Other Debtors

| | 30 November 2018 | | 30 November 2019 | |
|--------------------------|-------------------|-------------------------|-------------------|-------------------------|
| | Amount \$ | % (Budget Income) | Amount \$ | % (Budget Income) |
| Employee Related Debtors | 8,008.03 | 0.1% | 2,151.11 | 0.0% |
| Families & Children | 83,880.01 | 0.6% | 108,767.40 | 0.7% |
| Infringements | 8,596.55 | 0.1% | 10,892.48 | 0.1% |
| Private Works | 15,370.13 | 0.1% | 8,477.18 | 0.1% |
| Aged Care | 45,550.81 | 0.3% | 49,409.61 | 0.3% |
| GST Debtor | 82,579.65 | 0.6% | 72,611.12 | 0.5% |
| Sundry Debtors | 678,172.34 | 4.9% | 323,968.00 | 2.0% |
| | <u>922,157.52</u> | <u>1.2%</u> | <u>576,276.90</u> | <u>1.2%</u> |
| Annual Movement | | | (345,880.62) | -38% |



CENTRAL GOLDFIELDS SHIRE

Investment Register as at 30 November 2019

| Financial Institution | Term | Maturity Date | Rating | Amount \$ | Interest Rate |
|-----------------------|------|---------------|--------|---------------------|---------------|
| ME Bank | 188 | 25/11/2019 | A2 | 500,000.00 | 2.40% |
| Bendigo Bank | 167 | 2/12/2019 | A2 | 500,000.00 | 2.00% |
| Auswide | 188 | 9/12/2019 | P2 | 750,000.00 | 2.20% |
| Bank West | 181 | 16/12/2019 | A1+ | 500,000.00 | 2.00% |
| Bank West | 31 | 16/12/2019 | A1+ | 500,000.00 | 1.20% |
| Macquarie | 90 | 19/12/2019 | A1+ | 500,000.00 | 1.75% |
| Auswide | 188 | 23/12/2019 | P2 | 750,000.00 | 2.20% |
| Macquarie | 112 | 6/01/2019 | A1+ | 400,000.00 | 1.75% |
| Macquarie | 117 | 20/01/2019 | A1+ | 500,000.00 | 1.70% |
| ME Bank | 60 | 20/01/2020 | A2 | 500,000.00 | 1.45% |
| ME Bank | 125 | 3/02/2020 | A2 | 500,000.00 | 1.70% |
| AMP | 88 | 17/02/2020 | A2 | 500,000.00 | 1.60% |
| NAB | 116 | 16/03/2020 | A1+ | 500,000.00 | 1.49% |
| AMP | 172 | 11/05/2020 | A2 | 500,000.00 | 1.90% |
| Total | | | | \$ 7,400,000 | |

NB: The balance of cash is held within Cheque Accounts and At Call Accounts.

