



COUNCIL MEETING AGENDA

Tuesday

28 November 2023

6pm

Community Room 1, Community Hub, Maryborough
and livestreamed on the internet.

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1. Commencement of Meeting and Welcome

Councils must, in the performance of its role, give effect to the overarching governance principles in the *Local Government Act 2020*.¹

These are included below to guide Councillor consideration of issues and Council decision making.

- a. Council decisions are to be made and actions taken in accordance with the relevant law;
- b. priority is to be given to achieving the best outcomes for the municipal community, including future generations;
- c. the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
- d. the municipal community is to be engaged in strategic planning and strategic decision making;
- e. innovation and continuous improvement is to be pursued;
- f. collaboration with other Councils and Governments and statutory bodies is to be sought;
- g. the ongoing financial viability of the Council is to be ensured;
- h. regional, state and national plans and policies are to be taken into account in strategic planning and decision making;
- i. the transparency of Council decisions, actions and information is to be ensured.

2. Apologies

Council's Governance Rules require that the minutes of Council meetings record the names of Councillors present and the names of any Councillors who apologised in advance for their non-attendance.²

The annual report will list councillor attendance at Council meetings. Councillor attendance at Councillor briefings is also recorded.

3. Leave of absence

One reason that a Councillor ceases to hold the office of Councillor (and that office becomes vacant) is if a Councillor is absent from Council meetings for a period of 4 consecutive months without leave obtained from the Council. (There are some exceptions to this - see section 35 for more information.)

A Councillor can request a leave of absence. Any reasonable request for leave must be granted.³ Leave of absence is approved by Council.

Any request will be dealt with in this item which is a standing item on the agenda. The approvals of leave of absence will be noted in the minutes of Council in which it is granted. It will also be noted in the minutes of any Council meeting held during the period of the leave of absence.

¹ Section 9.

² Chapter 2, rule 62.

³ See Local Government Act 2020 s 35 (4) and s 35 (1) (e).

4. Conflicts of interest

Conflicts of Interest must be disclosed at the commencement of a Council meeting or Councillor briefing, or as soon as a Councillor recognises that they have a conflict of interest.

The relevant provisions in the *Local Government Act 2020* include those in Part 6, Division 2 (from section 126). Failing to disclose a conflict of interest and excluding themselves from the decision making process is an offence.

Disclosures at Council meetings

Under the Governance Rules:¹

A Councillor who has a conflict of interest in a matter being considered at a Council meeting at which he or she:

1 is present must disclose that conflict of interest by explaining the nature of the conflict of interest to those present at the Council meeting immediately before the matter is considered; or

2 intends to be present must disclose that conflict of interest by providing to the Chief Executive Officer before the Council meeting commences a written notice:

2.1 advising of the conflict of interest;

2.2 explaining the nature of the conflict of interest; and

2.3 detailing, if the nature of the conflict of interest involves a Councillor's relationship with or a gift from another person, the:

(a) name of the other person;

(b) nature of the relationship with that other person or the date of receipt, value and type of gift received from the other person; and

(c) nature of that other person's interest in the matter, and then immediately before the matter is considered at the meeting

announcing to those present that he or she has a conflict of interest and that a written notice has been given to the Chief Executive Officer under this sub- Rule.

The Councillor must, in either event, leave the Council meeting immediately after giving the explanation or making the announcement (as the case may be) and not return to the meeting until after the matter has been disposed of.

Disclosures at councillor briefings (and other meetings)

Also under the Governance Rules,² a Councillor who has a conflict of interest in a matter being considered by a meeting held under the auspices of Council at which he or she is present must:

Councillor form to disclose conflicts of interest Name:

Date: Briefing
 Meeting
_____ ~~Other~~

Meeting type: _____

Nature of the conflict of interest (describe):

If the nature of the conflict of interest involves a Councillor's relationship with or a gift from another person:

name of the other person (gift giver): _____

nature of the relationship with that other person or the date of receipt, value and type of gift received from the other person: _____

nature of that other person's interest in the matter: _____

5. Record of Minutes from Previous Council Meetings



DRAFT COUNCIL MEETING MINUTES

Tuesday, 24 October 2023

6:00pm

Meeting held in person

Community Room 1, Community Hub,
Maryborough and livestreamed on the internet.

MEMBERSHIP

Councillors:

Grace La Vella

(Mayor) Liesbeth

Long

Geoff Lovett

Chris Meddows-

Taylor Gerard

Murphy Wayne

Sproull

Anna de Villiers

To be confirmed at the Council
Meeting scheduled for 28 November
2023

DRAFT COUNCIL MEETING MINUTES - 24 October 2023

1. COMMENCEMENT OF MEETING AND WELCOME

The Mayor commenced the meeting at 6pm, welcoming all present, with an Acknowledgement of Country and the Council Prayer.

PRESENT:

Councillors

Grace La Vella (Mayor)
Anna De Villiers
Liesbeth Long
Geoff Lovett
Gerardy Murphy
Wayne Sproull

Officers

Chief Executive Officer Lucy Roffey
General Manager Assets Infrastructure and Planning Matthew Irving
General Manager Community Wellbeing Emma Little
General Manager Corporate Performance Mick Smith

2. APOLOGIES

Cr Chris Meddows-Taylor

3. LEAVE OF ABSENCE

Nil

4. DISCLOSURES OF CONFLICTS OF INTEREST

Cr Gerard Murphy declared a material Conflict of Interest for the item 8.8 as he has a business interest in High Street.

5. CONFIRMATION OF THE MINUTES OF PREVIOUS COUNCIL MEETINGS

MOTION

That Council confirm the Minutes from the Council Meeting held on 26 September 2023.

Moved: Cr Long

Seconded: Cr Sproull

6. REPORTS FROM

COMMITTEES Nil.

7. PETITIONS

Nil.

8. OFFICER REPORTS

8.1 QUARTERLY FINANCE REPORT - SEPTEMBER 2023

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

MOTION

That Council receives and notes the attached Finance Report for the period to 30 September 2023.

Moved: Cr Lovett

Seconded: Cr Murphy

Carried

Crs who spoke on the matter: Cr Lovett

8.2 GOVERNANCE RULES REVIEW

The report presents the Governance Rules (2023 Review) for adoption.

MOTION

That Council adopt the Governance Rules (2023 Review) as presented with the following amendment:

1. Div 3 19.1.10 Clause to read, Councillors Reports and General Business
2. Div 3 22 heading to read, Councillor Reports and General Business
3. Div 3 22.2 Clause to read, A report or an item of **General Business** can only be made under this rule if....

Moved: Cr Murphy

Seconded: Cr de

Villiers

Carried

Crs who spoke on the motion: Crs Murphy and Sproull

8.3 PROPERTY LEASING AND LICENSING REVIEW 2023

The report presents for information the Draft Property Leasing and Licensing Policy (formerly Property Occupancy Policy) - 2023 Review.

The purpose of the Property Leasing and Licensing Policy is to comply with all legislation associated with property, leasing and licensing and ensure Council has transparent processes in relation to its leasing and licensing practices.

MOTION

That Council adopt the Property Leasing and Licensing Policy - 2023 review as presented.

Moved: Cr de Villiers

Seconded: Cr Sproull

Carried

Crs who spoke to the motion: Cr de Villiers

8.4 DISPOSAL OR SALE OF COUNCIL ASSETS AND LAND POLICY

The report presents for information the Draft Sale of Council Assets and Land Policy - 2023 Review.

The purpose of the Draft Sale of Council Assets and Land Policy 2023 is to comply with all legislation associated with the sale of Council assets and land.

MOTION

That Council adopt the Disposal or Sale of Council Assets and Land Policy - 2023 Review as presented.

Moved: Cr Sproull

Seconded: Cr Murphy

Carried

Crs who spoke to the motion: Crs Sproull and Murphy

8.5 ANNUAL ACTION PLAN 2023/2024

The report presents Council with the final Council Plan Annual Action Plan 2023-24 for adoption.

MOTION

That council adopt the Council Plan Annual Action Plan 2023-24. **Moved:** Cr Long

Seconded: Cr de Villiers

Carried

Crs who spoke to the motion: Crs Long, Murphy

8.6 G1825-23 MARYBOROUGH TOWN HALL ELECTRICAL AND UPGRADE - WORKS

AV

This report presents a recommendation to award contract G1825-23 Maryborough Town Hall Electrical and AV Upgrade - Works following a selective tender process, as a result of a public Expression of Interest process. The contract is a lump sum and the anticipated spend under the contract is above the CEO's financial delegation.

The contract is required to be awarded by Council.

MOTION That

Council:

1. award contract G1825-23 Maryborough Town Hall Electrical and AV
– Works to EPM&C Pty Ltd for a lump sum of \$539,639.20 (including GST); and
2. authorise the Chief Executive Officer to formally execute the contract and approve additional spend as required for contingencies and variations up to 20% (\$107,873.04 including GST) above the contract sum.

Moved: Cr Lovett **Seconded:**

Cr Murphy

Carried.

Crs who spoke to the motion: Crs Lovett,

Murphy. 8.7 G1806-23 INTERNAL AUDIT

SERVICES purpose of this report is to provide council with information on the process and recommendation for appointing a contractor to conduct Council's internal audit function.

MOTION

That

1. Council awards Contract G1806-23 for the Provision of Internal Audit Services to RSD Audit Pty Ltd T/as RSD Audit for the Contract sum of \$136,350 (exclusive of GST) based on Schedule of Rates for the initial term of 3 years; and
2. notes that the Contract has 3 years option to extend subject to Council's decision and the Contractor's performance.

Moved: Cr Lovett

Seconded: Cr

Murphy

Carried

Crs who spoke on the motion: Crs Lovett, Murphy

8.8 PLANNING APPLICATION D 052-23 FOR 65 HIGH STREET MARYBOROUGH

6.27pm - Cr Murphy left the meeting due to a conflict of interest as detailed at item 4.

MOTION

That Council:

Having caused notice of planning permit application no. DO52/23 to be given under section 52 of the Planning and Environment Act 1987 and the Central Goldfields planning Scheme, and having considered all the matters generally required, resolves to issue a Notice of Decision to Grant a Permit in respect of planning permit application no. DO52/23 for the land known and described as 65 High Street, Maryborough, for buildings and works for the development of a drive through coffee shop, in accordance with the endorsed plans and subject to the following conditions:

Endorsed plans

1. Before the development starts, plans must be approved and endorsed by the responsible authority. The plans must:
 - a. be prepared to the satisfaction of the responsible authority
 - b. be drawn to scale with dimensions
 - c. submitted in electronic form
 - d. be generally in accordance with the plans forming part of the application and identified as [insert plan title, reference number, revision number, author and/or date], but amended to show the following details:
 - i. All dimensions of the proposed coffee shop.
 - ii. Elevations showing the proposed landscaping.
 - iii. A streetscape elevation including the proposed landscaping.
 - iv. An amended site plan including the additional two carparks required.
2. The development allowed by this permit must be generally in accordance with the plans and/or documents endorsed as part of this permit and must not be altered or modified without the written consent of the responsible authority.

Landscape Plan

3. Before the development starts, a landscape plan must be approved and endorsed by the responsible authority. The

landscape plan must:

- a. be prepared to the satisfaction of the responsible authority
- b. be prepared by a suitably qualified person
- c. have plans drawn to scale with dimensions
- d. be submitted to the responsible authority in electronic form
- e. include the following:
 - i. layout of landscaping and planting within all open areas of the subject land
 - ii. a survey (including botanical names) of all existing vegetation to be retained and/or removed
 - iii. details of surface finishes of pathways and driveways
 - iv. a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant

The responsible authority may consent in writing to vary any of these requirements.

Completion of landscaping

4. Before the development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the responsible authority. The responsible authority may consent in writing to vary this requirement.
5. Once the landscaping is carried out, it must thereafter be maintained in good health, including the replacement of any dead or diseased plants to the satisfaction of the responsible authority.

General amenity

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

Construction activities

7. The development must be managed during construction to the satisfaction of the responsible authority so that the amenity of the area is not detrimentally affected through the:
 - a) Transport of materials, goods, or commodities to or from the land.
 - b) Appearance of any building, works or materials.
 - c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, litter, dust,

wastewater, waste products, grit, or

oil. d) Presence of vermin or animals.

8. All earthworks are to be designed and constructed to avoid soil erosion. All fill is to be compacted, batters are to be topsoiled and revegetated and all drainage is to be diverted around the disturbed areas/batters. Drainage from benched areas, batters and access tracks is to be diverted on non-scouring grades to stable vegetated areas. Several drainage points are to be used to avoid concentration of drainage water.

Asset protection

9. At all times, the permit holder/landowner must ensure that the operation and condition of Council assets (including street trees, drains and roads) are not damaged by the site construction works. If the responsible authority deems Council assets have been detrimentally affected or damaged by development.

Use of parking areas

10. Areas set aside for the parking and movement of vehicles, as shown on the endorsed plans, must be maintained in a usable and safe condition to the satisfaction of the responsible authority. The areas must be made available for the parking and movement of vehicles and must not be used for any other purpose.

Provision for waste collection

11. Provision must be made for an acceptable pick-up point for waste collection services to the satisfaction of the responsible

authority. Occupation of development

12. The development permitted by this permit must not be occupied until:

- a) The access and parking area(s) shown on the endorsed plan(s) have been constructed to the requirements and satisfaction of the responsible authority.

Engineering

Access

13. Vehicular access to the proposed development must be provided only from Clarendon Street.
14. Signage must be installed at the entrance advising of the maximum vehicle size that would fit through the access.
15. Any new vehicular crossovers/driveways must be constructed in Clarendon Street and be of concrete construction from kerb to property boundary. (Refer to Infrastructure Design Manual Standard Drawing 240).
16. The applicant/owner must make application for and have

approved permits for crossover/driveway works. All works constructed or carried out must be in accordance with the approved plans/permit(s).

17. Once constructed the crossovers must be thereafter maintained by the landowner to the satisfaction of the Responsible Authority.
18. Any existing unused crossovers or driveways are to be removed and the kerb and channel and nature strip reinstated to the satisfaction of the Responsible Authority.
19. Vehicle access must be left-in and left-out only. Suitable associated advisory signage must be installed to the satisfaction of the Responsible Authority.

Drainage

20. All stormwater must be accommodated and treated within the subject land.
21. The owner/applicant must design a drainage system to drain the development to the legal point of discharge.
22. The legal point of stormwater discharge must be provided to High Street to the satisfaction of the Responsible Authority.

Nature Strips

23. Upon completion of all off site works, all nature strips and footpaths must be reinstated to the satisfaction of the Responsible Authority. Alternate nature methods may be undertaken, but must be approved, in writing, by the Responsible Authority prior to any works being undertaken.

Asset Protection

24. At all times, the permit holder must ensure that the operation and condition of Council assets are not damaged during the development 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

25. The applicant/owner shall restrict sediment discharges from the construction site in accordance with Construction Techniques for Sediment Pollution Control (EPA, 1991) and Environmental Guidelines for Major Construction Sites (EPA, 1995).

Permit Expiry

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

date of this permit.

- b. The development is not completed within 4 years of the issued date of this permit.

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

Permit notes

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

This permit does not authorise the construction or display of signage.

Moved: Cr Sproull

Carried

Seconded: Cr Lovett

Crs who spoke on the motion: Crs Sproull, Lovett, Long

Cr Murphy returned to the chamber at 6.34pm.

9. NOTICES OF

MOTION Nil

10. URGENT

BUSINESS MOTION

That the item G1760-2023 Flood Emergency Works (Civil) be admitted as urgent business.

Moved: Cr Lovett

Seconded: Cr Sproull

Carried

DRAFT COUNCIL MEETING MINUTES - 24 October**2023 G1760-2023 Flood Emergency Works (Civil)**

Author: Responsible **Manager Infrastructure Services**

Officer: **General Manager Infrastructure Assets
and Operations**

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 seeks Council endorsement to delegate the Chief Executive Officer (CEO) financial delegation to spend up to \$10,780,000 Including GST under the previously approved contract G1760-2023 Flood Emergency Works (Civil) to deliver critical road and related infrastructure repairs across the municipality.

MOTION

That Council delegate the Chief Executive Officer (CEO) financial delegation to spend up to \$10,780,000 Including GST under the previously approved contract G1760-2023 Flood Emergency Works (Civil) to deliver critical road and related infrastructure repairs across the municipality.

Moved: Cr Murphy

Seconded: Cr Long

Carried

Crs who spoke on the motion: Crs Murphy, Long,

Cr de Villiers asked a question in relation to the expenditure to date under this contract. GMIAP responded that expenditure to date has been in accordance with CEO's financial delegation. Current quotes from the panel would exceed the CEO's delegation, and approval now sought to delegate authority for expenditure under this contract to the estimated value of the flood works.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2021-2025 - Our Spaces and Places

The
Community's
vision

The Community's vision 3. Protection and
preservation of heritage

Provide infrastructure to meet community
need

Local Government Act, s108 and s109

Central Goldfields Shire Council Procurement Policy 2021

BACKGROUND INFORMATION

At the 28 March 2023 meeting, Council approved for schedule of rates contracts to be awarded to a number of suppliers to deliver flood recovery works. These contracts were awarded following a compliant tender process to allow for efficient delivery of road repair works across the municipality following the October 2022 floods.

REPORT

Since awarding of these contracts cumulative spend to date has been \$285,368.28 exc GST through multiple works packages in line with the financial delegation of the CEO. Major road repair works that have been delivered under these work packages include:

- Baker Road, Talbot
- Scent Farm Road, Dunolly
- Majorca Road, Talbot
- Lilicur Riad, Talbot
- McIntyres Riad, Talbot
- Longs Road, Bealiba
- Norwood Road, Timor
- Rodborough Road,

Further works packages are scheduled to commence within the next couple of weeks at an approximate value of \$2.0 Million. Some of the key projects to be delivered under these works packages include:

- Scotts Road, Talbot
- Talbot Avoca Road,
Talbot

• Woodward Road, Bealiba

In line with the recently revised procurement policy and associated financial delegations further expenditure under these contracts would require Council approval. In line with the original estimate for the flood recovery program there is a potential for up to \$9.8 Million in total to be spent under the appropriate procured contracts.

To facilitate efficient delivery of the flood recovery works program and execute the contracts in line with the original intent, it is recommended that approval is sought

from Council to allow for the financial spend up to 10,780,000 including GST be delegated to the CEO.

CONSULTATION/COMMUNICATION

The process for obtaining funding under the Victorian Disaster Recovery Funding Arrangements (DRFA) is extensive and onerous with considerable information/ external approval required for projects to be determined eligible to proceed. Officers have spent significant time and resources over the past nine months communicating with key approval agencies to gain approval and facilitate the delivery of the program.

During this period communication with the community has continued through regular updates on Council's website, social media posts, and articles/advertisements in the Maryborough Advertiser. This has provided updates on progress of works/ key projects and will continue until all permitted work packages under the program are delivered.

Officers have consulted Councils Governance, Procurement and Finance departments, and the Executive Management Team in the preparation of this report.

FINANCIAL & RESOURCE IMPLICATIONS

The flood recovery program is being funded under Goldfields Shire Councils approved Victorian Disaster Recovery Funding Arrangements (DRFA).

RISK MANAGEMENT

This report addresses Council's strategic risks as follows:

Governance - Failure to transparently govern and embrace good governance practices - reviews the Governance Rules to ensure adherence to best practice and community expectations in line with the Overarching Governance Principles of the Local Government Act 2020. Property and Assets - Failure to maintain, renew and expand our assets in a timely and robust way, that considers 150 of 163 service and delivery needs by ensuring suitably qualified contractors are available to deliver councils flood recovery works.

CONCLUSION

To deliver critical road and related infrastructure repairs across the municipality resulting from the October 2022 floods, approval to delegate the Chief Executive Officer (CEO) financial delegation to spend up to \$10,780,000 Including GST under the previously approved contract G1760-2023 Flood Emergency Works (Civil) is recommended.

ATTACHMENT

S Nil

11. CONFIDENTIAL

BUSINESS Nil

12. MEETING CLOSURE

The meeting closed at 6.45pm.

6. Minutes of Delegated and Advisory Committees

NIL

7. Petitions

NIL

8. Officer Reports

8.1 COUNCIL PLAN ACTION PLAN REPORT Q1

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 report provides Council with an update on the status of the actions identified in the Council Plan Annual Action Plan 2023-24, for the quarter ending 30 September 2023.

RECOMMENDATION

That Council note the Council Plan Annual Action Plan 2023-24 Progress Report for Quarter 1.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2021-2025 - Leading Change

The Community's 4. Good planning, governance, and service delivery vision

Under Section 90 of the *Local Government Act 2020* Council must prepare a Council Plan which includes: the strategic direction and objectives for achieving the strategic direction, strategies for achieving the objectives for at least the next four financial years, strategic indicators for monitoring the achievement of the objectives, a description of the Council's initiatives and priorities for services, infrastructure, and amenity.

BACKGROUND INFORMATION

The Council Plan Annual Action Plan 2023-24 was developed to support the achievement of the strategic objectives identified in the Council Plan and to provide a reporting framework to measure progress against the Council Plan.

Council adopted the Annual Action Plan 2023-24 at its October meeting, and quarter one progress is now presented.

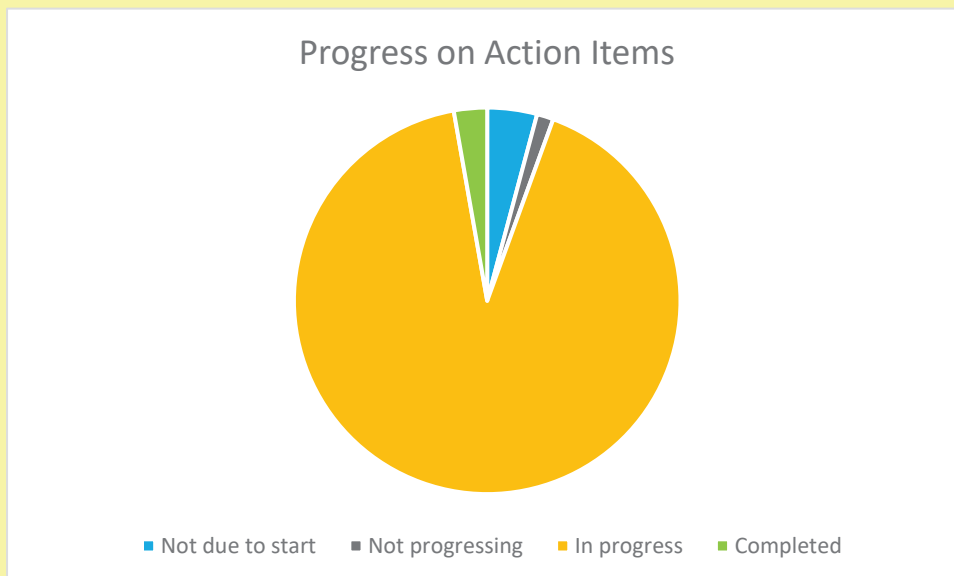
REPORT

The chart below provides a summary of progress for the year to end of the third quarter. It is important to note some items are across a number of years so carry through each year's action report. Completed items from 2022-23 are not carried over in the reporting.

There are 72 items in the current Action Plan, 16 of which are capital works projects.

Of note:

- The new reporting format provides visibility over capital projects related to strategic objectives of Council.
- Two items were completed already this quarter.
- All but two items are on track for delivery by their due date.
- Where a due date is not included, this is generally because it is an ongoing item without a fixed end point, it is subject to external funding, or has been deferred.



CONSULTATION/COMMUNICATION

Council has developed the Action Plan through consultation with the community during the development of the current Council Plan, through Listening Posts held quarterly across the Shire, and the development of the 2023-24 Budget.

FINANCIAL & RESOURCE IMPLICATIONS

The current year's Budget was prepared in line with the initiatives identified in the Annual Plan subject to grants from State and Federal Government being received in some cases.

Pulse, the system used to report on the Annual Action Plan is provided for in existing budgets.

RISK MANAGEMENT

This report addresses Council's strategic risk Governance - Failure to transparently govern and embrace good governance practices.

CONCLUSION

The 2023-24 Action Plan outlines the projects and programs that planned to be undertaken during the year to meet the objectives of the Council Plan. This report provides an update.

ATTACHMENTS

8.1.1 Council Plan Annual Action Plan 2023-24 Quarter 1 update

8.1.1 Council Plan Annual Action Plan 2023-24 Quarter 1 Progress Report

COUNCIL PLAN ANNUAL ACTION PLAN 2023-24

| Action Code | Theme | Council Plan Reference | Action Name | Responsible Position | Comments | What does complete look like? | Due Date | |
|-------------|------------------------------|---|---|------------------------------------|---|---|------------|---|
| 1 | 1. Our Community's Wellbeing | 1.1 Strengthen and build inclusion and community and intergenerational connections. | Undertake a feasibility study for alternative locations for the men's shed to allow it to expand and increase | Manager Community Partnerships | Council has included this initiative in its advocacy program to State Government for development and re-use of buildings that would support community organisations such as The Men's Shed. | New Men's Shed location identified | 30/06/2024 | ● |
| 2 | 1. Our Community's Wellbeing | 1.1 Strengthen and build inclusion and community and intergenerational connections. | Implement a 12-month membership Community Support and Navigator role. This role will assist in the implementation of the Disability action plan and Positive ageing strategy and assist older individuals to navigate the aged care system. | Manager Community Services | PD in development, recruitment planned for early 2024 ready to start once services finish in March. | Implementation of the DAP Positive ageing strategies items. The role has been involved in the exist of all in-home aged care service delivery by council from 1 March to also determine the community needs and council's future role. | 30/06/2024 | ● |
| 3 | 1. Our Community's Wellbeing | 1.2 Nurture and celebrate creativity | Seek external funding to support activation of the Art Space and Courtyard at Maryborough Station | Manager Tourism Events and Culture | Funding was previously received from RDV enabling building works to be completed in June 2023. Funding is now required to activate the space with creative activities and events for community and visitors | Funding confirmed | 30/06/2024 | ● |
| 4 | 1. Our Community's Wellbeing | 1.2 Nurture and celebrate creativity | Adopt Central Goldfields Art Gallery Strategic Plan 2023 - 2026 and implement Year One actions | Manager Tourism Events and Culture | Strategic Plan adopted by Council f in August 2023 | Strategic Plan adopted Year one actions completed | 31/08/2024 | ● |
| 5 | 1. Our Community's Wellbeing | 1.3 Support positive life journey development for all residents. | Advocate for ongoing investment and support for Go Goldfields | Chief Executive Officer | Funding confirmed for a further six months, need to continue advocacy for longer term funding in 2023/24 | Funding confirmed | 31/12/2023 | ● |

COUNCIL PLAN ANNUAL ACTION PLAN 2023-24

| Action Code | Theme | Council Plan Reference | Action Name | Responsible Position | Comments | What does complete look like? | Due Date | |
|-------------|------------------------------|---|---|--------------------------------|---|--|------------|---|
| 6 | 1. Our Community's Wellbeing | 1.3 Support positive life journey development for all residents. | Council has made the decision to exit all in home aged care services by 1 March 2024. Work with the Commonwealth and State funding bodies to carry out the transition plan to transition clients to the new provider/s by the exit date. Assist the 26 Community care staff to mitigate the impact of the decision by providing options such as outplacement, redeployment, redundancy, and introduction of new | Manager Community Services | Transition plan under way, awaiting appointment of CHSP providers. HACCPYP provider appointed. Outplace services in place for staff. | Aged care review complete. Council resolution made on 22 August 2023 to exit from all in home aged care services as of 1 March 2024. | 1/03/2024 | ● |
| 7 | 1. Our Community's Wellbeing | 1.3 Support positive life journey development for all residents. | provider/s. Undertake further investigative work to determine the most appropriate location for the Early Years Integrated Hub and develop a project plan to implement the actions identified in the Masterplan. (To be developed in collaboration with Go Goldfields.) | Manager Community Services | Timeline under establishment to implement identified actions. | Site determined for the Early Years Integrated Hub Project Plan developed to implement the actions in the Early Years Infrastructure Master Plan. | 30/06/2024 | ● |
| 8 | 1. Our Community's Wellbeing | 1.4 Encourage, support and facilitate healthy and safe | Contribute to the implementation of key initiatives in the Loddon Mallee Housing Action Plan | CEO | Housing officer has been appointed for the region by Macedon Ranges to oversee this work. | Actions from the plan implemented | 30/06/2024 | ● |
| 9 | 1. Our Community's Wellbeing | communities. 1.4 Encourage, support and facilitate healthy and safe communities. | Implement the Healthy Loddon Campaspe Round 2 Projects | Manager Community Partnerships | The first of five weekly skateboard workshops successfully held in early November with 22 participants. Further Healthy Loddon Campaspe projects are currently in the planning phase. | Projects implemented and complete | 30/06/2024 | ● |


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| Action Code | Theme | Council Plan Reference | Action Name | Responsible Position | Comments | What does complete look like? | Due Date | |
|-------------|------------------------------|--|---|--------------------------------|--|---|------------|---|
| 10 | 1. Our Community's Wellbeing | 1.4 Encourage, support and facilitate healthy and safe | Deliver a local 'This Girl Can' campaign to encourage and support women and girls to be active. | Manager Community Partnerships | The campaign was successfully delivered in September in partnership with Sports Focus and with 8 local sporting clubs involved. Currently in the evaluation phase of the project. | Program delivered, participation targets achieved | 30/06/2024 | ● |
| 11 | 1. Our Community's Wellbeing | communities. 1.4 Encourage, support and facilitate healthy and safe communities. | Work with key stakeholders to complete the Community Emergency Risk Assessment (CERA) for Central Goldfields and update the Municipal Flood Emergency Plan (MFEP) | Manager Community Partnerships | CERA assessment has been completed and meetings to develop mitigation response plan have been held. The review of the MFEP is in final stages before presentation to the Integrated Municipal Emergency Management Planning Committee for approval. | CERA and MFEP updated | 31/12/2023 | ● |
| 12 | 1. Our Community's Wellbeing | 1.4 Encourage, support and facilitate healthy and safe communities. | Implement the Flood Recovery Action Plan | Manager Community Partnerships | Flood Recovery Action Plan has been developed by the Community Recovery Officer and implementation has commenced - including direct support to community members affected by the flood event and planning for events and training to support community | Plan implemented | 30/06/2024 | ● |
| 13 | 1. Our Community's Wellbeing | 1.4 Encourage, support and facilitate healthy and safe | Develop a Central Goldfields Food Systems Strategy | Manager Community Partnerships | recovery. Procurement process completed and contract for services awarded to Sustain Pty Ltd. to deliver the Strategy. Project commencement due in November 2023. | Central Goldfields Food Strategy adopted | 30/06/2024 | ● |
| 14 | 1. Our Community's Wellbeing | communities. 1.4 Encourage, support and facilitate healthy and safe | Implement the Municipal Public Health and Wellbeing Plan 2021-2025: | Manager Community Partnerships | Multiple projects and initiatives are in progress to support delivery of the Plan, including VicHealth's Children and Young People First program and the Healthy Loddon Campaspe series of projects. | Report to State Government on progress against the plan | 30/06/2024 | ● |
| 15 | 1. Our Community's Wellbeing | communities. 1.4 Encourage, support and facilitate healthy and safe communities. | Implement training program for Teen and Youth Mental Health First Aid Instructors to deliver Mental Health First Aid Training to Year 8 and Year 10 students and community members. | Manager Community Partnerships | Training of Year 8 students in Mental Health First Aid commenced in August at Highview College and in October at MEC. | Range of training programs delivered | 30/06/2024 | ● |

COUNCIL PLAN ANNUAL ACTION PLAN 2023-24

| Action Code | Theme | Council Plan Reference | Action Name | Responsible Position | Comments | What does complete look like? | Due Date | |
|-------------|------------------------------|--|---|------------------------------------|---|--|------------|---|
| 16 | 1. Our Community's Wellbeing | 1.4 Encourage, support and facilitate healthy and safe | Complete and implement the Maryborough Flood Study | Manager Infrastructure | This project is being led by the NCCMA. It is anticipated that draft report will be available for consideration by Council in early calendar year of 2024 | Flood Study is complete and endorsed by Council | 28/02/2024 | ● |
| 17 | 1. Our Community's Wellbeing | communities. 1.4 Encourage, support and facilitate healthy and safe | Implement the Gender Equity Action Plan | Manager People and Culture | Women's Health Loddon Mallee have been working with the Gender Equality committee to provide appropriate training and review select policies to undertake gender impact assessments. | Delivery of 2023-24 actions in General Equity Action Plan | 30/06/2023 | ● |
| 18 | 1. Our Community's Wellbeing | communities. 1.4 Encourage, support and facilitate healthy and safe | Continue with Review of Local Law | Manager Statutory Services | The review is under way with briefing to Councillors and internal consultation under way. External consultation to commence in November 2023. | Draft version of Local Law has been developed and statutory process for endorsement is under way | 30/06/2024 | ● |
| 19 | 1. Our Community's Wellbeing | communities. 1.4 Encourage, support and facilitate healthy and safe | Finalise the Domestic Waste Water Management Plan | Manager Statutory Services | Final review of document under way following period of community engagement. It is anticipated that Council will consider endorsement of final plan in December 2023. | Domestic Wastewater Management Plan is finalised and endorsed by Council | 30/11/2023 | ● |
| 20 | 1. Our Community's Wellbeing | communities. 1.5 Maximise volunteer efforts. | Update the Volunteer Strategy in partnership with the Maryborough Volunteer Resource | Manager Tourism Events and Culture | Council officers are working closely with members of MVRC to review issues and opportunities for strengthening volunteering across the Shire. The Volunteer Strategy will be reviewed and updated with MVRC in 2023/2024. | Updated Volunteer Strategy endorsed by Council | 30/06/2024 | ● |
| 21 | 1. Our Community's Wellbeing | 1.6 Value, celebrate and actively engage First Nations culture and | Centre Support and participate in the annual NAIDOC week and Reconciliation week events | Manager Community Engagement | This item will commence late in Q3. | | 30/06/2024 | ● |
| 22 | 1. Our Community's Wellbeing | people. 1.6 Value, celebrate and actively engage First Nations culture and people. | Research best practice and principles that support partnerships with First Nations stakeholders and organisations | Manager Community Engagement | This item will commence in Q4. | | 30/06/2024 | ● |

COUNCIL PLAN ANNUAL ACTION PLAN 2023-24

| Action Code | Theme | Council Plan Reference | Action Name | Responsible Position | Comments | What does complete look like? | Due Date | |
|-------------|------------------------------|--|---|---|---|--|------------|---|
| 23 | 1. Our Community's Wellbeing | 1.6 Value, celebrate and actively engage First Nations culture and people. | Work with Dja Dja Wurrung Corporation (in line with the Reconciliation Action Plan) to deliver Cultural Awareness Training across the | Manager Community Engagement | This item cannot be delivered until the Reconciliation Action Plan has been adopted by Council. | | |  |
| 24 | 1. Our Community's Wellbeing | 1.6 Value, celebrate and actively engage First Nations culture and people. | Finalise the Reflect Reconciliation Action Plan | Manager Community Partnerships | Following input from Djandak, the revised draft Reconciliation Action Plan was presented to Councillors at briefing in October. The revised Plan is now currently in the process with Reconciliation Australia for approval, before presentation to Council | RAP adopted by Council | 31/12/2023 |  |
| 25 | 1. Our Community's Wellbeing | 1.6 Value, celebrate and actively engage First Nations culture and people. | Work collaboratively with Bendigo District Aboriginal Corporation to support Aboriginal parents and carers | Manager Go Goldfields | BDAC are an active member of the Go Goldfields Leadership Table. Membership facilitates ongoing collaboration regarding First Nations culture and families in the Every Child, Every Chance initiative. Staff at the Nest have completed cultural awareness training to ensure a culturally appropriate setting for First Nations families in the space. | | COMPLETED |  |
| 26 | 2. Our Growing Economy | 2.1 Retain, grow and attract our population. | Complete the Land Use Framework Plan for Maryborough North, Flagstaff and | Manager Strategy and Economic | Project is progressing through community and stakeholder engagement process, from Issues and Options to completion. | LUPF has been developed and presented to Council for endorsement. | 30/06/2024 |  |
| 27 | 2. Our Growing Economy | 2.1 Retain, grow and attract our population. | Carisbrook Complete the Talbot Futures project | Development Manager Strategy and Economic | Finalisation of the Structure Plan and Business Case for the Sewerage Scheme Proposal, incorporating feedback from the Talbot community and other stakeholders is | Final Report of Talbot Futures Project presented to Council for endorsement. | 30/06/2024 |  |
| 28 | 2. Our Growing Economy | 2.1 Retain, grow and attract our population. | Complete Review of Heritage Overlay in Central Maryborough | Development Manager Strategy and Economic Development | continuing Stage 2 - drafting citations for proposed new precincts and individual sites - and provide opportunities for feedback from the Community Reference Group and affected property owners, ia to occur in late 2023 . | Heritage Review Report is complete presented to Council for endorsement | 30/06/2024 |  |
| 29 | 2. Our Growing Economy | 2.1 Retain, grow and attract our population. | Commence work on Urban Land Opportunities Study | Manager Strategy and Economic Development | Project scope is being developed in readiness for procurement in November 2023 | Draft study has been completed and community engagement on the work is in progress | 30/06/2024 |  |

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COUNCIL PLAN ANNUAL ACTION PLAN 2023-24

| Action Code | Theme | Council Plan Reference | Action Name | Responsible Position | Comments | What does complete look like? | Due Date | |
|-------------|------------------------|--|--|---|--|--|------------|---|
| 30 | 2. Our Growing Economy | 2.2 Capitalise on tourism opportunities. | Participate in the development of the Central Victorian Visitor Economy | General Manager Community Wellbeing | Facilitated sessions currently under way, with projected end date of March 2024 | New VEP Established | 31/03/2024 | ● |
| 31 | 2. Our Growing Economy | 2.2 Capitalise on tourism opportunities. | Partnership Develop an Events Strategy which clarifies Council's priorities for events across the Shire and outlines how Council will support community and other event providers | Manager Tourism Events and Culture | Councillors have been briefed on the intended approach to developing the Events Strategy which will include benchmarking and stakeholder consultation. Community Engagement plan being presented to Councillors in November ahead of implementation. | Strategy adopted by Council | 30/03/2024 | ● |
| 32 | 2. Our Growing Economy | 2.2 Capitalise on tourism opportunities. | Complete the new Visitor Centre at the Maryborough Railway Station and position as a key attraction for visitors to the Victorian Goldfields | Manager Tourism Events and Culture | Revitalised Visitor officially opened at Maryborough Station 9/11/2023 | Visitor numbers in 2023/2024 increased by 20% on 2022/2023 numbers | 31/10/2023 | ● |
| 33 | 2. Our Growing Economy | 2.4 Develop a skilled and diverse workforce. | Work with partners on innovative activities to attract and retain early childhood teachers and educators in the Shire | Manager Go Goldfields | Appointed new Every Child, Every Chance Project Officer to lead this work with local schools and the ECEC sector. | New officer is appointed. | 30/06/2024 | ● |
| 34 | 2. Our Growing Economy | 2.4 Develop a skilled and diverse workforce. | Complete and activate the extended co-working space of the Maryborough Railway Station Activation Project | Manager Strategy and Economic Development | DeActivation plan is being prepared and will continue over the coming months. | Activation plan has been developed and being implemented | 30/06/2024 | ● |
| 35 | 2. Our Growing Economy | 2.4 Develop a skilled and diverse workforce. | Continue to develop partnerships with Committee for Maryborough, key shire employers and external providers to support labour force attraction/retention, skills development and business modernisation. | Manager Strategy and Economic Development | Application to obtain both federal and state government funding is being prepared for submission in June 2024 for the development and ongoing operation of a learning hub within Maryborough. | TILT program embedded in key institutions and employers. | 30/06/2024 | ● |

COUNCIL PLAN ANNUAL ACTION PLAN 2023-24

| Action Code | Theme | Council Plan Reference | Action Name | Responsible Position | Comments | What does complete look like? | Due Date | |
|-------------|--------------------------|---|---|--|--|--|------------|---|
| 36 | 2. Our Growing Economy | 2.5 Strengthen digital infrastructure and capability. | Deliver a Digital Literacy Program through the library | Manager Tourism Events and Culture | Received a grant to fund a digital inclusion officer at the beginning of the year, enabling 3 mornings a week of programming. All ages can access these free 45min sessions. Tablets have also been made available for hire | Program delivered and participation targets met | 1/12/2023 | ● |
| 37 | 3. Our Spaces and Places | 3.1 Provide engaging public spaces | Waterway Management Plan for Carisbrook Advisory Group | General Manager Infrastructure Assets and Planning | Draft Terms of Reference being developed | Advisory Group established and being utilised | 30/06/2024 | ● |
| 38 | 3. Our Spaces and Places | 3.1 Provide engaging public spaces | Deliver the design and planning works for the Bristol Hill Urban Bike Park | Manager Community Partnerships | Project brief is currently in draft stage before entering procurement phase to appoint consultant to undertake design works. | Council adopted design plans | 30/06/2024 | ● |
| 39 | 3. Our Spaces and Places | 3.1 Provide engaging public spaces | Project Develop a Play Spaces Strategy and Splash Park Feasibility Study | Manager Community Partnerships | Following the completion of research and consultation phases, background paper for Play Space Strategy and Splash Park Feasibility presented to Councillors for discussion. Next phase is to develop draft Strategy for review and consultation. | Council adoption | 31/12/2024 | ● |
| 40 | 3. Our Spaces and Places | 3.1 Provide engaging public spaces | Reduce obstructions on footpaths by developing a Footpath Trading Procedure and program of works | Manager Statutory Services | Footpath trading procedure and guidelines are currently being developed. | Footpath trading procedure and guidelines developed and being used | 30/06/2024 | ● |
| 41 | 3. Our Spaces and Places | 3.2 Provide infrastructure to meet community need 3.3 Value and care for our heritage and culture assets | Refresh the Priority Projects Plan highlighting successful projects to date, and new projects we are seeking funding for. | Chief Executive Officer | The Priority Projects Plan has been reviewed and updated and will come to Council for adoption at the November Council Meeting. | Priority Projects Plan adopted by Council | 31/10/2023 | ● |
| 42 | 3. Our Spaces and Places | 3.2 Provide infrastructure to meet community need | Conduct a feasibility study and design plans for a Central Goldfields Youth Hub | Manager Community Partnerships | Scope of works being developed, in conjunction with potential needs for learning hub proposal. | Feasibility study and design plans adopted by Council | 30/06/2024 | ● |
| 43 | 3. Our Spaces and Places | 3.2 Provide infrastructure to meet community need. | Review and update the Road Management Plan | Manager Infrastructure | For Council consideration in early part of 2024. | Road Management Plan approved by Council | 30/11/2023 | ● |


COUNCIL PLAN ANNUAL ACTION PLAN 2023-24

| Action Code | Theme | Council Plan Reference | Action Name | Responsible Position | Comments | What does complete look like? | Due Date | |
|-------------|--------------------------|---|--|--------------------------------------|--|---|------------|---|
| 44 | 3. Our Spaces and Places | 3.2 Provide infrastructure to meet community need. | Review installation priorities from pedestrian crossings with a focus on busy neighbourhood centres and meeting places | Manager Infrastructure | Funding has been received to develop preliminary design for key pedestrian crossings throughout Maryborough and design work is under way. | Preliminary design work complete on key pedestrian crossings throughout Maryborough and this work can be used to capitalise on future grant funding | 30/06/2024 | ● |
| 45 | 3. Our Spaces and Places | 3.3 Value and care for our heritage and culture assets | Continue to contribute to the Victorian Goldfields World Heritage Bid preparation | Chief Executive Officer | Continues prior action - the World Heritage Bid received further funding through the State Government 2023/24 Budget. Council officers have contributed to the development of the Central Victorian Goldfields Masterplan, a key milestone in preparation of a listing bid. | opportunities demonstrated promotion of advocacy profile through reporting to Council Meetings and Council and local media | 30/06/2024 | ● |
| 46 | 3. Our Spaces and Places | 3.4 Manage and reduce and reuse waste. | Undertake a review of kerbside waste collection program | Manager Infrastructure | Review process is continuing following ward of new waste collection contract and also consideration of newly implement container deposit scheme. | Review of kerbside collection is complete and outcomes have been endorsed by Council | 30/06/2024 | ● |
| 47 | 4. Leading Change | 4.1 Actively engage, inform and build the leadership capacity of community members and organisations. | Redesign Council's website including enhancing the content and accessibility of the platform | Manager Community Engagement | Workshops have been held with relevant staff to review the current website and the scope for redesign. | Website updated | 31/03/2024 | ● |
| 48 | 4. Leading Change | 4.1 Actively engage, inform and build the leadership capacity of community members and organisations. | Review Council's e-bulletins to ensure all people and groups are reached with current news and opportunities | Manager Community Engagement | This will commence in Q3. | Agreed number and frequency of e-bulletins | 31/12/2023 | ● |
| 49 | 4. Leading Change | 4.1 Actively engage, inform and build the leadership capacity of community members and organisations. | Complete a review of Community Asset Committees and create a consistent and equitable approach for the management of buildings | Manager Governance Property and Risk | The bulk of work to address Community Asset Committees sits within the Property Management Project (funded and under way) to address Council's property portfolio in regard to leases, licenses and user agreements. The Project is expected to be delivered by the end of FY 23/24, with the development of instruments of delegation for Talbot Community Homes, Tullaroop Leisure Centre and Carisbrook Town Hall the highest priority. | CACs in place for council facilities as required | 30/06/2024 | ● |

COUNCIL PLAN ANNUAL ACTION PLAN 2023-24

| Action Code | Theme | Council Plan Reference | Action Name | Responsible Position | Comments | What does complete look like? | Due Date | |
|-------------|---|------------------------|---|--------------------------------------|--|---|------------|---|
| 50 | 4. Leading Change Provide financial sustainability and good governance | 4.2 | Develop and implement a Risk & Assurance system and culture change | Manager Governance Property and Risk | Project has commenced and is programmed to be complete by end Q3 | Reviewed strategic and operational registers, operationalised and regular reporting of effectiveness of the framework to the Council. | 31/03/2024 | ● |
| 51 | 4. Leading Change Provide financial sustainability and good governance. | 4.2 | Continue delivery of policy review program. | Manager Governance Property and Risk | Policy register has been developed and embedded in regular reporting framework. Guidelines for developing policies has been updated. | Training and engagement delivered on policy management. Quarterly reports provided to EMT and Audit and Risk Committee | 31/03/2024 | ● |
| 52 | 4. Leading Change Provide a safe, inclusive and supportive workplace | 4.3 | Implement Corporate Action Plan which covers staff culture and engagement, attraction and retention, OHS, progressional development, Customer Records | Manager People and Culture | A draft plan has been developed after an extensive internal consultation across all staff teams. | Corporate Plan delivered according to the Plan's timelines | 30/06/2023 | ● |
| 53 | 4. Leading Change Provide a safe, inclusive and supportive workplace | 4.3 | Management, and an Intranet. Implement an Occupational Health and Safety review at the Depot | Manager People and Culture | Safety improvements implemented around: - Movement of staff - Signage - Management of safety equipment and chemicals | All actions from the audit implemented | 30/06/2023 | ● |
| 54 | 4. Leading Change Advocate and partner on matters of community importance. | 4.4 | Support communities to develop capacity and capability in community planning | Manager Community Engagement | - Incident reporting Suitable consultants will be contracted to complete the Community Township Plan for Daisy Hill. | Community plans updated and Daisy Hill plan finalised | 31/03/2024 | ● |
| 55 | 4. Leading Change Advocate and partner on matters of community importance. | 4.4 | Advocate for funding for the Early years' infrastructure | Manager community service | Masterplan adopted by Council in September 2023. Project plan to be established to identify funding streams. | Masterplan endorsed by council and funding streams identified and commitment received to resource the hub | 30/09/2023 | ● |

COUNCIL PLAN ANNUAL ACTION PLAN 2023-24

| Action Code | Theme | Council Plan Reference | Action Name | Responsible Position | Comments | What does complete look like? | Due Date | |
|-------------|-------------------|--|--|-----------------------|--|-------------------------------|-----------|---|
| 56 | 4. Leading Change | 4.4 Advocate and partner on matters of community importance. | Advocate for, support and implement system change recommendations in the Go Goldfields 'Every Child, Every Chance' Change Plan | Manager Go Goldfields | The 'Every Child, Every Chance Change Plan' is being developed alongside Go Goldfields partners including Central Goldfields Shire Council. Go Goldfields has worked closely with Council areas over the past 12 months to develop new practices and projects that support the 'Every Child, Every Chance' priority areas of Confident and Connected Parents, Safe and Thriving Children and Valued Early Years Education and Care. The Change Plan with a report on progress is expected to be launch before the end of 2023 | | COMPLETED |  |

COUNCIL PLAN ANNUAL ACTION PLAN 2023-24

CAPITAL WORKS INITIATIVES

| Action Code | Theme | Council Plan Reference | Action Name | Responsible Position | Comments | What does complete look like? | Due Date | |
|-------------|--------------------------|---|---|-----------------------------------|--|---|------------|---|
| 57 | 3. Our Spaces and Places | 3.2 Provide infrastructure to meet community need. | Implement priority risk item works as detailed in the endorsed Maryborough Aerodrome Business Case | Manager Infrastructure | Works are progressing with drainage works nearing completion and scoping under way for procurement of water main upgrades at the site. | Initial safety works have commenced including resolution of holding dams and reduction in kangaroo numbers | 30/06/2024 | ● |
| 58 | 3. Spaces & places | 3.3 Value and care for our heritage and culture | Upgrade the electrical system in the Maryborough Town Hall | Manager Project Management Office | Contract has been awarded for these works with works scheduled to commence in early 2024 | Electrical system upgrade works have commenced onsite. | 30/06/2024 | ● |
| 59 | 3. Spaces & places | 3.3 Value and care for our heritage and culture assets. | Update the Nolan Street Customer Service Centre and Offices to provide accessible and safe | Manager Project Management Office | Planning and design work under way with this set to continue over the coming 4-6 months. | Design work is complete an initial implementation of staged program of works is under | 30/06/2024 | ● |
| 60 | 3. Spaces & places | 3.3 Value and care for our heritage and culture assets. | Reconstruct Octagonal Pool at Maryborough Olympic Pool Complex | Manager Project Management Office | Works are continuing onsite with major refurbishment well under way | Octagonal Pool is reconstructed as first stage of Maryborough Outdoor Pool | 30/06/2024 | ● |
| 61 | 3. Spaces and Places | 3.1 Provide engaging public spaces | Develop and deliver Indigenous Interpretive Garden adjacent to Central Goldfields Art Gallery in partnership with Dja Dja Wurrung artists and community | Manager Project Management Office | Design work is progressing | Indigenous project Interpretive Garden completed, including cultural interpretation and art elements by Dja Dja Wurrung | 30/06/2024 | ● |
| 62 | 3. Spaces and Places | 3.2 Provide infrastructure to meet community need. | Complete pool renewal works at Dunolly / Talbot Outdoor Pools and Maryborough Sport and Leisure | Manager Project Management Office | Works are progressing with major retiling for Maryborough indoor pool scheduled to commence in February 2024 | All key renewal works are complete at sites to prolong the life of these assets | 30/06/2024 | ● |
| 63 | 3. Spaces and Places | 3.2 Provide infrastructure to meet community need. | Goldfields Reservoir / Dam Stabilisation Design works | Manager Project Management Office | Detailed design work is under way | Construction works have commenced onsite for stabilisation works | 30/06/2024 | ● |
| 64 | 3. Spaces and Places | 3.2 Provide infrastructure to meet community need. | Deledio Netball Courts Upgrade | Manager Project Management Office | Contract has been awarded with works to commence onsite shortly | Upgrade of tennis courts are complete | 30/06/2024 | ● |

COUNCIL PLAN ANNUAL ACTION PLAN 2023-24

| Action Code | Theme | Council Plan Reference | Action Name | Responsible Position | Comments | What does complete look like? | Due Date | |
|-------------|----------------------|---|---|-----------------------------------|---|--|------------|---|
| 65 | 3. Spaces and Places | 3.1 Provide engaging public spaces | Whirrakee Rise Open Space Enhancement | Manager Project Management Office | Procurement process is under way following completion of community engagement process and detailed design | Key open space improvements have been delivered at the site and naming process is complete | 30/06/2024 | ● |
| 66 | 3. Spaces and Places | 3.1 Provide engaging public spaces | Bowenvale Playground Works | Manager Project Management Office | Design progress to commence over coming months | Key open space improvements have been delivered at the site | 30/06/2024 | ● |
| 67 | 3. Spaces and Places | 3.3 Value and care for our heritage and culture | Rene Fox Gardens Toilet Refurbishment | Manager Project Management Office | Design is complete and process to obtain Heritage permit is under way | Toilet upgrade works are complete | 30/06/2024 | ● |
| 68 | 3. Spaces and Places | 3.3 Value and care for our heritage and culture | Dunnoly Town Hall Scoping and Design | Manager Project Management Office | Scoping/planning and design work is under way which includes engagement with appropriate user groups of the site. | Scope and design is complete for full renewal works of this heritage asset | 30/06/2024 | ● |
| 69 | 3. Spaces and Places | 3.3 Value and care for our heritage and culture assets. | Talbot Town Hall Scoping and Design | Manager Project Management Office | Scoping/planning and design work is under way which includes engagement with appropriate user groups of the site. | Scope and design is complete for full renewal works of this heritage asset | 30/06/2024 | ● |
| 70 | 3. Spaces and Places | 3.3 Value and care for our heritage and culture assets. | Carisbrook Town Hall Scoping and Design | Manager Project Management Office | Scoping/planning and design work is under way which includes engagement with appropriate user groups of the site. | Scope and design is complete for full renewal works of this heritage asset | 30/06/2024 | ● |
| 71 | 3. Spaces and Places | 3.3 Value and care for our heritage and culture | Princes Park Historic Grandstand Scoping and Design | Manager Project Management Office | Scoping/planning and design work is under way. | Scope and design is complete for full renewal works of this heritage asset | 30/06/2024 | ● |
| 72 | 3. Spaces and Places | 3.1 Provide engaging public spaces | Gordon Gardens Open Space Enhancement works | Manager Operations | Scoping/planning and design work is under way. | Key open space improvements have been delivered at the site | 30/06/2024 | ● |

8.2 PRIORITY PROJECTS PLAN REFRESH

Author: Manager Community Engagement

Responsible Officer: Chief Executive Officer

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

SUMMARY/PURPOSE

The purpose of this report is for Council to consider and adopt the updated Priority Projects Plan to support Councillors and Council staff in their advocacy to the State and Federal Governments to fund projects of significance to the Shire.

RECOMMENDATION

That Council:

- 1) adopt the updated Priority Projects Plan;
- 2) provide copies to local MPs and relevant Government Ministers and Government Departments; and
- 3) continue to investigate funding opportunities to support the delivery of these projects.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2021-2025 - Leading Change

The Community's vision 4. Good planning, governance, and service delivery

Initiative: Key Opportunities for Growth

BACKGROUND INFORMATION

The 2022 Priority Projects Plan was adopted at the July 2022 Council Meeting and was designed to meet the needs of a State Government election year to advocate for investment in a range of infrastructure projects.

The Plan has been a useful tool and an annual review found that Council was successful in attracting capital works investment during the State Government election cycle and beyond.

Below is a list of successful funding rounds and projects which have been delivered since adoption of the 2022 Priority Projects Plan including allocations from Council's 2023/24 budget to progress projects:

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|--------------------------------|--|
| Talbot Futures | <p>The Structure Plan for Talbot and the Business Case for delivery of the Talbot Sewerage Scheme infrastructure are both on track for completion by December 2023.</p> <p>This has been delivered with \$630,000 government funding support and in partnership with Central Highlands Water.</p> <p>Letter to Minister for Housing re allocating a proportion of the \$1.0 billion housing fund to enabling infrastructure (cc Martha Haylett, Harriet Shing).</p> <p>Has also been raised with local MP Martha Haylett, and in regional forum with Premier Jacinta Allan and Federal Minister for Infrastructure, Transport and Regional Development, Catherine King.</p> <p>Investigating opportunity for funding through Federal Grant Program Regional Precincts and Partnerships Program (Stream two delivery)</p> |
| Central Goldfields Art Gallery | <p>Construction of the redeveloped Central Goldfields Art Gallery which has been recognised with two awards in recent months:</p> <ul style="list-style-type: none"> • Master Builders Association of Victoria Awards - Excellence in Commercial Construction (under \$3 million category) • Victorian Museums & Galleries Awards - Highly Commended in the 2023 Large Project of the Year category <p>Indigenous Garden at the Gallery funded through Regional Infrastructure Fund. This project has now commenced.</p> |

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| Maryborough Railway Station Activation project | <p>Stages 1,2 &3 of the project are complete. The Visitor Centre has re-opened with two exhibition displays making it a visitor destination.</p> <p>The co-working space has been extended with a contemporary fit-out.</p> <p>A gallery space and sculpture garden have been created with further funding sought for activation (Stage 4)</p> |
| Maryborough Town Hall | <p>Federal funding allocated in Council 2023/24 budget to undertake electrical and AV upgrades.</p> <p>Further funding is required to develop a masterplan for the Town Hall.</p> |
| Princes Park Grandstand | <p>Funding allocated in the Council 2023/24 budget for scoping and design for future renewal and conservation works.</p> |
| Carisbrook Recreation Reserve | <p>Construction of this project has now been completed including the Main and Bowls Pavilions and netball court.</p> |
| Netball Courts Activation | <p>Local Sports Infrastructure Fund funding received for netball courts and lighting at Deledio Recreation Reserve.</p> <p>Election promise for upgraded facilities at Hedges oval.</p> |
| Castlemaine Maryborough Rail Trail | <p>Regional Development Infrastructure Planning funding received for a feasibility study.</p> <p>Feasibility study is complete.</p> |
| Deledio Recreation Reserve | <p>Advocacy undertaken with local State MP Martha Haylett and Federal MP Dr Anne Webster.</p> <p>Attendance at the Regional Package Forum to understand the funding opportunities available in the Regional Package</p> |

| | |
|--------------------------------|---|
| Maryborough Central Precinct | Investigating opportunity for funding through Federal Grant Program Regional Precincts and Partnerships Program (Stream one Planning) |
| Princes Park Heritage Precinct | Planning work included in the 23/24 budget to ensure the project is grant application ready. |

REPORT

This year's review of the Priority Projects Plan found that a number of projects have now been delivered and that the context for the Plan has changed since its 2022 iteration.

The Priority Projects Plan was scheduled to be updated in June 2023.

The timing was extended to the end of 2023 to enable the Plan to be updated from work being undertaken on the Talbot Business Case and the recently adopted Early Years Infrastructure Masterplan.

This work has been critical in informing the scope and funding requirements of these projects.

Given the tight State and Federal Government budgets, the updated Plan is focused on a smaller number of projects that align with government priorities and funding opportunities.

Work has also been undertaken to more clearly articulate the community's desire to lead change and the investment that is needed to help us move the Shire from disadvantage to prosperity.

Precinct Based Approach

The updated priority projects document has also taken a precinct-based approach in Central Maryborough, which aligns well with the Federal Government's Urban Precincts and Partnerships Program.

This approach will facilitate a rich sense of place for residents and a world class visitor experience.

Three cultural heritage precincts will provide the foundation for this placemaking:

- Maryborough Railway Station Precinct

- Maryborough Central Activity District (MCAD) -including the Civic Precinct
- Princes Park Heritage Precinct (including the Olympic Pool Complex)

We are an active partner with fifteen other local government authorities in the bid to secure UNESCO World Heritage Listing of the Victorian Goldfields.

Upgrades to our highly valued heritage buildings are essential to meet the standards required of a UNESCO Listing and provides an opportunity to advocate to both State and Federal Government to invest in our heritage buildings.

Other Game Changing Initiatives

Significant projects aimed at addressing housing, early years and jobs challenges are also on our agenda as key priorities.

Town sewerage for Talbot remains critical to develop the potential of the Ballarat Maryborough growth corridor and an Early Years Hub will ensure parents can access services they need, and that our young people get the best start to life.

Sport is the lifeblood of rural communities and it's essential for us to improve the sub-standard sporting facilities at Deledio.

Funding is also required to support the delivery of a new industrial precinct including detailed design work, a development plan, subdivision, site clean-up and infrastructure provision.

The recently adopted Industrial Land Supply & Demand Assessment and Strategy identified the need for more small lot industrial sites in the Shire.

CONSULTATION/COMMUNICATION

Projects included in the Priority Projects plan have been identified through the development of a range of strategies and plans including:

- Central Goldfields Community Vision 2031
- Central Goldfields Shire Council Plan 2021 - 2025
- Economic Development Strategy 2020 - 2025
- Tourism and Events Strategy 2020 - 2025
- Population, Housing and Residential Strategy 2020
- Maryborough Retail Recovery Program

- Open Space Strategy 2020 - 2029
- Princes Park Grandstand, Cultural Management Plan, 2021
- Maryborough Major Reserves Master Plans 2022
- Maryborough Outdoor Pool Conservation Management Plan (2018) as (H1319)
- Deledio Recreation Reserve (Dunolly) Master Plan 2011 - 2020
- Central Goldfields Early Years Infrastructure Master Plan

Each of these plans have been developed through extensive consultation with the community and highlight key infrastructure projects for investment.

There are a number of other projects in development that are not investment ready for inclusion in the priority projects plan but are being progressed through design and feasibility work.

These include the feasibility study for a splash park as part of the Play Space Strategy and a feasibility study and design work for a Youth Hub.

FINANCIAL & RESOURCE IMPLICATIONS

The 2023/24 Budget includes funding to progress a number of these projects so that they are application / shovel ready for when funding opportunities arise.

This includes completion of the Talbot Futures Business Case, design, and scoping for the Princes Park Grandstand and Changerooms and development of the Early Years Master Plan.

The 2023/24 Budget also allocated funds to undertake a feasibility study for a splash park as part of the Play Space Strategy and a feasibility study and design work for a Youth Hub which would be included in future updates of the Priority Projects Plan when application ready.

RISK MANAGEMENT

This report addresses Council's strategic risk Financial sustainability - Failure to maintain our long term financial sustainability by attracting State and Federal Government investment to assist in funding asset upgrades and renewals and investment in growth to ensure the future prosperity for the Shire.

CONCLUSION

The 2022 Priority Projects Plan was adopted at the July 2022 Council Meeting and was designed to meet the needs of a State Government election year to advocate for investment in a range of infrastructure projects.

The Plan has been a useful tool and an annual review found that Council was successful in attracting government investment.

Given the tight State and Federal Government budgets, the updated Plan is focused on a smaller number of projects that align with government priorities and funding opportunities.

ATTACHMENTS

8.2.1 Refreshed Priority Projects Plan 2023



8.2.1 Central Goldfields Shire Council Priority Projects Plan 2023



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Acknowledgement of Traditional Owners

Central Goldfields Shire Council acknowledges and extends appreciation for the Dja Dja Wurrung People, the Traditional Owners of the land that we are on.

We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture and the hopes of all Dja Dja Wurrung People.

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



MAYOR'S MESSAGE

In developing our Community Vision 2031, we committed to working together to create a community that's not just surviving but thriving.



Located in the heart of Victoria, nestled between the two fast-growing regional cities of Bendigo and Ballarat, Central Goldfields Shire is at the centre of the magnificent landscape of the Victorian Goldfields World Heritage Bid.

Offering opportunities and support for every resident, we are fast becoming a prosperous community of choice. It's an exciting time for our community as we build a Central Goldfields Shire that's full of optimism and opportunity.

We might be the second-lowest ranked shire in Victoria for socio-economic advantage but we don't shy away from this. Instead, it drives us to lay the foundations for a stronger, more assured future.

For us to drive this change and to reach our full potential, we need investment that will help us move from disadvantage to prosperity.

To help stimulate private sector investment in the retail, tourism, hospitality and services sector, and to create a breathtaking visitor experience, we're seeking funding to beautify and consolidate Maryborough's role as a major regional centre.

Our unique and beautiful built heritage comes at a high cost which is an immense burden on a small rural Council. Investment in our iconic Princes Park Heritage Precinct is necessary to not only preserve this heritage asset but to improve recreational and health outcomes for our local community.

Small town sewerage for Talbot remains critical to develop the potential of the Ballarat Maryborough Growth Corridor and to provide much needed affordable housing.

Sport is the life-blood of rural communities and it's crucial for us to improve the sub-standard sporting facilities at Deledio Reserve in Dunolly.

We're aspirational and determined and we see these projects as the drivers for change in our community.

We look forward to you joining us on our journey to create a Central Goldfields Shire that we can be proud of.

Councillor Liesbeth Long

Mayor, Central Goldfields Shire



PRIORITY PROJECTS PLAN

OUR PEOPLE AND PLACE

A community not defined by its challenges, but by its aspirations and determination

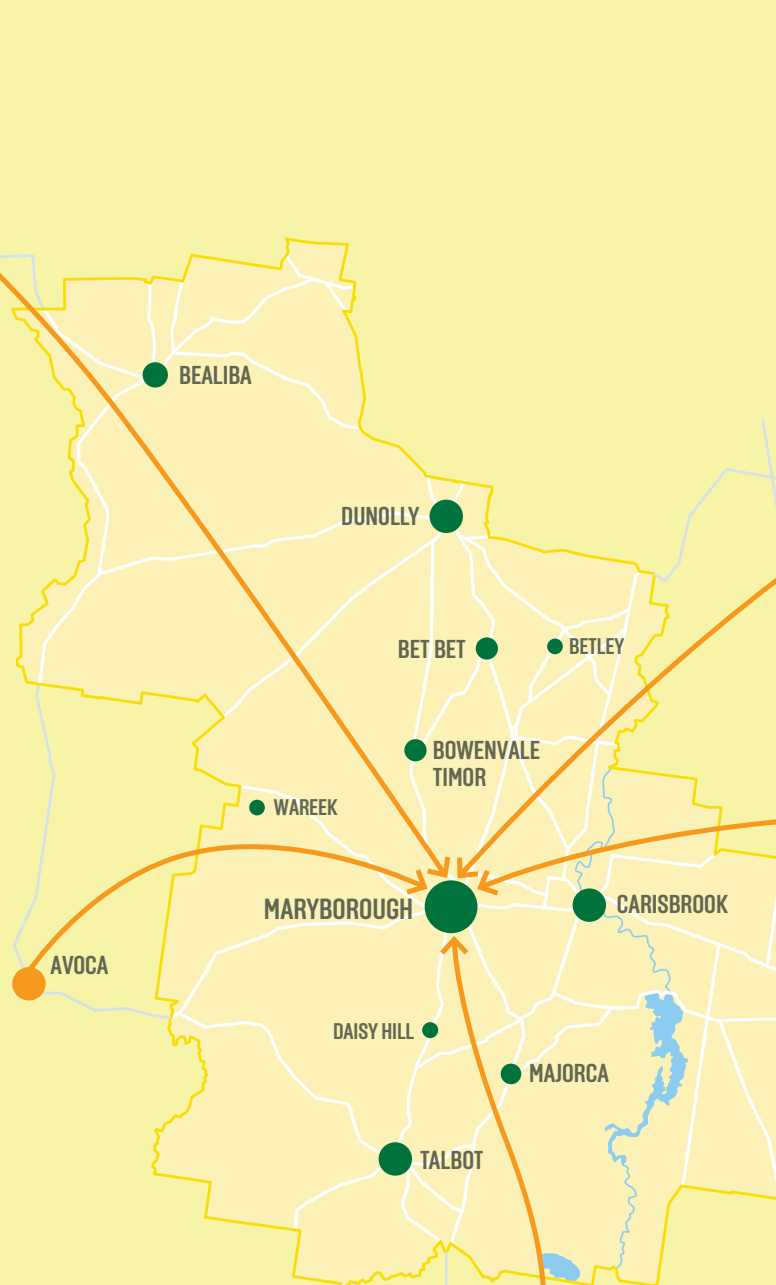
Central Goldfields Shire is located in the heart of Victoria, nestled between the two fast-growing regional cities of Bendigo and Ballarat. The Shire’s rich history began with Traditional Owners and has been enriched by migration during Victoria’s gold rush era.

All of the Shire’s townships feature iconic heritage architecture and streetscapes – so much so that a UK World Heritage expert described the landscape of the Central Victorian Goldfields as the best-surviving example from the 19th century gold rush.

To gain World Heritage Listing would define our region as a significant tourism destination on a global scale and with tourism comes jobs, and with jobs comes the potential to grow our Shire.

While we are the second-lowest ranked local government area in Victoria for socio-economic advantage, this drives us to lay the foundations for a stronger, more assured future. We see the potential in our community and we’re committed to working together to nurture and grow this.

In 2031, our community envision a people and place that’s not just surviving but thriving –



“We are an inspiring, thriving and prosperous community of choice, we’ve taken bold steps towards growing our economy and our community is full of optimism and opportunities.





We are kind, connected and inclusive and we nurture creativity, leadership and innovation. We value and invest in our young people and our health and wellbeing is high.

We live sustainably, cherish and protect our environment and heritage and we have access to outstanding jobs, education, health, community services, infrastructure, and affordable housing.”









Central Goldfields Shire Community Vision 2031, October 2021, Page 8.





-  **40%** over 60 years
-  **20%** under 20 years
-  **52 years** median age
-  **49%** not in labour force



-  **2,651** total young people (under 20 years of age)
-  **22%** of families are single parent
-  **\$904** median weekly household income
-  **45%** households are welfare dependent
-  **Over 80%** Australian born (67% Australia) (65% Victoria)
-  **Over 15%** do not achieve higher than Year 9
-  **Over 25%** of families experience family violence
-  **4x** more likely than average Victorian to live in a caravan or improvised dwelling



OUR PROVEN TRACK RECORD

We are not just a local government, but are champions of change

We continually aim to move our community from adversity to prosperity by improving tourism and economic growth, which in turn enhances equitable access to essential services and overall community connectedness and wellbeing.

Change can be daunting, but it's necessary and we are ready for it. We understand the struggles of our residents and our commitment to prosperity is fuelled by our deep care for the people who call this place home.

We are proud of our track record of program and infrastructure delivery and will continue to maximise our return on government investment through understanding our community's unique needs at the centre of everything we do.

Alongside our diversely skilled community, we will facilitate lasting change in collaboration with key partners including government.

Our achievements

Since adoption of the Priority Projects Plan 2022 in July 2022, we have achieved the following –

| Project | |
|---|---|
| Talbot Futures | The Structure Plan for Talbot and the Business Case for delivery of the Talbot Sewerage Scheme infrastructure are both on track for completion by December 2023 |
| Central Goldfields Art Gallery | <p>Construction of the redeveloped Central Goldfields Art Gallery which has been recognised with two awards in recent months:</p> <ul style="list-style-type: none"> ▪ Master Builders Association of Victoria Awards – Excellence in Commercial Construction (under \$3 million category) ▪ Victorian Museums & Galleries Awards – Highly Commended in the 2023 Large Project of the Year category <p>Funding for an Indigenous Garden at the Gallery has also been received from the Regional Infrastructure Fund. This project has now commenced</p> |
| Maryborough Railway Station Activation project | Stages 1, 2 and 3 of the project are complete. The Visitor Centre has reopened with two exhibition displays making it a visitor destination. The co-working space has been extended with a contemporary fit-out. A gallery space and sculpture garden have been created with further funding sought for activation (Stage 4) |
| Maryborough Town Hall | Federal funding allocated in Council 2023/24 budget to undertake electrical and AV upgrades with this work to be complete by June 2024 allowing for the Hall to reopen for small scale use. Further funding is required to develop a masterplan for the Town Hall |
| Princes Park Grandstand | Funding allocated in the Council 2023/24 budget for scoping and design for future renewal and conservation works has been provided, which will ensure the project is shovel ready to capitalise on future funding opportunities |
| Carisbrook Recreation Reserve | Construction of this project has now been completed including the Main and Bowls Pavilions and Netball Court |
| Netball Courts Activation | Local Sports Infrastructure Fund funding received for netball courts and lighting at Deledio Recreation Reserve. There is an election promise for upgraded facilities at Hedges oval |
| Castlemaine Maryborough Rail Trail | Regional Development Infrastructure Planning funding received for a feasibility study. The feasibility study is now complete |
| Princes Park Heritage Precinct | Planning work has been included in the Council 23/24 budget to ensure the project is grant application ready |
| Town Halls Package | Funding has been allocated to undertake designed planning/design work for the town halls in Carisbrook, Talbot and Dunolly. This will help determine the scope of works and costs to renew these significant assets to capitalise on future funding opportunities |

A PRECINCT-BASED APPROACH TO CENTRAL MARYBOROUGH

Our approach will facilitate a rich sense of place for residents and a world class visitor experience. Three cultural heritage precincts will provide the foundation for this sense of place –

- Maryborough Railway Station Precinct
- Maryborough Central Activity District (MCAD) – including the Civic Precinct
- Princes Park Heritage Precinct

Interpreting the heritage of each of these precincts will ensure that they offer exciting and engaging experiences for all and a practical focus on things to see and activities to enjoy, increasingly new and contemporary technologies will be engaged where appropriate to create a “must do” experience.

We are an active partner with the Cities of Ballarat and Greater Bendigo and twelve other local government authorities in the bid to secure UNESCO World Heritage Listing of the Victorian Goldfields.

Maryborough Central Activity District (MCAD) forms a central and significant location within that Bid and our approach to heritage interpretation and place making activities will form a critical element of the world heritage journeys and UNESCO Listing.

Touring routes within the MCAD and between the other precincts will be supported with placemaking activities including high quality interpretive panels. We will lead this work in close partnership with the Dja Dja Wurrung Corporation.

Maryborough was an important gathering site for the Dja Dja Wurrung and we are proud of their unique history extending over many thousands of years. Their stories will be told alongside the stories of significant heritage buildings and other sites which form part of Maryborough’s rich history.

Upgrades to our highly valued heritage buildings are essential to meet the standards required of a UNESCO Listing and key priorities in each of the precincts include:

- Maryborough Town Hall
- Maryborough Railway Station
- Princes Park Grandstand
- Maryborough Heritage Olympic Pool Complex

**PRIORITY
PROJECTS
PLAN**

Maryborough Central Activity District

Central Goldfields Art Gallery

Post Office

Town Hall

Civic Square or open plaza

Supreme Court

Princes Park Heritage Precinct

Princes Park

Maryborough Heritage Outdoor Pool Complex

Lake Rd.

Maryborough Railway Station Precinct



MARYBOROUGH CENTRAL ACTIVITY DISTRICT (MCAD)

The ask

Funding to support place making to re-invigorate Central Maryborough including detailed design and costing for key upgrades

\$400,000 (Stage 1 funding)

The brief

Significant public sector investment is revitalising key civic anchor sites around Central Maryborough. An integrated plan is needed to leverage off these projects and drive public realm improvements. As well as enabling affordable, town-centre housing, this will support private sector investment in the retail, tourism, hospitality and services sectors.

The fine heritage architecture of the Post Office, court house and Town Hall buildings create a space that can be re-imagined as a civic square or open plaza in the European tradition.

Integrated urban infrastructure treatments will invite pedestrians to explore the award-winning, newly re-imagined Central Goldfields Art Gallery and the High Street retail area as well as provide a strong connection to the redeveloped Hospital precinct.



Further staged works along the Nolan Street spine will draw visitors from the newly activated Maryborough Railway Station into this civic and retail area, integrating the Resource Centre, Phillips Gardens and Paramount Theatre area into a unified town core.

Improved walkability and place-making throughout the central grid and connections with the adjacent Princes Park Heritage precinct will activate the heart of Maryborough and historical interpretation and signage will boost the heritage-based tourism across the Shire.

The benefits

- ✓ Establishes a cohesive vision and long-term view in which government investment in the public realm stimulates private sector investment in the retail, tourism, hospitality and services sectors
- ✓ Leverages off major projects already underway around Central Maryborough and regional initiatives such as the evolving World Heritage recognition of the Central Victorian Goldfields
- ✓ Links key historical sites and facilitates activation of the public realm through supporting foot traffic and visitor 'stickiness' (local spending) through differentiating the centre of Maryborough from generic city/suburban/mall spaces and online retail
- ✓ Walkability of Central Maryborough encourages inner-town residential renewal and diversification in a context of limited land supply and changing demographics



Strategic precedence

- Central Goldfields Community Vision 2031
- Central Goldfields Shire Council Plan 2021–2025
 - Provide engaging public spaces
 - Provide infrastructure to meet community need
- Economic Development Strategy 2020–2025
- Tourism and Events Strategy 2020–2025
- Maryborough Retail Recovery Program

Delivery schedule

- ✓ Feasibility study – Completed
- Detailed planning – 2024-25
- Shovel ready / Implementation – 2025-26

MARYBOROUGH TOWN HALL

The ask

Funding to undertake a masterplan to guide the revitalisation of Maryborough Town Hall. The masterplan will build on the historic significance of the building and capture arts, civic activities, to bring the historic building in line with modern standards

\$400,000

The brief

The Maryborough Town Hall has architectural significance as a notable and largely intact example of a late nineteenth century provincial town hall, and as a major public building designed by the prominent Melbourne architect George Johnson. It is notable for the fine interior of the hall, particularly the gallery and painted ceiling.

There are significant opportunities to upgrade the Town Hall so that it is more widely used and open more often to the community and broader public. These include, reinstatement of the council chambers, creation of a function and modernised performance space and facilities as well as community and creative industry spaces.

The revitalised Town Hall will form a central part of the full civic upgrade planned for Maryborough (Maryborough Central Activity District project) which will support the town to further cement its role as a regional centre, serving communities across the area in terms of access to new, high quality cultural, civic and wellbeing opportunities.

The benefits

- ✓ **Bring one of Maryborough's most cherished and historically significant buildings back into use for the community**
- ✓ **Establish modern performance facilities which can attract new investment into the Shire and enhance the cultural life of the community**
- ✓ **Along with the Art Gallery and Railway Station, create a major civic precinct for Central Victoria, which fully supports and complements the World Heritage application for the Victorian Goldfields**



Strategic precedence

- Central Goldfields Community Vision 2031
- Central Goldfields Shire Council Plan 2021–2025
 - Provide infrastructure to meet community need
 - Value and care for our heritage and cultural assets

Delivery schedule

- Feasibility study – 2024
- Detailed design – 2024/2025
- Shovel ready / Implementation – 2025/2026

MARYBOROUGH RAILWAY STATION ACTIVATION – STAGE 4

The ask

Funding for Stage 4 of the redevelopment of Maryborough Railway Station precinct, including activating the creative space and courtyard at the station

\$3,000,000

The brief

Stage 4 will focus on activation of the recently renovated creative space and courtyard situated at the north east end of the Station platform.

The creative space and courtyard will celebrate the rich culture and creativity of today's goldfields community, complementing existing visitor attractions at the Station.

The two adjoining spaces will provide an array of indoor and outdoor participatory arts experiences for such as acoustic music performances and other arts and crafts activities across a broad range of different types of creative practice.

The initiative will include the display of outdoor sculptures and installations in the courtyard. It will both strengthen this exciting regional attraction and support the development and promotion of the Shire's emergent arts community, addressing social, cultural and economic priorities and complementing the visual arts focus of the recently revitalised Central Goldfields Art Gallery.

Further activation work at the Maryborough Railway Station Precinct will be undertaken in partnership with the Dja Dja Wurrung Corporation in recognition of the importance of Maryborough as a central meeting location for the Dja Dja Wurrung people.

Stage 1 focused on the relocation of the Visitor Information Centre to the Station and creation of a co-working space (*Complete*)

Stage 2 included planning and design of visitor access and movement around the complex and supporting infrastructure changes as well as contemporary and immersive audio visual display, followed by the development of a gold interpretation strategy framework (*Complete*)

Stage 3 enabled the implementation of a contemporary world class immersive interpretation centre for telling the story of gold focussed on the Central Victorian gold rush and its impact on the region, Victoria and the world. It is a massive visitor drawcard and its impact is already transformational (*Complete*)

Stage 4 will focus on activation of the creative space and courtyard strengthening the attraction for visitors to the Station and supporting the growth and celebration of the rich culture and creativity of today's goldfields community (*This priority project*)



The benefits

- ✓ Facilitate local and regional tourism recovery and economic and cultural development
- ✓ Development of a regional cultural attraction that complements the Visitor Centre attraction at the Station as well as the world class Central Goldfields Art Gallery
- ✓ Provides a key driver for the local and regional visitor economy as a “must visit” destination
- ✓ Encourages wider and extended local regional visitation and greater spend by showcasing engaging stories of regional locations in an immersive way and boosts a recovering regional economy
- ✓ Promotes civic pride and investment attraction as this splendid heritage building is used in creative and engaging ways putting Maryborough and Central Goldfields on the map
- ✓ Regional cultural attraction that complements the Visitor Centre attraction at the Station as well as the world class Central Goldfields Art Gallery

Strategic precedence

- Central Goldfields Community Vision 2031
- Central Goldfields Shire Council Plan 2021–2025
 - Value, celebrate and actively engage First Nations culture and people
 - Capitalise on tourism opportunities
 - Value and care for our heritage and culture assets
- Central Goldfields Tourism and Events Strategy 2020–2025
- Central Goldfields Economic Development Strategy 2020–2025 – Maryborough Railway Station
- Central Goldfields Art Gallery Strategy 2023–2026

Delivery schedule

- ✓ Feasibility study – Completed
- Detailed planning – 2024
- Shovel ready / Implementation – 2025

PRINCES PARK GRANDSTAND

The ask

Funding for a business case, detailed design and construction for upgrades to Princes Park Grandstand while preserving the heritage values as outlined in the Conservation Management Plan (and subject to Heritage Victoria approval)

\$6,000,000

The brief

The Princes Park Grandstand is a highly valued community asset with a Conservation Management Plan having been recently completed for the precinct. Beyond the heritage values, the grandstand serves an important community function with urgent facility upgrades needed.

Within the Grandstand –

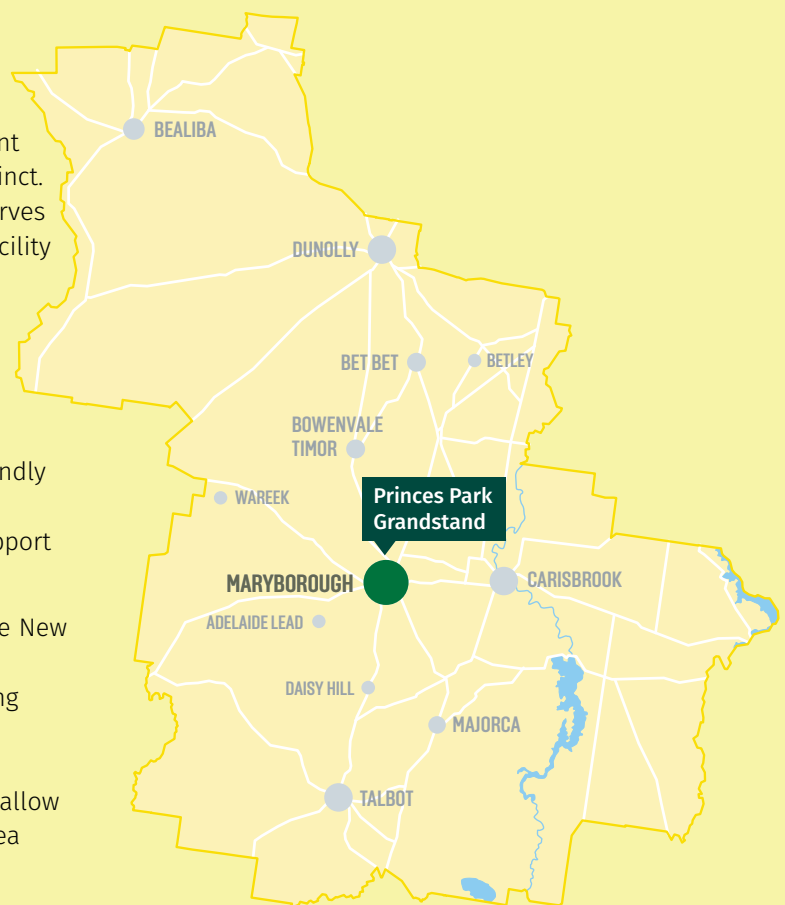
- A new design layout within the existing space to increase the functionality and use of the space and to upgrade facility
- Retrofitting of change rooms to be female friendly (players and umpires)
- Renewal of failed structural elements that support the historic grandstand

At the Junction between the Grandstand and the New Club Room addition (in 1979) –

- Redesign of layout to allow for more co-sharing of facilities
- Refurbishment of changing rooms and toilets
- Possible new lift and access to Grandstand to allow universal access to the Grandstand seating area

Other matters requiring funding include –

- Increasing disability access throughout the facility as per DDA requirements
- Upgrade the Canteen to make it compliant with health and safety requirements





Strategic precedence

- Central Goldfields Community Vision 2031
- Central Goldfields Shire Council Plan 2021–2025
 - Provide infrastructure to meet community need
 - Value and care for our heritage and cultural assets
- Active Central Goldfields, the Central Goldfields Shire's Recreation and Open Space Strategy 2020–2029
 - Continue planning to make the Princes Park Complex the Premier Sport, Recreation and Open Space
 - Increasing shared use by clubs/associations
 - Grandstand Renewal
- Princes Park Grandstand, Cultural Management Plan, 2021
 - The CMP recommends the Princes Park Grandstand to be restored to its former glory.
- Maryborough Major Reserves Master Plans 2022

The benefits

- ✓ **Provision of fit for purpose change facilities that meet the requirements of the State Sporting Associations – AFL, Netball, Cricket – for players and umpires**
- ✓ **Brings components within a significant historical Grandstand up to current standards, making it more user friendly and retaining its long history as a valued community sporting asset**
- ✓ **The Grandstand will be more accessible and inclusive and will be available for use by all community members**
- ✓ **Increasing the functionality and use of an important community asset**
- ✓ **Supports the World Heritage Bid through maintaining and enhancing a highly valued heritage asset**

Delivery schedule

- ✓ **Feasibility study – Not applicable due to Cultural Management Plan**
- Detailed planning – 2024
- Shovel ready / Implementation – 2026-2027

MARYBOROUGH HERITAGE OLYMPIC POOL COMPLEX

The ask

Funding to complete essential restoration works at the Maryborough Outdoor Pool while preserving the heritage values as outlined in the Conservation Management Plan (and subject to Heritage Victoria approval)

\$8,000,000

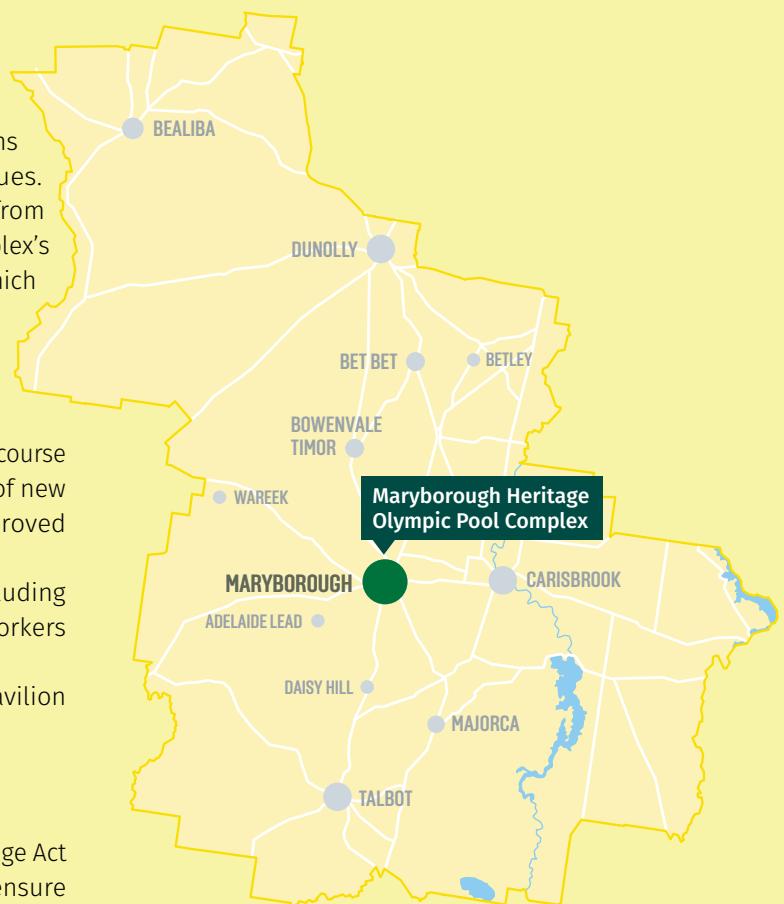
The brief

The Maryborough Heritage Olympic Pool Complex is a highly valued community asset, both in terms of its recreation function and its heritage values. Council received \$2,000,000 in stimulus funding from Heritage Victoria to conduct upgrades to the Complex's Octagonal Wade Pool and associated buildings which is due for completion in 2024.

As per the Conservation Management Plan, the works to the Olympic Pool will include –

- Full reconstruction of the Olympic 50m pool, concourse and associated works – including installation of new ramp and pool dividing wall system for improved accessibility and flexibility of operation
- Retention of specific heritage features – including hexagonal tiles and preservation of original workers initials
- Repair and structural works to restore the Pavilion and Pump Rooms
- Landscaping and civil works
- New filtration system

All works are subject to approvals under the Heritage Act 2017. The works will allow essential repairs and ensure the continued preservation of the pool complex.



Strategic precedence

- Central Goldfields Community Vision 2031
- Central Goldfields Shire Council Plan 2021–2025
 - Provide infrastructure to meet community need
 - Value and care for our heritage and cultural assets
- Maryborough Major Reserves Master Plans 2022
- Active Central Goldfields: Recreation and Open Space Strategy 2020–2029
- Conservation Management Plan (2018) as (H1319)



The benefits

- ✓ A significant heritage asset restored to its former glory whilst meeting accessibility standards and modern-day community expectations
- ✓ A safe and pleasant space for the community to enjoy during the summer months
- ✓ A regional heritage asset that attracts swimming events and carnivals



Delivery schedule

- ✓ Feasibility study – Completed
- Detailed planning – 2023
- Shovel ready / Implementation – 2024 and beyond

OTHER GAME CHANGING INITIATIVES

Significant projects aimed at addressing housing, early years and jobs challenges are also on our agenda as key priorities. Town sewerage for Talbot remains critical to develop the potential of the Ballarat Maryborough growth corridor and an Early Years Hub will ensure parents can access services they need, and that our young people get the best start to life. Sport is the life-blood of rural communities and it's essential for us to improve the sub-standard sporting facilities at Deledio Reserve in Dunolly.

Key priorities include:

- Deledio Recreation Reserve
- Talbot Futures
- Early Years Hub
- Industrial Employment Precinct



DELEDIO RECREATION RESERVE

The ask

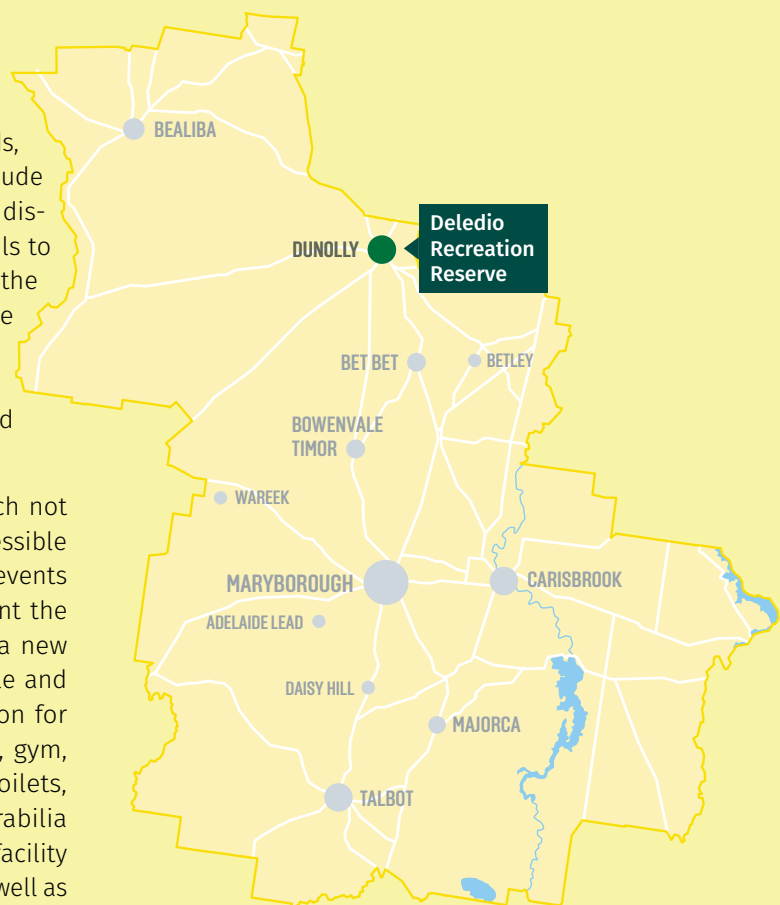
Funding to undertake the detailed design and construction of modern facilities at the recreation reserve including contemporary change facilities for players and umpires, a function space and a commercial kitchen

\$5,000,000

The brief

The existing club rooms are no longer fit for purpose and fail to meet even minimum standards, the change facilities are very poor and do not include female or disabled change facilities, there is no disability access to the building and the kitchen fails to meet health and safety regulations. Structurally, the concrete slab is cracked and there is extensive termite damage throughout. Council officers and independent contractors have determined that the building is not suitable for an upgrade and needs to be replaced.

The local community envisages a complex which not only provides change facilities, but which is accessible to all and can also be used to host community events and gatherings. Through community engagement the following key components were identified for a new facility – home and away change rooms for male and female players and umpires as well as provision for disabled participants, trainer's room, first aid, gym, commercial kitchen, bar, social room, public toilets, storerooms, offices, technology access, memorabilia display and a undercover viewing area. The new facility would meet current accessibility requirements as well as take advantage of environmentally sustainable design practices.



Community leadership

The Dunolly Sports Committee (DSC) was established for this initiative. The DSC comprises the chair of the Deledio Recreation Reserve Committee Inc. plus representatives from the Dunolly Football Netball Club, the Laanecoorie Dunolly Cricket Club, the Dunolly Primary School, the Golden Triangle Archery Club, and the Dunolly Country Fire Authority (CFA). The DSC has been very active in contributing to the development of the concept plans. Community leaders are currently lobbying MPs to secure funding as well as leading other fund raising activities.



The benefits

- ✓ Increase in participation in sporting and active recreation for all
- ✓ Expansion of spaces and facilities to host local events, classes and activities which are accessible for all ages and abilities
- ✓ Creation of local employment through catering, personal training (12 indirect jobs) and jobs through construction (5 direct jobs)
- ✓ Change facilities that are fit for purpose and meet the requirements of the relevant State associations – AFL, Netball Victoria, Cricket Victoria
- ✓ A sporting and social community asset that is accessible to the whole community

Strategic precedence

- Central Goldfields Community Vision 2031
- Central Goldfields Shire Council Plan 2021–2025
 - Provide infrastructure to meet community need
 - Value and care for heritage and cultural assets
- Dunolly and District Community Township Plan 2030
- Central Goldfields Recreation and Open Space Strategy 2020–2029
- Deledio Recreation Reserve (Dunolly) Master Plan 2011–2020
- Deledio Reserve Multi-Purpose Facility Business Case 2020
- Deledio Pavilion Concept Plan

Delivery schedule

- ✓ Feasibility study – Completed
- Detailed planning – 2024/2025
- Shovel ready / Implementation – 2025/2026

TALBOT FUTURES

The ask

Implementation of a sewerage system for Talbot to enable population and housing growth
\$20,000,000+



The brief

The charming village of Talbot is well placed to accommodate some of the renewed regional growth, and to take advantage of economic opportunities, but is currently constrained by a lack of wastewater infrastructure.

Talbot is strategically located between Maryborough and Ballarat, with an upgraded train station, a famous farmers' market and intact goldrush heritage to offer. A town structure plan that ties in with a sewerage service area is almost complete. Up-to-date costings for the sewerage scheme are also being finalised, which will lead to a 'shovel ready' project for delivering the infrastructure.

Funding the installation of a modern sewerage system would enable growth while improving the quality of life for existing residents, and allow local businesses to expand in servicing a growing population in line with the recently supported Talbot Futures Structure Plan.





The benefits

- ✓ Provision of sewerage infrastructure will ensure the safety and health of Talbot residents and deliver much needed population and economic growth for the township

- ✓ A structure planning approach in consultation with residents and other stakeholders is almost complete, with a priority of retaining the charm and heritage character that is valued by the Talbot community

- ✓ As a 'village-sized' community within the Ballarat to Maryborough corridor that already includes Creswick and Clunes, Talbot can play a role in providing much-needed housing and share the benefits of growth beyond Maryborough

Strategic precedence

- Central Goldfields Community Vision 2031
- Central Goldfields Shire Council Plan 2021–2025
 - Complete planning for a wastewater scheme for Talbot township.
 - Ensure sufficient land is zoned to accommodate residential growth.
- Population, Housing and Residential Strategy 2020
- Economic Development Strategy 2020–2025

Delivery schedule

- ✓ Structure plan – To be completed at the end of 2023
- Detailed design – 2024-25
- Shovel ready / Implementation – 2025-26

EARLY YEARS HUB

The ask

Funding for detailed design and construction of an Integrated Children and Families Hub in Central Maryborough

\$13,000,000

The brief

Central Goldfields Shire Council partnered with Go Goldfields to develop the Central Goldfields Early Years Infrastructure Master Plan. While addressing Kinder Infrastructure Service Planning requirements, the broader remit also encompassed a holistic approach to early years' service provision. This considered the socio-economic status of families, existing early years infrastructure and services and evidenced need, alongside a shared vision of ensuring every child in Central Goldfields has every chance to grow up safe, healthy, and confident.

The successful consultants, Public Realm Lab and Seaman Slattery worked alongside Council and Go Goldfields, to develop an Early Years Infrastructure Master Plan over 2022. Its development was informed by engagement with community and service providers, population driven needs analysis, a review of the suitability of existing infrastructure, and the latest research in early years' service provision.

The centre piece of the Master Plan is the development of a centrally located Integrated Children and Families Hub that supports smaller spatially distributed spokes providing early years education and care. The Hub is proposed to include integrated critical early years services of Maternal & Child Health, Immunisation alongside Supported Playgroups, Allied Health, Toy Library, and community facilities including an Aboriginal and Torres Strait Islander Family space and the Nest parenting space.

Additional daycare, occasional care, and kinder places would also be included in the Hub to meet the growing needs of the community and be access via a separate entrance.

The Children and Families Hub is a transformational project that impacts every child and family in the Central Goldfields. It represents a local commitment to ensuring the right support is delivered in the right way to give our children the best opportunities in life.

The benefits

- ✓ **Creates a centrally located one stop shop for children and families in Central Goldfields focussed on improving outcomes for the community**
- ✓ **Brings together a range of health, education, and social services to be accessible, welcoming, and available to all families**
- ✓ **Establishes the conditions to support parents and carers accessing early years and support services to enable positive parenting**
- ✓ **Applies the latest research in reducing social inequities in health and well-being outcomes**
- ✓ **Informed by local community to address significant community need**
- ✓ **Builds on the success of The Nest, a community led collaboration, providing parenting resources and support**
- ✓ **Assists attract and retain skilled staff to work in quality, purpose-built infrastructure**



Strategic precedence

- Victorian Government Education State Reforms
- Central Goldfields Shire Plan 2021 – 2025
 - Provide infrastructure to meet community need
- Every Child, Every Chance initiative
 - Strategic Outcomes Map
- Central Goldfields Early Years Infrastructure Master Plan

Delivery schedule

- ✓ Feasibility study – 2023
- Detailed design – To be determined
- Shovel ready / Implementation – To be determined

INDUSTRIAL EMPLOYMENT PRECINCT

The ask

Funding to support the delivery of a new industrial precinct including detailed design work, a development plan, subdivision, site clean-up and infrastructure provision

\$5,000,000

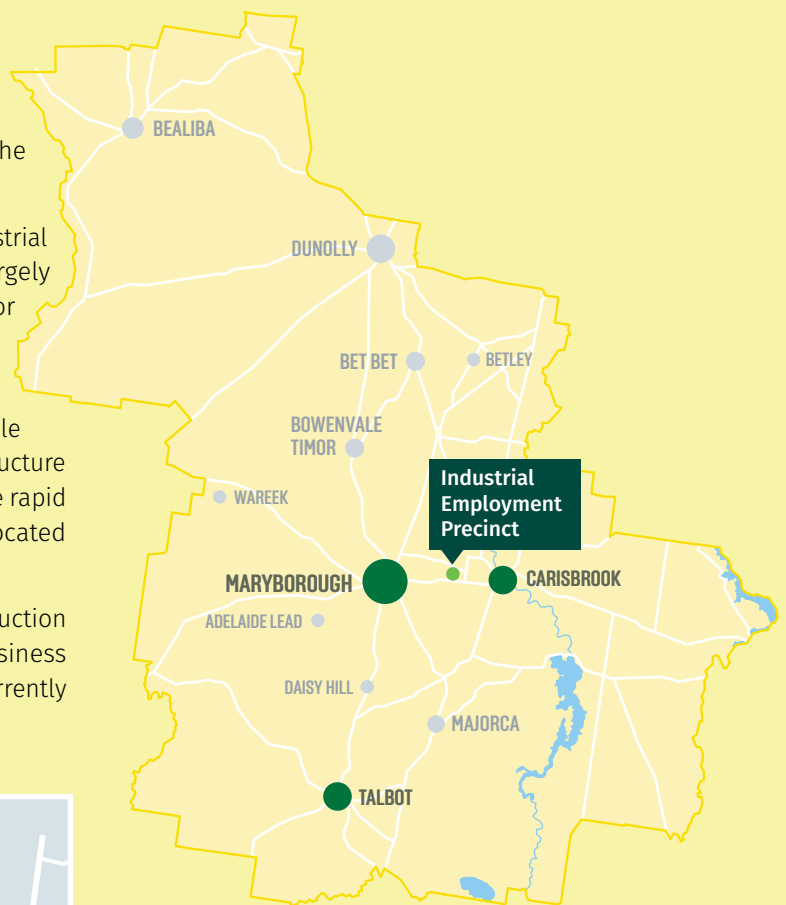
The brief

The recently adopted Industrial Land Supply & Demand Assessment and Strategy has identified the need for small lot industrial sites in the Shire.

A large (18 hectare) Council-owned site zoned Industrial 1 is available for this use. The land is level and largely cleared and only a small portion of it is needed for future use by Council.

A sewer pump station and local network would unlock over 80 hectares of Industrial Zone land, while a development plan, subdivision and other infrastructure for an 18 hectare council-owned site would enable rapid establishment of multiple businesses and a relocated council depot.

Based on this supply scenario, hundreds of construction and ongoing local jobs would be created. A business case to bring the proposal to feasibility stage is currently being developed.





The benefits

- ✓ Council owned land enables rapid implementation in a context where land fragmentation and a lack of local industrial developers has constrained supply of sites of this type

- ✓ Meet growing demand as evidenced by an adjacent factory site seeking additional land for expansion, as well as private operators and Investment Victoria seeking land to establish new industrial businesses in the area

- ✓ With infrastructure provision, the broader precinct meets an identified need for small to medium industrial lots as well as development-ready medium to large sites and creates 7–10 years of supply

- ✓ Establishes a major employment precinct close to Maryborough and the future growth areas of Carisbrook and Talbot

- ✓ Supports the growth of small local businesses that underpin supply chains in goods, maintenance and other services and attracts larger industrial businesses to the Shire

Strategic precedence

- Central Goldfields Community Vision 2031
- Central Goldfields Shire Council Plan 2021–2025
 - Support existing and new and emerging business and industry
 - Develop a skilled and diverse workforce
- Industrial Land Supply & Demand Assessment and Strategy

Delivery schedule

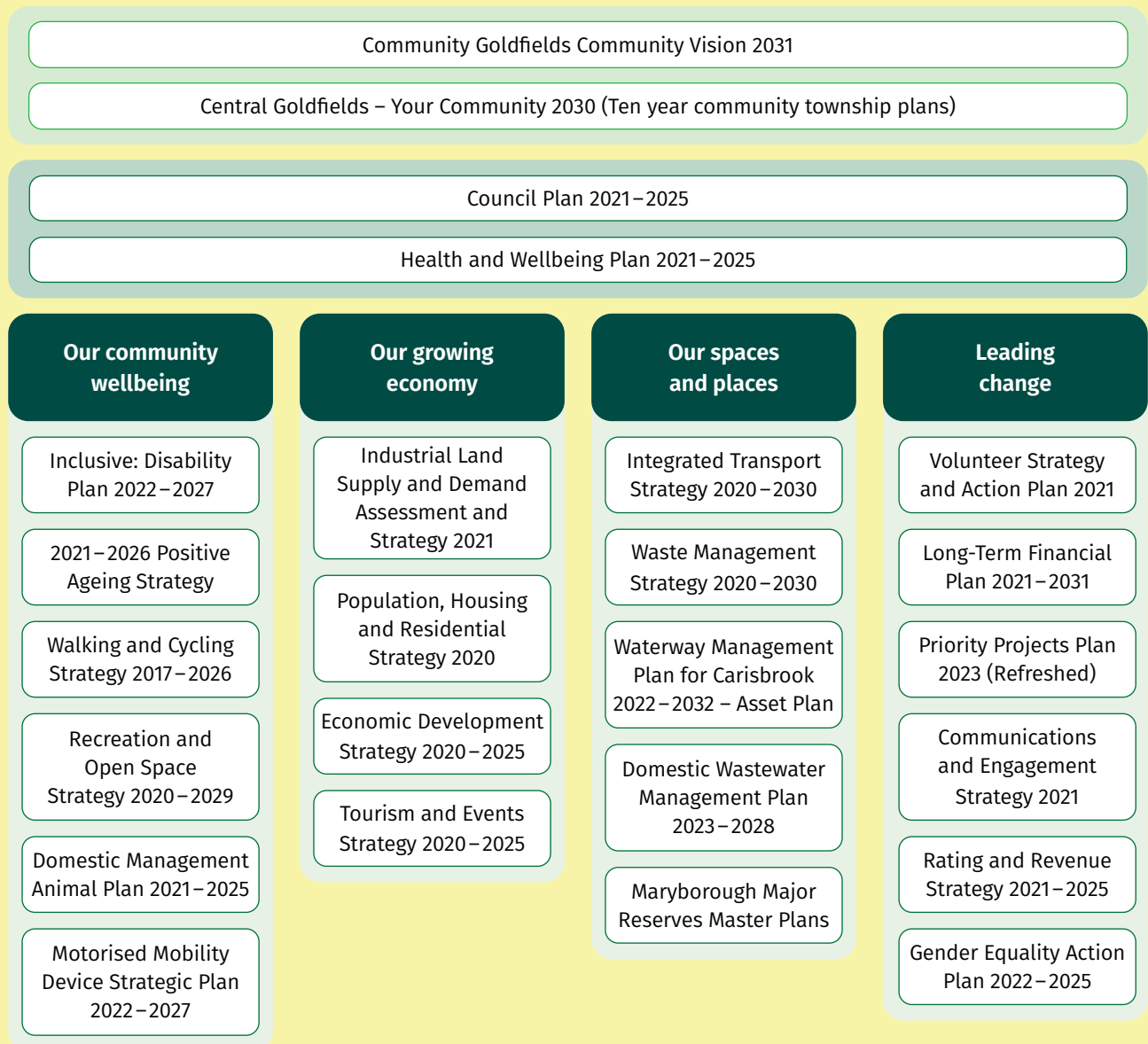
- ✓ Feasibility study – Completed
- Detailed planning – 2024-2025
- Shovel ready / Implementation – 2025-2026

APPENDICES

Our strategic planning framework

In leading change, we're proud to be guided by a robust strategic planning framework developed with extensive community input.

Central to this framework is the Central Goldfields Community Vision 2031 which outlines twelve strategic priorities for the future of the Shire. These strategic priorities are captured and expanded on through the Central Goldfields Shire Council Plan 2021–2025 which is the delivery mechanism for the Vision:



Delivery schedule legend

- **Feasibility study** – a study that determines whether a project idea is practically and financially viable. It determines the resources (time, effort and money) required to deliver the project and the potential benefits including whether these benefits outweigh the resource costs
- **Detailed planning** – takes the concept developed through the feasibility study and business case and makes it practical and implementable including detailed construction plans, permit applications, procurement planning and establishing delivery timelines
- **Shovel ready** – is the stage where the project is ready to commence pending the procurement and commissioning of the relevant services required
- **Implementation** – begins once the physical work of the project has commenced continues throughout the remaining duration of the project

8.3. COMMUNITY FEEDBACK UPDATE FOR PROPOSAL TO NAME THE OPEN SPACE IN WHIRAKEE RISE AS "CYRIL AND MYRA MARTIN RESERVE".

Author: Governance Officer

Responsible Officer: General Manager Corporate Performance

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

SUMMARY/PURPOSE

The purpose of this report is to present the proposal to name the open space in Whirakee Rise as Cyril and Myra Martin Reserve.

RECOMMENDATION

That Council:

1. ratifies the proposal to name the section of the land in Whirakee Rise described below, as the Cyril and Myra Martin Reserve;
2. in accordance with section 10 of the *Geographic Place Names Act 1998*, applies to the Registrar of Geographic Names for the registration of the amendment at point 1 to be made; and
3. Thanks the community for its feedback, noting it reflects widely-held respect for Cyril and Myra Martin.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2021-2025 - Our Spaces and Places

The Communities Vision:

1. Communities honour, protect, and celebrate culture, diversity, history, and heritage.
3. Engaging places and spaces for people to live, work, play and connect.
4. Activated, engaged, and informed citizens who have a say, volunteer, get involved in community matters

4. Transparent decision making;

The naming rules are the guidelines provided for under section 5 of the *Geographic Place Names Act 1998*.

The Local Government Act 2020 imparts no obligations on Council when considering the naming of places specifically.

However, in accordance with the Central Goldfields Shire Council Place Naming Policy, when a naming proposal is received, Council must ensure the community engagement principles are adhered to and consultation is undertaken with relevant parties.

BACKGROUND INFORMATION

The proposal relates to the open space highlighted in the map below.



A road name Martin Drive was proposed and approved by Council on 27 July 2021 at the request of the developer Mr Mark Dellavedova.

The proposal was to honour the achievements of Myra Martin (BEM, OAM) and Cyril Martin and to reflect the historical context of the achievements of a highly regarded couple, who were both involved in a wide range of community support activities for many years.

The renaming was subsequently refused by the State Government due to the proximity of a duplicate name and Council was not able to proceed with the road name Martin Drive being adopted.

The road was subsequently named Calista Drive.

REPORT

When the State Government refused Martin Place as a name, it provided the following feedback:

"[Our decision] is unfortunate as the historical information provided is great! Perhaps the name can be used to name a geographic feature - i.e., park or reserve."

On that basis it is proposed to name an open space in Whirakee Rise as Cyril and Myra Martin Reserve.

The process has been as follows:

- The proposal was presented to a Council Meeting on 26 September 2023 for endorsement for public feedback.
- Public consultation ran for 30 days ending on 20 October 2023.
- The recommendation, taking into consideration public feedback, is presented to Council accordingly for consideration.

CONSULTATION/COMMUNICATION

Official Naming Rules Victoria, Principle B - Recognising the public interest recognises that changes to location names may affect current and future residents, emergency response zones and addresses, property owners, businesses, and visitors.

Traditional Owners are also considered key stakeholders in the naming process due to their identity and connection to their Country and connection to the land.

On 6 June 2023, a letter inviting consultation, comments or feedback via email and mail were sent to Dja Dja Wurrung Corporation, Ambulance Victoria, and ESTA, providing 40 days to respond.

There were no objections received, however the Dja Dja Wurrung Corporation on 13 June 2023 advised that although there was no objection it would like to be consulted at an earlier state of any future similar proceedings.

An updated Place Naming Policy and new Place Naming Procedure is being currently being developed and is proposed to reference the requirement to consult with the Dja Dja Wurrung Corporation in the early stages of the process to make sure that the name is sensitive to and mindful of the Dja Dja Wurrung nation before proceeding to the next stage of providing a recommendation.

An invitation for public submission was advertised on social media and on the "Engage Goldfields" website.

The consultation period closed on 20 October 2023.

There were 15 submissions from members of the public (refer 8.2.1 and 8.2.2 attached) and all were favourable and agreed with the proposal.

The feedback highlighted Myra's particular influence and contribution to many generations of locals through her dance school, and the overall contribution and impact both Cyril and Myra had on the Maryborough community.

If approved by Council, the proposal and all relevant documents will be lodged with the Registrar of Geographic Names (Registrar) for endorsement, Gazettal, and registration.

Following Gazettal of the proposal by the Registrar, Council will advise the Dja Dja Wurrung Corporation, Ambulance Victoria, and ESTA, and the broader community.

FINANCIAL & RESOURCE IMPLICATIONS

The initial costs associated with this process will be for advertising in the Maryborough Advertiser.

Future costs, if the proposed name is endorsed by Council, will include signage at the reserve and lodgement of the proposal and all relevant documents with the Registrar of Geographic Names (Registrar) for endorsement, Gazettal, and registration.

RISK MANAGEMENT

This report addresses Council's strategic risk:

Community engagement - Inadequate stakeholder management or engagement impacting brand reputation and community satisfaction in Council decision making. by ensuring stakeholders are consulted as required under legislation.

Community Well-being - Failure to recognise and manage the impact of changing social and economic conditions on the community, by ensuring the significant contribution of community members is recognised.

CONCLUSION

The proposal to name the open space in Whirakee Rise as Cyril and Myra Martin Reserve is presented to Council due to the significant contributions and impact both Cyril and Myra had on the Maryborough community.

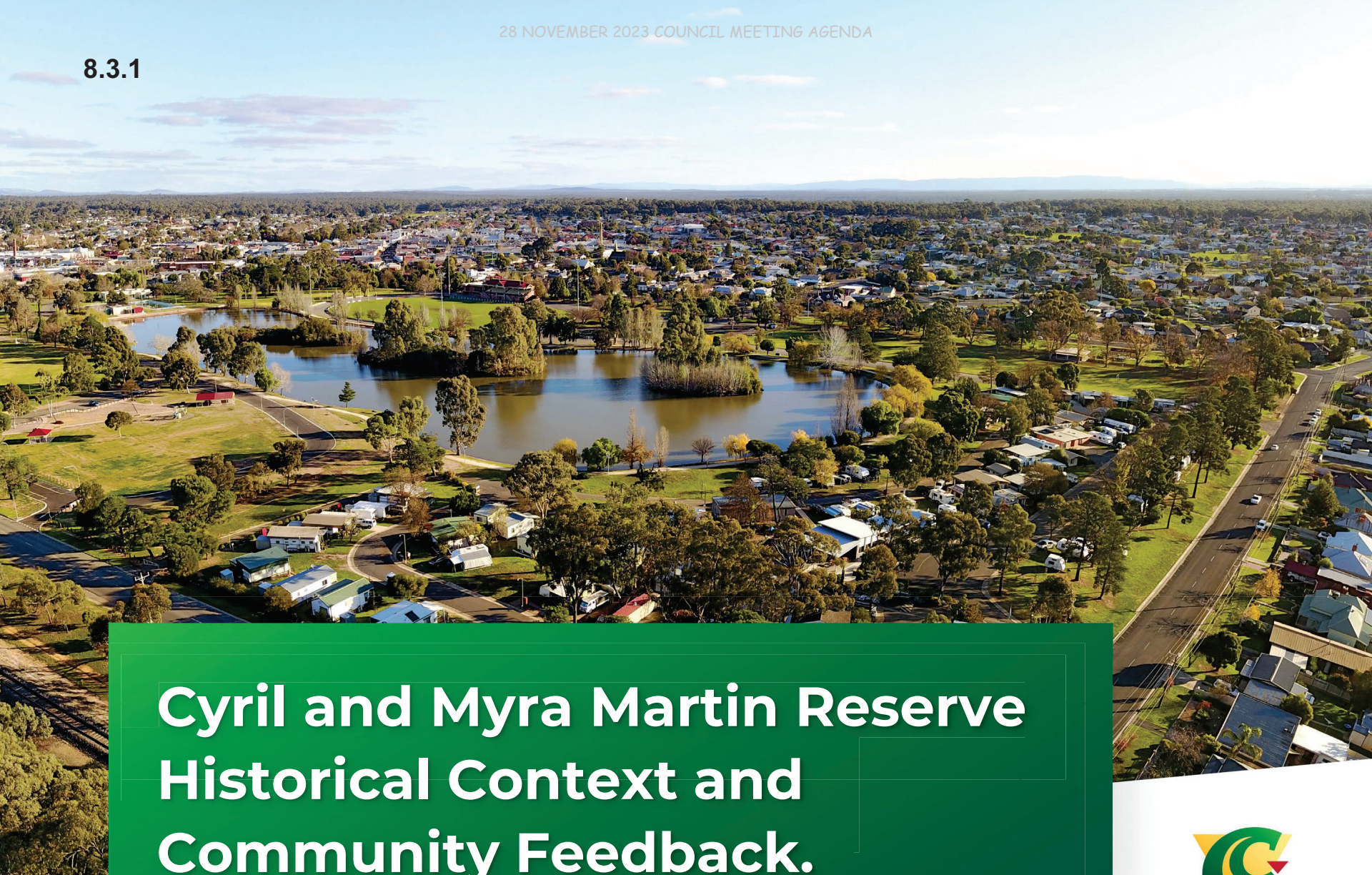
The correct process requirements under the Naming Rules that are provided for in Section 5 of the *Geographic Place Names Act 1998* have been followed.

ATTACHMENTS

8.3.1 Historical context attachment - Proposal to name an open space in Whirakee Rise as Cyril and Myra Martin Reserve.

8.3.2 Copy of Community Feedback

8.3.1



**Cyril and Myra Martin Reserve
Historical Context and
Community Feedback.**



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



- Myra moved her family to Maryborough in 1942 for employment and on Cyril returning from New Guinea they decided to stay.
- Cyril set up a removalist business and then the Mobil Oil Agency.
- Myra continued her dancing schools throughout central Victoria.
- They participated completely in post war Maryborough.
- Myra and Cyril built the first motel in Maryborough in 1959, only the 5th in Country Victoria.

Myra Martin



- Throughout Myra's life in Maryborough, she was the Principal of the Martin School of Dance and from 1943 until her death in 2017 all money raised from their concerts was returned straight back to the Maryborough Community.
- Myra was awarded a British Empire Medal (in 1975) as well as an Order of Australia Medal (in 1998).

- Myra directed and produced a Queen Carnival to raise funds to build the RSL Memorial Hall in 1946.
- Resurrected the Cub and Scout pack and was Akela for 12 years.
- Was a foundation member and soon went about raising money to build TL Stone kindergarten.
- In 1950 directed and produced a Queen Carnival to raise funds for the Brass Band and the Maryborough Football Club.
- Member of the Carnival Committee which ran the adult and junior hospital balls, held annually to raise money for the hospital. She also ran pantomimes for 8 years for the same purpose.

Myra Martin

- In 1952 was a foundation member of the Ladies Comfort Station and volunteered for five years to drive around the surrounding districts to collect one shilling a week from farmers wives, to go into the fund.
- Ran garden parties, balls, and dances to assist fund raising as well and finally in 1958 the foundation stone was laid.
- She was an active member of the Maryborough Centenary committee where she prepared children for the celebrations and entertainment in Princes Park in 1954.
- Established the tap-dancing competition at the New Year's Day Sports which originally commenced as an exhibition. She continued judging this successful Victorian competition for several years.
- Suggested a Queen Carnival be held to raise funds to build a Geriatric Centre. She was director and producer, and Clarendon House was begun.
- Qualified as a Chiropodist and volunteered for 11 years to provide a service for Hospital's public patients and residents of Clarendon House.
- Trained the Anglican Debutante Sets from 1957 to 2010 and the Catholic Debutants for many years.

Myra Martin

- Taught Ballroom Dancing to all Maryborough 404 students for 30 years for their Annual Ball
- Ran Elderly Exercise and Healthy living groups for various community organisations in Maryborough and Carisbrook
- The list of committees Myra was on depended on the interests of her children and husband at the time:
- President of the Ladies Committee of the Church of England Football club(6 years)
- President of the Maryborough League Football club Ladies committee(5 years)
- Active member of the Maryborough Swimming club in the 40's and 50's, training local girls to perform water ballets to give exhibitions in Ballarat and Bendigo as fundraisers.
- Member of the Pony Club supporting her husband
- Member of Primary School 404 and the Maryborough High School parent clubs
- Member of the Australia Day committee for several years.

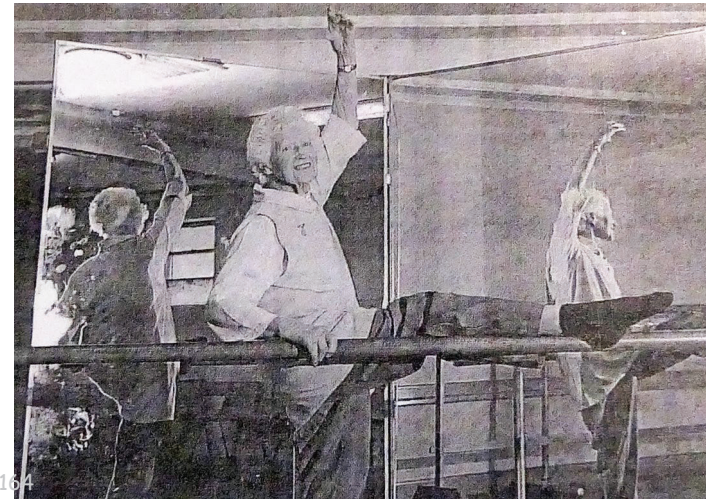
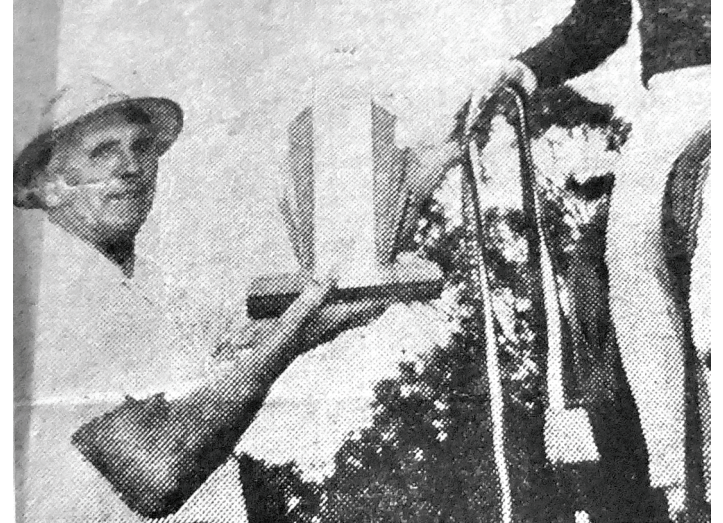
All the above was done on a voluntary basis.

Cyril Martin



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

Cyril and Myra Martin



Feedback from the Maryborough Community

- After reading the above information about Myra and Cyril, I think that the renaming of the reserve is an excellent idea. They made such a huge contribution to the local community.
- This is such wonderful news. My great-grandmother Myra Martin was such an amazing lady, who I still look up to till this day. I followed in her footsteps and danced at the Martin school of dance for almost 10years. I loved spending time with my nan and hearing about her childhood and sharing stories about her side of the family. I'm very proud to be Myra's great-granddaughter and I will cherish our memories forever. The re-naming proposal is such a wonderful idea, and it would suit Whirrakee Rise in honour of what Cyril and Myra done for this town of Maryborough.
- What a wonderful way to honour such a community minded couple.
- Definitely a wonderful idea. Very worthy recipients.
- After reading their achievements in this article maybe their name should be added to something more substantial than a park. What a marvellous history from a couple that has given so much
- A fabulous idea! A lovely memorial for two people who contributed so much to our community

Feedback from the Maryborough Community

- Well-deserved accolade for an exceptional couple
- An excellent choice.
- Absolutely brilliant an amazing couple that have contributed not only to the whole community but to the welfare of thousands of young people's lives .Through the value of music , dance & the arts . Their generosity lives on in their great granddaughter Kirby who continues with the Dance school. Music makes the world go round .
- Lovely idea. Maybe shorten the name of it to C&M Martin Reserve.To honour them both; they both would have loved a place that can actually be used by kids or all ages
- This is an excellent proposal. It would also be great if something in the Town Hall building could be named after Mrs Martin to recognise the legacy of her dance teaching. Mrs Martin in particular had a profound impact upon my time in Maryborough as a child. Only later did I realise how many generations before me she had also inspired and supported. I danced under her tuition for years, taking part in many concerts as well as performances at the hospital that were solely for charity. Years after I had stopped dancing, she still remembered me and made an effort to ask questions about my life and how my education was going. She was a remarkable role model and taught me the value of kindness, empathy, respect for others, self-discipline and social justice. I hope that Mr and Mrs Martin are aptly recognised for the significant impact they have had on Maryborough
- Having spent the first forty years of my life, living and working in Maryborough, I wholeheartedly agree with the naming of the space to commemorate the Martins . Their dedication to community was outstanding.

8.3.2

Engage Goldfields

Have Your Say! Comments close 5pm, 20 October 2023

Sep 28, 2023 - Oct 19, 2023

Project: Whirrakee Rise/Quinn Reserve Renaming

Tool Type: Form

Activity ID: 80

Exported: Oct 24, 2023, 10:12 AM

Exported By: klong

Contribution ID: 729

Member ID:

Date Submitted: Oct 19, 2023, 05:02 AM

Send your comments about the re-naming proposal to Council in the section below:

I fully support your proposal. I also suggest that the Council use the opportunity of the current focus-time on Myra, to write a Wikipedia profile for her, It is appalling that the Maryborough entry, in its Notable People section, has 10 men and only one woman, Lauren Butler, and has relied on profiles written by other bodies to assemble that list. I am aware that many Maryborough people don't understand how to use Wikipedia and dismiss it only as an unreliable source. However, it is widely used as a source of information on the Shire. I can see that both generally, in the quotes from the Timor, Victoria entry which I rewrote during covid, (as Bleating) and in some Council publications. (Cr. Meddows-Taylor is aware of the work I have done/am currently doing to correct and update the history sections of the Wikipedia entries for the Maryborough area.) However I can't write profiles for people whom I knew only to 1974, when I left the Borough. It is far too long ago. Please don't flick the job to the history groups, whose capacities we know are increasingly overtaxed, as the nature of their work continues to be radically challenged by the forces of the internet, and the Shire's need for them to adapt to modern tourism/tourist needs. Thanks, T

Contribution ID: 728

Member ID:

Date Submitted: Oct 13, 2023, 11:14 PM

Send your comments about the re-naming proposal to Council in the section below:

Having spent the first forty years of my life, living and working in Maryborough, I wholeheartedly agree with the naming of the space to commemorate the Martins .
Their dedication to community was outstanding.

Contribution ID: 727

Member ID:

Date Submitted: Oct 12, 2023, 08:03 PM

Send your comments about the re-naming proposal to Council in the section below:

Lovely idea. Maybe shorten the name of it to C&M Martin Reserve.
To honor them both; they both would of loved a place that can actually be used by kids or all ages, not the sad and poorly utilized space of what's there at present...

Response No:
4

Contribution ID: 725
Member ID:
Date Submitted: Oct 07, 2023, 05:07 PM

Q1

Long Text

Send your comments about the re-naming proposal to Council in the section below:

This is an excellent proposal. It would also be great if something in the Town Hall building could be named after Mrs Martin to recognise the legacy of her dance teaching. Mrs Martin in particular had a profound impact upon my time in Maryborough as a child. Only later did I realise how many generations before me she had also inspired and supported. I danced under her tuition for years, taking part in many concerts as well as performances at the hospital that were solely for charity. Years after I had stopped dancing she still remembered me and made an effort to ask questions about my life and how my education was going. She was a remarkable role model and taught me the value of kindness, empathy, respect for others, self-discipline and social justice. I hope that Mr and Mrs Martin are aptly recognised for the significant impact they have had on Maryborough.

Contribution ID: 724
Member ID:
Date Submitted: Oct 03, 2023, 10:07 PM

Send your comments about the re-naming proposal to Council in the section below:

Absolutely brilliant an amazing couple that have contributed not only to the whole community but to the welfare of thousands of young peoples lives .
 Through the value of music , dance & the arts .
 Their generosity lives on in their great granddaughter who continues with the Dance school.
 Music makes the world go round .

Contribution ID: 723
Member ID:
Date Submitted: Oct 03, 2023, 02:00 PM

Send your comments about the re-naming proposal to Council in the section below:

Well deserved accolade for an exceptional couple

Contribution ID: 722
Member ID:
Date Submitted: Oct 02, 2023, 10:24 PM

Send your comments about the re-naming proposal to Council in the section below:

A fabulous idea! A lovely memorial for two people who contributed so much to our community.

Contribution ID: 721
Member ID:
Date Submitted: Oct 02, 2023, 08:21 PM

Send your comments about the re-naming proposal to Council in the section below:

An excellent choice.

Contribution ID: 720
Member ID:
Date Submitted: Oct 02, 2023, 05:23 PM

Send your comments about the re-naming proposal to Council in the section below:

After reading their achievements in this article maybe their name should be added to something more substantial than a park.

What a marvellous history from a couple that has given so much

Contribution ID: 718
Member ID:
Date Submitted: Oct 01, 2023, 04:52 PM

Send your comments about the re-naming proposal to Council in the section below:

What a wonderful way to honour such a community minded couple.

Response No:
12

Contribution ID: 717

Member ID:

Date Submitted: Oct 01, 2023, 01:53 PM

Q1

Long Text

Send your comments about the re-naming proposal to Council in the section below:

This is such wonderful news. Myra Martin was such an amazing lady, who I still look up to till this day. I followed in her footsteps and danced at the Martin school of dance for almost 10years. I loved spending time with Myra and hearing about her childhood and sharing stories about her side of the family. I will cherish our memories forever.
The re-naming proposal is such a wonderful idea and it would suit Whirrakee Rise in honour of what Cyril and Myra done for this town of Maryborough.

Contribution ID: 716

Member ID:

Date Submitted: Sep 28, 2023, 08:12 PM

Send your comments about the re-naming proposal to Council in the section below:

After reading the above information about Myra and Cyril, I think that the renaming of the reserve is an excellent idea. They made such a huge contribution to the local community.

in accordance with plans submitted, must be:

- a. *a separate plan of subdivision in pdf format:*
 - b. *Surveyed by a Licensed Land Surveyor*
 - c. *Including a restriction on the plan of subdivision advising the future owners of the need to have a licensed surveyor determine the flood levels that apply to this site.*
2. *The layout of the subdivision permitted by this permit as shown on the endorsed plan(s) and/or described in the endorsed documents must not be altered or modified (for any reason) except with the prior written consent of the responsible authority.*

Formal plan of subdivision

3. *The formal plan of subdivision submitted for certification must be in accordance with the endorsed plan and must not be modified except to comply with statutory requirements or with the further written consent of the responsible authority.*

Fencing

4. *Prior to a statement of compliance issuing boundary fencing is to be constructed.*
5. *All fencing must be suitable fencing design to allow for the flow of water (refer to NCCMA document titled Fencing Guidelines for Flood-Prone Areas, March 2020)*

Construction activities

6. *The development must be managed during construction to the satisfaction of the responsible authority so that the amenity of the area is not detrimentally affected through the:*
- a) *Transport of materials, goods, or commodities to or from the land.*
 - b) *Appearance of any building works or materials.*
 - c) *Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, litter, dust, wastewater, waste products, grit, or oil.*
 - d) *Presence of vermin or animals.*

Public open space contribution

7. *Prior to the issue of the Statement of Compliance, a monetary contribution of an amount equal to 5% of the current value of all the land within the subdivision shall be paid to the responsible*

authority. If the land is subdivided in stages; the contribution may be paid proportionally to the area of the lots being created.

8. The permit holder or landowner must pay on demand the Council's reasonable costs and expenses to provide valuation for payment in lieu of open space.

Mandatory subdivision conditions

9. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas (where it is proposed to be connected) services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
10. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
11. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
12. The owner of the land must enter into an agreement with:
 - a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network (NBN) will not be provided by optical fibre.
13. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
 - a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and

- b) a suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Engineering

14. Prior to the issue of a Statement of Compliance (or as otherwise stated) the following must be undertaken by the permit holder/landowner to the requirements and satisfaction of the responsible authority (alternative requirements may be approved, in writing, by Council's Manager Infrastructure):

Access

15. Vehicular access to Lot 1 must be provided from Victoria Street (Pyrenees Highway) in accordance with the requirements of the Department of Transport vehicle.

Drainage

16. All stormwaters must be accommodated and treated within the subject land.
17. The owner/applicant must design a drainage system to drain the lots to the legal point of discharge.
18. The legal point of stormwater discharge for both lots shall be Victoria Street.

Landscaping

19. Upon completion of all works, all nature strips must be levelled, topsoiled, and seeded. Alternate landscaping methods may be undertaken, but must be approved in writing, by the responsible authority prior to being undertaken.

Asset Protection

20. At any time, the permit holder must ensure that the operation and condition of Council assets (including street trees, drainage pits and covers, footpaths and kerb and channel) are not damaged by the site construction works.

If the Responsible Authority deems Council assets have been detrimentally affected or damaged by development construction access, then the assets will be required to be repaired and

reinstated by the permit holder to the satisfaction of the Responsible Authority.

Department of Transport

21. Prior to the issue of a Statement of Compliance, the following must be completed to the satisfaction of and at no cost to the Head, Transport for Victoria, and the Responsible Authority:
- a. Access to both lots and associated works must be provided and available for use and be:
 - i. Constructed in accordance with VicRoads Guideline Drawing GD4010 for passenger vehicles.
 - ii. Formed to such levels and drained so that they can be used in accordance with the endorsed plans.
 - iii. Treated with an all-weather seal or some other durable surface.
22. Driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety (e.g., by spilling gravel onto the roadway).

Permit expiry

23. This permit will expire if one of the following circumstances applies.
- a) The plan of subdivision is not certified within two (2) years of the date of this permit.
 - b) Registration of the plan of subdivision is not completed within five (5) years of the certification of the plan of subdivision under the Subdivision Act 1988.

The responsible authority may extend the time to certify the plan if a request is made in writing before the permit expires, or within six months afterwards.

Permit Notes

NCCMA

Flood levels for the 1% AEP (100-year ARI) flood event have been determined for this area under provisions of the Water Act 1989.

The applicable 1% AEP flood level for the location described above is 193.9 metres AHD, which was obtained from Carisbrook Flood and Drainage Management Plan (2013).

North Central CMA advises that in the event of a 1% AEP flood event it is possible that the property may be subject to inundation from overland flows and McCallum Creek. However, it is recommended that a licensed surveyor be engaged to determine the exact effect of the applicable flood level on the property.

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2021-2025 - Leading Change

The Community's vision 4. Transparent decision making;

This report has been developed in accordance with the *Planning and Environment Act 1987* (the Act), and the *Central Goldfields Planning Scheme* (planning scheme).

BACKGROUND INFORMATION

Planning permit application no. D044/23 was lodged on 18 April 2023. The application proposes the 2- lot subdivision of the land, and subdivision adjacent to a road in a Transport Zone 2, at 42 Victoria Street, Carisbrook.

There are no other relevant planning permits on the site.

REPORT

Proposal

Planning application D044/23 proposed the subdivision of the land into 2 lots.

Lot one will contain the existing dwelling and shed and will have a lot size of 706m². Proposed lot two is 1,257m² and will have a battle-axe configuration.

It is proposed both lots will use the existing crossing on Victoria Street with a small section of common property to allow for shared access.

The application has shown that it meets the objectives and standards of Clause 56 contained within the Central Goldfields Planning Scheme.

Refer to Attachment 8.4.1: Development plans.

Site and Surrounds

The land is described as Lot 2 on Plan of Subdivision (Lodged Plan) LP021054 and has a rectangular shape with an area of 1,964.1m².

The land is on the southern side of Victoria Street and contains an existing dwelling and sheds.

The site is relatively flat and open and has a small number of established trees and shrubs mainly along the rear and side fence of proposed Lot 2.

The site has connected to all reticulated services, and it is proposed to connect lot 2 to the same services.

The land is in the General Residential Zone, Schedule 1 (GRZ1) and affected by the Erosion Management Overlay and Land Subject to Inundation Overlay.

The surrounding area is predominantly in the General Residential Zone, mostly containing residential dwellings on the lots with some vacant residential land.

To the South and to the West is predominantly Rural Land in the Rural Living Zone and Farming Zone. To the west is the Main Drain for Carisbrook.

Refer to Attachment 2: Site and surrounding area.

Planning Permit Triggers

Under the planning scheme, a planning permit is required for the following:

- Pursuant to clause 32.08-3, a permit is required to subdivide land in the GRZ1.
- Pursuant to clause 44.01-5, a permit is required to subdivide land in the EMO.
- Pursuant to clause 44.04-3, a permit is required to subdivide land in the LSIO.
- Pursuant to clause 52.29-2, a permit is required to subdivide land adjacent to a road in a Transport Zone 2.

Planning Policy Framework

The following clauses of the Planning Policy Framework (PPF) are relevant in the consideration of this application:

Municipal Planning Strategy

The following clauses of the Municipal Planning Strategy (MPS) are relevant to this application:

Clause 02-03-1 Settlement

This policy identifies Carisbrook as a Local community centre acting as a satellite town to Maryborough and providing town centre services.

Established townships and settlements in the shire are to be supported by:

- *Primarily directing development to Maryborough as a sub-regional centre.*
- *Encouraging medium density housing in the vicinity of the Maryborough Central Business Area.*
- *Maintaining the network of smaller urban centres to ensure reasonable access to jobs and services and lifestyle choices.*
- *Directing development to infill lots that are suitable for development in the smaller townships of Dunolly, Carisbrook, Bealiba, Talbot, and Majorca.*
- *Limiting low density residential development at the periphery of Maryborough, Carisbrook, Dunolly, Majorca, and Timor to locations that can be economically and efficiently provided with water, electricity, and suitable road access.*
- *Encouraging a more compact urban form for Carisbrook, Dunolly, and Talbot.*

Clause 02.04 Central Goldfields Strategic Framework Plans

The land is identified in the Carisbrook Structure Plan as within the township boundary. The plan directs that new development is to be limited to within township boundaries.

Zone

32.08 General Residential Zone

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.

- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Overlays

44.01 Erosion Management Overlay

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development.

44.04 Land Subject to Inundation Overlay

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

Particular Provisions

Clause 52.29 Land Adjacent to the Principal Road Network

- To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.
- To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.

Clause 53.01 Public Open Space Contribution and Subdivision

- A person who proposes to subdivide land must contribute to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial, or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the *Subdivision Act 1988*.

56 Residential Subdivision

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create liveable and sustainable neighbourhoods and urban places with character and identity.
- To achieve residential subdivision outcomes that appropriately respond to the site and its context for:
 - Metropolitan Melbourne growth areas.
 - Infill sites within established residential areas.
 - Regional cities and towns.
- To ensure residential subdivision design appropriately provides for:
 - Policy implementation.
 - Livable and sustainable communities.
 - Residential lot design.
 - Urban landscape.
 - Access and mobility management.
 - Integrated water management.
 - Site management.
 - Utilities.

General Provisions

65.02 Approval of an Application to Subdivide Land

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

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

protected through subdivision and siting of open space areas.

- The impact the development will have on the current and future development and operation of the transport system.

Operational Provisions

71.01 Operation of the Municipal Planning Strategy

The Municipal Planning Strategy (MPS) provides an overview of important local planning issues in an introductory context, sets out the vision for future use and development in the municipality and establishes strategic directions about how the municipality is expected to change through the implementation of planning policy and the planning scheme.

A responsible authority must take into account and give effect to the MPS when it makes a decision under this planning scheme.

Clause 71.02 Operation of the Planning Policy Framework

The PPF seeks to ensure that the objectives of planning in Victoria, as set out in section 4 of the Act are fostered through appropriate land use and development planning policies and practices that integrate relevant environmental, social, and economic factors in the interests of net community benefit and sustainable development.

Society has various needs and expectations such as land for settlement, protection of the environment, economic wellbeing, various social needs, proper management of resources and infrastructure. Planning aims to meet these needs and expectations by addressing aspects of economic, environmental, and social wellbeing affected by land use and development.

Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

Referrals

The following table outlines referrals undertaken under section 55 of the Act and clause 66 of the planning scheme.

| Organisation | Response |
|---|-----------------------|
| North Central Catchment Management Authority (NCCMA) cl. 66.03 - 44.04-7 (LSIO) (Recommending) | Unconditional consent |
| Department of Transport cl. 66.03 - 52.29-4 - to subdivide adjacent to, a road in a Transport Zone 2 | Conditional Consent |

The application was also referred within the Council for comments and/or conditions.

| Department | Response |
|---------------------|---------------------|
| Council Engineering | Conditional consent |

ASSESSMENT OF APPLICATION

The following assessment addresses the planning scheme, the objectives of planning in Victoria, objections and other submissions that have been received, any decision and comments of a referral authority, any significant effects the proposal may have on the environment or that the environment may have on the proposal, and any significant social and economic effects.

In this regard, the assessment of the application is consistent with section 60 of the Act.

General Residential Zone, Schedule 1

The proposal is considered to accord with the Planning Policy Framework.

Additionally, it is considered to accord with the purpose of the zone in encouraging future development to aid housing growth and affordability.

The site is within an area set out for residential development.

The location of this development and subdivision is within a well- connected area in terms of reticulated services, road access and proximity to the town services within Carisbrook.

The proposal creates an opportunity to help in the housing crisis and add to the Shire's housing stock in an accessible area with the site being inside the existing urban area boundary of Carisbrook.

The proposal is considered to largely reflect the pattern of surrounding settlement, and not considered out of place in its context being an expected form of development within the GRZ1.

An application to subdivide land must meet the requirements of clause 56.

An assessment of clause 56 is contained further below. The proposal is considered to meet the purpose of the GRZ1 and creates an opportunity for infill development within an area zoned for and used for residential use.

Erosion Management Overlay

The site is wholly affected by the Erosion Management Overlay. The proposed subdivision will not alter the site conditions and will not cause any additional land degradation.

There are no trees to be removed or construction activities as part of the proposal. Any buildings and works proposed will need to be considered under the Erosion Management Overlay.

Land Subject to Inundation Overlay

The site is wholly affected by the Land Subject to Inundation Overlay.

The subdivision will not alter overland flow or add to flooding in the area. Any future proposal for buildings and works will need to ensure it is designed to further manage stormwater discharge.

The NCCMA has advised that it is possible in the 1% AEP (100-year ARI) flood event the property may be subject to inundation from overland flows and McCallum Creek, however a licensed surveyor could determine the specific flood levels for the site.

This will be considered when any buildings and works permits are applied for and the buildings will need to have a certain finished floor level above the determined 1% AEP flood level.

Condition 1 includes the requirement to add a restriction to the plan of subdivision which will advise the owners of proposed lot 2 about the need to get a land surveyor to determine the sites flood levels.

All boundary fences will be required to be built to a standard suitable in flood-prone areas.

Land Adjacent to the Principal Road Network

The application is adjacent to Victoria Street which is part of the Principal Road Network. Victoria Street is a Transport Zone 2 and a permit is required for subdivisions adjacent to it.

The application was referred to the Department of Transport who provided conditional consent.

Public Open Space Contribution and Subdivision

The schedule to clause 53.01 does not specify land within the *Central Goldfields Shire* area.

Under section 18(1A) of the Subdivision Act 1988, a public open space contribution is required as the proposal is for a two-lot subdivision with the potential for further subdivision in the future and the additional lots will potentially increase the use and maintenance of public open spaces within the shire.

An appropriate condition will be included on any permit that is issued.

Residential subdivision

Clause 56 contains the following:

- **Objectives:** An objective describes the desired outcome to be achieved in the completed subdivision.
- **Standards.** A standard contains the requirements to meet the objective. A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.
- **Decision guidelines:** The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

Regarding the above, a residential subdivision:

- Must meet all the objectives of this clause.
- Should meet all the standards of this clause.

A two-lot subdivision must respond to Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2. An assessment of the proposed subdivision is set out in the table below.

| Clause | Objective(s) | Standard |
|----------------|---|-----------|
| 56.03 | Liveable and Sustainable Communities | |
| 56.03-5 | Built environment. <ul style="list-style-type: none"> • To create urban places with identity and character. | C5 |
| | COMPLIES - The proposed subdivision respects the neighborhood character by providing one additional lot and both lots having generous lot sizes within the context of the General Residential Zone. | |
| 56.04 | Lot Design | |
| 56.04-2 | Lot area and building envelopes. <ul style="list-style-type: none"> • To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features. | C8 |
| | COMPLIES - The subdivision creates lots greater than 500m ² , Lot one contains the existing dwelling and lot two would easily fit a building envelope of 10 by 15 metres. | |
| 56.04-3 | Solar orientation of lots | C9 |

| Clause | Objective(s) | Standard |
|----------------|---|------------|
| | <ul style="list-style-type: none"> To provide good solar orientation of lots and solar access for future dwellings. | |
| | COMPLIES - The lots have sufficient solar orientation with each lot having an axis of approximately North 20 degrees East. | |
| 56.04-5 | Common area <ul style="list-style-type: none"> To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network. | C11 |
| | Complies - there is a small section of common property to create a shared access, | |
| 56.06 | Access and Mobility Management | |
| 56.06-8 | Lot access <ul style="list-style-type: none"> To provide for safe vehicle access between roads and lots. | C21 |
| | COMPLIES - both lots are to use a single access point to maintain the safety of Victoria Street. | |
| 56.07 | Integrated Water Management | |
| 56.07-1 | Drinking water supply <ul style="list-style-type: none"> To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water. | C22 |
| | COMPLIES - Drinking water supply is available to the site and will be required to be provided to the satisfaction of Central Highlands Water. | |

| Clause | Objective(s) | Standard |
|---------|---|------------|
| 56.07-2 | Reused and recycled water <ul style="list-style-type: none"> • To provide for the substitution of drinking water for non- drinking purposes with reused and recycled water. | C23 |
| | N/A - Recycled water is not proposed or required for a development of this nature. | |
| 56.07-3 | Wastewater management <ul style="list-style-type: none"> • To provide a wastewater system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. | C24 |
| | COMPLIES - Reticulated wastewater is available to the site and will be required to be provided to the satisfaction of Central Highlands Water. | |
| 56.07-4 | Stormwater management <ul style="list-style-type: none"> • To minimise damage to properties and inconvenience to residents from stormwater. | C25 |
| | <ul style="list-style-type: none"> • To ensure that the street operates adequately during major storm events and provides for public safety. • To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving water from degradation by stormwater. • To encourage stormwater management that maximises the retention and reuse of stormwater. • To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces. | |

| Clause | Objective(s) | Standard |
|----------------|--|------------|
| | <p>COMPLIES - Stormwater management will be applied through appropriate engineering conditions included on any permit issued. All stormwater is to be managed onsite and will drain into the legal point of discharge in Victoria Street.</p> | |
| 56.08 | Site Management | |
| 56.08-1 | <p>Site management</p> <ul style="list-style-type: none"> • To protect drainage infrastructure and receiving water from sedimentation and contamination. • To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. • To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable. | C26 |
| | <p>COMPLIES VIA CONDITIONS - Relevant conditions will be included in any permit to manage the site and surrounds during the subdivision works including that drainage infrastructure and receiving waters, are protected from degradation, sedimentation.</p> | |
| 56.09 | Utilities | |
| 56.09-1 | <p>Shared trenching</p> <ul style="list-style-type: none"> • To maximise the opportunities for shared trenching. • To minimise constraints on landscaping within street reserves. | C27 |
| | <p>COMPLIES - Trenching can be shared where possible. It is noted that only Lot 2 will require new connections.</p> | |

| Clause | Objective(s) | Standard |
|---------|--|----------|
| 56.09-2 | <p>Electricity, telecommunications, and gas</p> <ul style="list-style-type: none"> To provide public utilities to each lot in a timely, efficient, and cost-effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources. | C28 |
| | <p>COMPLIES - Relevant utilities are available and can be provided in a timely, efficient, and cost-effective manner. Telecommunications will be the responsibility of the permit holder/landowner and confirmation of this service being provided will be required prior to the Statement of Compliance being issued.</p> | |

CONSULTATION/COMMUNICATION

The application was advertised to adjoining and surrounding owners and occupiers of land via letters in the mail, an advertising sign was placed on the site and the permit application documents were placed on the Council website and available for inspection at the Nolan Street office.

The application has received 3 objections.

The objections are summarised below:

Objection 1

- Whether the lots will have single or multiple dwellings.
- Additional flooding caused by dwellings that will be constructed.
- Levy has not been proven to work yet and objector is against all subdivisions until it is shown to work.

Objection 2

- The stormwater discharge from the property and its potential to cause further flooding.

Objection 3

- The stormwater discharge from the property and its potential to cause further flooding.
- Whether the lots will have single dwellings or multiple dwellings on each.

Planning officer response

- The role of the planning department is to assess the suitability of the proposal against the planning scheme.

The subject site is within an appropriate zone (GRZ) and within the existing urban boundary of Carisbrook. The proposal has been assessed under the overlays and referred to the relevant floodplain authority (NCCMA).

- The subdivision will not alter the site in any significant way and will not add extra overland flow to the surrounding properties.
- This is a matter to be dealt with through any future buildings and works proposals. All fencing will be constructed to allow for the continuing flow of water.
- Any dwelling would require a further planning permit under the Erosion Management and Land Subject to inundation Overlays and are not a matter for consideration under this permit.
- The North Central Catchment Management Authority has provided unconditional consent to the subdivision proposal and Council Engineers have provided conditions which will manage the stormwater on site.

FINANCIAL & RESOURCE IMPLICATIONS

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

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

RISK MANAGEMENT

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

The risk management issues in relation to this planning permit application have been discussed above.

There is a risk to Council should it not decide within the statutory timeframes of a 'failure to determine' appeal at VCAT.

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

Council has a planning compliance function to mitigate this risk.

CONCLUSION

Planning permit application D044/23 seeks approval for the 2-lot subdivision of the land at 42 Victoria Street, Carisbrook.

A Council determination is sought on the application as five objections have been received, including one objection that has been signed by several residents.

This report recommendation is that a planning permit be granted and a Notice of Decision to Grant a Permit be issued.

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

1. Grant a planning permit subject to conditions and issue a Notice of Decision to Grant a Permit; or
2. Refuse to grant a permit on any ground it thinks fit and issue a Notice of Decision to Refuse to Grant a Permit.

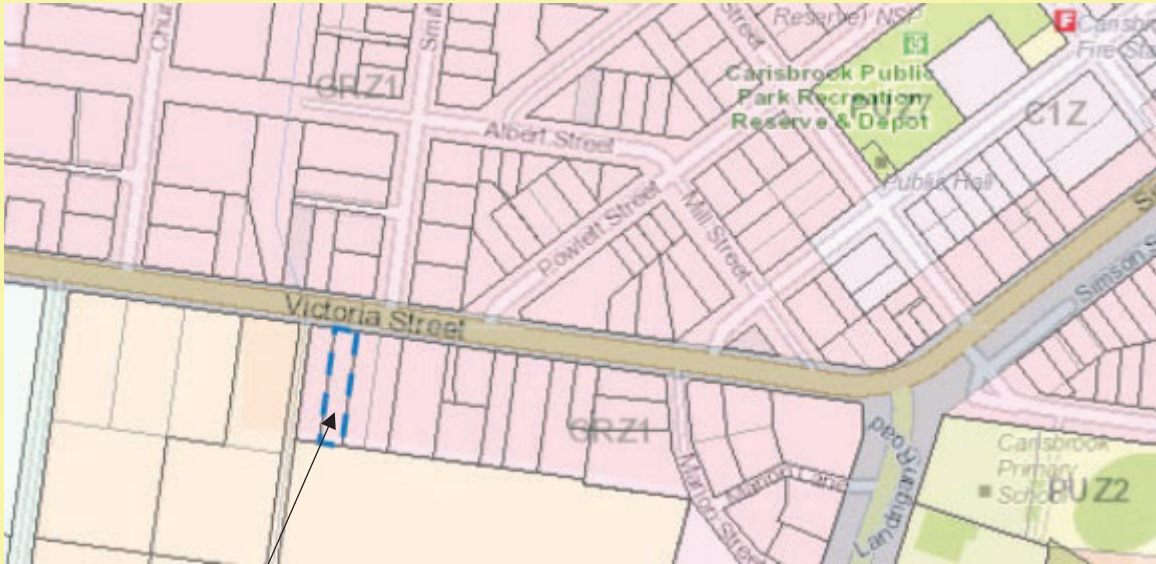
ATTACHMENTS

8.4.1 Development plans

8.4.2 Site and surrounding area

8.4.2

D044/23 Site and Surrounding Area



Subject Site

8.5 PLANNING APPLICATION D042-23 DEVELOPMENT OF 4 DWELLINGS, AND 4 LOT SUBDIVISION OF LAND AT 19 SMITH STREET, CARISBROOK

Author: Responsible

Statutory Planner

Officer:

**General Manager Infrastructure
Assets and Planning**

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

SUMMARY/PURPOSE

The purpose of this report is to seek a Council determination for planning permit application number D042-23 for the development of the land for 4 single storey detached dwellings and associated 4 lot subdivision of land at 19 Smith Street, Carisbrook.

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

The Application has been assessed against the Central Goldfields Planning Scheme and it is considered that the proposed development and subdivision is appropriate.

RECOMMENDATION

That Council:

Having caused notice of planning permit application no. D042-23 to be given under section 52 of the Planning and Environment Act 1987 and the Central Goldfields Planning Scheme and having considered all the matters generally required, resolves to grant a planning permit and issue a Notice of Decision to Grant a Permit in respect of planning permit application no. D042-23 for the land known and described as 19 Smith Street, Carisbrook for the development of the land for 4 dwellings and associated 4 lot subdivision in accordance with the endorsed plans and subject to the following conditions:

Endorsed plans.

1. *Prior to commencement of the development, amended plans 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 and fully dimensioned.
The plans must be generally in accordance with the plans submitted with the application, but modified to show:*
 - a) *Each garage increased in size to ensure that minimum internal garage dimensions, free from obstructions, are 6 metres x 5.5 metres.*
 - b) *Letterboxes at the front of the site to meet the access requirements for Australia Post.*

- c) *Fencing suitable for flood prone areas in accordance with condition 5.*
2. *Before the development starts, a landscape plan must be approved and endorsed by the responsible authority.*
- The landscape plan must:*
- a) *be prepared to the satisfaction of the responsible authority,*
 - b) *be prepared by a suitably qualified person,*
 - c) *have plans drawn to scale with dimensions,*
 - d) *be submitted to the responsible authority in electronic form,*
 - e) *include the following:*
 - *layout of landscaping and planting within all open areas of the subject land,*
 - *a survey (including botanical names) of all existing vegetation to be retained and/or removed,*
 - *buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary,*
 - *details of surface finishes of pathways and driveways v. a planting schedule of all proposed trees, shrubs, and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant, and*
 - *details of how the project responds to water sensitive urban design principles, including how storm water will be mitigated, captured, cleaned, and stored for onsite use and the location and type of irrigation systems to be used including the location of any rainwater tanks to be used for irrigation.*
3. *The development and subdivision allowed by this permit must be generally in accordance with the plans and/or documents endorsed as part of this permit and must not be altered or modified without the written consent of the responsible authority.*

Fencing

4. *Prior to the occupation of the dwellings the boundary fencing is to be constructed.*
5. *All fencing must be suitable fencing design to allow for the flow of water (refer to NCCMA document titled Fencing Guidelines for Flood-Prone Areas, March 2020)*

Formal plan of subdivision

6. *The formal plan of subdivision submitted for certification must be in accordance with the endorsed plan and must not be modified except to comply with statutory requirements or with the further written consent of the responsible authority.*

Mandatory subdivision conditions

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

General amenity

9. *The development and the appearance of the subject land permitted by this permit must not, in the opinion of the responsible authority, adversely affect the amenity of the locality.*

Landscape Plan

10. *Before the development starts, a landscape plan must be approved and endorsed by the responsible authority.*
The landscape plan must:
 - a) *be prepared to the satisfaction of the responsible authority*
 - b) *be prepared by a suitably qualified person*
 - c) *have plans drawn to scale with dimensions*

- d) *be submitted to the responsible authority in electronic form*
- e) *include the following:*
 - i. *layout of landscaping and planting within all open areas of the subject land*
 - ii. *a survey (including botanical names) of all existing vegetation to be retained and/or removed*
 - iii. *details of surface finishes of pathways and driveways*
 - iv. *a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant*

The responsible authority may consent in writing to vary any of these requirements.

Completion of landscaping

- 11. *Before the development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the responsible authority.*

The responsible authority may consent in writing to vary this requirement.

- 12. *Once the landscaping is carried out, it must thereafter be maintained in good health, including the replacement of any dead or diseased plants to the satisfaction of the responsible authority.*

Construction activities

- 13. *The development must be managed during construction to the satisfaction of the responsible authority so that the amenity of the area is not detrimentally affected through the:*

- a) *Transport of materials, goods, or commodities to or from the land.*
- b) *Appearance of any building works or materials.*
- c) *Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, litter, dust, wastewater, waste products, grit, or oil.*
- d) *Presence of vermin or animals.*

- 14. *All earthworks are to be designed and constructed to avoid soil erosion. All fill is to be compacted, batters are to be topsoiled and revegetated and all drainage is to be diverted around the disturbed areas/batters.*

Drainage from benched areas, batters and access tracks is to be diverted on non- scouring grades to stable vegetated areas.

Several drainage points are to be used to avoid concentration of drainage water.

Asset protection

15. *At all times, the permit holder/landowner must ensure that the operation and condition of Council assets (including street trees, drains and roads) are not damaged by the site construction works.*

If the responsible authority deems Council assets have been detrimentally affected or damaged by development

Completion of landscaping

16. *Before the occupation of the development 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.*

Use of parking areas

17. *Areas set aside for the parking and movement of vehicles, as shown on the endorsed plans, must be maintained in a usable and safe condition to the satisfaction of the responsible authority.*

The areas must be made available for the parking and movement of vehicles and must not be used for any other purpose.

Provision for waste collection

18. *Provision must be made for an acceptable pick-up point for waste collection services to the satisfaction of the responsible authority.*

Occupation of development

19. *The development of any stage permitted by this permit must not be occupied until:*

a) The access and parking area(s) shown on the endorsed plan(s) have been constructed to the requirements and satisfaction of the responsible authority.

b) The garden and landscape area(s) shown on the endorsed plan(s), including external fixtures such as clotheslines, storage sheds and rainwater tanks, have been provided and completed to the requirements and satisfaction of the responsible authority.

Completion of development

20. *Prior to the issue of a Statement of Compliance under the Subdivision Act 1988, the development permitted under this permit of must be completed including that:*

a) The access and parking area(s) shown on the endorsed plan(s) must be constructed to the requirements and satisfaction of the responsible authority.

- b) *The garden and landscape area(s) shown on the endorsed plan(s) including external fixtures such as clotheslines, storage sheds and rainwater tanks must be provided and completed to the requirements and satisfaction of the responsible authority.*

Public open space contribution

21. *Prior to the issue of the Statement of Compliance, a monetary contribution of an amount equal to 5% of the current value of all the land within the subdivision shall be paid to the responsible authority.*

If the land is subdivided in stages; the contribution may be paid proportionally to the area of the lots being created.

22. *The permit holder or landowner must pay on demand the Council's reasonable costs and expenses to provide valuation for payment in lieu of open space.*

Mandatory subdivision conditions

23. *The owner of the land must enter into an agreement with:*

- a) *a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and*
- b) *a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network (NBN) will not be provided by optical fibre.*

24. *Before the issue of a Statement of Compliance for subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:*

- a) *a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and*
- b) *a suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*

Engineering

25. *Prior to the issue of a Statement of Compliance (or as otherwise stated) the following must be undertaken by the permit holder/landowner to the requirements and satisfaction of the responsible authority (alternative requirements may be approved, in writing, by Council's Manager Infrastructure):*

Access

26. *Vehicular access to all lots must be provided via the common property from Smith Street.*
27. *A newly constructed vehicular crossover / driveway must be constructed between the common property servicing Lots 1, 2, 3 and 4, and Smith Street. Such crossover / driveway must be of concrete construction and be from kerb to property boundary (refer Infrastructure Design Manual Standard Drawing 240).*
28. *The applicant / owner must make further application for and have approved driveway crossing permit/s for crossover / driveway works. All works constructed or carried out must be in accordance with the approved plans/permit(s).*
29. *Once constructed, the vehicle crossing(s)/driveway(s) must be thereafter maintained by the landowner to the satisfaction of the responsible authority.*
30. *Any disused crossovers / driveways must be removed, and the kerb and channel and nature strip reinstated to the satisfaction of the responsible authority.*
31. *Internal roads on the common property must be provided to a design and standard to allow appropriate access to each of the lots 1, 2, 3 and 4. Such roads shall be fully constructed concrete pavement at least 3 metres wide with a clear zone of 4 metres width.*

Drainage

32. *All stormwaters must be accommodated and treated within the subject land.*
33. *The owner / applicant must design a drainage system to drain the development to the legal point of discharge, which shall be the open lined channel to the west of the development.*

The design must include the proposed method of connection to the channel.

Landscaping

34. *Upon completion of all works, all nature strips must be levelled, topsoiled, and seeded. Alternate landscaping methods may be undertaken, but must be approved in writing, by the responsible authority prior to being undertaken.*

Sediment Control

35. *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).*

Prior to Certification

36. *Prior to Certification of the Plan of Subdivision, site plans that are drawn to scale, fully dimensioned, and inclusive of a proposed timeline of works must be submitted to and approved by the responsible authority.*

When approved, the plan will be endorsed and will then form part of this permit. The plans must be in digital format (.dwg) and with hard copies provided.*

The plans must be generally in accordance with the submitted/application plans but modified to show:

- a) Detailed civil drawings of proposed access areas, including the ability to accommodate a vehicle turnaround facilities.*
- b) Vehicle crossovers.*
- c) Drainage (including computations and water-sensitive urban design treatment measures) and legal point of discharge for each lot (house drains).*
- d) Stormwater retention and treatment.*
- e) Landscaping*

Prior to any works

37. *Prior to the commencement of any works, the permit holder/landowner must ensure all civil drawings are to the satisfaction of the responsible authority and approved.*

The responsible authority is to be paid a fee of 0.75% of the total construction costs for these road works (for the approval of the plans) plus 2.5% for supervision of construction.

38. *Prior to the commencement of any works, the permit holder/landowner must provide temporary garbage collection points for developed properties during the staged subdivision construction, to the satisfaction of the responsible authority.*

General Requirements

39. *All works constructed or carried out must be in accordance with the approved plans and specifications.*

40. *Only the approved subdivision construction access points shall be utilised or developed, unless with the prior consent of the responsible authority.*

Goulburn-Murray Water

41. *All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).*
42. *Each lot must be provided with connection to the reticulated sewerage system in accordance with the requirements of the relevant urban water authority.*
43. *All works within the subdivision must be done in accordance with EPA Publication 960 "Doing It Right on Subdivisions, Temporary Environmental Protection Measures for Subdivision Construction Sites", September 2004.*
44. *All stormwater discharged from the site must meet the requirements of Standard C25 as specified in clause 56.07-4 of the Victorian Planning Provisions.*

All infrastructure and works to manage stormwater must be in accordance with the requirements of the responsible authority.

Central Highlands Water

45. *Any plan lodged for certification will be referred to the Central Highlands Region Water Corporation pursuant to section 8(1)(a) of the Subdivision Act 1988.*
46. *Reticulated sewerage facilities must be provided to each lot by the owner of the land (or permit holder, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation.*
- This will include the construction of works and the payment of major works contributions by the permit holder/landowner.*
47. *A reticulated water supply must be provided to each lot by the owner of the land (or permit holder, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation.*
- This will include the construction of works and the payment of major works contributions by the permit holder/landowner.*
48. *The permit holder/landowner must provide easements to the satisfaction of the Central Highlands Region Water Corporation, which will include easements for pipelines or ancillary purposes in favour of the Central Highlands Region Water Corporation, over all existing and proposed sewerage facilities within the proposal.*

49. *If the land is developed in stages, the above conditions will apply to any subsequent stage of the subdivision.*

North Central Catchment Management Authority

50. *The finished floor level of the proposed dwellings must be constructed a minimum of 0.6m above the 1% AEP flood level of 193.5 metres AHD, i.e., no lower than 194.1 metres AHD.*

Prior to the issue of an Occupancy Permit, a certified survey plan showing finished floor levels (as constructed) to the Australian Height Datum, must be submitted to the Responsible Authority and North Central Catchment Management Authority to demonstrate that this requirement has been satisfied.

51. *The finished floor level of the proposed garages must be constructed a minimum of 0.3 metres above the 1% AEP flood level of 193.5 metres, i.e., no lower than 193.8 metres AHD.*

Powercor

52. *The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with section 8 of that Act.*

53. *The permit holder/landowner shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.*

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

54. *The permit holder/landowner shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).*

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

Permit expiry

55. *This permit will expire if one of the following circumstances applies:*
- a) *The development is not started within three (3) years of the date of this permit.*
 - b) *The development is not completed within six (6) years of the date of this permit.*
 - c) *The plan of subdivision is not certified under the Subdivision Act 1988 within three (3) years of the date of this permit; or*

- d) *Registration of the plan of subdivision is not completed within five (5) years of the certification of the plan of subdivision under the Subdivision Act 1988.*

The responsible authority may extend the periods referred to in 6a- 6c if a request is made in writing before the permit expires or within six months afterwards (for a request to extend the time to commence a development) or twelve months after the permit expires (for a request to extend the time to complete the development).

The expiry of a plan to be registered is governed by the Subdivision Act and is strictly 5 years from certification of the plan.

Permit notes:

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

LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2021-2025 – Leading Change

The Community's vision 4. Transparent decision making;

This report has been developed in accordance with the *Planning and Environment Act 1987* (the Act), and the *Central Goldfields Planning Scheme* (planning scheme).

BACKGROUND INFORMATION

Planning permit application no. D042-23 was lodged on 24 April 2023.

The application proposes the development of the land for 4 single storey detached dwellings and associated 4 lot subdivision of land at 19 Smith Street, Carisbrook.

The application was formally amended on 21 November 2023 to move the location of the letterboxes to the front of the site to comply with the requirements for Australia Post and to include two additional car parks for visitors which are not required by the planning scheme however the applicant was happy to provide additional car parking.

REPORT

Proposal

Planning application D042-23 proposes the development of the land for 4 dwellings and associated subdivision of the land into 4 lots and common property to provide access to the dwellings from Smith Street and from the shared central driveway.

The proposed dwellings are single storey, each comprising 3 bedrooms, an open plan living and kitchen area, and a double garage.

The dwellings will feature a render finish and hipped, concrete tile roofs.

Access to the dwellings will be via the existing 7.3m wide access from Smith Street.

A central common property driveway provides access to each dwelling's garage and areas for vehicle turning.

Proposed fencing will be determined in the endorsed plans and must be suitable for flood prone areas. This will be managed through conditions in the permit.

No fencing is proposed to the front boundary to the shared accessway.

The application also proposed the subdivision of the land into 4 lots to provide each dwelling with its own lot, along with an area of common property comprising the access from Smith Street and the central shared driveway.

The dwelling lot sizes range from 406m² - 532m².

Refer to Attachment 1: Development Plans

Site and Surrounds

The land is comprised of 3 allotments:

- Crown Allotments 13 and 14 on Title Plan 314618R; and
- Lot 1 on Plan of Subdivision 820568U

The land is a 'battle-axe' shaped site.

It has an approximately 7.3m wide 'handle' providing access from Smith Street to the rear portion, which is approximately 47m wide and 40m deep.

The total area of the land is 1,919m². The area referred to as the access lane is the axe handle of the subject site/

The land is relatively flat, vacant and has no vegetation.

The land is in the General Residential Zone, Schedule 1 (GRZ1) and affected by the Erosion Management Overlay (EMO) and the Land Subject to Inundation Overlay (LSIO2).

The site is also within the Loddon River (Laanecoorie) special water supply catchment area.

Surrounding land is all within GRZ1.

There is however a noticeable difference in the existing pattern of subdivision and development of land to the east and on Smith Street, which generally comprises dwellings on sites of between 500m² and 1,000m², compared to land to the west, which has a small number of larger residential allotments and a number of large undeveloped sites.

This includes the properties at No. 29 Victoria Street (adjoining to the west, and extending further south) and 12 Church Street, which are large undeveloped sites.

Land further to the west is in the Rural Living Zone.

It is a part of Clause 56 to provide for diversity in subdivisions and while this is not achieved in the site it is achieved in the area by providing lots which are generally smaller than the surrounding properties.

The land is approximately 500m west of Carisbrook town centre and approximately 5km east of central Maryborough.

Refer to Attachment 2: Site and surrounding area.

Planning Permit Triggers

Under the planning scheme, a planning permit is required for the following:

- Pursuant to clause 32.08-3, a permit is required to subdivide land in the GRZ1.
- Pursuant to clause 32.08-6, a permit is required to construct two or more dwellings on a lot in the GRZ1.
- Pursuant to clause 44.01-2, a permit is required to construct a building or construct or carry out works in the EMO.
- Pursuant to clause 44.01-5, a permit is required to subdivide land in the EMO.
- Pursuant to clause 44.04-2, a permit is required to construct a building or construct or carry out works in the LSIO2.
- Pursuant to Clause 44.04-3, a permit is required to subdivide land in the LSIO2.

Planning Scheme Provisions

Municipal Planning Strategy

The following clauses of the Municipal Planning Strategy (MPS) are relevant to this application:

Clause 02-03-1 Settlement

This policy identifies Carisbrook as a Local community centre acting as a satellite town to Maryborough and providing town centre services.

Established townships and settlements in the shire are to be supported by:

- *Primarily directing development to Maryborough as a sub-regional centre.*
- *Encouraging medium density housing in the vicinity of the Maryborough Central Business Area.*
- *Maintaining the network of smaller urban centres to ensure reasonable access to jobs and services and lifestyle choices.*
- *Directing development to infill lots that are suitable for development in the smaller townships of Dunolly, Carisbrook, Bealiba, Talbot, and Majorca.*
- *Limiting low density residential development at the periphery of Maryborough, Carisbrook, Dunolly, Majorca, and Timor to locations that can be economically and efficiently provided with water, electricity and suitable road access.*
- *Encouraging a more compact urban form for Carisbrook, Dunolly, and Talbot.*

Clause 02.04 Central Goldfields Strategic Framework Plans

The land is identified in the Carisbrook Structure Plan as within the township boundary. The plan directs that new development is to be limited to within township boundaries.

Planning Policy Framework

The following clauses of the Planning Policy Framework (PPF) are relevant to this application:

Clause 14.02-1S Catchment planning and management

- Objective: To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.

Clause 15.01-1S Urban design

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

Clause 15.01-2S Building design.

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

Clause 15.01-3S Subdivision design

- Objective: To ensure the design of subdivisions achieves attractive, safe, accessible, diverse, and sustainable neighbourhoods.

Clause 15.01-4S Healthy neighbourhoods

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

Clause 15.01-5S Neighbourhood character

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

Clause 16.01-1S Housing supply

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

Clause 16.01-2S Housing affordability

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

Clause 18.01-1S Land use and transport integration

- Objective: To facilitate access to social, cultural, and economic opportunities by effectively integrating land use and transport.

Clause 18.02-1S Walking

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

Clause 18.02-2S Cycling

- Objective: To facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling.

Clause 18.02-4S Roads

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

Clause 19.03-2S Infrastructure design and provision

- Objective: To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.

Zones

Clause 32.08 General Residential Zone (GRZ1)

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

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

Overlays

Clause 44.01 Erosion Management Overlay (EMO)

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas prone to erosion, landslips, other land degradation or coastal processes by minimizing land disturbance and inappropriate development.

Clause 44.04 Land Subject to Inundation Overlay – Schedule 2 (LSIO2)

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the *Water Act, 1989*.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

Particular Provisions

Clause 52.06 Car Parking

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.

- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 53.01 Public Open Space Contribution and Subdivision

- A person who proposes to subdivide land must contribute to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial, or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the *Subdivision Act 1988*.

Clause 55 Two of More Dwellings on a Lot and Residential Buildings

- 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.

Clause 56 Residential Subdivision

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create livable and sustainable neighbourhoods and urban places with character and identity.
- To achieve residential subdivision outcomes that appropriately respond to the site and its context for:
 - Metropolitan Melbourne growth areas.
 - Infill sites within established residential areas.
 - Regional cities and towns.
- To ensure residential subdivision design appropriately provides for:
 - Policy implementation.
 - Livable and sustainable communities.
 - Residential lot design.
 - Urban landscape.
 - Access and mobility management.
 - Integrated water management.
 - Site management.

- Utilities.

General Provisions

Clause 65.01 Approval of an Application or Plan

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- The matters set out in section 60 of the Act.
- Any significant effects on the environment, including the contamination of land, may have on the use or development.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision. Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the environment, human health, and amenity of the area.
- The proximity of the land to any public land. Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction. Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development, or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

Clause 65.02 Approval of an Application to Subdivide Land

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

- The suitability of the land for subdivision.
- The existing use and possible future development of the land and nearby land.
- The availability of subdivided land in the locality, and the need for the creation of further lots.
- The effect of development on the use or development of other land which has a common means of drainage.
- The subdivision pattern has regard to the physical characteristics of the land including existing vegetation.
- The density of the proposed development.

- The area and dimensions of each lot in the subdivision.
- The layout of roads has regard to their function and relationship to existing roads.
- The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.
- The provision and location of reserves for public open space and other community facilities.
- The staging of the subdivision.
- The design and siting of buildings having regard to safety and the risk of spread of fire.
- The provision of off-street parking.
- The provision and location of common property.
- The functions of any body corporate.
- The availability and provision of utility services, including water, sewerage, drainage, electricity, and gas.
- If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sillage within the boundaries of each lot.
- Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.
- The impact the development will have on the current and future development and operation of the transport system.

Operational Provisions

Clause 71.01 Operation of the Municipal Planning Strategy

The Municipal Planning Strategy (MPS) provides an overview of important local planning issues in an introductory context, sets out the vision for future use and development in the municipality and establishes strategic directions about how the municipality is expected to change through the implementation of planning policy and the planning scheme.

A responsible authority must take into account and give effect to the MPS when it makes a decision under this planning scheme.

Clause 71.02 Operation of the Planning Policy Framework

The PPF seeks to ensure that the objectives of planning in Victoria, as set out in section 4 of the Act are fostered through appropriate land use and development planning policies and practices that integrate relevant environmental, social, and economic factors in the interests of net community benefit and sustainable development.

Society has various needs and expectations such as land for settlement, protection of the environment, economic wellbeing, various social needs, proper management of resources and infrastructure.

Planning aims to meet these needs and expectations by addressing aspects of economic, environmental, and social wellbeing affected by land use and development.

Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

Referrals

The following table outlines referrals undertaken under section 55 of the Act and clause 66 of the planning scheme.

| Organisation | Response |
|--|---------------------|
| Central Highlands Water (CHW) cl. 66.01 – Subdivision (Determining) | Conditional consent |
| North Central Catchment Management Authority (NCCMA) cl 66.03 (Recommending) | Conditional consent |
| Powercor cl. 66.01 – Subdivision (Determining) | Conditional consent |
| Goulburn-Murray Water (GMW) cl. 66.02-5 – Special water supply catchment area (Determining) | No objection |

The application was also referred within the Council for comments and/or conditions.

| Department | Response |
|---------------------|---------------------|
| Council Engineering | Conditional consent |

ASSESSMENT OF APPLICATION

The following assessment addresses the planning scheme, the objectives of planning in Victoria, objections and other submissions that have been received, any decision and comments of a referral authority, any significant effects the proposal may have on the environment or that the environment may have on the proposal, and any significant social and economic effects.

In this regard, the assessment of the application is consistent with section 60 of the Act.

General Residential Zone, Schedule 1 (GRZ1)

The first purpose of the zone is to implement the Municipal Planning Strategy and the Planning Policy Framework of the Planning Scheme. The proposal is considered to achieve this objective, in particular:

- By directing development to infill lots suitable for development (clause 02.03-1)
- By encouraging a more compact urban form for Carisbrook (clause 02.03-1)
- By assisting with housing growth (clause 16.01-1S)
- By assisting with housing affordability (clause 16.01-2S)
- By providing housing in relatively well-serviced and accessible locations (clauses 02.03-1 and 18.01-1S)

Additionally, the proposal meets the purpose of the zone to encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

The location is relatively well connected in the context of the Shire, being walking distance from the Carisbrook town centre and a short driving distance from Maryborough.

The proposal provides dwelling lots that are smaller than the majority of surrounding residential development, and further differentiated by the absence of a street frontage for any of the proposed dwellings.

Nevertheless, the proposed lot sizes and layout are considered to be complementary to the surrounding pattern of subdivision and development on the basis that they are a minimum of 406m² and allow for appropriate separation and space between buildings.

The proposal satisfies the minimum garden area requirement of the zone with a total of 47.7% garden area across the site (minimum 35% required), further demonstrating that the proposed density and layout will allow for reasonable separation and appropriate amenity for the proposed dwellings.

The proposal is also highly compliant with the requirements of clause 55 for the construction of two or more dwellings on a lot and clause 56 for subdivision.

The land is well within the identified township boundary of Carisbrook and is surrounded by land in the GRZ1.

It is acknowledged that land to the north and west is undeveloped, and relatively open at present, and if built the proposal will be somewhat in contrast to this.

However, it is envisaged that the latent potential of surrounding sites in the GRZ1 will be realized at some point in the future and that this land will be subdivided and developed with housing at a similar density to land to the east of Smith Street.

In this context, the land is an appropriate site for residential development, and the proposal is an expected form and intensity of development in the GRZ1.

It will provide new housing appropriate for a range of household types, including young families and downsizers, and will contribute to the Shire's housing stock.

The addition of four new dwellings will aid in the current housing crisis and help our shire respond to the needs of our growing community.

Erosion Management Overlay

The site is wholly affected by the Erosion Management Overlay.

The application proposes no major earthworks, such as cut and fill, to accommodate the proposed development.

The subject site is devoid of vegetation of significance and the dwellings are each provided with water sensitive urban design features (water tanks) and adequate drainage will be included which will ensure minimum disturbance of the site.

Land Subject to Inundation Overlay (LSIO2)

The relevant floodplain management authority (NCCMA) has provided conditional consent to the proposal. The NCCMA has commented that flood levels for the 1% AEP (100-year ARI) flood event have been determined for this area under provisions of the Water Act 1989. The applicable 1% AEP flood level for this location is 193.5 metres AHD, which was obtained from Carisbrook Flood and Drainage Management Plan (2013).

With the inclusion of conditions regulating finished floor levels (F.F.L), and the CMA being satisfied with the proposal it is not considered to create an unnecessary risk in a flood event and meets the requirements of the overlay.

There are also conditions to ensure that all fencing is designed to NCCMA guidelines for fencing in flood prone areas.

Access and Car parking

Access to the site will be provided via the existing crossover on Smith Street. A condition will require the construction of a new concrete crossover and driveway.

The driveway provides sufficient width to allow two-way vehicle movements. Access and maneuvering within the site have been assessed by Council's engineer and are considered suitable.

Under Clause 52.06 of the planning scheme, the required car parking rate is two spaces for each dwelling containing three or more bedrooms.

Visitor parking is only required for developments of 5 or more dwellings.

There is no requirement for the car parking to be provided in garages or undercover, although it must be appropriately safe and secure.

The application was amended to include two car parks for visitors at the back of the site and will be common property so will be available to all dwellings.

The proposal satisfies this requirement with two car parking spaces for each dwelling within secure garages to the side of each dwelling.

There is also space within the common property to provide for visitor parking if the owners corporation agrees.

Public Open Space Contribution and Subdivision

The schedule to clause 53.01 does not specify land within the Central Goldfields Shire area. Under section 18(1A) of the Subdivision Act 1988, a public open space contribution is required as the proposal is for a four-lot subdivision, with the additional lots and the respective dwelling occupiers increasing use and maintenance public open spaces within the shire and there is a need to provide for public parks and provide for the upkeep and maintenance of these parks. An appropriate condition will be included on any permit is issued.

Two or more dwellings on a lot and residential buildings

Clause 55 contains the following:

- **Objectives:** An objective describes the desired outcome to be achieved in the completed development.
- **Standards:** A standard contains the requirements to meet the objective. A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.
- **Decision guidelines:** The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

Regarding the above, a development:

- Must meet all the objectives of clause 55.
- Should meet all the standards of clause 55.

An assessment of the proposed development is set out in the table below.

| Clause | Objective(s) | Standard |
|---------|--|-----------|
| 55.01-1 | <p>Neighbourhood and site description</p> <p>COMPLIES – The application has satisfactorily met this requirement with a site plan and through a written submission that accompanies the application.</p> | |
| 55.01-2 | <p>Design Response</p> <p>COMPLIES – The design response is considered satisfactory in this context. While slightly more compact than the immediately surrounding development, the single storey height, building form, and spacing between the proposed dwellings ensures that the proposal does not offend the existing settlement pattern of the area.</p> <p>The written submission by Inner Urban Planning Projects provides a satisfactory detailed design response. As demonstrated below, the proposal can meet the objectives of clause 55 and responds to the neighbourhood and site description.</p> | |
| 55.02 | Neighbourhood Character and Infrastructure | |
| 55.02-1 | <p>Neighbourhood character</p> <ul style="list-style-type: none"> • To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. • To ensure that the design responds to the features of the site and the surrounding area. | B1 |
| | <p>COMPLIES – The site is in an established residential zoned area experiencing an incremental change in character. The context is likely to continue evolving as more residential development is undertaken on the surrounding GRZ1 land. The context of the site does not have a particularly distinct character, with dwellings of various eras and styles, however the proposal does complement the generally traditional form and single storey scale of the township. The area is not subject to any design controls or heritage significance.</p> | |
| 55.02-2 | <p>Residential policy</p> <ul style="list-style-type: none"> • To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. • To support medium densities in areas where development can take advantage of public transport and community infrastructure and services. | B2 |

| Clause | Objective(s) | Standard |
|---------|---|-----------|
| | COMPLIES – The proposal is compliant with the purpose of the GRZ and applicable MPS and PPF and is considered to provide an appropriate form of infill development. The written submission accompanying the application addresses relevant planning policy. | |
| 55.02-3 | Dwelling diversity <ul style="list-style-type: none"> To encourage a range of dwelling sizes and types in developments of ten or more dwellings. | B3 |
| | N/A – the proposal is for four (4) dwellings only. | |
| 55.02-4 | Infrastructure <ul style="list-style-type: none"> To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure | B4 |
| | COMPLIES – All reticulated services are available to the site. The proposal is not expected to result in undue strain on existing distribution networks which are understood to have available capacity. | |
| 55.02-5 | Integration with the street <ul style="list-style-type: none"> To integrate the layout of development with the street. | B5 |
| | COMPLIES – While separated from the street itself, the proposed dwellings are accessible and laid out in a way that is legible, and will maintain the existing pattern of development as seen from the street and surrounding area. The front two dwellings front the common accessway, while the rear dwellings face the internal driveway. Adequate pedestrian and vehicle access to the dwellings is provided. No front fencing is proposed. | |
| 55.03 | Site Layout and Building Massing | |
| 55.03-1 | Street setback <ul style="list-style-type: none"> To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site. | B6 |
| | COMPLIES – Visibility of the proposed dwellings from Smith Street will be limited and so the proposal will have limited impact on the streetscape of Smith Street. | |

| Clause | Objective(s) | Standard |
|---------|---|------------|
| 55.03-2 | Building height <ul style="list-style-type: none"> To ensure that the height of buildings respects the existing or preferred neighbourhood character. | B7 |
| | COMPLIES – The proposed dwellings are single-storey and have a max height of approximately 6m, which is substantially less than the 11m maximum building height set out at clause 32.08-10. The height of the proposed dwellings respects the existing and preferred neighbourhood character. | |
| 55.03-3 | Site coverage <ul style="list-style-type: none"> To ensure that the site coverage respects the existing or preferred neighbourhood character. | B8 |
| | COMPLIES – The site coverage is approximately 40%, considerably less than the 60% maximum outlined by Standard B8. | |
| 55.03-4 | Permeability and stormwater management <ul style="list-style-type: none"> To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of stormwater. | B9 |
| | COMPLIES – The proposal includes approximately 47% of the site as permeable area, which exceeds the 20% minimum required by Standard B9. Appropriate engineering conditions relating to stormwater will be included on any permit issued. The development includes a rainwater tank for each dwelling, which will encourage stormwater management by retention and reuse. | |
| 55.03-5 | Energy efficiency <ul style="list-style-type: none"> 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. | B10 |
| | COMPLIES – All proposed dwellings include north-facing living areas and multiple orientations to provide adequate opportunities for daylight access and natural ventilation. | |

| Clause | Objective(s) | Standard |
|---------|---|------------|
| 55.03-6 | Open space <ul style="list-style-type: none"> To integrate the layout of development with any public and communal open space provided in or adjacent to the development. | B11 |
| | N/A – No public or communal open space is proposed given the scale of development. | |
| 55.03-7 | Safety <ul style="list-style-type: none"> To ensure the layout of development provides for the safety and security of residents and property. | B12 |
| | COMPLIES – The proposed dwellings are oriented to central communal access and will allow adequate passive surveillance to communal areas. Dwelling entries are clear and visible, as are publicly accessible areas. Private open space areas are suitably fenced. | |
| 55.03-8 | Landscaping <ul style="list-style-type: none"> To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site. | B13 |
| | COMPLIES – The proposal allows adequate space for landscaping around each of the dwellings, including space for canopy trees. An appropriate condition will be included on any permit issued requiring the preparation of a detailed landscape plan, and that landscaping must be completed prior to occupation of the development. | |
| 55.03-9 | Access <ul style="list-style-type: none"> To ensure the number and design of vehicle crossovers respects the neighbourhood character | B14 |
| | <p>COMPLIES – The proposal utilises the existing accessway from Smith Street. A condition will require the construction of a new concrete crossover and driveway. The accessway is a sufficient width to allow two-way vehicle movements.</p> <p>The width of individual garages relative to the width of dwellings is acceptable and garages are sufficiently separated.</p> | |

| Clause | Objective(s) | Standard |
|-----------------|--|-----------------|
| 55.03-10 | Parking location <ul style="list-style-type: none"> To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments. | B15 |
| | COMPLIES – Secure double garages are provided for each dwelling. There will be limited impact from car parking in terms of noise. | |
| 55.04 | Amenity Impacts | |
| 55.04-1 | Side and rear setbacks | B17 |
| | <ul style="list-style-type: none"> 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. | |
| | COMPLIES – The side and rear setbacks of the proposed dwellings respect the existing and preferred neighbourhood character and limits amenity impacts on existing dwellings. All side and rear setbacks exceed the standard with the nearest side and rear setback being 2.76m at a wall height of less than 3.3m. | |
| 55.04-2 | Walls on boundaries <ul style="list-style-type: none"> 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. | B18 |
| | N/A – There are no walls on or within 200mm of a boundary. | |
| 55.04-3 | Daylight to existing windows <ul style="list-style-type: none"> To allow adequate daylight into existing habitable room windows. | B19 |
| | COMPLIES – Given the scale and siting of the proposed buildings, adequate daylight will be retained into habitable room windows of existing dwellings. | |
| 55.04-4 | North-facing windows <ul style="list-style-type: none"> To allow adequate solar access to existing north-facing habitable room windows. | B20 |

| Clause | Objective(s) | Standard |
|---------|---|----------|
| | COMPLIES – Given the scale and siting of the proposed buildings and the layout of adjacent development, adequate solar access to north-facing habitable room windows will be retained. | |
| 55.04-5 | Overshadowing open space <ul style="list-style-type: none"> To ensure buildings do not significantly overshadow existing secluded private open space. | B21 |
| | COMPLIES – Given the scale and location of the proposed buildings and the layout of adjacent development, sunlight to the secluded private open space of existing dwellings will be maintained. | |
| 55.04-6 | Overlooking <ul style="list-style-type: none"> To limit views into existing secluded private open space and habitable room windows. | B22 |
| | <p>COMPLIES – The single-storey design and setbacks of the proposal will limit views into secluded private open space and habitable room windows of existing dwellings.</p> <p>While the floor level of the dwellings is approximately 0.6m above natural ground level, the standard expressly contemplates situations where finished floor levels are raised above natural ground level, noting that screening is not required to new windows where there is fencing of at least 1.8m height and the floor level of the habitable room is less than 0.8m above ground level at the boundary.</p> | |
| 55.04-7 | Internal views <ul style="list-style-type: none"> To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. | B23 |
| | COMPLIES – The design of the proposal and the use of internal boundary fencing at a height of 1.8m will avoid views into the secluded private open space and habitable room windows of proposed dwellings within the development. | |
| 55.04-8 | Noise impacts <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. | B24 |
| | COMPLIES – Noise levels will be typical of a residential area and there are no external noise sources that require special design consideration. | |
| 55.05 | On-Site Amenity and Facilities | |

| Clause | Objective(s) | Standard |
|----------------|--|-----------------|
| 55.05-1 | Accessibility <ul style="list-style-type: none"> To encourage the consideration of the needs of people with limited mobility in the design of developments. | B25 |
| | COMPLIES – The ground floor entrances to dwellings can be adapted to be made accessible if required. | |
| 55.05-2 | Dwelling entry <ul style="list-style-type: none"> To provide each dwelling or residential building with its own sense of identity. | B26 |
| | COMPLIES – Each dwelling has an entry that is visible, easily identifiable, provides shelter, and a sense of personal address. | |
| 55.05-3 | Daylight to new windows <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. | B27 |
| | COMPLIES – Windows of habitable rooms can meet the minimum requirement of 3m ² and 1m clear to the sky. | |
| 55.05-4 | Private open space <ul style="list-style-type: none"> To provide adequate private open space for the reasonable recreation and service needs of residents. | B28 |
| | COMPLIES – Each dwelling is provided with private open space (POS) areas that exceed the area and minimum dimensions required by the standard. POS areas have also been designed to be accessed from a living room/area. | |
| 55.05-5 | Solar access to open space <ul style="list-style-type: none"> To allow solar access into the secluded private open space of new dwellings and residential buildings. | B29 |
| | COMPLIES – POS areas are generally oriented to the north and have adequate width / depth. | |
| 55.05-6 | Storage <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling. | B30 |
| | COMPLIES – An onsite 6m ³ garden shed is proposed for each dwelling. | |
| 55.06 | Detailed Design | |

| Clause | Objective(s) | Standard |
|---------|---|------------|
| 55.06-1 | Design detail <ul style="list-style-type: none"> To encourage design detail that respects the existing or preferred neighbourhood character. | B31 |
| | COMPLIES – The design of the dwellings is in keeping with the existing / preferred neighbourhood character in terms of roof form, window and door proportion, detailing and materials. | |
| 55.06-2 | Front fences <ul style="list-style-type: none"> To encourage front fence design that respects the existing or preferred neighbourhood character. | B32 |
| | N/A – No front fencing is proposed. | |
| 55.06-3 | Common property <ul style="list-style-type: none"> 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. | B33 |
| | COMPLIES – Common property is reasonably well delineated and is accessible for maintenance. The common driveway/property will be formalised through the subdivision of the land to create common property. An owner's corporation will be required at the completion of the subdivision for management of the space. The proposed common property is considered functional and capable of efficient management. | |
| 55.06-4 | Site services <ul style="list-style-type: none"> To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate, and attractive. | B34 |
| | COMPLIES – The design and layout of the dwellings provides sufficient space for services to be installed and maintained efficiently and economically. There is reasonable space for bin and recycling enclosures, mailboxes and other site facilities that can be conveniently accessed. | |

Residential subdivision

Clause 56 contains the following:

- **Objectives:** An objective describes the desired outcome to be achieved in the completed subdivision. **Standards.** A standard contains the requirements to meet the objective. A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.
- **Decision guidelines:** The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

Regarding the above, a residential subdivision:

- Must meet all the objectives of this clause.
- Should meet all the standards of this clause.

A subdivision of between 3-15 lots must respond to all clauses under clause 56, other than 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.

| Clause | Objective(s) | Standard |
|---------|---|-----------|
| 56.01-1 | Subdivision site and context description COMPLIES – The application provides adequate information on the site and context in the submitted plans and the written submission that accompanies them. | |
| 56.01-2 | Subdivision design response COMPLIES – The design response derives from and responds to the site and context description as well as relevant objectives and policies, particularly those relating to subdivision design. The subdivision creates lots to contain dwellings and common property. | |
| 56.03 | Liveable and Sustainable Communities | |
| 56.03-5 | Neighbourhood character <ul style="list-style-type: none"> • To design subdivisions that respond to neighbourhood character. | C6 |
| | COMPLIES – The proposed subdivision creates lots of a suitable size and layout in this context and respects the existing neighbourhood character. | |
| 56.04 | Lot Design | |

| Clause | Objective(s) | Standard |
|---------|--|------------|
| 56.04-1 | <p>Lot diversity and distribution</p> <ul style="list-style-type: none"> To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services. To provide higher housing densities within walking distance of activity centres. To achieve increased housing densities in designated growth areas. To provide a range of lot sizes to suit a variety of dwelling and household types. | C7 |
| | <p>COMPLIES – While all lot sizes (and associated dwellings) are of a similar size, they will provide for housing suitable for a range of household types. The proposed lots are between 406m² and 532m² and provide lot diversity within the township where lots are typically closer to 1,000m². The site is within walking distance of the town centre and has reasonable access to transport given the context.</p> | |
| 56.04-2 | <p>Lot area and building envelopes</p> <ul style="list-style-type: none"> To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features. | C8 |
| | <p>COMPLIES – The subdivision accompanies a development component showing that dwellings may be constructed on each lot in accordance with the requirements of the planning scheme and in particular clause 55.</p> | |
| 56.04-3 | <p>Solar orientation of lots</p> | C9 |
| | <ul style="list-style-type: none"> To provide good solar orientation of lots and solar access for future dwellings. | |
| | <p>COMPLIES – The lots have sufficient solar orientation and an assessment against clause 55 demonstrates that the proposed dwellings will receive adequate solar access, aided by the proposed lot layout.</p> | |
| 56.04-4 | <p>Street orientation</p> <ul style="list-style-type: none"> To provide a lot layout that contributes to community social interaction, personal safety and property security. | C10 |

| Clause | Objective(s) | Standard |
|----------------|---|------------|
| | COMPLIES – The subdivision will create lots that allow for both community interaction within central common property and appropriate safety and security for dwellings and POS areas. | |
| 56.04-5 | <p>Common area</p> <ul style="list-style-type: none"> • To identify common areas and the purpose for which the area is commonly held. • To ensure the provision of common area is appropriate and that necessary management arrangements are in place. • To maintain direct public access throughout the neighbourhood street network. | C11 |
| | COMPLIES – The common accessway and shared driveway will formalised through the subdivision of the land to create common property. The common property (common driveway) will require the formation of a body corporate for management and ongoing maintenance. | |
| 56.05 | Urban Landscape | |
| 56.05-1 | <p>Integrated urban landscape.</p> <ul style="list-style-type: none"> • To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas. • To incorporate natural and cultural features in the design of streets and public open space where appropriate. • To protect and enhance native habitat and discourage the planting and spread of noxious weeds. • To provide for integrated water management systems and contribute to drinking water conservation. | C12 |
| | N/A – The subdivision does not create a street or public open space. The application has demonstrated landscaping to be within the site. | |
| 56.06 | Access and Mobility Management | |

| Clause | Objective(s) | Standard |
|---------|--|------------|
| 56.06-2 | <p>Walking and cycling network.</p> <ul style="list-style-type: none"> To contribute to community health and wellbeing by encouraging walking and cycling as part of the daily lives of residents, employees, and visitors. To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. To reduce car use, greenhouse gas emissions and air pollution. | C15 |
| | N/A. The subdivision does not create new walking and cycling networks. | |
| 56.06-4 | <p>Neighbourhood street network</p> <ul style="list-style-type: none"> To provide for direct, safe, and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport, and other motor vehicles using the neighbourhood street network. | C17 |
| | N/A. The subdivision does not include any new streets or alterations to the public street network. | |
| 56.06-5 | <p>Walking and cycling network detail.</p> <ul style="list-style-type: none"> To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well-constructed and accessible for people with disabilities. To design footpaths to accommodate wheelchairs, prams, scooters, and other footpath bound vehicles. | C18 |
| | N/A. The subdivision does not include any new footpaths, cycle paths or alterations to existing paths or the public street network. | |
| 56.06-7 | <p>Neighbourhood street network detail</p> <ul style="list-style-type: none"> To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an | C20 |
| | accessible and safe neighbourhood street system for all users. | |
| | N/A. The subdivision does not include any new streets or alterations to the public street network. | |

| Clause | Objective(s) | Standard |
|----------------|---|-----------------|
| 56.06-8 | Lot access <ul style="list-style-type: none"> To provide for safe vehicle access between roads and lots. | C21 |
| | COMPLIES – Safe, two-way access can be provided between the proposed lots and Smith Street. | |
| 56.07 | Integrated Water Management | |
| 56.07-1 | Drinking water supply <ul style="list-style-type: none"> To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water. | C22 |
| | COMPLIES – Drinking water supply is available to the site and will be required to be provided to the satisfaction of Central Highlands Water. | |
| 56.07-2 | Reused and recycled water <ul style="list-style-type: none"> To provide for the substitution of drinking water for non- drinking purposes with reused and recycled water. | C23 |
| | N/A – Recycled water is not proposed or required for a development of this nature. | |
| 56.07-3 | Wastewater management <ul style="list-style-type: none"> To provide a wastewater system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. | C24 |
| | COMPLIES – Reticulated wastewater is available to the site and will be required to be provided to the satisfaction of Central Highlands Water. | |
| 56.07-4 | Stormwater management <ul style="list-style-type: none"> To minimise damage to properties and inconvenience to residents from stormwater. | C25 |

| Clause | Objective(s) | Standard |
|----------------|---|------------|
| | <ul style="list-style-type: none"> • To ensure that the street operates adequately during major storm events and provides for public safety. • To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving water from degradation by stormwater. • To encourage stormwater management that maximises the retention and reuse of stormwater. • To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces. | |
| | <p>COMPLIES – Conditions will be applied to ensure appropriate stormwater management. Each lot/dwelling is provided with a rainwater tank to maximise the retention and reuse of stormwater and a reasonably large percentage of the site (47%) will be retained as permeable area to assist with on-site stormwater penetration. Beyond this, stormwater will be drained to the open lined channel to the west of the site.</p> | |
| 56.08 | Site Management | |
| 56.08-1 | <p>Site management</p> <ul style="list-style-type: none"> • To protect drainage infrastructure and receiving water from sedimentation and contamination. • To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. • To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable. | C26 |
| | <p>COMPLIES VIA CONDITIONS – Relevant conditions will be included in any permit to manage the site and surrounds during construction periods including the protection of council assets and amenity of the area.</p> | |
| 56.09 | Utilities | |
| 56.09-1 | <p>Shared trenching</p> <ul style="list-style-type: none"> • To maximise the opportunities for shared trenching. • To minimise constraints on landscaping within street reserves. | C27 |

| Clause | Objective(s) | Standard |
|---------|--|------------|
| | COMPLIES – There are opportunities to provide reticulated services in shared trenching to minimise construction costs and land allocation for underground services, including in the common driveway. Any shared trenching will need to comply with the relevant standards for installation. | |
| 56.09-2 | Electricity, telecommunications, and gas <ul style="list-style-type: none"> • To provide public utilities to each lot in a timely, efficient, and cost-effective manner. • To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources. | C28 |
| | COMPLIES – Relevant utilities are available and can be provided in a timely, efficient, and cost-effective manner. Telecommunications will be the responsibility of the permit holder/landowner and confirmation of this service being provided will be required prior to the Statement of Compliance being issued. | |
| 56.09-3 | Fire hydrants <ul style="list-style-type: none"> • To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively, and efficiently. | C29 |
| | COMPLIES VIA CONDITION – Fire hydrants are available or can be provided in appropriate positions, in accordance with required standards. | |
| 56.09-4 | Public lighting <ul style="list-style-type: none"> • To provide public lighting to ensure the safety of pedestrians, cyclists, and vehicles. • To provide pedestrians with a sense of personal safety at night. • To contribute to reducing greenhouse gas emissions and to saving energy. | C30 |
| | N/A – public lighting is not considered necessary. | |

Special water supply catchment area

The proposal was referred to Goulburn Murray Water (GMW) for direction. GMW provided a response stating that it does not object to the grant of a planning permit.

On this basis, the proposal is considered to meet the objective of clause 14.02-1S to assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment, as well as other relevant policy direction to require development to be connected to reticulated sewerage and drainage services.

CONSULTATION/COMMUNICATION

The application was advertised to adjoining and surrounding owners and occupiers of land via letters in the mail, an advertising signs was placed on the site at the Smith Street frontage, and the permit application documents were placed on the Council website and available for inspection at the Nolan Street office.

The application has received 4 objections. The issues raised in the objections are summarised below:

Objection 1

- Removal of rear access to 25 Smith Street.
- Multi-level dwellings and privacy issues.
- Amount of traffic entering the site from a single entry/exist point.

Planning officer response

- While rear access to 25 Smith Street may currently be physically available via the site, there is no easement over the land providing a legal right to use the land for this purpose.
- The proposed dwellings are single storey. The dwellings have finished floor levels 0.6m higher than the 1 in 100 flood level of 193.5m AHD in order to minimize flood risk. This results in floor levels approximately 0.6m higher than natural ground level. Screening is not required by clause 55.04-6 where the floor level is less than 0.8m above ground level and the boundary is fenced to 1.8m.

It is also noted that the dwelling setbacks from the rear boundaries of 23 and 25 Smith Street are 4.17m and 2.76m respectively and these exceed the setback requirements of clause 55.04-1.

- The volume of traffic expected to be generated by the proposal has been assessed by Council's engineers and is considered to be acceptable.

There will be limited impact on neighbouring properties or Smith Street from any increase in traffic resulting from the proposal or the proposed crossover / driveway to Smith Street.

Objection 2

- Privacy for neighbours
- Impact of 4 households coming and going from the site
- Loss of rear access to Smith Street and Albert Street properties.

- 4 dwellings will create a busy and noisy area.

Planning officer response

- There are no provisions in the Central Goldfield Planning Scheme that prohibit this type of development or its density.

This is an expected form of development in this zoning and policy context. While the proposal would no doubt increase the amount of noise and movement of people to and from the site from the existing condition, the proposal meets the relevant standards of Clause 55 addressing amenity and no unacceptable impacts are expected.

- It is understood that properties abutting the site may currently use the site for rear access, however, there is no easement over the land providing a right to use the land for this purpose.

The only existing carriageway easement, which is proposed to be retained, allows access to the side (southern) boundary of 23 Smith Street.

Objection 3

- Impact to peace, quiet and privacy
- Overlooking
- Removal of access to rear of property
- Drain at rear of property.

Planning officer response

- As above, the proposed development is of a type and density that is supported in the zone and while it will increase the amount of people living in the area this is not necessarily a negative thing.
- See above for response to overlooking concerns.
- See above for response to objection regarding loss of rear access.
- It is assumed that the drain referred to is the open channel drain to the west of the site. The rear (western) boundary of the site will be fenced in its entirety and there will not be any access available to this drain from within the site.

The fencing will be designed to a standard suitable in flood prone areas.

Objection 4

- Impact to private open space area adjoining common boundary from overlooking.

Planning officer response

- As described above, the proposed dwellings are single storey and satisfy the relevant clause 55 standard addressing potential overlooking.

FINANCIAL & RESOURCE IMPLICATIONS

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

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

RISK MANAGEMENT

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

The risk management issues in relation to this planning permit application have been discussed above.

There is a risk to Council should it not decide within the statutory timeframes of a 'failure to determine' appeal at VCAT.

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

CONCLUSION

Planning permit application D042/23 seeks approval for the development of the land for 4 single storey dwellings and associated 4 lot subdivision of the land at 19 Smith Street, Carisbrook.

A Council determination is sought on the application as four objections have been received.

This report recommendation is that a planning permit be granted and a Notice of Decision to Grant a Permit be issued.

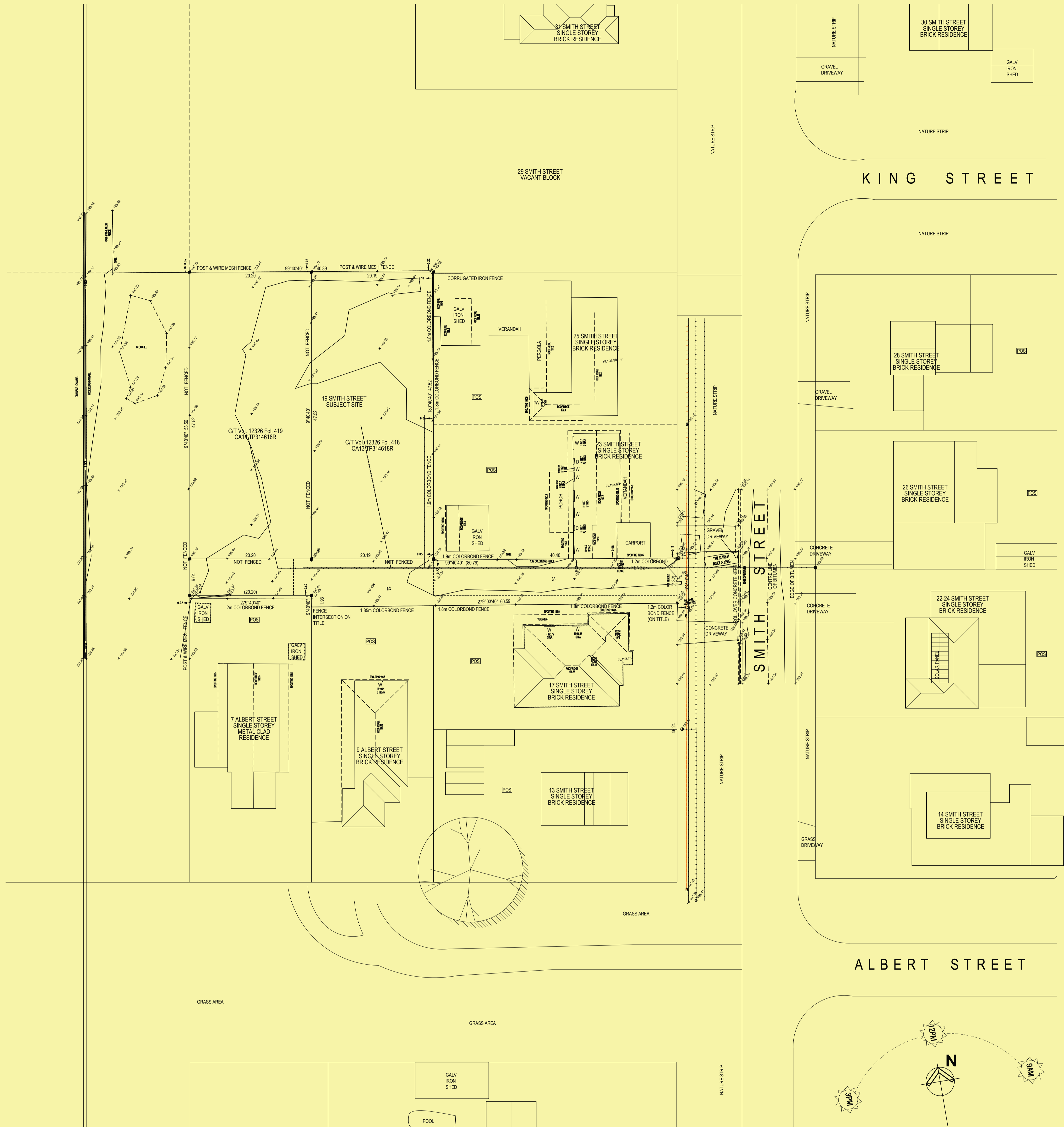
Council must determine a position on the planning permit application and take one of the following options:

1. Grant a planning permit subject to conditions and issue a Notice of Decision to Grant a Permit; or
2. Refuse to grant a permit on any ground it thinks fit and issue a Notice of Decision to Refuse to Grant a Permit.

ATTACHMENTS

8.5.1 Development plans

8.5.2 Site and surrounding area



LOCAL AMENITIES:

EDUCATIONAL FACILITIES

CARISBROOK PRIMARY SCHOOL 700m

RECREATIONAL FACILITIES

CARISBROOK RECREATION RESERVE 270m

SHOPPING CENTRES

WOOLWORTHS 6.2km

PUBLIC TRANSPORT

CARISBROOK TRAIN STATION 800m

MAJOR ROADS

PYRENEES HWY 240m

PROPERTY INFORMATION

ADDRESS
19 SMITH STREET
CARISBROOK

COUNCIL/LOCAL GOV.N.T
CENTRAL GOLDFIELDS

EASEMENTS
NO

DIRECTORY REFERENCE
557 Q10

PLANNING ZONE
GRZ1

BUSHFIRE ZONE
YES

ABORIGINAL CULTURAL HERITAGE ZONE
YES

LAND SUBJECT TO INUNDATION OVERLAY
NO

EROSION MANAGEMENT OVERLAY
YES

TOWN PLANNING SUBMISSION

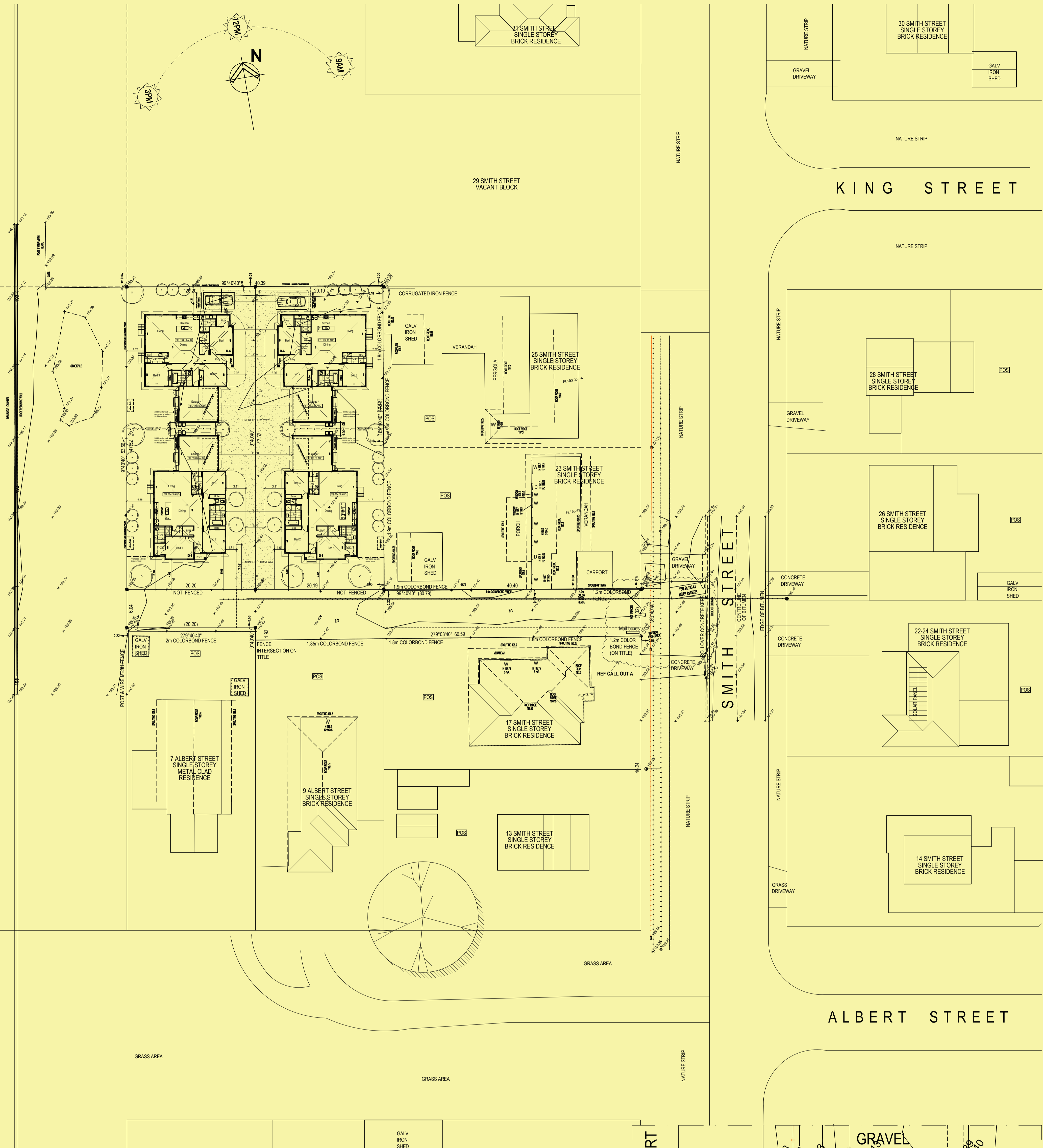
**PROPOSED THREE DWELLINGS
19 SMITH STREET
CARISBROOK**

**SITE
SITE ANALYSIS**

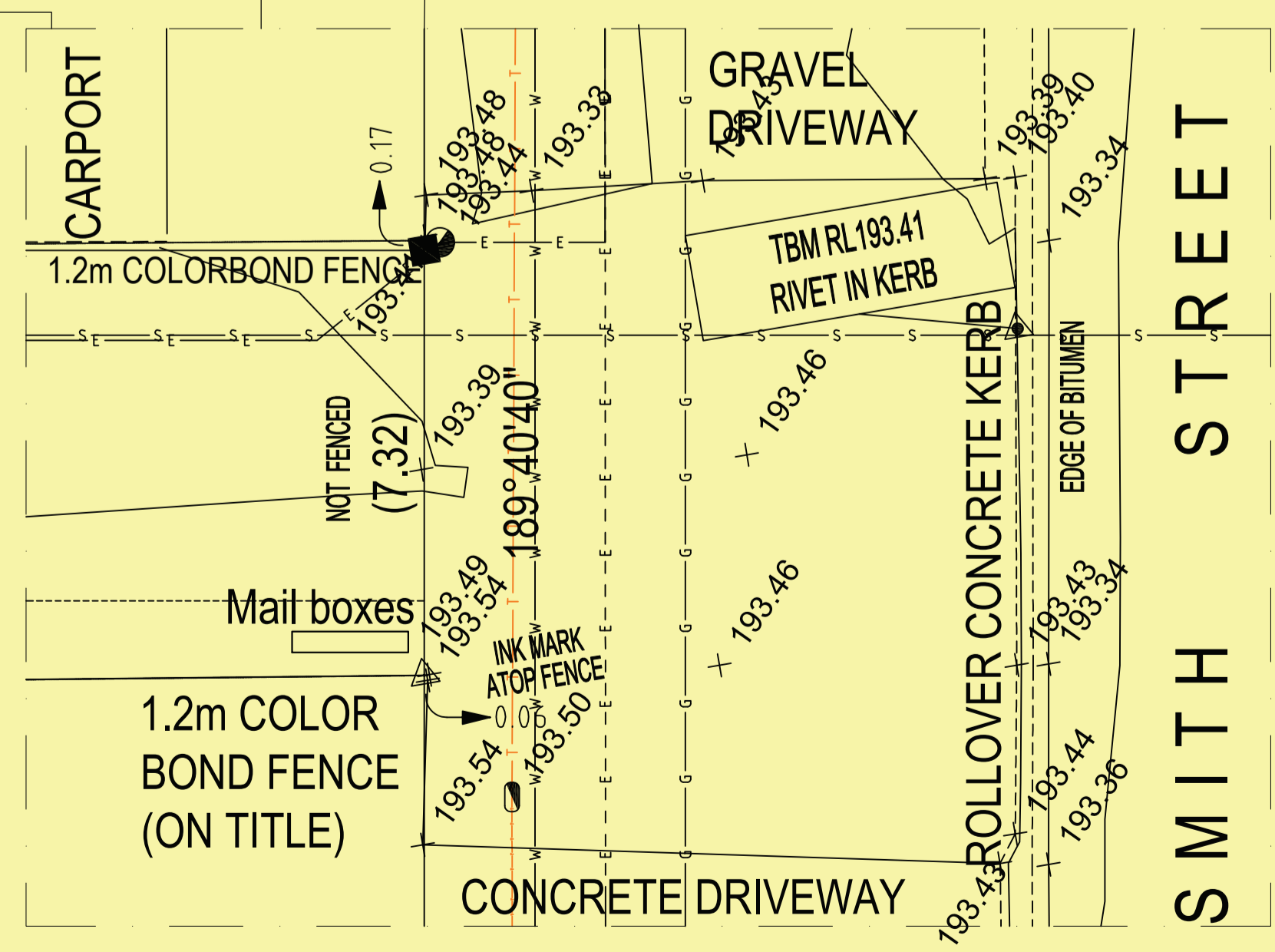
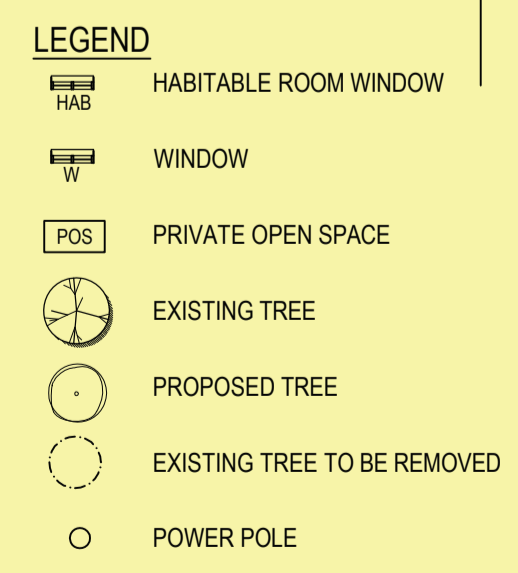
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- Notes:**
1. Adequate North facing private open space areas provided for all dwellings.
 2. Proposed building form & heights are consistent with the existing surrounding neighbourhood character.
 3. Proposed development does not affect any neighbouring habitable windows.
 4. All dwellings are provided with visible entry porch areas from the internal accessway.
 5. Proposed facade design is consistent with the surrounding neighbourhood character.
 6. Proposed development is consistent with building materials and colours found within close proximity of the subject site.
 7. North facing living areas have been provided where appropriate.
 8. Appropriate off street car parking spaces have been provided for all dwellings as part of the proposal.



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**PROPOSED THREE DWELLINGS
19 SMITH STREET
CARISBROOK**

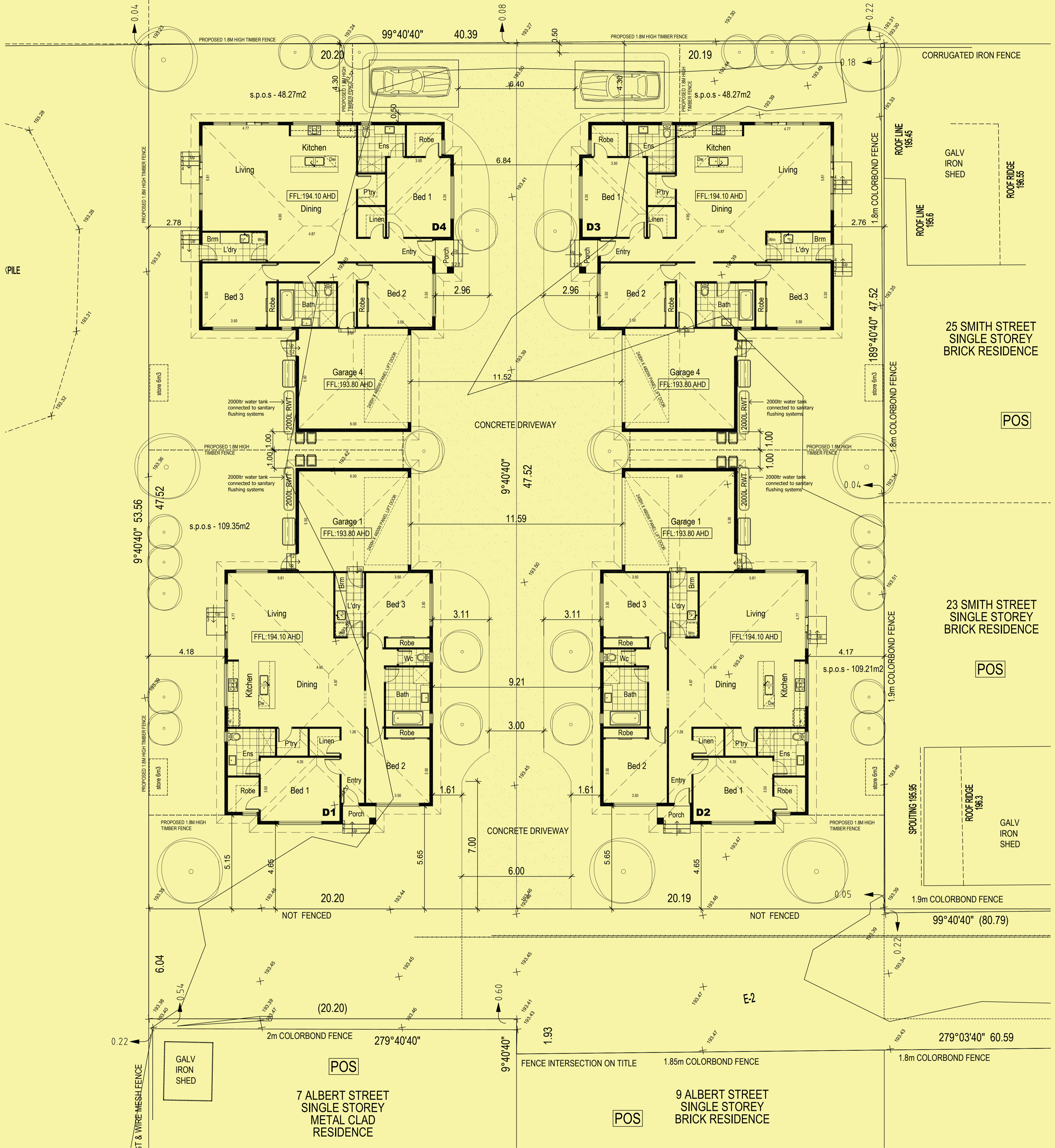
**SITE
DESIGN RESPONSE
SCALE 1:300**

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29 SMITH STREET
VACANT BLOCK

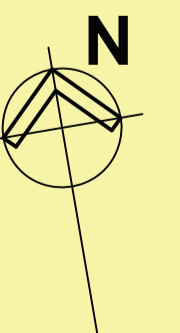
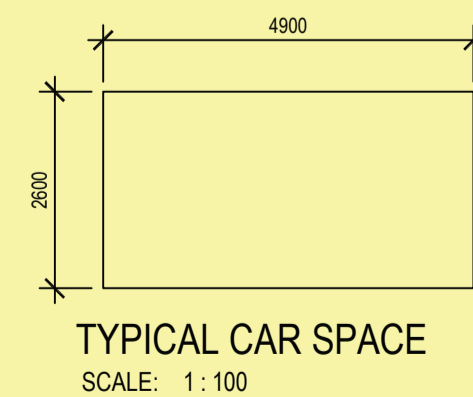


Development Summary:

Site Area: 1919.33m² approx
 Site Coverage: 763.56m² = 39.78%
 Site Permeable: 1091.29m² = 56.57%

Dwellings Typical:

Ground Floor: 153.23m²
 Garage: 35.84m²
 Porch: 1.82m²
 Total: 190.89m² 20.54sq

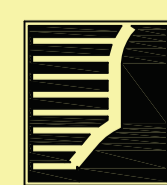


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**PROPOSED THREE DWELLINGS
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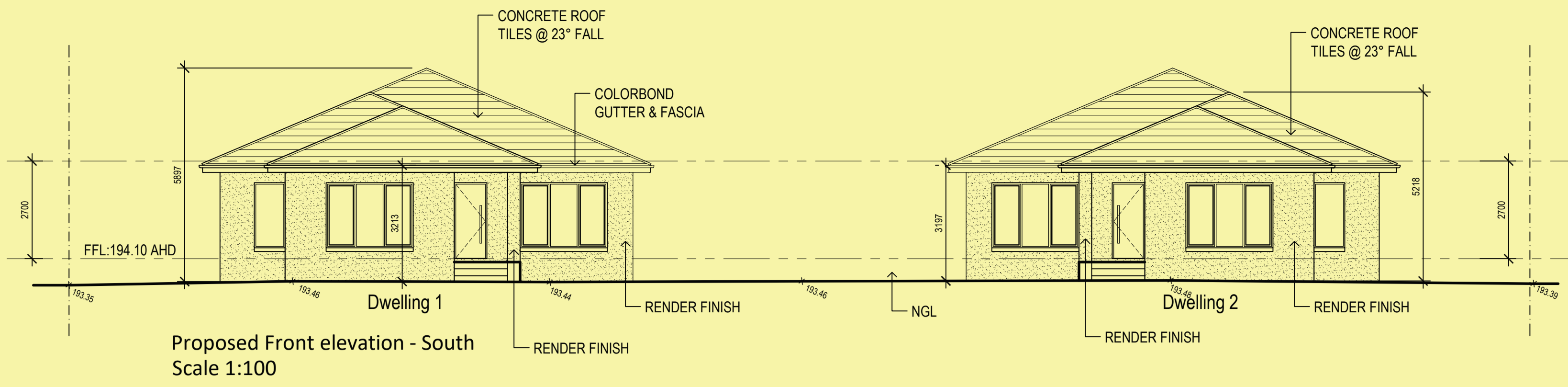
**SITE
 GROUND FLOOR PLAN**

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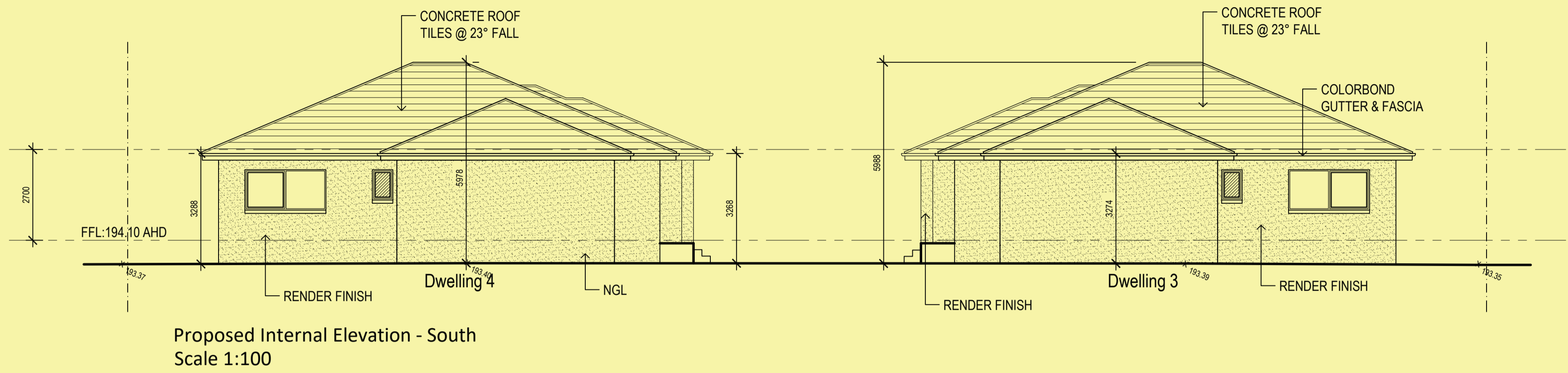


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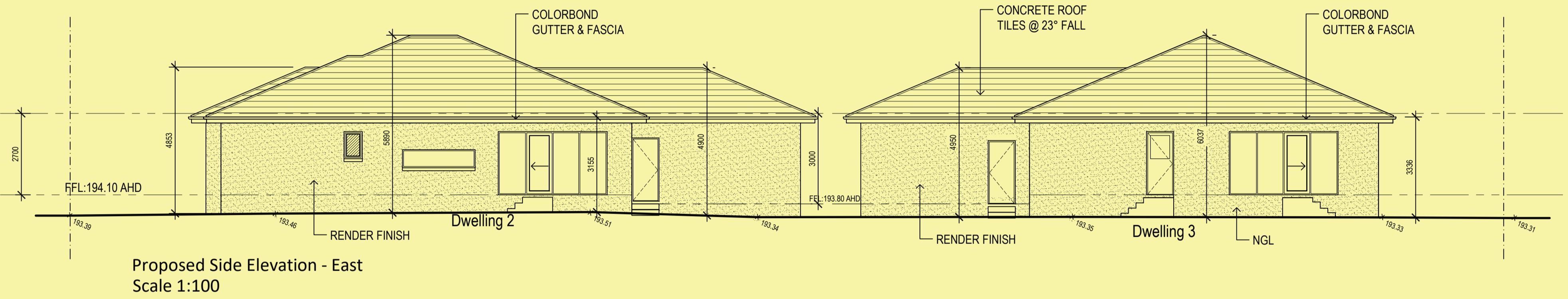
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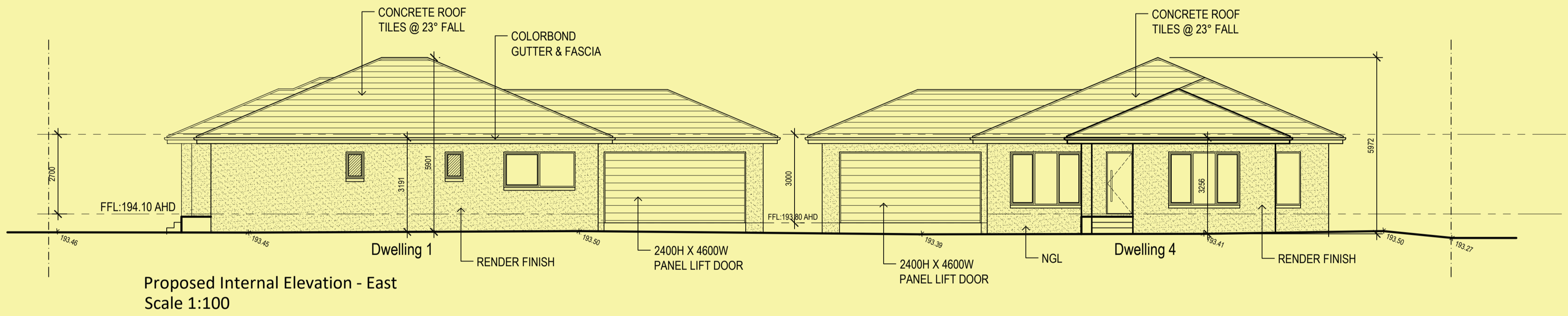
Proposed Front elevation - South
Scale 1:100



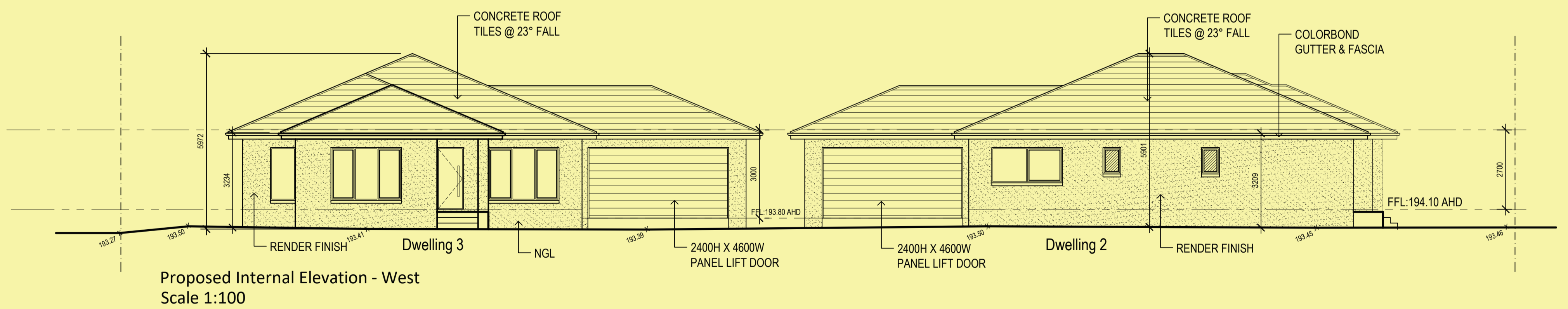
Proposed Internal Elevation - South
Scale 1:100



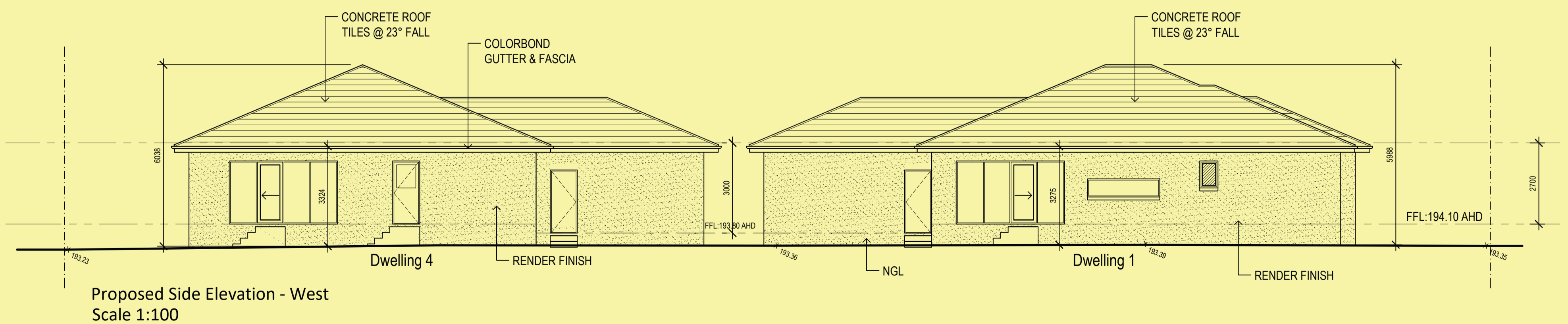
Proposed Side Elevation - East
Scale 1:100



Proposed Internal Elevation - East
Scale 1:100



Proposed Internal Elevation - West
Scale 1:100



Proposed Side Elevation - West
Scale 1:100

TOWN PLANNING SUBMISSION

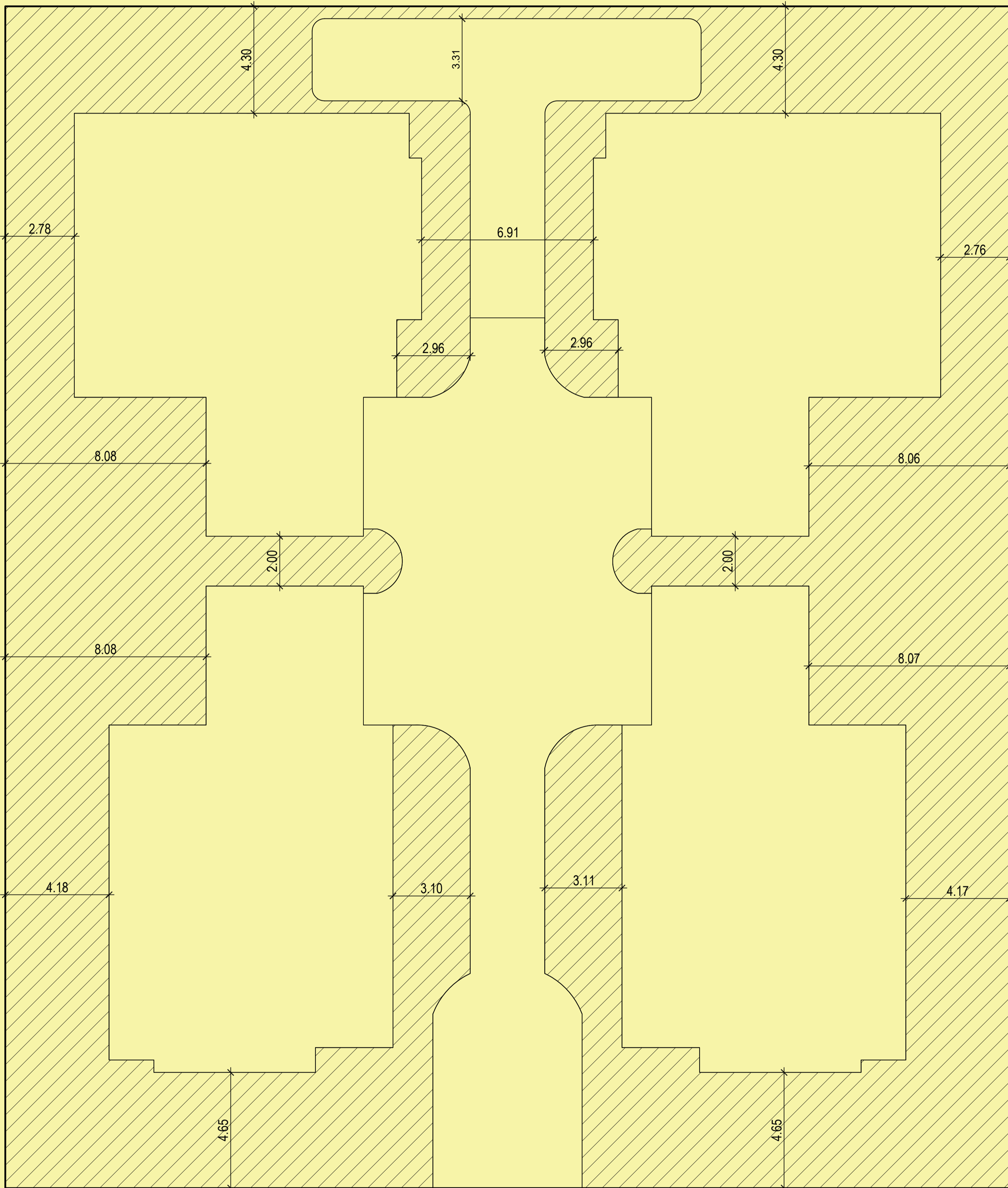
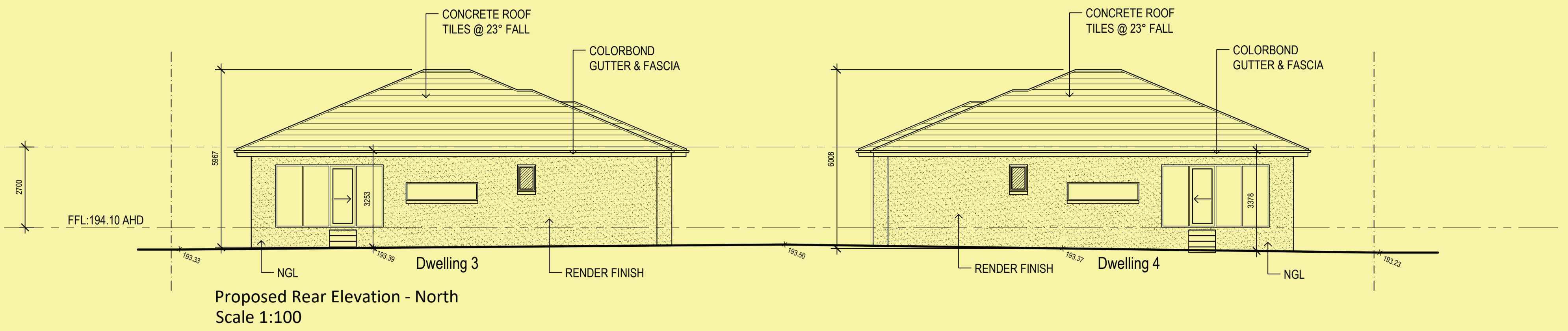
**PROPOSED THREE DWELLINGS
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SITE ELEVATIONS

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| Garden Area Requirement: | |
|---------------------------------|------------------------------------|
| Allotment size | = 1919.33m ² |
| Garden area percentage required | = 35% |
| Minimum garden area | = 671.77m ² |
| Proposed garden area | = 828.02m ² = 43.14% |

TOWN PLANNING SUBMISSION

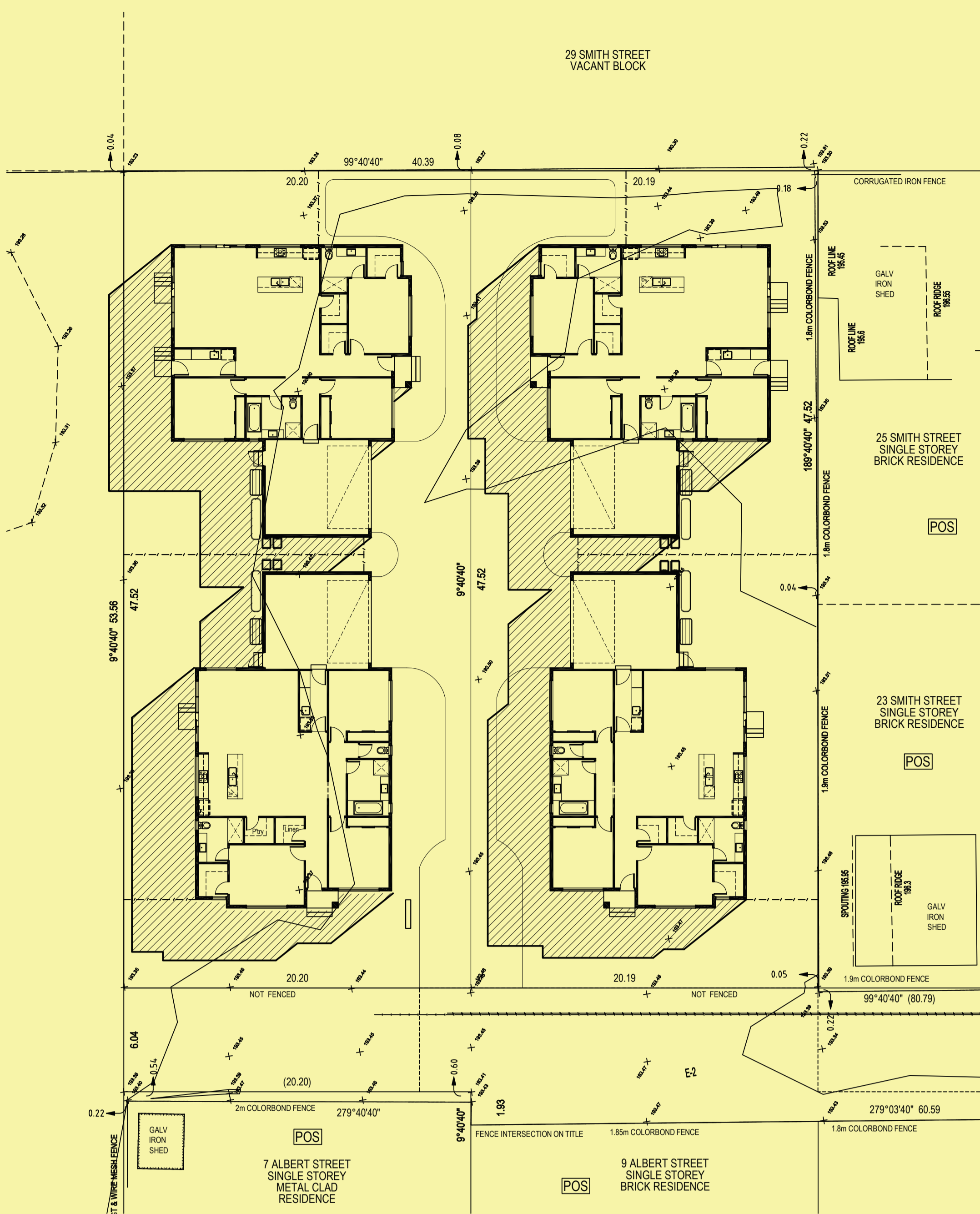
**PROPOSED THREE DWELLINGS
19 SMITH STREET
CARISBROOK**

SITE ELEVATIONS

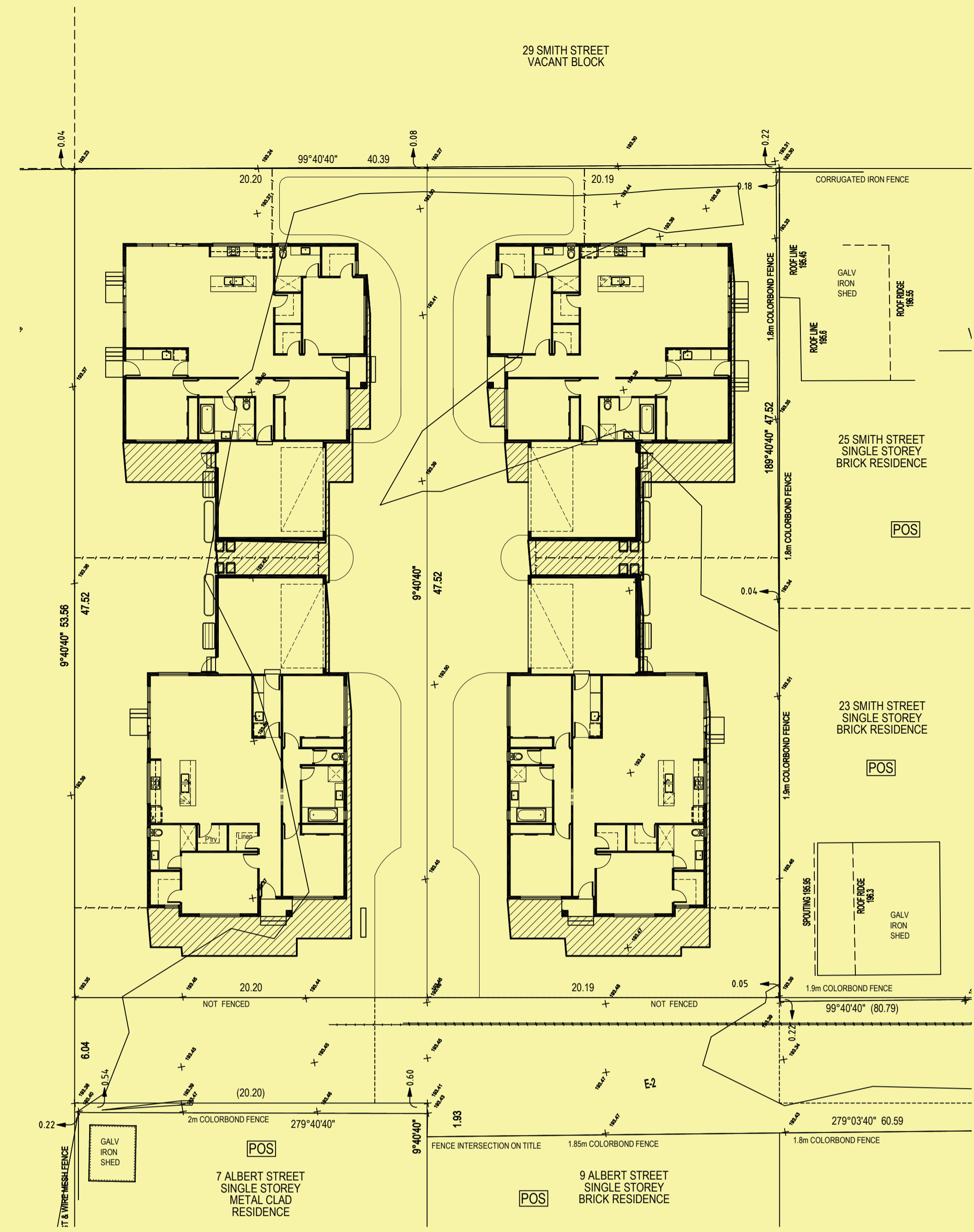
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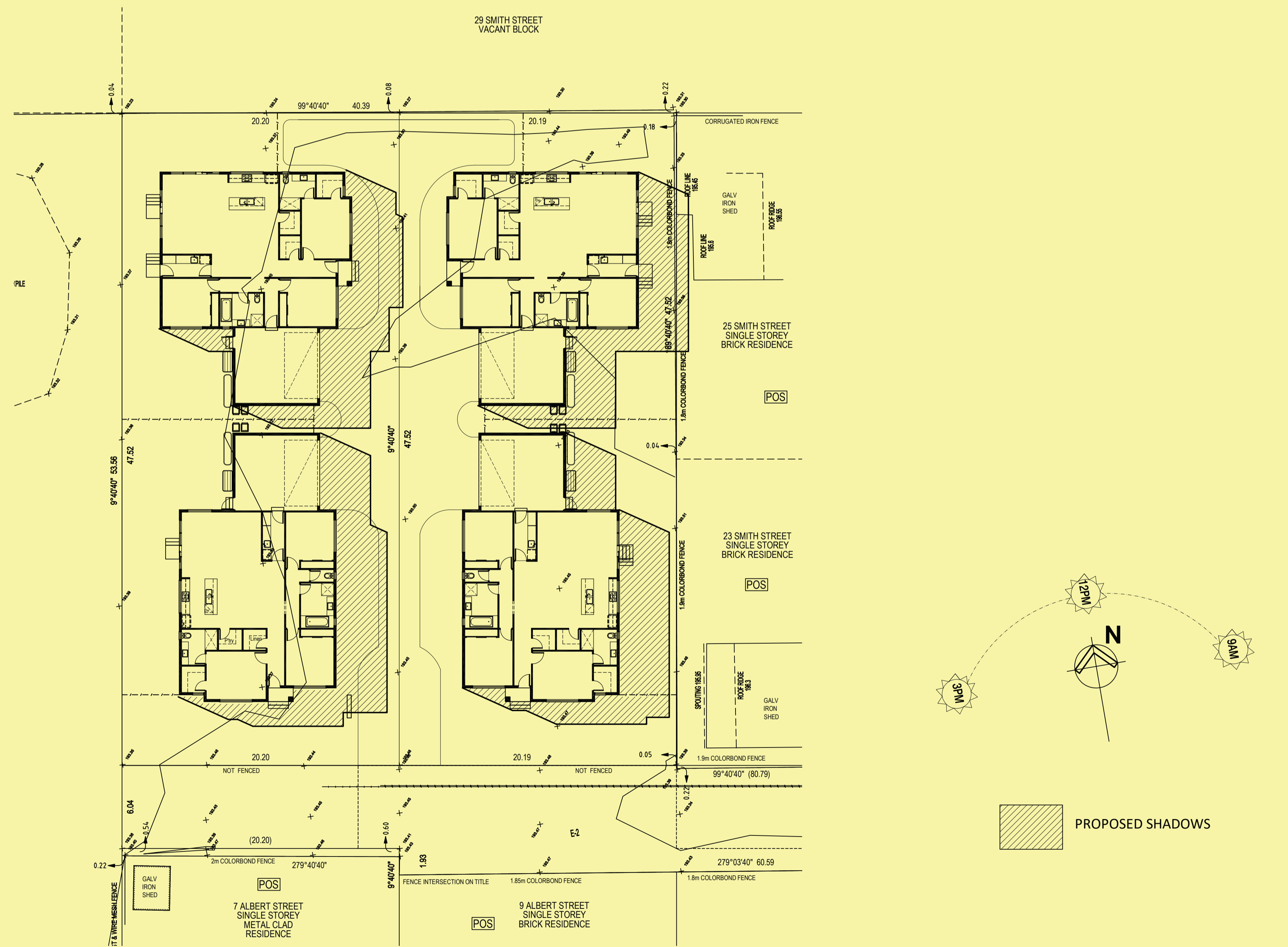
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Proposed 9am Shadow Plan September 22nd
Scale 1:200



Proposed 12pm Shadow Plan September 22nd
Scale 1:200



Proposed 3pm Shadow Plan September 22nd
Scale 1:200

TOWN PLANNING SUBMISSION

**PROPOSED THREE DWELLINGS
19 SMITH STREET
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SITE SHADOW DIAGRAMS

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8.5.2

D042/23 Site and Surrounding Area



Subject Site

9. Notices of Motion

The Governance Rules provides that Councillors May Propose Notices Of Motion, Chapter 2, Division 4:

Councillors may ensure that an issue is listed on an agenda by lodging a Notice of Motion.

22. Notice Of Motion

22.1 A notice of motion must be in writing signed by a Councillor, and be lodged with or sent to the Chief Executive Officer at least one week before the Council meeting to allow sufficient time for him or her to include the notice of motion in agenda papers for a Council meeting and to give each Councillor at least 48 hours notice of such notice of motion.

22.2 The Chief Executive Officer may reject any notice of motion which:

22.2.1 is vague or unclear in intention 22.2.2 it is beyond Council's power to pass;

or

22.2.3 if passed would result in Council otherwise acting invalidly but must:

22.2.4 give the Councillor who lodged it an opportunity to amend it prior to rejection, if it is practicable to do so; and

22.2.5 notify in writing the Councillor who lodged it of the rejection and reasons for the rejection.

22.3 The full text of any notice of motion accepted by the Chief Executive Officer must be included in the agenda.

22.4 The Chief Executive Officer must cause all notices of motion to be numbered, dated and entered in the notice of motion register in the order in which they were received.

22.5 Except by leave of Council, each notice of motion before any meeting must be considered in the order in which they were entered in the notice of motion register.

22.6 If a Councillor who has given a notice of motion is absent from the meeting or fails to move the motion when called upon by the Chair, any other Councillor may move the motion.

22.7 If a notice of motion is not moved at the Council meeting at which it is listed, it lapses

No Notices of Motion have been received for this meeting.

10. Urgent Business

The Governance Rules provide for urgent business as follows:¹

If the agenda for a Council meeting makes provision for urgent business, business cannot be admitted as urgent business other than by resolution of Council and only then if it:

1. 1 relates to or arises out of a matter which has arisen since distribution of the agenda; and
2. 2 cannot safely or conveniently be deferred until the next Council meeting.

11. Confidential Business

No items of confidential business have been received for this meeting.

12. Meeting Closure