



MEETING OF COUNCIL MINUTES

Tuesday 26 May 2020

6:00pm

Via Zoom:

MEMBERSHIP

Administrator Noel Harvey
Administrator Karen Douglas
Administrator Hugh Delahunty

Confirmed at the Council Meeting
held on 23 June 2020

CONFIRMED MINUTES

1. COMMENCEMENT OF MEETING AND WELCOME

The meeting commenced at 6.00pm

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

IN ATTENDANCE via videoconference Zoom

Administrator Noel Harvey
Administrator Hugh Delahunty
Administrator Karen Douglas

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

2. VIRTUAL COUNCIL MEETING PROCEDURES

The purpose of this report is to recommend that Council adopt the Virtual Council Meeting Procedures to assist Council with conducting Council meetings by electronic means.

Council Resolution

That Council:

- 1. Adopt the Virtual Council Meeting Procedures;*
- 2. Authorise the Manager Governance, Property and Risk to update the Virtual Council Meeting Procedures following the May Council Meeting if required; and*
- 3. Authorise Administrator Karen Douglas to chair the Council Meeting if the Chair of the Administrators audio or visual is lost and cannot be regained within 30 minutes;*
- 4. Call a Council Meeting via Council's Facebook page and website announcement if a meeting cannot continue due to lack of a quorum.*

Moved Administrator Douglas
Seconded Administrator Delahunty

CARRIED

3. APOLOGIES

Nil

4. LEAVE OF ABSENCE

Nil

5. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

6. CONFIRMATION OF THE MINUTES OF THE PREVIOUS COUNCIL MEETING

To present for confirmation the minutes of the Ordinary Council Meeting held on 28 April 2020.

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Council Resolution

That Council confirms the Minutes of the Ordinary Council Meeting held on 28 April 2020.

Moved Administrator Delahunty
Seconded Administrator Douglas

CARRIED

7. REPORTS FROM COMMITTEES

Nil

8. PETITIONS

Nil

9. OFFICER REPORTS

9.1 ASSEMBLIES OF COUNCILLORS

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

Council Resolution

That Council note the record of assemblies of councillors for the period 21 April 2020 to 15 May 2020.

Moved Administrator Douglas
Seconded Administrator Delahunty

CARRIED

9.2 CENTRAL GOLDFIELDS 2030 COMMUNITY PLANS

The purpose of this report is to present the eight community plans developed through the Building Better Regions Fund, for endorsement.

The purpose of the community plans is to provide a mechanism for communities to self-determine their priorities for ten years to 2030.

Council Resolution

That Council endorses the eight community plans for Bealiba & District, Bet Bet & District, Carisbrook & District, Dunolly & District, Majorca & District, Maryborough & District, Talbot & District, and Timor & District.

Moved Administrator Delahunty
Seconded Administrator Douglas

CARRIED

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9.3 PLANNING APPLICATION 121/19 - Use and development of the land for student accommodation, buildings and works and demolition of a dwelling within the General Residential Zone and Heritage Overlay

The meeting was alerted to three objections received by Council since this report had been written. Council planning staff provided a written summary of the additional objections, concluding that they did not raise any new matters, and noted that a response to each of these concerns is covered in the existing report.

The purpose of this report is seek a Council determination on a planning permit application received by Council for 121/19 at 1-3 Nightingale Street & 75 Clarendon Street, Maryborough for the use and development of the land for student accommodation, buildings and works and demolition of a dwelling within the General Residential Zone and Heritage Overlay.

Council Resolution

That Council having caused notice of Planning Application No. 121/19 to be given under Section 52 of the *Planning and Environment Act 1987* and the Central Goldfields Planning Scheme and having considered all the matters generally required, determines to issue a notice of decision of Planning Permit 121/19 in respect of the land known and described as 1-3 Nightingale Street & 75 Clarendon Street for the use and development of accommodation (student accommodation) and demolishment of a building within the General Residential Zone and Heritage Overlay subject to the following conditions:

Amended Plans Required

1. Before the use and/or development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a) the size of the garden bed located along the western boundary (5 Nightingale Street) increased to 2 metres in width.

Schedule of materials and colours

2. Before the development starts, a schedule of construction materials, external finishes and colours (incorporating paint and material samples) to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the schedule will be endorsed and will then form part of the permit.

Landscaping Requirements

3. Prior to the commencement of the development hereby permitted, a landscaping plan must be submitted to and approved by the Responsible Authority.

The landscape plan must show the following:

- (a) An outline of buildings. No floor plans are to be shown on the landscape plan, however the dimensions of the outline are to be informed by the approved site plan.

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- (b) Clearly drafted at a scale of 1:100 or similar with a north point and legend.
- (c) Clear graphics to indicate trees (deciduous or evergreen), shrubs, ground covers, grass etc.
- (d) Botanical and common name, pot size, quantity, planting density and size at maturity of all plantings.
- (e) Notated planting specification drawings.
- (f) Location and depth of all surface treatments with materials and colours notated.
- (g) Outline of all built features including buildings, fences, letterboxes, clotheslines, storage, water tanks and utility structures etc. These structures are to be informed by the site plan.
- (h) Mark all crossovers.
- (i) Any vegetation or structures within the nature strip.

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

- 4. The landscape area(s) shown on the endorsed plan(s) must be planted and maintained to the satisfaction of the Responsible Authority and once landscaped must not be used for any other purpose except with the prior written consent of the Responsible Authority.

Additional car parking requirements

- 5. The permit holder must ensure that 10 car spaces on the subject land and an additional 10 car spaces on the broader hospital grounds are always available for student's vehicles whom are staying within accommodation. When the student accommodation is vacant the car spaces may be used for other hospital related parking.

No Alteration of Layout

- 6. The development and uses permitted by this permit as shown on the endorsed plans 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.

General Amenity

- 7. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a) transport of materials, goods or commodities to or from the land
 - b) appearance of any building, works or materials
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
 - d) presence of vermin.

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Concealment of pipes

8. All pipes, fixtures, fittings and vents servicing any building on the site, other than storm water down pipes, must be concealed in service ducts or otherwise hidden from view to the satisfaction of the responsible authority.

Plant/equipment or features on roof

9. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building(s) without the written consent of the responsible authority.

Garbage storage

10. Provision must be made on the land for the storage of garbage and other solid waste. This area must be properly formed and screened from public view to the satisfaction of the responsible authority.

Use of Parking Areas

11. Areas set aside for the parking and movement of vehicles as shown on the endorsed plan(s) must be maintained in a usable and safe condition to the satisfaction of the Responsible Authority and made available for such use and must not be used for any other purpose.
12. Vehicular access to the subject land from any roadway or service lane (and vice versa) must be by way of a vehicle crossing(s) to the satisfaction of the Responsible Authority.

Noise from Domestic Fixtures

13. Mechanical ventilation systems and air conditioning units are to be suitably located so they do not cause a nuisance under the provisions of the Public Health and Wellbeing Act 2008.

Construction Phase

14. All activities associated with the construction of the development permitted by this permit must be carried out to the satisfaction of the Responsible Authority and all care must be taken to minimise the effect of such activities on the amenity of the locality. Measures must be taken to suppress dust, noise or other emissions during construction to prevent nuisance to surrounding neighbours as defined by the Public Health and Wellbeing Act 2008.

Engineering

Entry Works

15. Access to the development must be provided from Clarendon Street via an all-weather driveway with dimensions adequate to accommodate emergency vehicles to the satisfaction of the Responsible Authority.
16. Driveway crossings from the road reserve to the property must be constructed to the satisfaction of the Responsible Authority.

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17. Prior to commence any works on the road reserve areas, the developer needs to get a "Works in Road Reserve" Permit from the relevant authority to the satisfaction of Responsible Authority.
18. Works must not commence until the Responsible Authority has approved the design of the driveway crossing and given consent to conduct the works within the road reserve.
19. All work upon the entrances and exits must be carried out at the cost of the owner.

Parking Areas

20. All parking areas must be designed to allow all vehicles to drive forwards both when entering and leaving the subject land to the satisfaction of the Responsible Authority.
21. All car spaces, vehicle access lanes and driveways, including any required disabled car spaces, shown on the endorsed plans must be;
 - a) designed, constructed, line marked, painted or signed to the satisfaction of the Responsible Authority; and
 - b) must not be used for any other purpose.

General Conditions

22. Pedestrian safe walk zones must be clearly delineated on the road and parking pavement areas at all times to the satisfaction of the Responsible Authority.
23. All vehicular access roads, car parking bays and entry and exit area to and from the site must be illuminated to the satisfaction of the Responsible Authority.

Drainage

24. The property must be drained to the satisfaction of the Responsible Authority to a point of legal discharge.
25. All stormwater runoff from buildings and impervious surfaces must be collected on site and discharged to a legal point of discharge to the satisfaction of the Responsible Authority.

Emissions and Discharges During Construction

26. The developer must restrict emissions and discharges from any construction sites within the land in accordance with the best practice environmental management techniques and guidelines contained in the Environment Protection Authority publications Construction Techniques for Sediment Pollution Control (EPA 1991) and Environmental Guidelines for Major Construction Sites (EPA 1995) to the satisfaction of the Responsible Authority.

Expiry of Permit

27. This permit will expire if one of the following circumstances applies;
 - a) The development is not started within four (4) years of the date of this permit;

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- b) The development is not completed within six (6) years of the date of this permit.

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

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

Moved Administrator Douglas
Seconded Administrator Delahunty

CARRIED

9.4 PLANNING APPLICATION 123/19 - 59 Lot subdivision and removal of native vegetation at 42 Harrison Street Maryborough

The purpose of this report is to seek a Council determination for the planning permit application for 123/19. The applications proposes a 59 lot subdivision of the land and native vegetation removal. The subdivision is proposed to be staged over 3 stages, with a variety of land sizes across the whole site. A drainage reserve forms part of Stage 1.

Council Resolution.

That Council having caused notice of Planning Application No. 123/19 to be given under Section 52 of the Planning and Environment Act 1987 and the Central Goldfields Planning Scheme and having considered all the matters generally required, determines to issue a notice of decision of Planning Permit 123/19 in respect of the land known and described as 42 Harrison Street, Maryborough, for a staged 59 lot subdivision subject to the following conditions:

Amended plans

1. *Before the plan of subdivision is certified under the Subdivision Act 1988, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application/other specified plans but modified to show:*
 - (a) all bearings, distances, levels, street names, lot numbers, lot sizes, reserves and easements;*
 - (b) a subdivision road layout and road reserve plan;*
 - (c) drainage works required by the conditions of this permit;*
 - (d) landscaping plans inclusive of the requirements of this permit.*

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These plans must be drawn to scale and with dimensions. When approved, the plan will be endorsed and will then form part of this permit.

Certification of Plan

- 2. The formal plan of subdivision lodged for certification must be in accordance with the approved plan and must not be modified except to comply with statutory requirements or with the further written consent of the Responsible Authority.*

Payment in lieu of open space provision

- 3. 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.*
- 4. The applicant or owner must pay on demand to Council, the Council's reasonable costs and expenses to provide valuation for payment in lieu of open space.*

Staged subdivision

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

Easements

- 6. All existing and proposed easements and sites for existing and required utility services and roads must be set aside in favour of the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for certification under the Subdivision Act 1988.*

Telecommunication

- 7. 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;*
- 8. A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*
- 9. 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:*

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

Engineering

10. Prior to the issue of a Statement of Compliance (or as otherwise stated) the following must be undertaken by the applicant/owner to the requirements and satisfaction of the Responsible Authority (alternative requirements may be approved, in writing, by Council's Manager Infrastructure):
 - The subdivision road layout plans must be provided to the satisfaction and approval of the Responsible Authority.

Central Highlands Water

11. 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.
12. Reticulated sewerage facilities must be provided to each lot by the owner of the land (or applicant, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation. This will include the construction of works and the payment of major works contributions by the applicant.
13. A reticulated water supply must be provided to each lot by the owner of the land (or applicant, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation. This will include the construction of works and the payment of major works contributions by the applicant.
14. The owner will provide easements to the satisfaction of the Central Highlands Region Water Corporation, which will include easements for pipelines or ancillary purposes in favour of the Central Highlands Region Water Corporation, over all existing and proposed sewerage facilities within the proposal.
15. If the land is developed in stages, the above conditions will apply to any subsequent stage of the subdivision.

Downer Utilities

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

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Powercor

17. *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.*
18. *The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards. Notes: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.*
19. *The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).*
20. *The applicant shall, when required by the Distributor, set aside areas with the subdivision for the purposes of establishing a substation or substations.*
21. *The Distributor will register such leases on title by way of a caveat prior to the registration of the plan of subdivision.*
22. *The applicant shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new powerlines to service the lots or adjust the positioning existing easements.*
23. *Roads shall be designed and constructed in accordance with Council's Road Management Plan 'Road Hierarchy' design service level standards to Urban Access 1 Road and Urban Access Court roads standard, pavement depth 300mm depth minimum, pavement design to be verified via subgrade and pavement materials testing (CBR) with kerb & channel both sides, to the satisfaction of the Responsible Authority.*
24. *Harrison Street road formation to be widened to a 7.3 metre wide road inclusive of a 20 metre diameter vehicle turn-around area (court bowl) at the north end of the road with kerb & channel completed to both sides.*
25. *East Field Street formation to be widened to a 7.3 metre wide road with kerb & channel completed to both sides.*
26. *The laneway which provides rear access to Park Road properties (71 to 89 Park Road) is to be retained or upgraded if it is required to be altered.*
27. *All roads shall be designed to accommodate and contain road surface stormwater drainage.*
28. *All road wearing surfaces shall be asphalt, to the satisfaction of the Responsible Authority.*

Access

29. *Vehicular access to all lots must be provided from the road frontage of the lots, no rear access shall be provided to any of the new lots.*
30. *Subject to Condition 16 below, vehicular crossovers must be constructed between each of the lots and the road frontages. Such crossovers must be of*

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concrete construction and be from kerb to property boundary in accordance with IDM Standard Drawing SD240. Once constructed the crossover(s) must be thereafter maintained by the landowner to the satisfaction of the Responsible Authority.

31. *Where construction of vehicle crossovers is impractical at the time of subdivision the permit holder will be required to enter into a 173 agreement between Council and the permit holder for each lot created in the subdivision to guarantee the future land owner of each lot will provide a crossover to the satisfaction of the Responsible Authority. The Section 173 agreement shall be prepared at the cost of the permit holder and be to the satisfaction of the Responsible Authority.*
32. *No secondary access will be allowed for any lots to the Clarendon Street drainage reserve.*

Kerbs

33. *Kerb and channel provided on both sides of roads to all proposed roads shall be modified SM2 profile.*

Footpaths

34. *Subdivision footpath layout plans must be provided to the satisfaction and approval of the Responsible Authority.*
35. *Concrete footpaths shall be 1.5 metre wide and 125mm depth with SL72 mesh reinforcement and offset 300mm from the property boundary along one side of all Urban Access 1 roads.*
36. *Concrete footpaths shall be 1.2 metre wide and 125mm depth with SL72 mesh reinforcement and offset 300mm from the property boundary along one side of all Urban Access Court roads.*
37. *A concrete footpath must be provided along one side of Harrison Street from the court bowl at the north end of Harrison Street to link with existing footpath in Harrison Street to Holyrood Street. The concrete footpath shall be 1.5 metre wide and 125mm depth with SL72 mesh reinforcement and offset 300 mm from property boundaries.*
38. *A concrete footpath must be provided along one side of East Field Street from the west end of East Field Street to link with existing footpath in Park Road to Holyrood Street. The concrete footpath shall be 1.5 metre wide and 125mm depth with SL72 mesh reinforcement and offset 300 mm from property boundaries.*
39. *Any linkage footpaths in public open space areas shall be 1.5 metres wide and include an all-weather treated surface.*
40. *All footpaths and pram crossings are to be compliant with the Disability Discrimination Act.*

Street Lighting

41. *Street lights must be provided on street light poles, adequately located and spaced to light intersections, road reserves, footpaths and public open spaces to the satisfaction of the Responsible Authority.*

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42. *Prior to installation the exact location, type and design of such street light(s) must be approved, in writing, by the Responsible Authority. The design must be one of a standard LED approved by Powercor.*

Drainage

43. *The owner/applicant must design and construct a drainage system to drain the development to the legal point of discharge.*
44. *Subdivision drainage plans must be provided to the satisfaction and approval of the Responsible Authority.*
45. *The underground drainage system shall be designed and constructed to contain stormwater flows for the minimum return period of 10 years and overland stormwater flows shall be contained for the minimum return period of 100 years.*
46. *Subject to Condition 32 below, all stormwater shall be accommodated and treated within the subdivision in accordance with IDM Clause 19, including any overland stormwater flows which flow into the subdivision from external sources.*
47. *Stormwater and surface water drainage from lots, pathways, driveways, drainage reserves, park land and roadways shall be designed for stormwater quality and quantity to comply with the Best Practice Environmental Management Guidelines for Urban Stormwater (CSIRO) 1999 and to the satisfaction of the Responsible Authority.*
48. *A legal point of stormwater discharge shall be provided for each lot, with the legal point of stormwater discharge from the subdivision to the underground drainage system at the East Field Street/Clarendon Street intersection to the satisfaction of the Responsible Authority.*
49. *A Stormwater Management Strategy detailing all proposed stormwater quality works (including operation and maintenance schedules) within the subdivision must be submitted to the Responsible Authority for approval. Provision must be made within the subject land, or other land downstream of the subdivision to accommodate the necessary stormwater drainage and treatment system, including, but not limited to, bio-retention and treatment basins, wetlands, open water zones, landscaped areas, pits and underground pipes. Such stormwater retention systems must be used to limit flow downstream from the site to predevelopment levels.*
50. *Approval for the use of the Clarendon Street road reserve is required before the area can be utilised for development of a retention and treatment basin.*

Landscaping

51. *Subdivision landscaping plans must show any public open space required and proposed street tree locations and species to the satisfaction and approval of the Responsible Authority.*
52. *Any public open space areas shall be designed and constructed to be low maintenance.*
53. *Upon completion of all works all nature strips must be levelled, topsoiled and seeded.*

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54. *Alternate landscaping methods may be undertaken, but must be approved in writing by the Responsible Authority prior to any works being undertaken.*
55. *At least one street tree shall be planted in the nature strip to the frontage of each lot. The proposed species must be approved by the Responsible Authority prior to planting.*
56. *All trees and landscaping must be planted prior to the issue of a Statement of Compliance and maintained by the applicant/owner for a period comprising at least two summers.*

Signage

57. *Street name, regulatory and estate signage on road reserves shall be designed and installed to the satisfaction of the Responsible Authority.*

Staged Works

58. *The staged construction of the subdivision shall be undertaken so that each stage is completed in accordance with the endorsed plans and to the satisfaction of the Responsible Authority.*
59. *Prior to the issue of Statement of Compliance for any stage of the subdivision, nature strips, road related assets, stormwater drainage and treatment system assets and driveways for the relevant stage shall be 100% complete to the satisfaction of the Responsible Authority;*

Defects Liability

60. *A defects liability period will apply to all civil construction works undertaken.*
61. *Handover of nature strips, road-related assets and stormwater drainage and treatment system assets will occur at the end of the defects liability period, where the condition and operation/function of each asset is to be to the satisfaction of the Responsible Authority.*
62. *Defects liability periods are:*
 - *Nature strips and landscaped areas - at least 2 summers from installation/planting*
 - *Road related assets - 12 months from completion • Open space assets – 12 months from installation/planting*
 - *Stormwater drainage and treatment system – 12 months from completion*
 - *Constructed items - 12 months from completion.*
63. *The operation/function/maintenance/repairs of nature strips, road related assets, landscaped areas and stormwater drainage and treatment system assets will be undertaken by the permit holder up to handover for each stage, where the operation/function of each asset is to be to the satisfaction of the Responsible Authority.*

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Prior to the Certification of the Plan of Subdivision

64. *Prior to Certification of the Plan of Subdivision, the applicant/owner must submit digital format and 3 hard copy format site plans drawn to scale with dimensions and inclusive of a proposed timeline of works to the Responsible Authority. When approved, the plan(s) will be endorsed and will then form part of this permit. Such plan must be generally in accordance with the plan submitted but modified to show:*

- *Detailed civil drawings of all proposed roads, including the ability to accommodate a garbage truck and vehicle turn around facilities*
- *Construction access routes (subdivision & dwelling)*
- *Vehicular crossovers and kerbs*
- *Traffic control facilities*
- *Drainage (including computations and Water Sensitive Urban Design treatment measures) and legal point of stormwater discharge for each lot (house drains)*
- *Stormwater retention and treatment basins, lagoons and or wetlands*
- *Footpaths, street lights and signage*
- *Street trees and landscaping.*

Prior to the commencement of any buildings or works the applicant/owner must:

65. *Ensure all civil drawings are approved and to the satisfaction of the Responsible Authority.*

66. *Make application for and have approved driveway crossing permits (vehicular crossover) and road occupation permit(s) (pedestrian access way, kerbs, footpaths, landscaping). All works constructed or carried out must be in accordance with the approved plans/permit(s).*

67. *The permit holder must provide temporary garbage collection points for developed properties during staged subdivision construction to the satisfaction of the Responsible Authority.*

General Requirements

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

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).

69. *Only the approved subdivision construction access points shall be utilised, or developed, unless with the prior consent of the Responsible Authority.*

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70. *At any time the permit holder must ensure that the operation and condition of Council assets are not damaged by subdivision works or the construction of subsequent stages of the subdivision. 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.*

71. *The permit holder must provide to the Responsible Authority "as constructed" plans/ civil drawings of all constructed road works, kerbs, footpaths, drainage, traffic control facilities, stormwater retention and detention basin(s), street lights, street trees and signage provided in digital format.*

Prior to Statement of Compliance

72. *Prior to the issue of a Statement of Compliance the owner the owner of the subject land must submit a Construction Management Plan (CMP). The CMP must include for future landowners, their responsibilities for construction works on any lot in this subdivision:*

- *Ensuring all construction workers are made aware of the approved dwelling construction access points as agreed with the land developer.*
- *All damage caused to Council assets during the construction of any building on site are the responsibility of the landowner.*
- *The containment of builders' waste on-site*
- *The construction of a driveway to each lot, to be constructed of concrete and be from kerb to the property boundary.*

Once approved the CMP will be endorsed to form part of the permit.

73. *Prior to issue of statement of compliance, road works, vehicle crossovers, drainage and landscaping works for any stage of the approved subdivision must be installed to the satisfaction of the Responsible Authority in accordance with the approved plans. At the completion of the works one set of 'as constructed' civil plans shall be submitted to the Council.*

Native Vegetation Offsets

74. *In order to offset the removal of the native vegetation within the Native Vegetation report ID: 313-20191031-003 and dated 31 October 2019 and approved as part of this permit, the applicant must provide a native vegetation offset that meets the following requirements, and is in accordance with the Permitted clearing of native vegetation - Biodiversity assessment guidelines and the Native vegetation gain scoring manual:*

The offset must:

- *Contribute gain of 0.042 general biodiversity equivalence units*
- *Be located within the North Central Catchment Management Authority boundary or Central Goldfields Shire Council*
- *Have a strategic biodiversity score of at least 0.080*

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Offset Evidence

75. Before any native vegetation is removed, evidence that an offset has been secured must be provided to the satisfaction of the responsible authority. This offset must meet the offset requirements set out in this permit and be in accordance with the requirements of the Permitted clearing of native vegetation - Biodiversity assessment guidelines and the Native vegetation gain scoring manual. Offset evidence can be either:

- A credit register extract from the Native Vegetation Credit Register; or
- A security agreement, to the required standard, for the offset site or sites, including a 10-year offset management plan to the satisfaction of the Department of Environment, Land, Water and Planning and approved by the Responsible Authority. Every year, for ten years, after the responsible authority has approved the offset management plan, the applicant must provide notification of the management actions undertaken towards implementing the offset management plan, to the department. An offset site condition statement, including photographs must be included in this notification.

Expiry

76. Where the subdivision is to be developed in stages, the time specified for the commencement of the first stage is two years from the date of this permit. The time specified for the commencement of any subsequent stage is five (5) years from the date of this permit and the time specified for the completion of each stage is five years from the date of its commencement. The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards.

Note. The starting of a subdivision is regarded by Section 68(3A) of the Planning and Environment Act 1987 as the certification of a plan under Section 6 of the Subdivision Act 1988. Completion is regarded as registration of the subdivision.

Moved Administrator Delahunty
Seconded Administrator Douglas

CARRIED

9.5 PLANNING SCHEME REVIEW

After extensive research and engagement the Central Goldfields Planning Scheme Review Report is ready to be presented to Council for adoption. A Planning Scheme Review aims to provide directions to the Council to enhance the effectiveness and efficiency of the Planning Scheme. The Review has been carried out to satisfy Section 12B of the Planning and Environment Act which states a review is due twelve months from when a new Council is elected.

Council is concurrently implementing several of the recommendations of the Review, such as the adoption of the recently completed Population, Housing and Residential Strategy, technological improvements for the statutory planning team and workflow improvements as part of the Better Approvals Project. This report also seeks Council support to authorise further recommendations of the Review, which are the formal abandoning of redundant amendments C11, C13, C19, C22 and C26; and to initiate a procedure to transfer the responsibility of Planning Certificates to the Minister for Planning.

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Council Resolution

That Council:

1. *Adopt the Planning Scheme Review report and forward it to the Minister for Planning;*
2. *Formally abandon amendments C11, C13/19, C22, C19 and C26; and*
3. *Request the Minister for Planning amend the Central Goldfields Planning Scheme to amend the schedule to Clause 72.01 of the planning scheme to change the person or responsible authority for issuing planning certificates from Central Goldfields Shire Council to the Minister for Planning.*

Moved Administrator Douglas
Seconded Administrator Delahunty

CARRIED

9.6 PLANNING POPULATION HOUSING AND RESIDENTIAL SETTLEMENT STRATEGY

The purpose of this report is to present the Population, Housing and Residential Settlement Strategy to Council for adoption.

The purpose of the strategy is to investigate population growth scenarios and identify housing needs, and provide a clear direction for residential development within Central Goldfields Shire for the 2020-2035 period.

Council Resolution

That Council:

1. *Adopt the Population, Housing and Residential Strategy; and*
2. *Commence the preparation of an integrated Planning Scheme Amendment to implement the recommendations of*
 - a. *the Population, Housing and Residential Strategy*
 - b. *the Planning Scheme Review 2020; and*
 - c. *the Economic Development Strategy 2020.*

Moved Administrator Delahunty
Seconded Administrator Douglas

CARRIED

9.7 REMOVAL OF OVERDUE LIBRARY FINES TRIAL

The purpose of this report is to provide Council with a proposal and business case for the removal of issuing of overdue fines at Maryborough Regional Libraries for a trial period of 12 months.

CONFIRMED MINUTES

Council Resolution

That Council approves a 12 month trial for removal of overdue fines at Maryborough Regional Library.

Moved Administrator Douglas
Seconded Administrator Delahunty

CARRIED

9.8 CHIEF EXECUTIVE OFFICER EMPLOYMENT MATTERS ADVISORY COMMITTEE POLICY

The purpose of this report is to recommend to Council an updated policy which guides the way that Council manages matters relating to the employment of the Chief Executive Officer (CEO).

Council Resolution

That Council:

- 1. Revokes the Chief Executive Officer Recruitment, Performance and Recruitment Review Advisory Committee Terms of Reference.*
- 2. Adopts the Chief Executive Officer Employment Matters Advisory Committee Policy.*

Moved Administrator Delahunty
Seconded Administrator Douglas

CARRIED

9.9 ANNUAL ACTION PLAN UPDATE

The purpose of this report is to provide Council with an update on the status of the projects identified in the 2019-20 Action Plan.

Council Resolution

That Council notes the 2019-20 Action Plan Progress Report.

Moved Administrator Douglas
Seconded Administrator Delahunty

CARRIED

9.10 APRIL FINANCIAL REPORT

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

Council Resolution

That Council receives and notes the attached 30 April 2020 Financial Report showing progress against the budget.

Moved Administrator Delahunty
Seconded Administrator Douglas

CONFIRMED MINUTES

CARRIED

10 DOCUMENTS FOR SEALING CONFIRMATION REPORT

Nil

11 NOTICES OF MOTION

Nil

12 URGENT BUSINESS

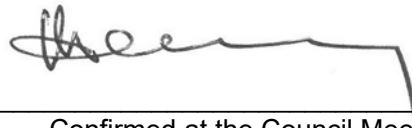
Nil

13 CONFIDENTIAL BUSINESS

Nil

14 MEETING CLOSURE

The Chair, Administrator Noel Harvey declared the meeting closed at 7.13pm



Confirmed at the Council Meeting
held on 23 June 2020.

Chair, Administrator Noel Harvey