



STRATHBOGIE SHIRE COUNCIL

Notice is hereby given that a Meeting of the Strathbogie Shire Council will be held on Tuesday 15 March 2022, at the Euroa Community Conference Centre, commencing at 6.00 p.m.

Chair: Paul Murray (Deputy Mayor) *(Hughes Creek Ward)*

Councillors: David Andrews *(Lake Nagambie Ward)*
Reg Dickinson *(Lake Nagambie Ward)*
Sally Hayes-Burke *(Seven Creeks Ward)*
Kristy Hourigan *(Seven Creeks Ward)*
Chris Raeburn *(Honeysuckle Creek Ward)*

Municipal Monitor: Janet Dore

Officers: Julie Salomon Chief Executive Officer (CEO)
David Roff Director, Corporate Operations (DCO)
Amanda Tingay Director, Community and Planning (DCP)
Dawn Bray Director, People and Performance (DPP)
Kristin Favaloro Executive Manager, Communications and Engagement (EMCE)
Braydon Aitken Manager, Planning and Investment (MPI)

The gallery will be open to the public, however, members of the public who wish to attend must be fully vaccinated and will be required to provide / show their proof of vaccination status.

Community members are also encouraged to watch the livestreaming of the meeting online at www.strathbogie.vic.gov.au

*Questions for the Ordinary Council Meeting must be submitted by **12 noon on Tuesday 15 March 2022** by emailing info@strathbogie.vic.gov.au. Questions will be read out by the Mayor during the Public Question Time component of the meeting and responded to in the usual way by Councillors and/or Officers.*

1. Welcome
2. Acknowledgement of Traditional Land Owners

We acknowledge the Traditional Custodians of the places we live, work and play.

We recognise and respect the enduring relationship they have with their lands and waters, and we pay respects to the Elders past, present and emerging.

Today we are meeting on the lands of the Taungurung peoples of the Eastern Kulin nation, whose sovereignty here has never been ceded.

3. Apologies / Leave of Absence

Councillor Laura Binks (Mayor)

(Mount Wombat Ward)

4. Disclosure of Conflicts of Interest
5. Confirmation of Minutes of Previous Meetings

RECOMMENDATION

That the Minutes of the Council meeting held on Tuesday 15 February 2022 be confirmed.

6. Petitions
7. Reports of Mayor and Councillors and Delegates
8. Public Question Time

Public Question Time will be conducted as per Rule 31 of Strathbogie Shire Council's Governance Rules. A copy of the required form for completion and lodgment, and associated Procedural Guidelines, are attached for information.

As the questions are a permanent public record and to meet the requirements of the Privacy and Data Protection Act 2014, only the initials of the person asking the question will be used together with a Council reference number.

9. Officer Reports
 - 9.1 Strategic and Statutory
 - 9.2 Community
 - 9.3 Infrastructure
 - 9.4 Corporate
 - 9.5 Governance and Customer Service
 - 9.6 Executive
10. Notices of Motion
11. Notices of Rescission
12. Urgent Business
13. Confidential Business

Amanda Tingay
ACTING CHIEF EXECUTIVE OFFICER

11 March 2022

Council does not generally permit individuals to make audio recordings of meetings. Individuals are required to make a written request addressed to the Council (Director, Corporate Operations) should they seek to obtain permission to do so.

NEXT MEETING

The next monthly Meeting of the Strathbogie Shire Council is scheduled to be held on Tuesday 19 April 2022, commencing at 6.00 p.m.

It is intended that this meeting be held at the Euroa Community Conference Centre, however, it should be noted that if coronavirus restrictions are in force, the meeting will be held virtually.



Council Ref. / 2022

Public Question Time Form Ordinary Council Meeting

Strathbogrie Shire Council has allocated a time for the public to ask questions in the business of an Ordinary Meeting of the Council.

How to ask a question:

Questions submitted to Council must be:

- (a) in writing, state the name, address and telephone number of the person submitting the question and generally be on this form, approved by Council; and
- (b) submitted to Council in person or electronically.

The Chair may refrain from reading a question or having a question read if the person who submitted the question is not present in the gallery at the time when the question is due to be read. Please refer to the back of this form for procedural guidelines.

Question/s: (please print clearly with a maximum of 25 words)

1.....
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2.....
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.....
.....

Name:

Address:

Telephone Number:

Signature: (signature not required if submitted by email)

Date of Ordinary Council Meeting:

Privacy Declaration: Personal information is collected on this form to allow Council to undertake follow-up / response and to confirm identity for future reference where necessary. The questioner's initials only, together with a question reference number, will be included in Council's Minutes. Council Minutes are a public document which will be published on Council's Website and are available for public scrutiny at any time. Other personal details included on this form will not be included in the Minutes and will be kept for Council reference only, unless disclosure is required for law enforcement purposes or under any other statutory requirement

Public Question Time – as per Rule 31 of the Strathbogie Shire Council Governance Rules

31. QUESTION TIME

- 31.1 There must be a public question time at every Council meeting fixed under Rule 19 to enable members of the public to submit questions to Council.
- 31.2 Sub-Rule 31.1 does not apply during any:
 - 31.2.1 period when a meeting is closed to members of the public in accordance with section 66(2) of the Act; or
 - 31.2.2 election period.
- 31.3 Public question time will not exceed 30 minutes in duration.
- 31.4 Questions submitted to Council must meet all of the following:
 - (a) be in writing and state the name and address of the person submitting the question;
 - (b) be generally be in a form approved or permitted by Council; and
 - (c) be lodged either by delivery to Council's main office, or electronically at the prescribed email address prior to 12 noon on the day of the Council meeting.
- 31.5 No person may submit more than two questions at any one meeting.
- 31.6 If a person has submitted two questions to a meeting, the second question may:
 - 31.6.1 at the discretion of the Chair, be deferred until all other persons who have asked a question have had their questions asked and answered; or
 - 31.6.2 not be asked if the time allotted for public question time has expired and Council has not resolved to extend the time allocated for public questions.
- 31.7 If the person who has submitted the question is not present at the meeting the Chair, or a member of Council staff nominated by the Chair, will read out the question on the person's behalf if the person has elected not to participate in the meeting either by way of the live streaming software or by teleconference.
- 31.8 A question may be disallowed by the Chair if the Chair determines that it:
 - (a) relates to a matter outside the duties, functions and powers of Council;
 - (b) Is defamatory, indecent, abusive, offensive, irrelevant, trivial or objectionable in language or substance;
 - (c) deals with a subject matter already answered;
 - (d) is aimed at embarrassing a Councillor or a member of Council staff;
 - (e) relates to personnel matters;
 - (f) relates to the personal hardship of any resident or ratepayer;
 - (g) relates to industrial matters;
 - (h) relates to contractual matters;
 - (i) relates to proposed developments;
 - (j) relates to legal advice;
 - (k) relates to matters affecting the security of Council property; or
 - (l) relates to any other matter which Council considers would prejudice Council or any person.
- 31.9 Any question which has been disallowed by the Chair must be made available to any other Councillor upon request.
- 31.10 All questions and answers must be as brief as possible, and no discussion may be allowed other than by Councillors for the purposes of clarification.
- 31.11 Like questions may be grouped together and a single answer provided.
- 31.12 The Chair may nominate a Councillor or the Chief Executive Officer to respond to a question.
- 31.13 A Councillor or the Chief Executive Officer may require a question to be put on notice. If a question is put on notice, a written copy of the answer will be sent to the person who asked the question within five (5) working days and the answer included in the following Council meeting's agenda.
- 31.14 A Councillor or the Chief Executive Officer may advise Council that it is his or her opinion that the reply to a question should be given in a meeting closed to members of the public. The Councillor or Chief Executive Officer (as the case may be) must state briefly the reason why the reply should be so given and, unless Council resolves to the contrary, the reply to such question must be so given.

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9. OFFICER REPORTS

9.1 STRATEGIC AND STATUTORY PLANNING

9.1.1 Planning Permit Application No. P2020-163 - A Staged Multi Lot Residential Subdivision, access to the Principal Road Network (TRZ2) and Removal of Native Vegetation ~ 45-85 Boundary Road South, Euroa VIC 3666

Author: Manager Planning and Investment

Responsible Director: Director Community and Planning

EXECUTIVE SUMMARY

- The proposal is for a staged multi lot residential subdivision (48 lots) at (CA 6, 7 & 8 SEC 65 Parish of Euroa) 45-85 Boundary Road South, Euroa. Planning approval is also required for the removal of native vegetation (8 trees) and creation of vehicle access to a Transport Zone 2 – Principle Road Network (Mansfield Road).
- The application was advertised and 27 objections were received. Amendments to the proposed plan of subdivision have been made to address some of the objectors' concerns. This has resulted in a number of the objections being withdrawn.
- The application has not been assessed within the 60-day statutory timeframe due objections being received.
- The proposal meets the objectives of the Planning Policy Framework, Local Planning Policy Framework and the relevant Zone and Overlay controls.
- The subdivision layout has been designed to avoid native vegetation removal, particularly within the road reserve frontage of the land along Boundary Road South. While the existing large native trees on the land are to be retained, they are deemed to be lost under the Native Vegetation Guidelines as they will be contained within an urban environment.
- The land is located within the Euroa's designated township boundary, is zoned for residential development and is identified for infill residential development.
- It is recommended that Council resolve to issue a Notice of Decision to Grant a Permit in accordance with the Officer's recommendation.

RECOMMENDATION

That Council

1. ***Having caused notice of Planning Application No. P2020-163 to be given under Section 52 of the Planning and Environment Act 1987 and having considered all the matters required under Section 60 of the Planning and Environment Act 1987 decides to issue a Notice of Decision to Grant a Permit under the provisions of Clause 32.08-3, 44.04-3, 52.17-1 & 52.29-2 of the Strathbogie Planning Scheme in respect of the land known as CA 6, 7 & 8 SEC 65 Parish of Euroa 45-85 Boundary Road South, Euroa, for a Staged multi lot residential subdivision, access to the Principal Road Network TRZ2 and removal of native vegetation in accordance with endorsed plans, subject to the following conditions:***

9.1.1 Planning Permit Application No. P2020-163 - A Staged Multi Lot Residential Subdivision, access to the Principal Road Network (TRZ2) and Removal of Native Vegetation ~ 45-85 Boundary Road South, Euroa VIC 3666 (cont.)

Conditions:

Endorsed Plans

1. *The subdivision must be carried out in accordance with the endorsed plans and permit and must not be altered without the prior written consent of the Responsible Authority.*

Section 173 Agreement

2. *Prior to the issue of a Statement of Compliance for Stage 1 of the proposed subdivision a Section 173 Agreement must be entered in to at no cost to Council, which ensures the following:*
 - a) *The on-site detention for stormwater for the future dwellings will each be designed by a qualified drainage engineer and must be approved by the Council prior to construction. A copy of each of the approved plans will be held by Council for future reference. Provision should be made for the use of tanks for each dwelling to allow for the capture and re-use of stormwater for garden, toilet and laundry purposes.*
 - b) *The stormwater system must incorporate principles of Water Sensitive Urban design and be designed so that the rate of storm water runoff from the development must not be more than the rate of runoff from the site prior to the development, all to the satisfaction of the Responsible Authority. The drainage system must be designed in accordance with the requirements of Clause 19 of the IDM "On-site Detention Systems". The on-site storage size for the development must be in accordance with Table 13. The allowable discharge rate to Council drains shall be the lesser of; a) that which is outlined in Table 13 and b) the remaining capacity of the existing pipe (clause 19.3.1 of the IDM).*
 - c) *A default allowable discharge rate of 25 l/s/ha may be used in lieu of calculations to determine the remaining capacity of the existing drainage network. www.designmanual.com.au*
 - d) *Each on-site detention stormwater system must be constructed either prior to, or currently with, the construction of any dwelling on the specified lots. Each on-site detention stormwater system on the specified lots must be completed prior to connection to Council's drainage system and be constructed in accordance with the approved design plans.*
 - e) *The owner will maintain, and not modify without prior Council written approval, each on-site detention system and will allow each on-site stormwater detention system to be inspected by a duly appointed officer of the Council at mutually agreed times.*
 - f) *The Owner will pay for all the costs associated with the construction and maintenance of each on-site detention system.*

9.1.1 Planning Permit Application No. P2020-163 - A Staged Multi Lot Residential Subdivision, access to the Principal Road Network (TRZ2) and Removal of Native Vegetation ~ 45-85 Boundary Road South, Euroa VIC 3666 (cont.)

The Section 173 Agreement must be prepared by Council's solicitors, to the satisfaction of the Responsible Authority and must be recorded on the folio of the Register to the subject land pursuant to Section 181 of the Planning and Environment Act 1987.

Engineering Plans, Reports and Requirements

3. ***Prior to the certification of the plan of subdivision for each stage of the development, detailed construction plans must be submitted for the approval of 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. The plans must be generally in accordance with the plans submitted with the application modified to show: -***
 - a) ***All bearings, distances, levels, street names, lot numbers, lot sizes, reserves and easements.***
 - b) ***Road Reserve, carriageway and verge widths.***
 - c) ***Protection measures for existing native vegetation on site.***
 - d) ***Provision of fire hydrants in accordance with CFA requirements***
 - e) ***Drainage design.***
 - f) ***All infrastructure including drainage, concrete footpath, kerb and channel, public lighting and utility services***
 - g) ***The use of recycled materials wherever possible.***
 - h) ***Vehicle crossing for each lot.***
 - i) ***Street tree locations.***
 - j) ***All surface details.***
 - k) ***Proposed court bowls.***
 - l) ***All relevant road signage and line marking.***
 - m) ***Speed limit signs as appropriate.***
 - n) ***Other information relevant to the land such as dams, wells, filled land, creeks and natural water courses etc.***
4. ***Prior to the commencement of works for each stage of the subdivision, including demolition and excavation, a Construction Management Plan must be submitted to and endorsed by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the construction management plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The plan must provide details of the following:-***
 - a) ***Hours for construction activity in accordance with any other condition of this Permit;***
 - b) ***Measures to control noise, dust, water and sediment laden runoff;***
 - c) ***Measures to inform adjacent residents of work schedules, etc.***
 - d) ***Measures relating to removal of hazardous or dangerous material from the site, where applicable.***

9.1.1 Planning Permit Application No. P2020-163 - A Staged Multi Lot Residential Subdivision, access to the Principal Road Network (TRZ2) and Removal of Native Vegetation ~ 45-85 Boundary Road South, Euroa VIC 3666 (cont.)

- e) *A plan showing the location of parking areas for construction and sub- contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors / tradespersons upon completion of such areas, without delay;*
 - f) *A Traffic Management Plan showing truck routes to and from the site;*
 - g) *Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;*
 - h) *A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;*
 - i) *Measures to ensure that sub-contractors / tradespersons operating on the site are aware of the contents of the Construction Management Plan;*
 - j) *Contact details of key construction site staff;*
 - k) *A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and*
 - l) *Any other relevant matters.*
5. *Prior to the commencement of works for each stage of the subdivision, a Site Environment Management Plan (SEMP), must be submitted to and approved by the responsible authority and, where relevant, other authorities. When approved, the plan will be endorsed and form part of this planning permit.*
6. *Prior to the commencement of works for stage 1 of the subdivision, a Traffic Management Strategy and investigation must be submitted as per Clause 9 of the IDM via a qualified engineer, unless otherwise agreed to in writing. The strategy, including the traffic impact assessment report and professional recommendations will be considered as part of the design.*
7. *The final design parameters for the roadways and pathways must be based on Council's Infrastructure Design Manual (IDM) as modified from time to time, all to the satisfaction of the Responsible Authority. All works shall conform to plans and specifications prepared by a qualified engineer at Owner's expense and approved by the Responsible authority. A list of specific details and requirements are as follows: -*
- (a) *Pram crossings must be provided at all intersections to the satisfaction of the responsible authority.*
 - (b) *Include in the design plans recommendations resulting from any required Traffic Impact Assessment.*

9.1.1 Planning Permit Application No. P2020-163 - A Staged Multi Lot Residential Subdivision, access to the Principal Road Network (TRZ2) and Removal of Native Vegetation ~ 45-85 Boundary Road South, Euroa VIC 3666 (cont.)

- (c) *Provide temporary turnaround areas for roads terminated at stage boundaries. The size must be sufficient to turn service and emergency vehicles around without reversing. A minimum of 250mm depth of approved crushed rock material is required.*
 - (d) *A pavement design must be submitted for the entire road network by a suitably qualified engineer in accordance with clause 12.7 of the IDM. Irrespective of such design a minimum pavement depth of 250mm must be provided in an approved material. Council requires that the pavement wearing course be in accordance with Clause 12.7.16.*
 - (e) *Design of roads and footpath must be accessible to people with disabilities and include tactile ground surface indicators, and kerb ramps required for the safe movement of people with disabilities as per relevant Australian Standards.*
 - (f) *The Vehicle crossings to the subject allotments from the road must be constructed at a location and of a size and standard satisfactory to the Responsible Authority.*
 - (g) *Subsoil drainage installed for all kerb and channel.*
8. *Prior to the certification of the plan of subdivision for stage 1, a Stormwater Impact Assessment Report [SIAR] and/ or Stormwater Management Assessment Report [SMAR] must be submitted to and approved by the responsible authority. This report must be prepared by a suitably qualified person and be in accordance with the requirements of clause 11 of the Infrastructure Design Manual.*
9. *Prior to the certification of the plan of subdivision for stage 1 of the development a detailed design of the proposed wetland drainage treatment, and retention system must be submitted to and approved by the responsible authority.*

Before the certification of the plan of subdivision for each stage, a drainage plan with computations prepared by a suitably qualified person 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 a minimum of two copies (or as specified) must be provided. The plans must be in accordance with Council's Infrastructure Design Manual and include:

- a) *details of how the works on the land are to be drained and/or retarded.*
- b) *computations including total energy line and hydraulic grade line for the existing and proposed drainage as directed by Responsible Authority.*

9.1.1 Planning Permit Application No. P2020-163 - A Staged Multi Lot Residential Subdivision, access to the Principal Road Network (TRZ2) and Removal of Native Vegetation ~ 45-85 Boundary Road South, Euroa VIC 3666 (cont.)

- c) overland flow paths including proposed developed site levels verses existing site levels of surrounding land to ensure that any major difference in height can be accommodated at the boundary and that there will be no negative impact on the neighbouring property*
- d) underground pipe drains conveying stormwater to the legal point of discharge for each allotment*
- e) measures to enhance stormwater discharge quality from the site and protect downstream waterways Including the expected discharge quality emanating from the development (output from MUSIC or similar) and design calculation summaries of the treatment elements;*
- f) documentation demonstrating approval from the relevant authority for the legal point of discharge.*
- g) the details of the incorporation of water sensitive urban design in accordance with clause 20.3.1 of the Infrastructure Design Manual.*
- h) maintenance schedules for treatment elements.*

Before the issue of statement of compliance for each stage, the works relevant to each stage as shown on the endorsed drainage plan must be completed to the satisfaction of the responsible authority

10. Prior to the commencement of works for each stage of the subdivision, the owner or developer must submit to the Responsible Authority a written report and photos of any prior damage to public infrastructure. Listed in the report must be the condition of kerb & channel, footpath, seal, street lights, signs and other public infrastructure fronting the property and abutting at least two properties either side of the development. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. The owner or developer of the subject land must pay for any damage caused to the Councils assets/Public infrastructure caused as a result of the development or use permitted by this permit.

11. The earthworks and lot filling must be as per the guidelines specified in Council's Infrastructure Design Manual, to the satisfaction of the Responsible Authority.

Landscaping

12. Prior to the commencement of works for Stage 1 of the subdivision a detailed landscape plan for the whole of the site must be prepared. The detailed landscape plan must be to the satisfaction of the responsible authority and must be submitted and assessed against the construction plans by the responsible authority. When approved, the landscape plan will be endorsed and will then form part of the permit. The landscape plan must be drawn to scale with dimensions must be provided. The landscape plan must show:

9.1.1 Planning Permit Application No. P2020-163 - A Staged Multi Lot Residential Subdivision, access to the Principal Road Network (TRZ2) and Removal of Native Vegetation ~ 45-85 Boundary Road South, Euroa VIC 3666 (cont.)

- a) ***Landscaping of the retardation basin and its surrounds and other proposed public land within the subdivision.***
- b) ***Additional planting within the Boundary Road South road reserve frontage of the land.***
- c) ***Details of the boundary fencing for the lots backing onto Boundary Road South and abutting the proposed retardation basin and other reserves that includes a range of fencing styles so as not to create a solid fencing treatment along these boundaries.***
- d) ***Details of fencing of the proposed retardation basin.***
- e) ***Provision of a gravel path, avoiding the removal of native vegetation, along the Boundary Road South road reserve frontage of the land.***
- f) ***Detailed planting schedule of all proposed trees, shrubs and groundcovers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant.***
- g) ***The removal of all existing disused structures, foundations, pipelines or stockpiles and the eradication of weeds,***
- h) ***All trees planted as part of the landscape works shall have a minimum height of 2.0 to 2.5m at the time of planting.***
- i) ***The supply and spread of sufficient topsoil and sub soil if required on the proposed areas of open space to provide a stable, free draining surface and hydro-seeding of proposed grass areas (including within the drainage reserve),***
- j) ***Soil quality and planting techniques in median or verge tree planting zones along arterial roads (including service road nature strips) that will support full growth of medium to large trees.***
- k) ***Mechanisms for the exclusion of vehicles,***
- l) ***All proposed open space, streetscape embellishments such as installation of pathways, garden beds, seating, shelters, picnic facilities, boardwalks, tree planting, signage, drinking fountains, irrigation systems, playgrounds, artwork, retaining walls, protective fencing (temporary and permanent), wetlands and ornamental water bodies (including within the drainage reserve),***

13. Prior to the issue of a statement of compliance for each stage of the development, all nature strips and public open space must be seeded and fertilised and grass must be established.

14. Prior to the issue of a statement of compliance for each stage of the development, all landscaping works (including street trees) shown on the endorsed plan must be carried out and completed to the satisfaction of the responsible authority. The time of planting can be coordinated with Council to increase the survival rate of the street trees.

9.1.1 Planning Permit Application No. P2020-163 - A Staged Multi Lot Residential Subdivision, access to the Principal Road Network (TRZ2) and Removal of Native Vegetation ~ 45-85 Boundary Road South, Euroa VIC 3666 (cont.)

15. The landscaping shown on the endorsed plans including street trees must be maintained for a period of twelve months from the date of practical completion of the works to the satisfaction of the responsible authority. Formative pruning must be undertaken to the satisfaction of the Responsible Authority prior to the end of the 12 month period. Any dead, diseased or damaged plants are to be replaced within 12 months of the date of practical completion for the works.

Construction of Works

16. Before the Statement of Compliance is issued for each stage of the subdivision, the owner must construct and complete road works, drainage and other civil works, in accordance with endorsed plans and specifications approved by the responsible authority and in accordance with the Infrastructure Design Manual; including the following:

- a) Road works, drainage and other civil works to be constructed must include:**
 - b) Street and drainage in accordance with the approved construction drawings.**
 - c) Fully sealed pavement with kerb and channel and vehicle crossings.**
 - d) Landscaping in accordance with the approved landscape plans.**
 - e) Pedestrian paths in accordance with the approved plans.**
 - f) Planting of street trees or as otherwise agreed in writing by the responsible authority.**
 - g) Underground drainage.**
 - h) Footpaths.**
 - i) Underground conduits for water, gas, electricity and telephone.**
 - j) Intersection and traffic control/mitigation measures.**
 - k) Street lighting and signage.**
 - l) High stability permanent survey marks.**
 - m) Installation of a street name plate sign.**
- to the satisfaction of the responsible authority.**

Prior to Statement of Compliance for Stage 1 the proposed retardation and stormwater treatment basin must be constructed in accordance with the endorsed civil plans and to the satisfaction of responsible authority, unless otherwise agreed to in writing.

Other matters

17. Before a Statement of Compliance for each stage is issued under the Subdivision Act 1988 the owner must provide to the satisfaction of the responsible authority

- a) a water supply/tapping (including a water meter) to each area of parkland/reserve in the subdivision;**
- b) an assets statement for each street;**
- c) a valuation for land within each road reserve;**

9.1.1 Planning Permit Application No. P2020-163 - A Staged Multi Lot Residential Subdivision, access to the Principal Road Network (TRZ2) and Removal of Native Vegetation ~ 45-85 Boundary Road South, Euroa VIC 3666 (cont.)

- d) *full set of 'as constructed' digitised construction plans in PDF and Cad format for landscaping, roads and drainage (CD or other format as appropriate);*
- e) *in addition to condition (d) above, an electronic copy on CD a Survey enhanced "as constructed" GIS data for the drainage information component of the subdivision, in accordance with the current version of D-SPEC and CCTV;*
- f) *a certified plan showing the extent and depth of fill in excess of 300 mm placed on any of the allotments;*
- g) *street name plates;*
- h) *issue of a Preliminary Acceptance Certificate by Council's Development Engineers section for the acceptance of street construction, site grading, landscaping etc*
- i) *fencing of all land abutting Public Open Space;*
- j) *fire plugs in accordance with the Country Fire Authority requirements, at the subdivider's expense; and*
- k) *a bond to the value of 5% of the cost of works shall be submitted to Council for the maintenance of the street and drainage construction for the duration of the 12 month maintenance period;*
- l) *a bond to the value of 5% of the cost of works shall be submitted to Council for the maintenance period of 24 months for the street trees planted within the development;*
- m) *wetland and quality treatment works must be maintained for a minimum of 12 months of maintenance period;*
- n) *the developer must submit a comprehensive operational documentation and manual for treatment devices of wetland prior to commencement of maintenance period.*

to the satisfaction of the responsible authority.

Street Addressing

- 18. Prior to the Certification of each stage of the subdivision, the owner must complete and duly sign a Statutory Declaration agreeing to the Allocation of Street names & numbers.**

Fees and bonds

- 19. Prior to the issue of statement of compliance for each stage of the subdivision, a maintenance bond to the value of 5% of the actual cost of road and drainage works must be paid to the Responsible Authority.**
- 20. Prior to the issue of a statement of compliance for each stage of the subdivision payment must be made to the Responsible Authority of a supervision fee up to 2.5% of the actual cost of roads and drainage works, the amount to be determined by the Responsible Authority (the permit holder must submit a copy of the road and drainage Construction Contract Schedule, for verification of the amount by Council.**

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- 21. Prior to the issue of a statement of compliance for each stage of the subdivision payment must be made to the Responsible Authority of an engineering design checking fee of up to 0.75% of the value of documented works, the amount to be determined by the Responsible Authority.**

Street lighting

- 22. Prior to the issue of a statement of compliance for each stage of the subdivision, public street lighting must be provided to streets, footpaths and public open spaces designed in accordance with relevant Australian Standards relevant Council Policy, the IDM and to the satisfaction of the responsible Authority (category P4 unless otherwise directed).**

Site Management and Amenities

- 23. Appropriate steps must be taken to retain all silt and sediment on site during the construction phase to the satisfaction of the Responsible Authority and must be carried out in accordance with the following EPA guidelines and policies:**
- a) Environmental Guidelines for Major Construction Sites (EPA publication No. 480, December 19985); and**
 - b) Construction Techniques for Sedimentation Pollution Control (EPA publication No. 275, May 1991)**
- 24. In the event of mud, crushed rock or other debris being carried onto public roads or footpaths from the subject land, appropriate measures must be implemented to minimise the problem to the satisfaction of the Responsible Authority.**
- 25. The permit holder shall ensure that dust suppression is undertaken in the form of constant water spraying or other natural based proprietary dust suppressant to ensure that dust caused by vehicles moving along the access road and/or within the site does not cause a nuisance to surrounding properties to the satisfaction of the Responsible Authority. The development shall not have an adverse impact on existing or future air quality.**
- 26. The approved SEMP must be implemented to the satisfaction of the Responsible Authority.**
- 27. The site shall at all times be kept in a neat and tidy condition to the satisfaction of the Responsible Authority. Any litter shall be immediately removed from the site and surrounding area at the direction of the Responsible Authority.**

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Telecommunications

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

- **A telecommunications network or service provider for the provision of telecommunications services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and**
- **A suitably qualified person for the provision of fibre ready telecommunications 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.**

29. 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 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**
- **A suitable qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Telecommunications 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.**

Public Open Space

30. Pursuant to Section 18 of the Subdivision Act 1988, the applicant must pay to the Responsible Authority a sum equivalent to 5% of the site value of all land in the subdivision for Public Open Space unless otherwise agreed to in writing. This payment shall be made prior to the issue of a statement of compliance for stage 1 of the subdivision and may be adjusted in accordance with Section 19 of the Subdivision Act 1988.

Ausnet Electricity Service Pty Ltd

31. The applicant must –

- a) **Enter in an agreement with Ausnet Electricity Service Pty Ltd for supply of electricity to each lot on the endorsed plan.**
- b) **Enter into an agreement with Ausnet Electricity Service Pty Ltd for the rearrangement of the existing electricity supply system.**
- c) **Enter into an agreement with Ausnet Electricity Service Pty Ltd for rearrangement of the points of supply to any existing installations affected by any private electric power line which would cross a boundary created by the subdivision, or by such means as may be agreed by Ausnet Electricity Service Pty Ltd.**

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- d) Provide easements satisfactory to Ausnet Electricity Service Pty Ltd for the purpose of "Power Line" in the favour of "Ausnet Electricity Service Pty Ltd" pursuant to Section 88 of the Electricity Industry Act 2000, where easements have not been otherwise provided, for all existing Ausnet Electricity Service Pty Ltd electric power lines and for any new power lines required to service the lots on the endorsed plan and/or abutting land.**
- e) Obtain for the use of Ausnet Electricity Service Pty Ltd any other easement required to service the lots.**
- f) Adjust the position of any existing Ausnet Electricity Service Pty Ltd easement to accord with the position of the electricity line(s) as determined by survey.**
- g) Set aside on the plan of subdivision Reserves for the use of Ausnet Electricity Service Pty Ltd for electric substations.**
- h) Provide survey plans for any electric substations required by Ausnet Electricity Service Pty Ltd and for associated power lines and cables and executes leases for a period of 30 years, at a nominal rental with a right to extend the lease for a further 30 years. Ausnet Electricity Service Pty Ltd requires that such leases are to be noted on the title by way of a caveat or a notification under Section 88 (2) of the Transfer of Land Act prior to the registration of the plan of subdivision.**
- i) Provide to Ausnet Electricity Service Pty Ltd a copy of the plan of subdivision submitted for certification that shows any amendments that have been required.**
- j) Agree to provide alternative electricity supply to lot owners and/or each lot until such time as permanent supply is available to the development by Ausnet Electricity Service Pty Ltd. Individual generators must be provided at each supply point. The generator for temporary supply must be installed in such a manner as to comply with the Electricity Safety Act 1998.**
- k) Ensure that all necessary auditing is completed to the satisfaction of Ausnet Electricity Service Pty Ltd to allow the new network assets to be safely connected to the distribution network.**

Goulburn Valley Region Water Authority

32. The permit holder must arrange:

- a) Payment of new customer contribution charges for water supply to the development, such amount being determined by the Corporation at the time of payment;**
- b) Provision of a reticulated water supply and associated construction works to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation. (The works may include, but not be limited to downstream augmentation works, the construction of a water booster pumping station, storage or tanks and trunk mains);**

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- c) Provision of one water tapping per Lot at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation;**
- d) Any existing water service that crosses any of the proposed allotment boundaries within the proposed development must be disconnected and re-located at the developer's expense, to be wholly within one allotment only, including notification of the proposed lot to be serviced by the existing water meter, to the satisfaction of the Goulburn Valley Region Water Corporation;**
- e) Payment of new customer contributions charges for sewerage services to the development, such amount being determined by the Corporation at the time of payment;**
- f) Provision of reticulated sewerage and associated construction works to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation; (The works may include, but not be limited to the construction of a sewerage pumping station, rising mains and gravity mains);**
- g) Reserves for sewerage pump stations to be in favour of the Goulburn Valley Region Water Corporation. The reserve must be adequately sized to enable unrestricted access to the sewage pump station for operation and maintenance purposes. The reserve must not be encumbered by any easements;**
- h) Provision of easements in favour of the Goulburn Valley Region Water Corporation over all existing and proposed sewer mains located within private property;**
- i) Pursuant to Section 36 of the Subdivision Act, if the Corporation considers that, for the economical and efficient subdivision and servicing of the land covered by the Application for Permit, it requires the owner of the land to acquire an easement over other land in the vicinity. That is, any land not owned by the Developer through which a sewerage extension servicing the development is to be located, easements shall be created in favour of the Corporation;**
- j) The operator under this permit shall be obliged to enter into an Agreement with Goulburn Valley Region Water Corporation relating to the design and construction of any sewerage or water works required. The form of such Agreement shall be to the satisfaction of Goulburn Valley Water. A copy of the format of the Agreement will be provided on request;**
- k) The plan of subdivision lodged for certification is to be referred to the Goulburn Valley Region Water Corporation pursuant to Section 8(1) of the Subdivision Act, 1988.**

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Department of Transport

33. Approval is subject to the following conditions:

- a) **Only two accesses will be permitted from the subject land to Mansfield Road located at Subdivisional Road and Lot 3.**
- b) **Unless otherwise agreed in writing by the Head, Transport for Victoria prior to the certification of the plan of subdivision, a Functional Layout Plan must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the Responsible Authority and will then form part of the permit. The plans must show the following:**
 - **Urban Basic Right-turn Treatment (BAR).**
 - **Urban basic left-turn treatment (BAL).**
- c) **Unless otherwise agreed in writing by the Head, Transport for Victoria prior to the release of a statement of compliance, the following roadworks on Mansfield Road must be completed at no cost to and to the satisfaction of the Head, Transport for Victoria:**
 - **Urban Basic Right-turn Treatment (BAR).**
 - **Urban basic left-turn treatment (BAL).**
 - **Any other works required.**

Planning Note

Separate consent for works within the road reserve and the specifications of these works is required under the Road Management Act 2004. For the purposes of this application the works will include provision of:

- **Urban Basic Right-turn Treatment (BAR)**
- **Urban basic left-turn treatment (BAL)**
- **Any other works required.**

Department of Land Water and Planning

34. Approval is subject to the following conditions:

- a) **Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.**
- b) **Except with the written consent of Strathbogie Shire, within the tree protection zone of all retained trees, the following are prohibited:**
 - **Vehicular or pedestrian access**
 - **Trenching or soil excavation**
 - **Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.**
 - **Entry and exit pits for underground services**
 - **Any other actions or activities that may result in adverse impacts to retained native vegetation.**

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- c) **To offset the removal of 0.595 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the “Guidelines for the removal, destruction or lopping of native vegetation” (DELWP 2017) as specified below:**
- **A general offset of 0.123 general habitat units located within the Goulburn Broken Catchment Management Authority area or Strathbogrie Shire municipal district**
 - **With a minimum strategic biodiversity score of at least 0.300.**
 - **The offset secured must provide protection of at least 8 large trees.**
- d) **Before any vegetation is removed and prior to Statement of Compliance, evidence that the required offset has been secured must be provided to the satisfaction of Strathbogrie Shire. This evidence is one or both of the following**
- **An established first party offset site including a security agreement signed by both parties and a management plan detailing the 10-year management actions and ongoing management of the site or**
 - **Credit extract(s) allocated to the permit from the Native Vegetation Credit Register.**

Goulburn Murray Water

35. Approval is subject to the following conditions:

- a) **Each lot of the subdivision must be provided with connection to the reticulated sewerage system in accordance with the requirements of Goulburn Valley Water.**
- b) **Prior to the Statement of Compliance being issued, any on-site wastewater systems must be decommissioned to the satisfaction of council’s Environmental Health Department.**
- c) **All infrastructure and works to manage stormwater must be in accordance with the requirements of the Responsible Authority. Stormwater discharged from the subdivision must meet the urban run-off objectives and Standard C25 as specified in Clause 56.07-4 of the Victorian Planning Provisions.**
- d) **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.**

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Expiry

- 36. This permit will expire if one of the following circumstances applies:**
- (a) the subdivision is not started (certification of the first stage of the subdivision) within two (2) years of the date of this permit;**
 - (b) the subdivision is not completed (Statement of Compliance of the final stage of the subdivision) within five (5) years of the date of Certification of the final stage of the subdivision under the Subdivision Act 1988.**

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 if the use or development has not yet started; or**
- within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.**

Planning Notes:

- This Permit does not authorise the creation of a new access way/crossover. Before any such development may commence, the Applicant must apply for and obtain appropriate approval from Council.**

PURPOSE AND BACKGROUND

The applicant is seeking approval for a staged multi-lot residential subdivision (48 lots). The proposed layout will also require the removal of native vegetation (see the assessment section in the attached Officer report) and creation of vehicle access to a Transport Zone 2 – Principal Road Network (Mansfield Road). The proposed layout is as follows:



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It is proposed to develop the land in 4 stages commencing with the lots fronting Mansfield Road in Stage 1. The land contains a number of large grey box trees which are intended to be retained as part of the development. While the trees are to be retained, as they will be located in an urban environment, either within the proposed road reserves, open space or residential allotments less than 4000sqms they will be deemed lost under the '*Guidelines for the removal, destruction or lopping of native vegetation 2017*'. Given this, an offset for the trees will still need to be provided.

The application also includes the construction of an on-site storm water treatment and retention basin. This area will be required to be landscaped along with two small areas of parkland that have been created to ensure the retention of existing native vegetation on the land.

The subject land sits on the southern boundary of the Euroa Township. Adjoining land to the north, east and west is predominantly residential with farming land located directly to the south across Boundary Road South. The land is approximately 5.9ha in size and is shown highlighted in red below.



ISSUES, OPTIONS AND DISCUSSION

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that Priority is to be given to achieving the best outcomes for the municipal community, including future generations.

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Council is a Responsible Authority under the *Planning and Environment Act 1987* (the Act). In this role, Council administers the Strathbogrie Planning Scheme (Planning Scheme) and, among other things, determines planning permit applications made for the use and development of land within the municipality.

Under delegated authority of Council, Council Officers determine some matters.

Any application that receives one or more objection is heard before Council.

SUMMARY OF KEY ISSUES

Permission is sought to subdivide the land for residential purposes. The proposed residential subdivision is generally in accordance with the strategic direction for the land which sees it identified for infill residential development.

The relevant referral authorities have consented to the subdivision subject to conditions which are included on the permit.

The application was placed on public notice and several objections have been received. Officers believe that the draft set of planning permit conditions included in the Officer recommendation can address a number of the objectors' concerns.

Officers have worked with the applicant and the objectors in attempting to provide the best possible subdivision layout given the restrictions of the site. This has resulted in some of the objections being withdrawn.

The applicant had worked to ensure that existing native vegetation is to be retained on site and within the road reserves fronting the land. This has meant that the subdivision will back onto Boundary Road South. An entry point has been provided to Boundary Road South to provide a point of interest and a fencing condition is recommended to ensure that solid rear fencing is not erected along this boundary.

While the native vegetation on site will be deemed lost, given it will be located in an urban environment, every effort will be made to protect this vegetation during the construction phase. A detailed assessment has found that the application complies with relevant residential subdivision design requirements at Clause 56 of the planning scheme.

COMMUNITY ENGAGEMENT

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the municipal community is to be engaged in strategic planning and strategic decision making.

Individual applications consider these requirements through assessment phase of each application as per the *Planning and Environment Act 1987* and the provisions of the Strathbogrie Planning Scheme. The application was advertised to adjacent and nearby owners and occupiers.

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The application has been advertised on three occasions pursuant to Section 52 of the *Planning and Environment Act 1987*. The reason for this is that the proposed plan of subdivision has been formally amended on a number of occasions. The original plan of subdivision was notified by:

- Sending letters to adjoining and nearby landowners
- Placing (a) sign on site.
- Placing a Notice in the Euroa Gazette.

The second and third versions of the plan were re-advertised to objectors only.

Council officers are satisfied that the notification has been carried out correctly. In addition, officers undertook a site visit on a number of occasions. Consultation was carried out with the objectors and the applicant. Further details of this consultation can be found within the attached Officer Report.

POLICY CONSIDERATIONS

Council Plans and Policies

There are no implications on the Council Plan or any Council Policies as a result of this decision.

Regional, State and National Plans and Policies

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that regional, state and national plans and policies are to be taken into account in strategic planning and decision-making.

The state policies are considered in the *Planning Policy Framework* section (above) from the Strathbogie Planning Scheme.

LEGAL CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that Council decisions are to be made and actions taken in accordance with the relevant law.

This application is being considered under Section 61 of the *Planning and Environment Act 1987*.

Conflict of Interest Declaration

All officers, and/or contractors, involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Transparency

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the transparency of Council decisions, actions and information is to be ensured.

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This application is being heard by Council due to the receipt of objections to the proposal. The report will be on the council website under the Agenda, objectors will be able to speak to their objection, be in the public gallery and go to VCAT should they wish to appeal any decision by Council.

SUSTAINABILITY CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

Economic

This proposal is supported by the planning scheme and state policy to allow for projected population growth to be accommodated in appropriate locations throughout the region. The economic implications are positive for the region and locality.

Social

The proposal will provide for diversity in housing and potential increase in residents to become part of the existing community, supporting the local economy, the local schools and businesses.

Environmental

The application has been assessed against the relevant provisions of the *Planning and Environment Act 1987* and referred to DELWP who are satisfied that the applicant has taken an avoid and minimise approach to the existing native vegetation on the land. The applicant has worked closely with the Euroa Environment Group to revise the proposed subdivision layout to allow for existing native trees on the land to be retained. The provision of additional landscaping along Boundary Road South will enhance the suburban environment leading to increased greening and cooling of the area.

Climate change

The Strathbogie Planning Scheme has incorporated broader considerations on Climate Change. The flood risk has been assessed by the relevant floodplain manager and the existing native vegetation has been assessed by the relevant authority, leading to outcomes that will lessen the risk and improve the vegetation cover with offsets provided as per regulations and landscaping provided directly on site to effect cooling and carbon drawdown. The proposed residential allotments are well orientated to provide for solar installations for future dwellings and Environmentally Sustainable Design outcomes. The developer will seek to use recycled construction materials in road construction wherever possible.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications with this proposal. The application is being assessed in accordance with relevant legislation, and all parties will be afforded all relevant rights of appeal at the Victorian Civil and Administrative Tribunal.

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CONCLUSION

After due assessment of all the relevant factors, it is considered appropriate to issue a Notice of Decision to grant a permit, subject to conditions, in accordance with the officer recommendation.

ATTACHMENTS

Attachment 1: Officer Planning Report

ATTACHMENT 1:

Officer Planning Report

Application Details:

Application is for:	A staged multi lot residential subdivision, access to the Principal Road Network TRZ2 and removal of native vegetation.
Applicant's/Owner's Name:	Onley's Consulting
Date Received:	17 December 2020
Statutory Days:	More than 60 days
Application Number:	P2020-163
Planner: Name, title & department	Braydon Aitken Manager Planning and Investment Department
Land/Address:	CA 6, 7 & 8 SEC 65 Parish of Euroa 45-85 Boundary Road South, Euroa VIC 3666
Zoning:	General Residential Zone (GRZ) Adjacent to the Principal Road (TRZ2)
Overlays:	Land Subject to Inundation Overlay (LSIO)
Is a CHMP required?	No – not in an area of Aboriginal Cultural Heritage Sensitivity
Is it within an Open Potable Catchment Area?	No
Under what clause(s) is a permit required? (include description)	Clause 32.08-3 – subdivision in the GRZ Clause 44.04-3 – subdivision in the LSIO Clause 52.17-1 – removal of Native Vegetation Clause 52.29-2 – subdivision adjacent and access to a TRZ2
Restrictive covenants on the title?	No
Current use and development:	Vacant/grazing land

Disclosure of Conflicts of Interest in relation to advice provided in this report

After reading the definitions of a general or material conflict of interest as defined by the *Local Government Act 2020*, do you have a conflict of interest?

Yes ☐

(if YES, please complete a Conflict of Interest and Declaration Making Declaration form)

No ☒

Recommendation

That Council

1. Having caused notice of Planning Application No. P2020-163 to be given under Section 52 of the Planning and Environment Act 1987 and having considered all the matters required under Section 60 of the Planning and Environment Act 1987 decides to issue a Notice of Decision to Grant a Permit under the provisions of Clause 32.08-3, 44.04-3, 52.17-1 & 52.29-2 of the Strathbogrie Planning Scheme in respect of the land known as CA 6, 7 & 8 SEC 65 Parish of Euroa 45-85 Boundary Road South, Euroa, for a Staged multi lot residential subdivision, access to the Principal Road Network TRZ2 and removal of native vegetation in accordance with endorsed plans, subject to the following conditions:

Conditions:

Endorsed Plans

1. The subdivision must be carried out in accordance with the endorsed plans and permit and must not be altered without the prior written consent of the Responsible Authority.

Section 173 Agreement

2. Prior to the issue of a Statement of Compliance for Stage 1 of the proposed subdivision a Section 173 Agreement must be entered in to at no cost to Council, which ensures the following:
 - a) The on-site detention for stormwater for the future dwellings will each be designed by a qualified drainage engineer and must be approved by the Council prior to construction. A copy of each of the approved plans will be held by Council for future reference. Provision should be made for the use of tanks for each dwelling to allow for the capture and re-use of stormwater for garden, toilet, and laundry purposes.
 - b) The stormwater system must incorporate principles of Water Sensitive Urban design and be designed so that the rate of storm water runoff from the development must not be more than the rate of runoff from the site prior to the development, all to the satisfaction of the Responsible Authority. The drainage system must be designed in accordance with the requirements of Clause 19 of the IDM "On-site Detention Systems". The on-site storage size for the development must be in accordance with Table 13. The allowable discharge rate to Council drains shall be the lesser of; a) that which is outlined in Table 13 and b) the remaining capacity of the existing pipe (clause 19.3.1 of the IDM).
 - c) A default allowable discharge rate of 25 l/s/ha may be used in lieu of calculations to determine the remaining capacity of the existing drainage network. www.designmanual.com.au
 - d) Each on-site detention stormwater system must be constructed either prior to, or currently with, the construction of any dwelling on the specified lots. Each on-site detention stormwater system on the specified lots must be completed prior to connection to Council's drainage system and be constructed in accordance with the approved design plans.
 - e) The owner will maintain, and not modify without prior Council written approval, each on-site detention system and will allow each on-site stormwater detention system to be inspected by a duly appointed officer of the Council at mutually agreed times.

- f) The Owner will pay for all the costs associated with the construction and maintenance of each on-site detention system.

The Section 173 Agreement must be prepared by Council's solicitors, to the satisfaction of the Responsible Authority and must be recorded on the folio of the Register to the subject land pursuant to Section 181 of the *Planning and Environment Act 1987*.

Engineering Plans, Reports and Requirements

- 3. Prior to the certification of the plan of subdivision for each stage of the development, detailed construction plans must be submitted for the approval of 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. The plans must be generally in accordance with the plans submitted with the application modified to show: -
 - a) All bearings, distances, levels, street names, lot numbers, lot sizes, reserves and easements.
 - b) Road Reserve, carriageway and verge widths.
 - c) Protection measures for existing native vegetation on site.
 - d) Provision of fire hydrants in accordance with CFA requirements
 - e) Drainage design.
 - f) All infrastructure including drainage, concrete footpath, kerb and channel, public lighting and utility services
 - g) The use of recycled materials wherever possible.
 - h) Vehicle crossing for each lot.
 - i) Street tree locations.
 - j) All surface details.
 - k) Proposed court bowls.
 - l) All relevant road signage and line marking.
 - m) Speed limit signs as appropriate.
 - n) Other information relevant to the land such as dams, wells, filled land, creeks and natural water courses etc.
- 4. Prior to the commencement of works for each stage of the subdivision, including demolition and excavation, a Construction Management Plan must be submitted to and endorsed by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the construction management plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The plan must provide details of the following:-
 - a) Hours for construction activity in accordance with any other condition of this Permit;
 - b) Measures to control noise, dust, water and sediment laden runoff;
 - c) Measures to inform adjacent residents of work schedules, etc.
 - d) Measures relating to removal of hazardous or dangerous material from the site, where applicable.
 - e) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors / tradespersons upon completion of such areas, without delay;
 - f) A Traffic Management Plan showing truck routes to and from the site;
 - g) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;

- h) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
 - i) Measures to ensure that sub-contractors / tradespersons operating on the site are aware of the contents of the Construction Management Plan;
 - j) Contact details of key construction site staff;
 - k) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and
 - l) Any other relevant matters.
- 5. Prior to the commencement of works for each stage of the subdivision, a Site Environment Management Plan (SEMP), must be submitted to and approved by the responsible authority and, where relevant, other authorities. When approved, the plan will be endorsed and form part of this planning permit.
- 6. Prior to the commencement of works for stage 1 of the subdivision, a Traffic Management Strategy and investigation must be submitted as per Clause 9 of the IDM via a qualified engineer, unless otherwise agreed to in writing. The strategy, including the traffic impact assessment report and professional recommendations will be considered as part of the design.
- 7. The final design parameters for the roadways and pathways must be based on Council's Infrastructure Design Manual (IDM) as modified from time to time, all to the satisfaction of the Responsible Authority. All works shall conform to plans and specifications prepared by a qualified engineer at Owner's expense and approved by the Responsible authority. A list of specific details and requirements are as follows: -
 - (a) Pram crossings must be provided at all intersections to the satisfaction of the responsible authority.
 - (b) Include in the design plans recommendations resulting from any required Traffic Impact Assessment.
 - (c) Provide temporary turnaround areas for roads terminated at stage boundaries. The size must be sufficient to turn service and emergency vehicles around without reversing. A minimum of 250mm depth of approved crushed rock material is required.
 - (d) A pavement design must be submitted for the entire road network by a suitably qualified engineer in accordance with clause 12.7 of the IDM. Irrespective of such design a minimum pavement depth of 250mm must be provided in an approved material. Council requires that the pavement wearing course be in accordance with Clause 12.7.16.
 - (e) Design of roads and footpath must be accessible to people with disabilities and include tactile ground surface indicators, and kerb ramps required for the safe movement of people with disabilities as per relevant Australian Standards.
 - (f) The Vehicle crossings to the subject allotments from the road must be constructed at a location and of a size and standard satisfactory to the Responsible Authority.
 - (g) Subsoil drainage installed for all kerb and channel.
- 8. Prior to the certification of the plan of subdivision for stage 1, a Stormwater Impact Assessment Report [SIAR] and/ or Stormwater Management Assessment Report [SMAR] must be submitted to and approved by the responsible authority. This report must be prepared by a suitably qualified person and be in accordance with the requirements of clause 11 of the Infrastructure Design Manual.

9. Prior to the certification of the plan of subdivision for stage 1 of the development a detailed design of the proposed wetland drainage treatment, and retention system must be submitted to and approved by the responsible authority.

Before the certification of the plan of subdivision for each stage, a drainage plan with computations prepared by a suitably qualified person 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 a minimum of two copies (or as specified) must be provided. The plans must be in accordance with Council's Infrastructure Design Manual and include:

- a) details of how the works on the land are to be drained and/or retarded.
- b) computations including total energy line and hydraulic grade line for the existing and proposed drainage as directed by Responsible Authority.
- c) overland flow paths including proposed developed site levels verses existing site levels of surrounding land to ensure that any major difference in height can be accommodated at the boundary and that there will be no negative impact on the neighbouring property
- d) underground pipe drains conveying stormwater to the legal point of discharge for each allotment
- e) measures to enhance stormwater discharge quality from the site and protect downstream waterways Including the expected discharge quality emanating from the development (output from MUSIC or similar) and design calculation summaries of the treatment elements;
- f) documentation demonstrating approval from the relevant authority for the legal point of discharge.
- g) the details of the incorporation of water sensitive urban design in accordance with clause 20.3.1 of the Infrastructure Design Manual.
- h) maintenance schedules for treatment elements.

Before the issue of statement of compliance for each stage, the works relevant to each stage as shown on the endorsed drainage plan must be completed to the satisfaction of the responsible authority

10. Prior to the commencement of for each stage of the subdivision, the owner or developer must submit to the Responsible Authority a written report and photos of any prior damage to public infrastructure. Listed in the report must be the condition of kerb & channel, footpath, seal, street lights, signs and other public infrastructure fronting the property and abutting at least two properties either side of the development. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. The owner or developer of the subject land must pay for any damage caused to the Councils assets/Public infrastructure caused as a result of the development or use permitted by this permit.
11. The earthworks and lot filling must be as per the guidelines specified in Council's Infrastructure Design Manual, to the satisfaction of the Responsible Authority.

Landscaping

12. Prior to the commencement of works for Stage 1 of the subdivision a detailed landscape plan, for the whole of the site, must be prepared. The detailed landscape plan must be to the satisfaction of the responsible authority and must be submitted and assessed against the construction plans by the responsible authority. When approved, the landscape plan will be endorsed and will then form

part of the permit. The landscape plan must be drawn to scale with dimensions must be provided. The landscape plan must show:

- a) Landscaping of the retardation basin and its surrounds and other proposed public land within the subdivision.
- b) Additional planting within the Boundary Road South road reserve frontage of the land.
- c) Details of the boundary fencing for the lots backing onto Boundary Road South and abutting the proposed retardation basin and other reserves that includes a range of fencing styles so as not to create a solid fencing treatment along these boundaries.
- d) Details of fencing of the proposed retardation basin.
- e) Provision of a gravel path, avoiding the removal of native vegetation, along the Boundary Road South road reserve frontage of the land.
- f) Detailed planting schedule of all proposed trees, shrubs and groundcovers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant.
- g) The removal of all existing disused structures, foundations, pipelines or stockpiles and the eradication of weeds,
- h) All trees planted as part of the landscape works shall have a minimum height of 2.0 to 2.5m at the time of planting.
- i) The supply and spread of sufficient topsoil and sub soil if required on the proposed areas of open space to provide a stable, free draining surface and hydro-seeding of proposed grass areas (including within the drainage reserve),
- j) Soil quality and planting techniques in median or verge tree planting zones along arterial roads (including service road nature strips) that will support full growth of medium to large trees.
- k) Mechanisms for the exclusion of vehicles,
- l) All proposed open space, streetscape embellishments such as installation of pathways, garden beds, seating, shelters, picnic facilities, boardwalks, tree planting, signage, drinking fountains, irrigation systems, playgrounds, artwork, retaining walls, protective fencing (temporary and permanent), wetlands and ornamental water bodies (including within the drainage reserve),

13. Prior to the issue of a statement of compliance for each stage of the development, all nature strips and public open space must be seeded and fertilised and grass must be established.
14. Prior to the issue of a statement of compliance for each stage of the development, all landscaping works (including street trees) shown on the endorsed plan must be carried out and completed to the satisfaction of the responsible authority. The time of planting can be coordinated with Council to increase the survival rate of the street trees.
15. The landscaping shown on the endorsed plans including street trees must be maintained for a period of twelve months from the date of practical completion of the works to the satisfaction of the responsible authority. Formative pruning must be undertaken to the satisfaction of the Responsible Authority prior to the end of the 12 month period. Any dead, diseased or damaged plants are to be replaced within 12 months of the date of practical completion for the works.

Construction of Works

16. Before the Statement of Compliance is issued for each stage of the subdivision, the owner must construct and complete road works, drainage and other civil works, in accordance with endorsed plans and specifications approved by the responsible authority and in accordance with the Infrastructure Design Manual; including the following:

- a) Road works, drainage and other civil works to be constructed must include:
 - b) Street and drainage in accordance with the approved construction drawings.
 - c) Fully sealed pavement with kerb and channel and vehicle crossings.
 - d) Landscaping in accordance with the approved landscape plans.
 - e) Pedestrian paths in accordance with the approved plans.
 - f) Planting of street trees or as otherwise agreed in writing by the responsible authority.
 - g) Underground drainage.
 - h) Footpaths.
 - i) Underground conduits for water, gas, electricity and telephone.
 - j) Intersection and traffic control/mitigation measures.
 - k) Street lighting and signage.
 - l) High stability permanent survey marks.
 - m) Installation of a street name plate sign.
- to the satisfaction of the responsible authority.

Prior to Statement of Compliance for Stage 1 the proposed retardation and stormwater treatment basin must be constructed in accordance with the endorsed civil plans and to the satisfaction of responsible authority, unless otherwise agreed to in writing.

Other matters

17. Before a Statement of Compliance for each stage is issued under the Subdivision Act 1988 the owner must provide to the satisfaction of the responsible authority

- a) a water supply/tapping (including a water meter) to each area of parkland/reserve in the subdivision;
- b) an assets statement for each street;
- c) a valuation for land within each road reserve;
- d) full set of 'as constructed' digitised construction plans in PDF and Cad format for landscaping, roads and drainage (CD or other format as appropriate);
- e) in addition to condition (d) above, an electronic copy on CD a Survey enhanced "as constructed" GIS data for the drainage information component of the subdivision, in accordance with the current version of D-SPEC and CCTV;
- f) a certified plan showing the extent and depth of fill in excess of 300 mm placed on any of the allotments;
- g) street name plates;
- h) issue of a Preliminary Acceptance Certificate by Council's Development Engineers section for the acceptance of street construction, site grading, landscaping etc
- i) fencing of all land abutting Public Open Space;
- j) fire plugs in accordance with the Country Fire Authority requirements, at the subdivider's expense; and
- k) a bond to the value of 5% of the cost of works shall be submitted to Council for the maintenance of the street and drainage construction for the duration of the 12 month maintenance period;

- l) a bond to the value of 5% of the cost of works shall be submitted to Council for the maintenance period of 24 months for the street trees planted within the development;
 - m) wetland and quality treatment works must be maintained for a minimum of 12 months of maintenance period;
 - n) the developer must submit a comprehensive operational documentation and manual for treatment devices of wetland prior to commencement of maintenance period.
- to the satisfaction of the responsible authority.

Street Addressing

18. Prior to the Certification of each stage of the subdivision, the owner must complete and duly sign a Statutory Declaration agreeing to the Allocation of Street names & numbers.

Fees and bonds

19. Prior to the issue of statement of compliance for each stage of the subdivision maintenance bond to the value of 5% of the actual cost of road and drainage works must be paid to the Responsible Authority.
20. Prior to the issue of a statement of compliance for each stage of the subdivision payment must be made to the Responsible Authority of a supervision fee up to 2.5% of the actual cost of roads and drainage works, the amount to be determined by the Responsible Authority (the permit holder must submit a copy of the road and drainage Construction Contract Schedule, for verification of the amount by Council.
21. Prior to the issue of a statement of compliance for each stage of the subdivision payment must be made to the Responsible Authority of an engineering design checking fee of up to 0.75% of the value of documented works, the amount to be determined by the Responsible Authority.

Street lighting

22. Prior to the issue of a statement of compliance for each stage of the subdivision, public street lighting must be provided to streets, footpaths and public open spaces designed in accordance with relevant Australian Standards relevant Council Policy, the IDM and to the satisfaction of the responsible Authority (category P4 unless otherwise directed).

Site Management and Amenity

23. Appropriate steps must be taken to retain all silt and sediment on site during the construction phase to the satisfaction of the Responsible Authority and must be carried out in accordance with the following EPA guidelines and policies:
- a) Environmental Guidelines for Major Construction Sites (EPA publication No. 480, December 19985); and
 - b) Construction Techniques for Sedimentation Pollution Control (EPA publication No. 275, May 1991)
24. In the event of mud, crushed rock or other debris being carried onto public roads or footpaths from the subject land, appropriate measures must be implemented to minimise the problem to the satisfaction of the Responsible Authority.
25. The permit holder shall ensure that dust suppression is undertaken in the form of constant water spraying or other natural based proprietary dust suppressant to ensure that dust caused by vehicles moving along the access road and/or within

the site does not cause a nuisance to surrounding properties to the satisfaction of the Responsible Authority. The development shall not have an adverse impact on existing or future air quality.

26. The approved SEMP must be implemented to the satisfaction of the Responsible Authority.
27. The site shall at all times be kept in a neat and tidy condition to the satisfaction of the Responsible Authority. Any litter shall be immediately removed from the site and surrounding area at the direction of the Responsible Authority.

Telecommunications

28. The owner of the land must enter into an agreement with:
 - A telecommunications network or service provider for the provision of telecommunications services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - A suitably qualified person for the provision of fibre ready telecommunications 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.
29. 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 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
 - A suitable qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Telecommunications 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.

Public Open Space

30. Pursuant to Section 18 of the *Subdivision Act 1988*, the applicant must pay to the Responsible Authority a sum equivalent to 5% of the site value of all land in the subdivision for Public Open Space unless otherwise agreed to in writing. This payment shall be made prior to the issue of a statement of compliance for stage 1 of the subdivision and may be adjusted in accordance with Section 19 of the *Subdivision Act 1988*.

Ausnet Electricity Service Pty Ltd

31. The applicant must –
 - a) Enter in an agreement with Ausnet Electricity Service Pty Ltd for supply of electricity to each lot on the endorsed plan.
 - b) Enter into an agreement with Ausnet Electricity Service Pty Ltd for the rearrangement of the existing electricity supply system.
 - c) Enter into an agreement with Ausnet Electricity Service Pty Ltd for rearrangement of the points of supply to any existing installations affected by any private electric power line which would cross a boundary created by

- the subdivision, or by such means as may be agreed by Ausnet Electricity Service Pty Ltd.
- d) Provide easements satisfactory to Ausnet Electricity Service Pty Ltd for the purpose of "Power Line" in the favour of "Ausnet Electricity Service Pty Ltd" pursuant to Section 88 of the Electricity Industry Act 2000, where easements have not been otherwise provided, for all existing Ausnet Electricity Service Pty Ltd electric power lines and for any new power lines required to service the lots on the endorsed plan and/or abutting land.
 - e) Obtain for the use of Ausnet Electricity Service Pty Ltd any other easement required to service the lots.
 - f) Adjust the position of any existing Ausnet Electricity Service Pty Ltd easement to accord with the position of the electricity line(s) as determined by survey.
 - g) Set aside on the plan of subdivision Reserves for the use of Ausnet Electricity Service Pty Ltd for electric substations.
 - h) Provide survey plans for any electric substations required by Ausnet Electricity Service Pty Ltd and for associated power lines and cables and executes leases for a period of 30 years, at a nominal rental with a right to extend the lease for a further 30 years. Ausnet Electricity Service Pty Ltd requires that such leases are to be noted on the title by way of a caveat or a notification under Section 88 (2) of the Transfer of Land Act prior to the registration of the plan of subdivision.
 - i) Provide to Ausnet Electricity Service Pty Ltd a copy of the plan of subdivision submitted for certification that shows any amendments that have been required.
 - j) Agree to provide alternative electricity supply to lot owners and/or each lot until such time as permanent supply is available to the development by Ausnet Electricity Service Pty Ltd. Individual generators must be provided at each supply point. The generator for temporary supply must be installed in such a manner as to comply with the Electricity Safety Act 1998.
 - k) Ensure that all necessary auditing is completed to the satisfaction of Ausnet Electricity Service Pty Ltd to allow the new network assets to be safely connected to the distribution network.

Goulburn Valley Region Water Authority

32. The permit holder must arrange:

- a) Payment of new customer contribution charges for water supply to the development, such amount being determined by the Corporation at the time of payment;
- b) Provision of a reticulated water supply and associated construction works to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation. (The works may include, but not be limited to downstream augmentation works, the construction of a water booster pumping station, storage or tanks and trunk mains);
- c) Provision of one water tapping per Lot at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation;
- d) Any existing water service that crosses any of the proposed allotment boundaries within the proposed development must be disconnected and re-located at the developer's expense, to be wholly within one allotment only, including notification of the proposed lot to be serviced by the existing water meter, to the satisfaction of the Goulburn Valley Region Water Corporation;

- e) Payment of new customer contributions charges for sewerage services to the development, such amount being determined by the Corporation at the time of payment;
- f) Provision of reticulated sewerage and associated construction works to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation; (The works may include, but not be limited to the construction of a sewerage pumping station, rising mains and gravity mains);
- g) Reserves for sewerage pump stations to be in favour of the Goulburn Valley Region Water Corporation. The reserve must be adequately sized to enable unrestricted access to the sewage pump station for operation and maintenance purposes. The reserve must not be encumbered by any easements;
- h) Provision of easements in favour of the Goulburn Valley Region Water Corporation over all existing and proposed sewer mains located within private property;
- i) Pursuant to Section 36 of the Subdivision Act, if the Corporation considers that, for the economical and efficient subdivision and servicing of the land covered by the Application for Permit, it requires the owner of the land to acquire an easement over other land in the vicinity. That is, any land not owned by the Developer through which a sewerage extension servicing the development is to be located, easements shall be created in favour of the Corporation;
- j) The operator under this permit shall be obliged to enter into an Agreement with Goulburn Valley Region Water Corporation relating to the design and construction of any sewerage or water works required. The form of such Agreement shall be to the satisfaction of Goulburn Valley Water. A copy of the format of the Agreement will be provided on request;
- k) The plan of subdivision lodged for certification is to be referred to the Goulburn Valley Region Water Corporation pursuant to Section 8(1) of the Subdivision Act, 1988.

Department of Transport

33. Approval is subject to the following conditions:

- a) Only two accesses will be permitted from the subject land to Mansfield Road located at Subdivisional Road and Lot 3.
- b) Unless otherwise agreed in writing by the Head, Transport for Victoria prior to the certification of the plan of subdivision, a Functional Layout Plan must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the Responsible Authority and will then form part of the permit. The plans must show the following:
 - Urban Basic Right-turn Treatment (BAR).
 - Urban basic left-turn treatment (BAL).
- c) Unless otherwise agreed in writing by the Head, Transport for Victoria prior to the release of a statement of compliance, the following roadworks on Mansfield Road must be completed at no cost to and to the satisfaction of the Head, Transport for Victoria:
 - Urban Basic Right-turn Treatment (BAR).
 - Urban basic left-turn treatment (BAL).
 - Any other works required.

Planning Note

Separate consent for works within the road reserve and the specifications of these works is required under the Road Management Act 2004. For the purposes of this application the works will include provision of:

- Urban Basic Right-turn Treatment (BAR)
- Urban basic left-turn treatment (BAL)
- Any other works required.

Department of Land Water and Planning

34. Approval is subject to the following conditions:

- a) Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.
- b) Except with the written consent of Strathbogie Shire, within the tree protection zone of all retained trees, the following are prohibited:
 - Vehicular or pedestrian access
 - Trenching or soil excavation
 - Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.
 - Entry and exit pits for underground services
 - Any other actions or activities that may result in adverse impacts to retained native vegetation.
- c) To offset the removal of 0.595 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the "Guidelines for the removal, destruction or lopping of native vegetation" (DELWP 2017) as specified below:
 - A general offset of 0.123 general habitat units located within the Goulburn Broken Catchment Management Authority area or Strathbogie Shire municipal district
 - With a minimum strategic biodiversity score of at least 0.300.
 - The offset secured must provide protection of at least 8 large trees.
- d) Before any vegetation is removed and prior to Statement of Compliance, evidence that the required offset has been secured must be provided to the satisfaction of Strathbogie Shire. This evidence is one or both of the following
 - An established first party offset site including a security agreement signed by both parties and a management plan detailing the 10-year management actions and ongoing management of the site or
 - Credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

Goulburn Murray Water

35. Approval is subject to the following conditions:

- a) Each lot of the subdivision must be provided with connection to the reticulated sewerage system in accordance with the requirements of Goulburn Valley Water.
- b) Prior to the Statement of Compliance being issued, any on-site wastewater systems must be decommissioned to the satisfaction of council's Environmental Health Department.
- c) All infrastructure and works to manage stormwater must be in accordance with the requirements of the Responsible Authority. Stormwater discharged from the subdivision must meet the urban run-off objectives and Standard C25 as specified in Clause 56.07-4 of the Victorian Planning Provisions.

- d) 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.

Expiry

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

- (a) the subdivision is not started (certification of the first stage of the subdivision) within two (2) years of the date of this permit;
- (b) the subdivision is not completed (Statement of Compliance of the final stage of the subdivision) within five (5) years of the date of Certification of the final stage of the subdivision under the *Subdivision Act 1988*.

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

Planning Notes:

- This Permit does not authorise the creation of a new access way/crossover. Before any such development may commence, the Applicant must apply for and obtain appropriate approval from Council.

Proposal

The applicant is seeking approval for a staged multi-lot residential subdivision. The proposed layout will also require the removal of native vegetation (see the assessment section in the attached delegates report) and creation of vehicle access to a Transport Zone 2 – Principal Road Network (Mansfield Road). The application also includes the construction of an on-site storm water treatment and retention basin. This area will be required to be landscaped. The most current layout is as follows:



The layout has been revised on a number of occasions in an attempt to minimise the removal of native vegetation and to address a number of the objectors concerns. This is discussed in more detail in the assessment section of the report.

Subject site & locality

The subject land sits on the southern boundary of the Euroa Township. Adjoining land to the north, east and west is predominantly residential with farming land located directly to the south across Boundary Road. The land is approximately 5.9ha in size and is shown highlighted in red below.



Permit/Site History

A search of Council's planning electronic records shows there has been no prior planning permit activity recorded on the subject site.

Further Information

Further Information Required:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
What was requested?			
FI Requested:	FI Received: Yes		
1. Whole of site plan, showing the location of remnant native vegetation on the site in context with the proposed lot and road layout.			
2. Further details on how the “avoid			

<p>and minimise” principles have been applied to this application.</p> <p>3. Assessment of the application against the provisions of Clause 52.17, Native Vegetation. Should this result in the consequential loss of native vegetation, please confirm that this is included in the application and provide the application documents as outlined in Guidelines for the removal, destruction or lopping of native vegetation, DELWP 2017.</p> <p>4. The Traffic Impact Assessment submitted with the application refers to a 43-lot subdivision. The proposed subdivision is for 52 lots. Please amend the report to reflect the current proposed subdivision.</p> <p>5. An assessment against Clause 56 has been undertaken for this subdivision. The following items need further information:</p> <p>a) Clause 56.04-3, Solar orientation of lots objective - your response advises that at least 70% of the lots achieve the appropriate orientation. Please provide details on which lots do and don't comply with this requirement.</p>	
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Advertising/Public Notification

The application has been advertised on three occasions pursuant to Section 52 of the *Planning and Environment Act 1987*. The reason for this is that the proposed plan of subdivision has been amended on a number of occasions. The original plan of subdivision was notified by:

- Sending letters to adjoining and nearby landowners
- Placing (a) sign on site.
- Placing a Notice in the Euroa Gazette

The second and third version of the plan were re-advertised to objectors only.

The fourth version of the plan was not advertised, and these proposed changes were minor in nature and it is considered will not cause any material detriment.

The different versions of the plan are shown below:

Original plan advertised on 20 April 2021



Second plan advertised on 9 August 2021



Third plan advertised on 9 November 2021



Fourth plan provided on 28 January 2022



Twenty-Seven objections were received as a result of the advertisement of the first two proposed plans of subdivision. The key issues that were raised in the objections are:

- An increase in traffic as a result of the proposed development
- The provision of vehicle access via Mernda Avenue

- The provision of vehicle access onto Mansfield Road
- Removal of native vegetation
- Fencing treatment along Boundary Road South potentially providing an urban interface to a rural area
- Proposed lot density does not meet the character of the area and may set a precedent for future development
- The existing drainage and stormwater does not support the current influx. Subject land gets covered with water in a flood event
- Lack of connectivity to future residential land to the south.

Following the advertisement of the third plan 6 objections were withdrawn leaving a total of 21 remaining objections. The table below provides a summary of and response to the remaining objections:

Concerns	Officer Response
Traffic increase and proposed road layout	The applicant has provided a traffic impact assessment from a suitably qualified traffic engineer. The report identified that there were no traffic issues with the proposed development. Both VicRoads and Council's Asset Engineers have reviewed the application and have no objections to the proposal. No evidence has been provided by the objectors to substantiate any traffic issues. Conditions will be included on any planning permit that issues that will ensure all roads and intersections are constructed to the requirements of the Responsible Authority.
Vehicle Access to Mernda Avenue	A meeting was held onsite with a Council Planning Officer and several objectors. The objectors did not want to see direct vehicle access from the development into Mernda Avenue. The objectors were happy for pedestrian access. To address this the applicant has removed direct access to Mernda Avenue. This resulted in the withdrawal of several objections. Council's Asset Engineers have confirmed that direct vehicle access from the proposed subdivision to Mernda Avenue is not required. The proposed subdivision is already proposing two entry and exit points, one via Boundary Road South and one via Mansfield Road to ensure safe vehicle movement is available. The two entry and exit points also provide for emergency access should one of the points be blocked off. Future vehicle access to Mernda Avenue could be provided if required when the vacant residential land to the east is developed.
Vehicle Access to Mansfield Road	Objectors have raised safety concerns about the creation of an additional intersection with Mansfield Road as part of the development. The applicant has provided a traffic impact assessment from a suitably qualified traffic

	<p>engineer. The report identified that there were no traffic issues with the proposed development. Both VicRoads and Council's Asset Engineers have reviewed the application and have no objections to the proposal, including the proposed intersection to Mansfield Road. No evidence has been provided by the objectors to substantiate any safety issues.</p>
Removal of Native Vegetation	<p>A number of concerns have been raised about the proposed removal of existing large native trees on the land. The applicant has taken these concerns on board and revised the proposed layout to retain these trees. The applicant has worked closely with planning officers and the Euroa Environment Group to ensure the layout provides for a good biodiversity outcome.</p> <p>While the trees are to be retained, as they will be located in an urban environment, either within the proposed road reserves, open space or residential allotments less than 4000sqms they will be deemed lost under the <i>'Guidelines for the removal, destruction or lopping of native vegetation 2017'</i>. Given this, an offset for the trees will still need to be provided. Conditions should be included on any planning permit that issues to ensure the protection of the trees during the construction phase. It should be noted that there are a number of examples of where trees have been able to be retained within the road reserves, where new residential development has occurred within the Euroa Township.</p> <p>The applicant has also shifted to proposed vehicle access point to the estate from Mansfield Road to avoid the removal of two river redgum trees within the road reserve.</p> <p>Additionally, the applicant has designed the proposed subdivision to avoid the removal of existing established native trees within the Boundary Road South road reserve. The protection of this established vegetation corridor will help minimise any biodiversity impacts from the development.</p>
Fencing Treatment Along Boundary South Road	<p>Concerns have been raised by some of the objectors about the development turning its back on Boundary Road South. The re-design of the subdivision to front lots onto Boundary Road South would result in the loss of roadside native vegetation. This vegetation adds to the rural residential character of the area and should be retained wherever possible. The Applicant has</p>

	<p>agreed to a fencing condition to ensure any rear boundary fencing is not solid type fencing that will provide for a poor urban design outcome. The applicant has also given an undertaking to work with the Euroa Environment Group to do further planting in the Boundary Road South road reserve and to construct a gravel walking path in this reserve to avoid impacts on existing native vegetation and to provide safe pedestrian access.</p>
<p>Proposed Lot Density & impact on the character of the area.</p>	<p>The land is zoned for residential development and is identified for infill residential development within the Euroa Township Strategy. The proposed lot sizes are consistent with surrounding residential lot sizes. The applicant has revised the design of the subdivision in order to retain existing native vegetation both on the land and within the road reserves fronting the land. This will help retain the character of the area. Conditions included within the officer recommendation will ensure any rear fencing treatment along Boundary South Road will not be a solid wall or fencing to ensure a bad urban design outcome is avoided.</p>
<p>Lack of connectivity to future residential land to the south</p>	<p>Concerns have been raised about the subdivision backing onto Boundary South Road. Some of the objections believe that lots should front onto Boundary South Road. The reasons for this are highlighted in the objections as a poor urban design outcome and a lack of connectivity between the development and possible future residential development to the south of Boundary Road South. The applicant has gone some way to address this by revising the proposed layout to provide an entry point to the development from Boundary Road South. This will provide for a future point of connectivity and reduce the number of lots backing onto Boundary South Road from 19 to 14. The fronting of all lots onto Boundary South Road has the potential to impact the existing native vegetation corridor within the road reserve. This corridor provides a distinctive character for the area. The applicant has given an undertaking that they will avoid solid fencing along rear lot boundaries and that they will work with the Euroa Environmental Group to provide additional planting within the Road Reserve to improve the amenity of the area.</p>
<p>Stormwater Concerns</p>	<p>Concerns have been raised about the proposed stormwater drainage solution and making sure the proposal will not divert natural overland flow onto surround land. Council's Asset Engineers are satisfied that the proposed drainage solution</p>

	can work subject to the submission of drainage plans which will ensure the drainage solution is design in accordance with IDM standards and will not impact on surrounding land.
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To conclude, the objections raised valid points and to a large extent the concerns raised can be addressed by the proposed conditions included in this report.

Consultation

Planning Officers have met with and spoken to a number of objectors to listen and understand their concerns. Officers have also meet with the applicant on a number of occasions to explain the objectors concerns and to work on achieving a subdivision layout that can address as many of these concerns as possible.

Planning officers have also worked closely with the applicant and the Euroa Environment Group to ensure the proposed subdivision layout minimises the impact on native vegetation both within the site and within the adjoining road reserves. The Euroa Environment Group has advised that their concerns have now been addressed however they have not formally withdrawn their objection.

Referrals

External Referrals/Notices required by the Planning Scheme:

Section 55 - Referrals Authority	List Planning clause triggering referral	Determining or Recommending	Advice/Response/Conditions
GBCMA	44.04-7	Recommending	No objections and no conditions
VicRoads	52.29-4	Determining	No objections subject to standard conditions
DELWP	66.02-2	Recommending	No objections subject to standard conditions
GVW	66.01	Determining	No objections subject to standard conditions
GMW	66.01	Determining	No objections subject to standard conditions
AusNet	66.01	Determining	No objections subject to standard conditions
APA	66.01	Determining	No objections and no conditions

Internal Notices/Referrals

Internal Council Notices	Advice/Response/Conditions
Asset Engineers	No objections subject to standard conditions

Assessment

The zoning of the land and any relevant overlay provisions

32.08 GENERAL RESIDENTIAL ZONE

Purpose

- 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.

32.08-3 Subdivision

Permit requirement

- A permit is required to subdivide land.

An application to subdivide land that would create a vacant lot less than 400 square metres capable of development for a dwelling or residential building, must ensure that each vacant lot created less than 400 square metres contains at least 25 percent as garden area. This does not apply to a lot created by an application to subdivide land where that lot is created in accordance with:

- An approved precinct structure plan or an equivalent strategic plan;
- An incorporated plan or approved development plan; or
- A permit for development.
- An application to subdivide land, other than an application to subdivide land into lots each
- containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

Must meet all of the objectives included in the clauses specified in the following table.
Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

32.08-13 Decision guidelines

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

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
For subdivision of land for residential development, the objectives and standards of Clause 56.

Officers Response:

A response to the relevant policy considerations is provided in PPF & LPPF sections of this report.

The proposed subdivision accords with the relevant purposes of the zone as the proposed lot sizes match the character and pattern of existing subdivisions within the surrounding General Residential Zone. The proposal will preserve the landscape character of the area by retaining native vegetation on site and by enhancing the existing native vegetation corridor along Boundary Road South. It should also be noted that there are no neighbourhood character objectives specified in the schedule to the GRZ.

Land Subject to Inundation Overlay

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify land in a flood storage or flood fringe area affected by the 1 in 100 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, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To reflect any declaration under Division 4 of Part 10 of the *Water Act, 1989* where a declaration has been made.
- To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

44.04-3 Subdivision

Planning permit permission is required to subdivide land in the LSIO.

Relevant Decision Guidelines

- Any comments of the relevant floodplain management authority.

- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development. Flood risk
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- The effect of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality and sites of scientific significance.

Officers Response:

The majority of subject land is currently affected by the LSIO. The application was considered by the Goulburn Broken Catchment Management Authority (the relevant floodplain manager) who had no objections. The GBCMA referred to Euroa Water Management scheme of the council which established that the subject site is protected from a repeat of a 100 year – ARI (1% AEP) type flood. This was confirmed with the *Euroa Post Flood Mapping and Intelligence Study* (Cardno, 2015).

Council in association with the Goulburn Broken CMA, is preparing to amend the flood overlay controls based on the findings of the Euroa Post Flood Mapping and Intelligence Project. This amendment is known as the Strathbogie Planning Scheme Amendment C052. The above-mentioned property will not be subject to flood overlay controls once if the Strathbogie Planning Scheme C052 is adopted.

The Planning Policy Framework (PPF)

11.01-1S Settlement

Objective

- To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

11.02-1S Supply of urban land

Objective

- To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Strategies

- Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.
- Ensure that sufficient land is available to meet forecast demand.
- Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.
- Planning for urban growth should consider:
- Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
- Neighbourhood character and landscape considerations.
- The limits of land capability and natural hazards and environmental quality.

- Service limitations and the costs of providing infrastructure.
- Monitor development trends and land supply and demand for housing and industry.
- Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.
- Restrict rural residential development that would compromise future development at higher densities.

Officers Response:

The application provides for infill development within the existing established township boundary of Euroa. The proposed lot sizes are representative of the character of existing lot sizes within the GRZ. The proposal will assist in preserving the sense of place within the Euroa township by retaining existing native vegetation on site and within the road reserves fronting the land. The land is able to be connect to the required infrastructure services such as water sewerage and power.

13.02-1S Bushfire Planning

Objective

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

Use and development control in a Bushfire Prone Area

When assessing a planning permit application for the above uses and development: Consider the risk of bushfire to people, property and community infrastructure. Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk. Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.

Officers Response:

The land is not located within the BMO, however it is located within a designated Bushfire Prone Area due to its proximity to rural grazing grassland directly across Boundary South Road. In this case Officers consider the bushfire risk to be low given the majority of the land is surround by existing residential development. The Council's Infrastructure Design Manual requires new development to provide for fire hydrant's and road widths that allow for emergency vehicle access. These bushfire protection measures will help prove for a safe development without impacting on biodiversity.

13.03-1S Floodplain management

Objective

To assist the protection of:

- Life, property and community infrastructure from flood hazard.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river health.

Strategies

- Identify land affected by flooding, including land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority in planning schemes.
- Avoid intensifying the impact of flooding through inappropriately located use and development.
- Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters and schools) outside the 1 in 100 year floodplain and, where possible, at levels above the height of the probable maximum flood.
- Locate use and development that involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) outside floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain.

Officers Response:

The application was referred to the relevant floodplain manager, the GBCMA, who had no objections to the proposal. The GBCMA are satisfied that the proposal will not have flooding impacts on surrounding land and that the land is adequately protected for any flood impacts during a 1 in 100 year flood event.

15.01-3S Subdivision design

Objective

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

Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing native habitat.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
 - Convenient and safe public transport.
 - Safe and attractive spaces and networks for walking and cycling.
 - Subdivision layouts that allow easy movement within and between neighbourhoods.

- A convenient and safe road network.
- Being accessible to people with disabilities.
- Creating an urban structure and providing utilities and services that enable energy efficiency, resource conservation, integrated water management and minimisation of waste and air pollution.

Officers Response:

The development has been designed to accord with the relevant design requirements of Clause 56 (Residential Subdivision) of the Planning Scheme. The Council's IDM will ensure that streets are designed to be safe, functional and landscaped. This is reflected through the proposed planning permit conditions.

The development will be connected to the towns existing pedestrian network via Mernda Avenue. This will direct pedestrian activity away from the busy Mansfield Road. The developer will also work with the local environment group to improve the existing native vegetation corridor along Boundary Road South. Part of this project will also include a gravel pedestrian path to assist in removing pedestrians from the road pavement.

The proposed lot sizes range from 503sqm's to 1200sqm's providing a variety of lot sizes in keeping with the character of rural township.

15.01-5S – Neighbourhood character

Objective:

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

Strategies:

- *Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.*
- *Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.*
- *Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:*
 - *Pattern of local urban structure and subdivision.*
 - *Underlying natural landscape character and significant vegetation.*
 - *Neighbourhood character values and built form that reflect community identity.*

Officers Response:

The *Euroa Neighbourhood Character Study 2008* (ENCS,2008) identifies the land as being within a rural interface/ future residential precinct (ENCS,2008, p.29). It is considered that the subdivision will address the character of this precinct by:

- Retaining existing native vegetation on the land.
- Retaining the existing native vegetation corridor along Boundary Road South.
- Enhancing the existing native vegetation corridor along Boundary Road South by providing additional plantings.
- Providing for lot sizes similar size to surrounding residential development.

A condition will be included on any planning permit that issues to ensure that the fencing treatment along Boundary Road South will not result in a mass of Colourbond fencing that will detract from the abutting rural landscape. Officers gave consideration to requiring the development to front Boundary Road South, however on balance believe this design should be avoided as it would potentially lead to the removal of existing native vegetation within the Boundary Road South road reserve. This existing vegetation adds to the rural interface character of the area and should be preserved.

16.01-1S – Housing Supply

Objective:

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

Strategies:

- *Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*
- *Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.*

Officers Response:

The subject site is located along the fringe of the established residential area within the Euroa Township. The proposed development will assist in providing urban consolidation in accordance with the existing zoning control and local planning policy direction.

19.03-3S – Integrated water management.

Objective:

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

Strategies:

- *Integrate water into the landscape to facilitate cooling, local habitat improvements and provision of attractive and enjoyable spaces for community use*
- *Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.*
- *Provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot*

Officers Response:

The proposed subdivision will adequately provide for services such a sewerage, water and on-site storm water treatment and retention. It is acknowledged that additional 50 residential lots will impact on existing infrastructure, therefore, the applicant has proposed a stormwater retardation basin within the site to ensure stormwater runoff from the land will be restricted to pre-development flows. This will not only ensure the management of stormwater, but also create an attractive landscaped area to improve the visual amenity of the subdivision.

The Local Planning Policy Framework (LPPF) - including the Municipal Strategic Statement (MSS) and local planning policies

21.03-2 – Local area plans – Euroa

Objective:

- *To maintain and enhance the Euroa “Village” character through strengthening its compact central area, the strong presence of services and the attractive historic buildings and streetscapes.*
- *To strengthen Euroa’s relationship with its rural hinterland through showcasing activities, events and local products that portray the way the town’s well vegetated streets and open spaces forge links with its landscape context.*

Officers Response:

Planning within Euroa township must have consideration to both the *Euroa Structure Plan 2010*, which identifies the subject land for infill residential development, and the *Euroa Neighbourhood Character Study 2008*, which identifies the site as a rural interface/future residential precinct. The purpose of these strategic documents was for infill residential development to be designed to enhance the ‘village’ character of Euroa and for new subdivisions to provide a well-designed urban edge development responding to the existing character.

In addition, the Euroa Township Strategy was completed in 2020 as an update to the Euroa Structure Plan. The Township Strategy is yet to be incorporated into the Planning Scheme but provides strong guidance about future development within the Township. The strategy shows the land within the township boundary. A key objective of the strategy is to encourage the development of unconstrained existing vacant residential zoned land, such as the subject site.

21.08 Reference documents

- *Euroa Neighbourhood Character Study, Planisphere, March 2008*
- *Euroa Structure Plan, Planisphere, September 2010*

Assessment against the key objectives for Euroa outlined *Euroa Structure Plan 2010*:

- Streetscape and Public Open space:
 - *Improve the amenity of streetscapes throughout Euroa.*
 - *Retain Euroa’s unique identity, beauty and rural ‘village’ character.*
 - *Enhance the leafy landscape setting and sustainable image of Euroa.*
- Land-use:

- *Consolidate and strengthen the role of key focus areas within Euroa*
- *Provide for more housing choice and diversity*
- *Make better use of existing underutilised/ vacant buildings and land*

Officers Response:

The proposed subdivision will create access to lots directly via Mansfield Road which will help activate this frontage and help to retain the village character of the area. The sites direct interface with Boundary Road South, abutting the subject site along its southern boundary, needs careful consideration.

It is important that this interface is not fenced with solid Colourbond which would not only disconnect any future residential development to the south but also, create an undesirable urban impact due to lack of passive surveillance along this boundary. Furthermore, the site is along the fringe of the Euroa township, thus acting as a gateway to the township. A solid continuous fence would create a poor visual entrance for the southern entrance to the town, affecting the Euroa's identity.

To address the above, conditions should be included on any planning permit issued that requires a fencing plan to be submitted and approved prior to the commencement of any works. The fencing plan will need to show boundary fencing heights and materials and provide for a mix of fencing types, including transparent fencing allowing views into the proposed residential estate. Conditions should also require the provision of additional landscaping within the Boundary South Road reserve and a gravel pedestrian path to further active this town entry.

The provision of an entrance into the proposed residential estate from Boundary Road South will also provide for a future vehicle and pedestrian linkage for the land to the south which is identified as future long term residential land.

The subject site located on the fringe of the Euroa township and is identified for future residential development. The proposed 50 lot subdivision will provide for diversity of housing choices within the municipality thus, making the optimum use of the land within the zone.

21.04-2 – Climate Change

Overview

Climate change scenarios indicate that the Shire of Strathbogie is likely to be affected in the future, with rainfall becoming less reliable and more extreme increased rainfall variability and higher average and extreme temperatures. This may result in an increase in drought severity and possibly increased drought frequency for the Strathbogie Shire and conversely more flood events and storm damage from extreme weather events.

Strategies

- Encourage drainage infrastructure in new urban subdivisions that will accommodate extreme rainfall events.

Officers Response:

The proposal will provide for a stormwater drainage solution that will be designed in accordance with IDM standards in order to accommodate extreme rainfall events.

21.04-2 – Renewable Energy

Strategies

- Encourage new residential developments which minimise energy and water consumption through efficient subdivision and building design.

Officers Response:

The applicant has provided an assessment against the Sustainable Subdivisions Framework which identified the following:

- All lots will have good solar orientation allowing future dwellings to make good use of solar panel systems.
- The retention of native vegetation will assist in reducing any urban heat effects.
- The size of the lots allows for the provision of grey water tanks to allow for stormwater re-use for gardens and toilets etc.
- The developer will look to use recycled materials in road construction and trench back filling wherever possible.

21.04-6 – Flooding

Overview

Sound floodplain management in the Municipality is the critical means by which the economic, social and environmental risks associated with floodplain use and development can be minimised. This level of management is to be provided by two “Local Floodplain Development Plans” which have been prepared to provide a performance-based approach for decision making, reflecting local issues and best practice in floodplain management.

Strategies

- Ensure all new development maintains the free passage and temporary storage of floodwater, minimises flood damage, is compatible with flood hazard and local drainage conditions, and minimises soil erosion, sedimentation and silting.
- Ensure the Local Floodplain Development Plans are current and development proposals are consistent with these plans.

Officers Response:

As previously discussed in this report the application has been referred to the relevant Floodplain Manager the GBCMA. The GBCMA is satisfied that the proposal:

- Will allow for the free passage and temporary storage of floodwater, minimises flood damage, is compatible with flood hazard and local drainage conditions, and minimises soil erosion, sedimentation and silting.
- Is consistent with the Local Floodplain Development Plan.

Relevant Particular Provisions

53.01 PUBLIC OPEN SPACE CONTRIBUTION

A person who proposes to subdivide land must make a contribution 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.

Officers Response:

The applicant should be required to make a public open space payment in accordance with Clause 52.01 and section 18 of the Subdivision Act. While the application proposes some open space as part of its development the primary function of the largest reserve is for the capture, retention and treatment of stormwater. While landscaping this area will provide a pleasing aesthetic environment, it's main function will not be for recreational purposes. Other smaller areas of open space within the subdivision provide for retention of existing native vegetation and not for recreational open space.

Council's Public Open Space Contributions Policy requires a public open space contribution to be made when a planning permit is issued for a subdivision of three or more lots.

This aligns with section 18 of the subdivision act that identifies public open space contributions should be made where the following is applicable:

- The development will lead to existing open space within the town being used more intensively.
- There will be an increase in population in the area that will utilise nearby existing open space more regularly.

It is recommended that a public open space contribution condition be included on any planning permit that issues.

52.17 – Native Vegetation

Purpose:

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

Officers Response:

The original layout for the proposed subdivision sought the removal of four of the existing grey box trees on the land. The subdivision layout has now been revised so that all existing native trees on the land will be retained. This will ensure the protection of 8 large grey box trees.

While the trees are to be retained, they will be located in an urban environment, either within the proposed road reserves, open space or residential allotments less than 4000sqms and will therefore be deemed lost under the '*Guidelines for the removal, destruction or lopping of native vegetation 2017*'. Given this, an offset for trees will still need to be provided. Conditions should be included on any planning permit that issues to ensure the protection of the trees to be retained during the construction phase. It should be noted that there are a number of examples of where trees have been able to be retained within the road reserves, where new residential development has occurred.

The applicant has also shifted to proposed vehicle access point to the estate from Mansfield Road to avoid the removal of two river redgum trees within the road reserve.

Additionally, the applicant has designed the proposed subdivision to avoid the removal of existing established native trees within the Boundary Road South road reserve fronting the land. The protection of these established vegetation corridors will help minimise any biodiversity impacts from the development.

52.29 Land adjacent to the Principal Road Networks

Purpose

- To ensure appropriate access to identified roads.
- To ensure appropriate subdivision of land adjacent to identified roads.

Decision guidelines:

- The views of the relevant road authority.
- The effect of the proposal on the operation of the road and on public safety.

Officers Response:

The application was referred to the Department of Transport for Victoria (DOT) under Section 55 of the *Planning and Environment Act 1987*. The application has been assessed by DOT who have no objections subject to standard access conditions.

CLAUSE 56 RESIDENTIAL SUBDIVISION ASSESSMENT

56.01 Site and Context Description and Design Response	
	<p>✓ Complies</p> <p>The description of the neighbourhood provided with the application is consistent with that of the surrounding land</p>

<p>56.01-1 Subdivision site and context description</p> <p>56.01-2 Subdivision design Response</p> <p>The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> • Derives from and responds to the site and context description. • Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay. • Responds to any relevant objective, policy, strategy or plan set out for the area in this scheme. • Meets the relevant objectives of Clause 56 • 	<p>The proposal is consistent with the relevant provisions regarding residential infill and development. The proposal is sympathetic to the existing surrounding residential development whilst providing for growth and integration.</p> <p>While the subdivision will back on to Boundary Road, this is to ensure that the valuable native vegetation corridor within the road reserve is maintained.</p>
<p>56.02 Policy Implementation</p>	
<p>56.02-1 Strategic implementation objective</p> <p>To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area set out in this scheme.</p> <p>Standard C1</p> <p>An application must be accompanied by a written statement that describes how the subdivision is consistent with and implements any relevant growth area, activity centre, housing, access and mobility, community facilities, open space and recreation, landscape (including any native vegetation precinct plan) and urban design objective, policy, strategy or plan for the area set out in this scheme.</p>	<p>✓ Complies</p> <p>The application was submitted with an appropriate response which describes how the subdivision is consistent with and implements the relevant State and Local Planning Policy.</p> <p>The proposed subdivision is to occur within the existing township of Euroa on a site which has been identified for further development through the town's relevant growth management strategies.</p>
<p>56.03. Liveable and Sustainable communities</p>	
<p>56.03-4 - Built environment objective</p> <p>To create urban places with identity and character.</p> <p>Standard C5</p> <p>The built environment should:</p>	<p>✓ Complies</p> <p>The subject site is an undeveloped site surrounded by land which has been developed for residential purposes.</p> <p>The applicant has worked hard to retain significant native vegetation on site and within the road reserves fronting the land</p>

<ul style="list-style-type: none"> • Implement any relevant urban design strategy, plan or policy for the area set out in this scheme. • Provide living and working environments that are functional, safe and attractive. • Provide an integrated layout, built form and urban landscape. • Contribute to a sense of place and cultural identity. <p>An application should describe the identity and character to be achieved and the elements that contribute to that identity and character.</p>	<p>to help maintain the rural landscape character of the area.</p> <p>The proposed subdivision is designed to integrate the existing urban development with the proposed lots via a pedestrian connection to Mernda Avenue and a future road connection to the vacant land to the east.</p>
<p>56.04 Lot Design</p>	
<p>56.04-1 Lot diversity and distribution objectives</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. <p>Standard C7</p> <ul style="list-style-type: none"> • A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme. • Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme. • A range and mix of lot sizes should be provided including lots suitable for the development of: <ul style="list-style-type: none"> • Single dwellings. • Two dwellings or more. • Higher density housing. • Residential buildings and Retirement villages. <p>Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop</p>	<p>✓ Yes Lots range from 500sqm to 1200sqm in size.</p> <p>The density of the proposed subdivision is consistent with the existing surrounding property sizes.</p> <p>✓ Complies - 56.04-2 No lots as part of the proposed subdivision will have an area of less than 300sqm.</p> <p>As identified the lots are conventional residential lots.</p> <p>Due to the lot sizes and orientation of the lots good solar access to the properties will be provided. Therefore it is expected that adequate energy ratings for the future dwelling would apply. No building envelopes are proposed within the application due to the larger lot sizes.</p>

and 800 metres street walking distance from the nearest existing or proposed railway station.

Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.

56.04-2 Lot area and building objective

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.

Standard C8 (As relevant to the proposal)

Lots greater than 500 metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.

Any building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:

- The objectives of the relevant standards are met, and
- The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act.

Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:

- The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and
- The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement.

Lot dimensions and building envelopes should protect:

<ul style="list-style-type: none"> • Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. • Existing or proposed easements on lots. • Significant vegetation and site features. 	
<p>56.04-3 Solar orientation of lots objective To provide good solar orientation of lots and solar access for future dwellings.</p> <p>Standard C9 Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation. Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> • The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. • Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. • Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. 	<p>✓ Complies</p> <p>All the proposed lots are oriented north-south or east-west.</p> <p>The proposed lots are proposed to be an adequate size to allow for solar accessibility to all lots.</p>
<p>56.04-4 - Street orientation objective To provide a lot layout that contributes to community social interaction, personal safety and property security.</p> <p>Standard C10 Subdivision should increase visibility and surveillance by:</p> <ul style="list-style-type: none"> • Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. • Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space. • Ensuring streets and houses look onto public open space and avoiding sides 	<p>✓ Complies</p> <p>All proposed lots within the subdivision are designed to front onto internal streets and pedestrian footpaths.</p> <p>This allows for social and community interaction within the locality as well as passive security and surveillance.</p>

<p>and rears of lots along public open space boundaries.</p> <p>Providing roads and streets along public open space boundaries.</p>	
<p>56.04-5 Common area objectives 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. Standard C11 An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> • The common area to be owned by the body corporate, including any streets and open space. • The reasons why the area should be commonly held. • Lots participating in the body corporate. <p>The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.</p>	<p>Not Applicable – no common property is proposed.</p>
<p>56.05 Urban landscape</p>	
<p>56.05 -1 Integrated urban landscape objectives</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. <p>Standard C12</p>	<p>✓ Complies To be a condition on the permit for a 5% contribution.</p> <p>Street trees will be planted in the street to the satisfaction of the responsible authority.</p> <p>A landscaping plan will be required as part of the conditions on the endorsed permit.</p>
<p>56.06 Access & Mobility Management</p>	
<p>56.06-2- Walking and cycling network objectives</p>	<p>✓ Complies</p>

<ul style="list-style-type: none"> • To contribute to community health and well being 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. <p>Standard C15</p> <ul style="list-style-type: none"> • Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night 	<p>Walking and cycling objective within the proposed development can be met – provided open type fencing is conditioned to be implement along lots adjacent to public open space and the retention basin.</p>
<p>56.06 -4 Neighbourhood street network objective</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. <p>Standard C17</p>	<p>✓ Complies</p> <p>The proposed subdivision will provide for direct access to Boundary Road South, Mansfield Road and to the vacant residential land to the east. This is considered acceptable given the constraints of the site.</p> <p>Pedestrian access will be provided to Mernda Avenue.</p> <p>This access will provide for movement within the locality and allow for convenient access to adjoining existing residential developments.</p> <p>The subdivision provides for one temporary court bowl which is considered acceptable. This court bowl will be removed when the land to the east develops for residential purposes.</p>
<p>56.06-5 - Walking and cycling network detail objectives</p> <p>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.</p> <p>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p> <p>Standard C18</p>	<p>✓ Complies</p> <p>Footpaths will be required to be constructed along all roads in accordance with IDM requirements</p>
<p>56.06-6 Public transport network detail objectives</p> <ul style="list-style-type: none"> • To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users. • To provide public transport stops that are accessible to people with disabilities. 	<p>✓ Complies</p> <p>Capable of providing a bus stop within 400m walking catchment from the proposed subdivision.</p>

Standard C19	
<p>56.06-7 Neighbourhood street network detail objective</p> <ul style="list-style-type: none"> To design and construct street carriageways and verges so that the street geometry and traffic speed provide an accessible and safe neighbourhood street system for all users. <p>Standard C20</p>	<p>✓ Complies</p> <p>The proposed street widths are in accordance with the Infrastructure Design Manual.</p> <p>Permit conditions will require the submission of road cross sections of the roads within the development.</p>
<p>56.06-8 Lots access objectives</p> <p>To provide for safe vehicle access between roads and lots.</p> <p>Standard C21</p> <p>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.</p> <p>Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.</p> <p>The design and construction of a crossover should meet the requirements of the relevant road authority.</p>	<p>✓ Complies</p> <p>All lots will have vehicular access from existing or proposed roads. The new roads are to be designed in accordance with the Infrastructure Design Manual.</p> <p>All lots will have access from the front of the lot.</p>
56.07 Integrated Water Management	
<p>56.07-1 Drinking water supply objectives</p> <p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost effective supply of drinking water.</p> <p>Standard C22</p> <p>The supply of drinking water must be:</p> <ul style="list-style-type: none"> Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority. 	<p>✓ Complies</p> <p>All proposed lots will have independent connections to reticulated town water to the Satisfaction of the Goulburn Valley Regional Water Authority.</p>
<p>56.07-2 Reused and recycled water objective</p> <p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p> <p>Standard C23</p>	<p>✓ Complies</p> <p>Reticulated re-used water is not available to this subdivision, future owners should consider incorporating water harvesting features into house design.</p>

<p>Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services. Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	
<p>56.07-3 Waste water management objective</p> <p>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p> <p>Standard C24</p> <p>Waste water systems must be:</p> <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. Consistent with any relevant approved domestic waste water management plan. <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p>✓ Complies</p> <p>Connections to the reticulated Sewerage system will be provided to each proposed lot to the satisfaction of the Goulburn Valley Regional Water Authority.</p>
<p>56.07-4 Urban run-off management objectives</p> <p>To minimise damage to properties and inconvenience to residents from urban run-off.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation of urban run-off.</p> <p>Standard C25</p> <p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> Designed and managed in accordance with the requirements and to the 	<p>✓ Complies</p> <p>Council's asset engineers have required a drainage plan as part of the permit conditions for the subdivision. The subdivision will connect to the Council's Storm water drainage system.</p> <p>The retention basin will be required to include landscaping a point of interest as part of the WSUD measures.</p>

<p>satisfaction of the relevant drainage authority.</p> <ul style="list-style-type: none"> • Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed. • Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. • Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. <p>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.</p> <p>For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:</p> <ul style="list-style-type: none"> • Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. • Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. <p>For storm events greater than 20% AEP and up to 1% AEP standard:</p> <ul style="list-style-type: none"> • Provision must be made for the safe and effective passage of stormwater flows. • All new lots should be free from inundation or be to a lesser standard of flood protection where agreed by the relevant floodplain management authority. • Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where d_a = average depth in metres and V_{ave} = average velocity in metres per second). 	
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<p>The design of the local drainage network should:</p> <ul style="list-style-type: none"> • Ensure run-off is retarded to a standard required by the responsible drainage authority. • Ensure every lot is with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. • Ensure that inlet and outlet structure take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner. • Include water sensitive urban design features to manage run-off in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. <p>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p>	
<p>56.08 Site Management</p>	
<p>56.08-1 Site management objectives To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the re-use of materials from the site and recycle materials in the construction of subdivisions where practicable.</p> <p>Standard C26 A subdivision application must describe how the site will be managed prior to and during to and during the construction period and may set out requirements for managing:</p> <ul style="list-style-type: none"> • Erosion and sediment. • Dust. • Run-off. • Litter, concrete, and other construction wastes. 	<p>✓ Complies Condition on planning permit for Construction Management Plan</p>

<ul style="list-style-type: none"> • Chemical contamination. • Vegetation and natural features planned for retention. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	
56.09 Utilities	
<p>56.09-1 Shared trenching objectives To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p> <p>Standard C27 Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p>✓ Complies Shared trenching for service connections to the lots will be utilized where appropriate and to the satisfaction of the responsible authority.</p>
<p>56.09-2 Electricity, telecommunications and gas objectives To provide public utilities to each lot in a timely, efficient and cost-effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p> <p>Standard C28 The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.</p> <p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encourage.</p> <p>The telecommunication system must be designed in accordance with the requirements of the relevant telecommunication servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology.</p> <p>The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</p> <p>Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply</p>	<p>✓ Complies Appropriate connections to be provided as per conditions and the service authority requirements.</p>

agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.	
56.09-3 Fire hydrants objective To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently. Standard C29	✓ Complies Fire hydrants to be provided in accordance with IDM & Country Fire Authority Requirements.
56.09- 4Public Lighting objective <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. Standard C30	✓ Complies Street lighting to be provided as per conditions.

The decision guidelines of Clause 65

Approval of an application to subdivide land, states that; before deciding on an application or approval of a subdivision plan, the responsible authority must consider, as appropriate:

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

The proposal has been assessed in accordance with all relevant guidelines. The land has been identified as suitable for future residential subdivision given its zoning and identification for infill residential development in recent Euroa Growth Management Strategies.

The Euroa township will benefit from the proposed subdivision through the availability of new residential allotments that will provide diversity to the housing market. Following several discussions between officers and the applicant the proposed layout has been revised to contribute positively to the site. The subdivision layout pattern responds to the existing natural features of the site, by retaining established native vegetation wherever possible.

Specifically, the subdivision layout gives consideration to the significant mature trees on the site and within the existing road reserve.

The subdivision will see lots abutting the Boundary South Road along the southern edge of the site. This has been done to avoid the removal of native vegetation within this roadside corridor to help preserve the character of the area and to provide for a good biodiversity outcome. A condition should be included on any planning permit that issues to avoid the constructing a continuous solid fence along this boundary. Construction of a solid fence along this boundary would detrimentally impact the passive surveillance along Boundary Road South.

Other relevant adopted State policies/strategies – (e.g. Melbourne 2030.)

There are no relevant adopted State policies.

Relevant incorporated, reference or adopted documents

Euroa Neighbourhood Character Study, Planisphere, March 2008

https://www.strathbogie.vic.gov.au/images/Planning_strategies_and_reports/Euroa_Neighbourhood_Character_Study_Report.pdf

Euroa Structure Plan, Planisphere, September 2010

https://www.strathbogie.vic.gov.au/images/Planning_strategies_and_reports/euroa%20structure%20plan%20-%20final%20report.pdf

Relevant Planning Scheme amendments

Proposed Strathbogie Planning Scheme Amendment C052. This amendment is yet to be authorised to go on public exhibition. This amendment will update the flood mapping for Euroa. The proposed new mapping shows that the LSIO will be removed from the land based on up-to-date flood modelling.

VC205. This amendment was recently gazetted and changed the Road Zone to a Transport Zone.

Risk Management

The author of this report considers that there are no significant Risk Management factors relating to the report and recommendation.

Strategic Links – policy implications and relevance to Council Plan

The author of this report considers that the report is consistent with Council Policies, key strategic documents and the Council Plan.

Summary of Key Issues and Assessment

Permission is sought to subdivide the land for residential purposes. The proposed residential subdivision is generally in accordance with the strategic direction for the land which sees it identified for infill residential development.

The relevant referral authorities have consented to the subdivision subject to conditions which are included on the permit.

The application was placed on public notice and several objections have been received. Officers believe that the draft set of planning permit conditions included in the officer recommendation can address most of the objectors' concerns.

Officers have worked with the applicant and the objectors in attempting to provide the best possible subdivision layout given the restrictions of the site.

The applicant had worked to ensure that existing native vegetation is to be retained on site and within the road reserves fronting the land. This has meant that the subdivision will back onto Boundary South Road. An entry point has been provided to Boundary South Road to provide a point of interest and a fencing condition is recommended to ensure that solid rear fencing is not erected along this boundary.

While the native vegetation on site will be deemed lost, being located in an urban environment, all efforts will be made to protect this vegetation during the construction phase and to see it retained into the future.

A detailed assessment has found that the application complies with Clause 56.

Conclusion

After due assessment of all the relevant factors, it is considered the proposal will achieve an acceptable planning outcome. It is recommended that a planning permit be granted subject to appropriate conditions.

Declaration:

In making this decision as a delegated Officer, I declare that I have had regard to the decision-making requirements of the Strathbogie Shire Council's Governance Rules 2020 outlined by Rule 6 and have:

Made a fair, balanced, ethical and impartial decision - Sub Rule 6(c)(i) ☒

Made a decision based on merits, free from favouritism or self-interest
and without regard to irrelevant or unauthorised considerations- Sub Rule 6 (c)(ii) ☒

Applied the principles of natural justice to my decision, ensuring any person whose rights will be directly affected by the decision has been entitled to communicate their views and have their interests considered - Sub Rule 6(d) N/A

Identified the person or persons whose rights will be directly affected
Sub Rule 6(e)(i) ☒
Given notice of the decision Council must make under Sub Rule 6(e)(i) N/A

Ensured that such person(s) have had an opportunity to communicate their views and have their interests considered before I made the decision - Sub Rule 6(e)(i) N/A

Included information about how I've met these Sub Rules in my delegate report-
Sub Rule 6(e)(iv) ☒

9.1.2 Planning Permit Application No. P2021-126 - Native Vegetation Removal ~ Junction of Harrys Creek Road and Bonnie Doon Road, Marraweeny VIC 3669

Author: Town Planner

Responsible Director: Director Community and Planning

EXECUTIVE SUMMARY

- The proposal is to remove native vegetation at the junction of Harrys Creek Road and Bonnie Doon Road to enable the upgrade of the road at the junction. The total number of trees proposed to be removed has been minimised through the three-step approach as required by the *Guidelines for the Removal, Destruction or Lopping of Native Vegetation (DELWP 2017)* and results in a required removal of 15 trees and understorey. This will be offset with the offset located within the catchment area or within the municipality itself. There was no planning permit required for the actual road works.
- The application was notified to those adjacent and nearby owners and occupiers. Two objections have been received to council and after a comprehensive response from Council's Asset Planning Department, one objection has been withdrawn.
- The application has not been assessed within the sixty-day timeframe due to consultation with the objectors and bringing the proposal to Council.
- The proposal meets the objectives of the Planning Policy Framework, Local Planning Policy Framework, the Zone, Overlay.
- It is recommended that Council resolve to issue a Notice of Decision to Grant a Permit in accordance with the Officer's recommendation.

RECOMMENDATION

That Council

- 1. Having caused notice of Planning Application No. P2021-126 to be given under Section 52 of the Planning and Environment Act 1987 and or the planning scheme and having considered all the matters required under Section 60 of the Planning and Environment Act 1987 decides to issue a Notice of Decision to Grant a Permit under the provisions of Clause 52.17 of the Strathbogie Planning Scheme in respect of the land known as The Junction at Harrys Creek Road and Bonnie Doon Road, Marraweeny VIC 3669, for Native Vegetation Removal, in accordance with endorsed plans, subject to the following conditions:***

Conditions:

Endorsed Report/Plans:

- 1. The removal of vegetation must be carried out as shown in the endorsed plans/s / report and must not be altered without the prior written consent of the Responsible Authority.***

9.1.2 Planning Permit Application No. P2021-126 - Native Vegetation Removal ~
Junction of Harrys Creek Road and Bonnie Doon Road, Marraweeny VIC 3669
(cont.)

No additional native vegetation removal:

2. *The removal of native vegetation must only occur to the extent permitted as shown on the endorsed plan/s / report (whether or not to comply with any statute, statutory rule or regulations or for any other reason), except with the formal written consent of the Responsible Authority.*
3. *The removal must not cause damage to other native vegetation to be retained and to drainage lines, waterways and/or watercourses.*

Retention and use of coarse woody debris:

4. *Large limbs and trunks over 250mm diameter and stumps of trees approved for removal must be retained as logs to create habitat and dispersed throughout the offset area or at another location by written agreement with and to the satisfaction of the Responsible Authority.*

Department of Environment, Land, Water and Planning:

Notification of permit conditions

5. *Before works start, the permit holder must advise all persons undertaking the vegetation removal works on site of all permit conditions pertaining to native vegetation protection.*

Protection of native vegetation to be retained

6. *Before works start, a plan to the satisfaction of the Strathbogrie Shire Council, identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be prepared and submitted to an approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with this plan.*

Except with the written consent of the Strathbogrie Shire Council, within the are of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited –

- a)vehicular or pedestrian access*
- b)trenching or soil excavation*
- c)storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products*
- d)entry and exit pits for the provision of underground services*
- e)any other actions or activities that may result in adverse impacts to retained native vegetation.*

Native vegetation permitted to be removed, destroyed or lopped

7. *The total area of native vegetation permitted to be removed is 0.102 hectares comprised of*
 - a) *Two large trees.*

9.1.2 Planning Permit Application No. P2021-126 - Native Vegetation Removal ~
Junction of Harrys Creek Road and Bonnie Doon Road, Marraweeny VIC 3669
(cont.)

Native vegetation offsets

8. **To offset the removal of 0.102 hectares of native vegetation, the permit holder must secure a native vegetation offset(s) in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017):**
 - a) **A general offset of 0.067 general habitat units;**
 - i. **located within the Goulburn Broken Catchment Management Authority boundary or Strathbogie Shire Council municipal district;**
 - ii. **with a Strategic Biodiversity Value score of at least 0.560; and**
 - iii. **provide protection for at least two large trees.**
9. **Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence must be an established first party offset site. This must include:**
 - a) **An established first party offset including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site; and / or**
 - b) **Credit extracts allocated to the permit from the Native Vegetation Credit Register.**
10. **A copy of the offset evidence must be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, the permit holder must provide a copy of the endorsed offset evidence to the Department of Environment, Land, Water and Planning at p&a.north@delwp.vic.gov.au.**
11. **Where the offset includes a first party offset the permit holder must provide an annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year the landowner must provide a report at the reasonable request of the statutory authority.**

Expiry:

12. **This permit will expire if one of the following circumstances applies:**
 - a) **The removal of the native vegetation is not started within two years of the issue date of this permit.**
 - b) **The removal of the native vegetation is not completed within four years of the issue 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.**

9.1.2 Planning Permit Application No. P2021-126 - Native Vegetation Removal ~
Junction of Harrys Creek Road and Bonnie Doon Road, Marraweeny VIC 3669
(cont.)

Planning Notes

Department of Environment, Land, Water and Planning Notes

- *The department advises that works or other activities on public land, which may affect protected native plants, will require a Protected Flora Licence or Permit under the Flora and Fauna Guarantee (FFG) Act 1988. All native vegetation likely to be affected should be checked against the Protected Flora List (DELWP 2017) to determine whether FFG approvals are required. Protected Flora Permits can be obtained from the regional DELWP office (p&a.north@delwp.vic.gov.au).*
- *Offset requirements are determined in accordance with DELWP (2017) Guidelines for the removal, destruction or lopping of native vegetation. Proposed offset sites must meet eligibility requirements including land use, bushfire risk, quality of vegetation and size of revegetation site. Please visit <https://www.environment.vic.gov.au/native-vegetation/native-vegetation> for further information.*
- *As the application may seek to remove several hollow bearing trees, it is recommended that care is taken to ensure the minimum amount of disturbance to local native fauna species as possible.*
- *DELWP supports advice presented in the Flora and Fauna Assessment Report from the applicant specifically 5.2.1 Vegetation Clearing Protocol and 5.2.2 Hollow bearing Tree Management.*
- *The following steps should be taken if any fauna is observed within the construction area –*
 - i. Cease all works in the vicinity of the fauna*
 - ii. Allow fauna to leave the area without intervention*
 - iii. If the fauna does not leave the area then it should be captured by a qualified and licensed ecologist (Wildlife Act 1975 Authorisation) and relocated offsite within suitable habitat*
 - iv. Relocated FFG-listed fauna is to be reported to DELWP*
 - v. Identified fauna are to be safely relocated using approved methodologies prior to the removal of habitat.*

PURPOSE AND BACKGROUND

The junction of Harrys Creek and Bonnie Doon Roads requires upgrading to ensure safety for road users. The proposal is to remove an extent of 0.102 hectares of native vegetation which includes two large trees. Overall, 15 trees and understorey are proposed to be removed. This is to facilitate a widening and rounding out of the junction at Harrys Creek Road and Bonnie Doon Road. This work is being carried out by Council.

9.1.2 Planning Permit Application No. P2021-126 - Native Vegetation Removal ~ Junction of Harrys Creek Road and Bonnie Doon Road, Marraweeny VIC 3669 (cont.)

An assessment of the required removal of vegetation was undertaken using the three-step approach as required by the *Guidelines for the Removal, Destruction or Lopping of Native Vegetation (DELWP 2017)*. What could be avoided for removal was, and therefore what is left has been minimised for removal. Department of Environment Land Water and Planning (DELWP) have given consent and conditions for this to proceed.

4. Map of the property in context



ISSUES, OPTIONS AND DISCUSSION

- Has the site been assessed to avoid and minimise the amount of native vegetation in respect of the proposed development?
- The objections.

9.1.2 Planning Permit Application No. P2021-126 - Native Vegetation Removal ~
Junction of Harrys Creek Road and Bonnie Doon Road, Marraweeny VIC 3669
(cont.)

Officer Response:

The policy directs planning to protect the health of ecological systems and Victoria's biodiversity, these systems support. Planning must ensure that decision making takes into account the impacts of land use and development, considering cumulative impacts and any fragmentation of habitat. In response to these policies, it is considered that the safety aspects of maintaining and upgrading council roads and in this application, the junction at Harrys Creek and Bonnie Doon Roads, and the need to remove the minimal amount of vegetation possible, has been worked through and the outcome is that minimal number of trees are to be removed. There are no cumulative impacts that have been informed from prior vegetation removal and this area is already fragmented (as informed by the Biodiversity Report) but is being revegetated by community groups to create wildlife corridors connectivity and enhance the biodiversity generally.

The policy directs planning to ensure that there is no net loss as a result of removal, destruction or lopping and this is achieved through the three-step process in accordance with the *Guidelines*. The applicant provided a Biodiversity Report that covered all the requirements under the *Guidelines* and this was referred to DELWP who were satisfied that the process had been carried out in accordance with the *Guidelines*. An offset is being provided and this will be located within the catchment area or the shire itself.

It is concluded that the requirement for the upgrade of the road is of net community benefit and that the assessment minimising removal of native vegetation to allow this development, supports the objectives of planning, relevant policy and Clause 52.17.

The objections are relevant and pertinent to the policy directives to planning and they have been considered. The Officer Responses are based on the statutory processes and regulatory policy. The Engineering based objections such as speed, design, alternative routes allowed for review from them, which is included in the Officer Responses.

COMMUNITY ENGAGEMENT

The proposal was notified to adjacent and nearby land owners and occupiers as well as being on Council's website. Two objections have been received. Council corresponded with the objectors and explained the need for the road upgrade and therefore the vegetation removal. One objection was withdrawn. A meeting at that time was suggested however due to Covid-19 restrictions the objector was unable to make it out of Melbourne and a meeting was never undertaken. This objection stands.

POLICY CONSIDERATIONS

Council Plans and Policies

There are no implications on the Council Plan or any Council Policies as a result of this decision.

9.1.2 Planning Permit Application No. P2021-126 - Native Vegetation Removal ~
Junction of Harrys Creek Road and Bonnie Doon Road, Marraweeny VIC 3669
(cont.)

Regional, State and National Plans and Policies

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that regional, state and national plans and policies are to be taken into account in strategic planning and decision making.

The State policies are considered in the Officer Report attached.

LEGAL CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that Council decisions are to be made and actions taken in accordance with the relevant law.

This proposal is being considered under Section 61 of the Planning and Environment Act 1987.

Conflict of Interest Declaration

All officers and contractors involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Transparency

One of the overarching governance principles of the *Local Government Act 2020* is that the transparency of Council decisions, actions and information is to be ensured.

This application is being heard by Council due to the receipt of objections to the proposal. The report will be publicly available on Council's website. Hearing the application in a public Council Meeting will allow all parties the opportunity to be heard by the Council prior to a decision being made.

SUSTAINABILITY CONSIDERATIONS

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district including mitigation and planning for climate change risks, is to be promoted.

Economic

There are no economic implications from the proposal or as a result of this application.

Social

It is concluded that the requirement for the upgrade of the road is of net community benefit and that the assessment minimising removal of native vegetation to allow this development, supports the objectives of planning, relevant policy and Clause 52.17.

Environmental

The application has been assessed against the relevant provisions of the *Planning and Environment Act 1987* and has been assessed through the three-step approach which has looked at avoiding and then minimising. Offsets are required to ensure net loss overall to Victoria's biodiversity.

9.1.2 Planning Permit Application No. P2021-126 - Native Vegetation Removal ~
Junction of Harrys Creek Road and Bonnie Doon Road, Marraweeny VIC 3669
(cont.)

Climate change

The policy directs planning to ensure that there is no net loss as a result of removal, destruction or lopping and this is achieved through the three step process in accordance with the Guidelines. The applicant provided a Biodiversity Report that covered all the requirements under the Guidelines and this was referred to DELWP who were satisfied that the process had been carried out in accordance with the Guidelines. An offset is being provided and this will be located within the catchment area or the shire itself.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications with this proposal. The application is being assessed in accordance with relevant legislation, and all parties will be afforded all relevant rights of appeal at the Victorian Civil and Administrative Tribunal.

CONCLUSION

After due assessment of all the relevant factors, it is considered appropriate to issue a Notice of Decision to Grant a Permit, subject to conditions, in accordance with the Officer recommendation.


ATTACHMENTS


Attachment 1: Officer Planning Report

ATTACHMENT 1:

Officer Planning Report

Application Details:

Application is for:	Native Vegetation Removal
Applicant's/Owner's Name:	Michael Kolapo on behalf of Council
Date Received:	12 July 2021
Statutory Days:	More than 60 days
Application Number:	P2021-126
Planner: Name, title & department	Gillian Williamson Principal Planner Planning and Investment Department
Land/Address:	<p>Junction of Harrys Creek Road and Bonnie Doon Road Marraweeny VIC 3666</p> 

	 <table data-bbox="766 1052 845 1326"><tr><th colspan="5">TREE REMOVAL SUMMARY</th></tr><tr><th>TREE TYPE</th><th>SMALL</th><th>MEDIUM</th><th>LARGE</th><th>TOTAL</th></tr><tr><td>LOW TREES</td><td>51</td><td>7</td><td>2</td><td>60</td></tr><tr><td>MEDIUM TREES</td><td>1</td><td>2</td><td>0</td><td>3</td></tr><tr><td>TOTAL TREES</td><td>52</td><td>9</td><td>2</td><td>63</td></tr></table>	TREE REMOVAL SUMMARY					TREE TYPE	SMALL	MEDIUM	LARGE	TOTAL	LOW TREES	51	7	2	60	MEDIUM TREES	1	2	0	3	TOTAL TREES	52	9	2	63
TREE REMOVAL SUMMARY																										
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LOW TREES	51	7	2	60																						
MEDIUM TREES	1	2	0	3																						
TOTAL TREES	52	9	2	63																						
Zoning:	Farming Zone																									
Overlays:	Bushfire Management Overlay																									
Is a CHMP required?	No – the area of the works is taking place outside the Area of Cultural Heritage Sensitivity																									
Is it within an Open Potable Catchment Area?	No																									
Under what clause(s) is a permit required? (include description)	Pursuant to Clause 52.17 a permit is required to remove native vegetation.																									
Restrictive covenants on the title?	There is no title for this road reserve																									
Current use and development:	Road																									
Adjacent to Principal Road Network	No																									
Status of Road on Road Register	Council road																									
Adjacent to Public Land	The road is Crown land																									

Current use and development:	Road
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Application Checklist:

Application form <input checked="" type="checkbox"/>	Title enclosed <input type="checkbox"/>	Fee paid <input checked="" type="checkbox"/>
Site Plan <input checked="" type="checkbox"/>	Plans of Proposal <input checked="" type="checkbox"/>	Planning Report <input checked="" type="checkbox"/>
Supporting Information <input checked="" type="checkbox"/>	Effluent Disposal <input type="checkbox"/>	Other <input type="checkbox"/>

Disclosure of Conflicts of Interest in relation to advice provided in this report

After reading the definitions of a general or material conflict of interest as defined by the *Local Government Act 2020*, do you have a conflict of interest?

Yes ☐

(if YES, please complete a Conflict of Interest and Declaration Making Declaration form)

No ☒

Recommendation

That Council:

1. Having caused notice of Planning Application No. P2021-126 to be given under Section 52 of the *Planning and Environment Act 1987* and or the planning scheme; and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to issue a **Notice of Decision to Grant a Permit** under the provisions of Clause 52.17 of the Strathbogie Planning Scheme in respect of the land known as **The Junction at Harrys Creek Road and Bonnie Doon Road, Marraweeney VIC 3669**, for **Native Vegetation Removal**, in accordance with endorsed plans, subject to the following conditions:

Conditions:

Endorsed Report/Plans:

1. The removal of vegetation must be carried out as shown in the endorsed plans/s / report and must not be altered without the prior written consent of the Responsible Authority.

No additional native vegetation removal:

2. The removal of native vegetation must only occur to the extent permitted as shown on the endorsed plan/s / report (whether or not to comply with any statute, statutory rule or regulations or for any other reason), except with the formal written consent of the Responsible Authority.
3. The removal must not cause damage to other native vegetation to be retained and to drainage lines, waterways and/or watercourses.

Retention and use of coarse woody debris:

4. Large limbs and trunks over 250mm diameter and stumps of trees approved for removal must be retained as logs to create habitat and dispersed throughout the offset area or at another location by written agreement with and to the satisfaction of the Responsible Authority.

Department of Environment, Land, Water and Planning:

Notification of permit conditions

5. Before works start, the permit holder must advise all persons undertaking the vegetation removal works on site of all permit conditions pertaining to native vegetation protection.

Protection of native vegetation to be retained

6. Before works start, a plan to the satisfaction of the Strathbogie Shire Council, identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be prepared and submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with this plan.

Except with the written consent of the Strathbogie Shire Council, within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited –

- a) vehicular or pedestrian access
- b) trenching or soil excavation
- c) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
- d) entry and exit pits for the provision of underground services
- e) any other actions or activities that may result in adverse impacts to retained native vegetation.

Native vegetation permitted to be removed, destroyed or lopped

7. The total area of native vegetation permitted to be removed is 0.102 hectares comprised of
 - a. Two large trees.

Native vegetation offsets

8. To offset the removal of 0.102 hectares of native vegetation, the permit holder must secure a native vegetation offset(s) in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017):
 - a. A general offset of 0.067 general habitat units;
 - iv. located within the Goulburn Broken Catchment Management Authority boundary or Strathbogie Shire Council municipal district;
 - v. with a Strategic Biodiversity Value score of at least 0.560; and
 - vi. provide protection for at least two large trees.
9. Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence must be an established first party offset site. This must include:
 - a. An established first party offset including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site; and / or
 - b. Credit extracts allocated to the permit from the Native Vegetation Credit Register.

10. A copy of the offset evidence must be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, the permit holder must provide a copy of the endorsed offset evidence to the Department of Environment, Land, Water and Planning at p&a.north@delwp.vic.gov.au.
11. Where the offset includes a first party offset the permit holder must provide an annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year the landowner must provide a report at the reasonable request of the statutory authority.

Expiry:

12. This permit will expire if one of the following circumstances applies:
 - c) The removal of the native vegetation is not started within two years of the issue date of this permit.
 - d) The removal of the native vegetation is not completed within four years of the issue 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.

Planning Notes

Department of Environment, Land, Water and Planning Notes

- The department advises that works or other activities on public land, which may affect protected native plants, will require a Protected Flora Licence or Permit under the Flora and Fauna Guarantee (FFG) Act 1988. All native vegetation likely to be affected should be checked against the Protected Flora List (DELWP 2017) to determine whether FFG approvals are required. Protected Flora Permits can be obtained from the regional DELWP office (p&a.north@delwp.vic.gov.au).
- Offset requirements are determined in accordance with DELWP (2017) Guidelines for the removal, destruction or lopping of native vegetation. Proposed offset sites must meet eligibility requirements including land use, bushfire risk, quality of vegetation and size of revegetation site. Please visit <https://www.environment.vic.gov.au/native-vegetation/native-vegetation> for further information.
- As the application may seek to remove several hollow bearing trees, it is recommended that care is taken to ensure the minimum amount of disturbance to local native fauna species as possible.
- DELWP supports advice presented in the Flora and Fauna Assessment Report from the applicant specifically 5.2.1 Vegetation Clearing Protocol and 5.2.2 Hollow bearing Tree Management.
- The following steps should be taken if any fauna is observed within the construction area –
 - i. Cease all works in the vicinity of the fauna
 - ii. Allow fauna to leave the area without intervention

- iii. If the fauna does not leave the area then it should be captured by a qualified and licensed ecologist (Wildlife Act 1975 Authorisation) and relocated offsite within suitable habitat
- iv. Relocated FFG-listed fauna is to be reported to DELWP
- v. Identified fauna are to be safely relocated using approved methodologies prior to the removal of habitat.

Proposal

The proposal is to remove an extent of 0.102 hectares of native vegetation which includes two large trees. Overall 15 trees and understorey are proposed to be removed. This is to facilitate a widening and rounding out of the junction at Harrys Creek Road and Bonnie Doon Road. This work is being carried out by Council. The exemption at Clause 52.31 does not apply due to the number of trees with a trunk diameter of less than 40cm at a height of 1.3m above ground level.

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping the three step approach has to be applied in accordance with the *Guidelines for the Removal, Destruction or Lopping of Native Vegetation (DELWP 2017)* otherwise known as the *Guidelines*. Offsets are required to be purchased.

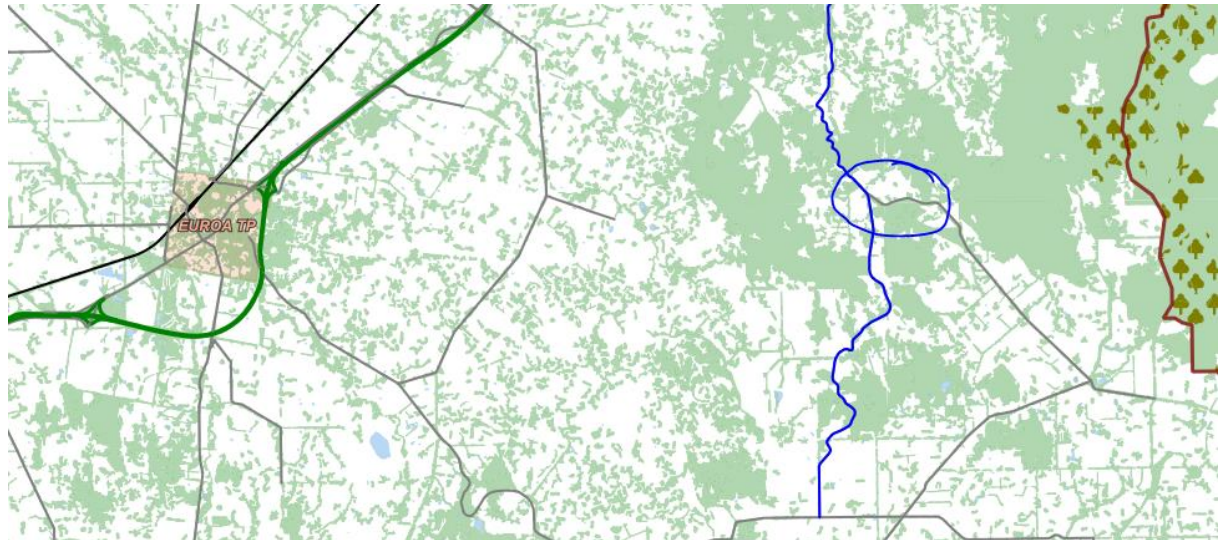
4. Map of the property in context





Subject site & locality

Inspection date/s: Numerous occasions	Officer: Gill Williamson Principal Planner	Comments: Junction that needs tidying up
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Permit/Site History

Nil

Further Information

Further Information Required:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
What was requested?			
FI Requested:		FI Received:	

Advertising/Public Notification

Is notification/advertisement required under section 52? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Exempt				
Please provide comment				
Advertised by:	<input checked="" type="checkbox"/> Council	<input type="checkbox"/> Applicant		
Site plan selected:	<input checked="" type="checkbox"/> Plan/Report			
	<input checked="" type="checkbox"/> Advertising list			
Add Instructions on Spear	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Letters: Yes	Signs: No	Paper: No	Sent: Yes	Stat Dec Rec NA

On council website				
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Objections received?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Number: 2 with one withdrawing totalling 1 remaining
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The proposal was advertised by sending letters to adjoining and nearby properties to the location of the junction where the vegetation is proposed to be removed. The proposal was also put up on Council's website.

Two objections have been received to council –

Objection	Officer Response
<u>Objection 1</u> Acknowledge high conservation value of vegetation/biodiversity within Strathbogie Tableland and the roadsides are particularly important. Any removal should be considered seriously and should proceed only if a compelling necessity due to public safety. Currently the supporting documentation does not explain that need.	The engineers provided a comprehensive response which explained why the trees needed to be removed to ensure that safety of the road for users. This objection was withdrawn.
<u>Objection 2</u> Identifies some misidentifications of flora in the report and incomplete. Lack of understanding why there is need to remove. Offered to meet on site to discuss. However that was not taken up and this was likely due to Covid restrictions at that time.	Engineers provided a comprehensive response which explained why the trees needed to be removed to ensure that safety of the road for users.

Consultation

Consultation was undertaken to enable a better understanding of why the removal was required. The objector did not wish to meet on site but did not wish to withdraw the objection and also stated that they would not appeal. There was a lot of discussion between the objectors, initially two with one withdrawing, and engineering and the planning officer. This is all collected in the file. The remaining objector has requested that they are informed and draft conditions have been relayed to them to show that their concerns to some extent have been addressed by conditions.

Referrals

External Referrals/Notices required by the Planning Scheme:

REFERRALS					
Add instructions on SPEAR:				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Referrals Authority	Type of Referral	Referral Clause and Description	Additional Instructions	Date sent	Date received including Advice/Response/Condition
DELWP	Section 55	Clause 66.02-2 To remove, destroy or lop vegetation on Crown land which is occupied or managed by the responsible authority		5/11/2021	RFI and resent 12/1/2022 Conditional consent

Assessment

The zoning of the land and any relevant overlay provisions

Farming Zone

The zone does not trigger the need for a planning permit.

Bushfire Management Overlay

There is no trigger.

The Planning Policy Framework (PPF) and The Local Planning Policy Framework (LPPF) - including the Municipal Strategic Statement (MSS) and local planning policies

Clause 12 Environmental and Landscape Values – planning should help to protect the health of ecological systems and the biodiversity they support and conserve areas with identified environmental and landscape values.

Clause 12.01 Biodiversity – the objective is to assist the protection of Victoria's biodiversity and ensure that decision making takes into account the impacts of land use and development, considering cumulative impacts, fragmentation of habitat. Planning is to assist in the protection and management of important areas of biodiversity, the establishment of links through native vegetation corridor projects.

Planning is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation and this is to be achieved by ensuring decisions apply the three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017)*.

Clause 12.01 Municipal Profile – recognises that the Shire is located amidst picturesque environs and two relevant key influences are sustainability and environment, citing the picturesque nature of the shire and the increasing pressures from development on the environment and the need to protect water, native vegetation and fauna.

Clause 21.04 Sustainable Environment – this policy recognises the significance of native flora and fauna, the health of soil and waterways and understand that these resources need to be protected and enhanced into the future, providing a stronger future for all.

Within the Shire are endangered ecosystems, wetlands and significant remnant vegetation with threatened species. It identifies that remaining native vegetation outside large state management public areas occurs mainly on roadsides and also on some private land. It is recognised that past clearing and ongoing incremental losses have meant many species are threatened with extinction. The objective is to protect and enhance the natural environment.

Relevant Particular Provisions

Clause 52.17 Native Vegetation

The purpose is to ensure there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is to be achieved by apply a three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017)* -

1. *Avoid the removal, destruction or lopping of native vegetation.*
2. *Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*

And to manage the removal, destruction or lopping to minimise land and water degradation.

Pursuant to Clause 52.17-1 a permit is required to remove, destroy or lop native vegetation, including dead native vegetation, unless exempted.

An application must comply with the requirements specified in the *Guidelines*.

Before deciding on an application, in addition to Clause 65, the responsible authority must consider the *Guidelines*.

The biodiversity impacts must be offset and a condition placed on any permit to issue must specify the offset and timing to secure the offset.

An application must be accompanied by an NVR report, a report that addresses topographic and land information, a site assessment, rare or threatened species, includes recent photographs, any informs of past removal of native vegetation, the assessment against avoid, minimise, and an offset statement.

Given the native vegetation removal was in Crown road reserve it was required to be referred to DELWP who gave conditional consent.

The decision guidelines of Clause 65

The matters set out in section 60 of the Act.	These have been considered in the report.
Any significant effects the environment, including the contamination of land, may have on the use or development.	Unknown.
The Municipal Planning Strategy and the Planning Policy Framework.	These have been considered in the report.
The purpose of the zone, overlay or other provision.	Considered in the report.
Any matter required to be considered in the zone, overlay or other provision.	As above.
The orderly planning of the area.	It is considered that the proposal can be considered, is not prohibited and is a requirement to allow for works to be undertaken for net community benefit.
The effect on the environment, human health and amenity of the area.	The fact that the three step approach has been undertaken as required and DELWP are satisfied that it has, with the amount of vegetation to be removed minimised and offsets to be provided, that the effect on the environment, human health and amenity of the area is minimised.
The proximity of the land to any public land.	This is a public road.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	Unknown however the removal of any vegetation always has potential to impact on these matters.

Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	The development is for a road and drainage provisions will be implemented.
The extent and character of native vegetation and the likelihood of its destruction.	The extent has been assessed in a satisfactory manner and referred to DELWP who have given conditional consent.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	A large extent of native vegetation has been protected so that it is not required to be removed.
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.	There are no overlays to suggest there is a heightened risk from flood, erosion or fire.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	Not applicable.

Other relevant adopted State policies/strategies – (e.g. Melbourne 2030.)

Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017)

Relevant incorporated, reference or adopted documents

There are no relevant incorporated, reference or adopted documents.

Relevant Planning Scheme amendments

There are no relevant planning scheme amendments.

Risk Management

The author of this report considers that there are no significant Risk Management factors relating to the report and recommendation.

Strategic Links – policy implications and relevance to Council Plan

The author of this report considers that the report is consistent with Council Policies, key strategic documents and the Council Plan.

Summary of Key Issues and Assessment

- Has the site been assessed to avoid and minimise the amount of native vegetation in respect of the proposed development?
- The objections.

Officer Response:

The policy directs planning to protect the health of ecological systems and Victoria's biodiversity, these systems support. Planning must ensure that decision making takes into account the impacts of land use and development, considering cumulative impacts and any fragmentation of habitat. In response to these policies, it is considered that the safety aspects of maintaining and upgrading council roads and in this application, the junction at Harrys Creek and Bonnie Doon Roads, and the need to remove the minimal amount of

vegetation possible, has been worked through and the outcome is that minimal number of trees are to be removed. There are no cumulative impacts that have been informed from prior vegetation removal and this area is already fragmented (as informed by the Biodiversity Report) but is being revegetated by community groups to create wildlife corridors connectivity and enhance the biodiversity generally.

The policy directs planning to ensure that there is no net loss as a result of removal, destruction or lopping and this is achieved through the three-step process in accordance with the *Guidelines*. The applicant provided a Biodiversity Report that covered all the requirements under the *Guidelines* and this was referred to DELWP who were satisfied that the process had been carried out in accordance with the *Guidelines*. An offset is being provided and this will be located within the catchment area or the shire itself.

It is concluded that the requirement for the upgrade of the road is of net community benefit and that the assessment minimising removal of native vegetation to allow this development, supports the objectives of planning, relevant policy and Clause 52.17.

The objections are relevant and pertinent to the policy directives to planning and they have been considered. The Officer Responses are based on the statutory processes and regulatory policy. The Engineering based objections such as speed, design, alternative routes allowed for review from them, which is included in the Officer Responses.

Conclusion

After due assessment of all the relevant factors, it is considered appropriate to grant a planning permit, subject to conditions.

Decision:

Delegate Report <input type="checkbox"/>	Committee Report <input type="checkbox"/>
Determination: Choose an item.	Determination Date:

Endorsed Plans:

Date:	Plan Numbers:

Declaration:

In making this decision as a delegated Officer, I declare that I have had regard to the decision-making requirements of the Strathbogie Shire Council's Governance Rules 2020 outlined by Rule 6 and have:

Made a fair, balanced, ethical and impartial decision - Sub Rule 6(c)(i) ☒

Made a decision based on merits, free from favouritism or self-interest
and without regard to irrelevant or unauthorised considerations- Sub Rule 6 (c)(ii) ☒

Applied the principles of natural justice to my decision, ensuring any person whose rights will be directly affected by the decision has been entitled to communicate their views and have their interests considered - Sub Rule 6(d) N/A

Identified the person or persons whose rights will be directly affected Sub Rule 6(e)(i) ☒
Given notice of the decision Council must make under Sub Rule G(e)(i) N/A

Ensured that such person(s) have had an opportunity to communicate their views and have their interests considered before I made the decision - Sub Rule 6(e)(i) N/A

Included information about how I've met these Sub Rules in my delegate report- Sub Rule 6(e)(iv) ☒

Attachments

Plans for endorsement

Assessing Officer: Gillian Williamson
Principal Planner

Reviewing Officer:

Signature: *G Williamson*

Signature:

Date: 16/02/2022

Date:

B. AD
17/2/2022

Copy of permit to:

DELWP

Date sent:..... Initials:.....

9.1.3 Planning Permit Application No. P2021-165 - Six Lot Subdivision ~ 280-282 High Street, Nagambie VIC 3608

Author: Town Planner

Responsible Director: Director Community and Planning

EXECUTIVE SUMMARY

- The proposal is to subdivide this commercial zoned land into six lots each having access from Goulburn Street. This site is located within the main commercial area of Nagambie and faces Lake Nagambie. This site is located at the intersection of Goulburn and High Streets and also interfaces with residential development on the other side of Goulburn Street in a residential zone.
- The application was advertised, and one objection was received. A key concern was the potential impact of vehicle traffic entering and exiting the site from Goulburn Street on dwellings located directly across Goulburn Street.
- Council officers met with the objector outside the site to discuss concerns. The provision of vehicle access through the site from Goulburn to High Street was discussed with the Department of Transport (DoT) to try and minimise any commercial activity impact on residents in Goulburn Street. DoT was not supportive of this proposal requiring all vehicles to enter and exit the land from Goulburn Street. Further detail is contained within the attached Officer Report.
- The application has not been assessed within the statutory timeframe to give consideration to the matters raised by the objector and the timing of the Council Meeting.
- The proposal meets the objectives of the Planning Policy Framework, Local Planning Policy Framework and the Purpose and Decision Guidelines of the Zone.
- It is recommended that Council resolve to issue a Notice of Decision to Grant a Permit in accordance with the Officer's recommendation.

RECOMMENDATION

That Council

- 1. Having caused notice of Planning Application No. P2021-165 to be given under Section 52 of the Planning and Environment Act 1987 and or the planning scheme and having considered all the matters required under Section 60 of the Planning and Environment Act 1987 decides to issue a Notice of Decision to Grant a Permit under the provisions of Clause 34.01 of the Strathbogie Planning Scheme in respect of the land known as (L1 TP123345 V9939 F713 Parish of Tabilk), 280-282 High Street, Nagambie VIC 3608, for the Six Lot Subdivision, in accordance with endorsed plans, subject to the following conditions:***

9.1.3 Planning Permit Application No. P2021-165 - Six Lot Subdivision ~ 280-282 High Street, Nagambie VIC 3608 (cont.)

Conditions:

Endorsed Plan Subdivision:

1. *The subdivision must be carried out in accordance with the endorsed plans and permit. The endorsed plans or permit can only be altered or modified with the prior written consent of the Responsible Authority.*

General Amenity:

2. *The subdivision must be managed so that the amenity of the area or locality, in the opinion of the Responsible Authority, 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; and*
 - e) *others as appropriate.*

Telecommunications:

3. *The owner of the land must enter into an agreement with:*
 - *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*
 - *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.*
4. *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 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*
 - *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.*

9.1.3 Planning Permit Application No. P2021-165 - Six Lot Subdivision ~ 280-282 High Street, Nagambie VIC 3608 (cont.)

Public Open Space Contribution:

5. *Before the statement of compliance is issued under the Subdivision Act 1988, the owner must pay to the responsible authority a sum equivalent to five per cent of the site value of all the land in the subdivision.*

The owners must advise Council, in writing, to undertake the property valuation and must pay the Council's reasonable costs and expenses to provide such a valuation for payment in lieu of the public open space contribution.

Street Numbering:

6. *Prior to certification of the plan of subdivision, the owner must complete and duly sign a Statutory Declaration agreeing to the allocation of street numbers.*

Engineering Conditions:
Drainage Discharge Plan

7. *Prior to certification a properly prepared drainage discharge plan with computations 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 information submitted must show the details listed in the council's Infrastructure Design Manual (IDM) and be designed in accordance with the requirements of that manual.*

The information and plans must include:

- a. *details of how the works on the land are to be drained and/or retarded.*
 - b. *computations including total energy line and hydraulic grade line for the existing and proposed drainage as directed by Responsible Authority.*
8. *Prior to issue of a Statement of Compliance all works constructed or carried out must be in accordance with those plans. to the satisfaction of the Responsible Authority.*

Urban Vehicle Crossing Requirements

9. *Prior to issue of Statement of Compliance, vehicular crossings shall be constructed to the satisfaction of the Responsible Authority, and shall comply with the following:*
 - a. *standard vehicular crossings shall be constructed at right angles to the road to suit the proposed driveways, and any existing redundant crossing shall be removed and replaced with concrete (kerb and channel);*

9.1.3 Planning Permit Application No. P2021-165 - Six Lot Subdivision ~ 280-282 High Street, Nagambie VIC 3608 (cont.)

- b. any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense;
- c. crossings shall be at least 9 metres apart.

Council Assets

- 10. *Before the subdivision works commence, the owner or developer must submit to the Responsible Authority a written report and photos of any prior damage to public infrastructure. Listed in the report must be the condition of kerb & channel, footpath, seal, street lights, signs and other public infrastructure fronting the property and abutting at least two properties either side of the development. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. The owner or developer of the subject land must pay for any damage caused to the Councils assets/Public infrastructure caused as a result of the development or use permitted by this permit.*
- 11. *Appropriate steps must be taken to retain all silt and sediment on site during the construction phase (including existing dwelling and shed removal) to the satisfaction of the Responsible Authority and must be carried out in accordance with the following EPA guidelines and policies: -*
 - a. *Environmental Guidelines for Major Construction Sites (EPA publication No. 480, December 19985); and*
 - b. *Construction Techniques for Sedimentation Pollution Control (EPA publication No. 275, May 1991)*

AusNet Services Conditions:

- 12. *The applicant must –*
 - *Enter into an agreement with AusNet Electricity Services Pty Ltd for supply of electricity to each lot on the endorsed plan.*
 - *Enter into an agreement with AusNet Electricity Services Pty Ltd for the rearrangement of the existing electricity supply system.*
 - *Rearrange, to the satisfaction of AusNet Electricity Services Pty Ltd, any existing private electric lines that cross boundaries of the proposed lots to supply existing installations. Such lines shall be constructed with underground cables.*

Goulburn Valley Region Water Corporation Conditions:

- 13. *Payment of new customer contribution charges for water supply to the development, such amount being determined by the Corporation at the time of payment.*
- 14. *Provision of reticulated sewerage and associated construction works to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation.*

9.1.3 Planning Permit Application No. P2021-165 - Six Lot Subdivision ~ 280-282 High Street, Nagambie VIC 3608 (cont.)

- 15. Any existing water service that crosses any of the proposed allotment boundaries within the proposed development must be disconnected and re-located at the developer's expense, to be wholly within one allotment only, including notification of the proposed lot to be serviced by the existing water metre, to the satisfaction of the Goulburn Valley Region Water Corporation.***
- 16. Payment of new customer contributions charges for sewerage services to the development, such amount being determined by the Corporation at the time of payment.***
- 17. Provision of combined sewer drains with an inspection opening to each allotment within the development, at the developer's expense, in accordance with the standards of construction adopted by and to the satisfaction of Goulburn Valley Region Water Corporation. In the case of a multi-tenement development the works required are to be carried out in accordance with AS3500.2 – Sanitary plumbing and drainage – and include disconnection of any existing house connection drain to the satisfaction of the Corporation's Property Services Section.***
- 18. Provision of easements in favour of the Goulburn Valley Region Water Corporation over all existing and proposed sewer mains located within private property.***
- 19. A notation is to be placed on the plan of subdivision to note that pursuant to Section 12(2) of the Subdivision Act 1988, there exists "implied easements" over all of the allotments and the common property within the development.***
- 20. Alternatively, the developer is to provide a two metre wide sewerage easement over the common portion of the house connection drain, in favour of the benefiting land, to the satisfaction of the Goulburn Valley Region Water Corporation.***
- 21. The operator under this permit shall be obliged to enter into an agreement with Goulburn Valley Water Corporation relating to the design and construction of any sewerage or water works required. The form of such agreement shall be to the satisfaction of Goulburn Valley Water. A copy of the format of the agreement will be provided on request.***
- 22. The plan of subdivision lodged for certification is to be referred to the Goulburn Valley Region Water Corporation pursuant to Section 8(1) of the Subdivision Act, 1988.***

Department of Transport Conditions:

- 23. No access will be permitted from the subject land to High Street. Access will only be permitted via Goulburn Street.***

9.1.3 Planning Permit Application No. P2021-165 - Six Lot Subdivision ~ 280-282 High Street, Nagambie VIC 3608 (cont.)

24. Prior to the release of statement of compliance, the existing access to High Street must be removed and the area must be reinstated to the satisfaction of and at no cost to Head, Transport for Victoria.

Expiry of a permit – subdivision:

25. This permit will expire if:

- a) The plan of subdivision is not certified within two years from the date of this permit; or**
- b) The subdivision is not completed within five years from the date of certification of the plan of subdivision.**

The Responsible Authority may extend the time at part (a) if a request is made in writing before the permit expires or within six months afterwards.

Planning Notes

- This proposal has not been assessed against Clause 56.
- This Permit does not authorise the creation of a new access way/crossover. Before any such development may commence, the Applicant must apply for and obtain appropriate approval from Council.

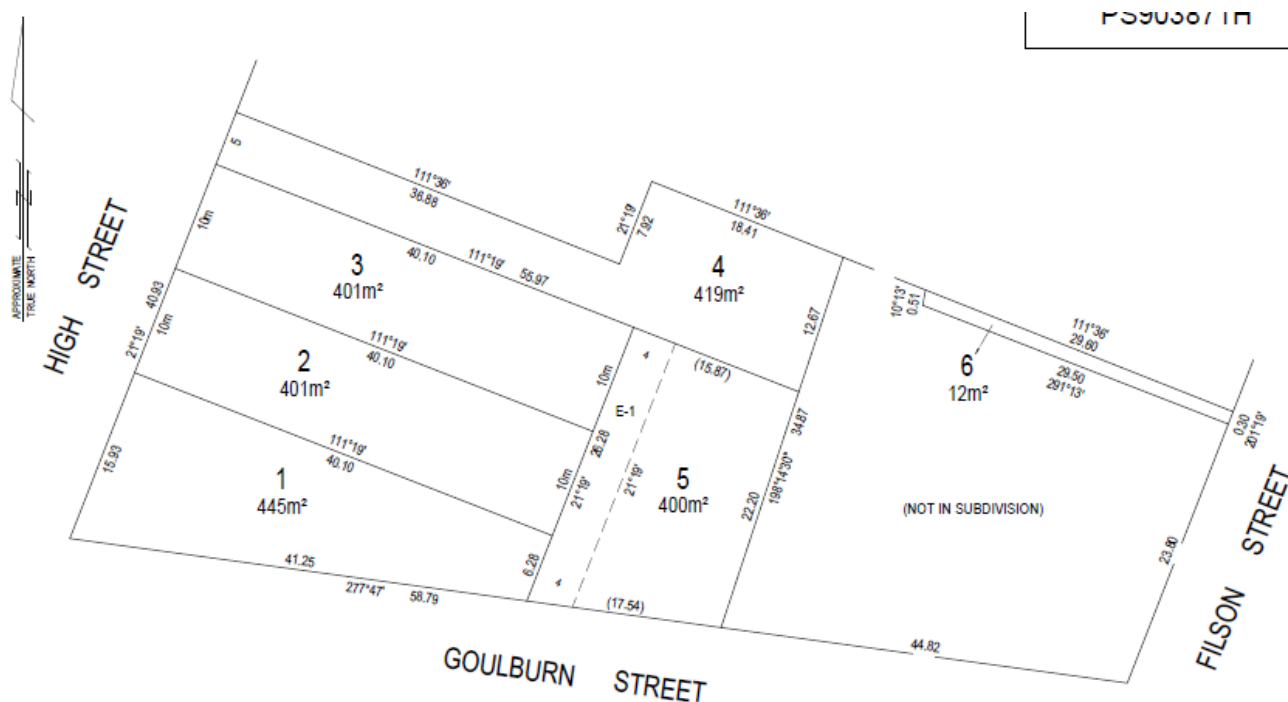
PURPOSE AND BACKGROUND

The proposal is to subdivide the vacant land into six lots with access from Goulburn Street to all lots. This site is located within the main commercial area of Nagambie and faces Lake Nagambie.



Subject site: Aerial view of site

9.1.3 Planning Permit Application No. P2021-165 - Six Lot Subdivision ~ 280-282 High Street, Nagambie VIC 3608 (cont.)



Subject site: Proposed site subdivision layout

ISSUES, OPTIONS AND DISCUSSION

One of the overarching governance principles in section 9 of the Local Government Act 2020 is that priority is to be given to achieving the best outcomes for the municipal community, including future generations.

Council is a Responsible Authority under the Planning and Environment Act 1987 (the Act). In this role, Council administers the Strathbogie Planning Scheme (Planning Scheme) and, among other things, determines planning permit applications made for the use and development of land within the municipality.

Under delegated authority of Council, Council Officers determine some matters.

Any application that receives objections is required to be heard at Council.

SUMMARY OF KEY ISSUES

- The interface on Goulburn Street between commercial and residential.
- Land adjacent to the Principal Road Network and vehicle access.

A response to these key issues are within the attached Officer Report.

COMMUNITY ENGAGEMENT

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the municipal community is to be engaged in strategic planning and strategic decision making.

9.1.3 Planning Permit Application No. P2021-165 - Six Lot Subdivision ~ 280-282 High Street, Nagambie VIC 3608 (cont.)

Individual applications consider these requirements through assessment phase of each application as per the Planning and Environment Act 1987 and the provisions of the Strathbogrie Planning Scheme. The application was advertised to adjacent and nearby owners and occupiers. The proposal was accessible on Council's website. The notice was carried out in accordance with the legislation, with one objection received. Council officers met with the objector near the site to discuss the concerns. Council Officers and the applicant tried to negotiate an alternative outcome with the Department of Transport to enable access in via Goulburn Street and egress through to High Street however DoT were not supportive. The objector was informed.

POLICY CONSIDERATIONS

Council Plans and Policies

There are no implications on the Council Plan or any Council Policies as a result of this decision.

Regional, State and National Plans and Policies

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that regional, state and national plans and policies are to be taken into account in strategic planning and decision making.

The State policies are considered in the Officer Report attached.

LEGAL CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that Council decisions are to be made and actions taken in accordance with the relevant law.

This proposal is being considered under Section 61 of the Planning and Environment Act 1987.

Conflict of Interest Declaration

All officers and contractors involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Transparency

One of the overarching governance principles of the *Local Government Act 2020* is that the transparency of Council decisions, actions and information is to be ensured.

This application is being heard by Council due to the receipt of an objection to the proposal. The report will be publicly available on Council's website. Hearing the application in a public Council Meeting will allow all parties the opportunity to be heard by the Council prior to a decision being made.

SUSTAINABILITY CONSIDERATIONS

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district including mitigation and planning for climate change risks, is to be promoted.

9.1.3 Planning Permit Application No. P2021-165 - Six Lot Subdivision ~ 280-282 High Street, Nagambie VIC 3608 (cont.)

Economic

This proposal is appropriate for the zone and location along High Street Nagambie. It will allow for further input into the economy should development occur.

Social

The planning scheme directs planning to identify and zone appropriate locations for a range of residents and visitors needs. This site aligns with the zone and policies.

Environmental

There will be no negative environmental outcomes from this proposal given it is in an appropriately zoned location. The site has no vegetation on it.

Climate change

The Strathbogrie Planning Scheme has incorporated broader considerations on Climate Change and potential development could result in an outcome that utilises Environmentally Sustainable Design elements.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications with this proposal. The application is being assessed in accordance with relevant legislation, and all parties will be afforded all relevant rights of appeal at the Victorian Civil and Administrative Tribunal.

CONCLUSION

After due assessment of all the relevant factors, it is considered appropriate to issue a Notice of Decision to Grant a Permit.

ATTACHMENTS

Attachment 1: Officer Planning Report

Attachment 2: Plans for Endorsement

ATTACHMENT 1:

Officer Planning Report

Application Details:

Application is for:	Six Lot Subdivision
Applicant's/Owner's Name:	Andrew Smith
Date Received:	02 September 2021
Statutory Days:	More than 60 days
Application Number:	P2021-165
Planner: Name, title & department	Gillian Williamson Principal Planner Planning and Investment Department
Land/Address:	L1 TP123345 V9939 F713 Parish of Tabilk 280-282 High Street, Nagambie VIC 3608
Zoning:	Commercial 1 Zone
Overlays:	No Overlay
Is a CHMP required?	No There is no ACHS
Is it within an Open Potable Catchment Area?	No
Under what clause(s) is a permit required? (include description)	<p><u>Commercial 1 Zone</u> Pursuant to Clause 32.01-3 a permit is required to subdivide land.</p> <p><u>Land Adjacent to the Principal Road Network</u> Pursuant to Clause 52.29-2 a permit is required to subdivide land adjacent to a road in a TZ2. An application must be referred under S55 to Head Transport for Victoria. The subject site has existing access from High Street to the whole site.</p> <p><u>Clause 52.02 Easements, Restrictions and Reserves</u> A permit is usually required to create an easement however if it is being proposed as part of a subdivision or consolidation then a planning permit is not required. This proposal creates an easement of way under S23 which is included in a plan of subdivision.</p>
Restrictive covenants on the title?	Nil
Current use and development:	Vacant
Adjacent to Principal Road Network	Yes TZ2
Status of Road on Road Register	TZ2

Adjacent to Public Land	No
Current use and development:	Vacant commercial land

Application Checklist:

Application form <input checked="" type="checkbox"/>	Title enclosed <input checked="" type="checkbox"/>	Fee paid <input checked="" type="checkbox"/>
Site Plan <input checked="" type="checkbox"/>	Plans of Proposal <input checked="" type="checkbox"/>	Planning Report <input checked="" type="checkbox"/>
Supporting Information <input checked="" type="checkbox"/>	Effluent Disposal <input type="checkbox"/>	Other <input type="checkbox"/>

Disclosure of Conflicts of Interest in relation to advice provided in this report

After reading the definitions of a general or material conflict of interest as defined by the *Local Government Act 2020*, do you have a conflict of interest?

Yes ☐

(if YES, please complete a Conflict of Interest and Declaration Making Declaration form)

No ☒

Recommendation

That Council

1. Having caused notice of Planning Application No. P2021-165 to be given under Section 52 of the *Planning and Environment Act 1987* and or the planning scheme; and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to issue a **Notice of Decision to Grant a Permit** under the provisions of Clause 34.01 of the Strathbogie Planning Scheme in respect of the land known as (L1 TP123345 V9939 F713 Parish of Tabilk), **280-282 High Street, Nagambie VIC 3608**, for the **Six Lot Subdivision**, in accordance with endorsed plans, subject to the following conditions:

Conditions:

Endorsed Plan Subdivision:

1. The subdivision must be carried out in accordance with the endorsed plans and permit. The endorsed plans or permit can only be altered or modified with the prior written consent of the Responsible Authority.

General Amenity:

2. The subdivision must be managed so that the amenity of the area or locality, in the opinion of the Responsible Authority, is not detrimentally affected, through the:
 - f) transport of materials, goods or commodities to or from the land;
 - g) appearance of any building, works or materials;
 - h) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
 - i) presence of vermin; and
 - j) others as appropriate.

Telecommunications:

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

- 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
 - 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.
4. 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 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
 - 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.

Public Open Space Contribution:

5. Before the statement of compliance is issued under the Subdivision Act 1988, the owner must pay to the responsible authority a sum equivalent to five per cent of the site value of all the land in the subdivision.

The owners must advise Council, in writing, to undertake the property valuation and must pay the Council's reasonable costs and expenses to provide such a valuation for payment in lieu of the public open space contribution.

Street Numbering:

6. Prior to certification of the plan of subdivision, the owner must complete and duly sign a Statutory Declaration agreeing to the allocation of street numbers.

Engineering Conditions:

Drainage Discharge Plan

7. Prior to certification a properly prepared drainage discharge plan with computations 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 information submitted must show the details listed in the council's Infrastructure Design Manual (IDM) and be designed in accordance with the requirements of that manual.
- The information and plans must include:
- a. details of how the works on the land are to be drained and/or retarded.
 - b. computations including total energy line and hydraulic grade line for the existing and proposed drainage as directed by Responsible Authority.
8. Prior to issue of a Statement of Compliance all works constructed or carried out must be in accordance with those plans. to the satisfaction of the Responsible Authority.

Urban Vehicle Crossing Requirements

9. Prior to issue of Statement of Compliance, vehicular crossings shall be constructed to the satisfaction of the Responsible Authority, and shall comply with the following:
 - d. standard vehicular crossings shall be constructed at right angles to the road to suit the proposed driveways, and any existing redundant crossing shall be removed and replaced with concrete (kerb and channel);
 - e. any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense;
 - f. crossings shall be at least 9 metres apart.

Council Assets

10. Before the subdivision works commence, the owner or developer must submit to the Responsible Authority a written report and photos of any prior damage to public infrastructure. Listed in the report must be the condition of kerb & channel, footpath, seal, street lights, signs and other public infrastructure fronting the property and abutting at least two properties either side of the development. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. The owner or developer of the subject land must pay for any damage caused to the Councils assets/Public infrastructure caused as a result of the development or use permitted by this permit.
11. Appropriate steps must be taken to retain all silt and sediment on site during the construction phase (including existing dwelling and shed removal) to the satisfaction of the Responsible Authority and must be carried out in accordance with the following EPA guidelines and policies: -
 - a. Environmental Guidelines for Major Construction Sites (EPA publication No. 480, December 19985); and
 - b. Construction Techniques for Sedimentation Pollution Control (EPA publication No. 275, May 1991)

AusNet Services Conditions:

12. The applicant must –
 - Enter into an agreement with AusNet Electricity Services Pty Ltd for supply of electricity to each lot on the endorsed plan.
 - Enter into an agreement with AusNet Electricity Services Pty Ltd for the rearrangement of the existing electricity supply system.
 - Rearrange, to the satisfaction of AusNet Electricity Services Pty Ltd, any existing private electric lines that cross boundaries of the proposed lots to supply existing installations. Such lines shall be constructed with underground cables.

Goulburn Valley Region Water Corporation Conditions:

13. Payment of new customer contribution charges for water supply to the development, such amount being determined by the Corporation at the time of payment.

14. Provision of reticulated sewerage and associated construction works to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation.
15. Any existing water service that crosses any of the proposed allotment boundaries within the proposed development must be disconnected and re-located at the developer's expense, to be wholly within one allotment only, including notification of the proposed lot to be serviced by the existing water metre, to the satisfaction of the Goulburn Valley Region Water Corporation.
16. Payment of new customer contributions charges for sewerage services to the development, such amount being determined by the Corporation at the time of payment.
17. Provision of combined sewer drains with an inspection opening to each allotment within the development, at the developer's expense, in accordance with the standards of construction adopted by and to the satisfaction of Goulburn Valley Region Water Corporation. In the case of a multi-tenement development the works required are to be carried out in accordance with AS3500.2 – Sanitary plumbing and drainage – and include disconnection of any existing house connection drain to the satisfaction of the Corporation's Property Services Section.
18. Provision of easements in favour of the Goulburn Valley Region Water Corporation over all existing and proposed sewer mains located within private property.
19. A notation is to be placed on the plan of subdivision to note that pursuant to Section 12(2) of the Subdivision Act 1988, there exists "implied easements" over all of the allotments and the common property within the development.
20. Alternatively, the developer is to provide a two metre wide sewerage easement over the common portion of the house connection drain, in favour of the benefiting land, to the satisfaction of the Goulburn Valley Region Water Corporation.
21. The operator under this permit shall be obliged to enter into an agreement with Goulburn Valley Water Corporation relating to the design and construction of any sewerage or water works required. The form of such agreement shall be to the satisfaction of Goulburn Valley Water. A copy of the format of the agreement will be provided on request.
22. The plan of subdivision lodged for certification is to be referred to the Goulburn Valley Region Water Corporation pursuant to Section 8(1) of the Subdivision Act, 1988.

Department of Transport Conditions:

23. No access will be permitted from the subject land to High Street. Access will only be permitted via Goulburn Street.
24. Prior to the release of statement of compliance, the existing access to High Street must be removed and the area must be reinstated to the satisfaction of and at no cost to Head, Transport for Victoria.

Expiry of a permit – subdivision:

25. This permit will expire if:

- c) The plan of subdivision is not certified within two years from the date of this permit; or
- d) The subdivision is not completed within five years from the date of certification of the plan of subdivision.

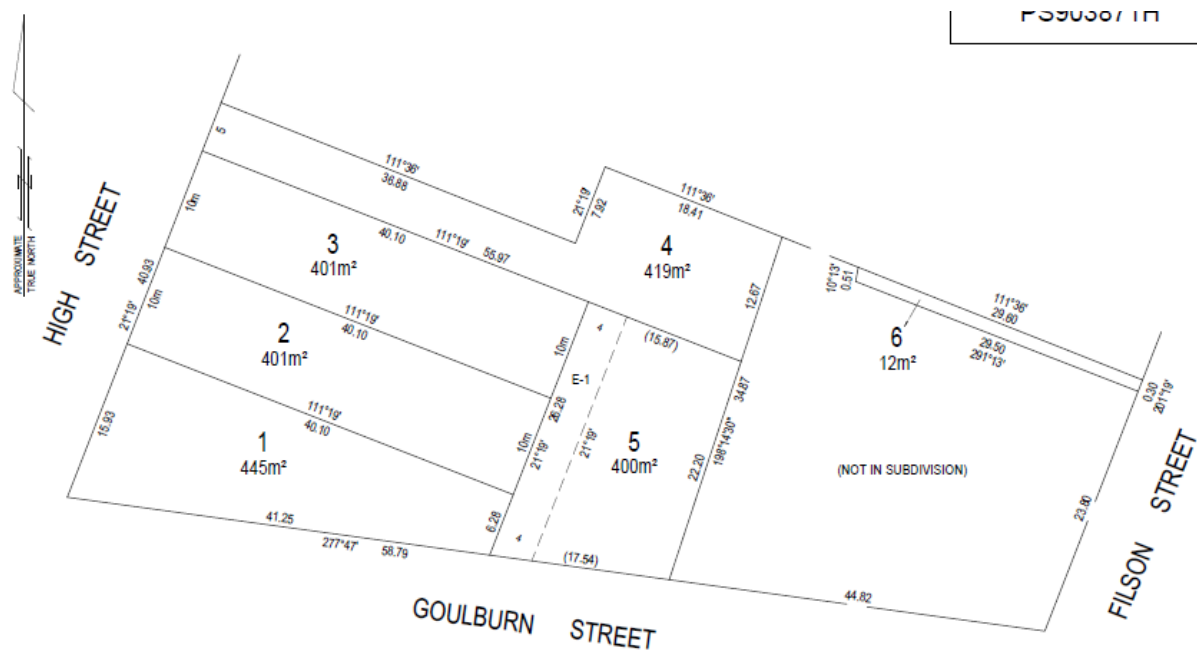
The Responsible Authority may extend the time at part (a) if a request is made in writing before the permit expires or within six months afterwards.

Planning Notes

- This proposal has not been assessed against Clause 56.
- This Permit does not authorise the creation of a new access way/crossover. Before any such development may commence, the Applicant must apply for and obtain appropriate approval from Council.

Proposal

The proposal is for a six lot subdivision in commercially zoned land –



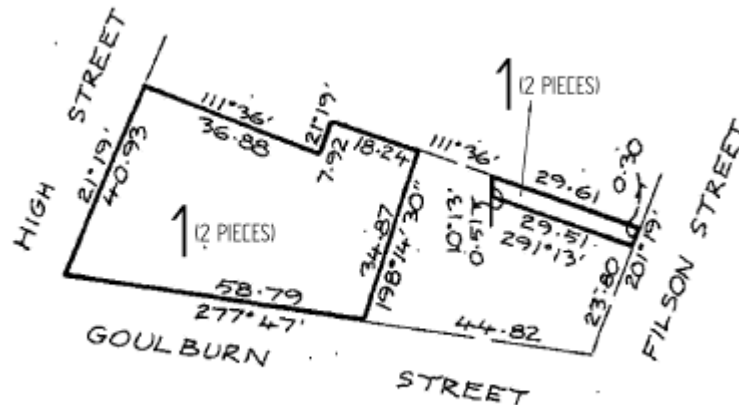
Lot 6 exists currently as an easement of way. A new easement of way from Goulburn is also being created to allow for access to all lots.

Subject site & locality

Inspection date/s: 25 Jan 2022	Officer: Gill Williamson and Trish Hall	Notes: Met with objector / site in an appropriate zone and location for future commercial uses – talked with DoT about allowing use of existing crossover to Lot 4 and High St to ease objector concerns (one way
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		flow of traffic from Goulburn thru High)
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The site was visited on 25/1/2022. It is located within the main commercial strip along Nagambie High Street and is opposite the lake. It is on the corner of High and Goulburn Sts adjacent to a roundabout and on a busy road along both boundaries. The site is flat, has access to all utilities and will provide for commercial development.



Permit/Site History

P2007-021 Development, Subdivision – granted

Further Information

Further Information Required:
What was requested?

☐ Yes

☒ No

FI Requested:	FI Received:
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Advertising/Public Notification

Is notification/advertisement required under section 52? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Exempt Please provide comment				
Advertised by:		<input checked="" type="checkbox"/> Council	<input checked="" type="checkbox"/> Applicant	
Site plan selected:		<input checked="" type="checkbox"/> Plan and Report	Yes	
		<input checked="" type="checkbox"/> Advertising list		
Add Instructions on Spear		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Letters: Yes	Signs: Yes	Paper: No	Sent: «Date»	Stat Dec Rec: «Date»

Objections received?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Number: 1
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Council officers met with the objector near the site to talk over the concerns which are –

Objection	Officer Response
<u>Objection 1</u> <ul style="list-style-type: none"> Unclear as to the proposed uses and feel disadvantaged due to this as to what impacts may be. Adverse effect on privacy, lifestyle and amenity regards the current design. Easement 1 location being opposite – particularly to a bedroom. Increase in noise, dust, exhaust emissions. Car headlights will shine into home. Car parking accommodated. Easement creates two way access – potential for one way through from Goulburn to High Street via proposed Lot 4. 	<p>It was explained that council is only able to consider the proposal before them which is for subdivision and until such time as an application is received for use/development, it is considered that the most likely uses are going to be commercial and maybe accommodation. The main concern arises from the easement E-1 which is two way and if there is traffic at night using lights then they will be directed into the dwellings opposite which have habitable rooms fronting Goulburn which will be impacted. Noise, dust and exhaust emissions should be an expectation in this location of Nagambie which is extremely busy being two main interconnecting roads and a roundabout. There is an industrial area further down Goulburn and trucks use this road to access High Street regularly. This is a commercial area that interfaces directly with General Residential Zone. What was discussed was – One way easement through from Goulburn to High – DoT to respond – Resident to talk to councillors about potential for truck bypass route from industrial estate now town growing and High Street from Goulburn very busy with ordinary traffic particularly during peak seasons for tourists. Car parking will be accommodated on site for each lot and dependent on what</p>

	development and use is proposed, car parking will be assessed as a pivotal point of whether or not that use can be accommodated on that lot and that will be assessed at time of any permit. Unfortunately DoT have not allowed any access from High Street and only allowed from Goulburn Street.
--	--

Consultation

The objectors requested to meet the planners and this was arranged.

Referrals

REFERRALS					
Add instructions on SPEAR: Please refer to Spear and file for referral responses and all referral authority responses have been translated into the conditions NB was referred to GBCMA as a S52 because under C052 the LSIO is applied				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Referrals Authority	Type of Referral	Referral Clause and Description	Additional Instructions	Date sent	Date received including Advice/Response/Condition

External Referrals/Notices required by the Planning Scheme:

Assessment

The zoning of the land and any relevant overlay provisions

Commercial 1 Zone

The purpose is to create vibrant mixed commercial uses including for retail, office, business, entertainment and community uses, and accommodation at complementary densities.

Pursuant to Clause 34.01-3 a permit is required to subdivide land.

The subject site is located within 30m from General Residential Zone and therefore requires notification to address amenity impacts.

Appropriate decision guidelines are considered to be –

- *The interface with adjoining zones, especially the relationship with residential areas.*
- *Provision for vehicles providing for supplies, waste removal and emergency services and public transport.*
- *The effect the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance its competitive strengths.*

Officer Response

This subject site is adjacent to General Residential Zone and there are dwellings within 30m that front Goulburn Street with habitable rooms and this has stimulated one objection, which has been taken on board and a revision for one way access from Goulburn thru to High was suggested, however DoT were not supportive. The proposal remains as originally proposed.

An easement E-1 provides 4m access to each lot and this is to accommodate in the advent of development, car parking on site for workers, residents, visitors, deliveries and storage of waste bins. It is likely that emergency vehicles would park on High or Goulburn if required.

The constraints of the lots regarding size, accessibility, capability for car parking and any requirements, will guide uses and development. This is a well located site on the main stretch of Nagambie High Street with access to shops, services and the lake and it is highly likely that they will be popular and form ongoing enhancement of this commercial and tourist precinct.

The Planning Policy Framework (PPF) and The Local Planning Policy Framework (LPPF) - including the Municipal Strategic Statement (MSS) and local planning policies

Clause 11 Settlement – planning is to anticipate and respond to the needs of existing and future communities through the provision of commercial and other uses in appropriate locations.

Clause 15.01-3S Subdivision Design – to ensure the design of subdivision achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Clause 17.02 Commercial – planning is to encourage development that meets the community need for retail, entertainment, office and other commercial services. Planning is directed to plan for an adequate supply of commercial land in appropriate locations.

Clause 21.03 – Local Areas – Nagambie – the population is growing significantly and the objective is to grow Nagambie as an agricultural service centre as well as a visitor, lifestyle and retirement centre, with the retention of High Street as the retail and community focus of Nagambie. The Structure Plan encourages the utilisation and intensification of the CBD on High Street.

Clause 21.06 Sustainable Economic Growth – planning is directed to support retail and commercial development within the Shire, encouraging retention of existing businesses, a variety of new businesses and new development within town centres.

Relevant Particular Provisions

Clause 52.29 Land Adjacent to the Principal Road Network

The purpose is to ensure appropriate access to the PRN and to ensure appropriate subdivision of land adjacent to.

Pursuant to Clause 52.29-2 a permit is required to subdivide land adjacent to a road in TZ2.

An application must be referred to DoT.

An application is exempted from notice and review rights under this clause.

Appropriate decision guidelines are considered to be –

- *The views of the relevant road authority.*

DoT initially responded that no access would be permitted from High Street, only from Goulburn Street. However due to the objection and existing access from High Street, a request was sent back to DoT for their reconsideration. Their final response is that no access is allowed from High Street, only from Goulburn Street. The objector has been notified.

Clause 53.10 Public Open Space Contribution and Subdivision

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in a schedule or under Section 18 of the Subdivision Act 1988.

Council has no schedule so a requirement of five per cent is required.

The decision guidelines of Clause 65.02

The suitability of the land for subdivision.	The land is suitable for subdivision. It is ideally located along High Street and ideally zoned for commercial uses and development.
The existing use and possible future development of the land and nearby land.	On the other side of Goulburn Street is GRZ1, however this is a busy intersection and residents would be aware of that. Industrial land is further down Goulburn Street. This site is on the corner on High and Goulburn where there is a roundabout, lakeside and hotel opposite. This site is highly likely to be developed for commercial activities.
The availability of subdivided land in the locality, and the need for the creation of further lots.	Commercial land along Nagambie High Street is in demand and older buildings and vacant sites are being developed as the population grows.

The effect of development on the use or development of other land which has a common means of drainage.	Drainage will be addressed by Engineering conditions.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.	The subdivision pattern is not completely tidy but access is available to all lots created.
The density of the proposed development.	There are a range of lot sizes along the High Street but currently the density is medium.
The area and dimensions of each lot in the subdivision.	Between 400 and 500 sqm
The layout of roads having regard to their function and relationship to existing roads.	Goulburn Street runs along the southern boundary and High Street along the western boundary.
The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.	An easement of way allows for vehicles to access each lot along with pedestrians. However patronage is likely from the front of each lot.
The provision and location of reserves for public open space and other community facilities.	Not applicable
The staging of the subdivision.	Not applicable
The design and siting of buildings having regard to safety and the risk of spread of fire.	Not applicable as development is not proposed at this stage.
The provision of off-street parking.	This is provided for given the easement of way.
The provision and location of common property.	Not applicable.
The functions of any body corporate.	By law it is required to manage common property.
The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.	All utilities are available to the lots.
If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.	Reticulated is available.
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.	There is no vegetation on site.
The impact the development will have on the current and future development and operation of the transport system.	DoT have provided a response in relation to this matter.

Other relevant adopted State policies/strategies – (e.g. Melbourne 2030.)

Hume Regional Growth Plan 2014 – Page 4 Part A Introduction - ..provides direction for accommodation growth and change including residential, employment, industrial, commercial, agricultural and other rural activities.

Nagambie is identified as a location that will grow.

Relevant incorporated, reference or adopted documents

Nagambie Growth Management Strategy 2008 – identify this site as a key entrance site and therefore future development will be considered against this.

Nagambie Main Street Plan 2008 – identifies this site as being within the existing business area.

Relevant Planning Scheme amendments

Once C052 is gazetted this subject site will be affected by the LSIO. The proposal was referred as a Section 52 to GBCMA given it will be affected. They did not object.

Risk Management

The author of this report considers that there are no significant Risk Management factors relating to the report and recommendation.

Strategic Links – policy implications and relevance to Council Plan

The author of this report considers that the report is consistent with Council Policies, key strategic documents and the Council Plan.

Summary

The proposal is for a six lot subdivision that provides for commercially zoned lots with no overlay controls, availability of utilities, and located along High Street, overlooking the lake, to be created. The supporting advice from strategic documents is that this site is at what is identified as the entrance to the main commercial drag coming in from the west but does not say whether strategically this should remain a large lot or be subdivided down, rather there is reference to built form for High Street.

This site proposes an easement from Goulburn Street to access the back of the lots obviously to allow for car parking and deliveries primarily. DoT have not allowed access through to High Street, which would have allowed at least some dissipation of vehicular movements along the residential and commercial interface on Goulburn Street.

The objection was mainly focused on the easement and impact on residential amenity from traffic, noise etc, however the objector lives in a fairly new home, on a very busy intersection, and this vacant lot was always going to be developed given the growth in Nagambie. Negotiations were undertaken on behalf of the objector to try to eliminate matters raised but to no avail.

The proposal is weighted in favour of support when assessed against the relevant policies and decision guidelines in the Planning Scheme and therefore a recommendation for support is made.

Conclusion

After due assessment of all the relevant factors, it is considered appropriate to grant a planning permit, subject to conditions.

Decision:

Delegate Report	Yes	Council Report Yes for March 15th 2022
Determination:	Notice of Decision	Determination Date:

Endorsed Plans:

Date:	Plan Numbers:

Declaration:

In making this decision as a delegated Officer, I declare that I have had regard to the decision-making requirements of the Strathbogie Shire Council's Governance Rules 2020 outlined by Rule 6 and have:

Made a fair, balanced, ethical and impartial decision - Sub Rule 6(c)(i) ☒

Made a decision based on merits, free from favouritism or self-interest and without regard to irrelevant or unauthorised considerations- Sub Rule 6 (c)(ii) ☒

Applied the principles of natural justice to my decision, ensuring any person whose rights will be directly affected by the decision has been entitled to communicate their views and have their interests considered - Sub Rule 6(d) N/A

Identified the person or persons whose rights will be directly affected Sub Rule 6(e)(i) ☒
Given notice of the decision Council must make under Sub Rule 6(e)(i) N/A

Ensured that such person(s) have had an opportunity to communicate their views and have their interests considered before I made the decision - Sub Rule 6(e)(i) N/A

Included information about how I've met these Sub Rules in my delegate report- Sub Rule 6(e)(iv) ☒

Attachments

Plans for endorsement

Assessing

Officer: Gillian Williamson Reviewing Officer:

Signature: *G Williamson* Signature:

Date: 10 February 2022 Date:

Copy of permit to:

DoT

Date sent:..... Initials:.....

ATTACHMENT 2:

PRELIMINARY PLAN OF SUBDIVISION			LUV USE ONLY	PS903871H				
LOCATION OF LAND PARISH: TABILK TOWNSHIP: SECTION: CROWN ALLOTMENT: 15 (PART) CROWN PORTION: SUBDIVISION B (PART) TITLE REFERENCE: VOLUME 9939 FOLIO 713 LAST PLAN REFERENCE: LOT 1 ON TP123345Q POSTAL ADDRESS: 280-282 HIGH STREET (at time of subdivision) NAGAMBIE VIC 3608 MGA2020 CO-ORDINATES E 335 220 ZONE: 55 (of approx. centre of land N 5 927 200 GDA 2020 in plan)			COUNCIL NAME: STRATHBOGIE SHIRE COUNCIL					
VESTING OF ROADS AND/OR RESERVES <table border="1"> <tr> <th>IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> <tr> <td>NIL</td> <td>NIL</td> </tr> </table>			IDENTIFIER	COUNCIL/BODY/PERSON	NIL	NIL	NOTATIONS THE CARRIAGEWAY EASEMENT SHOWN E-1 ON THIS PLAN IS LIMITED IN HEIGHT TO 5m ABOVE SITE LEVEL.	
IDENTIFIER	COUNCIL/BODY/PERSON							
NIL	NIL							
NOTATIONS STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.: DEPTH LIMITATION: DOES NOT APPLY. SURVEY: THIS PLAN IS BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s): IN PROCLAIMED SURVEY AREA No.: -								
EASEMENT INFORMATION								
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)								
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF				
E-1	CARRIAGEWAY	4	THIS PLAN	LOTS 1 TO 4 IN THIS PLAN				
TERRAIN CONSULTING GROUP PTY LTD 418 HIGH STREET, KEW KEW VIC 3101 PH 9853 3352 FAX 9853 8907		SURVEYORS FILE REF: 21442 ANDREW CLINTON SMITH VERSION: 1		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2				

9.1.4 Planning Permit Application No. P2021-080 - Use and Development for a Dwelling and Shed ~ 340 Polly McQuinns Road, Strathbogie VIC 3666

Author: Town Planner

Responsible Director: Director Community and Planning

EXECUTIVE SUMMARY

- The proposal is to use and develop the land for a dwelling with associated outbuilding. The dwelling is proposed on a small lot measuring approximately 29 hectares, in a farming area of minimum lot size 40 hectares. This site is not identified within the Rural Residential Strategy 2004. The applicant has provided a Farm Plan that proposes grazing of animals for meat production for human consumption. The proposed farming activity is considered to not require a dwelling given that there is stock grazed on similar lot sizes without a dwelling, as can be common practice in farming areas. The site is located to the south of the shire in the Strathbogie Ranges, along Polly McQuinns Road. This area is known as being very attractive to visitors and there is demand for rural lifestyle development in this location due to the attractive features and accessibility. The subject site is located amongst seven large, productive farms, ranging in size from 41 hectares to 173 hectares, which support the economy and employment in the Shire. There are three smaller sites close to the subject site. The proposal also assessed the erosion risk associated with the site.
- This proposal was notified to surrounding owners and occupiers and three objections have been received. The objections were passed to the applicant and no response has been received which addresses matters raised. The objectors have been corresponded with.
- The application was referred to Agriculture Victoria who consider that this type of grazing operation can be carried out without the need for a dwelling.
- The application has not been assessed within the sixty-day timeframe due to the need for the item to be heard before Council.
- The proposal, having been assessed against the planning scheme, is not weighted in favour of support, failing to meet the Purpose and Decision Guidelines of the Farming Zone and gain support from the planning policy.
- It is recommended that Council resolve to issue a Notice of Decision to Refuse to Grant a Permit in accordance with the Officer's recommendation.

RECOMMENDATION

That Council:

1. ***Having caused notice of Planning Application No. P2021-080 to be given under Section 52 of the Planning and Environment Act 1987 and having considered all the matters required under Section 60 of the Planning and Environment Act 1987 decides to issue a Notice of Decision to Refuse to Grant a Permit under the provisions of the Strathbogie Planning Scheme in respect of the land known as (L1 TP402189 V6480 F876) 340 Polly McQuinns Road, Strathbogie VIC 3666, for the Use and Development for a Dwelling and Shed for the following reasons:***

9.1.4 Planning Permit Application No. P2021-080 - Use and Development for a Dwelling and Shed ~ 340 Polly McQuinn's Road, Strathbogrie VIC 3666 (cont.)

- a. The proposal does not support the Purpose of the Farming Zone and does not weight in favour of support when assessed against the appropriate decision guidelines of the Farming Zone.*
- b. The proposal, when assessed against the policy throughout the Strathbogrie Planning Scheme, is not weighted in favour of support. The relevant policy that provides direction, and which does not weight in favour of support are –*
 - Clause 11 Settlement*
 - Clause 11.01 Victoria*
 - Clause 11.02 Managing Growth*
 - Clause 14 Natural Resource Management*
 - Clause 14.01-1S Protection of Agricultural Land*
 - Clause 21.01 Municipal Profile*
 - Clause 21.01 Sustainable Settlement*
 - Clause 21.02-3 Rural Residential*
 - Clause 21.02-4 Rural Zones*
 - Clause 21.06-2 Adapting and Diversifying Agriculture*
 - Clause 22.01 Housing and House Lot Excision in the Farming Zone.*

PURPOSE AND BACKGROUND

The proposal is to use and develop land for a dwelling with an associated outbuilding on a site that is 29 hectares in size, in a 40 hectares minimum lot size area.

This site is located in the Strathbogrie Ranges, along Polly McQuinn's Road, and although not identified as being farmland of state strategic significance, the area does however currently comprise a number of large farms that are productive, as evidenced by the ongoing importance of the agricultural industry to the shire by way of economic input and employment.

A Farm Plan has been provided to support the requirement of the dwelling for the endeavours of grazing and growing beef for human consumption.

A Land Capability Assessment has been provided to ensure that wastewater management can be accommodated on site.

A Geotechnical Report has been provided to ensure that the risk from erosion and landslide is low.

ISSUES, OPTIONS AND DISCUSSION

One of the overarching governance principles in section 9 of the Local Government Act 2020 is that priority is to be given to achieving the best outcomes for the municipal community, including future generations.

9.1.4 Planning Permit Application No. P2021-080 - Use and Development for a Dwelling and Shed ~ 340 Polly McQuinns Road, Strathbogrie VIC 3666 (cont.)

Council is a Responsible Authority under the Planning and Environment Act 1987 (the Act). In this role, Council administers the Strathbogrie Planning Scheme (Planning Scheme) and, among other things, determines planning permit applications made for the use and development of land within the municipality.

Under delegated authority of Council, Council Officers determine some matters.

Any application that is recommended for Refusal is heard before Council.

SUMMEARY OF KEY ISSUES

- A proposed farming activity not considered to require a dwelling given grazing on lots of 29ha is common practice without a dwelling;
- A proposal that could potentially introduce plant and animal pests including pets, and garden plants that are weeds;
- A proposal which could potentially lead to incremental loss of farming land; and
- A proposal that could lead to the eventual loss of productive farming to the economy.

COMMUNITY ENGAGEMENT

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the municipal community is to be engaged in strategic planning and strategic decision making.

Individual applications consider these requirements through assessment phase of each application as per the Planning and Environment Act 1987 and the provisions of the Strathbogrie Planning Scheme. The application was advertised to adjacent and nearby owners and occupiers. The proposal was accessible on Council's website. The notice was carried out in accordance with the legislation. Three objections have been received.

The applicant has been informed that the proposal is being recommended for refusal.

POLICY CONSIDERATIONS

Council Plans and Policies

There are no implications on the Council Plan or any Council Policies as a result of this decision.

Regional, State and National Plans and Policies

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that regional, state and national plans and policies are to be taken into account in strategic planning and decision making.

More information is provided in the Officer Report attached.

9.1.4 Planning Permit Application No. P2021-080 - Use and Development for a Dwelling and Shed ~ 340 Polly McQuinn's Road, Strathbogrie VIC 3666 (cont.)

LEGAL CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that Council decisions are to be made and actions taken in accordance with the relevant law.

This proposal is being considered under Section 61 of the Planning and Environment Act 1987.

Conflict of Interest Declaration

All officers and contractors involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Transparency

One of the overarching governance principles of the *Local Government Act 2020* is that the transparency of Council decisions, actions and information is to be ensured.

This application is being heard by Council due to the officer's recommendation for refusal and that one or more objection has been received. The applicant has been notified of this and directed to the Agenda for the Report, advised they will be contacted with the resolution following the Council Meeting and reminded of their avenue to VCAT should they wish to appeal any decision by Council.

SUSTAINABILITY CONSIDERATIONS

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district including mitigation and planning for climate change risks, is to be promoted.

Economic

This proposal is not supported as it will impact detrimentally on the local, state and national economy should productive farming land be incrementally eroded due to unmanaged demand for rural lifestyle development.

Social

There could be a detrimental impact on the farming community's social cohesion, health and wellbeing, and support of each other, due to the encroachment of rural lifestyle development.

Environmental

The application has been assessed against the relevant provisions of the *Planning and Environment Act 1987*. No vegetation is proposed to be removed. The Farm Plan indicates that there will be further plantings particularly along the river environs, which will be fenced, to enhance the area and protect it from stock invasion.

Climate change

The Strathbogrie Planning Scheme has incorporated broader considerations on Climate Change and as highlighted above the Farm Plan identifies that further plantings would be undertaken, this in turn is an effective way of tackling climate change caused by greenhouse gas.

9.1.4 Planning Permit Application No. P2021-080 - Use and Development for a Dwelling and Shed ~ 340 Polly McQuinns Road, Strathbogrie VIC 3666 (cont.)

HUMAN RIGHTS CONSIDERATIONS

The application is being assessed in accordance with relevant legislation, and all parties will be afforded all relevant rights of appeal at the Victorian Civil and Administrative Tribunal.

CONCLUSION

After due assessment of all the relevant factors, it is considered appropriate to issue a Notice of Decision to Refuse to Grant a Permit.

ATTACHMENTS

Attachment 1: Officer Planning Report

Attachment 2: Plans

ATTACHMENT 1:

Officer Planning Report

Application Details:

Application is for:	Use and Development for a Dwelling and Shed
Applicant's/Owner's Name:	Troy Spencer
Date Received:	24 May 2021
Statutory Days:	More than 60 days
Application Number:	P2021-080
Planner: Name, title & department	Gillian Williamson Principal Planner Planning and Investment
Land/Address:	Lot 1 Title Plan 402189X 340 Polly McQuinns Road, Strathbogie VIC 3666
Zoning:	Farming Zone
Overlays:	Bushfire Management Overlay Erosion Management Overlay
Is a CHMP required?	No there is no Area of Cultural Heritage Sensitivity
Is it within an Open Potable Catchment Area?	Yes – referral to GMW required Section 55
Under what clause(s) is a permit required? (include description)	<u>Farming Zone</u> Pursuant to Clause 35.07-1 & 35.07-4 a permit is required to use land, construct a building and carry out works and construct a building within 100m of a waterway. <u>Erosion Management Overlay</u> Pursuant to Clause 44.01-2 a permit is required to construct a building and carry out works. <u>Bushfire Management Overlay</u> The buildings and works are not within the BMO therefore no planning permit is triggered.
Restrictive covenants on the title?	Nil
Current use and development:	Agriculture
Adjacent to the Principal Road Network	No
Status of Road on Road Register	Local Council
Adjacent to Public Land	Yes
Current use and development:	Agriculture

Application Checklist:

Application form <input checked="" type="checkbox"/>	Title enclosed <input checked="" type="checkbox"/>	Fee paid <input checked="" type="checkbox"/>
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Site Plan <input checked="" type="checkbox"/>	Plans of Proposal <input checked="" type="checkbox"/>	Planning Report <input checked="" type="checkbox"/>
Supporting Information <input type="checkbox"/>	Effluent Disposal <input checked="" type="checkbox"/>	Other <input type="checkbox"/>

Disclosure of Conflicts of Interest in relation to advice provided in this report

After reading the definitions of a general or material conflict of interest as defined by the *Local Government Act 2020*, do you have a conflict of interest?

Yes ☐

(if YES, please complete a Conflict of Interest and Declaration Making Declaration form)

No ☒

Recommendation

That Council:

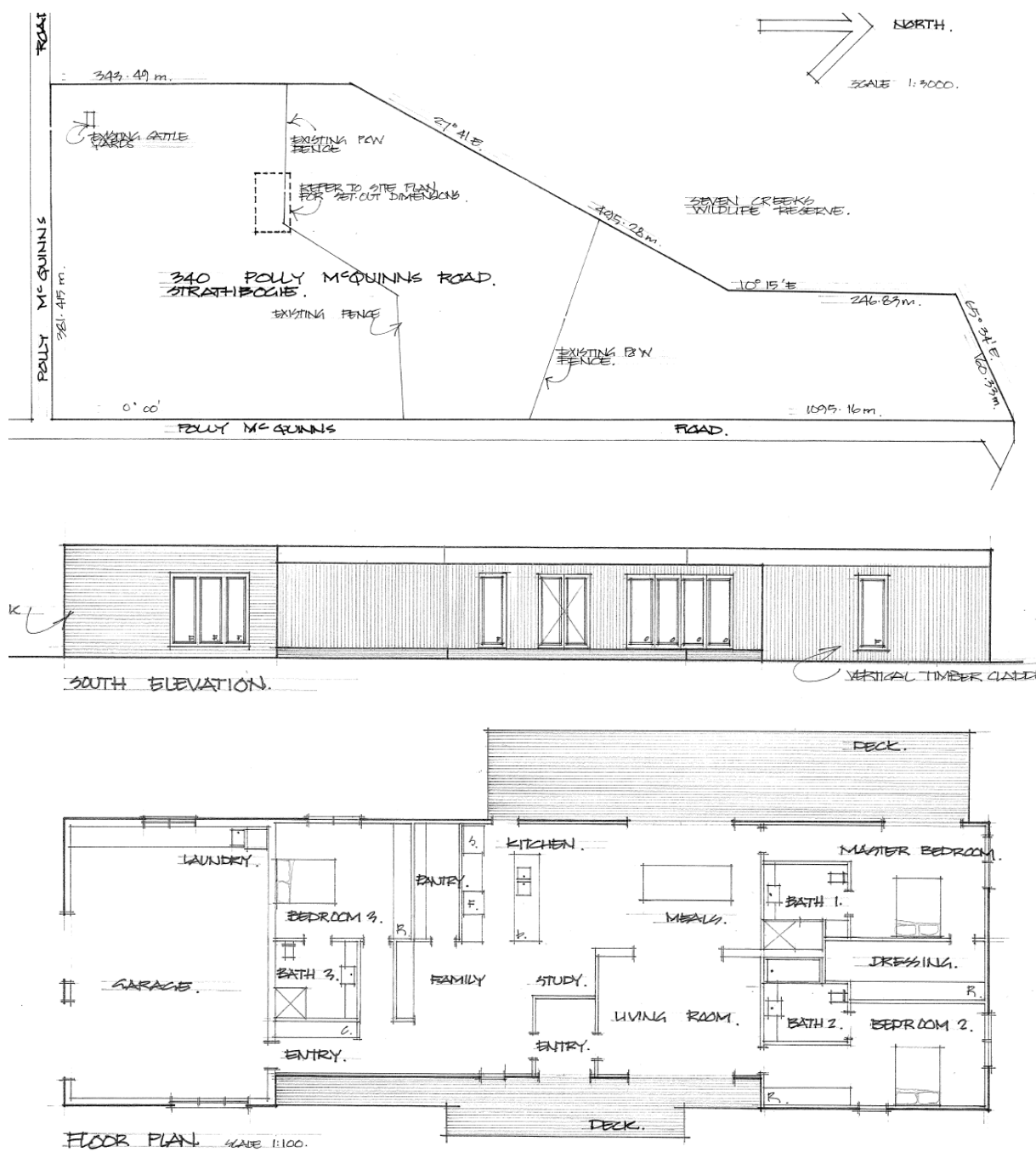
2. having caused notice of Planning Application No. P2021-080 to be given under Section 52 of the *Planning and Environment Act 1987*; and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to Issue a **Notice of Decision to Refuse to Grant a Permit** under the provisions of the Strathbogie Planning Scheme in respect of the land known as L1 TP402189 V6480 F876, 340 Polly McQuinns Road, Strathbogie VIC 3666, for the Use and Development for a Dwelling and Shed due to the following reasons –
 - a. The proposal does not support the Purpose of the Farming Zone and does not weight in favour of support when assessed against the appropriate decision guidelines of the Farming Zone.
 - b. The proposal, when assessed against the policy throughout the Strathbogie Planning Scheme, is not weighted in favour of support. The relevant policy that provides direction, and which does not weight in favour of support are –
 - Clause 11 Settlement
 - Clause 11.01 Victoria
 - Clause 11.02 Managing Growth
 - Clause 14 Natural Resource Management
 - Clause 14.01-1S Protection of Agricultural Land
 - Clause 21.01 Municipal Profile
 - Clause 21.01 Sustainable Settlement
 - Clause 21.02-3 Rural Residential
 - Clause 21.02-4 Rural Zones
 - Clause 21.06-2 Adapting and Diversifying Agriculture
 - Clause 22.01 Housing and House Lot Excision in the Farming Zone

Proposal

The proposal is to use and develop the land for a dwelling and outbuilding on a farming lot that is less than the minimum lot size for this area. The site measures 29ha and the minimum lot size is 40ha.

A farm plan has been provided that informs of breeding high quality meat for human consumption, and protecting, enhancing and managing the waterways, soil and flora.

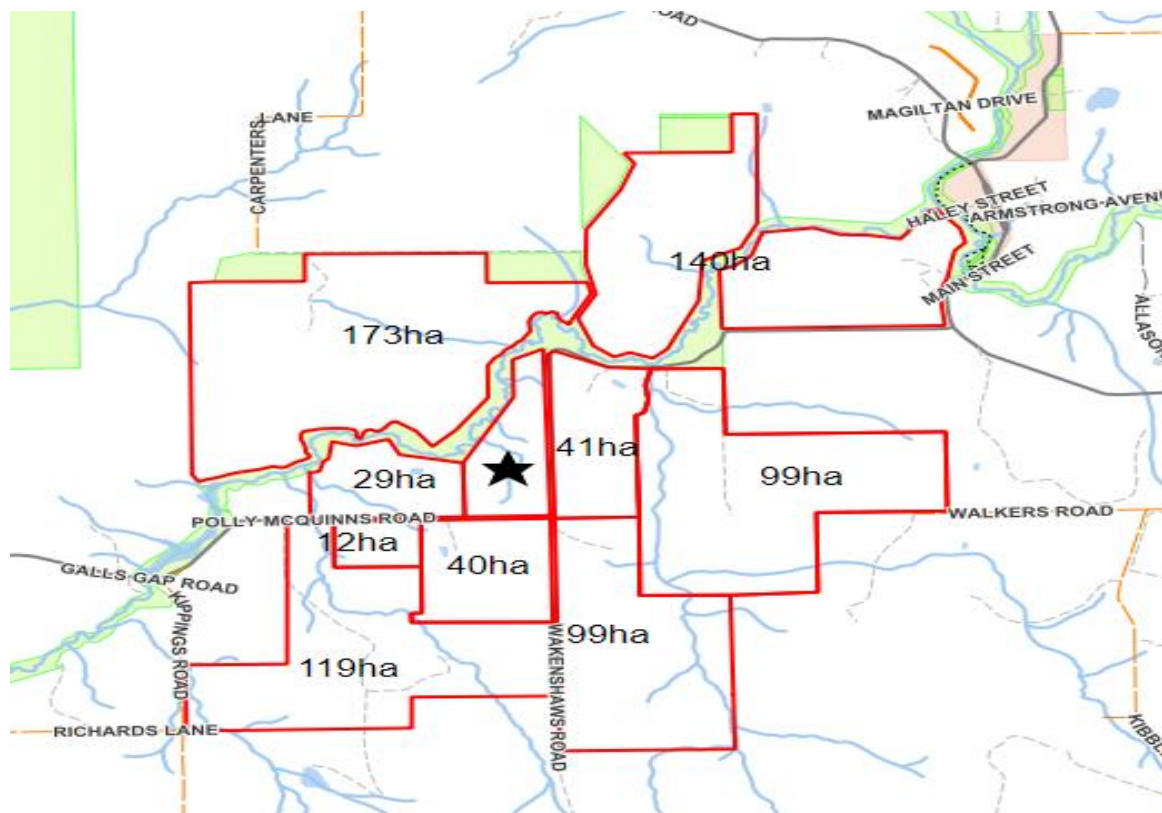
A Geotechnical Report has been provided to address the erosion, landslip risk on the site.
A Land Capability Assessment has been provided to assess if the land can accommodate the proposal in its intended location on the proposed on the site.



Subject site & locality

Inspection date/s: September 2021	Officer: Gill Williamson Principal Planner	Comments: mainly large farm lots in a beautiful area, not of state strategic significance as farming land but still productive
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The site is located to the south of the shire, in the hills, with water features and lookouts, and is attracting a lot of rural lifestyle interest although most of this area is not identified within the Rural Residential Strategy 2004. The lot measures approximately 28ha in a minimum 40ha lot size area. It is surrounded by the following farms –



In summary there are seven farms currently that are greater than 40ha in size and three which are not all located in close proximity to each other.

Permit/Site History

There is no previous planning permit history associated with this subject site, on council's current systems.

Further Information

Further Information Required:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
What was requested?			
<ul style="list-style-type: none"> Land Capability Assessment Geotechnical Report 			
FI Requested: 22 June 2021		FI Received: 5 August 2021	

Advertising/Public Notification

Is notification/advertisement required under section 52?			
Please provide comment			
Advertised by:	<input checked="" type="checkbox"/> Council	<input checked="" type="checkbox"/> Applicant	

Site plan selected:		<input checked="" type="checkbox"/> Plans		Yes	
		<input checked="" type="checkbox"/> Advertising list		Yes	
Add Instructions on Spear		<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No	
Letters: Yes	Signs:No	Paper: No	Sent: 27/8 till 17/9	Stat Dec Rec: NA	

Objections received?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Number: 3
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Three objections have been received to Council –

Objection	Officer Response
<u>Objection 1 (40ha lot)</u> <ul style="list-style-type: none"> Potential for weed infestation of surrounding properties. Biosecurity issues. Poorly located dams that could be easily contaminated and degrade surrounding waterway quality. Protection of riparian environs. 	<p>There is always potential for weed infestation from landholders who do not attend and manage the land properly however all land owners are responsible for managing land under the 'Catchment and Land Protection Act 1994' which requires all land owners and occupiers to manage land so as not to degrade it including weed management.</p> <p>Biosecurity matters are considered by Ag Vic and not planning.</p> <p>It could be that the dams are poorly located and the waterways have been degraded by previous ownership, however the current land owner intends to protect and enhance the water sources.</p>
<u>Objection 2 (112ha)</u> <ul style="list-style-type: none"> Biosecurity. Ongoing degradation of waterways. Degradation of waterways. Potential for stray bulls. Weed infestation. 	<p>The same response as above.</p>
<u>Objection 3 (29ha)</u> <ul style="list-style-type: none"> Put forward an independent report from a consultant who looked over the application. Size of property not appropriate for proposed agricultural activity. Weed infestation. Waterways contamination. No previous farming ability proven. 	<p>AgVic are the referral body for planning and they were consulted.</p> <p>The number of stock proposed is 20 Poll Hereford and it is presumed that their health will be important and therefore they will be managed accordingly by the land owner.</p> <p>Weed infestation is addressed previously. Waterway management is addressed previously.</p>

<ul style="list-style-type: none">• No visible evidence of good land management to date since ownership (over last 12 years).• Shooting, baiting controls a concern for their property management.• The age of the owner is at question for longevity and farm management over the next ten years.	<p>Ag Vic and RSPCA are involved when there is a lack of care to animals and land.</p> <p>Ag Vic, DELWP and VicPol are involved where shooting and baiting are concerned.</p>
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Consultation

The objections were provided to the applicant. No response has been received. No meeting has been undertaken by any party.

Referrals

External Referrals/Notices required by the Planning Scheme:

REFERRALS					
Add instructions on SPEAR:				<input type="checkbox"/> Yes	<input type="checkbox"/> No
Referrals Authority	Type of Referral	Referral Clause and Description	Additional Instructions	Date sent	Date received including Advice/Response/Condition
DELWP	Section 52		The subject site is adjacent to Crown land	27/8/2021	Conditional consent
GMW	Section 55 Determining	Clause 66.02-5 Special Water Supply Catchment		27/8/2021	Conditional consent
GVW	Section 52		The subject site is adjacent to a GVW managed waterway under the Urban Water Strategies to ensure safe, reliable, secure water and sewerage management.	27/8/2021	No objection

HEALTH	Internal			27/8/2021	Conditions
ENGINEER	Internal			27/8/2021	Conditions
Ag Vic	Section 52		Feedback and guidance on the submitted Farm Plan from applicant	27/8/2021 and again on 1/2/2022	Considers that the proposal does not meet the objectives of the Strathbogie PS and that the agricultural activity can be carried out without on site supervision.

Assessment

The zoning of the land and any relevant overlay provisions

Farming Zone

Purpose:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

Pursuant to Clause 35.07-1 a permit is required to use the land for a dwelling on a lot smaller than the area specified in a schedule or 40-hectares. In this area the minimum lot size is 40- hectares and the site measures approximately 29ha.

Pursuant to Clause 35.07-4 a permit is required to construct a building and carry out works for a use associated with a Section 2 use and construct a building within 100m of a waterway.

The use of the land for a dwelling must meet the following requirements –

- *Access to the dwelling must be provided via an all weather road with dimensions adequate to accommodate emergency vehicles.*
- *Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.*

- *The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.*
- *The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.*

An application to use a lot for a dwelling must be accompanied by a written statement which explains how the proposed dwelling responds to the decision guidelines for dwellings in the zone. A Farm Plan is also required.

Appropriate decision guidelines are considered to be –

General issues

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.*
- *How the use and development makes use of existing infrastructure and services.*

Agricultural issues and the impacts from non-agricultural uses

- *Whether the use or development will support and enhance agricultural production.*
- *Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.*
- *The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.*
- *The capacity of the site to sustain the agricultural use.*
- *The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.*
- *Any integrated land management plan prepared for the site.*

Dwelling issues

- *Whether the dwelling will result in the loss or fragmentation of productive agricultural land.*
- *Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.*
- *Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.*
- *The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.*

Environmental issues

- *The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.*
- *The impact of the use or development on the flora and fauna on the site and its surrounds.*
- *The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.*
- *The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.*

Design and siting issues

- *The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.*

- *The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.*
- *The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.*
- *The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.*
- *Whether the use and development will require traffic management measures.*

Officer Response:

The application has provided a supporting farm plan that sets out intentions to stock and raise cattle for meat for human consumption. It also provides information on the intentions to protect and enhance the waterways and land.

The owners intend to construct a dwelling to enable them to live on site. The property is accessible by Polly McQuinns Road which would be considered all weather given it is single width tarmac.

An LCA has informed that wastewater management can be provided on the site. It is presumed that potable water can be provided by a tank and that water can be provided for fire fighting use. Reticulated electricity is available and also other means of providing electric power such as solar and wind could be utilised as agreed by the electricity provider.

It is assessed that agriculture is not the primary use, rather the dwelling is. The proposed stock raising is considered to be associated with what can be called a hobby farm, given this is a smaller lot than the minimum lot size in this area. It is assessed that this is primarily a rural residential development and the farming proposed does not require a dwelling.

Every landowner and occupier is required to manage their land under the 'Catchment and Land Protection Act 1994' to mitigate degradation. The owner has proposed to establish native vegetation planting areas along the river area and this will be fenced to protect it from livestock. They also intend to use rotational grazing to mitigate compaction and ensure the ongoing health of paddocks for grazing with supplementary feeding.

The dwelling is proposed to be located into the site approximately 125m from the front boundary along Polly McQuinns Road, and approximately 258m from the eastern boundary. This places it within 100m of a waterway and GMW have provided response to that requiring the effluent field to be located more than 100m from waterways and dams. The effluent field is to be kept free of all stock, buildings, and driveways. The dwelling and outbuilding are to be located together and the materials and colours proposed are timber and muted. The outbuilding has a floorplan layout that resembles a potential for another dwelling which would need to be addressed in any conditions for any permit issued.

The planning scheme and supporting strategic documents identify that introducing rural residencies to farming areas impacts on farming, with urban expectations to noise, odours, dust, operating hours, road infrastructure, waste services. They also highlight the rise in farming land value which becomes associated with rural residency rather than farming. The issue of introduction of weeds and pest animals is documented. All this leads to stress on existing farming businesses exposed to increased pressure to develop for lifestyle lots, inability to expand, and in turn potentially leading to the loss of farmland, employment and rural communities.

In concluding the response to the Purpose and appropriate decision guidelines of the Farming Zone, it is considered that given the lot size, the proposed primary use of the land

is rural residential and the proposed farm plan does not present a farming activity that is supportive of the need for a dwelling.

The Planning Policy Framework (PPF) and The Local Planning Policy Framework (LPPF) - including the Municipal Strategic Statement (MSS) and local planning policies

Clause 11 – Settlement – directs planning to focus development in locations with access to infrastructure and services, to contribute to economic viability, to protect natural resources and not site incompatible uses close together.

Clause 11.01- Victoria – directs planning to provide for growth in accordance with relevant regional growth plans, directing growth to identified settlements, preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes, providing for appropriately located supplies of residential land limiting urban sprawl.

Clause 11.02 – Managing Growth – talks to managing growth into identified areas of residential land in accordance with relevant plans.

Clause 13 – Environmental Risks and Amenity – Planning is directed to identify, prevent and minimise the risk of harm to the environment, human health and amenity through assessing land use and development compatibility and effective controls to prevent or mitigate impacts.

Clause 13.01-1S – Natural Hazards and Climate Change – The objective is to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk based planning. Planning is directed to direct population growth and development to low risk locations, siting and designing development to minimise risk to life, property, the natural environment and community infrastructure from natural hazards.

Clause 13.02 – Bushfire – This policy applies to all applications relating to land that is within the Bushfire Management Overlay, Bushfire Prone Area and to any proposal that may create a bushfire hazard. This policy prioritises the protection of human life over all other policy decisions and planning is to direct population growth and development to low risk locations where human life can be better protected from the effects of bushfire.

Clause 13.04-2-2S Erosion and Landslip – the objective is to protect areas prone to erosion, landslip and other land degradation processes.

Clause 14 – Natural Resource Management – Planning should ensure agricultural land is managed sustainably, while acknowledging the economic importance of agricultural production.

Clause 14.01-1S – Protection of Agricultural Land – The objective is to protect the states agricultural base by preserving productive farmland and planning is directed to avoid permanent removal, protect productive farmland, prevent inappropriately dispersed urban activities in rural areas and protect agriculture and primary production from incompatible uses. Planning is also directed to limit new housing in rural areas by directing housing growth into existing settlements and discouraging small, isolated lots with dwellings. Planning is directed to consider the impacts of removing productive land, the compatibility of the rural lifestyle lot on the existing surrounding farming uses and to potential impacts on the surrounding farming land from the spread of plant and animal pests.

Clause 21.01 – Municipal Profile – This policy identifies that due to the picturesque nature of much of the shire, it is often faced with many land use conflicts, commonly between lifestyle properties and rural industry. There are many opportunities for growth in the food, wine and equine industries and adding to existing primary production.

Clause 21.01 – Sustainable Settlement – This policy identifies the pressure to develop farming land for rural residential use and requires planning to retain areas of high-quality rural land for farming and agricultural purposes.

Clause 21.02-3 – Rural Residential – This policy recognises the pressure for rural lifestyle development in the shire and allocates development in appropriate locations, protecting agricultural land from loss.

Clause 21.02-4 – Rural Zones – This policy identifies approximately 230,000 hectares of land is farmed in the shire supporting around 700 farming enterprises, predominantly grazing and broadacre, intensive, horticulture and equine. Planning is directed to limit inappropriate uses within farming areas, including dwellings not supporting agricultural uses.

Clause 21.06-2 – Adapting and Diversifying Agriculture – This clause sets the objective to support and encourage retention and diversification of agriculture and directs planning to promote agricultural practices and minimising conflicts at urban fringe and agricultural land interfaces.

Clause 22.01 – Housing and House Lot Excision in the Farming Zone - applies to all land in the Farming Zone and any small lot is a lot less than the specified minimum lot size. Inappropriate development of dwellings in the Farming Zone can lead to residential dwellings in isolation, inappropriate rural residential and potential conflicts with farming practices. The objectives are to protect and maintain productive farming areas, promote sustainable use of privately owned land, protect growth of rural industry against potential land use conflict and to ensure rural production is not compromised by housing encroachment.

Officer Response

This subject site is not considered to be in an area suitable or identified for rural lifestyle development given it is in the Farming Zone, requires a minimum lot size of 40ha for an as of right use for a dwelling, and is surrounded by large farming enterprises. It also does not present a farming proposal that requires a dwelling. Agriculture Victoria consider that this type of grazing can be carried out without the need for a dwelling.

The Sustainable Land Use Strategy does identify that these hilly areas of the Shire may lend themselves into the future for other pursuits rather than stock and crop, envisaging tourism and agribusiness that are suitable but until such time as a rezone has applied, it has to be assessed under the current zone and has to acknowledge the current farming enterprises.

Council recognises the pressure to develop farming land for rural residential lifestyle and has made available, and continues to make available, land for rural lifestyles in appropriate locations, away from farming areas, but also allows for managed development on farming land if identified in the Rural Residential Strategy 2004.

This proposal has the potential to introduce a new rural lifestyle dwelling, in an area that is not appropriate, and that has the potential to create conflict between the rural lifestyle use and the existing, surrounding farming activities. This can lead to complaints and unrealistic expectations, all of which cost council money in energy and resources and

stresses the existing farming community. These types of dwellings can create urban encroachment into active farming areas. Proposals such as this also give rise to potential for impacting the right to farm on Farming Zoned land.

In weighing up of the planning policy this proposal is considered to be -

- a proposed farming activity not considered to require a dwelling given grazing on lots of 29ha is common practice without a dwelling;
- a proposal for potentially incompatible uses located together;
- a proposal that could introduce plant and animal pests including pets, and garden plants that are weeds;
- a proposal which potentially lead to incremental loss of farming land; and
- a proposal that could lead to the eventual loss of productive farming to the economy.

The proposal was referred to AgVic who believe the land use can be conducted without the need for a dwelling.

Therefore it is concluded that the proposal cannot be supported as assessed by the officer at this time.

Relevant Particular Provisions

Nil

The decision guidelines of Clause 65

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

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

Officer's Response

The application does address management of the land by further plantings and fencing to protect waterways, along with rotational grazing, so going by the report, it must be

presumed that the intention is to manage the land so there is minimal detriment to the environment and limited contamination of soil.

The assessing officer has concluded that the proposal does not weight in favour of support up against the majority of relevant policy in the planning scheme and therefore would not result in orderly planning at this time.

Other relevant adopted State policies/strategies – (e.g. Melbourne 2030.)

Hume Regional Growth Plan 2014 – identifies agriculture as an important industry sector and goes on to explain that the Hume Region relies heavily on agriculture. To protect farming the Plan direct that rural residential uses will be provided for in defined areas close to existing settlements to ensure this form of development does not impact adversely on productive agriculture or other broad scale rural uses.

Relevant incorporated, reference or adopted documents

Sustainable Land Use Strategy – provides an overview for future farming and identifies this locality as having potential to be rezoned to conserve the environment and beauty but also recognises and allows for other uses such as tourist ventures and agribusiness that need a rural setting.

Relevant Planning Scheme amendments

There are no relevant planning scheme amendments.

Risk Management

The author of this report considers that there are no significant Risk Management factors relating to the report and recommendation.

Strategic Links – policy implications and relevance to Council Plan

The author of this report considers that the report is consistent with Council Policies, key strategic documents and the Council Plan.

Summary of Key Issues and Assessment

- Protection of farming land and farming activities.
- Impact of rural residential development that proposes a rural activity that is not considered to warrant a dwelling.

Officer Response:

As documented throughout the report, the proposal does not weight in favour of support.

Decision:

Delegate Report	Yes	Council Report Yes for March Council Meeting	
Determination:		Determination Date:	

Endorsed Plans:

Date:	Plan Numbers:

Declaration:

In making this decision as a delegated Officer, I declare that I have had regard to the decision-making requirements of the Strathbogie Shire Council's Governance Rules 2020 outlined by Rule 6 and have:

Made a fair, balanced, ethical and impartial decision - Sub Rule 6(c)(i) ☒

Made a decision based on merits, free from favouritism or self-interest
and without regard to irrelevant or unauthorised considerations- Sub Rule 6 (c)(ii) ☒

Applied the principles of natural justice to my decision, ensuring any person whose rights will be directly affected by the decision has been entitled to communicate their views and have their interests considered - Sub Rule 6(d) N/A

Identified the person or persons whose rights will be directly affected
Sub Rule 6(e)(i) ☒
Given notice of the decision Council must make under Sub Rule 6(e)(i) N/A

Ensured that such person(s) have had an opportunity to communicate their views and have their interests considered before I made the decision - Sub Rule 6(e)(i) N/A

Included information about how I've met these Sub Rules in my delegate report-
Sub Rule 6(e)(iv) ☒

Attachments

Plans for endorsement

Assessing Officer:	Gillian Williamson Principal Planner	Reviewing Officer:	
Signature:	<i>G Williamson</i>	Signature:	<i>B. AD</i>
Date:	14 February 2022	Date:	14 February 2022

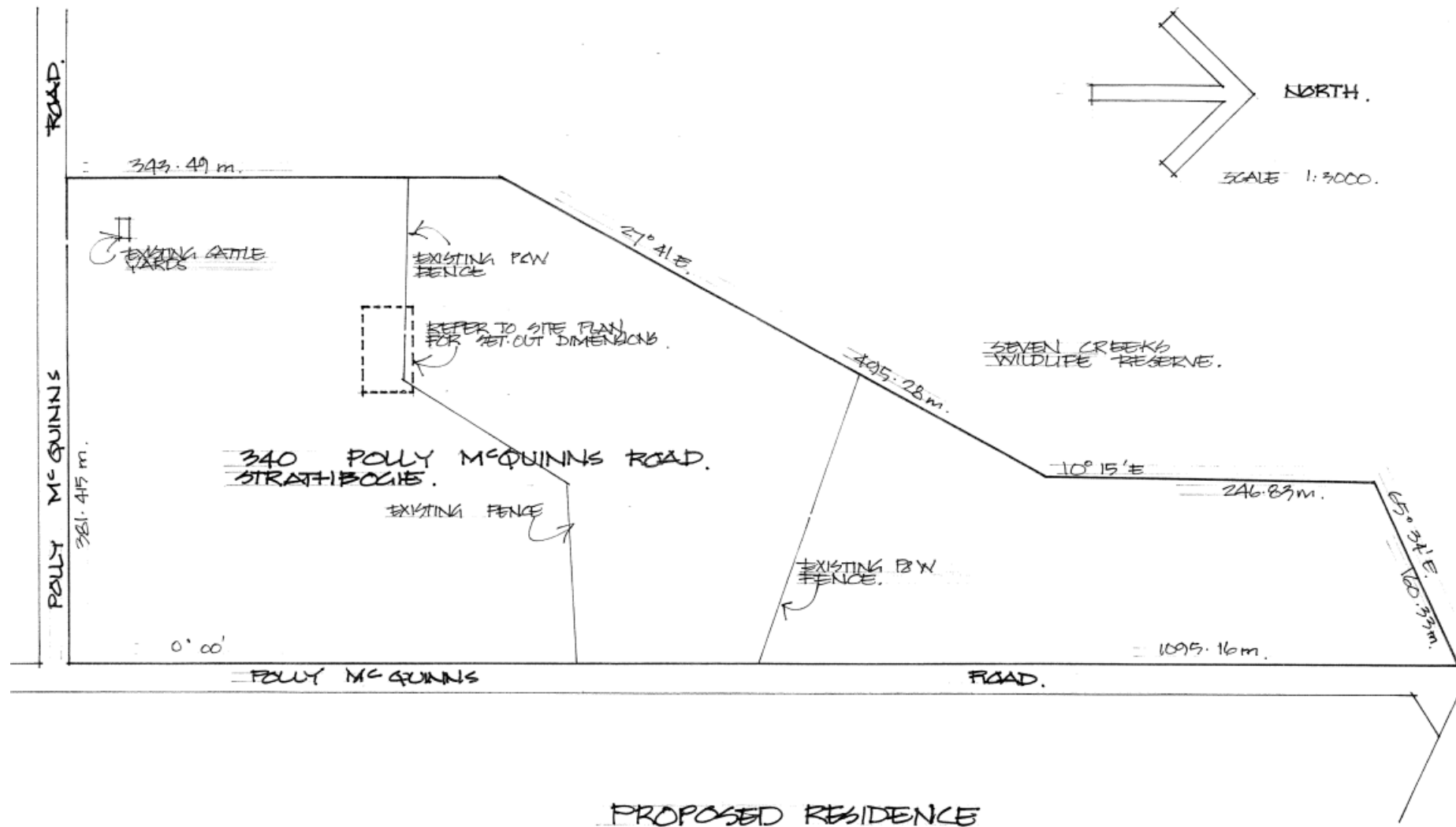
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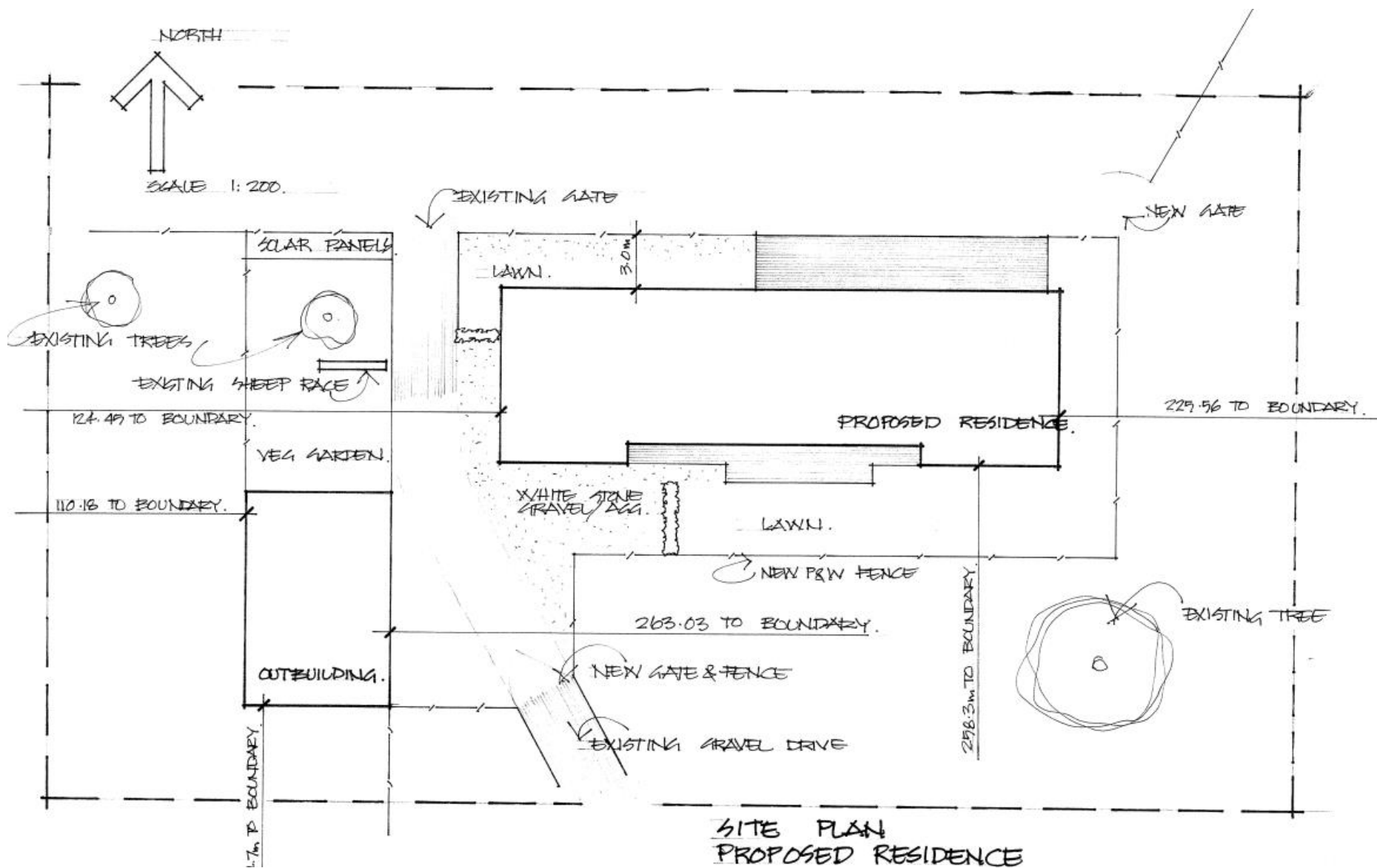
GMW

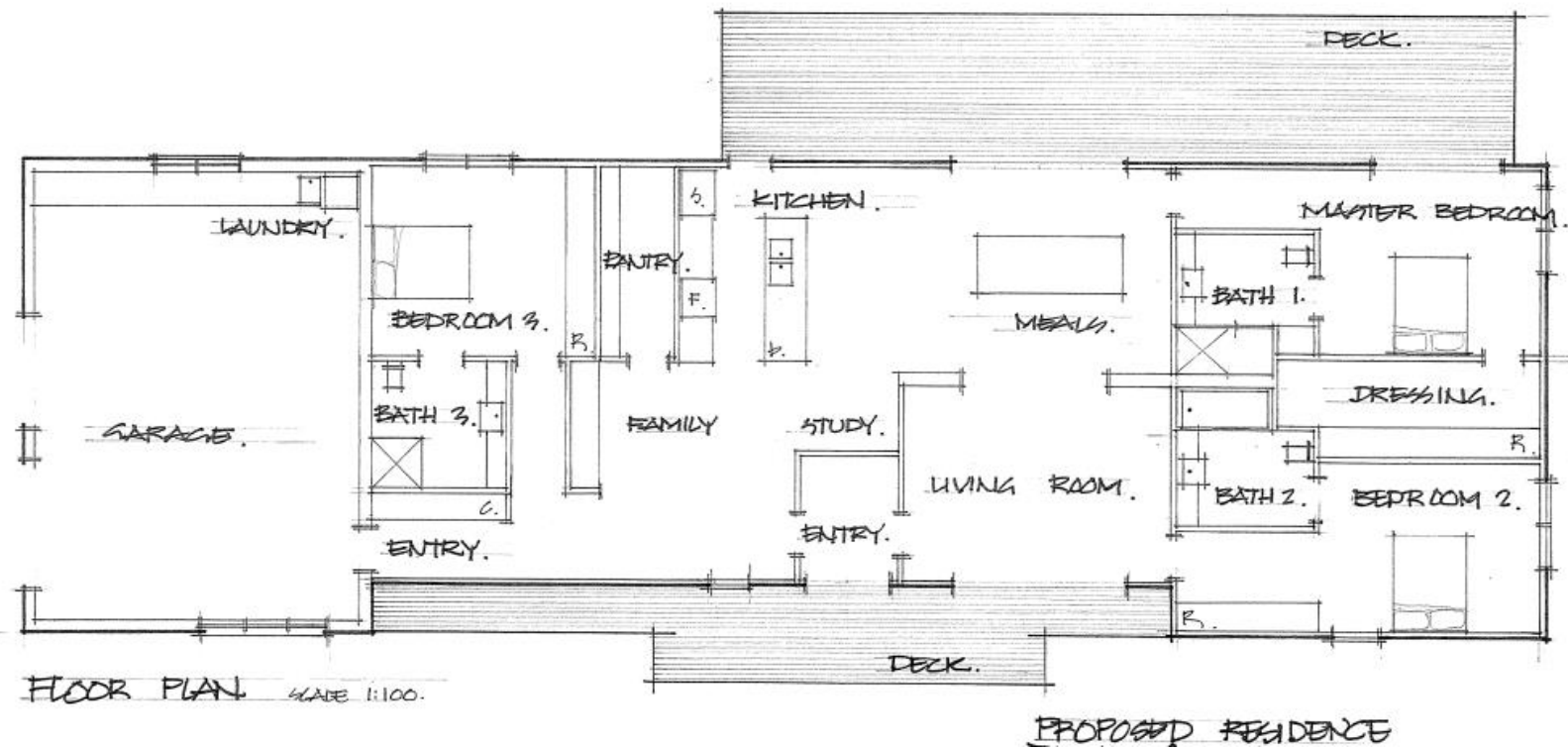
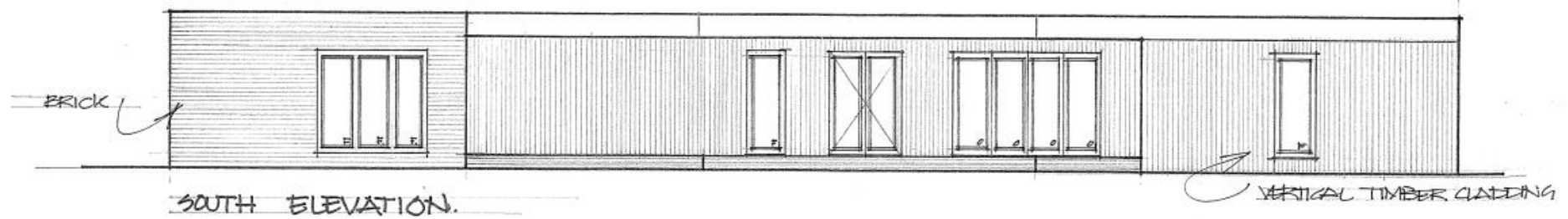
Ag Vic

Date sent:..... Initials:.....

ATTACHMENT 2:







9.1.5 Planning Permit Application No. P2021-153 - Two Lot Subdivision adjacent to a road in a Transport Zone 2 ~ 43-45 Tarcombe Street, Euroa VIC 3666

Author: Town Planner

Responsible Director: Director Community and Planning

EXECUTIVE SUMMARY

- The proposal is for the subdivision of the land into two lots. This site contains the historic building that was once the Euroa Inn and this will be retained on Lot 1, with vehicle access from Gobur Street. Lot 2 will be a vacant lot and will retain the existing access from Tarcombe Street. Any future development on this lot will be controlled by the Heritage Overlay and will be assessed accordingly at that stage.
- The application was advertised by way of notice to adjoining and nearby owners and occupiers, placed on Council's website, and a sign placed on the land. One objection has been received. Conversation was had with the objector about the concerns raised and, as appropriate and relevant, are addressed in the conditions below.
- The application has not been assessed within the statutory timeframe given the objection and the timing of the Council Meeting.
- The proposal meets the objectives of the Planning Policy Framework, Local Planning Policy Framework, the Zone and Overlay.
- It is recommended that Council resolve to issue Notice of Decision to Grant a Permit in accordance with the Officer's recommendation.

RECOMMENDATION

That Council

1. ***Having caused notice of Planning Application No. P2021-153 to be given under Section 52 of the Planning and Environment Act 1987 and having considered all the matters required under Section 60 of the Planning and Environment Act 1987 decides to issue a Notice of Decision to Grant a Permit under the provisions of Clause 32.08 GRZ, Clause 43.01 HO, Clause 44.03 FO, Clause 44.04 LSIO and Clause 52.29 of the Strathbogie Planning Scheme in respect of the land known as (V10600 F246 CA 9 SEC 1 Parish of Euroa), 43-45 Tarcombe Street, Euroa VIC 3666, for a Two Lot Subdivision adjacent to a road in a Transport Zone 2, in accordance with endorsed plans, subject to the following conditions:***

Conditions:

Endorsed Plans

1. ***The subdivision must be in accordance with the endorsed plans and permit. These endorsed plans or permit can only be altered or modified with the prior written approval of the Responsible Authority, or to comply with statutory requirements.***

9.1.5 Planning Permit Application No. P2021-153 - Two Lot Subdivision adjacent to a road in a Transport Zone 2 ~ 43-45 Tarcombe Street, Euroa VIC 3666 (cont.)

Subdivision Conditions

2. *The owner of the land must enter into an agreement with:*
 - a) *a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and*
 - b) *a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*
3. *Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:*
 - a) *a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and*
 - b) *a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*
4. *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 services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.*
5. *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.*
6. *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.*

General amenity provision

7. *The use and development must be managed so that the amenity of the area or locality, in the opinion of the Responsible Authority, 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;*

9.1.5 Planning Permit Application No. P2021-153 - Two Lot Subdivision adjacent to a road in a Transport Zone 2 ~ 43-45 Tarcombe Street, Euroa VIC 3666 (cont.)

- c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and*
- d) presence of vermin.*

Removal of Infrastructure

- 8. Prior to issue of Statement of Compliance all the remaining infrastructure on Lot 2 must be removed to the satisfaction of the Responsible Authority.**

Street numbering

- 9. Prior to the Certification of the plan of subdivision, the owner must complete and duly sign a Statutory Declaration agreeing to the Allocation of Street numbers.**

Engineering Conditions

Stormwater

- 10. Prior to the issue of Statement of Compliance the owner must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 to the satisfaction of the Responsible Authority. The Agreement requires:**
 - a) The on-site detention for stormwater for future dwellings will each be designed by a qualified drainage engineer and must be approved by the Council prior to construction. A copy of each of the approved plans will be held by Council for future reference.**
 - b) The stormwater system must incorporate principles of Water Sensitive Urban design and be designed so that the rate of storm water runoff from the development must not be more than the rate of runoff from the site prior to the development, all to the satisfaction of the Responsible Authority.**
 - c) The drainage system must be designed in accordance with the requirements of Clause 19 of the IDM "On-site Detention Systems". The on-site storage size for the development must be in accordance with Table 13. The allowable discharge rate to Council drains shall be the lesser of; a) that which is outlined in Table 13 and b) the remaining capacity of the existing pipe (clause 19.3.1 of the IDM).**
 - d) A default allowable discharge rate of 25 l/s/ha may be used in lieu of calculations to determine the remaining capacity of the existing drainage network. www.designmanual.com.au**
 - e) Each on-site detention stormwater system must be constructed either prior to, or currently with, the construction of any dwelling on the specified lots. Each on-site detention stormwater system on the specified lots must be completed prior to connection to Council's drainage system and be constructed in accordance with the approved design plans.**

9.1.5 Planning Permit Application No. P2021-153 - Two Lot Subdivision adjacent to a road in a Transport Zone 2 ~ 43-45 Tarcombe Street, Euroa VIC 3666 (cont.)

- f) The owner will maintain, and not modify without prior Council written approval, each on-site detention system and will allow each on-site stormwater detention system to be inspected by a duly appointed officer of the Council at mutually agreed times.***

The Owner will pay for all the costs associated with the construction and maintenance of each on-site detention system.

Asset Protection

- 11. Prior to any works commencing on site the applicant / owner or developer must submit to the Responsible Authority a written report and photos of any prior damage to public infrastructure. This includes 50 metres on both sides of the property. Listed in the report must be the condition of kerb & channel, footpath, seal, street lights, signs and other public infrastructure fronting the property and abutting at least two properties either side of the development. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. Any damage to the Responsible Authority's assets (i.e. sealed roads, kerb & channel, trees, nature strip etc), and boundary fences, must be repaired at the cost of the applicant all to the satisfaction of Responsible Authority.***

Urban Vehicle Crossing Location

- 12. Prior to the issue of statement of compliance for the subdivision the applicant/ owner or developer must obtain a vehicle crossing permit from the responsible authority for each lot and construct the vehicle crossing in accordance with the requirements. The crossing/s must be constructed in accordance with the following requirements:***
- 13. Standard vehicular crossings shall be constructed at right angles to the road to suit the proposed driveways, and any existing redundant crossing shall be removed.***
- 14. The vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree.***
- 15. Any new, relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense. Final location of vehicle crossing must be approved by Responsible Authority via vehicle crossing permit. Refer to Clause 12.9.1 "Urban Vehicle Crossings" of the Infrastructure Design Manual. Where there is no existing kerb and channel in the street refer to standard drawing SD255.***

Urban Drainage – Works

- 16. All stormwater and surface water discharging from the site, buildings and works must be conveyed to the legal point of discharge drains to the satisfaction of the Responsible Authority/ Goulburn Murray Water. No effluent or polluted water of any type may be allowed to enter the stormwater drainage system or Lake Nagambie.***

9.1.5 Planning Permit Application No. P2021-153 - Two Lot Subdivision adjacent to a road in a Transport Zone 2 ~ 43-45 Tarcombe Street, Euroa VIC 3666 (cont.)

Department of Transport Conditions

- 17. Only one access will be permitted from Lot 2 to Tarcombe Street located at the southern boundary of the subject land as shown on the plan appended to the application.***
- 18. Prior to release of a statement of compliance, the access must be constructed and sealed to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria.***

Expiry

Subdivision

- 19. This permit will expire if one of the following circumstances applies:***

- a) The subdivision is not Certified within two years of the date of this permit;***
- b) The subdivision is not completed within five years of the date of Certification under the Subdivision Act 1988.***

The Responsible Authority may extend the period referred to in (a) if a request is made in writing before the permit expires; or within six months afterwards.

Planning Notes

- Separate consent for works within the road reserve and the specifications of these works may be required under the Road Management Act.***

PURPOSE AND BACKGROUND

The purpose of the proposal is to subdivide a lot into two, with one lot retaining an existing historical building and the other being a vacant residential lot. The historical building will have access from Gobur Street and the vacant lot will retain existing access from Tarcombe Street.

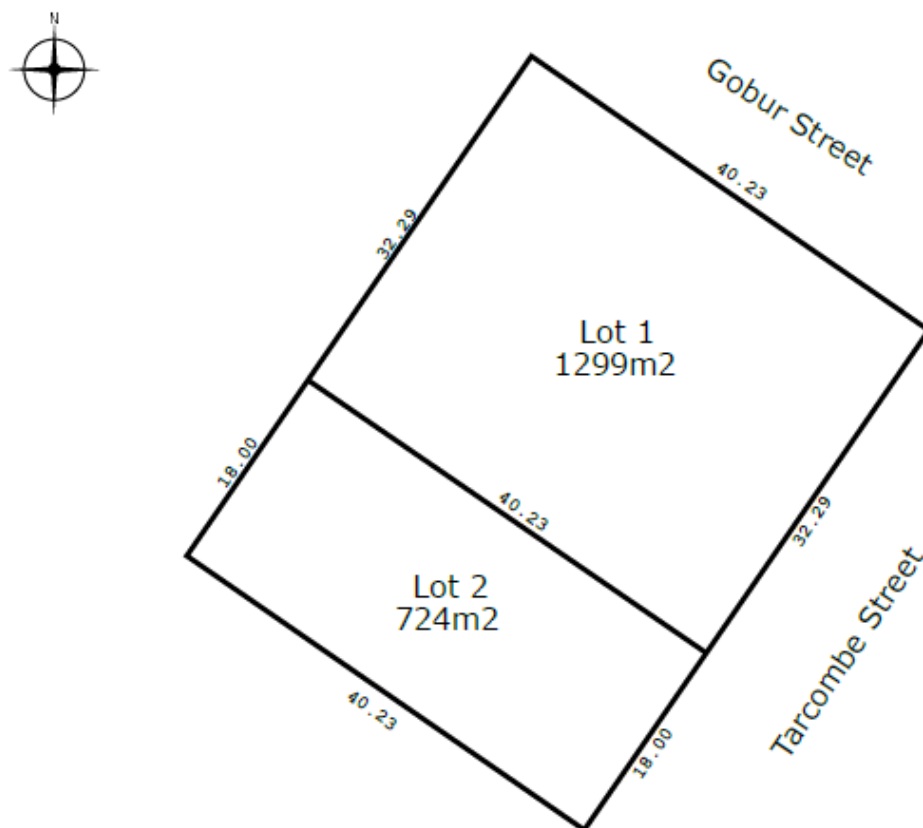
Existing buildings on Lot 2 will be required to be removed to align with the planning scheme.

9.1.5 Planning Permit Application No. P2021-153 - Two Lot Subdivision adjacent to a road in a Transport Zone 2 ~ 43-45 Tarcombe Street, Euroa VIC 3666 (cont.)



Subject site: Aerial view of the site

9.1.5 Planning Permit Application No. P2021-153 - Two Lot Subdivision adjacent to a road in a Transport Zone 2 ~ 43-45 Tarcombe Street, Euroa VIC 3666 (cont.)



Subject site: Proposed subdivision layout of the site

ISSUES, OPTIONS AND DISCUSSION

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that priority is to be given to achieving the best outcomes for the municipal community, including future generations.

Council is a Responsible Authority under the *Planning and Environment Act 1987* (the Act). In this role, Council administers the Strathbogie Planning Scheme (Planning Scheme) and, among other things, determines planning permit applications made for the use and development of land within the municipality.

Under delegated authority of Council, Council Officers determine some matters.

Any application that has received objections is heard before Council.

SUMMARY OF KEY ISSUES

- Does the proposal meet the objectives of Clause 56
- Is the Heritage significance impacted
- Has the flood risk been satisfactorily assessed
- Has the objection been considered.

An assessment of these key issues is provided in the attached Delegate Report.

9.1.5 Planning Permit Application No. P2021-153 - Two Lot Subdivision adjacent to a road in a Transport Zone 2 ~ 43-45 Tarcombe Street, Euroa VIC 3666 (cont.)

COMMUNITY ENGAGEMENT

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the municipal community is to be engaged in strategic planning and strategic decision making.

Individual applications consider these requirements through assessment phase of each application as per the *Planning and Environment Act 1987* and the provisions of the Strathbogrie Planning Scheme. The application was advertised to adjacent and nearby owners and occupiers. The proposal was accessible on Council's website. The notice was carried out in accordance with the legislation and one objection was received.

The objector was informed of the applicant and council's response and some concerns could be met by permit conditions, others only considered if a development proposal is lodged.

POLICY CONSIDERATIONS

Council Plans and Policies

There are no implications on the Council Plan or any Council Policies as a result of this decision.

Regional, State and National Plans and Policies

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that regional, state and national plans and policies are to be taken into account in strategic planning and decision making.

More information is provided in the Officer Report.

LEGAL CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that Council decisions are to be made and actions taken in accordance with the relevant law.

This proposal is being considered under Section 61 of the Planning and Environment Act 1987.

Conflict of Interest Declaration

All officers and contractors involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Transparency

One of the overarching governance principles of the *Local Government Act 2020* is that the transparency of Council decisions, actions and information is to be ensured.

This application is being heard by Council due to the receipt of an objection to the proposal. Hearing the application in the public meeting will allow all parties the opportunity to be heard by the council prior to a decision being made.

9.1.5 Planning Permit Application No. P2021-153 - Two Lot Subdivision adjacent to a road in a Transport Zone 2 ~ 43-45 Tarcombe Street, Euroa VIC 3666 (cont.)

SUSTAINABILITY CONSIDERATIONS

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district including mitigation and planning for climate change risks, is to be promoted.

Economic

This proposal is supported by the planning scheme and will provide for infill residential land available for housing.

Social

The availability of residential land, in an established settlement, with access to a range of services supports social needs.

Environmental

The application has been assessed against the relevant provisions of the *Planning and Environment Act 1987* and as no native vegetation is being proposed to be removed or impacted then it is considered there is no known environmental impact.

Climate change

The Strathbogie Planning Scheme has incorporated broader considerations on Climate Change, with the assessment that the proposal will not have an impact on climate change within the municipality, as all works will be required to comply with relevant legislation.

HUMAN RIGHTS CONSIDERATIONS

The application is being assessed in accordance with relevant legislation, and all parties will be afforded all relevant rights of appeal at the Victorian Civil and Administrative Tribunal.

CONCLUSION

After due assessment of all the relevant factors, it is considered appropriate to issue a Notice of Decision to Grant a Permit.

ATTACHMENTS

Attachment 1: Officer Planning Report

Attachment 2: Plans for endorsement

ATTACHMENT 1:

Officer Planning Report

Application Details:

Application is for:	Two Lot Subdivision adjacent to a road in a Transport Zone 2
Applicant's/Owner's Name:	Planography Pty Ltd
Date Received:	23 August 2021
Statutory Days:	More than 60 statutory days
Application Number:	P2021-153
Planner: Name, title & department	Gillian Williamson Principal Planner Planning and Investment Department
Land/Address:	V10600 F246 CA 9 SEC 1 Parish of Euroa 43-45 Tarcombe Street, Euroa VIC 3666
Zoning:	General Residential Zone
Overlays:	Floodway Overlay Land Subject to Inundation Overlay Heritage Overlay
Is a CHMP required?	No
Is it within an Open Potable Catchment Area?	No
Under what clause(s) is a permit required? (include description)	<p><u>General Residential Zone 1</u> Pursuant to Clause 32.08-3 a permit is required to subdivide land. An application must meet the requirements of Clause 56. No lots are smaller than 400sqm.</p> <p><u>Heritage Overlay Schedule 51</u> Pursuant to Clause 43.01-1 a permit is required to subdivide land. 'Fermoy' was constructed in the mid 1800's and was formally the Euroa Inn. It is of local historical significance due to it being one of the oldest buildings in Euroa.</p> <p><u>Floodway Overlay</u> Pursuant to Clause 44.03-3 a permit is required to subdivide land. No new lots should be entirely within the overlay. Under the proposed planning scheme amendment C052 the FO does not apply to the site.</p> <p><u>Land Subject to Inundation Overlay</u> Pursuant to Clause 44.04-3 a permit is required to subdivide land.</p>

	<u>Land Adjacent to the Principal Road Network</u> Pursuant to Clause 52.29 a permit is required to subdivide land adjacent to a TZ2
Restrictive covenants on the title?	Nil
Current use and development:	Residential/accommodation
Adjacent to Road Zone Cat 1 or 2	Yes
Status of Road on Road Register	As above
Adjacent to Public Land	No
Current use and development:	Historic building used as a dwelling

Application Checklist:

Application form <input checked="" type="checkbox"/>	Title enclosed <input checked="" type="checkbox"/>	Fee paid <input checked="" type="checkbox"/>
Site Plan <input checked="" type="checkbox"/>	Plans of Proposal <input checked="" type="checkbox"/>	Planning Report <input checked="" type="checkbox"/>
Supporting Information <input checked="" type="checkbox"/>	Effluent Disposal <input type="checkbox"/>	Other <input type="checkbox"/>

Disclosure of Conflicts of Interest in relation to advice provided in this report

After reading the definitions of a general or material conflict of interest as defined by the *Local Government Act 2020*, do you have a conflict of interest?

Yes ☐

(if YES, please complete a Conflict of Interest and Declaration Making Declaration form)

No ☒

Recommendation

That Council

1. Having caused notice of Planning Application No. P2021-153 to be given under Section 52 of the Planning and Environment Act 1987 and having considered all the matters required under Section 60 of the Planning and Environment Act 1987 decides to issue a Notice of Decision to Grant a Permit under the provisions of Clause 32.08 GRZ, Clause 43.01 HO, Clause 44.03 FO, Clause 44.04 LSIO and Clause 52.29 of the Strathbogie Planning Scheme in respect of the land known as (V10600 F246 CA 9 SEC 1 Parish of Euroa), 43-45 Tarcombe Street, Euroa VIC 3666, for a Two Lot Subdivision adjacent to a road in a Transport Zone 2, in accordance with endorsed plans, subject to the following conditions:

Conditions:

Endorsed Plans

1. The subdivision must be in accordance with the endorsed plans and permit. These endorsed plans or permit can only be altered or modified with the prior written approval of the Responsible Authority, or to comply with statutory requirements.

Subdivision Conditions

2. The owner of the land must enter into an agreement with:
 - c) 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
 - d) 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.
3. 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:
 - c) 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
 - d) 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.
4. 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 services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
5. 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.
6. 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.

General amenity provision

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

Removal of Infrastructure

8. Prior to issue of Statement of Compliance all the remaining infrastructure on Lot 2 must be removed to the satisfaction of the Responsible Authority.

Street numbering

9. Prior to the Certification of the plan of subdivision, the owner must complete and duly sign a Statutory Declaration agreeing to the Allocation of Street numbers.

Engineering Conditions

Stormwater

10. Prior to the issue of Statement of Compliance the owner must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 to the satisfaction of the Responsible Authority. The Agreement requires:
 - g) The on-site detention for stormwater for future dwellings will each be designed by a qualified drainage engineer and must be approved by the Council prior to construction. A copy of each of the approved plans will be held by Council for future reference.
 - h) The stormwater system must incorporate principles of Water Sensitive Urban design and be designed so that the rate of storm water runoff from the development must not be more than the rate of runoff from the site prior to the development, all to the satisfaction of the Responsible Authority.
 - i) The drainage system must be designed in accordance with the requirements of Clause 19 of the IDM "On-site Detention Systems". The on-site storage size for the development must be in accordance with Table 13. The allowable discharge rate to Council drains shall be the lesser of; a) that which is outlined in Table 13 and b) the remaining capacity of the existing pipe (clause 19.3.1 of the IDM).
 - j) A default allowable discharge rate of 25 l/s/ha may be used in lieu of calculations to determine the remaining capacity of the existing drainage network. www.designmanual.com.au
 - k) Each on-site detention stormwater system must be constructed either prior to, or currently with, the construction of any dwelling on the specified lots. Each on-site detention stormwater system on the specified lots must be completed prior to connection to Council's drainage system and be constructed in accordance with the approved design plans.
 - l) The owner will maintain, and not modify without prior Council written approval, each on-site detention system and will allow each on-site stormwater detention system to be inspected by a duly appointed officer of the Council at mutually agreed times.

The Owner will pay for all the costs associated with the construction and maintenance of each on-site detention system.

Asset Protection

11. Prior to any works commencing on site the applicant / owner or developer must submit to the Responsible Authority a written report and photos of any prior damage to public infrastructure. This includes 50 metres on both sides of the property. Listed in the report must be the condition of kerb & channel, footpath, seal, street lights, signs and other public infrastructure fronting the property and abutting at least two properties either side of the development. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. Any damage to the Responsible Authority's assets (i.e. sealed roads, kerb& channel, trees, nature strip etc), and boundary fences, must be repaired at the cost of the applicant all to the satisfaction of Responsible Authority.

Urban Vehicle Crossing Location

12. Prior to the issue of statement of compliance for the subdivision the applicant/ owner or developer must obtain a vehicle crossing permit from the responsible authority for each lot and construct the vehicle crossing in accordance with the requirements. The crossing/s must be constructed in accordance with the following requirements:
13. Standard vehicular crossings shall be constructed at right angles to the road to suit the proposed driveways, and any existing redundant crossing shall be removed.
14. The vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree.
15. Any new, relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense. Final location of vehicle crossing must be approved by Responsible Authority via vehicle crossing permit. Refer to Clause 12.9.1 "Urban Vehicle Crossings" of the Infrastructure Design Manual. Where there is no existing kerb and channel in the street refer to standard drawing SD255.

Urban Drainage – Works

16. All stormwater and surface water discharging from the site, buildings and works must be conveyed to the legal point of discharge drains to the satisfaction of the Responsible Authority/ Goulburn Murray Water. No effluent or polluted water of any type may be allowed to enter the stormwater drainage system or Lake Nagambie.

Department of Transport Conditions

17. Only one access will be permitted from Lot 2 to Tarcombe Street located at the southern boundary of the subject land as shown on the plan appended to the application.
18. Prior to release of a statement of compliance, the access must be constructed and sealed to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria.

Expiry

Subdivision

19. This permit will expire if one of the following circumstances applies:
 - c) The subdivision is not Certified within two years of the date of this permit;
 - d) The subdivision is not completed within five years of the date of Certification under the Subdivision Act 1988.

The Responsible Authority may extend the period referred to in (a) if a request is made in writing before the permit expires; or within six months afterwards.

Planning Notes

- Separate consent for works within the road reserve and the specifications of these works may be required under the Road Management Act.

Proposal

The proposal is to subdivide the land into two lots adjacent to a road in the Principal Road Network (TZ2).

Lot 1 will measure 1299 square metres and contain the existing historic building which is being used as a dwelling. Access for this lot is required to be constructed from Gobur Street due to the DoT requirements.

Lot 2 will measure 724 square metres and will be vacant. Existing infrastructure is required to be removed. Access will remain from Tarcombe Street.

Subject site & locality

Inspection date/s: October 2021	Officer: Gill Williamson Principal Planner	Comments: this site contains an historic building
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The subject site is located within the township of Euroa to the east of the main CBD. It contains an historic building that is known as 'Fermoy' formerly the Euroa Inn.

The site is flat, measures in total area 2023 square metres and contains a building used as a dwelling with associated outbuildings. Access is from Tarcombe Street.

Permit/Site History

A search of Council's planning electronic records results in the following planning permits being issued for the site:


Further Information

Further Information Required:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
What was requested?		
FI Requested:	FI Received:	

Advertising/Public Notification

Is notification/advertisement required under section 52? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Exempt				
Please provide comment				
Advertised by:	<input checked="" type="checkbox"/> Council		<input checked="" type="checkbox"/> Applicant	
Site plan selected:	<input checked="" type="checkbox"/> Plans		Yes:	
	<input checked="" type="checkbox"/> Advertising List		Yes	
Add Instructions on Spear	<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No	
Letters: Yes	Signs: Yes	Paper: No	Sent: 17/9/2021	Stat Dec Rec: October 2021
Objections received?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Number: 1

The objection is discussed below –

Objection	Officer Response
<p>Objection 1</p> <ul style="list-style-type: none"> Concern regarding any dwelling erected on site Adequate drainage of water (rain, floodwater) Impact to dwelling, fencing, shedding <p>With regards to requirements to raise the height of dwelling foundations concern is floodwater will affect property.</p>	<p>Any dwelling on this site will trigger the need for a planning permit given the Heritage Overlay in particular and construction of a dwelling is not exempted from notice requirements and review rights and therefore the proposal is likely to be advertised to adjacent property owners and occupiers, the objector being included in this due to their proximity.</p> <p>Conditions on permit address drainage for future development and require a Section 173 for the title. A condition on permit requires the developer to be aware of amenity issues such as dust.</p> <p>The objector site shows no shedding against the shared boundary and where the new vacant lot is to be created there is garden on the other side of a fence. The objector dwelling is at the shared boundary of the proposed lot 1 whereby the fence won't be changed as the dwelling and infrastructure remains along that boundary.</p> 

Consultation

The objector was provided with a response to the concerns, from the applicant. The objection has not been withdrawn.

Referrals

External Referrals/Notices required by the Planning Scheme:

REFERRALS					
Add instructions on SPEAR:				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Referrals Authority	Type of Referral	Referral Clause and Description	Additional Instructions	Date sent	Date received including Advice/Response/Condition
GBCMA	Section 55 - Determining	Clause 66.03 - Other State Standard Provisions			Consent No conditions
HERITAGE	Internal				Consent
VICROADS	Section 55 - Determining	Clause 66.03 - Other State Standard Provisions			Conditional consent
ENGINEER	Internal				Conditional consent

Assessment

The zoning of the land and any relevant overlay provisions

General Residential Zone 1

The purpose is for residential development that respects the neighbourhood character and provides a diversity of housing choice. It also allows for other appropriate uses.

Pursuant to Clause 32.08-3 a permit is required to subdivide land. An application must meet the requirements of Clause 56. No lots are smaller than 400sqm therefore garden area does not need to be shown.

Appropriate decision guidelines are considered to be –

- *The pattern of subdivision and its effect on the spacing of buildings.*
- *For subdivision of land for residential development, the objectives and standards of Clause 56.*

Officer Response

The pattern of subdivision allows for the residence to remain with access quite distinctly away from the new lot created which will be able to retain access from Tarcombe Street. It is considered that this will allow for a separation of the historical place from the vacant lot allowing space and garden around the existing building.

The proposal has been assessed against Clause 56 and it has satisfied all objectives.

Heritage Overlay Schedule 51 'Fermoy' (previously Euroa Inn constructed mid 1800's)

The purpose is to conserve and protect heritage places.

Pursuant to Clause 43.01-1 a permit is required to subdivide land.

The heritage place is listed in the schedule as being the Euroa Inn in previous history. It has no conditions about subdivision.



Appropriate decision guidelines are considered to be –

- *Whether the proposed subdivision will adversely affect the significance of the heritage place.*
- *Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.*

Officer Response

It is considered, and with input from Council's Heritage Advisor, that the subdivision will not adversely affect the significance of the heritage place. It will still front Tarcombe Street but access will be from the side street. The dwelling and outbuildings are set in a landscaped garden will still be visible.

The newly created lot will retain access from Tarcombe Street. The future development of this lot will trigger the need for a planning permit under the HO particularly and any design will be referred to the Heritage Advisor for their input and this will mitigate any adverse impact on the significance, character or appearance of the heritage place.

Floodway Overlay

The purpose is to ensure that development maintains the free passage of floodwater and the health of the water and waterways.

Pursuant to Clause 44.03-3 a permit is required to subdivide land.

Appropriate decision guidelines are considered to be –

- *The local floodplain development plan or flood risk report.*

Officer Response

The floodplain management authority has consented to the subdivision.

Land Subject to Inundation Overlay

The purpose is to ensure development maintains free passage of floodwater and the health of the waterways. It is also to minimise the flood risk to life, health and safety, and the development.

Pursuant to Clause 44.04-3 a permit is required to subdivide land.

Appropriate decision guidelines are considered to be –

- *Any comments from the relevant floodplain management authority.*

Officer Response

The floodplain management authority has consented to the subdivision.

The Planning Policy Framework (PPF) and The Local Planning Policy Framework (LPPF) - including the Municipal Strategic Statement (MSS) and local planning policies

Clause 11 Settlement
Clause 13.03 Floodplain Management
Clause 15 Heritage
Clause 21.02 Sustainable Settlement
Clause 21.03 Local Area Plans

Officer Response

The proposal provides for infill land for residential development within easy access of town and a range of services. The impact on the heritage building has been assessed through a Heritage Advisor and is considered to still retain the heritage value identified for this site. Any future development on the vacant lot requires a planning permit and can further be considered under the controls. The flooding impacts have been assessed by the Goulburn Broken Catchment Management Authority who have not objected and given no conditions. It is considered that the heritage significance and the flood risk have been assessed to a satisfactory level. The fact that this subdivision is adjacent to the Principal Road Network has been reviewed by the Department of Transport who have no objections subject to no new access being created, which further retains the current circumstances and thus not interrupting the historical aesthetics of the location.

Relevant Particular Provisions

Clause 52.29 Land Adjacent to the Principal Road Network

The purpose is to ensure there is appropriate access to identified roads and to ensure appropriate subdivision of land adjacent to identified roads.

Pursuant to Clause 52.29-2 a permit is required subdivide land adjacent to a road adjacent to the Principal Road Network (TZ2).

Appropriate decision guidelines are considered to be –

- *The views of the relevant road authority.*

Officer Response

The Department of Transport have not objected and have provided conditions for any permit to issue.

Clause 56 Residential Subdivision

For a two lot subdivision in the General Residential Zone the following objective must be met

2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.
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The purpose is to create liveable and sustainable neighbourhoods, and urban places, with character and identity.

The standards should normally be met however if the Responsible Authority is satisfied an application for an alternative design solution meets the objective, then it may be considered.

Clause 56.03-5

Standard C6 – Neighbourhood Character Objective – a subdivision should respect the existing neighbourhood character or achieve a preferred. It should respond to and integrate with the surrounding urban environment. It should protect significant vegetation and site features.

This proposal provides for a vacant lot that is of a size that can accommodate a dwelling in a garden setting. It also reflects the lot sizes opposite which are around the 600 square metre area.

Clause 56.04-2

Standard C8 – Lot Area and Building Envelopes Objective – 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 retention of any significant vegetation and site features.

The lot can accommodate an area of 15m by 10m which allows for good orientation, solar access, garden, vehicle parking and easements.

Clause 56.04-3

Standard C9 – Solar Orientation of Lots Objective - to provide good solar orientation and solar access for dwellings.

A dwelling could be located on the lot to gain morning sun and afternoon sun into habitable room windows.

Clause 56.04-5

Standard C11 – Common Area Objectives – this is not relevant to this proposal as each lot will be independent.

Clause 56.06-8

Standard C21 – Lot Access Objective – to provide for safe access between roads and lots.

Each lot will have its own access and Department of Transport have reviewed this proposal, provided conditions and given consent.

Clause 56.09

Standards C27 – C30 – Utilities

The utility providers decided if they are sharing and they usually do.

Electricity is available.

Telecommunications is a requirement.

Fire hydrants and public lighting are not relevant to this proposal given it is a two lot subdivision.

Officer Response

The proposal responds positively to all required objectives.

Clause 53.01 Public Open Space Contribution

Given the size of the vacant lot and the allowance of only one access from Tarcombe, and the historic building well conserved on the other, it is considered that the lots will at this time not be further subdivided and therefore no Public Open Space will be required as it is considered it is exempted.

The decision guidelines of Clause 65.02

The proposal provides an infill lot within walking distance to town and a range of services.

Other relevant adopted State policies/strategies – (e.g. Melbourne 2030.)

Hume Regional Growth Plan 2014 – supports infill in urban areas

Relevant incorporated, reference or adopted documents

Euroa Neighbourhood Character Study 2008

Euroa Township Strategy 2020

Strathbogie Heritage Study

All have been considered in this assessment and the proposal generally accords with the strategic directions and guidance.

Relevant Planning Scheme amendments

Planning scheme amendment C052 revises the flood mapping that affects this site to a lesser risk from flood than previously.

Risk Management

The author of this report considers that there are no significant Risk Management factors relating to the report and recommendation.

Strategic Links – policy implications and relevance to Council Plan

The author of this report considers that the report is consistent with Council Policies, key strategic documents and the Council Plan.

Summary of Key Issues and Assessment

- The impact of the subdivision on the heritage significance of the existing place.
- The risk of flooding.

Officer Response:

The impact of the proposal on the heritage place has been assessed as being minimal, particularly given that any future development will trigger the need for a planning permit which will be reviewed by the Heritage Advisor.

The risk of flooding has been reviewed by the floodplain management authority to be low and they have provided no conditions at this stage, given that the overlay that will be still apply after C052 is gazetted, will trigger the need for a permit and referral, where at that point the risk to the development can be assessed.

Conclusion

After due assessment of all the relevant factors, it is considered appropriate to grant a planning permit, subject to conditions.

Decision:

Delegate Report	Yes	Council Report	Yes for March 2022
Determination:	Choose an item.	Determination Date:	

Endorsed Plans:

Date:	Plan Numbers:

Declaration:

In making this decision as a delegated Officer, I declare that I have had regard to the decision-making requirements of the Strathbogie Shire Council's Governance Rules 2020 outlined by Rule 6 and have:

Made a fair, balanced, ethical and impartial decision - Sub Rule 6(c)(i) ☒

Made a decision based on merits, free from favouritism or self-interest
and without regard to irrelevant or unauthorised considerations- Sub Rule 6 (c)(ii) ☒

Applied the principles of natural justice to my decision, ensuring any person whose rights will be directly affected by the decision has been entitled to communicate their views and have their interests considered - Sub Rule 6(d) N/A

Identified the person or persons whose rights will be directly affected Sub Rule 6(e)(i) ☒
Given notice of the decision Council must make under Sub Rule G(e)(i) N/A

Ensured that such person(s) have had an opportunity to communicate their views and have their interests considered before I made the decision - Sub Rule 6(e)(i) N/A

Included information about how I've met these Sub Rules in my delegate report- Sub Rule 6(e)(iv) ☒

Attachments

Plans for endorsement

Assessing Officer: Gillian Williamson
Principal Planner

Reviewing Officer:

Signature: *G Williamson*

Signature:

Date: 11 February 2022

Date:

B. AD
17 February 2022

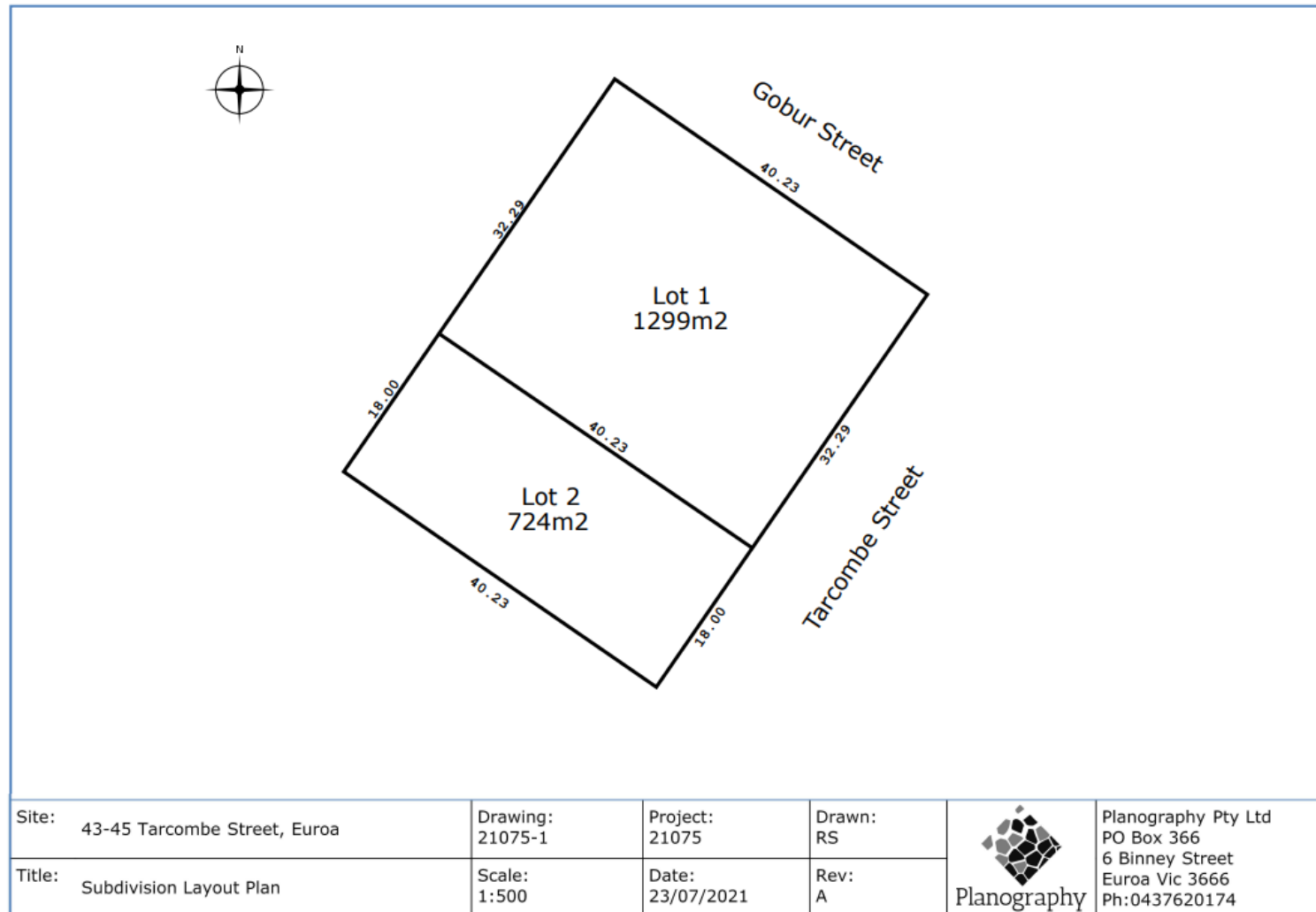
Copy of permit to:

Department of Transport

GBCMA

Date sent:..... Initials:.....

ATTACHMENT 2:



9.1.6 Planning Applications Received and Planning Applications Determined - 1 to 28 February 2022

Author: Manager Planning & Investment

Responsible Director: Director Community and Planning

EXECUTIVE SUMMARY

This report provides listings of all Planning Applications Received (Attachment 1) and Planning Applications Determined (Attachment 2) for the period of 1st to 28th February 2022. The latest available Planning Permit Activity Performance Figures are also attached (Attachment 3). The contents of this report are provided for information purposes only.

It is noted that there were 13 new planning applications received and 20 planning permit applications decided upon during the reporting period.

RECOMMENDATION

That Council:

- 1. Note that there were 13 new planning applications received, and 20 planning permit applications decided on during the period of 1st to 28th February 2022.***
- 2. Note the report.***

PURPOSE AND BACKGROUND

To report to Council on the current planning application activity and matters considered under delegation.

ISSUES, OPTIONS AND DISCUSSION

One of the overarching governance principles in section 9 of the Local Government Act 2020 is that Priority is to be given to achieving the best outcomes for the municipal community, including future generations.

Council is a Responsible Authority under the *Planning and Environment Act 1987* (the Act). In this role, Council administers the Strathbogie Planning Scheme (Planning Scheme) and, among other things, determines planning permit applications made for the use and development of the land in the municipality. Under delegated authority of Council, Council officers determine some matters.

Many types of use and development do not require a planning permit and may take place without being recorded as part of the planning approvals data. The statistics presented do not represent all development activity in the municipality. In addition, some planning permits are not acted on, or there may be a delay between when the approval is granted and when works take place.

9.1.6 Planning Applications Received and Planning Applications Determined
- 1 to 28 February 2022 (cont.)

COMMUNITY ENGAGEMENT

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the municipal community is to be engaged in strategic planning and strategic decision making.

Individual applications consider these requirements through assessment phase of each application as per the Planning and Environment Act 1987 and the provisions of the Strathbogie Planning Scheme.

Conflict of Interest Declaration

All officers, and/or contractors, involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Transparency

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the transparency of Council decisions, actions and information is to be ensured.

This report continues to demonstrate that Council is being transparent in its position in relation to all applications received and determined by the Council.

CONCLUSION

This report is provided for Council to note the current planning permit application activity.

ATTACHMENTS

Attachment 1: Planning Applications Received

Attachment 2: Planning Applications Determined

Attachment 3: Planning Permit Activity Performance Figures

ATTACHMENT 1:

Tuesday, 1 February 2022

Site Address	Application Number Display	Application Description	Cost Of Works
95 Paynters Road, Earlston VIC 3669	P2022-009	Use and development of land for a dwelling and alterations to an existing outbuilding	\$280,000.00

Wednesday, 2 February 2022

Site Address	Application Number Display	Application Description	Cost Of Works
2209 Creightons Creek Road, Creightons Creek VIC 3666	P2022-010	Two Lot Re-Subdivision (Dwelling Excision)	\$0.00

Wednesday, 9 February 2022

Site Address	Application Number Display	Application Description	Cost Of Works
Lily Street, Violet Town VIC 3669	P2022-012	Two Lot Subdivision	\$0.00

Thursday, 10 February 2022

Site Address	Application Number Display	Application Description	Cost Of Works
1261 Harrys Creek Road, Marraweeney VIC 3669	P2022-011	Development of land for an extension to a dwelling	\$130,000.00

Thursday, 17 February 2022

Site Address	Application Number Display	Application Description	Cost Of Works
306-308 High Street, Nagambie VIC 3608	P2022-013	Development of land for 2 commercial premises, use and development for 5 dwellings, staged 7 lot subdivision, reduction of car parking spaces and waiver of loading bay requirement	\$3,500,000.00

Friday, 18 February 2022

Site Address	Application Number Display	Application Description	Cost Of Works
25 Filson Street, Nagambie VIC 3608	P2022-015	Two Lot Subdivision	\$0.00

Monday, 21 February 2022

Site Address	Application Number Display	Application Description	Cost Of Works
10 Valentines Lane, Avenel VIC 3664	P2022-014	Construction of a domestic shed prior to a dwelling in the Township Zone	\$35,932.00

Tuesday, 22 February 2022

Site Address	Application Number Display	Application Description	Cost Of Works
15 Scobie Road, Longwood East VIC 3666	P2022-016	Construction of a shed for dog grooming (existing dog training complex)	\$17,765.00

Wednesday, 23 February 2022

Site Address	Application Number Display	Application Description	Cost Of Works
75 Railway Street, Euroa VIC 3666	P2022-020	two (2) lot subdivision (boundary realignment)	\$0.00

Thursday, 24 February 2022

Site Address	Application Number Display	Application Description	Cost Of Works
304 Goulburn Weir-Murchison Road, Goulburn Weir VIC 3608	P2022-018	Use and development of land for a dwelling	\$450,000.00
686 Drysdale Road, Euroa VIC 3666	P2022-017	Development for an office and maintenance building associated with Egg Production Farm	\$350,000.00

Friday, 25 February 2022

Site Address	Application Number Display	Application Description	Cost Of Works
152-158 Anderson Street, Euroa VIC 3666	P2022-019	Two (2) lot subdivision	\$0.00

Monday, 28 February 2022

Site Address	Application Number Display	Application Description	Cost Of Works
77 McKindleys Road, Arcadia South VIC 3631	P2022-021	Construction of a replacement dwelling	\$495,000.00

ATTACHMENT 2:

7/02/2022 12:00:00 AM

Site Address	Application Number Display	Application Description	Cost Of Works	Decision
2135 Euroa-Mansfield Road, Gooram VIC 3666	P2021-202	Use for land Group Accommodation (Existing Building) and Construction of a New Dwelling	\$280,000.00	Issued
41 Primrose Street, Violet Town VIC 3669	P2021-166	Two (2) lot subdivision	\$0.00	Issued
54 Blayney Lane, Nagambie VIC 3608	P2021-162	Use and development of land for two accommodation buildings	\$98,000.00	Issued

11/02/2022 12:00:00 AM

Site Address	Application Number Display	Application Description	Cost Of Works	Decision
14 Clifton Street, Euroa VIC 3666	P2021-200	Use of land for a self-catered Function Centre	\$0.00	Issued
32 Hunter Street, Euroa VIC 3666	P2021-217	Development of land for a dwelling	\$350,000.00	Issued
8 Withers Street, Longwood VIC 3665	P2021-210	Development of land for an extension to an existing dwelling	\$60,000.00	Issued
Faithfuls Creek Road, Euroa VIC 3666	P2021-172	Use and Development for a Dwelling and Shed; Creation of an Access from a Road Zone Category 1	\$480,000.00	Issued

17/02/2022 12:00:00 AM

Site Address	Application Number Display	Application Description	Cost Of Works	Decision
7 Hill Close, Ruffy VIC 3666	P2021-090	Use and Development of land for a dwelling	\$200,000.00	NOD
7 Hill Close, Ruffy VIC 3666	P2021-092	Use and Development of land for a dwelling	\$200,000.00	NOD

18/02/2022 12:00:00 AM

Site Address	Application Number Display	Application Description	Cost Of Works	Decision
10 Jean Street, Longwood VIC 3665	P2020-147	Development of land for a dwelling and shed	\$215,000.00	NOD
16 Jones Street, Avenel VIC 3664	P2021-175	Two Lot Subdivision	\$0.00	NOD
22 Nolans Road, Ruffy VIC 3666	P2020-162	Use and Development for a Caretakers House; Change of Use of existing building to Museum (Military Memorabilia Display); and Signage	\$85,000.00	NOD
25 Tarcombe Street, Euroa VIC 3666	P2021-122	Development of Land for a Bottle Shop and Liquor License	\$480,000.00	NOD

21/02/2022 12:00:00 AM

Site Address	Application Number Display	Application Description	Cost Of Works	Decision
1261 Harrys Creek Road, Marraeeney VIC 3669	P2022-011	Development of land for an extension to a dwelling	\$130,000.00	Issued

22/02/2022 12:00:00 AM

Site Address	Application Number Display	Application Description	Cost Of Works	Decision
21 Cowslip Street, Violet Town VIC 3669	P2021-213	Two (2) lot subdivision	\$0.00	Issued
298 Mitchellstown Road, Tabilk VIC 3607	P2021-188	Native Vegetation Removal (3 Large trees to allow for up-graded vehicle access and internal access tracks)	\$0.00	Issued

24/02/2022 12:00:00 AM

Site Address	Application Number Display	Application Description	Cost Of Works	Decision
107 Binney Street, Euroa VIC 3666	P2021-233	Two Lot Subdivision	\$0.00	Issued
15 Moglonemby Road, Euroa VIC 3666	P2021-232	Four Subdivision	\$0.00	Issued
327 Euroa-Mansfield Road, Euroa VIC 3666	P2021-230	Two (2) lot re-subdivision and use and development of land for a dwelling	\$450,000.00	Issued

28/02/2022 12:00:00 AM

Site Address	Application Number Display	Application Description	Cost Of Works	Decision
40 Longwood Road, Avenel VIC 3664	P2021-226	Two (2) Lot Subdivision (Boundary Realignment)	\$0.00	Issued

ATTACHMENT 3:

Performance figures

	This Month	Last Month	Financial Year to Date	Rural Average	SMR Average
Applications with: ⓘ					
Public notice	<u>9</u>	<u>6</u>	<u>56</u>	10	5
Further information	<u>8</u>	<u>13</u>	<u>80</u>	11	5
Referrals	<u>9</u>	<u>6</u>	<u>56</u>	9	5
Submissions	<u>2</u>	<u>4</u>	<u>11</u>	3	1
Financial ⓘ					
Total value of fees for applications received	\$10,374	\$17,976	\$150,107	\$18,663	\$8,140
Average fee per application received	\$692	\$1,124	\$927	\$1,073	\$867
Total estimated cost of works for permits issued	\$6,510,848	\$4,018,731	\$33,733,147	\$8,340,081	\$2,322,880
Average cost of works per permit issued	\$406,928	\$167,447	\$204,443	\$464,952	\$246,366
Processing times ⓘ					
Average gross days to Responsible Authority determination	127	107	88	116	92
Median processing days to Responsible Authority determination	98	66	70	77	62
Completed within sixty days	68.8%	76.2%	78.1%	63.8%	70.0%
Average gross days to final outcome	164	100	95	131	99
Median processing days to final outcome	105	70	71	82	63
VicSmart applications ⓘ					
Received	<u>2</u>	<u>5</u>	<u>21</u>	3	2
Completed	<u>2</u>	<u>5</u>	<u>27</u>	3	2
Completed within ten days	100.0%	100.0%	77.8%	65.1%	66.1%

9.2 COMMUNITY

9.2.1 Draft Streetscape Plans – Avenel, Euroa, Longwood, Strathbogie and Violet Town

Author: Executive Manager Communications and Engagement

Responsible Director: Director Community and Planning

EXECUTIVE SUMMARY

In Strathbogie Shire Council's 2020/21 Budget, \$650,000 in funding was allocated to renew and improve streetscapes in Avenel, Euroa, Longwood, Strathbogie, Nagambie and Violet Town.

Effective streetscape design is an integral part of shaping a community's identity, increasing civic pride and improving a sense of well-being and belonging. The purpose of the streetscape renewal plan is to provide a visual guide for future streetscape development, rather than a literal or specific representation of works to be completed.

To ensure community input into the development of the streetscape plans, Council created a planned engagement program and associated communications campaign that aimed to ensure our community was clear on how to have their say and felt confident in the process. The Nagambie Streetscape project is being treated separately to this process as it will form part of the updated Nagambie Growth Management Strategy that will be subject to a future council report.

This plan took a four-stage approach, each building on insights from the previous phase and focusing on delivering what our communities value. It ensured community input into each stage of the planning, from initial brainstorming ideas, confirming the projects objectives and key themes, to feedback on draft designs.

Our engagement approach was flexible and adapted as we moved through the stages and were impacted by coronavirus (COVID-19) restrictions. It ensured quantitative and qualitative engagement techniques were used to gather community feedback.

Council has now completed three of the four stages of our planned community engagement activities, with the fourth stage closing the loop on the engagement process.

Through this feedback we are confident to recommend proceeding with Stage 1 works in Avenel, Euroa and Longwood and to continue working with the Strathbogie and Violet Town communities to ensure satisfaction before works progress. Stage 1 identifies the immediate action, while future stages in all townships will be subject to further community consultation, external grant funding and subject to Council annual budgetary process.

9.2.1 Draft Streetscape Plans – Avenel, Euroa, Longwood, Strathbogie and Violet Town (cont.)

RECOMMENDATION

That Council:

1. ***Adopt Stage 1 of the Avenel, Euroa and Longwood Streetscape Plans as amended to respond to feedback received during the community engagement process.***
2. ***Allocates \$263,000 in funding to proceed with Stage 1 of the Avenel Streetscape Plan. Noting the community-led changes to the draft plan, which include:***
 - a. ***Change of seating style to enhance the township's heritage theme,***
 - b. ***The removal of overhead signage; and***
 - c. ***The addition of a (dog friendly) water fountain.***
3. ***Allocates \$283,000 in funding to proceed with Stage 1 of the Euroa Streetscape Plan. Noting the recommendations in the engagement report, to:***
 - a. ***Develop species plan in conjunction with the Euroa Garden Club, Euroa Arboretum and Euroa Chamber of Business and Commerce; and***
 - b. ***Ensure further community engagement before considering future streetscape stages in relation to any changes to car parking.***
4. ***Allocates \$258,000 in funding to proceed with Stage 1 of the Longwood Streetscape Plan noting that option A within the draft plan was the community preference.***
5. ***Does not proceed with the current draft Strathbogie Streetscape Plan and establishes a working group to develop further draft designs for the Strathbogie Streetscape Plan, which would be released for further broad community consultation.***
6. ***Does not proceed with the current draft Violet Town Streetscape Plan and establish a working group to develop further draft designs for the Violet Town Streetscape Plan, which would be released for further broad community consultation.***
7. ***Receives a report at the April 2022 Council Meeting to identify Terms of Reference for streetscape plan working groups in Strathbogie and Violet Town.***

9.2.1 Draft Streetscape Plans – Avenel, Euroa, Longwood, Strathbogie and Violet Town (cont.)

PURPOSE AND BACKGROUND

The aim of the streetscape plans in Avenel, Euroa, Longwood, Strathbogie and Violet Town is to improve the commercial vitality of our main streets by delivering infrastructure improvements that:

- Create a distinctive sense of place for local residents, visitors and businesses
- Provide a high quality, attractive public space where people want to visit and shop, and
- Improve the attractiveness, comfort, accessibility, connectivity and safety each of our main streets or main commercial areas.

Following a procurement process, local contractor About Architecture was engaged to create draft plans in Avenel, Euroa, Longwood, Strathbogie and Violet Town. Effective streetscape design is an integral part of shaping a community's identity, increasing civic pride and improving a sense of well-being and belonging. The purpose of the streetscape renewal plan is to provide a visual guide for future streetscape development, rather than a literal or specific representation of works to be completed. The recommendations include streetscape projects which can be implemented progressively. Stage 1 identifies the immediate action. Future stages in all townships will be subject to further community consultation, external grant funding Council annual budgetary process.

The draft plans for Nagambie are being developed separately to form part of the Nagambie Growth Management Strategy and therefore do not form part of this report.

Council has now completed three of the four stages of our planned community engagement activities. The final stage will be closing the loop with our community.

ISSUES, OPTIONS AND DISCUSSION

One of the overarching governance principles in section 9 of the Local Government Act 2020 is that priority is to be given to achieving the best outcomes for the municipal community, including future generations.

Three of the five townships indicated majority support for the draft concept plans, achieving satisfaction ratings (weighted average out of a possible five) in Avenel, Euroa and Longwood of 3.79, 3.96 and 4.43 respectively. Feedback in Strathbogie and Violet Town was less supportive with overall satisfaction ratings of 2.79 and 3.00.

9.2.1 Draft Streetscape Plans – Avenel, Euroa, Longwood, Strathbogie and Violet Town (cont.)

The table below provides a summary of the satisfaction ratings.

Township	Contributions (email and online)	Satisfaction (Draft Plans)	Satisfaction (Alignment to feedback)	Satisfaction (Project overall)
Avenel	19	3.79 (75.8%)	3.71	3.75
Euroa	43	3.96 (79.2%)	3.75	3.69
Longwood	14	4.43 (88.6%)	4.2	4.49
Strathbogie	45	2.79 (55.8%)	2.49	2.66
Violet Town	21	3.00 (60%)	2.91	3.52

What we heard in Avenel

Avenel residents provided support for progressing the renewal of their streetscape and the draft concept plans. They also provided suggestions, which have been incorporated in the final plans. We heard:

- Limited (if any) support for overhead structures or signage
- Include a (dog friendly) water fountain in the design
- The community supported more seating, and asked for a style that enhances the township's heritage theme
- There was support for future stages outlined in the draft plan to upgrade the area of the rail line, near Harvest Home especially for walking and parking
- Support for town entry signage upgrades.

What we heard in Euroa

Euroa residents provided strong support for progressing the renewal of their streetscape and the concept plans. We heard:

- Comments included 'perfect', 'love it', 'more of it'
- There is a mixed reaction to the type of plants to be used – overall the message is to keep them low to ensure visibility
- There is interest in sculptures and articles of interest to children
- Streetscapes should be for the ambiance of pedestrians not cars
- However, the issue of any car parking reduction in future stages was a key concern.

What we heard in Longwood

Longwood residents provided strong support for progressing the renewal of their streetscape and chose Option A of the concept plans presented. We heard:

- The community was keen for us to 'get on with the job'
- Concept Option A was chosen by the community for the commencement of the renewal
- They wanted repurposed or recycled materials throughout the streetscape
- Option B requires more thought in relation to memorial area
- Drainage remains a problem in Longwood, noting it is outside the scope of these works.

9.2.1 Draft Streetscape Plans – Avenel, Euroa, Longwood, Strathbogie and Violet Town (cont.)

What we heard in Strathbogie

Strathbogie residents indicated a lack of support for the concept designs and the streetscape upgrade project. Generally, respondents did not think that the upgrade proposal aligned with community input provided during the first two stages. We heard:

- Overwhelmingly the message was not to remove the deciduous trees in the medium strip
- We were told to leave things as they are and get on with other projects
- There was some appetite for low level plantings in the median strip
- Questions were asked about the watering system reliability
- Designs should include a greater focus on the memorial to the WW1 soldiers in the median strip.

In addition, two petitions regarding the draft streetscape plan were heard and noted by the Council at the February 2022 Council Meeting.

What we heard in Violet Town

While Violet Town residents showed support for upgrade works, they did not support the draft design or believe it aligned with community input. We heard:

- Support to upgrade the median strip with plantings and sculpture that reflects the art and music culture of the town
- No support for widening the median strip
- Consideration must be given to large machinery from the farming community travelling through town's main street, meaning no widening of median strip
- Support for safety upgrades and slowing traffic
- Enhanced pedestrian safety/ connectivity (in the form of pedestrian crossings) continues to be at the forefront of discussions. Discussions regarding the possibility of formalised pedestrian access across Lily Street (corner store) and across Cowslip Street
- Investigation into the intersection of Daphne and Cowslip Streets as larger vehicles negotiate a right-hand turn into Cowslip Street from Daphne Street.

Following three stages of community engagement, officers are confident to recommend funding the stage one works in Avenel, Euroa and Longwood – incorporating minor community-led changes, as detailed above.

Stage 1 deliverable include the following:

- Avenel
 - Installation of entry signage and low level planting surrounding it
 - Installation of drinking fountain in Queen Street
 - Verge extension at the end of Queen Street improving pedestrian movement
 - Landscaping surrounding pedestrian railway crossing
 - Installation of bark/ground cover and feature granite rocks
 - Installation of advanced trees and low level planting
 - Installation of new bench seats, bollards and bin surrounds on Queen Street.

9.2.1 Draft Streetscape Plans – Avenel, Euroa, Longwood, Strathbogie and Violet Town (cont.)

- Euroa
 - Repair and clean of kerbing
 - Removal of damaged pavement surface in preparation of low level planting
 - Installation of waterwise irrigation system
 - Installation of surface drainage systems at appropriate locations
 - Provision of underground power supply for inground lighting
 - Preparation of soil for planting
 - Installation of bark/ground cover and feature granite rocks
 - Installation of advanced trees and low level planting
 - Installation of new seating, bike racks, bin surrounds and planter boxes
 - Installation of new pavement surface to the area (consideration of permeable concrete)
 - Replacement of existing lights (taller than existing) and bollards as per material palette
 - Zebra pedestrian crossing
 - Installation of sculptural signage
- Longwood
 - Installation of railway pedestrian crossing
 - Installation of kerbing to Down Street in leadup to railway crossing
 - Drainage solution adjacent to railway crossing
 - Installation of swale
 - Installation of gravel pathway
 - Preparation of soil for planting
 - Installation of bark/ground cover and feature granite rocks
 - Installation of advanced trees and low level planting
 - Installation of signage at key locations
 - Installation of crossing location at Hill Street, incorporating bollards.

Any future stages within all townships require further community consultation. Further community engagement is needed in Strathbogie and Violet Town to ensure community support and determine stage one priorities.

COMMUNITY ENGAGEMENT

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the municipal community is to be engaged in strategic planning and strategic decision making.

Council created a four-stage engagement program to ensure community input into the development of the draft plans. The associated communications campaign achieved a social media reach of more than 26,000 and 424 contributions on Council's online engagement platform Share Strathbogie. Further detail on each stage is provided below.

Stage one

Stage one involved face-to-face community meetings held in townships throughout the Shire to inform the Council Plan and Community Vision, to also gather feedback on streetscape ideas. We asked for our community's priorities on the renewal of their main street areas.

9.2.1 Draft Streetscape Plans – Avenel, Euroa, Longwood, Strathbogie and Violet Town (cont.)

Council is acutely aware of creating engagement fatigue (we have sort feedback on more than 30 projects, plans and documents in the past 12 months) and our goal is to use opportunities for multiple input wherever possible.

These suggestions were provided to About Architecture who used them to develop a consultation document, which set project objectives and key themes for each township.

Stage two

Stage two tested the project objectives and key themes developed for each township with our community. A mapping tool on www.share.strathbogie.vic.gov.au was utilised to seek further advice from the community on how to improve streetscapes.

The feedback from both these stages was provided to About Architecture to develop Draft Streetscape Plans in Avenel, Euroa, Longwood, Strathbogie and Violet Town.

Stage three

Stage three involved the release of the draft streetscape plans for broad community feedback. One of the major challenges we encountered during this stage was moving our approach to predominately online engagement methods via www.share.strathbogie.vic.gov.au

Online engagement is not all residents' preferred engagement method, so to ensure as broader input as possible we called for feedback via letters, emails, phone calls and face-to-face sessions whenever possible.

Static displays were also established in each of the towns, using shop front windows or notice boards to display the streetscape fact sheet and concept designs. Our goal was to reach people who did not have computer access.

Draft design documents were housed in cafes in Violet Town, Longwood and Strathbogie and the Avenel Pharmacy and coffee shop. We took advantage of the popular vaccination service in Avenel, knowing people had to wait 15 minutes post vaccination and taped the Avenel fact sheet and concept design to outside tables.

Our individual town factsheets included a Quick Reference (QR) code, which is the first time we have used this facility. When the phone is held over the QR code it took them directly to the individual town or village concept plans making it easy to respond to our engagement questions.

Communications campaign

Throughout the 12-month engagement period, which began in February 2021, all available communications channels to spread the message about the project and educate the community on how to have its say.

9.2.1 Draft Streetscape Plans – Avenel, Euroa, Longwood, Strathbogie and Violet Town (cont.)

An extensive social media campaign directed interested community members to www.share.strathbogie.vic.gov.au for more information and to share advice. During the life of the campaign more than 25 posts were created using images, maps and video content.

Our digital reach was boosted by a video of Mayor Cr Laura Binks reminding our communities to have their say.

Paid advertising in our regular column which appears weekly in the Euroa Gazette and fortnightly in the Nagambie Community Voice. These advertisements appeared several times during each active feedback stage.

Media releases were prepared for local media outlets directing people to contact us via Share Strathbogie or our Customer Service number with their ideas.

Council staff were also engaged, asking for their suggestions as 72 per cent live in Strathbogie Shire and 25 per cent live in neighbouring shires.

Council's monthly eNews publication to seek feedback on the draft plans and tapped into the Economic Development Team's email to more than 900 businesses across our Shire to reach the business community.

Local community leaders were kept updated with letters and emails and many corresponded with us directly.

POLICY CONSIDERATIONS

Council Plans and Policies

The streetscape project relates to the 2021-2025 Council Plan:

Strategic focus area 1: Engage. Create. Unite.

One of the community's goals is to 'create welcoming social spaces where people can connect'.

LEGAL CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that Council decisions are to be made and actions taken in accordance with the relevant law.

There are no legal matters raised by this project and it is noted that community engagement is consistent with the principles outlined in the *Local Government Act 2020*.

Conflict of Interest Declaration

All officers, and/or contractors, involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

9.2.1 Draft Streetscape Plans – Avenel, Euroa, Longwood, Strathbogie and Violet Town (cont.)

Transparency

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the transparency of Council decisions, actions and information is to be ensured.

This report is being discussed in a Council meeting open to the public. The Engagement Report outlining all feedback will also be made available to the public on www.share.strathbogie.vic.gov.au

FINANCIAL VIABILITY CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the ongoing financial viability of the Council is to be ensured.

Funding to the value of \$650,000 has been allocated in Council's 2020/21 Budget, which is expenditure of Federal Government funding provided to Council which needs to be expended by 30 June 2022.

This report recommends expenditure of \$804,000. This would be funded through the current \$650,000 allocation from the external federal grant, with the remaining financial commitment to form part of the draft 2022/23 Budget.

SUSTAINABILITY CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

Economic

The aim of the streetscape plans is to improve the commercial vitality of our main streets by delivering infrastructure improvements that:

- Create a distinctive sense of place for local residents, visitors and businesses
- Provide a high quality, attractive public space where people want to visit and shop, and
- Improve the attractiveness, comfort, accessibility, connectivity and safety each of our main streets or main commercial areas.

Social

Effective streetscape design is an integral part of shaping a community's identity, increasing civic pride and improving a sense of wellbeing and belonging. In particular these designs aim to improve connection to place, by:

- Creating a local sense of place by reinforcing identity and telling local stories through the choice of materials and placemaking, and
- Reinforce visual and physical connections to the surrounding landscape and heritage.

9.2.1 Draft Streetscape Plans – Avenel, Euroa, Longwood, Strathbogie and Violet Town (cont.)

Climate change

The streetscape plan aims to improve the environmental function of our townships by:

- Increasing areas of landscaping to improve passive cooling
- Embracing opportunities to utilise solar energy for lighting
- Increasing irrigation potential and stormwater drainage
- Replacing landscape treatments that are at the end of their lifecycle
- Increasing the capacity of existing green networks to enhance biodiversity and habitat corridors
- Ensuring the retention and renewal of the significant mature street trees where possible and the character of leafy streetscapes
- Increase the amount of permeable surfaces, soft landscape areas and shade trees.

HUMAN RIGHTS CONSIDERATIONS

The report writer does not consider this report has implications to human rights considerations.

CONCLUSION

Effective streetscape design is an integral part of shaping a community's identity, increasing civic pride and improving a sense of well-being and belonging. Following the community engagement process on the draft streetscape renewal designs, the levels of satisfaction achieved in Avenel, Euroa and Longwood of 3.79, 3.96 and 4.43 (weighted average out of a possible five) respectively mean officers are confident to recommend funding works in these townships.

Satisfaction ratings of 2.79 and 3.00 in Strathbogie and Violet Town respectively indicate that further community engagement is needed in Strathbogie and Violet Town to ensure community support and priorities.

ATTACHMENTS

Attachment 1: Community Engagement Report – Draft Streetscape Plans

Attachment 2: Avenel Streetscape Plan

Attachment 3: Euroa Streetscape Plan

Attachment 4: Longwood Streetscape Plan

ATTACHMENT 1:



Draft Streetscape plans

Avenel. Euroa. Longwood. Strathbogie. Violet Town.

Background

In Strathbogie Shire Council's 2020/21 Budget \$650,000 in funding was approved to renew and improve streetscapes in Avenel, Euroa, Longwood, Strathbogie, Nagambie and Violet Town. The aim of the streetscape plans is to improve the commercial vitality of our main streets by delivering infrastructure improvements that:

- Create a distinctive sense of place for local residents, visitors and businesses
- Provide a high quality, attractive public space where people want to visit and shop, and
- Improve the attractiveness, comfort, accessibility, connectivity and safety each of our main streets or main commercial areas.

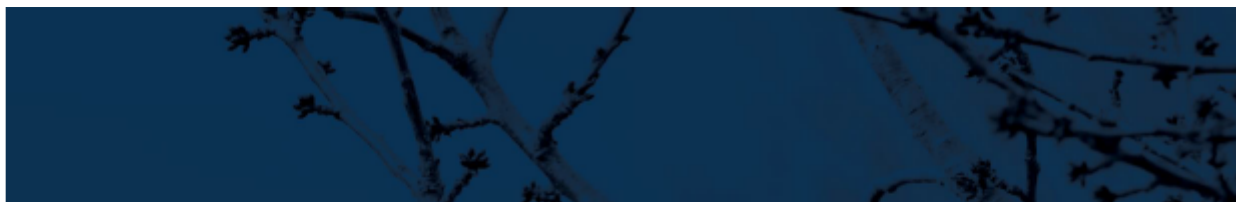
Local contractor About Architecture was engaged to create draft plans in Avenel, Euroa, Longwood, Strathbogie and Violet Town. The draft plans for Nagambie are being developed separately and therefore this engagement report does not include Nagambie feedback.

The Engagement Approach

We planned an engagement program and associated communications campaign that would ensure our residents were clear on how to have their say and feel confident in providing their feedback.

This plan took a four-stage approach, each building on insights from the previous phase and focusing on delivering what our communities value. It ensured community input into each stage of the planning, from initial brainstorming ideas, confirming the projects objectives and key themes, to feedback on draft designs. The final stage will be closing the loop with our community.

Our engagement approach was flexible and adapted as we moved through the stages and were impacted by coronavirus (COVID-19) restrictions. It ensured quantitative and qualitative engagement techniques were used to gather community feedback.



Stage one

In the first stage we used the face-to-face community meetings we held in townships throughout the Shire to inform the Council Plan and Community Vision, to also gather feedback on streetscape ideas. We asked for our community's priorities on the renewal of their main street areas.

Council is acutely aware of creating engagement fatigue (we have sort feedback on more than 30 projects, plans and documents in the past 12 months) and our goal is to use opportunities for multiple input wherever possible.

These suggestions were provided to About Architecture who used them to develop a consultation document, which set project objectives and key themes for each township.

Stage two

In stage two we tested the project objectives and key themes developed for each township with our community. We also used the mapping tool on www.share.strathbogrie.vic.gov.au to seek further advice from the community on how to improve streetscapes.

The feedback from both these stages was provided to About Architecture to develop Draft Streetscape Plans in Avenel, Euroa, Longwood, Strathbogrie and Violet Town.

Stage three

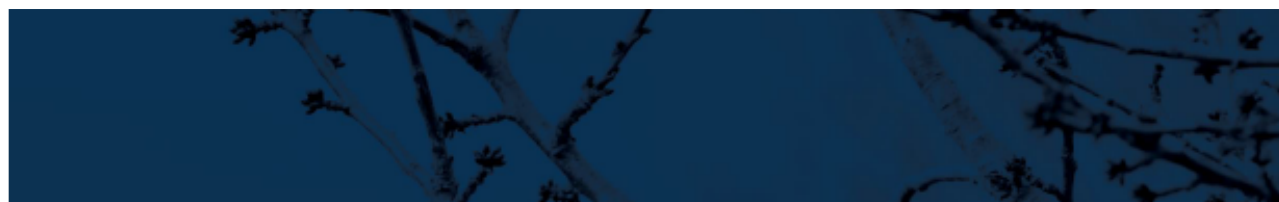
During stage three we released draft streetscape plans for broad community feedback. One of the major challenges we encountered during this stage was moving our approach to predominately online engagement methods via www.share.strathbogrie.vic.gov.au

We know this is not all residents' preferred engagement method, so to ensure as broader input as possible we called for feedback via letters, emails, phone calls and face-to-face sessions whenever possible.

Static displays were also established in each of the towns, using shop front windows or notice boards to display the streetscape fact sheet and concept designs. Our goal was to reach people who did not have computer access.

Draft design documents were housed in cafes in Violet Town, Longwood and Strathbogrie and the Avenel Pharmacy and coffee shop. We took advantage of the popular vaccination service in Avenel, knowing people had to wait 15 minutes post vaccination and taped the Avenel fact sheet and concept design to outside tables.

Our individual town factsheets included a Quick Reference (QR) code, which is the first time we have used this facility. When the phone is held over the QR code it took them directly to the individual town or village concept plans making it easy to respond to our engagement questions.



Communications campaign

Throughout the 12-month engagement period, which began in February 2021, we have used all available communications channels to spread the message about the project and educate the community on how to have its say.

An extensive social media campaign directed interested community members to www.share.strathbogie.vic.gov.au for more information and to share advice. During the life of the campaign more than 25 posts were created using images, maps and video content.

Our digital reach was boosted by a video of Mayor Cr Laura Binks reminding our communities to have their say.

We used the paid advertising in our regular column which appears weekly in the Euroa Gazette and fortnightly in the Nagambie Community Voice. These advertisements appeared several times during each active feedback stage.

Media releases were prepared for local media outlets directing people to contact us via Share Strathbogie or our Customer Service number with their ideas.

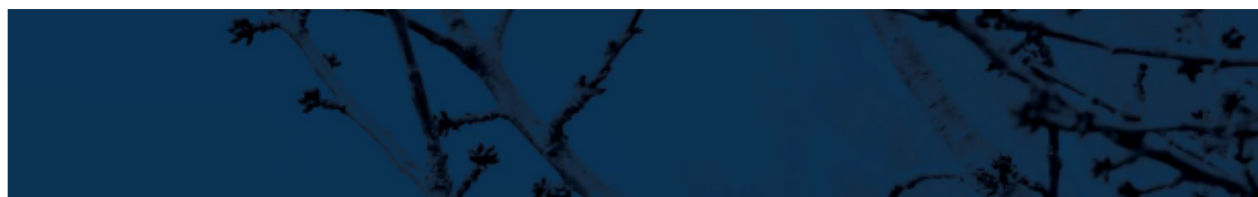
We engaged our staff, asking for their suggestions because 72 per cent live in Strathbogie Shire and 25 per cent live in neighbouring shires.

We used our monthly eNews publication to seek feedback on the draft plans and tapped into the Economic Development Team's email to more than 900 businesses across our Shire to reach the business community.

We kept local community leaders updated with letters and emails and many corresponded with us directly.

The stages, goals and tools to be used are summarised in the table below:

Stage	Goal	Tools and methods
One	<ul style="list-style-type: none"> To inform the community about the streetscape renewal project and seek broad suggestions for improvements. 	<ul style="list-style-type: none"> Face-to-face Share Strathbogie sessions in five townships across Shire. All communications materials associated with Share Strathbogie.
Two	<ul style="list-style-type: none"> To inform the community about the streetscape renewal project. To seek community input into the key areas for improvement works along with the themes and objectives for each township. 	<ul style="list-style-type: none"> Social media Paid advertising Media releases Share Strathbogie online engagement Letters/emails to key stakeholders seeking feedback Stakeholder meetings Public posters in townships
Three	<ul style="list-style-type: none"> To provide the community with draft streetscape plans. 	<ul style="list-style-type: none"> Media release eNews story Website copy



	<ul style="list-style-type: none"> To seek feedback from the community on the draft plans. 	<ul style="list-style-type: none"> Advertising Social Media Fact sheet Share Strathbogie online engagement Letters/emails to key stakeholders seeking feedback Draft plans Face-to-face feedback sessions Public posters in townships Draft plans in cafes Mayor social video
Four	<ul style="list-style-type: none"> To provide the community with the final plans To provide the community with information on the project timelines and continue to keep them informed as works progress. 	<ul style="list-style-type: none"> Website content Social Media Media release Advertising Letters / emails to stakeholders Share Strathbogie online engagement Engagement report

Depth: Collaborate

Public participation goal: To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.

Promise to the public: We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.

Participation and reach

Stage	Share Strathbogie Contributions	Share Strathbogie Views
One	N/A	N/A
Two	240	1,651
Three	184	3,395
TOTAL	424	Over 5,000

Stage	Social Media Posts	Social Media Reach
One	15	11,193
Two	4	6,201
Three	8	8,776
TOTAL	27	Over 26,000



What our community told us

Three of the five townships told us they were supportive of the draft concept plans, achieving satisfaction ratings (weighted average out of a possible five) in Avenel, Euroa and Longwood of 3.79, 3.96 and 4.43 respectively. Feedback in Strathbogie and Violet Town was less supportive with overall satisfaction ratings of 2.79 and 3.00.

The table below provides a summary of the satisfaction ratings.

Township	Contributions (email and online)	Satisfaction (Draft Plans)	Satisfaction (Alignment to feedback)	Satisfaction (Project overall)
Avenel	19	3.79 (75.8%)	3.71	3.75
Euroa	43	3.96 (79.2%)	3.75	3.69
Longwood	14	4.43 (88.6%)	4.2	4.49
Strathbogie	45	2.79 (55.8%)	2.49	2.66
Violet Town	21	3.00 (60%)	2.91	3.52

AVENEL

Avenel residents provided support for progressing the renewal of their streetscape and the draft concept plans. They also provided suggestions, which can be easily incorporated in the final plans. We heard:

- Limited (if any) support for overhead structures or signage
- Include a (dog friendly) water fountain in the design
- The community supported more seating, and asked for a style that enhances the township's heritage theme
- There was support for future stages outlined in the draft plan to upgrade the area of the rail line, near Harvest Home especially for walking and parking
- Support for town entry signage upgrades

Recommendations:

- Proceed with Stage 1
- Include changes to seating style and water fountain
- Remove overhead signage.

EUROA

Euroa residents provided strong support for progressing the renewal of their streetscape and the concept plans. We heard:

- Comments included 'perfect', 'love it', 'more of it'
- There is a mixed reaction to the type of plants to be used – overall the message is to keep them low to ensure visibility
- There is interest in sculptures and articles of interest to children
- Streetscapes should be for the ambiance of pedestrians not cars
- However, the issue of any car parking reduction in future stages was a key concern.



Recommendation:

- Proceed with Stage 1
- Develop species plan in conjunction with the Garden Club, Arboretum and Chamber of Commerce to ensure input into the choice of low-level street plantings.
- When considering future streetscape stages, it will be necessary to engage the community in relation to any changes to car parking.

LONGWOOD

Longwood residents provided strong support for progressing the renewal of their streetscape and chose Option A of the concept plans presented. We heard:

- The community was keen for us to 'get on with the job'
- Concept Option A was chosen by the community for the commencement of the renewal
- They wanted repurposed or recycled materials throughout the streetscape
- Option B requires more thought in relation to memorial area
- Drainage remains a problem in Longwood, noting it is outside the scope of these works

Recommendation:

- Proceed with Option A

STRATHBOGIE

Strathbogie residents indicated a lack of support for the concept designs and the streetscape upgrade project. They did not think that the upgrade proposal aligned with community input provided during the first two stages. We heard:

- Overwhelmingly the message was not to remove the deciduous trees in the medium strip
- We were told to leave things as they are and get on with other projects
- There was some appetite for low level plantings in the median strip
- Questions were asked re the watering system reliability
- Designs should include a greater focus on the memorial to the WW1 soldiers in the median strip

Recommendations:

- Do not proceed with current draft designs
- Do not remove the trees currently in the medium strip
- Consider community support to progress streetscape upgrades
- Consider forming a working group to further the project if it is to progress

VIOLET TOWN

While Violet Town residents showed support for upgrade works, they did not support the draft design or believe it aligned with community input. We heard:



- Support to upgrade the median strip with plantings and sculpture that reflects the art and music culture of the town
- No support for widening the median strip
- Consideration must be given to large machinery from the farming community travelling through town's main street, meaning no widening of median strip
- Support for safety upgrades and slowing traffic
- Enhanced pedestrian safety/ connectivity (in the form of pedestrian crossings) continues to be at the forefront of discussions. Discussions regarding the possibility of formalised pedestrian access across Lily Street (corner store) and across Cowslip Street
- Investigation into the intersection of Daphne and Cowslip Streets as larger vehicles negotiate a right-hand turn into Cowslip Street from Daphne Street.

Recommendations:

- Do not proceed with current draft design
- Consider minor works to current median strip – new plantings and incorporation of sculpture
- Establish a working group to develop further draft designs for broad community consultation



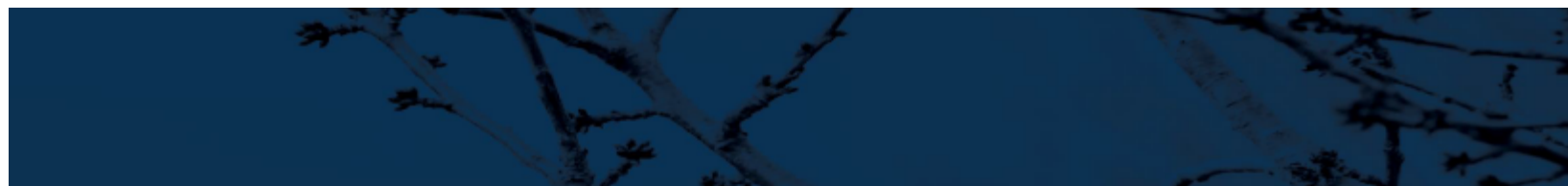
Findings

Feedback from Stage one and two engagement activities can be found at www.share.strathbogie.vic.gov.au. Alternatively links are provided below.

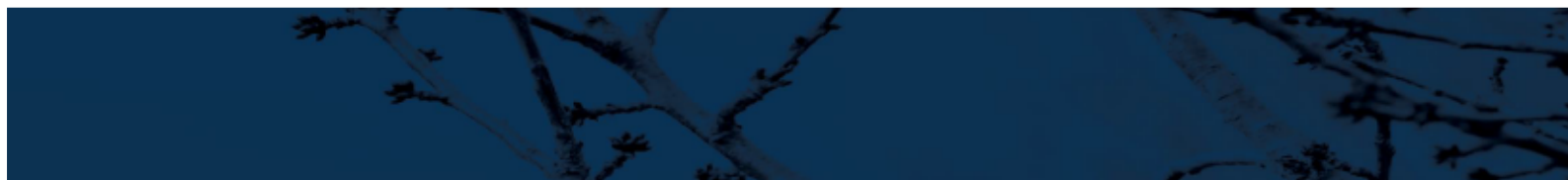
- Stage one [feedback](#)
- Stage two comments for [Avenel](#), [Euroa](#), [Longwood](#), [Strathbogie](#) and [Violet Town](#).

Avenel Feedback

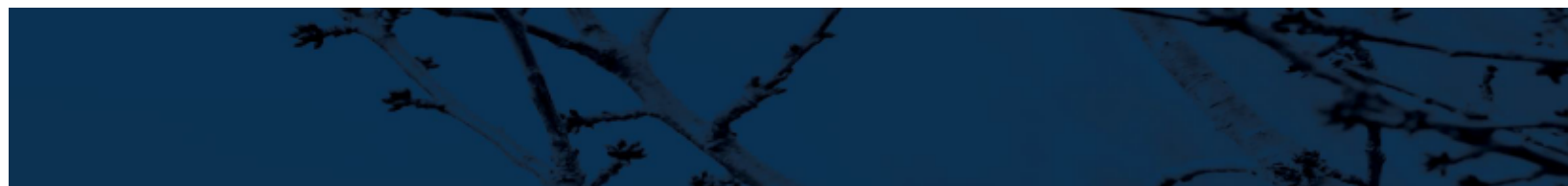
	Method	Feedback
1	Online	Keep the upgrade 'soft'. Avenel is not Melbourne CBD, so hard bold upgrades won't work that well. The improvements to come from upgrade near Train Station will be awesome. Love that the area is designed as a multiuse area. People can buy a takeaway 'whatever' and can sit and enjoy close to where they bought it from. If area become popular over time, traffic engineers will need to rethink the area in front of Avenel newsagency/milkbar as many motorists perform U-Turns near there and it may become dangerous. Would also like to see some design ideas on other side of bank street - area abutting railway line. It will look unbalanced to have one side looking fab, and the other still drab. Also ensure bike racks are part of design - many locals & visitors ride push bikes. Plus a drinking water fountain would be good in the design (with dog water bowl at base) - so those who need a quick drink can get one. And if money available, something to be a central highlight near Harvest Home - like a structure / art or water fountain that people can sit around and enjoy.
2	Online	The installation of overhead signage on Queen and Bank street - this is problematic both aesthetically and practically - overhead signage is something more appropriate in a city not a country village - thoughtful landscaping and use of existing architecture is a more effective way of drawing people through the town. Verge extension at the end of Queen Street improving pedestrian movement - good as long as it does not impact on the already limited parking in the area (especially for long vehicles and trailers) or congest the road (note document states that it will not) Landscaping around the pedestrian railway crossing - great as long as there is a maintenance / care plan as part of the ongoing budget Installing new bench seats, bollards and bins in the Queen Street area - great - use a local furniture maker



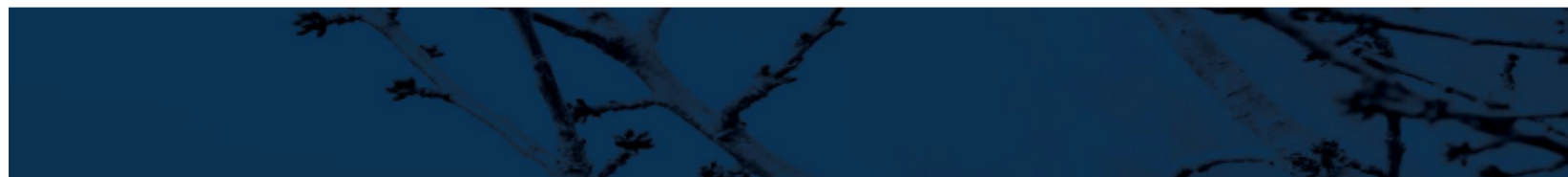
3	Online	<p>I think the new features in the Queen Street shopping area are all good, although I don't understand the benefits of 'overhead' signage and query whether they will look ok. With regard to the Railway Yard area, I think there needs to be a lot more work done about the options for this area. Is it possible to have three options designed for community input? There's no doubt that it needs fixing. It needs to be made safe for pedestrians crossing the railway line and entering Bank St and there needs to be adequate parking and there needs to be a space that is useable and attractive for the community and provides flow-on benefits to Bank Street businesses. I think there needs to be more consideration about providing shading for users of this space. Seating for pedestrians is nice but what about encouraging greater public use? It shouldn't just be a better thoroughfare, but also a community space.</p> <p>Regarding the entries into Avenel. The gateway signages are quite nice, but the minimal "A" is too obtuse. It is not a direct form of communication. I think there needs to be considerably more thought and consultation about the Jones Street entry to Avenel. One option to consider it to not direct drivers into Avenel via Jones Street but to utilise Ash Road better and to push them into Livingstone Street which is the direct route into the town's centre. Drivers who know they wish to visit Avenel could be encouraged to enter Avenel via Lambing Gully Road so that they get the benefits of passing by Avenel's historic old Royal Mail Hotel and Signal House and the Old Bridge and then turn left into Livingstone Street.</p> <p>Entry into Avenel via the Roadhouse and Service Station could be encouraged via Ash Street into Livingstone Street and not via Jones Street/Mitchell Street. This is possibly not an option that many residents have considered, and plans should be developed to present this an option to the community. Most importantly, the turn on the highway to go south needs to be improved. Currently the left turn from Jones Street and then quick right to cross the freeway is very dangerous.</p> <p>I generally like to pallet of materials that have been identified.</p>
4	Online	Please use local furniture builder for public seating. Look forward to seeing the landscaping at the rail crossing and enhancement of the town entries
5	Online	No look forward to continued funding to complete the suggested designs.
6	Online	Whilst not part of the main streetscape, a noise reduction wall of some description to reduce the increasing noise of the freeway for residents closer to the Hume would be welcomed. I'm not sure what forum to address or funding that would cover that so appreciate you forwarding to the correct group for review.
7	Online	<p>Given that some of your of your stated key characteristics are 'village feel/atmosphere, first impressions/historic charm, local landmarks etc, the Connectivity route plan which turns left at the Imperial Hotel 1852, (instead of, or as well as turning right), leaves out three of the most significant and recognisable sites associated with Avenel: the bridge 1859, the former Royal Mail Hotel/Cobb and Co Coach House 1855, and Fowles winery, Avenel's contribution to the Shire's wine and grape growing district. The plan also incorrectly labels Stewart Park as Whroo historic area.</p> <p>This southern entrance at Lambing Gully Road is a far more attractive entrance to Avenel than the Roadhouse entrance at Jones street, and is far more in-keeping with your stated characteristics: village feel, historic charm etc, and takes visitors immediately past the significant historic sites outlined above.</p> <p>Overhead signs: definitely not in-keeping with a village feel.</p> <p>Street lighting example given labelled 'Contemporary': definitely not in-keeping with village feel.</p> <p>As Avenel is very hot and dry in Summer, perhaps consideration of a 'village feel appropriate' water feature eg fountain/horse trough, would give some psychological relief to the heat in the 'roundabout/railway area. Thanking you for the opportunity to give feedback.</p>



8	Online	Looking at the proposal of the Avenel Streetscape, I would like to see an allocated area along the street where locals that walk together can meet with shade and seating. This would build community capital and cohesion by supporting locals and visitors to gather in the heart of the town before a walk, or after for a coffee supporting the local businesses. Maybe access to fresh water for walkers bottles or to give a drink to their dogs before or after the walk. The area near the Daily Dose or even where the verge extension is to be built would be an area of suggestion. Lots of locals walk a loop through Queen Street and down Avenel-Longwood road and up Valentines way through the new estate and over into Scarlet Street and back via the tennis courts (to use the amenities) and back to Queen St. Signs showing local walks and distances would also be a great initiative to support people trying to improve health and simply enjoy their town while doing so.
9	Online	I personally think that a more urgent street scape is the Bank St/Saleyard. Rd intersection. It is a dust bowl in summer and a quagmire in winter. Parking is haphazard and causes a traffic risk. Many visitors go to the iconic Harvest Home and this mess does not present Avenel in a good light.
10	Online	Two bench seats? Which third party came up with this idea and how much did they charge? I'm changing careers into ripping off ratepayers.
11	Online	You haven't included things that were in the Avenel Verbatim Comments. What do the new bench seats look like? I hope they are not like the existing park benches. Why are you putting in more bench seats? There is already one outside the Post Office and one diagonally opposite, near the public phone booth. Outside WB Gadd the owner has put a garden seat and a padded "dance hall" style pew. Will the new bench seat be in keeping with the 19th century building and have the character to complement the antique shop it will be in front of? What were you thinking when you proposed Overhead Signage? I can think of nothing more detracting to a street scape than an overhead sign. It will be an eyesore and a blot on the landscape. When are you going to repair the brick paving in front of WB Gadd and the Post Office? Whoever designed it must have been living in the 1950's. The design of the brick paving did not take into account the daily use by people in mobility scooters or the postman riding his motor bike along it to deliver mail.
12	Online	Yes provision for public art, please designate some spaces for vibrant and engaging murals, sculptures and or interactive spaces like pocket parks in Euroa so community and visitors can engage better with townships and increase visitation.
13	Online	It appears that the new streetscape crossing will take one of the car parks from Queen Street, the parking situation at the chemist/ post office area is already in dire straits. We need more parking spots and the bus stop near the bowling green is an obvious under-utilised parking area.
14	Online	How about we actually upgrade it not just plant couple trees and whack up couple signs once again overlook Avenel has had bugger all money spent on it compared to Euroa or Nagambie start pumping it in to Avenel as well
15	Online	No overhead signage required



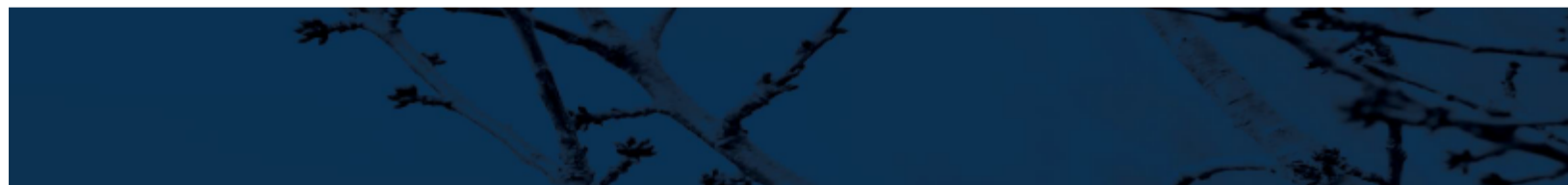
16	Online	<p>The Historical old Stone bridge needs to be highlighted for all the right reasons, this area including vegetation is a huge part of Avenel, this was Avenel, Coaches, Hotels, Hughes Creek.</p> <p>Ewings road 'runs' across Queen Street, not from Livingston, Ewings starting point easterly is from Scarlett St.</p> <p>A footpath from Anderson Street intersection along Mitchell Street on the northern side to Jones Street, up toward the Kindergarten connecting onto Watson Street, also from Jones St Mitchell St corner a connecting footpath down to the Roadhouse, this would then connect to the Ash Street Footpath, this is a well used walking, cycling space for many.</p> <p>Happy to explain anything further if you do not understand my directions.</p> <p>Multiuse footpaths are useful for all groups, ages and abilities as well as 'unifying' both sides of the creek.</p> <p>Also a Cycle Foot Bridge across Hughes Creek is still a very good idea, great for, again, unifying both sides of the creek parents and children can walk/cycle to and from school others, young and old can walk or cycle more easily around the town, better for all. I understand this project was submitted then knocked back by DEWLP, I think it needs revisiting, given the growth in this area and the one way in and out, not creek crossings except one in town and one out of town.</p> <p>One last thing: Please do not swathe Avenel in Native vegetation, there is a place for both Native and Deciduous each has benefits but Deciduous have shade in Summer Light in in winter and are not the fire hazards that Native vegetation mostly is, I speak from an experience in my life and have seen the effects of too many natives in urban areas, there is a benefit for both types of vegetation, we cannot turn Australia back to day zero, so embrace the diversity that we get to enjoy and live in don't turn us into a dry drab shedding place.</p> <p>Thank you for your work</p>
17	Online	<p>There is a problem with Queen Street traffic at the railway intersection. Motorists do U-turns on double lines failing to check oncoming traffic across the rail lines. Making a narrower portion for safe pedestrian crossing in front of Gadds I believe will increase this traffic problem. There is no doubt that I support pedestrian safety but this VicRoads area is a nightmare. In the future, consideration must be given to relocation of the post office to provide adequate access and safe parking. The current building is outdated and does not meet accessibility standards. While this is beyond the current Streetscape project basic principles of town planning need to be considered along with all the benefits of this project.</p> <p>One last thing, I do not like the wooden block seating. When embedded with planter boxes they look OK. On their own the do not appear to be very functional. Thank you for letting everyone have the opportunity to contribute feedback.</p>
18	Online	<p>I love the focus on native planting and the inclusion of green spaces and seating within the 'CBD'. It would be nice to see some considered thought given to bins- greater access to recycling bins would help cement the township's focus on sustainability. I note that they have been included in the overarching draft plan- a heritage version would be lovely. I would love to see more information about proposals for the overhead signage for wayfinding- so essential in a rapidly growing town like Avenel.</p>



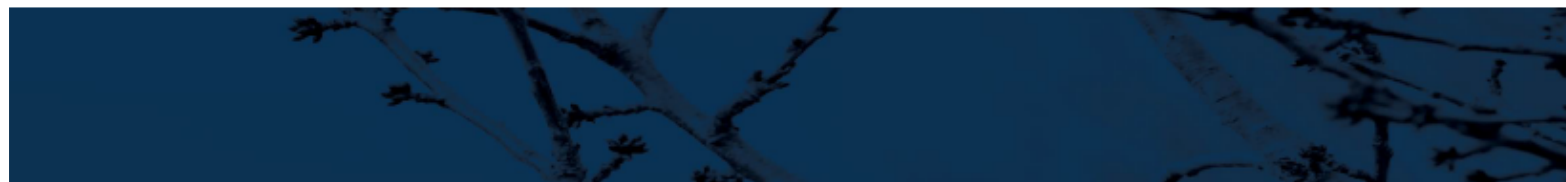
19	Email	<p>I received the draft proposal documents for the beautification of the Bank Street entrance to Avenel.</p> <p>My initial reaction was certainly positive. My only concern was that the hitherto stated concept of the Queen Street Bank Street precinct being of a Colonial/Victorian feel, was not entirely supported by all aspects of the design.</p> <p>The design, in most areas, is sympathetic to the overall feel of the precinct, however the seating lets it down and does not fit the Colonial/ Victorian aspect. The proposed seating is too modern, in design and the stark bold block form, while pleasing to the eye, would be decidedly uncomfortable for a prolonged stay.</p> <p>The style of seating which is utilised elsewhere in our shire, has cast iron ends and timber slats between and is quite comfortable. (Photograph 3 attached) Another, and more aesthetically pleasing design, can be seen in the lead up to the Avenel train station. It is all metal with cast ends and made by Furphy's of Shepparton. The latter style would probably be a better option in that it is more comfortable and would require minimum maintenance. (Photograph 1 & 2 attached)</p>
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Euroa Feedback

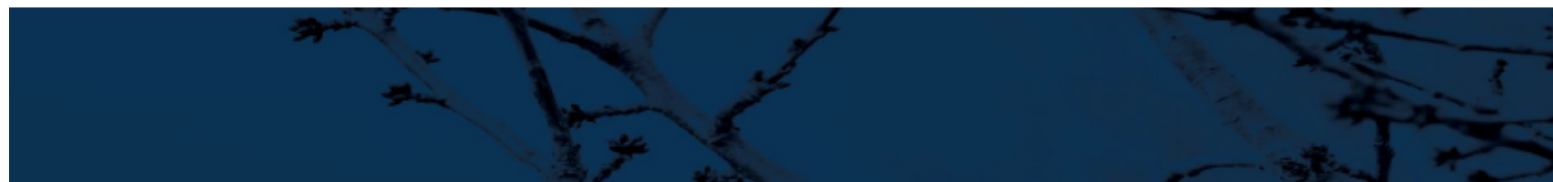
	Method	Feedback
1	Online	I love the indigenous planting. Euroa Glazed Bricks – in terms of identity, it's something unique to Euroa. They could be used to create street furniture, wall murals, sculpture, entry points etc.
2	Online	No roundabout at Railway & Binney Sts intersection.
3	Online	I feel the design response is attempting to urbanise what is essentially a small and very attractive rural town. As a pedestrian and bike rider I find the town works well. Maybe ornamental pears wouldn't be my first choice for street trees, but please don't remove and replace. Yes, more underplanting and more trees, but beyond that, I'm happy. I feel the project is being driven by the tail. The Federal funding. I don't see the need to replace lighting, paving, signage. I don't care about car parking, there's heaps. I don't mind leaving my bike on the old bike stand. Please resist the desire to over design the commercial centre of Euroa. Love it as it is!
4	Online	<p>The planting around the existing trees looks nice, although it's a concern with planting all natives that it will look messy, streetscape should be structured and neat. Maybe native planting could be concentrated down along the creek/sevens park? And not so much within the main street.</p> <p>The planting of low level shrubs in the medium strips is unnecessary, it creates a messy visual block which is inappropriate due to the amount of cars and pedestrians alike using these spaces. It also encourages wildlife into the middle of a road which is not ideal. I would like to see the resurfacing of unsafe footpaths and additional seating replacing the standard benches which are there now.</p> <p>When will the other stages be completed? Because if this is all we get for now, is there any way to spread the funding further across the larger [especially problem] areas? Thanks for the opportunity to provide feedback it's an exciting project but there is still work to be done by designers to get it right!</p>
5	Online	I can't prioritise as all projects need to start from underground up. That is running the power doing the drainage, installing the kerb, installing the lighting, planters then the plants etc. no point doing the garden to then have to dig up the surface for underground services etc.



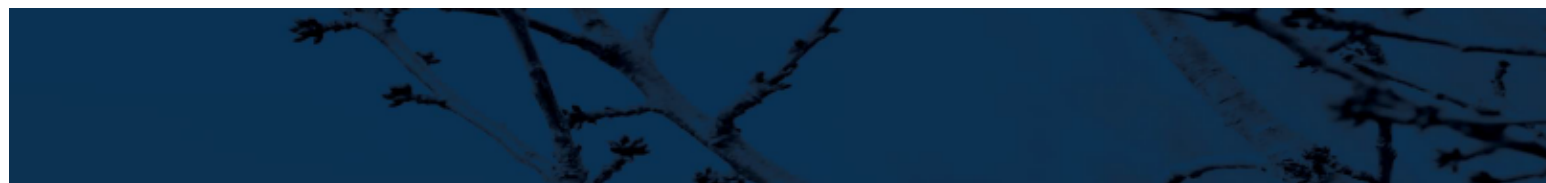
6	Online	In the Brock/Binney Streets roundabout there is/was a time capsule installed by the Euroa Reference group in the 1990s. If that area is to be 'refurbished', please take into account there is a time capsule on the Binney Street side of the flagpole. An engraved tile was placed above the location of the time capsule - which could now be covered by mulch, leaves and dirt? Any 'low level planting' requires maintenance and the current 'garden areas in the current streetscape' have suckers growing in them - so is it a good idea to expect maintenance to keep the areas attractive?
7	Online	Gum trees should not be planted in Binney Street, on intersections or in residential areas. Car parking spaces should not be lost in the upgrade and parallel parking should not be considered, too many parking spaces lost. Kirkland Ave parking and gutters need to be upgraded.
8	Online	The objective must be to beautify our main street but not at the expense of reducing the number of available car parking spaces, nor making it difficult to see pedestrians who may be about to use the crossing because it is shrouded in bushes and trees. The pedestrian crossing needs to be clear, light, and open, as many drivers here in town are elderly. We must not make using their car any harder for them. Plus any upgrade should take into account and be in sync with the design of the proposed railway precinct development and underpass plans. Otherwise this will be ratepayers money wasted and an opportunity missed.
9	Online	I'm excited by the ideas and designs presented and feel that the street will be more welcoming, unified, unique, sophisticated and sustainable. I don't feel that anything has been missed.
10	Online	Concerned the plan includes reducing car parking. What plans are in place to increase parking?
11	Online	Child friendly activities and images of interest. I have really enjoyed the pop-up play installations.
12	Online	North/South signs would have been better on all your graphic designs. Large trees are not needed in Binney Street.
13	Online	First of all I commend the Shire for instigating this project to review and refresh the streetscapes around the Shire. However I do have concerns for the proposals for Binney Street streetscape. The Garden Club's planting at either end of Binney Street appears to have been overlooked by the draft plan and not shown adequately or justly as a "before". It is very low maintenance, requires little water and looks good all year and especially in the summer when native plants are not necessarily at their best. The proposed planting looks attractive in the picture but would not be as easy to maintain as claimed. The tall eucalypt, in the centre of the roundabout, appears to be a lemon scented, looks good but I question its suitability beside the exotic trees already in the street. (There are wonderful lemon scented around the Memorial Oval but during summer shed leaves and bark which look right at the oval but would not in Binney Street) Binney Street is the shopping centre of an old Victorian town, not a village and has a number of significant buildings (eg post office, court house, NAB Bank building, large shire office, federation houses, a Catholic Church, with a large Anglican Church at the end of Binney Street) plus many old style shops. This built structure should be seriously considered in any proposal to change and modify the plantings and seating in this street. I would question the idea of superimposing plantings which are far more suitable for creek planting and for those streets that are close to the creek. Perhaps need to consider this a rural shire and farmers have a lot of grasses on their properties and may not see the need for a display of wheat grass when coming into town. Yes there could be more greenery and shade in Binney Street, but I would be dismayed if the current plantings were removed. They would be better complemented with additional planting of a variety of both Australian (eg westringas and lomandras) and exotic plants.



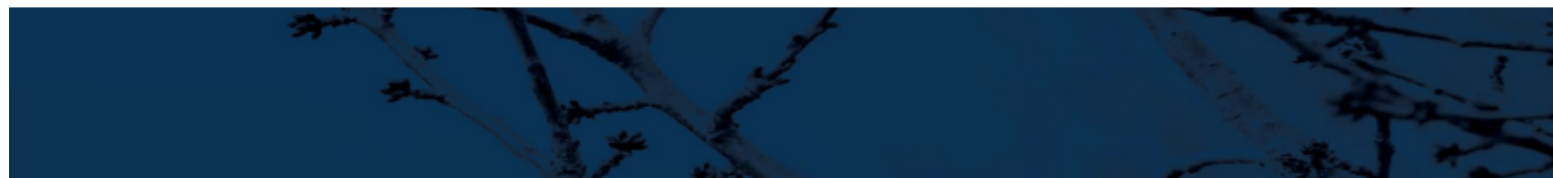
		<p>What is needed desperately in Binney Street and in the Seven Creeks Park are attractive timber looking structures to house rubbish bins. There are still smokers in the street so ashtrays are suggested.</p> <p>To describe the seats as Non-Descript ie nondescript is misleading. Those seats have backs and arms and are very popular with the many people who sit in them regularly and perhaps especially oldies. I am also concerned about replacing the quite recent signage and heritage columns. It seems very wasteful. They are attractive and being columns do not take up much space. Whilst it is commendable to say the Shire will work closely with the Friends of the Sevens and the Arboretum, the goals and expertise of these organisations is ecological landscape regeneration not townscape planting. The Arb has a vital seed bank and grows and distributes plants indigenous to this region. They are rarely "designer" Australian plants as the ones suggested in the plan. The wattles recommended by the draft (a. implexa and a. acinacea) are local and are continually being planted along the creek with many other local species (banksias, bursaries, callistemons, grasses, lomandras, daises) to develop an understory to promote biodiversity and in a far more conducive place than Binney Street. Regarding the recommended trees which I presume are for other streets, I was surprised callistemons were not cited. Very useful and hardy and especially good for narrow streets or such as Slee Street to complement the red gums opposite.</p>
14	Online	I would like to see the movement of traffic changed to one way. Too many motorists cross the double white lines to park. In the long term I would like Binney St to be more pedestrian friendly with a mall like atmosphere.
15	Online	Unreliable water supply in Euroa. Can waterways be safely maintained with limited water availability particularly in the light of increased population? Atkins Street needs a footpath. Many walkers and some elderly mobility vehicles make use of this street which leads to the popular caravan park.
16	Online	The addition of a proper pedestrian crossing will be a huge bonus and whilst I support the 'greening' of the street extreme care must be taken in the select of plants around the crossing zones to ensure drivers have a view of pedestrians approaching the crossings. The trap that is often fallen into is streetscapers plant for today and do not think about how the plants will impact sightlines as the plants mature.
17	Online	Appropriate tree guards. Mayor has photos they are all around the world , effective last generations and look fabulous, also an opportunity to add dimensions of greenery NOT just at ground level . Large creative purpose made planters that will sufficiently carry the nutrients to establish creeping greenery, create shade between shop fronts.
18	Online	Remember to include a sign to the Library! Love the whole idea - anything to soften and cool our street and make it a place to enjoy being in.
19	Online	I would like to see Council install electric bike charging stations and fixed bike pumps at three places - outside Burtons, outside the op shop and outside the chemist. We are already seeing increased e-bike traffic and this will only increase with the increase in tourism which is following the shift to the regions during COVID.
20	Online	Would love to see trees planted down the centre of Binney Street - the appropriate species would throw shade and create a powerful aesthetic. I have some fabulous shots of urban streets in Melbourne where this works beautifully.
21	Online	Overall the streetscape plan is good and I support almost all of it (hard to pick just 3 priority actions - they are all good). Would it be possible to use recycled materials a bit more (e.g. recycled plastic bollards rather than steel)? Ensure any new (or replacement) street lighting is LED (long life, low energy consumption) with durable finishes.



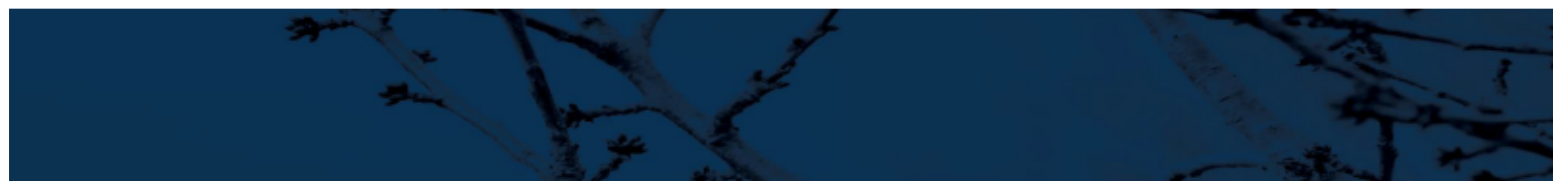
		How does the Binney Street streetscape extrapolate out to rest of township area (i.e. can these ideas/actions be implemented in a consistent way across the whole township area)? Binney Street is a busy but low speed area so probably not a big issue but is road safety still preserved? Different pavement colours and finishes can be very useful in delineating car traffic, bike lanes, pedestrian areas etc - not just aesthetics.
22	Online	<ol style="list-style-type: none"> 1. I don't see any disability parking, if it is located in the new upgraded rear car park it is too far away from the shops. 2. The reduced parking in Binney St makes it far more difficult for the elderly and disabled to access shopping. The parallel parking doesn't give disabled people wide enough spaces to open doors. We already have very limited disabled parking. 3. The streetscape planting looks like it reduces vision at roundabouts and for those entering or exiting parking spaces.
23	Online	Give us a break from planting trees and then cutting them down, give them a chance to show some maturity and ambience please And if this is the total of the survey it is pretty pathetic (I am assuming that when I hit the submit button it all over).
24	Online	<p>This is an ideal time to look at traffic management in Binney street. I suggest adding: Change traffic flow from two-way to one-way in the Binney Street block from Post Office to Railway street would allow for:</p> <ol style="list-style-type: none"> 1. Safer traffic/ pedestrian interface in Binney street. 2. Easier parking for vehicles to either left or right side of street where spaces are available. 3. Eliminate motorists making illegal turns into parking bays across double lines. 4. Eliminate vehicles doing "laps" up and down Binney Street. 5. Vehicles needing to return down Binney street can turn either left or right out of Binney into Railway and proceed back to Brock Street via McGuinness or Kirkland avenue. 6. Traffic flow to be from East to West - towards Railway Avenue. 7. With the vegetation realignment, the cost of change to parking bays on Northern side of Binney Street would be incorporated into the overall project cost as detailed in their proposal. 8. Traffic flow would improve as vehicles would not be delayed by vehicles waiting for parked vehicles to vacate.
25	Online	Accessibility. No mention of how this will work for those in wheelchairs, scooters or walking frames
26	Online	<ul style="list-style-type: none"> • The Binney street streetscape appearance is driven by the shopfront facades, Funding (small grants) should be provided to businesses to upgrade their shopfront signage and bring them all up to a respectful standard. • Gumtrees unfortunately have no place in a tight and congested streetscape - they grow too big, are a health and safety risk from dropped foliage and invasive roots which breakup footpaths and roadways, and branches will quickly contact and damage shopfronts. The Shire already struggles to maintain the gardens in town to an acceptable standard. Serious consideration needs to be given as to the most appropriate trees/foliage to be introduced. Model it on an existing streetscape which has "got it right." • Any streetscape updates MUST NOT sacrifice a single car parking spot - there are too few already. • How about including two small projects into the streetscape upgrades which will have a huge impact on the visitor appeal to Euroa - painting Burtons Bridge and the Castle Creek bridge - there are prominently architectural features in our town which almost every visitor utilises - clean them up and give them the pride of place they deserve.



27	Online	More trees. More garden beds. Wider footpaths for al fresco dining. Less parking. One way traffic = less road
28	Online	If doing pedestrian crossing area/s, then cars should be slowed to say no more than 40kmh as they travel too fast down Binney St now!
29	Online	<ul style="list-style-type: none"> • Adding more trees will exacerbate issues with pavement that has been lifted (by tree roots). • Adding trees/foliage to roundabout will decrease visibility and make it more dangerous. • Parking is already an issue during busy periods, removing car parks (Without allocating more appropriate parking elsewhere) seems impractical. • Adding lots of plants is a good idea in theory, however they require upkeep (weeding, mulching) and watering - is it reasonable to expect that the shire is going to absorb this additional workload consistently? • Updating fixtures and lighting is a good idea. • Updating walkways where possible is a good idea. • Replacing parts of road surface with pavers might look good in the short term but will require upkeep and maintenance to avoid surface becoming rough and slippery 3 - 5 - 10 years down the track. • Having vegetation close to the road surface down the main street may hinder visibility of person/s/children crossing the road
30	Online	There is already lack of parking and you're planning to take away further spaces. The issues around uneven footpaths are due to trees, further tree are only going increase the problem. The use of pavers and the effect the roots will have is only going to cause issues with the elderly and uneven surfaces. The high traffic areas will be uneven before the project is a year old.
31	Online	I think everything looks great. I think there should be something all the way along the double white lines, for example bollards, to prevent people illegally driving over the double white lines.
32	Online	The use of low level Native plants - ensure that any driver/pedestrian lines of sight are not obstructed
33	Online	Priority I'd like to see focused on is utilising and upgrading the laneways and connecting to additional parking
34	Online	Love it! I think streetscapes should be designed for the people / users and those walking down the street, not cars and carparks!
35	Online	More of it! Amazing. Celebrates where we live and shows Euroa has an exciting future! Nice one Council.
36	Online	<p>No, you've done well. Thank you.</p> <ol style="list-style-type: none"> 1. Please get rid of the faux Ye Olde English street lights & seats they are hideous. I'll come and help to do it. 2. Trees and more trees – essential shade - enhance the micro climate because the street is far too hot in summer, which equals no one wanting to venture out. 3. Planter boxes/ wicking beds with edible gardens. I own a shop and would love to look after one or two.
37	Online	The plan has completely missed Clifton and Tarcombe Streets and town entrances. It does not seem to have consideration for the emerging need for CPTED. The plan simply rehashes the same ideas that have been addressed in past projects with planting and minor infrastructure replacement for items that doesn't need replacing. There are no connectivity considerations. No one asked for more EV chargers in the consultation documents. The plan says the area is pedestrian friendly but that's not what the consultation says, it's - asking for better crossings etc.
38	Online	Perfect



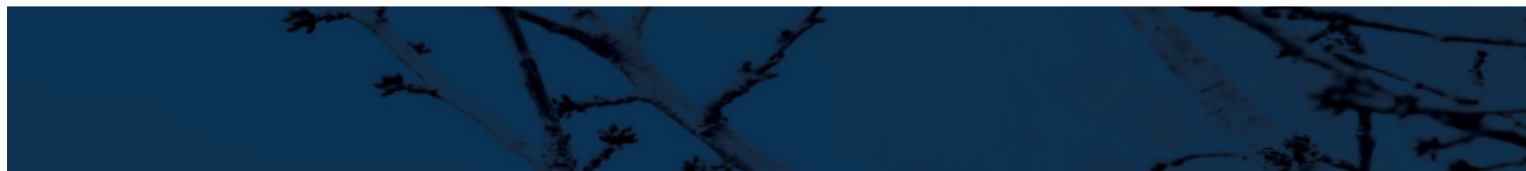
39	Email	<p>Friends of the Sevens Creek (FOS) fully endorse the proposal to make the Binney Street Precinct a more liveable friendly space. We urge Strathbogie Shire to consider a Long-Term Strategic Streetscape Plan, (maybe similar to FOS Master Plan) which is assessed and reviewed at a maximum of five year intervals to ensure consistency, continuity and relevance of how we are meeting the challenges of Climate Change as conditions shift for better or worse. We believe once the existing conditions are developed to appropriate standards the precinct will be safer and more inviting for pedestrian usage. Caravan Park should also have a Master Plan or be included within the overall plan. FOS happy to be involved in any further discussions Euroa Arboretum must be a resource in both stock and expertise.</p> <p>HISTORY</p> <ul style="list-style-type: none"> • The Binney Street precinct had been planted by the Euroa Garden Club pre 1990. Doris Johnson (deceased) was a driver of this work and we think it important that that focus/theme be considered. • June 1991 renowned Arborist Phillip Kenyon (lecturer Burnley College of Horticulture) spoke to interested residents. This talk was followed by a short meeting which established a "Friends of the Trees" (FOT) to support the Townscape and Beautification Committee to assist Shire in the care and development of Euroa's streetscape. • Students from the College conducted a street by street tree survey which formed the basis for the Friends' inventory of trees. Hundreds of trees were planted over the next 10 years. There is documentation available that records the extensive of work completed by this group (FOT). • A Streetscape strategy was developed 2000 /2001 Urban Tree management Plan developed 2004. Since that time several streets have been planted with appropriate trees sourced from the Euroa Arboretum and other commercial outlets. • More recently the Shire have been directly responsible for a revegetation program. The most recent being community involvement, planning and community planting in Charman Avenue 2020. • Friends of the Sevens with the assistance of the Euroa community developed a Master Plan for the creek in 2014. Prior to COVID FOS were undertaking a review. We consider that we have achieved roughly 85% of the listed goals and projects The Rockies Bridge construction will commence in February 2022 and small areas will be prepared for further planting with major work to be completed once the bridge is commissioned for use. After that maintenance will be the major focus of our group. De-sanding of the creek from the "Steam Gauging" barrage 200m upstream of the bridge to the Weir in the Rotary Park is a "stand-alone" major project. Note: FOS have support for this work from Goulburn Broken Catchment Management Authority. • FOS consider that the scope of this initial work be extended beyond Binney Street to include Kirkland Avenue and McGuinness Street. This would enable the positive resolution to better parking facilities feeding to Binney Street. • The temporary Streetscape completed last year has been a magnificent teaser for this project. <p>SUGGESTIONS</p> <p>We need to be bold. The listed considerations documented need to be carefully assessed implemented where possible.</p> <ul style="list-style-type: none"> • MAKE CAR PARKING DIFFICULT in Binney Street. Parking is an element which has significant direct impact upon the success of this project and needs to be resolved. Perhaps this could be achieved in stages with a possible end focus on no vehicles at all. • We think current parking arrangements in Binney Street dangerous.
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		<ul style="list-style-type: none"> • Maybe consider ONE WAY traffic in long term "off" Binney Street parking with welcoming and attractive access a must. Further develop car park near Euroa Hotel, further develop car park in Bakehouse Lane, possibly purchase and demolish Jimmy Cook's old house). • Further develop car park behind Library and connect link to existing access from Euroa Hotel. • Consider assistance for older community residents (ave. age in excess of 75?) from Car Parks to shops. • Possibility of a dedicated Bike lane. <p>BUSINESS OWNERS</p> <ul style="list-style-type: none"> • Shop owners in Binney Street. Shire to set standard of maintenance to all shop-fronts and put some pressure on landlords to make them more attractive. • Shire to provide incentives for shop owners/landlords to make shops more attractive • How do Shire and Community work better together to make the precinct more vibrant? • Can we develop a Pop-up or mobile "Wine Bar" and support Mogg Grog and Strathbogie Brewery • Could the Northern Republic "outside area" be used on days that are currently not open • What are the opportunities of staggering business hours for IGA, Café and others? • Many traveller/visitors stop at the Lions Park • Can we develop a walkway link to Binney Street from this location? • Can we develop a more attractive and enticing shady link to the Sevens Creek and the Apex Walking Track? • Link the Community garden to Binney Street? <p>EDUCATION</p> <p>With most grants there is a requirement to have an educational component. In documenting the history of streetscape in Euroa and displaying this with attractive signage we will encourage more people to be involved and to have a better understanding of the impact of Climate Change and that action is the responsibility of us all. We need to engage Taungurung Clans Aboriginal Corporation in the educational aspect as well as the focus of our Strategic Plan.</p> <p>STREETSCAPE FURNITURE</p> <ul style="list-style-type: none"> • Consideration to have many more sites which have attractive comfortable seating. Maintain the standard set with recent seating. • Better and more attractive street lighting and high quality signage for example – history and interpretive
40	Email	Is the bright green pocket park going to remain in front of the post office? Each time I sit there, the feedback from tourists and other locals is very negative. Most people like the concept of such a park but are very unhappy that it has been placed right in front of one of our best historical buildings - and they aren't compatible. Many people love our town because of our historic buildings. They are featured on the sign / turn off in to the town but now it is impossible to have a really good look at this marvellous building and you certainly can't photograph it. Tourists are very important to the economy of our town, so I suggest we take these views on board. The views of the local residents are also important, and a lot of people would like to see the bright green park re-located to a different part of the town - not right outside our most prominent historical building.
41	Email	I love the popup garden and seating areas in Binney St. Are they going to become a permanent fixture. I have heard so many positive comments. Thanks



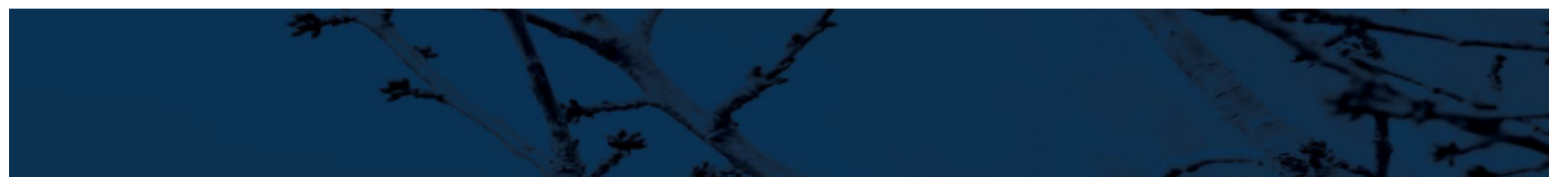
42	Email	<p>Thank you again for your communication and consideration so far in the feedback process of the streetscape redevelopment project. As you know we are thrilled by the opportunity to be involved and really try to get this right. We notice that the timeline from now is very tight, from the feedback being collated and draft designs being presented to Council for adoption. The opportunity here needs to be taken with the community and businesses input front and centre. The committee understands not everything can be included and not all ideas put into action within the budget or time frame but we would like a follow up meeting with the designers and Council before final drafts are presented to discuss the adopted changes and suggested final designs.</p> <p>In regards to Strathbogie, we believe the community has already had a say and expressed concerns around the suggested medium strip planting. We have collated members' feedback and below is our summary of draft designs for Euroa:</p> <p>The Chambers main positives to come out of the draft designs are:</p> <ul style="list-style-type: none"> • Timber bench seating suggested, curved edges creating visual interest, which look great and blend in beautifully with planting. • Resurfacing footpath areas, which currently are a safety hazard. • Suggested interesting shade structures • proposed signage upgrades • Replacing bin surrounds and bike racks • Installation of bottle water refill stations. <p>The Chambers main points of concern with the current draft designs are:</p> <ul style="list-style-type: none"> • Amount of low level planting, including in the medium strips and the type of grassy planting suggested -it is seen as messy and a snake hazard. It blocks access in some areas from car parks to footpaths and makes it difficult to see obstacles over the amount of plants suggested. • The pop up space near gambles is very messy, visually distracting and obstructs views for both the pedestrian and motorist. New streetscape needs to be neat, interesting and overall and cohesive. • Surely some wider timber benches could be integrated into these spaces instead of small thin benches? Creating deeper, more usable space than just having plants. Creating adequate seating for people eating takeaways, coffees etc. • Removal of car parking. 11 carparks being removed might not sound like much, but that is 10% of all car parks in the main street. We cannot lose one car park, ideas need to be worked around to not cut out any more car spaces. Consider moving one or both existing walkways across so car parking is not impacted by creating another walkway. • Stage 1 is concentrated on a very small area. Is this the best area to start? and have we used the funding allocated in the most appropriate areas? When will funding be made available to continue the project or will we have piecemeal areas? If this is unknown we believe we need to concentrate our attention not on one small section of the street but one overall project that can be achieved within the budget. EG surface upgrades? address the signage? Create permanent areas of small amount of planting with timber bench seating under the trees. <p>We are very lucky with our beautiful, wide and thriving main streets in the shire. Euroa's main street already has so much to love about it with a lot of charm and heritage character. We hear this often from visitors which is one reason why the town is thriving and people keep returning. It is a</p>
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		friendly, inviting space with so much potential to add onto this charm. Local businesses hope to continue to contribute ongoing in a positive and productive manner.
43	Email	<p>I have been much appreciating the quality, tasteful, interesting changes to Binney St in recent times and anticipate new ones being formulated presently. And I have also liked seeing all the Christmas decorations in the street, both the old world and Aussie touches!</p> <p>My suggestion which I've mentioned years earlier, when public opinions were sought for our streetscape is looking as well at beautifying the buildings in the street somewhat!. The street level shop fronts and the first stories of these premises could be far lovelier.</p> <p>I wonder if we could get some commonality of colour and printing style of shop signs to complement one another more, everyone does his own thing and synergy is missing' some colours are so bright and the sign lettering so unnecessarily bold and 'out there'.</p> <p>I wonder if some similar complimentary paint colours could be agreed upon? The businesses owners would need some sort of financial help I imagine, but gradually over time there could be a goal to keep in sync with other businesses. That's where I think something really cohesive and eye catching could be achieved to add to other areas of beautification.</p> <p>I'd like to see permission for over huge, tasteless, bright aqua or yellow signs etc denied. People know where they can be found or will find them...Binney St isn't that long. I've not been more specific here: more presented a concept that could be considered for a future time? Good luck with receiving feedback and making Euroa's main street even more appealing in the future!</p>

Longwood feedback

	Method	Feedback
1	Online	Option B in my opinion is best, It would really pay homage to our servicemen, just maybe an enclosed bin to be added. Option C is a great idea, but I honestly think that spot needs to be left for something more awesome down the road.
2	Online	Given the serious lack of drainage in Longwood- I feel option B is the best for stage one as it can be completed without the risk of damage occurring in the future when drainage is installed. I would like to see the use of recycled materials as much as possible.
3	Online	Not really - but do not think it is necessary to ask someone's age. Should be an option to say 'prefer not to say' as is usually the case with questions that are of a personal nature. Cannot see the correlation between asking for input on a streetscape and the compulsory nature of having to provide an age. Would love to see something that highlights the need to use repurposed/recycled materials throughout all streetscape projects.



4	Online	<p>There are aspects that I like and dislike in all 3 suggestions.</p> <p>In option A, I really like the idea of tidying up the area around the Longwood sign and making that look more attractive, however I believe that the railway pedestrian crossing is unnecessary. It would be costly and I believe it would be underutilized. At this stage in the town's development, I don't think it is necessary.</p> <p>In option B, I love the idea of putting a bridge to the memorial and a walking track to get there. However, I am concerned about the plan for the area directly across from the pub. It isn't shown clearly in the image. There is wording that suggested there may be a change to the road outline. I personally think this is unnecessary. I also have concerns about where the footpath and garden beds might run in that area. The space between the road and the railway is used for parking for pub-goers. They walk across the road to the pub. If there is a garden bed running alongside a path, it will only get ruined by foot traffic. I suggest either having no garden bed in that section, or having only small garden spaces, with mostly clear area for foot traffic.</p> <p>In option C, I like the idea of a general spruce up, but I don't think it would have a great impact on the town and its visitors. There are things listed that I think would be an unnecessary spend of money, (eg. curbing).</p> <p>My favourite of the options is the bridge to the memorial, but personally, I think it would have a greater impact to do some aspects of each plan, though I recognise the funding restrictions.</p>
5	Online	A lot of cost for little benefit
6	Online	Let's just get on and do it. All great ideas. Hopefully we can get all the stages up and running. Great job
7	Online	<p>Yes, you have the cart before the horse, go back a few stages and firstly get the town sewerage, secondly get the town a storm water system. I spent four months last year working in the town seven days a week and the stink from open drains and old septic systems leeching into them and stagnant water is not a good look or smell. There is Federal and State funding for these projects.</p> <p>You talk about traffic calming. Put a round-a-bout at the corner of Down and Hill streets. It's a dangerous complicated corner/intersection - one side a stop sign one side a giveaway sign. Please go back and start with the basics, because a lot of what you are proposing will be wrecked when you finally decide to go back to basics. PS I support the streetscape after the above items have been done.</p>
8	Online	A playground
9	Online	Any path across the railway would be good as everyone walks in the middle of the road.
10	Online	Please ensure the drainage is upgraded with the proposal
11	Online	I understand that this is a streetscape project but feel strongly that the "cart is before the horse" in terms of the big vision and long term improvement of the township. The best investment would be installation of a sewerage system and proper drainage. Longwood is on flat ground and septic are an ongoing concern as is storm water. I fully support the proposal for town beautification but practical solutions to real problems should be a priority. Our rates are such that basic amenities should be provided.
12	Online	Would be great to have all three.
13	Online	A roundabout at the Hill St / Down St intersection would be great to slow down through traffic
14	Online	Immediately cost prohibitive I'm sure, but gravel paths don't really last that long, concrete/asphalt footpaths would surely be more cost effective in the long term? No?

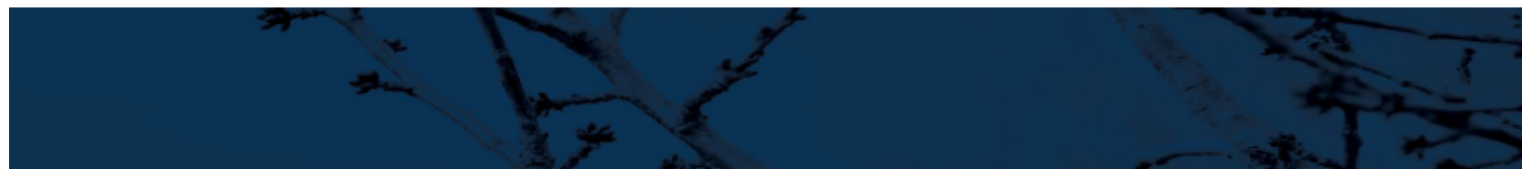


Strathbogie Feedback

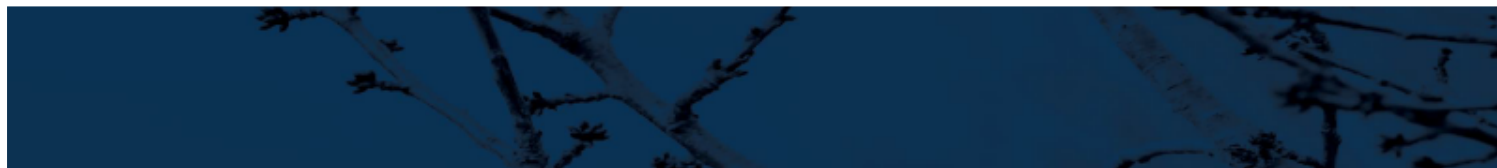
	Method	Feedback
1	Online	<p>The bitumen around the median strips is lifting badly due to the number of heavy vehicles now using Main Street as an access road.</p> <p>For many years there has been a request to make access from the Hall to the store More usable by creating a wheel chair access point Mid way through 5he southern median strip.</p> <p>Vehicles accessing main street from Armstrong avenue quite frequently turn sharply into the incorrect side of the road. This is a real issue and shires duty of care may be in peril.</p> <p>Older people have requested level parking on the western side of Main Street and currently use the CFA access point as a passenger disembarkation point.</p> <p>By replacing the current six year old maple trees planted in the street centre shire is ignoring community input who secured and planted those trees only a few years ago.</p> <p>Should native trees and plantings be inserted than the shire takes responsibility for falling branches, traffic harmed wildlife and wildfire wicking via combustible plantings.</p> <p>The Main Street is considered to be from the fuel depot to Spring creek road. Perhaps funding could be spread evenly for all users rather than concentrating works into one small area?</p> <p>We should also acknowledge that Strathbogie was "settled" primarily by descendants of Scottish origin and prior to that the Taungerang People lived here for many years following even earlier settlement (refer rock painting of "Euroa Man").</p> <p>There is a lot of mixed history and the vast majority of locals and visitors look forward to visiting when the deciduous trees colour as townships such as Bright will attest to.</p> <p>I humbly suggest that the road surface and edges along the length of Main Street should be attended to as not only a priority but as a matter of urgency! Should shire offices wish to visit and view these issues I am more than happy to assist.</p>
2	Online	An understanding of the community and what it wants
3	Online	<p>I am a little late in responding, but I have to say it seems ludicrous to replace the beautiful european trees and roses down the medium strip. I have not met a fellow local resident who is in agreeance with your plan. Strathbogie is surrounded by gum trees, plenty of habitat etc. Gum trees are also a fire hazard which are not needed in the main street, not to mention what the leaf litter and debris that will clog the already slow flowing gutters.</p> <p>Gum trees will also crack and raise the roadway over time. This is a foolish idea. The trees we have in situ are refreshing, colorful in autumn and pretty by nature. I certainly object to this plan.</p>
4	Online	<p>Improving the streetscape as per the proposal would be great but not with gum trees! The town centre contains various established European tree types and any upgrade should be in keeping with that. The walking trails along the creeks immediately surrounding the town contain an abundance of native flora and fauna including may gums of course. Gums are messy, drop branches and are a fire hazard.</p>
5	Online	<p>It's not clear whether the current plantings on the median strip will be retained and enhanced or whether they will be removed. It would be good if the current plantings were incorporated as they are starting to get to a good size.</p>



6	Online	<ul style="list-style-type: none"> The current trees in the medium strip were only planted within the last five years. They are starting to establish and are just starting to grow. It would be a waste of the grant money to replace them. A watering system can still be installed and mulch to replace lawns if it is maintenance concern. Planting trees and landscaping on the entrance from Euroa into the township of Strathbogie also around the creek shelter table area would be money better spent.
7	Online	<p>I would suggest you've been consulting with the wrong people. I first drove into Strathbogie 22 years ago and was delighted with the streetscape that that greeted me. The beautiful autumn colors, reminiscent of places like Bright , Myrtleford etc won my admiration and I decided to settle here. Fast forward a few years and those wonderful trees were brutally replaced, although with hopefully similar trees which have not had a chance to establish. The thought then, of replacing them with gum trees which are abundant everywhere in the town boundaries (and outside, obviously) is anathema to me and many others that I have spoken to.</p> <p>The loss of colour ,in the name of natification (new word) is intolerable. Reference the magnificent trees outside the hall.</p> <p>Please go back to the drawing board.</p>
8	Online	<p>The approach from Euroa, after the bridge over Spring Creek shows an attractive universal vista of European trees and shrubs established over decades. The "before" illustration of the median strip from this approach is years out of date, trees having grown significantly since the photo used, indicating a lack of interest by council in the base for planned changes.</p> <p>The predictable pc plan to impose native eucalypts and grasses on the existing historical planting is unacceptable.</p> <p>Main Street Strathbogie is visually attractive and in no need of change.</p> <p>What Strathbogie does need is a major effort to repair and upgrade local roads. They are in many instances unsafe. I am more interested in safety and amenity of basic services rather than spending on ill considered cosmetic "improvements".</p>
9	Online	<p>Integrate existing median strip trees into streetscape design. The Strathbogie community has contributed to establishing and watering these trees in recent years. Keeping them, at least until other plantings are well-established and flourishing, would be good diplomacy and design.</p> <p>Plant selection (trees and shrubs) will be important. A mix of indigenous and exotic trees (to mimic the township's established trees) would provide multiple services: deciduous trees - shade, cooling, biodiversity, drought tolerant; small indigenous/native trees (eg Snow Gums, flowering gums) - dappled shade and biodiversity. Ensure careful selection of large eucalypts for median strip planting, re roots, dropping limbs. Shrubs and ground-covers could be entirely indigenous, contributing to a water efficient planting.</p> <p>Strathbogie Landcare is currently working with the Shire to design plantings around Spring Creek picnic shelter that will complement streetscape design.</p>
10	Online	<p>Please keep the existing trees and complement them with extra plants.</p>



11	Online	<p>I feel that the idea to put eucalyptus trees in the Main St, is an uneducated one. Who ever thought it up unfortunately didn't think about the element of fire.</p> <p>We are a fire prone area, and have enough Bush in or close to town and we are surrounded by Bush on every side of the tableland and you people are thinking of more March sticks in what should be a "safe zone".</p> <p>Asking for trouble I would say.</p> <p>I feel it would be more Safe and Respectful to the People that lovingly planted the maples and to the trees themselves, to at least let them grow to a reasonable height, let them show themselves, so to speak.</p> <p>Being a tree from the northern hemisphere, they are less prone to Fire.</p> <p>As you may gather, I am not in favour.</p>
12	Online	<p>Contrary to the ratings above I am in favour of most of the design. The one area where I believe it is wrong is the treatment of the median strip. I am strongly against both low level planting and replacing the existing deciduous trees with native trees for the following reasons:</p> <ul style="list-style-type: none"> • The gaps in the median strip here are very often used to do U turns and low level planting will reduce visibility for both motorists and cyclists. • The low level planting no matter how sure you are of planning for future maintenance will become messy and unattractive - Have seen this on numerous occasions. • The existing deciduous trees are in keeping with the surrounding trees in the Main street. • The existing deciduous trees have only been planted for 5-8 years and with some irrigation would certainly grow more quickly. • Strathbogie is a cold town in winter and deciduous trees are more suited to the main street to allow as much sun as possible into the town. • I don't think a "Habitat Corridor" in the median strip of the Main street is a good idea for any native ground animals who would have to cross the road to get there. We do have vast areas of native forest surrounding the town. <p>I am not against the planting of native trees in general and have planted thousands on our own property, however I don't think it is a good idea for the Median strip in Strathbogie.</p>
13	Online	<p>Yes the trees planted have only just got going and will be lovely when at their full growth, would be a shame to pull them out and replace with native trees that will drop limbs and leaves throughout the year leaving a mess for shire to clean up. But some ground cover design would look lovely under the existing trees</p>
14	Online	<p>The original street was put there by our pioneers it contains our history and is just starting to flourish from previous attempts to brighten the street up in which it is doing. This native adaptation is not the answer just look at fire hazard from your previous attempts at the creek. Leave it alone.</p>
15	Online	<p>I do not want to see gum trees and native grasses in the middle of our township, as they are a fire hazard, and very messy, what we have now is very pretty, and a lot of work has gone into developing what is there now. I think guttering and pathways on town, and some seating along the footpath would be more appropriate. I think a township should have clear views, and be neat and clean, and natives don't do that. I can't see why everything has to be changed all the time. Respect for what the community had achieved in the past would be nice,</p>



16	Online	Yes. The concept design talks about Strathbogie's rural environment and therefore recommends plantings of native trees within the township. I do not agree with these planting choices. The character of current plantings within the township of Strathbogie is to use exotic plants which are better from a fire safety perspective, and importantly give the township wonderful character and colours through all the four seasons, particularly spring and autumn. Many residents choose these plants for their own gardens and thus the whole township is filled with these northern hemisphere plants that suit our climate exceptionally well. These plants were the choice of the local community only a few years ago and volunteers planted them. They would benefit from the addition of watering and soil improvement, but please do not replace them with natives. We all enjoy the wonderful natives in our wider environment, but please let us have the benefit of both world. Exotic species contribute positively to our environment. They are not weeds.
17	Online	A new and improved playground at the red grounds and a clean out of the creek next to bridge to turn it into a safer swimming hole
18	Online	I dislike the use of large native feature trees being used in the median strip. The townShip has a lot of European trees and to add native trees to the major focal point (median strip) would look extremely scruffy, ugly., sad and not in keeping with the current majestic, elegant feeling provided by European trees. There are plenty of other places for native trees to be used, but not the centre strip. trying too hard to use natives, just for the sake of it.
19	Online	Concern where water storage reliability will be from.
20	Online	as the raised beds are on a sloping road, i cant see the need for swails. trees would be good but the existing ones will grow in time. please allow for the annual Anzac Day events which requires access to the memorial for a collection of viewers. please also improve parking out front of the hall. perhaps angled?
21	Online	Seating along bridge to bridge walk.tourist info kiosk/display(unmanned-maps-points of interest-what to do-short trip ideas etc) rubbish bins- Strathbogie township signage- tourist brochures at general store if permitted by owner. Centre strip trees are fine. Why waste money planting new ones?????
22	Online	Current trees are now well established and should remain as they blend with the now streetscape and are not a fire hazard as are proposed trees.
23	Online	It would be great if the Maple Trees remain in place, as they are established trees, and growing well. They were also funded by the community. We certainly don't need eucalyptus trees in a fire prone area. The understory looks terrific, hopefully all plants are indigenous to our area.



24	Online	<p>My comments are specifically about the Spring Ck picnic ground end of the streetscape, from the SBogie side of the bridge and on into the picnic area and up the new footpath to Session's property. In this area I think only local native tree species (eg mountain swamp gum, the local snow gum <i>E. pauciflora</i>) should be used. In this picnic area site, including on the section of footpath up to Sessions property, all exotic trees (there is a clump of them beside the footpath) should be removed and replaced with snow gums (these are fairly rare local natives and it is important to re-establish them here as there are only a few very old trees in the paddock opposite, plus a few younger roadside ones left here. Lomandra should be used for borders, as required, and also for scattered planting. If grasses are used in that area, they should be local native grasses such as kangaroo grass (<i>Themeda</i>, which is already on the site) and wallaby grass etc. The area of kangaroo grass upslope of the small new pavilion at Spring Ck should be managed to preserve it.</p> <p>My personal preference for the remainder of the township end of the streetscape is for local native Eucalypts and longer lived midstorey trees such as Blackwood wattles <i>Acacia melanoxylon</i>. The latter are evergreen plus less volatile than eucalyptus in the event of fire (I know some locals have expressed concern about fire prone trees like eucs). It would be good to see the ground level plants in your proposal carefully selected from local native species including Lomandra and local native grasses - while I know the pictures are schematic at this point, I am always concerned when I see plantings of non local species when it could (and should, in my view) have been local species that are suited to the local climate, especially since our local arboretum in Euroa would have or could grow these local species.</p>
25	Online	<p>Since there are young trees that are just starting to mature I believe they should be incorporated in any new design rather than removing perfectly good trees that council only planted a few years ago.</p>
26	Online	<p>Not to be a waste of money like the amount spent on the picnic area that no one uses as it's too far away from the nice setting of the creek</p>
27	Online	<p>My score is 2 stars because some things about the concept design are good, but I do have one significant concern. Firstly, it's great that the median strip is up for improvement - good news. Re the deliverables...</p> <p>Repair of the median strip edges is a good idea but I would not be pleased to see city type gutters in this small, quiet rural town. It's not clear from the picture what is planned.</p> <p>Installation of waterwise irrigation - great, as long as there is sufficient water in the township to cater for this.</p> <p>Preparation of soil, installation of ground cover/bark and long term maintenance - always good for plantings</p> <p>Installation of advanced trees - great, but choice of species leads me to my major concern, particularly as the local town has already gone through this task a few years ago and the current plantings were the result of what the community wanted.</p> <p>MY MAJOR CONCERN</p> <p>Most of what is in the current plantings are exotic species, not natives. These are a much better choice to any natives from a fire perspective. Also, the current streetscape qualities and character are filled with exotic species. Our climate is special in that we can celebrate 4 distinct seasons - spring is filled with white and pink flowering trees, summer with cool, bright greens, autumn with brilliant colours and winter with bare frost covered boughs. None of this will be possible with native species. The four seasons we celebrate with our exotic species trees and underplanting are an integral part of our little town just as the native species are an integral part of our wider environment. Please don't change this aspect of our streetscape, just enhance it with more of the same. I would be devastated to see these glorious exotic species removed and replaced by natives. Natives have their place, but so too do exotic species, and our township enjoys both - exotics in our main street and natives all around and about.</p>



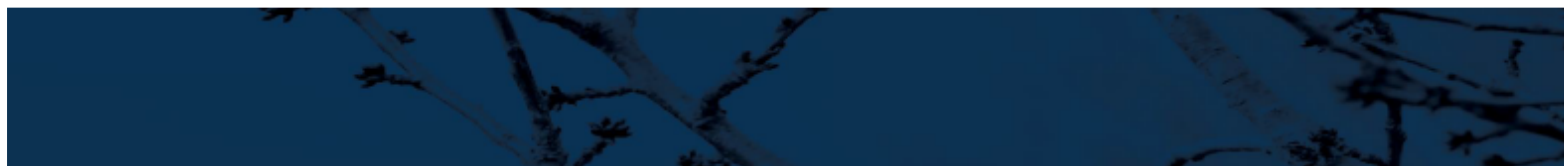
28	Online	<p>I would to know how much this plan would cost.</p> <p>I think the best improvement to the street scape would be to provide a public toilet. It is a disgrace that there are no facilities for locals and visitors to use in the vicinity of the Main Street.</p> <p>Then I would prefer any money left to improve the condition of our local roads especially all the pot holes that keep appearing after rain.</p> <p>I also think that the "before " photo was rather unfair as it showed the current trees when they had lost there leaves. These trees make an amazing autumn display of colour and combine well with the claret ash trees further down the street.</p> <p>Finally the main focus on the median strip should be the monument which was built for the community to remember those who lost their lives and those who served in WW1. it also would be disrespectful to the families of those whose names are on the monument. The Monument also stands as a constant reminder of the awful cost of war and reminds us all to live in peace.</p>
29	Online	<p>Let the maples continue to grow. Patience will be rewarded. We are surrounded by beautiful mature forest. Let's make the median strip and the township a centre for autumn beauty.</p> <p>In my experience, the proposed plantings will be much higher maintenance, not in keeping with the established exotic trees in the township. Pause to look at the two trees at the hall to see the beauty and amenity that will come. Native shrubs and grasses need a lot of work to maintain and lack longevity. If this median strip was replanted in 2015, please respect that planting and allocate the money to more worthy projects.</p>
30	Online	<p>Incorporating the existing planting will appease those who were involved in the 2015 community planting by STAG and replacing the grass with drought tolerant natives will provide cover for small animals as well as look nice all year round. The biggest concern is the lack of water so the subsoil seepage system will work best. Overall I love this plan!</p>
31	Online	<p>I think it would be less wasteful to work with what is currently in place and fill it out with some low plantings and maybe a couple of larger trees that will fill the space and provide shade in time. I am worried about the use of gum trees in the centre of town, I feel low inflammatory trees are important in our situation. I don't agree with wasting money on advance trees, young healthy specimens grow faster and stronger and produce better root systems.</p>
32	Online	<p>The median strip along Main St was replanted in 2015 - and you want to pull it up just as the trees are establishing?</p> <p>We do not have potable water - and you want to put in a watering system?</p> <p>Water shortage is an issue in general - and you want to put in a watering system?</p> <p>I live in Main St and this is the first I have heard of plans to change the streetscape - therefore you have missed meaningful community consultation. There is still no path from Main St to the Rec Ground - surely that basic amenity is more important than replanting the median strip.</p>
33	Online	<p>High Bushfire Risk area is not conducive to planting indigenous plants in the middle of town. Secondly, gum trees have a tendency to drop branches when stressed (e.g. by heat) - risk to pedestrians and traffic.</p> <p>Also, there is no aesthetic need to bring the bush into town as people can explore that outside the town.</p> <p>There was one face to face time for community consultation which was poorly advertised (on very short notice and in daytime preventing workers to attend).</p>
34	Online	<p>Consultation with the Euroa arboretum on the appropriate plants for the bogie area would be good as well purchasing the plants from them. I believe it's important to support our local indigenous plant nursery.</p> <p>I'd be interested to see the woody meadow concept implemented in one of our township streetscape designs. See link https://pursuit.unimelb.edu.au/articles/a-woody-meadow-in-the-heart-of-the-city.amp</p>



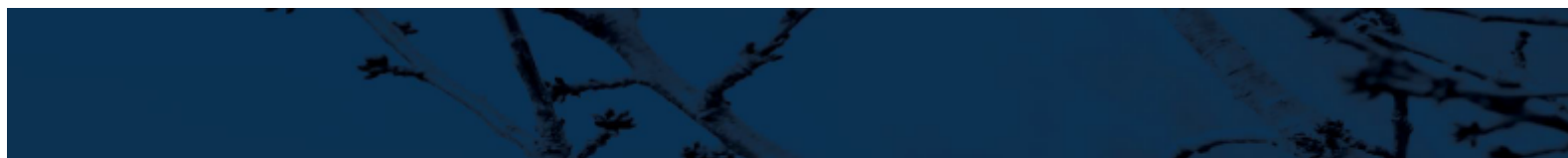
35	Online	<p>You need to recognise that Strathbogie Shire Council has declared a climate emergency and structure the procurement for things like signage, seating, barriers etc around this. eg recycled plastic that is more structurally sound than timber would be ideal for the bridge barriers and other structures that are planned as it would weather extremely well and is also a sustainable choice. Replas do a lot of work for government and are well known https://www.replas.com.au/products/furniture/</p> <p>The Old Saleyards are in the wrong place on the map.</p> <p>I am surprised there is no mention of Traditional Owners. The Strathbogie Ranges were one of the few places in Australia where Indigenous peoples sheltered during the last ice age around 25,000 years ago, so Strathbogie as a 'place' has a lot more 'stories' than indicated in this proposal. In late 2019 Taungurung Land and Waters Council went through a whole workshop (Strathbogie council was invited) of implementation of indigenous place-names and how this might happen on a broader scale. I think the community in both Strathbogie, and Taungurung would appreciate Council inviting them to revisit the outcomes of this workshop, perhaps inviting Taungurung to discuss the community's thoughts on dual named entry signs or something similar.</p> <p>The region's councils, including Strathbogie, are undertaking a street tree programme, Naturally Cooler Towns, at the moment to understand the best suited species for a changing climate. The Euroa Arboretum and council's staff are involved. So its best to look at the outcomes of that so all new plantings have the best chance of survival, without any inadvertent wrong plantings being too resource-intensive for council to manage. Species resources will be handed over to Council in Feb and community will no doubt be highly interested as plantings are a key feature of a town centre, and speak to its culture, history and potential.</p>
36	Online	<p>Think you missing the bigger picture</p> <ol style="list-style-type: none"> 1. No Potable water in Strathbogie ,If anyone visits the town they cant get a drink unless they pay for it, (Third World) 2. Put some money towards a descent play ground at the recreational ground, try and attract people to visit ,they wont come to see a few rocks and a tree in the main steet. 3.Put an electric BBQ at the picnic area at spring creek, heaven knows council has spent a fortune there and its still deficient. 4 Promote the Bridge to Bridge walking track and make the area a proper attraction.
37	Online	<ol style="list-style-type: none"> 1 Try to retain or relocate the existing trees 2 rose garden should be retained and enhanced 3 must be irrigated- the ground is very dry and gets little moisture
38	Online	<p>The current maples planted in the medium strip were chosen by (name redacted), for shade, colour, autumnal colour, and drought resistance. They were agreed by the community and we have diligently watered them over the past four summers. The CFA volunteers have done this on the Sunday truck run. Five years later they are just starting to get there roots down and bloom. To replace them with Eucalyptus is the wrong move, firstly the fire risk and secondly that these trees are established. The understory I like, a few rocks and poas and maybe bulbine and chocolate Lillies. In our garden we have successfully married exotics with native grasses and flowers. What I worry about however is the up keep of the townscape. Especially with weeds, St John's Wort and clovers. If we don't get it right from the start and maintain it, what ever good intentions council have will soon turn to ugliness. I would put my hand up to provide more input. Our streetscape is important to us. We are surrounded by beautiful native bushland. The town scape could be something similar to that bridges the two worlds.</p>
39	Online	Really support the focus on native trees and plantings.
40	Online	It would be great to ensure the drainage is factored into the design to ensure longevity of the paths



38	Email	<p>Received 16/12/22</p> <p>Can I also make a couple of comments about the proposed streetscape works:</p> <p>The proposal to plant natives in the centre strip to provide native habitat does not seem to be in the best interest of native creatures – to have habitat located in the middle of a road, particularly when there is plenty of safe habitat along the creek.</p> <p>Also, Strathbogie has been assessed as having an extreme bushfire risk in accordance with the Victorian Fire Risk Register and the planting of natives in the middle of town would act as an accelerant for any fire.</p> <p>I understand that it is proposed to retain the existing crepe myrtles which are not Australian natives and the maples which are currently in the centre of the road were recommended by Craig Irving from Sunnymeade and would be considerably improved with an appropriate watering system.</p> <p>Perhaps the actual street plantings should be consistent and provide a rich display (possibly similar to Beechworth) rather than half native and half ornamental?</p> <p>The planting of native vegetation would be better located around the "carport" along the creek rather than in the middle of the street.</p> <p>Received 29/1/22</p> <p>STRATHBOGIE STREETScape PROJECT</p> <p>In relation to the Process</p> <p>Information for the development of the Streetscape Plan was derived from a consultation session held in February 2021 and on line feedback during June and July.</p> <p>The consultation session was part of Council's annual Corporate Plan discussion (see Council Fact Sheet) at which a range of topics were available for comment – it was not specifically related to the Streetscape Plan. It is far more likely that community members attended to express their concern re the excessive expenditure and mismanagement of the "carport" project.</p> <p>In relation to the on line feedback, the population of the Tableland is not young (refer Census statistics) and many do not communicate electronically. This may also mean they are not generally aware of community meetings. In addition, the internet on the Tableland is extremely unreliable.</p> <p>(It should also be noted that, while Council puts information on bogie-tree, a large number of users are not residents of the Tableland – it is important that feedback on local issues is coming from the local community)</p> <p>Past experience (Café Conversations) has shown that it is essential to measure off the cuff" proposals from individual members of the community against the wishes and previous planning of the community as a whole.</p> <p>Council's Fact Sheet states that "the median strip was on top of the list" – it is difficult to see which of the comments circulated relates to the median strip, in fact many do not really relate to the streetscape brief (ie vulnerable persons' register, camping area, replicate Wangaratta station). Are there further comments which have not been circulated to the community?</p> <p>Several years ago, when drought funding became available, Council went first to the Community Action Plans and undertook works that had already been identified by each community.</p> <p>In 2015 STAG commissioned a comprehensive Streetscape Plan. This plan described the town entry as follows "Native vegetation on the edge of town provides an important definition marker between the 'settlement' and the broader rural landscape". This vision would be lost if existing vegetation in the median strip was replaced by natives and resulted in a mismatch of native and ornamental trees. STAG sought professional advice and the maples were planted by volunteers</p> <p>Comments re Proposed Streetscape Plan for Strathbogie</p>
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	<p>The information circulated is misleading, showing a small photo of a dormant existing tree compared with a large coloured print of proposed plantings. Council's Fact Sheet claims that older trees are not currently thriving"- it is difficult to portray a dormant tree as "thriving". A current photo would demonstrate that they are doing extremely well and look great.</p> <p>It is unlikely that visitors /tourists will come to Strathbogie to see eucalypts in the centre of the street – they will have seen hundreds on their way to Strathbogie. They are far more likely to be attracted to trees which will allow sunlight in during winter, are shady in summer and provide a colourful display in autumn.</p> <p>Information circulated to the community fails to accurately identify the proposed plantings.</p> <p>The proposal to provide native habitat in the middle of a road courts disaster. For some years there has been a resident koala at the school – it would be traumatic for the children to find their koala injured, or worse, if it attempted to cross to the proposed plantation. There is plenty of habitat along the creek and surrounding the township. The centre of town is not an appropriate location for native wildlife.</p> <p>Strathbogie has been assessed as having an extreme bushfire risk in accordance with the Victorian Fire Risk Register. In the event of a fire, native planting in the middle of the street would act as an accelerant and would provide a significant barrier for those attempting to reach the place of last resort.</p> <p>Any plantation will require adequate water. Council, through its participation in the Sustainable Subdivisions pilot with nine other councils in the region, should have an understanding of the Water Sensitive Urban Design in relation to providing water to plantations – this is not evident in the concept presented to the community.</p> <p>The proposal for stage two includes a path to the Bridge to Bridge Walk beside the CFA shed – there is a steep drop behind the shed and access is already available adjacent to the Council depot.</p> <p>What research has the developer undertaken to identify issues of importance to the community:</p> <ol style="list-style-type: none"> in relation to the topography of the site, areas where shallow soil/sheet rock will impact on planting the significance of some existing plantings identification of heritage overlay areas, etc. <p>It would be helpful if examples of previous streetscape work undertaken by the designer was included – there is no website for About Architecture – is this part of Edwina Alexandra Design which appears to have been mainly involved with the design of disabled toilets?</p> <p>This question was forwarded to Council on 11 January however no response has been received to date. It could also be asked whether Edwina Alexandra Design is actually part of Strathbogie Shire Council as it appears under the Shire on the website?</p> <p>Moving Forward</p> <p>There are a number of projects that have already been identified by the community and which could be undertaken with the streetscape funding:</p> <ul style="list-style-type: none"> Provision of bike racks – Strathbogie is a favourite destination for a significant number of bike riders Availability of potable water Review of signage – what is essential, what could be removed or replaced – include historical signage and directional signage to Bridge to Bridge walk. Enhance the southern entrance to the township – how to hide/camouflage the fuel depot The northern entrance to the township would benefit considerably if native plantings were undertaken to camouflage the "carport" eyesore
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39	Email	<p>I strongly object to the proposal to remove the deciduous trees from Main Street Strathbogie and replace the centre strip with indigenous trees to create a wildlife habitat. The so-called community engagement may have ticked certain boxes, but it failed to reach the community.</p> <ul style="list-style-type: none"> • The proposal has been produced with little or no research or background knowledge • The demographics of the Shire, and in particular the Tableland, do not work well for electronic community engagement. • None of the eighteen verbatim comments on the Shire website specifically endorse the new proposal. • Some of the suggestions are already on the STAG Action Plan, which has either been overlooked or ignored by Council. • Council needs to nurture Action Groups and provide dedicated support as they are the true conduit between the community and Council.
40	Email	<p>I would like to congratulate the Shire of Strathbogie on its efforts to beautify the streetscapes of the towns in the shire. However, personally I would be very sorry to see the deciduous trees removed from the Strathbogie Main street. At a time when most towns are vying for tourism and visitor numbers it is important that our towns look attractive. The Maples in Strathbogie are now reaching an age where they are maturing and providing a beautiful feature for locals and visitors alike. In my opinion Gum trees are very dull and uninteresting. They shed bark, branches and leaves and can cause damage quite often. I think the Strathbogie Shire could do well to look at the examples set by such towns as Benalla and Myrtleford (Crepe Myrtles), Milawa (Manchurian Pears), Jamieson (a variety of deciduous trees), Bright and even Shepparton which has a colourful display of deciduous trees bordering its fruit orchards. The existing deciduous trees in Euroa and Violet Town are beautiful and do much to enhance the streetscape. In the spring the blossoms in Binney Street and Brock Street are also a great asset to the CBD. I sincerely hope that the decision makers will think twice before replacing the deciduous trees in Main Street, Strathbogie. Yours</p>
	Email and hard copy	<p>We the undersigned with to register our concerns regarding the proposed streetscape works to the Strathbogie Main Street area. We unanimously agree that the proposed stage one - median strip renewal, specifically the inclusion of gum trees, is completely out of keeping with the current layout of the main street which consists of various European tree types. The current streetscape although on a smaller scale is akin to other high country towns including Bright, Myrtleford, Mansfield, Alexandra etc where the inclusion of gum trees in the town centre would be seen as completely contradictory and unwelcome action for several safety, aesthetic and other reasons. Strathbogie already has wonderful walking trails and an abundance of native flora and fauna along the Spring and Seven Creeks immediately surrounding the town. Any streetscape works must be in keeping with the current attractive and historically significant streetscape. We request to be kept informed of any progress or amendments to this proposal.</p>



41	Email	<p>I, (name redacted) in the State of Victoria hereby strongly object to the proposed Streetscape Plan for the Strathbogie Township. Contrary to claims by Council, it is untrue there has been wide-spread consultation with Strathbogie Tableland residents. Further, there is no wide-spread local community support for the plan for the proposed streetscape development.</p> <p>The Proposed Plan is highly unsuitable because:</p> <p>Eucalyptus citriodora will not grow in Strathbogie. It is frost sensitive and Strathbogie Township experiences heavy frost.</p> <p>Any eucalyptus will introduce and create a fire corridor into the centre of the town and be a high fire risk. The under-planting is also a fire risk and unsuitable in the township. The removal of established deciduous trees in a high fire risk area and replacing them with eucalyptus and flammable under-story plantings makes no sense.</p> <p>In the event of a bushfire, the proposed streetscape plantings approved by Council exposes Council to potential public liability claims by township residents for damages in the event of a bushfire.</p> <p>The planting will require year-round maintenance requirements as eucalyptus continually drop leaves, bark and twigs.</p> <p>The streetscape would be visually unattractive, be a safety hazard, create a visibility barrier for school children and pedestrians alike crossing the road and provide potential habitat for bull-ants and snakes.</p> <p>The existing Acer Rubrum (Red Maple), were chosen for the following reasons:</p> <ul style="list-style-type: none"> • Attractive dark green summer foliage, providing welcome shade and giving the feeling of arriving in a cool green oasis in the brown summer countryside of Strathbogie. • Deciduous in winter, allowing in welcome sunshine. • High tourism potential. These trees were chosen because they are attractive and a variety of Red Maple that colours brilliantly and reliably in autumn, thus encouraging visitors to the township during this season. As these trees mature there is the potential to have an autumn festival as in other townships that are famous for these events. • Strathbogie has a unique climate that produces wonderful autumn colours. • Long lived and low maintenance, the trees shed their foliage once a year unlike the year round litter of eucalyptus. • Low fire risk. Deciduous trees are fire retardant because they have high moisture content in the leaves and don't contain flammable oils like eucalypts which accelerate fire. When hot glowing embers get caught in the foliage of deciduous trees, the water filled leaves cool the embers down and extinguish them. • Deciduous trees can provide crucial bushfire protection in rural Australia and can be used to make summers safer. <p>It is my opinion, it would be criminal to remove the established already existing Acer Rubrum trees which have been paid for and cared for during the past 5 years. This period is the most important years of root development that will now start to show their future potential. It would make no sense to start again from scratch with a new planting as 5 years of growth would be lost.</p> <p>The proposed Streetscape for the Strathbogie township is a totally unnecessary expense to ratepayers, it will not provide a future benefit to the township. The monies allocated to the project would be better utilized if re-directed to maintain the degraded road infrastructure on the tableland for the benefit of all.</p>
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Violet Town Feedback

	Method	Feedback
1	Online	I agree the area around the welcome signs should be upgraded including the entrance to the town. The freeway entrance area looks particularly unattractive. I also think that we should make more use of blank walls and install artwork on them. Maybe consider a large sculpture of the something that reflects the reason the town was originally developed. Because it was the first town to be surveyed it must have been important for something
2	Online	I think stage one needs consultation with the community first. Can we view the other stages, so we can decide for ourselves which stage would suit Violet Town, not the designer's or shire's choices? I will wait for you to add the other stages on to this platform, this will allow the Violet Town community to be informed fully about all possible choices. it is about being transparent.
3	Online	As long as there is a community meeting so we can discuss I'm very supportive, but we need to consider the truckies & caravans who park & advertise our business to others as well as the farmers who move big machinery through town, the medium strip needs an upgrade, pull out the struggling trees & plant nice flowers for all year round, VTAG do not represent us business's, we need to be consulted.
4	Online	Looking at the design proposed (whether it be an error or not) a new crossing location is not highlighted with the labelling in your drawing yet appears to be drawn in (Left of Break in the island) ... is this an error and it is not being included or was it just a failure to be labelled? I would support its inclusion. Secondly what is the proposed "new crossing location" going to be made of? The "grey colouring" of the proposed new crossings does not show nor is it explained (not that I can see) so may I ask what materials are going to be used? Considering the amount of aged, young children, prams and/or people with walking difficulties which either live or frequent violet town I wish to submit that the surface be smooth and not (what it appears to be but blocks of blue stone or gravel). I may very well be seeing this incorrectly, however if I am not I strongly recommend a smooth surface. My reasoning is Risk Assessment - the probability of a trip hazard will be very high. Endangering pedestrians with a tripping hazard in the centre of the main road I believe should not be an option.
5	Online	Maintenance of garden along median strip, speed signs to reduce truck speed,
6	Online	Cowslip Streetscape plan to be extended from Lily Street to the fire station Stage 1 proposal of renewing centre median will have little impact on the overall amenity of the street. Other areas such as reducing the width of the Daphne street intersection should be looked at as a priority.
7	Online	Colour for medium strip planting, lights in trees, sculptures and watering system for medium strip. Beautiful garden sheltered seating like the round pods around Benalla lake.
8	Online	While driving through town I have noticed many utes and trailers trying to access the Air store. Could the gap in the median strip be moved to align with the entrance to make crossing road less traffic blocking. Only other option to enter is travel all way to post-office and then come back around.



9	Online	As far as I can tell, you may have underestimated the value of the shade that the more established trees provide. I suggest you don't remove any of the established trees in the development of this phase of the project.
10	Online	<p>There has been inadequate community consultation in the preparation of the plan and until this occurs no action can be taken. The plan does not include a cross section for the street. Does the Vic roads approve of the proposal and stage 1? The plan does not include or recognise the following projects:</p> <ul style="list-style-type: none"> women in war project RSL toilet block redevelopment intersection works proposed by shire at corner shop the need for a long vehicle parking area under the RV town proposal. <p>The stage one works should not be considered until draft plan is reviewed by community. Given that the stage one project is the only project funded it is important that the works undertaken are self-sufficient and provide the maximum impact to the town in the long term. I do not think that the widening of the island will make a significant improvement to the town. It would be better to provide some extensions to the central islands (both ends) Together with treatment to improve pedestrian safety, better signage (to enhance the image of the town) and a reduction of speed through the retail area. The provision of a screen based display to provide information on town events should also be planned for.</p>
11	Online	Widening of the median strip will make the road too narrow for safe parking in the street, this is part of a major road for through traffic. (Large trucks). Median strip needs to be shortened at the Intersection of Daphne and Cowslip Streets to make it safe for trucks and RVs to negotiate a right hand turn into Cowslip Street from Daphne Street.
12	Online	Where is Queen Street - as referred to in the fact sheet? The median strip doesn't need widening - the crossing points are a plus and must be raised, as well as coming out from peninsulas. Pedestrians need to see beyond cars so they can then walk to the existing crossing points.
13	Online	Width of median strip to remain as is. Traffic flow will be unsafe for large vehicle movement to pass through the town if median strip is expanded in width. Daphne St. & Cowslip St intersection needs to be corrected. Currently RVs & trucks exiting Daphne St, RH turn into Cowslip St. is extremely dangerous and unsafe.
14	Online	Please consider that all of the trees currently growing in the median strip have a listed Useful Life Expectancy (ULE) of ten years or less.
15	Online	Why do we need three crossings, two should be enough? One near the supermarket and one near the cafe/library. We also need to update the signs entering/exiting into Violet Town, they are old and out of date. Violet Town is known for its Markets, we need to promote this. We are also a farming area, we need to address this for the local farmers. For the ART proposal, Suggestion: All the streets are named after flowers, a recycled water pond would be lovely surrounded by flowers. Or a big waterfall surrounded by flowers/gardens. Please don't give us a large copper statue. I love the idea of speed humps as the trucks going through town always speed. I would like to see the Public Toilets signage improved.



16	Online	<p>No speed humps, instead slow the traffic to 40kmph. Given the type of traffic that goes through town rumble strips before a slower mandated speed would be preferable to goods bouncing around in vehicles.</p> <p>Type of trees to be planted should be ones that are proven to grow well in Violet Town. Callistemon salignus, Chinese elm, Manchuria pear, crepe myrtle etc. don't plant trees that have to be frequently lopped to avoid overhead wires. The village needs shade trees for pavements, vehicles and people. A potential problem with plantings is the lack of ongoing maintenance. This is an onerous job for the shire and individuals are reluctant to contribute to the health of vegetation. If maintenance cannot be factored in then good work soon looks ugly with weeds, and detracts from what may have been a good idea. Instead use built structures to provide shelter and thematic 'sculptures' to provide visual interest. For example Shepparton has median strip 'billy buttons' between a car park and Coles and Kmart. Maybe groups of stylised colourful metal flowers set in attractive hard paving. The current trees all need replacing. Their health is poor.</p> <p>The 150th anniversary garden in front of the library is a case in point re maintenance.</p> <p>A Watering system also needs attention and as one has already been put along the median strip then please don't repeat that mistake.</p> <p>Attractive lighting along the street that lit up at night could be attractive for those driving through at night. A special light sculpture perhaps on the way through town towards Bendigo could have people remembering the village for more than just a toilet stop. Furniture for lions park, in front of community house and along pavement needs to be sheltered, designed and placed for comfort and communication. There is an increased need now, with the pandemic, for safe well ventilated outdoor spaces where people can interact. I want people to be able to buy some takeaway food, sit down and enjoy it and then take a walk up both sides of Cowslip street. PS as an individual I have cleaned up, planted, weeded, and maintained public 'garden' spaces in violet town for more than 15 years.</p>
17	Online	<p>Concept design is wonderful in its own right, reflecting the assumed art and music flavour of VT. Practically, I'd like to see the crossing to the railway station from the PO side of the street, be clearly visible to traffic. When trying to cross from the station to town, the pedestrian has poor visibility to the right for oncoming traffic.</p>
18		
18	Online	<p>Currently, the Shire staff are not talking with one another, I am involved with the community action group. I know of two different funding ideas that have been put forward, to the community and they do not make sense as they are competing. Let's all stakeholders work together, not send different message to the community of Violet Town Violet Town does need a Streetscape upgrade; we all agree on that. The current proposal for the medium strip to be widened is not what is needed first. Suggestion Solar lights on the trees in the medium strip that change colour with the season or events in town. Seasonal planning of flowers in the medium strip would be an improvement without spending lots of money when the shire does not have it in the budget currently. Another idea is to budget for irrigation to the medium strip. I have asked the Shire if there is water already in the medium strip and awaiting on a response. This would improve the Streetscape greatly. It is about working with what we already have and improving it.</p> <p>Another idea that has been put forward is improving the safety of Lily Street and Cowslip St crossing at the general store. This has been identified as safety concern within our community. Knowing this might take some time to materialize. That is why I have come up with the above concept. This project should be funding in next year budget as the start of the Streetscape in Violet Town.</p> <p>Planning is great, and we all agree one must have concept plans for future planning, (planning produces the ideas for budgeting for the future). The stake holders need to work with what we have currently until the concept plans are budgeted for. Today we need to work within this year's budget and the community must support the concept. Stage one needs to be whole concept, on its own or it does not work.</p>



19	Online	Support the improvement for pedestrian crossings, and native plantings.
20	Email	<p>VTAG greatly appreciated the Shire visiting Violet Town on 30 November 2021 and presenting the draft plan for the Violet Town streetscape renewal in Cowslip Street to our members.</p> <p>On the whole, we broadly support the concept, aspects of which are exciting and have real potential benefits for the town. We like the idea that our town will be improved and have a new face to present to tourists and potential residents.</p> <p>VTAG was asked to comment on any perceived major issues with Stage One of the current plan. We find ourselves unable to do so at present without further community consultation.</p> <p>VTAG would like to work with Council on undertaking this consultation so that all in our town and district will know that their views have been heard. We feel, in particular, that the Cowslip St business community (both owners and tenants) need to be considered as they will be most affected by the plan as it stands.</p> <p>We want to be able to positively engage with all the community who use this space and thus have some suggestions regarding consultation that we are happy to discuss with you:</p> <ol style="list-style-type: none"> 1. As previously suggested to our Secretary, a meeting for traders and owners at a time suitable for them would seem a good idea to capture their input. 2. A community meeting, following the meeting with the traders, open to all 3689 residents and held outside work hours in a suitable community space would enable those who did not have the opportunity to participate in the earlier consultation to do so. <p>At its committee meeting on 7 December, VTAG received a number of submissions from Violet Town groups who are working on current projects in consultation with Council staff whose planned outcomes are not evident in the plans presented and we would hope that any plans shown to the community will accurately reflect work already underway. We believe it would be beneficial if we can rethink how all the parties on active projects are collectively consulted.</p> <p>As immediate feedback to the proposal, we received a number of queries at our meeting:</p> <ol style="list-style-type: none"> 1. One question raised queried how long it will take to widen the median strip and complete all Stage One work, and would Cowslip Street be closed during this period of time. Closing the street will have a major impact on traders. 2. There were a number of people asking whether the draft plans had been approved by VicRoads - the responsible authority for Cowslip St. We believe it would answer some of the questions from the community if Shire is able to answer in the affirmative at any planned consultation event 3. It was not identified at our meeting with Shire why the median strip was chosen as Stage One and we wonder if alternatives could be considered. The current median strip plan shows that it will be preparatory work for later stages, for example, the removal of trees for potential walkways, and we feel that the Stage One should stand alone and make sense in its own right. <p>The Secretary advised the Committee that you had suggested January 2022 for the consultation period. We attempted to consult the business community this week but many are experiencing their first good period of trade this year and told us that they would find it difficult to meet during December. We are happy to discuss with you options on how to communicate with residents during this period; a mailout to residents seems the best solution.</p> <p>As requested, the Secretary has communicated with the Violet Town Museum committee and they have advised that they would be happy to display the Shire's plans. They did ask if you could advise how many drawings you wish to put up to ensure that they will have sufficient space. It</p>



		<p>may be possible to find an additional display site if we decide this would be useful. When the community consultation phase is over, we will be happy to advise the Shire of our views of the proposal. We look forward to working with you to ensure the best outcome for both the Shire and Violet Town.</p>
21	Email to VTAG	<p>As a community member of VTAG and invited to the meeting for the presentation of the proposed Violet Town Streetscape Renewal Program, I am forwarding my comments on the proposed plan.</p> <p>The Cowslip Streetscape Plan</p> <p>The plan as presented is a contemporary curvilinear design which will add visual interest and much needed planting within the pedestrian areas and additional seating hubs along the street. There are some amendments that I am suggesting to the plan, for discussion with the VTAG committee as follows:</p> <ol style="list-style-type: none"> 1. The plan is to be extended to the west as far as the fire station, where the road to Shepparton narrows, so that the whole of the commercial precinct is included. 2. Removal of the pedestrian crossing between the corner store and the police station, as this has been already been deleted in a previous meeting with the council. 3. Delete the pedestrian crossing outside the Lions Park as this can be installed later, if required, during design development of that part of the street when funding is available. 4. Do not show any development in the community centre open space as existing proposals for this area are yet to be finalised with the VT community. 5. Remove all proposed splitter islands from the centre of the side streets abutting Cowslip Street. These islands will not improve pedestrian safety as people will be required to stand in the middle of the road longer. The islands will also require vertical signage on both ends which will add to the visual clutter of the street and if planted and not totally hard paved, will end up being infested with weeds, as have existing islands in the town, as maintenance may not be regular. <p>The Cowslip Streetscape Plan 2</p> <ol style="list-style-type: none"> 6. Amend the corners of Cowslip and Lily Streets to show the corner planting extensions and new footpaths, to narrow the Lily Street crossing, as recommended by VTAG and agreed to by the council at a meeting in September 2021. 7. Provide corner extensions and additional pedestrian paving and planting beds on the corners of Cowslip and Daphne Streets and Cowslip and Hyacinth Streets in order to reduce the crossing distance, and to allow for larger areas of soft landscaping. 8. The minimum width of the pedestrian pavement should be no less than 1500mm as this allows two people to pass comfortably without have to turn side on. <p>Materials Palette</p> <p>The selection of exposed aggregate concrete paving will provide a practical non slip finish to the pavement and the lighter colours will not radiate as much heat during summer as the existing asphalt pavement. It is also a malleable material which can moulded to suit the variety of entry levels to the different premises along the street. The more natural colours of beige and grey will blend with existing elements which will be retained, such as the kerb and channel.</p> <p>Landscape Features – Rocks</p>



		<p>Violet Town, along Harry's Creek Road, has some of the most beautiful granitic rock formations in the state. If rocks are to be used as a landscape feature, they should be selected lichen covered granite boulders and granite caps collected from possibly a farm hillside and then placed within the landscape to appear as if they had always been there. Angular rock from a quarry in Glenrowan does not represent or create a sense of place in Violet Town, nor does just plonking them on the top of a garden bed enhance the environment.</p> <p>Plant Species Selection</p> <p>The species selected for the lower storey planting are all in keeping with species used in other locations in town. The species that I would add to this list is <i>Viola hederacea</i> (Native Violet) as is a creeping groundcover which will tolerate some sun, and this is Violet Town after all. The upper canopy tree species are not all native to Victoria, <i>Corymbia citriodora</i> (nominated here as cultivated dwarf species) and the <i>Lophostemon confertus</i> are indigenous to Queensland. I would suggest that if the <i>Corymbia</i> and <i>Eucalyptus</i> species are specified, that they be kept clear of pedestrian paving as the gum nuts from these trees can cause a slip hazard in pedestrian walkways.</p> <p>The Cowslip Streetscape Plan 3</p> <p>Over its 150 plus years of history, the tree selection in Violet Town has seen many changes in fashion and currently has a reasonable blend of native and exotic species and this is not reflected in the tree selection list for the streetscape. I am suggesting that one exotic species be added, that being <i>Pyrus calleryana</i> 'Bradford', and it be used as a highlight tree at the railway station end and the fire station end of the street. The ornamental pears are already existing within the street and these additional trees would visually link the canopies and provide a spectacular display during spring and autumn as a contrast to the evergreen species.</p> <p>A decision on the removal or retention of the existing <i>Liquidambar styraciflua</i> in the central median will require further discussion with the community before a final decision can be made.</p> <p>Stage One Development to be completed by June 2022</p> <p>Budget: \$57,000</p> <p>The nominated Stage One Development of widening the existing centre road median would at this stage, I believe, to be unfeasible without community consensus on the existing trees and not provide much change to what already exists. I propose that the development of the Cowslip and Daphne Streets corner extensions would be a more practical use of the limited budget and could be completed within the given timeframe without too much disruption to the Cowslip Street traffic. It would enable the installation of the selected exposed aggregate pavement, introduce the curvilinear future thread and provide planting which will tie in with the Southern Aurora memorial garden. As this is also the main pedestrian and mobility scooter route from the train station to the shops, it will improve the safety of their travel experience as well as complement the development on the southern corners of Cowslip and Lily Streets, currently being organised under a separate budget. This small area of development will give all the town residents the opportunity to see the masterplan materials in reality and not just as a paper proposal. A diagram of the intersection is attached. I look forward to discussions on the streetscape proposals with you and the VTAG committee as a future date.</p>
22	Face-to-face	<p>Enhanced pedestrian safety/ connectivity (in the form of pedestrian crossings) continues to be at the forefront of discussions. Discussions regarding the possibility of formalised pedestrian access across Lily Street (corner store) and across Cowslip Street</p> <p>Investigation into the intersection of Daphne and Cowslip Streets as larger vehicles negotiate a right-hand turn into Cowslip Street from Daphne Street.</p>



Email (not included in statistics – late submission)	<p>I would really like to make comment to council that our streetscape should reflect the flowers of Violet Town, since our town is known as the Town of Flowers.</p> <ul style="list-style-type: none"> • I would like to see the streetscape with a seasonal planting of annuals mixed with perennials, in the main street that resonate with our street names. (e.g. Rose, lilac, pink, hyacinth etc.) • Plantings should enhance the Liquidambar trees in the main street, which in autumn are now providing amazing colour that could be quite an attraction to visitors. The Liquidambar trees should remain and not be removed as we have been advised that they may be affected in an update to the streetscape. I am not sure if you are aware how long it has taken for them to grow to maturity and provide a softening to the street. It is no fault of the tree, they have had no water, no fertiliser and no care. Fairy lights should be installed in these trees to highlight our street in the evening. • Natives are not is appropriate for the streetscape and natives do not fit the town of flowers branding. • Flowers beds should be maintained by council staff e.g. cyclic maintenance schedule, to ensure that our street is looking its best for both visitors and the local community. <p>We are traders in the street and for over four years we have had to look at the eye sore that is our main street median strip. Over two years ago, discussions were held with the incumbent local council member for Violet Town (on more than once occasion) and nothing has happened. We have been advised today that council and VTAG have not been able to agree? on a planting and I am wondering just how much longer this will drag out for.</p>
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ATTACHMENT 2:

AVENEL STREETSCAPE RENEWAL PROGRAM

Concept Plan [FINAL]

Prepared by About Architecture for Strathbogie Shire
February 2022



AVENEL STREETScape RENEWAL PROGRAM

PROJECT BACKGROUND

Within the 2020/21 budget, the Strathbogie Shire Council approved funding for works to be undertaken to renew and improve existing streetscapes within the shire.

This allocation has been supported by a grant from the Federal Government.

Effective streetscape design is an integral part of shaping a community's identity, increasing civic pride and improving a sense of well-being and belonging. Areas for improvement may include but are not limited to; town entry features, street furniture, planting, pedestrian/traffic circulation and safety, public art, lighting, general wayfinding and signage.

PURPOSE OF THIS DOCUMENT

This document presents a conceptual streetscape renewal plan for the town of Avenel.

The intention of this streetscape renewal plan is to provide a visual guide for future streetscape development, rather than a literal or specific representation of works to be completed.

The recommendations include streetscape projects which can be implemented progressively as well as a palette of streetscape materials, finishes, fixtures and landscaping recommendations that work to maintain streetscape consistency, improve functionality and amenity and reflect a sense of identity and character for the area.

The project concentrates on the public realm, which includes the components of the streets and footpaths. Building facades are not included.

STUDY AREA

The focus of the study area is the town centre of Avenel, defined by connection between Bank Street & Queen Street.

The study area includes intersections at Mitchell Street & Jones Street and Mitchell & Livingstone Street

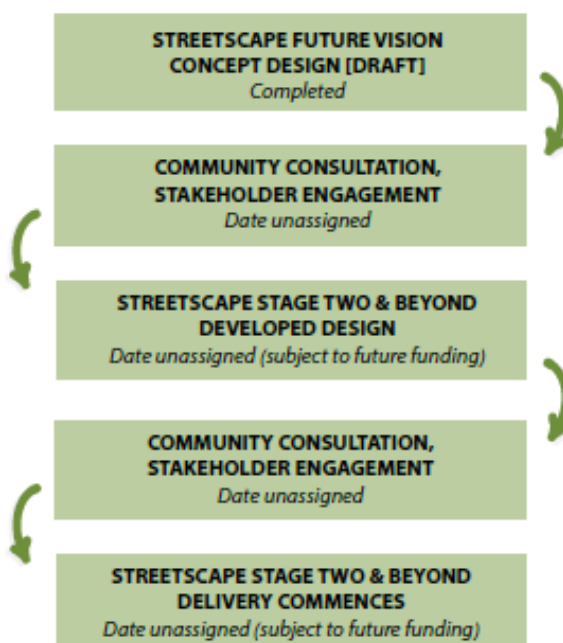
AVENEL STREETScape RENEWAL PROGRAM

PROJECT PHASING / TIMELINE

CURRENT PHASE



FUTURE PHASES



EXISTING CONDITIONS

[FINAL]
Prepared by About Architecture for Strathbogie Shire
February 2022

AVENEL STREETScape RENEWAL PROGRAM

KEY QUALITIES & STREETScape CHARACTER

Avenel is characterised by its rural landscapes, landmarks and village feel. Established avenues of trees create a formal yet relaxed feel, whilst the focus of the town is centred around the railway precinct. Wide residential streets funnel to narrow shopping strips on either side of the railway line.

Streetscape renewal should consider bridging the connection between the two commercial areas to create a centralised and connected central business district.

As Avenel continues to develop, streetscape renewal should reflect and celebrate its surrounds while respecting its historic village atmosphere.



Established Pathways (in some areas)



Historic Buildings



Established Avenues of Ornamental Trees



Pedestrian Accessibility to Recreation Precinct



Pedestrian Wayfinding
(Vehicle wayfinding required)



Textured, heritage appeal

AVENEL STREETSCAPE RENEWAL PROGRAM

AREA FOR IMPROVEMENT & ADVERSE VISUAL IMPACTS



Entry Signage From the Freeway

The entry signage to Avenel township is minimal and does little to communicate the charm of Avenel township. Signage in this instance has the potential to make a positive first impression.



Vehicle Wayfinding

Wayfinding to the town centre for vehicles (particularly tourists) is lacking. The scale of directional signage lacks scale and is uninteresting. The opportunity exists to create a cohesive material palette for wayfinding signage.



Surface Treatments

Key pedestrian access between the two commercial precincts is unsightly, uneven and does not cater for all levels of pedestrian ability.



Connectivity

Connectivity for both pedestrians and vehicles across the railway line appears tired and underdone.



Visual Appeal

There are no appealing visual cues to encourage pedestrians to cross the railway tracks.



Landscaping & Fencing

Mixed opportunities for landscaping in key areas. Fencing has the potential to be a key visual feature rather than a visual detractor.



Street Furniture

Bins have become visual clutter and obstacles for pedestrians.



Seating

Seating is limited.



Footpaths

Areas of narrow paths and uneven surface.

STAGE ONE

[FINAL]
Prepared by About Architecture for Strathbogie Shire
February 2022

AVENEL STREETSCAPE RENEWAL PROGRAM

STAGE ONE - QUEEN STREET & WAYFINDING

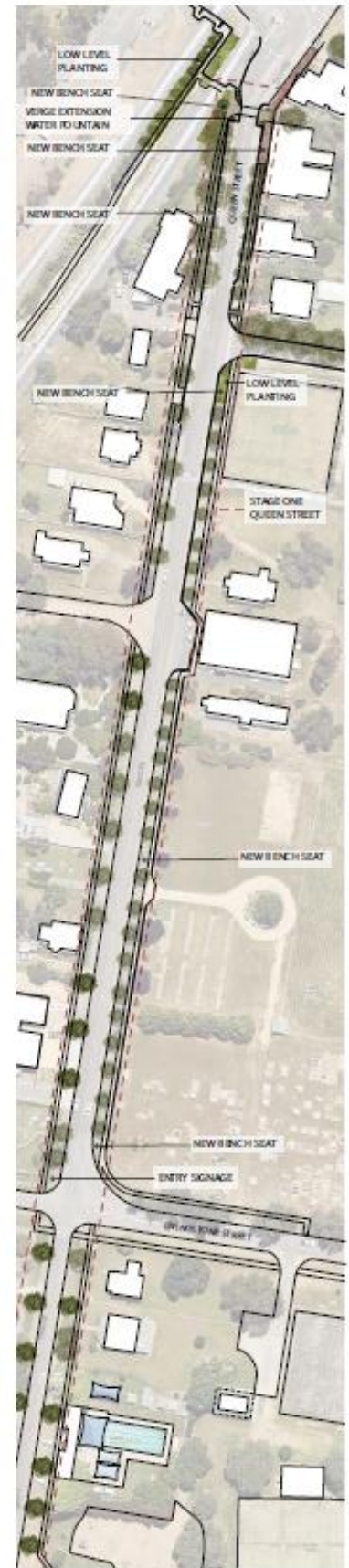
The first stage of the streetscape renewal plan aims to deliver a portion of the project in the immediate term which utilises an existing funding agreement with the Federal government.

The following describes this stage of the streetscape renewal plan and the initial steps required to see it implemented.



DELIVERABLES

- Installation of entry signage and low level planting surrounding it
- Installation of drinking fountain in Queen Street
- Verge extension at the end of Queen Street improving pedestrian movement
- Landscaping surrounding pedestrian railway crossing
- Installation of bark/ground cover and feature granite rocks where low level planting indicated
- Installation of advanced trees and low level planting
- Installation of new bench seats, bollards and bin surrounds on Queen Street



AVENEL STREETSCAPE RENEWAL PROGRAM

STAGE ONE - QUEEN STREET



AVENEL STREETSCAPE RENEWAL PROGRAM

STAGE ONE - GATEWAY AND NAVIGATIONAL SIGNAGE
EWINGS ROAD & QUEEN STREET INTERSECTION



EXISTING



STREETSCAPE PLAN FUTURE VISION

[FINAL]
Prepared by About Architecture for Strathbogie Shire
February 2022



FEATURED AREAS FUTURE VISION

[FINAL]
Prepared by About Architecture for Strathbogie Shire
February 2022

AVENEL STREETSCAPE RENEWAL PROGRAM

FEATURED AREA - RAILWAY YARD

VISION & OBJECTIVES FOR THIS AREA

Public promenade created to connect the two commercial precincts

Paved and exposed aggregate surface for Pedestrian walkway

Surface treatment (such as grasscrete) to formalise parking areas, whilst allowing flexibility for alternative public use

Installation of new street furniture

Introduce low level landscaping and grassed areas within promenade

Pathway connections to street crossing points

Feature trees and canopy structures to provide shaded seating areas

Paving to be applied across pedestrian crossings to prioritise pedestrian movement and encourage traffic calming

Pavilion and raised deck space for events and gathering

Consideration of lighting and power to key areas

Utilisation of overhead signage on either side of rail crossing to create visual cues connecting commercial precincts

Kerb and channel upgrades to formalise promenade and accommodate pedestrian crossing points.



FEATURED AREA - RAILWAY YARD



AVENEL STREETSCAPE RENEWAL PROGRAM

FEATURED AREAS - SIGNAGE POINTS

VISION & OBJECTIVES FOR THESE AREAS

Improve the overall arrival experience to the township of Avenel.

Enhance the capacity for visitors to easily navigate their way to the town centre, in particular from entry off the Hume Freeway.

Create a positive first impression that tells a story of the charm of the Avenel township.

Create a cohesive material palette in signage that is relevant to the Avenel area.

Utilise a dominant scale in the design and construction of wayfinding signage.

Continue signage palette to guide pedestrians from one side of the railway tracks to the other. Height and scale required to create the visual cue.



GATEWAY SIGNAGE

Entry signage in a prominent position to improve arrival experience. Strength in scale and appropriate material selection to be considered in signage design.



SECONDARY GATEWAY SIGNAGE

Utilise secondary signage at key navigational points (see visualisations). Overhead navigational cues consistent with those proposed in the township.

LEGEND			
EVENT SPACE	EXISTING TREE	POINT OF INTEREST SIGN	BIN
PLAY AREA	PROPOSED TREE	DIRECTIONAL SIGN	BIKERACK
ART OPPORTUNITY	LOW LEVEL VEGETATION	ENTRY SIGN	

AVENEL STREETSCAPE RENEWAL PROGRAM

FEATURED AREAS - GATEWAY AND NAVIGATIONAL SIGNAGE
MITCHELL & JONES STREET INTERSECTION

VISION & OBJECTIVES FOR THIS AREA

improve arrival experience and allow for ease of navigation to Avenel township.

Positive first impression that suggests the charm of Avenel.

Prominent scale and selection of materials that are relatable to the Avenel area.

Potential for lighting to allow for 24 hour efficacy in wayfinding.



AVENEL STREETSCAPE RENEWAL PROGRAM

FEATURED AREAS - GATEWAY AND NAVIGATIONAL SIGNAGE LIVINGSTONE & MITCHELL STREET/HENRY STREET INTERSECTION



VISION & OBJECTIVES FOR THESE AREAS

Material Palette should remain consistent with gateway sign.

Scale to be prominent in terms of height to assist vision and vehicle guidance.

Associated planting, landscaping should be contextually considerate and allow for ease of maintenance/care.

Signage strategy to be continued within the township/proposed promenade area.



AVENEL STREETSCAPE RENEWAL PROGRAM

FEATURED AREAS - GATEWAY AND NAVIGATIONAL SIGNAGE
EWINGS ROAD & QUEEN STREET INTERSECTION



DESIGN ELEMENTS

[FINAL]

Prepared by About Architecture for Strathbogie Shire
February 2022

AVENEL STREETSCAPE RENEWAL PROGRAM

MATERIAL PALETTE

PATHS, PAVEMENTS



PROMENADE
Exposed Aggregate Concrete
(Colour guide: Mintaro
Moonscape)



PROMENADE
Coloured Concrete Pavers
Colour: Wilderness



FORMAL PATHS
Concrete Pavement, Brick Joints &
Edges



INFORMAL PATHS
Compacted Granite

PARKING/MIXED USE PUBLIC SPACE



PROPOSED
Location: Parking zone within
proposed promenade area.
Key Attributes: structured/multi-
purpose surface material
Key Material: Concrete and grass



FENCING



PROPOSED
Key Material: Timber
Predominant Use: Railway fencing



ALTERNATIVE
Key Material: Timber
Predominant Use: Railway fencing

AVENEL STREETSCAPE RENEWAL PROGRAM

MATERIAL PALETTE

KEY MATERIALS



MILD STEEL, SEALED



RED BRICK



LOCAL GRANITE



LOCAL HARDWOOD TIMBER

SEATING



STREET BENCHES

Location: Queen & Bank Street
Key Attributes: Hardwood Timber
Recycled Red Brick Base, Mild
Steel Lettering & Arm Rests



PICNIC BENCHES

Location: Jubilee Park
Key Attributes: Hardwood Timber
Steel or Concrete Base



STRAIGHT SEATING

Location: Jubilee Park
Key Attributes: Mild Steel & Hardwood Timber
Non-Back Support



STRAIGHT SEATING

Location: Jubilee Park
Key Attributes: Mild Steel & Hardwood Timber
Back Support

AVENEL STREETSCAPE RENEWAL PROGRAM

MATERIAL PALETTE

OTHER STREET FIXTURES



BIKE RACK
Example
Key Attributes: Simple
Key Material: Steel



BOLLARD
Example
Key Attributes: Simple
Key Material: Steel



BINS
Example
Key Attributes: Dog Bags
Key Material: Steel, Timber



DRINKING
Example
Key Attributes: Bowl Refill, Bottle Refill & Bubbler
Key Material: Stainless Steel, Timber

LIGHTING



POLE LIGHTING
Simple aesthetic, Contemporary



UPLIGHTING
In-ground spikes to uplight trees



OVERHEAD ROAD LIGHTS
To create nighttime visual wayfinding cues. Provides structure for event lighting and seasonal decorations

SHADE STRUCTURES



PROPOSED
Examples
Location: Proposed Promenade area, Proposed amenities
Key Attributes: Organic Shape, Mix of covered and shaded area.
Key Material: Steel, Timber



OTHER STREET INITIATIVES



USB CHARGING
Integrated into Seating



EV CHARGING
In Car Parking Areas

AVENEL STREETSCAPE RENEWAL PROGRAM

LANDSCAPING



LOW LEVEL PLANTING EXAMPLES
Lemon Beauty Heads, Wingless Bluebush, Nodding Saltbush, Woolly New Holland Daisy, Common Wheatgrass, Westringia Fruticosa, Lomandra Tanika, Ficinia Nodosa, Kangaroo Grass, Lomandra longifolia, Lomandra 'lime light', Wattle Mat-Rush, Juncus psammophilus, Pycnosaurus globulus, Drumsticks, Woolly grevillea – prostrate form, Acacia mitchellii, Bristle Wallaby Grass, Common Everlasting, Kidney Weed, Weeping Grass



SHRUB EXAMPLES
White Correa, Wyeena Flax Lily, Mallee Wattle, Gold-dust Wattle, Golden Wattle, Sweet Bursaria

LANDSCAPING REFERENCE GUIDE

Refer to the Ecological Vegetation Class Bioregion Benchmark for Vegetation Quality Assessment in the Victorian Riverina bioregion. EVC 55_62: Riverina Plains Grassy Woodland (syn. Plains Woodland) and EVC 56: Riverine Grassy Woodlands or Forests

This streetscape renewal concept incorporates a mix of local indigenous planting to improve local biodiversity, promote sustainable local plantings and provide a sense of identity and connection to place through the landscape approach. The use of local and indigenous plantings has many benefits including local availability, environmental tolerance, reducing the effects of climate change and improved water use. The additional benefit of involving existing community groups (that have interest and expert knowledge in conservation, land care and their local environment) into the plant selection process, has the ability to also see this landscaping approach thrive.

OTHER LANDSCAPING TREATMENTS



LANDSCAPING ROCKS
Predominant Use: Mixed in with low-level planting areas

PROPOSED GARDEN EDGING
Predominant Use: Garden Bed Edges

AVENEL STREETSCAPE RENEWAL PROGRAM



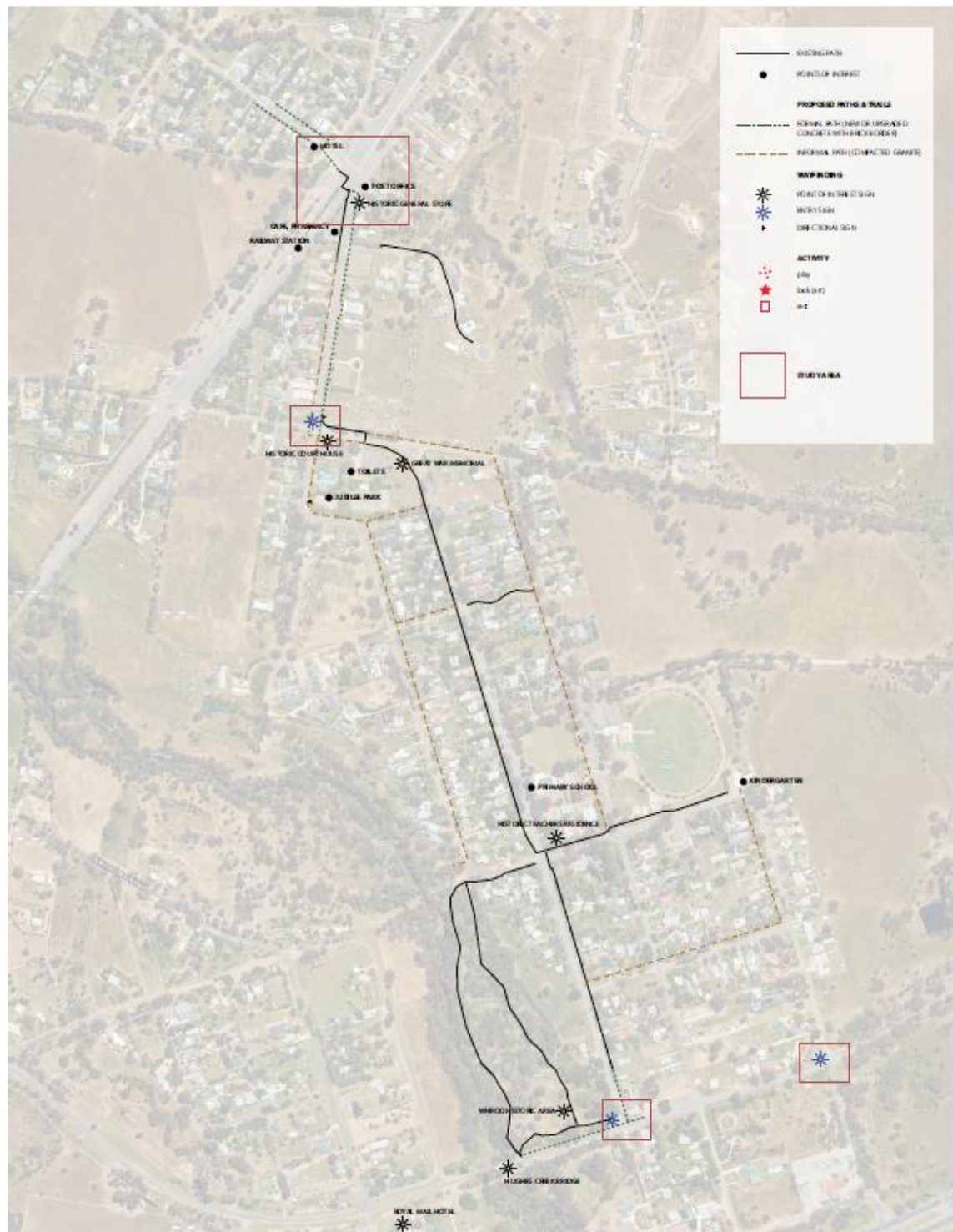
MEDIUM TREE EXAMPLES
Tristanopsis laurina 'Luscious',
Eucalyptus mannifera 'Little
Spotty', Lemon Squash *Corymbia*
citriodora, *Corymbia citriodora*
'Scentuous' syn. 'Dwarf Pink',
Acacia implexa - Hickory Wattle,
Lightwood, Weeping Pittosporum



LARGE TREE EXAMPLES
Eucalyptus leucoxylon
megalocarpa, *Brachychiton*
populneus, *Lophostemon*
confertus

AVENEL STREETSCAPE RENEWAL PROGRAM

CONNECTIVITY



AVENEL STREETScape RENEWAL PROGRAM

COMMUNITY INVOLVEMENT & IMPLEMENTATION

Involvement and engagement with local groups is key to achieving the best outcome for the streetscape renewal program.

Community groups in Avenel such as the Euroa Arboretum and the Avenel Action Group can provide a wealth of knowledge and understanding of desired local outcomes in particular to plant selection and long-term maintenance strategies.

Other community groups with interest in arts and culture can provide a local voice and identity to furniture design, signage design and identified art opportunities. Engaging the skills of these groups and their networks within the community as part of the implementation process will improve;

*Knowledge Transfer
Local Wealth Transfer
Community Involvement
Site Specific and Appropriate Outcomes
Community Ownership
Community Socialisation & Well-Being*



EUROA STREETSCAPE RENEWAL PROGRAM

Concept Design [FINAL]
Prepared by About Architecture for Strathbogie Shire
August 2021



EUROA STREETScape RENEWAL PROGRAM

PROJECT BACKGROUND

Within the 2020/21 budget, the Strathbogie Shire Council approved funding for works to be undertaken to renew and improve existing streetscapes within the shire.

This allocation has been supported by a grant from the Federal Government.

Effective streetscape design is an integral part of shaping a community's identity, increasing civic pride and improving a sense of well-being and belonging. Areas for improvement may include but are not limited to; town entry features, street furniture, planting, pedestrian/traffic circulation and safety, public art, lighting, general wayfinding and signage.

PURPOSE OF THIS DOCUMENT

This document presents a conceptual streetscape renewal plan for the town of Euroa.

The intention of this streetscape renewal plan is to provide a visual guide for future streetscape development, rather than a literal or specific representation of works to be completed.

The recommendations include streetscape projects which can be implemented progressively as well as a palette of streetscape materials, finishes, fixtures and landscaping recommendations that work to maintain streetscape consistency, improve functionality and amenity and reflect a sense of identity and character for the area.

The project concentrates on the public realm, which includes the components of the streets and footpaths. Building facades are not included.

STUDY AREA

The focus of the study area is the town centre of Euroa, defined by Binney Street.

The study area includes intersections at Brock and Railway Streets.

EUROA STREETScape RENEWAL PROGRAM

PROJECT PHASING / TIMELINE

CURRENT PHASE



FUTURE PHASES



EXISTING CONDITIONS

[FINAL]
Prepared by About Architecture for Strathbogie Shire
February 2022

EUROA STREETScape RENEWAL PROGRAM

KEY QUALITIES & STREETScape CHARACTER

Waterways envelope and meander around the town and through local parklands. Tree lined streets provide a tranquil and relaxed feel.

Nestled at the base of the Strathbogie Ranges and characterised by its ever present views to Balmattum Hill, the town has constant links to its surrounding environment.

As Euroa continues to develop, streetscape renewal should reflect and celebrate its surrounds while respecting its historic village atmosphere.



Balmattum Hill



Historic Buildings



Wide Verandahs (Albeit a bit run down)



Pedestrian Friendly



Wide Pavement Area



Good existing street structure

EUROA STREETScape RENEWAL PROGRAM

AREA FOR IMPROVEMENT & ADVERSE VISUAL IMPACTS



Pavement Surface Damage
Existing tree root structures have caused significant damage to the pavement surface. Opening this surface area to allow for low level planting and permeability to roots is key to streetscape development



Excess Concrete
Missed opportunities for landscaping



Short Term Fixes that have become permanent
Temporary and unappealing tree guards



Non-Descript Seating
Lacks any sense of identity or character



Other street fixtures
Non-descript and generic fixtures that need a refresh



Surface Patches
Over the years the surface has required repairs and maintenance. These patches have now become visually distracting and unappealing



Surface Drainage
Pooling and water settling occurring due to the uneven nature of the pavement surface



Laneways
Access to laneways that provide important connections to surrounding streets are non user friendly. Dark, uneven and muddy.



Service Pits
Low level of care in placement and repairs.

STREETSCAPE PLAN STAGE ONE

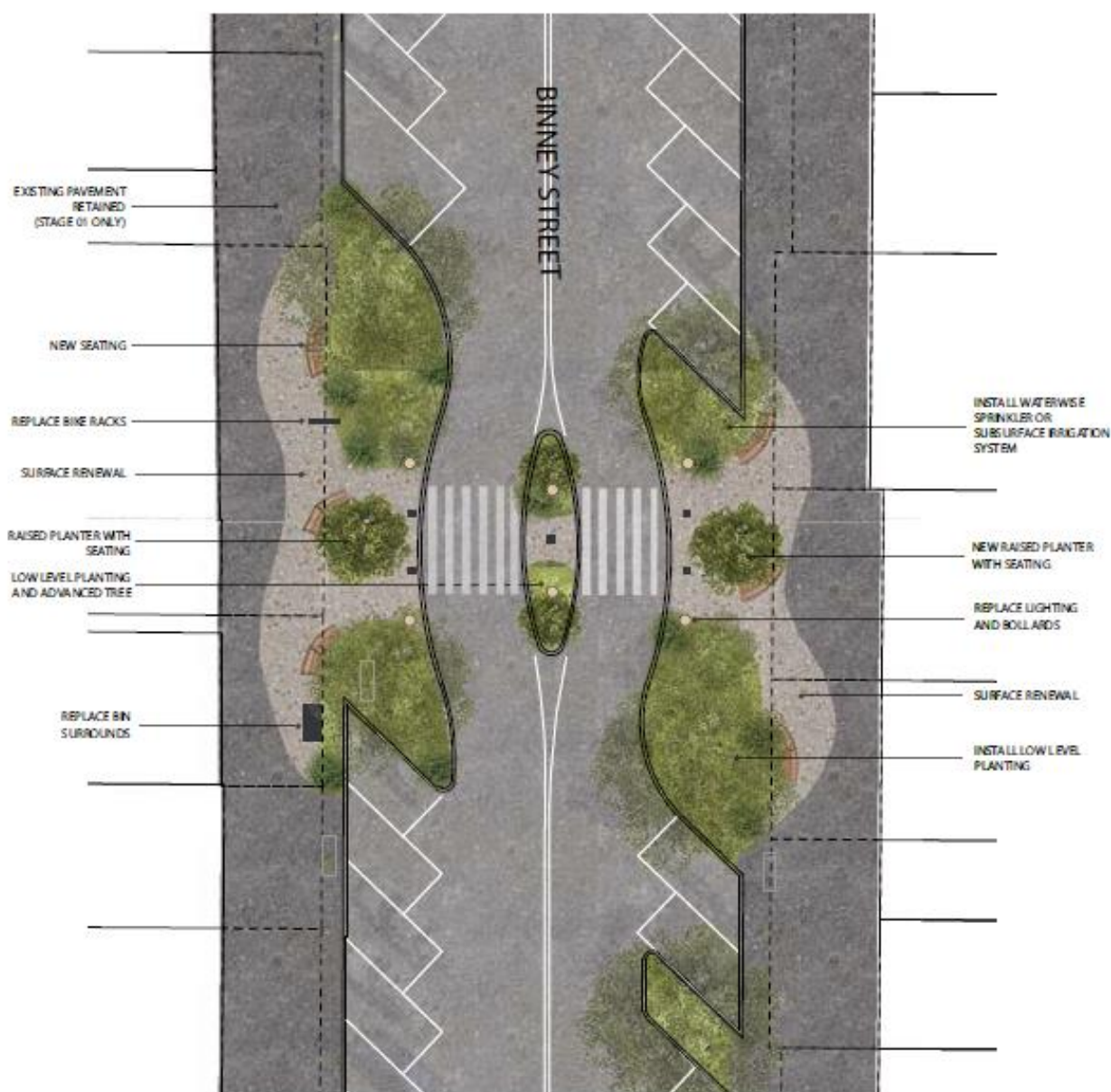
[FINAL]
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February 2022

EUROA STREETScape RENEWAL PROGRAM

STAGE ONE - EXISTING CROSSING RENEWAL

The first stage of the streetscape renewal plan aims to deliver a portion of the project in the immediate term which utilises an existing funding agreement with the Federal government.

The following describes this stage of the streetscape renewal plan and the initial steps required to see it implemented.



STAGE ONE - EXISTING CROSSING RENEWAL

DELIVERABLES

- Repair & clean of kerbing
- Removal of damaged pavement surface in preparation of low level planting
- Installation of waterwise irrigation system
- Installation of surface drainage systems at appropriate locations
- Provision of underground power supply for inground lighting
- Preparation of soil for planting
- Installation of bark/ground cover and feature granite rocks
- Installation of advanced trees and low level planting
- Installation of new seating, bike racks, bin surrounds and planter boxes
- Installation of new pavement surface to the area (consideration of permeable concrete)
- Replacement of existing lights (taller than existing) and bollards as per material palette
- Zebra pedestrian crossing
- Installation of sculptural signage



about/Architecture

STREETSCAPE PLAN FUTURE VISION

[FINAL]
Prepared by About Architecture for Strathbogie Shire
February 2022

EUROA STREETScape RENEWAL PROGRAM

THE STREETScape PLAN

VISION & OBJECTIVES

Improve Visual Appeal

- Create a unified and visually appealing town
- Reinforce and improve existing streetscape character
- Improve arrival experience
- Encourage landscaping along the road reserve that is consistent, high-quality and represents the landscape character of the town
- Feature landscaping and/or public artwork in selected locations
- Improve the visual appeal of carparking areas
- Improve commercial signage guidelines to enhance the public realm and reduce streetscape clutter

Improve Connection to Place

- Create a local sense of place by reinforcing identity and telling local stories through the choice of materials and placemaking
- Reinforce visual and physical connections to the surrounding landscape and heritage

Improve Access & Movement

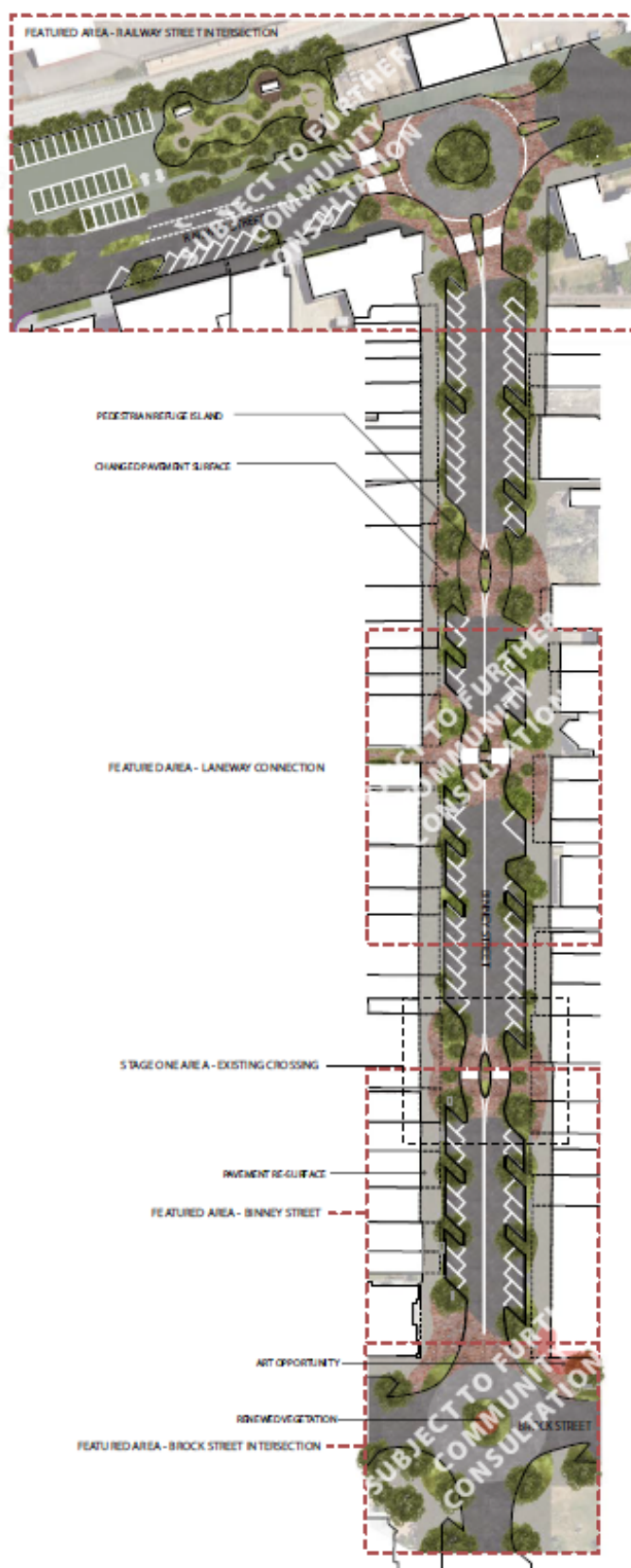
- Connect the community and visitors to the surrounding natural landscape and heritage assets
- Facilitate walkable streets
- Improve mobility access, circulation, safety and connectivity in the pedestrian and cycling network
- Create links and wayfinding methods to enhance locals and visitors experience of the township with particular regard for key community assets - the shopping strip, sevens creek and its park and the station
- Cater for bicycle parking for ease and convenience of active transport modes

Improve Activation & Diversity

- Generate more activity
- Improve current land uses such as outdoor dining
- Create future opportunities to increase activity of surrounding land use
- Provide places for gathering, arts, sports, play, resting and dining in a landscaped or sheltered setting
- Improve car parking options and wayfinding for visitors

Improve Environmental Function

- Improve the environmental function of the street
- Embrace opportunities to increase passive irrigation and stormwater drainage
- Replace landscape treatments that are at the end of their lifecycle
- Increase the capacity of existing green networks to enhance biodiversity and habitat corridors
- Ensure the retention and renewal of the significant mature street trees and the character of leafy streetscapes
- Increase the amount of permeable surfaces, soft landscape areas and shade trees



FEATURED AREAS FUTURE VISION

[FINAL]
Prepared by About Architecture for Strathbogie Shire
February 2022

FEATURED AREA - RAILWAY STREET INTERSECTION



EXISTING



PROPOSED

VISION & OBJECTIVES FOR THIS AREA

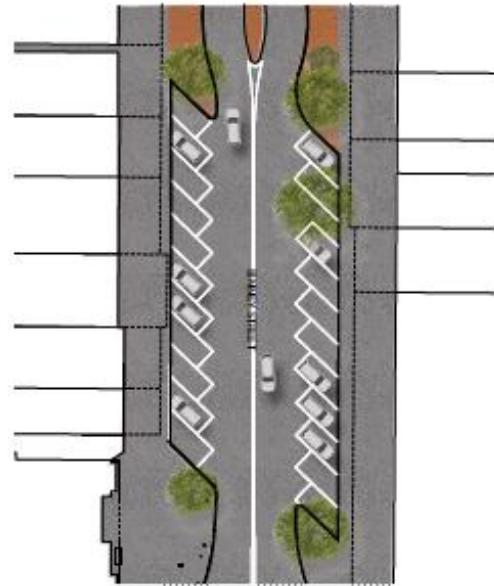
- New roundabout, increased landscaping and pedestrian crossings
- Relocated bus stop and developed car parking area
- Public realm/park space
- Improved surface treatment of general pavement
- Future connection to Railway Station (accessible from Railway Street in the future)

EUROA STREETSCAPE RENEWAL PROGRAM

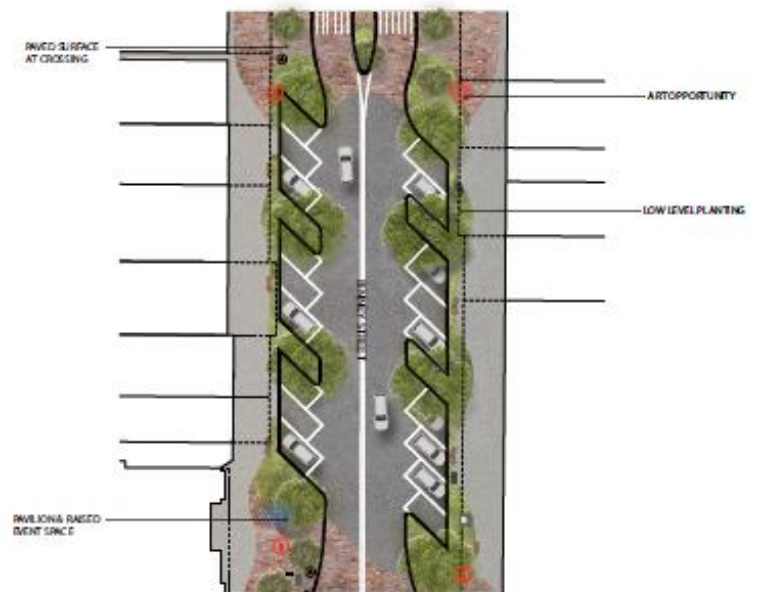
FEATURED AREA - BINNEY STREET

VISION & OBJECTIVES FOR THIS AREA

- Improved surface treatment of general pavement
- Additional paving across pedestrian crossing to prioritise pedestrian movement and traffic calming
- Additional low level landscaping and street trees
- Pavilion and raised deck space for events and gathering
- Installation of new street furniture
- Consideration of lighting and power to key areas
- Incorporation of new signage strategy including sculptural signage
- Verge extension around existing and new trees to facilitate additional planting



EXISTING



PROPOSED

LEGEND

- | | | | |
|-----------------|----------------------|-------------------------|-----------|
| EVENT SPACE | EXISTING TREE | POINTS OF INTEREST SIGN | BINS |
| PLAY AREA | PROPOSED TREE | DIRECTIONAL SIGN | BIKE RACK |
| ART OPPORTUNITY | LOW LEVEL VEGETATION | ENTRY SIGN | |

EUROA STREETSCAPE RENEWAL PROGRAM

CONSIDERATIONS - BINNEY STREET

The following parking considerations test alternatives to the existing angle parking arrangement in Binney Street

These considerations may improve:

- increased landscaping potential
- less visual impact of parked vehicles
- allowing additional modes of transport (cycling)
- encourages pedestrian movement across street
- environmental street cooling (median strip)



CONSIDERATION
Parallel Parking, Bike Lane,
Widened Pavement, Increased
Landscaping



CONSIDERATION
Parallel Parking, Central Median
Strip, Bike Lane, Increased
Landscaping

LEGEND

- | | | | |
|-----------------|----------------------|---------------------------|-----------|
| EVENT SPACE | EXISTING TREE | POINT(S) OF INTEREST SIGN | BIKES |
| PLAY AREA | PROPOSED TREE | DIRECTIONAL SIGN | BIKE RACK |
| ART OPPORTUNITY | LOW LEVEL VEGETATION | ENTRY SIGN | |

EUROA STREETScape RENEWAL PROGRAM

FEATURED AREA - BINNEY STREET



EUROA STREETSCAPE RENEWAL PROGRAM

FEATURED AREA - LANEWAY CONNECTION

VISION & OBJECTIVES FOR THIS AREA

Improved laneway accessibility with new surface treatment, additional lighting and signage

New pedestrian crossing leading to and from the laneway

Consideration of parking area development including re-surfacing and planting

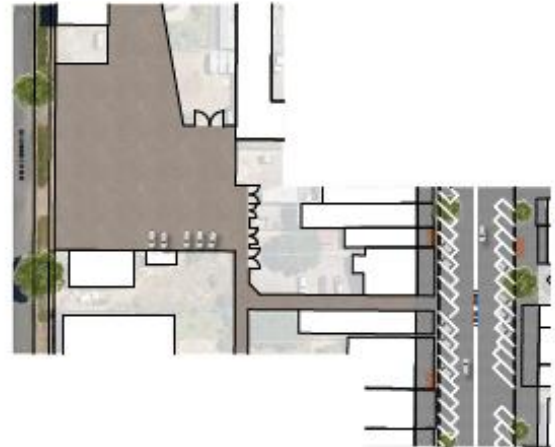
Improved surface treatment of general pavement

Additional paving across pedestrian crossing to prioritise pedestrian movement and traffic calming

Additional low level landscaping and street trees

Incorporation of new signage strategy including sculptural signage

EXISTING



PROPOSED



LEGEND

- | | | | |
|-----------------|----------------------|---------------------------|----------|
| EVENT SPACE | EXISTING TREE | POINT(S) OF INTEREST SIGN | ONE |
| PLAY AREA | PROPOSED TREE | DIRECTIONAL SIGN | BIKERACK |
| ART OPPORTUNITY | LOW LEVEL VEGETATION | ENTRY SIGN | |

EUROA STREETSCAPE RENEWAL PROGRAM

FEATURED AREA - BROCK STREET INTERSECTION



EUROA STREETSCAPE RENEWAL PROGRAM

COMMUNITY INVOLVEMENT & IMPLEMENTATION

Involvement and engagement with local groups is key to achieving the best outcome for the streetscape renewal program.

Community groups in Euroa such as the Euroa Arboretum, Friends of the Sevens, the Euroa Chamber of Commerce and the Euroa Community Action Group can provide a wealth of knowledge and understanding of desired local outcomes in particular to plant selection and long-term maintenance strategies.

Other community groups with interest in arts and culture can provide a local voice and identity to furniture design, signage design and identified art opportunities.

Engaging the skills of these groups and their networks within the community as part of the implementation process will improve;

Knowledge Transfer

Local Wealth Transfer

Community Involvement

Site Specific and Appropriate Outcomes

Community Ownership

Community Socialisation & Well-Being

DESIGN ELEMENTS

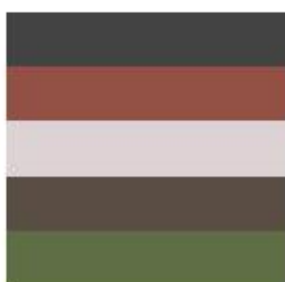
[FINAL]

Prepared by About Architecture for Strathbogie Shire
February 2022

EUROA STREETSCAPE RENEWAL PROGRAM

MATERIAL PALLETTE

INFLUENCE



PATHS, PAVEMENTS



PEDESTRIAN ZONE
Littlehampton Old Red Paver
Permeable



BUS ZONE
Coloured Concrete
Colour: Wilderness



PAVEMENT
Exposed Aggregate Concrete
Colour: Southern Cross

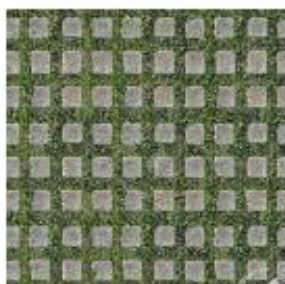


PAVEMENT
Exposed Aggregate Concrete
Colour: Bacchus Marsh

EDGES & FENCES



CARPARKING (Driving Area)
Drivecon Permeable Concrete
Colour: Papyrus



CARPARKING (Parking Area)
Grass Crete



PROPOSED
Predominant Use:
Garden Bed Edges

EUROA STREETScape RENEWAL PROGRAM

MATERIAL PALLETTE

KEY MATERIALS



MILD STEEL, SEALED



**POWDERCOATED
TEXTURED BLACK/DARK GREY**



LOCAL GRANITE



LOCAL HARDWOOD TIMBER

SHADE STRUCTURES



PROPOSED

Examples

Location: Post Office, Front of Old Gambles Nursery Site

Key Attributes: Organic Shape, Mix of covered and shaded area.

Key Material: Steel, Timber



EVENT SPACE



PROPOSED

Examples

Location: Post Office

Key Attributes: Raised

Key Material: Timber



SEATING



REGULAR CURVED SEATING

Mild Steel & Hardwood Timber
Back Support & Non-Back Support
Options



REGULAR CURVED SEATING

Mild Steel & Hardwood Timber
Back Support & Non-Back Support
Options
Integrated into planter boxes



STRAIGHT SEATING

Mild Steel & Hardwood Timber
Non-Back Support



STRAIGHT SEATING

Mild Steel & Hardwood Timber
Back Support

EUROA STREETSCAPE RENEWAL PROGRAM

MATERIAL PALLETTE

OTHER STREET FIXTURES



BIKE RACK
Example
Key Attributes: Simple
Key Material: Steel



BOLLARD
Example
Key Attributes: Simple
Key Material: Steel



BINS
Example
Key Attributes: Dog Bags
Key Material: Steel, Timber



DRINKING
Example
Key Attributes: Bowl Refill, Bottle Refill & Bubbler
Key Material: Stainless Steel, Timber

OTHER STREET INITIATIVES



USB CHARGING
Integrated into Seating



EV CHARGING
In Car Parking Areas

OTHER STREET ACTIVITY



OUTDOOR BOOK STORAGE
Example Only
Facilitating existing street activity
Location: Already Read Bookshop



PLAY
Example Only
Facilitating & encouraging play



PLAY
Example Only
Facilitating & encouraging play



PLAY
Example Only
Facilitating & encouraging play

EUROA STREETSCAPE RENEWAL PROGRAM

LANDSCAPING



LOW LEVEL PLANTING EXAMPLES
Lemon Beauty Heads, Wingless Bluebush, Nodding Saltbush, Woolly New Holland Daisy, Common Wheatgrass, Westringia Fruticosa, Lomandra Tanika, Ficinia Nodosa, Kangaroo Grass, Lomandra longifolia, Lomandra 'lime light', Wattle Mat-Rush, Juncus psammophilus, Pycnosaurus globulus, Drumsticks, Woolly grevillea – prostrate form, Acacia mitchellii, Bristle Wallaby Grass, Common Everlasting, Kidney Weed, Weeping Grass



SHRUB EXAMPLES
White Correa, Wyeena Flax Lily, Mallee Wattle, Gold-dust Wattle, Golden Wattle, Sweet Bursaria

LANDSCAPING REFERENCE GUIDE

Refer to the Ecological Vegetation Class Bioregion Benchmark for Vegetation Quality Assessment in the Victorian Riverina bioregion. EVC 55_62: Riverina Plains Grassy Woodland (syn. Plains Woodland)

This streetscape renewal concept incorporates a mix of local indigenous planting to improve local biodiversity, promote sustainable local plantings and provide a sense of identity and connection to place through the landscape approach. The use of local and indigenous plantings has many benefits including local availability, environmental tolerance, reducing the effects of climate change and improved water use.

The additional benefit of involving existing community groups (that have interest and expert knowledge in conservation, land care and their local environment) into the plant selection process, has the ability to also see this landscaping approach thrive.

OTHER LANDSCAPING TREATMENTS



LANDSCAPING ROCKS

Predominant Use: Mixed in with low-level planting areas

EUROA STREETSCAPE RENEWAL PROGRAM



MEDIUM TREE EXAMPLES
Tristanopsis laurina 'Luscious',
Eucalyptus mannifera 'Little
Spotty', Lemon Squash *Corymbia*
citriodora, *Corymbia citriodora*
'Scentuous' syn. 'Dwarf Pink',
Acacia implexa - Hickory Wattle,
Lightwood, Weeping Pittosporum



LARGE TREE EXAMPLES
Eucalyptus leucoxylon
megalocarpa, *Brachychiton*
populneus, *Lophostemon*
confertus

EUROA STREETSCAPE RENEWAL PROGRAM

LIGHTING



REPLACEMENT FOR EXISTING OVERHEAD ROAD LIGHTS
Replace & add additional, providing structure for event lighting and seasonal decorations



REPLACEMENT FOR EXISTING HERITAGE POLE LIGHTS
To replace the existing heritage pole lights at existing crossing points



UPLIGHTING
In-ground spikes to uplight trees



LOW LEVEL LIGHTING
Located in low level planting areas and down laneways. Could also be integrated into bollards

SIGNAGE



EXISTING STORYTELLING



EXISTING MAP SIGNAGE



EXISTING POINT OF INTEREST



EXISTING DIRECTIONAL

PROPOSED



PROPOSED HERITAGE STORYTELLING
Examples
Location: As Per Heritage Trail
Key Attributes: Key Images, Consistent text type with other signage. Possible accompaniment of qr code linking to additional photos and audio description
Key Material: Etched steel. Muted grey tones.



PROPOSED MAP SIGNAGE
Example
Key Attributes: Map of the Area, Covered Area, With Lights
Key Material: Timber
Location: Car Parks



PROPOSED DIRECTIONAL
Example
Direction to public toilets, car-parking, walks
Key Attributes: Simple, Clear, Minimal, With Lights
Key Material: Metal

SCULPTURAL SIGNAGE

[FINAL]
Prepared by About Architecture for Strathbogie Shire
February

EUROA STREETScape RENEWAL PROGRAM

SCULPTURAL SIGNAGE / STORYTELLING

INSPIRATION



TRADE, PRODUCE, AGRICULTURE



HISTORIC FIGURES



SPORT



NATIVE FLORA & FAUNA



SURROUNDING FEATURES



HISTORIC BUILDINGS



WAR MEMORIAL

EXAMPLES



Portrait Bench series from transport charity Sustrans.



There, Not There by Jackie Lantelli

EUROA STREETSCAPE RENEWAL PROGRAM

SCULPTURAL SIGNAGE / STORYTELLING

*As a means of storytelling, wayfinding and reflecting our identity
- our past, our assets, our interests and our values*



LOCATED IN LOW LEVEL PLANTING
ALONGSIDE GROUND-LEVEL INFORMATION SIGNS



ENDLESS POSSIBILITIES.....

IMPLEMENTATION

[FINAL]
Prepared by About Architecture for Strathbogie Shire
February 2022

EUROA STREETSCAPE RENEWAL PROGRAM

STEPS TO RENEWAL

To be developed & reviewed through further Community Feedback

1. STAGE ONE, RENEW EXISTING CROSSING AREA IN BINNEY STREET

2. RESURFACE FOOTPATH/PAVEMENT

Repair uneven surface, restore even gentle pavement slope, repair and consolidate service pits (remove decommissioned pits, improve straightness). Prior to commencement, provide provision for future lighting and power to key areas in the street for street events. Refer to concept pavement design and material palette.

3. EXTEND CURB AROUND EXISTING TREES AND INSTALL LOW LEVEL PLANTING BELOW

Refer to concept pavement design and landscape schedule. This will improve health of existing trees. Note: This requires the removal of existing car spaces.

4. ADDITIONAL TREES AND APPROPRIATE LOW LEVEL PLANTING

Plant additional trees for shade in locations as shown on the concept plan. Extend curb around the proposed trees and install low level planting below.

Refer to concept pavement design and landscape schedule

5. REPLACEMENT OF EXISTING PLANTING

Replace existing low level planting at Binney Street & Brock Street Intersection with native plants. Refer to concept pavement design and landscape schedule

6. REPLACE GENERIC SEATING & ADD ADDITIONAL

Remove all existing generic seating and replace and add in proposed locations. Refer to street furniture plans and furniture schedule

7. REPLACE OTHER GENERIC STREET FIXTURES & ADD ADDITIONAL

Replace bin surrounds with new fixtures. Remove and install in new locations proposed bike racks and bollards. Add additional water fountains.

8. REPLACE GENERIC LIGHT FIXTURES & ADD ADDITIONAL

Remove existing light fixtures and re-instate proposed fixtures in existing and new locations.

Proposed new lighting incorporates a vertical element in the street that can be attached to in order to display seasonal or event decorations and suspend event lighting or décor over the street. Refer to lighting section.

Consider provisioning for power to key areas in the street for future street events.

9. CONSOLIDATE INCONSISTENT SIGNAGE AND ADD ADDITIONAL SIGNAGE

Replace existing directional signage, map signage and heritage signage with new signage with clear and consistent colours and themes that represent the identity of the town. Add signage for off street parking (including caravan parking), public toilets and heritage information signs.

10. INCORPORATE IDENTITY/WAYFINDING SCULPTURE SERIES

Refer to the Shire of Strathbogie Wayfinding Sculpture Series.

These figurative and sculptural elements will connect visitors to the identity of the area as well as provide a means of story telling. They will add to wayfinding by providing a visual sculpture to identify nearby precincts (for example a cricketer may provide direction to sporting precincts, flora may provide information on the natural environment in the area or direction to the various bushwalks, a heritage building provides direction and information on nearby heritage buildings)



LONGWOOD STREETSCAPE RENEWAL PROGRAM

Concept Plan [FINAL]
Prepared by About Architecture for Strathbogie Shire
February 2022



LONGWOOD STREETScape RENEWAL PROGRAM

PROJECT BACKGROUND

Within the 2020/21 budget, the Strathbogie Shire Council approved funding for works to be undertaken to renew and improve existing streetscapes within the shire.

This allocation has been supported by a grant from the Federal Government.

Effective streetscape design is an integral part of shaping a community's identity, increasing civic pride and improving a sense of well-being and belonging. Areas for improvement may include but are not limited to; town entry features, street furniture, planting, pedestrian/traffic circulation and safety, public art, lighting, general wayfinding and signage.

PURPOSE OF THIS DOCUMENT

This document presents a conceptual streetscape renewal plan for the town of Longwood.

The intention of this streetscape renewal plan is to provide a visual guide for future streetscape development, rather than a literal or specific representation of works to be completed.

The recommendations include streetscape projects which can be implemented progressively as well as a palette of streetscape materials, finishes, fixtures and landscaping recommendations that work to maintain streetscape consistency, improve functionality and amenity and reflect a sense of identity and character for the area.

The project concentrates on the public realm, which includes the components of the streets and footpaths. Building facades are not included.

STUDY AREA

The focus of the study area is the town centre of Longwood, centralised by the Hill & Down Street intersection.

The study area includes a broader look at path connections in the town with a particular look at the area around the Rockery Museum.

LONGWOOD STREETScape RENEWAL PROGRAM

PROJECT PHASING / TIMELINE

CURRENT PHASE



FUTURE PHASES



EXISTING CONDITIONS

[FINAL]
Prepared by About Architecture for Strathbogie Shire
August 2022

LONGWOOD STREETScape RENEWAL PROGRAM

KEY QUALITIES & STREETScape CHARACTER

Longwood is a small rural town that celebrates a rich agricultural history.

Set amongst farming land and natural bushland, Longwood is characterised by natural stands of eucalypt's and informal civic spaces.

Streetscape renewal should be considerate of maintaining the informal and rural atmosphere that has been created and enjoyed by the tight knit community.



Existing Street Activity



Informal & Effective Amenity



Creative & Unique Signage



Centralised & Maintained Areas



Areas of well maintained and appropriate landscaping



Heritage & Identity

LONGWOOD STREETScape RENEWAL PROGRAM

AREA FOR IMPROVEMENT & ADVERSE VISUAL IMPACTS



Poor Drainage and its Visual Impact

Key drainage areas are currently ineffective in managing streetscape drainage needs. The result of water pooling and damage to existing drainage structures causes an adverse visual impact to the streetscape.



In addressing these areas of poor drainage, there is the potential to beautify the infrastructure whilst boosting the performance of drainage systems.



Ad-hoc Parking Areas

The key parking area that services the main business precinct (opposite the White Heart Hotel) is lacking structure with a surface material that is degrading. This area lacks parking efficiency and any form of surface or landscaping treatment. With its prominent position, it is an area that would benefit from rejuvenation and renewal.



Signage

Left-over and unused

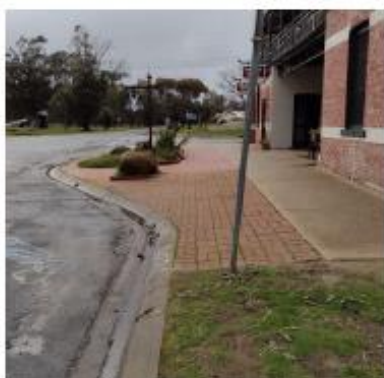


Road Edges



Connectivity/ Pathway Links

Currently the existing pedestrian pathways in Longwood result in dead ends. Creating clear pathway links and loop walks between existing points of interest may encourage public interest and use. Signage to these walks would provide clarity for visitors to Longwood. Improving the quality of tracks would enable year round use and improve pedestrian safety and accessibility to public domains including the Primary School and Recreation Reserve.



Pavement Slope & Ineffective Curb



Unappealing Street Avenues

Although a wide road can be appealing, in Longwood it serves to facilitate increased vehicle speeds.



Street Furniture

Existing street furniture is tired and non-descript in appearance. Seating is prominent in some areas (Pub Paddock), yet lacking in others. Implementing a consistent and contextually considerate aesthetic with regards to street furniture (seating, bins and lighting) would improve the look of the Longwood streetscape.

STAGE ONE

[FINAL]
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February 2022

LONGWOOD STREETScape RENEWAL PROGRAM

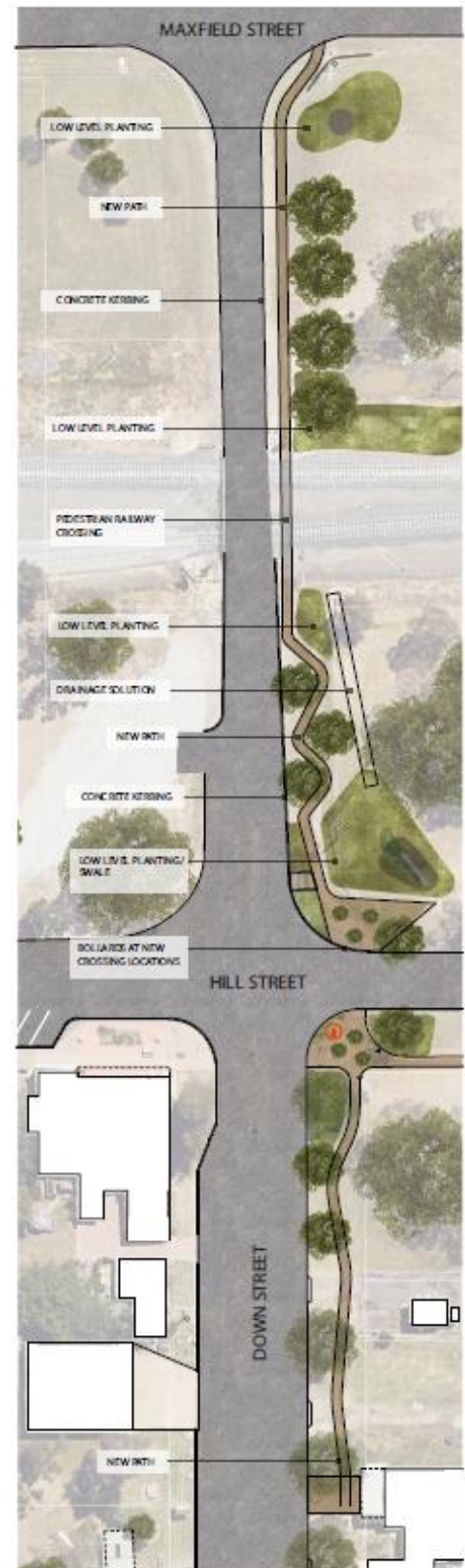
STAGE ONE CROSSING THE TRACKS

The first stage of the streetscape renewal plan aims to deliver a portion of the project in the immediate term which utilises an existing funding agreement with the Federal government.

The following describes 3 options for this stage of the streetscape renewal plan and the initial steps required to see those options implemented.

DELIVERABLES

- Installation of railway pedestrian crossing
- Installation of kerbing to Down Street in leadup to railway crossing
- Drainage solution adjacent to railway crossing
- Installation of swale
- Installation of gravel pathway
- Preparation of soil for planting
- Installation of bark/ground cover and feature granite rocks
- Installation of advanced trees and low level planting
- Installation of signage at key locations
- Installation of crossing location at Hill Street, incorporating bollards



LONGWOOD STREETScape RENEWAL PROGRAM

STAGE ONE CROSSING THE TRACKS

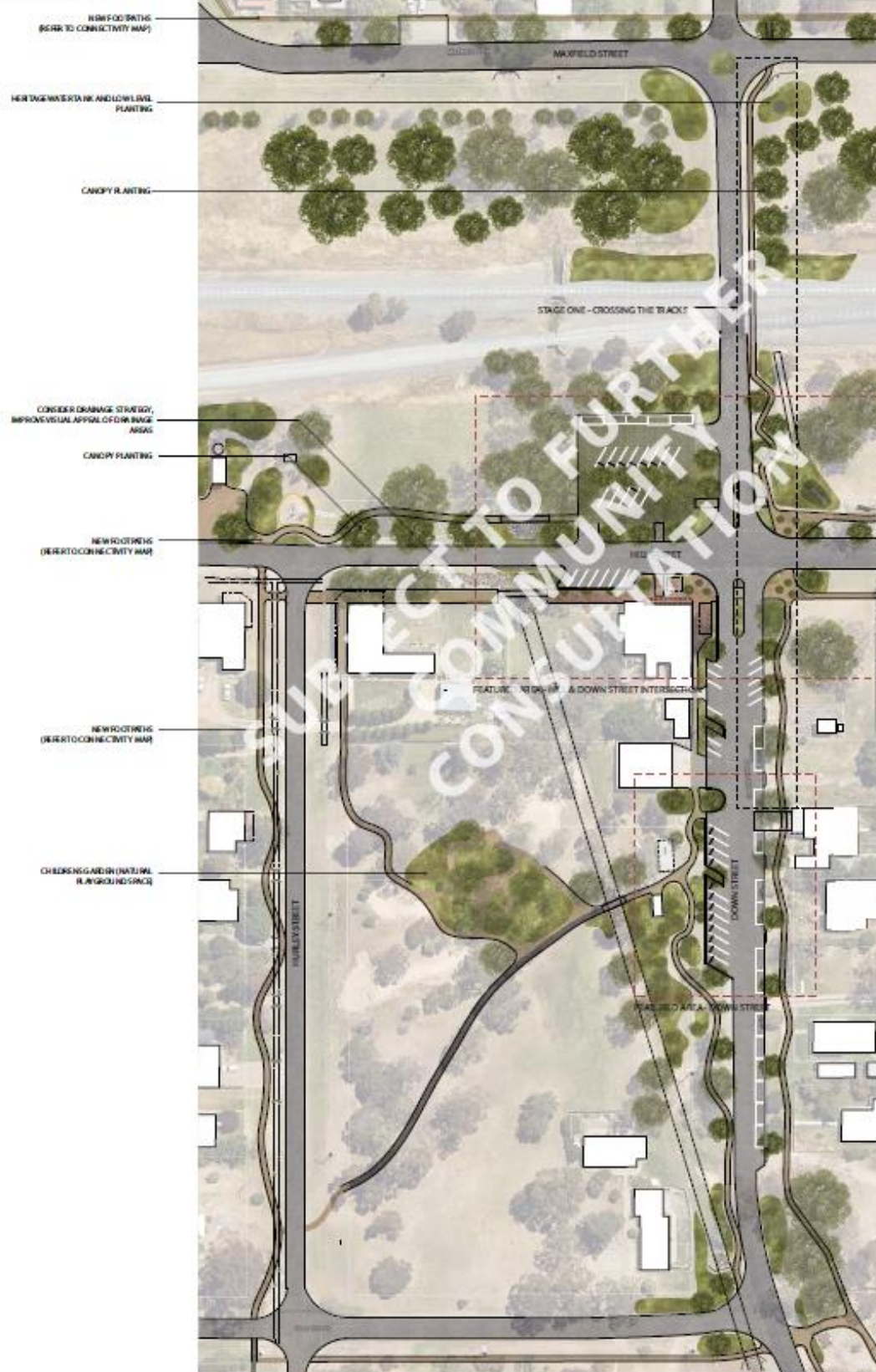


STREETSCAPE PLAN FUTURE VISION

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February 2022

LONGWOOD STREETScape RENEWAL PROGRAM

THE STREETScape PLAN



LONGWOOD STREETScape RENEWAL PROGRAM

THE STREETScape PLAN

VISION & OBJECTIVES

Improve Visual Appeal

- Create a unified and visually appealing town
- Reinforce and improve existing streetscape character
- Improve arrival experience
- Encourage landscaping along the road reserve that is consistent, high-quality and represents the landscape character of the town
- Feature landscaping and/or public artwork in selected locations
- Improve the visual appeal of carparking areas

Improve Connection to Place

- Create a local sense of place by reinforcing identity and telling local stories through the choice of materials and placemaking
- Reinforce visual and physical connections to the surrounding landscape and heritage

Improve Access & Movement

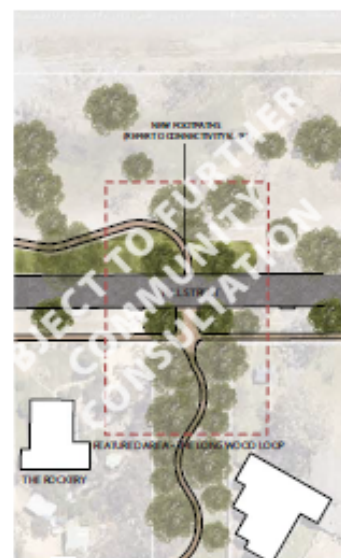
- Connect the community and visitors to the surrounding natural landscape
- Facilitate walkable streets
- Improve mobility access, circulation, safety and connectivity in the pedestrian and cycling network
- Create links and wayfinding methods to enhance locals and visitors experience of the township with particular regard for key community assets - the pub paddock, the community centre, the war memorial, and the school
- Create visual cues that encourage reduced vehicle speed through town centre

Improve Activation & Diversity

- Generate more activity
- Improve current land uses such as outdoor dining
- Create future opportunities to increase activity of surrounding land use
- Provide places for gathering, sports, play, resting and dining in a landscaped or sheltered setting

Improve Environmental Function

- Improve the environmental function of the street
- Embrace opportunities to increase passive irrigation and stormwater
- Replace landscape treatments that are at the end of their life cycle
- Improve drainage
- Increase the capacity of existing green networks to enhance biodiversity and habitat corridors
- Ensure the retention and renewal of the significant mature street trees and the character of leafy streetscapes



FEATURED AREAS

[FINAL]
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February 2022

LONGWOOD STREETScape RENEWAL PROGRAM

FEATURED AREA - HILL & DOWN STREET INTERSECTION

VISION & OBJECTIVES FOR THIS AREA

Repair of existing drainage systems

New path and railway pedestrian crossing towards Maxfield Street

Renewed kerb to road side, particularly along road leading to railway crossing

Surface treatment and development of parking area, including landscaping and defined parking

Bollards to encourage traffic calming at 3 locations - drain culvert, carpark to pub crossing and Hill Street crossing leading from railway crossing

New traffic islands with low level planting

Bridge and path leading from carpark to War Memorial

Redevelopment of public realm space outside of the White Hart Hotel. Improving surface and landscaping and facilitating street activity with outdoor dining

New street tree planting and additional roadside low level vegetation

Directional and point of interest signage



LONGWOOD STREETScape RENEWAL PROGRAM

FEATURED AREA - DOWN STREET

VISION & OBJECTIVES FOR THIS AREA

- Introduction of additional street trees, verge extension around these trees with low level planting. To create a sense of avenue in this area
- Installation of new map signage to this area
- Extension of parking area to allow for additional parking
- Installation of gravel pathway
- Preparation of soil for planting
- Installation of bark/ground cover and feature granite rocks
- Installation of advanced trees and low level planting
- Installation of new bin surrounds and seating in this area
- Non slip surface solution and verge extension to front of shop area
- Provision for disabled car space in this area



FEATURED AREA - THE LONGWOOD LOOP

VISION & OBJECTIVES FOR THIS AREA

- New gravel path linking Community Centre and Recreation Reserve through existing vegetated public lane.
- Introduction of additional street trees and low level planting to highlight path connection
- Bollards and lighting to this area to encourage traffic calming
- Residential pathway on south side to link existing residences to the town centre, school and amenity
- New signage to this area
- New gravel path on north side as a tourist walk through existing natural parkland on the road reserve. Along this walk the inclusion of play spaces, rest stops and art. Suitable also for bikes.



LEGEND

- | | | | |
|-----------------|----------------------|-------------------------|------------|
| EVENT SPACE | EXISTING TREE | POINTS OF INTEREST SIGN | BINS |
| PLAY AREA | PROPOSED TREE | DIRECTIONAL SIGN | BIKES RACK |
| ART OPPORTUNITY | LOW LEVEL VEGETATION | ENTRY SIGN | |

LONGWOOD STREETScape RENEWAL PROGRAM

BRIDGE TO WAR MEMORIAL



DELIVERABLES

- Installation of bridge, signage, seating and bollards
- Installation of kerbing as required
- Drain clean-up on Hill Street
- Installation of swales where required
- Installation of gravel pathway
- Preparation of soil for planting
- Installation of bark/ground cover and feature granite rocks
- Installation of advanced trees and low level planting
- Installation of signage at key locations

LONGWOOD STREETScape RENEWAL PROGRAM

FEATURED AREA - BRIDGE TO WAR MEMORIAL



DESIGN ELEMENTS

[FINAL]
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February 2022

LONGWOOD STREETSCAPE RENEWAL PROGRAM

MATERIAL PALLETTE

PATHS, PAVEMENTS



INFORMAL PATHS
Local Granitic Gravel



SEALED PATHS
Exposed Aggregate Concrete
Colour: Southern Cross



RAISED WALKWAYS
Hardwood Decking
Predominant Use: Over Drains



CARPARKING (Parking Area)
Grass Crate

KEY MATERIALS



CORETEN STEEL



MILD STEEL, SEALED



LOCAL GRANITE



LOCAL HARDWOOD TIMBER

LONGWOOD STREETScape RENEWAL PROGRAM

MATERIAL PALLETTE

SEATING



REGULAR CURVED SEATING
Steel & Hardwood Timber
Back Support & Non-Back Support
Options



STRAIGHT SEATING
Steel & Hardwood Timber
Non-Back Support



STRAIGHT SEATING
Concrete or Granite Base &
Hardwood Timber
Back Support

OTHER STREET FIXTURES



BIKE RACK
Example
Key Attributes: Simple
Key Material: Steel



BOLLARD
Example
Key Attributes: Simple
Key Material: Steel



BINS
Example
Key Attributes: Dog Bags
Key Material: Steel, Timber



DRINKING
Example
Key Attributes: Bowl Refill, Bottle
Refill & Bubbler
Key Material: Stainless Steel,
Timber

OTHER INITIATIVES



PLAY
Example Only
Facilitating & encouraging play



LONGWOOD STREETScape RENEWAL PROGRAM

SIGNAGE

PROPOSED



PROPOSED HERITAGE STORYTELLING

Examples

Location: As Per Heritage Trail

Key Attributes: Key Images, Consistent text type with other signage. Possible accompaniment of qr code linking to additional photos and audio description

Key Material: Etched steel, Muted grey tones.



PROPOSED MAP SIGNAGE

Example

Key Attributes: Map of the Area, With Lights

Key Material: Corsten

Location: Car Park, Pub Paddock



PROPOSED DIRECTIONAL PROPOSED

Example

Direction to public toilets, car-parking, walks

Key Attributes: Simple, Clear, Minimal, With Lights

Key Material: Corsten

LONGWOOD STREETScape RENEWAL PROGRAM

LANDSCAPING

LANDSCAPING REFERENCE GUIDE

Refer to the Ecological Vegetation Class Bioregion Benchmark for Vegetation Quality Assessment in the Central Victorian Uplands & Victorian Riverina. EVC 175: Grassy Woodland, EVC 55: Plains Grassy Woodland, EVC 274: Grassy Woodland/Plains Grassy Woodland Complex and EVC 68: Creekline Grassy Woodland

This streetscape renewal concept incorporates a mix of local indigenous planting to improve local biodiversity, promote sustainable local plantings and provide a sense of identity and connection to place through the landscape approach. The use of local and indigenous plantings has many benefits including local availability, environmental tolerance, reducing the effects of climate change and improved water use.

The additional benefit of involving existing community groups (that have interest and expert knowledge in conservation, land care and their local environment) into the plant selection process, has the ability to also see this landscaping approach thrive.



LOW LEVEL PLANTING EXAMPLES
Common Rice-flower, Common Everlasting, Kidney Weed, Spear Grass, Weeping Grass, Tall Sedge Grass, Common Woodruff, Supple Spear-grass, Black-anther Flax-lily, Westringia Fruticosa, Lomandra Tanika, Ficinia Nodosa, Kangaroo Grass, Lomandra longifolia, Lomandra 'lime light', Juncus psammophilus, Pycnosaurus globulus, Drumsticks, Woolly grevillea – prostrate form, Acacia mitchellii



SHRUB EXAMPLES
Gold-Dust Wattle, Sweet Bursaria, Rough-barked Honey-myrtle, Common Reed, White Correa, Wyeena Flax Lily

LONGWOOD STREETScape RENEWAL PROGRAM



MEDIUM TREE EXAMPLES

Silver Wattle, Australian Blackwood, Golden Wattle, *Tristanopsis laurina* 'Luscious', *Eucalyptus mannifera* 'Little Spotty', Lemon Squash *Corymbia citriodora*, *Corymbia citriodora* 'Scentuous' syn. 'Dwarf Pink', *Acacia implexa* - Hickory Wattle, Lightwood,



LARGE TREE EXAMPLES

Eucalyptus laucosylon megalocarpa, *Brachychiton populneus*, *Lophostemon confertus*

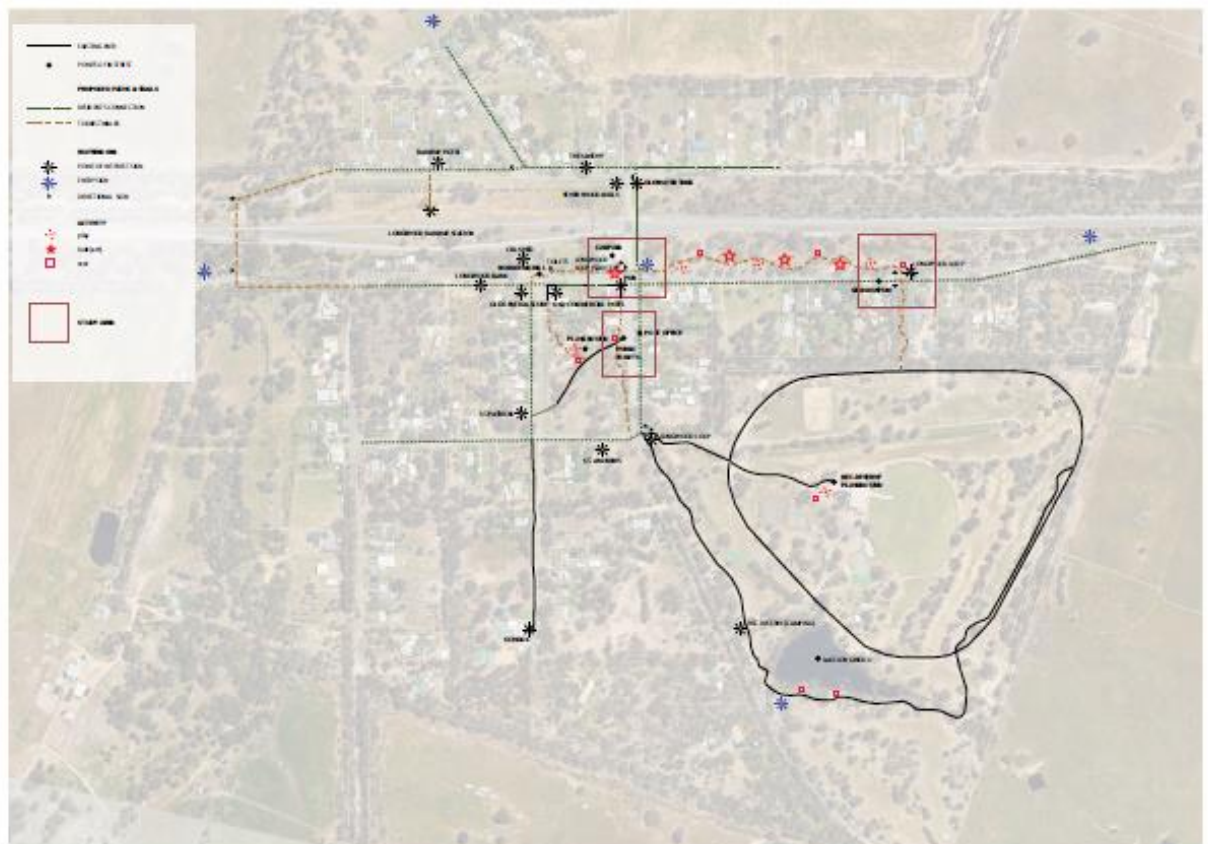
OTHER LANDSCAPING TREATMENTS



LANDSCAPING ROCKS

Predominant Use: Mixed in with low-level planting areas

CONNECTIVITY



IMPLEMENTATION

[FINAL]
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February

LONGWOOD STREETScape RENEWAL PROGRAM

COMMUNITY INVOLVEMENT & IMPLEMENTATION

Involvement and engagement with local groups is key to achieving the best outcome for the streetscape renewal program.

Community groups in Longwood such as the Longwood Action Group and Landcare can provide a wealth of knowledge and understanding of desired local outcomes in particular to plant selection and long-term maintenance strategies.

Other community groups with interest in arts and culture can provide a local voice and identity to furniture design, signage design and identified art opportunities.

Engaging the skills of these groups and their networks within the community as part of the implementation process will improve;

Knowledge Transfer

Local Wealth Transfer

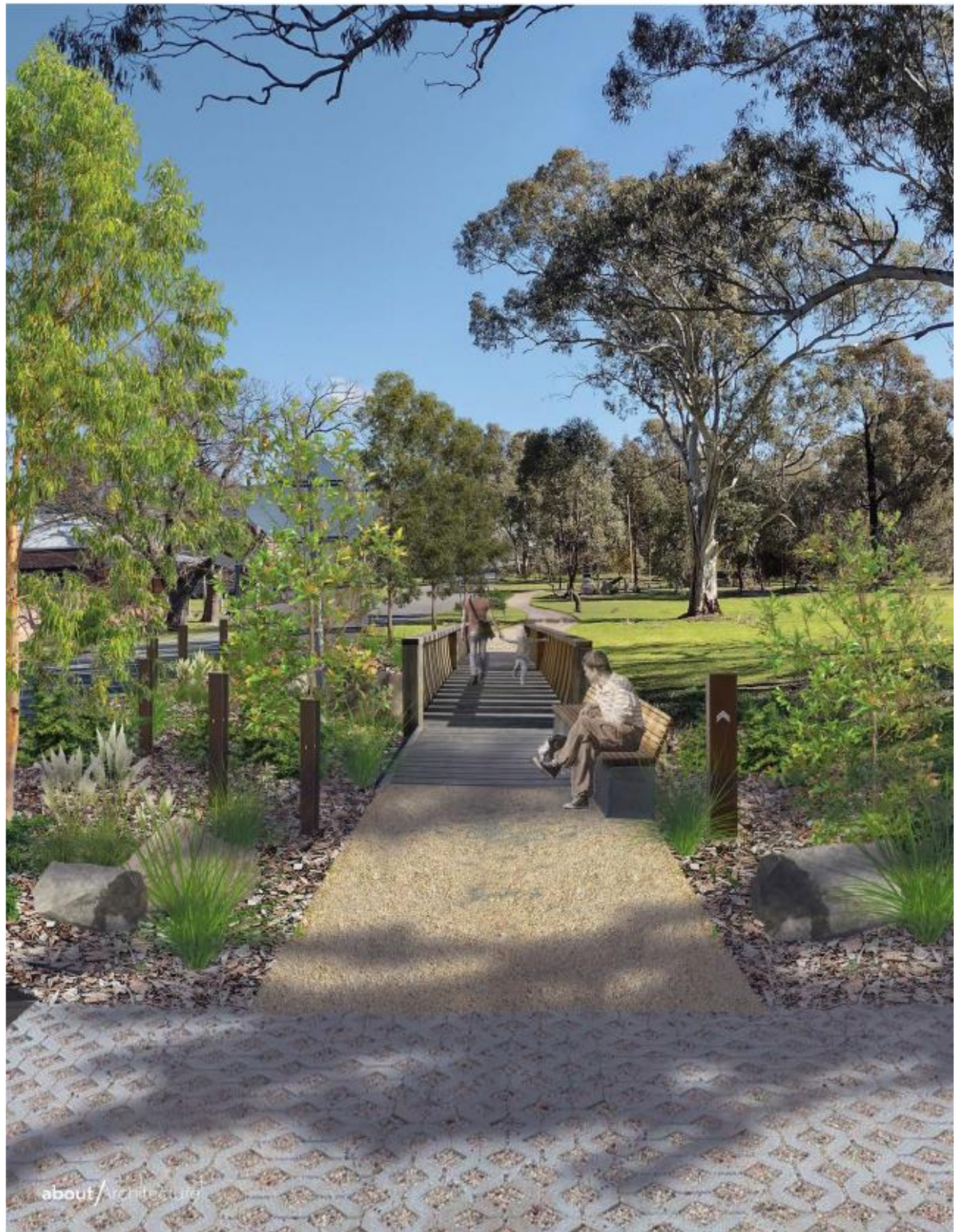
Community Involvement

Site Specific and Appropriate Outcomes

Community Ownership

Community Socialisation & Well-Being

LONGWOOD STREETScape RENEWAL PROGRAM



9.3 INFRASTRUCTURE

9.3.1 Tender for Contract No. 21-22-32: Provision of Civil Works Contractors – Panel of Suppliers

Author: Manager Projects Delivery, Project Officer

Responsible Director: Director Community and Planning

EXECUTIVE SUMMARY

Council has conducted a competitive process for the Provision of Civil Works Contractors – Panel of Suppliers for a six (6) month period, commencing 30 March 2022 until 30 September 2022.

The public tender process for this Panel of Suppliers has been undertaken to meet Council's compliance requirements under Council's Procurement Policy. The Panel of Suppliers will provide Strathbogie Shire Council a 'go-to-list' of preferred suppliers that meet the required skillset, demonstrated experience and quality management systems, along with valuing and rewarding local content.

Officers will be required to seek quotes from Panel of Supplier members through a further competitive process as projects arise. This process will be in accordance with the purchasing provision in Council's Procurement Policy. Experience tells us that this further competitive process often leads to a reduction in cost from the maximum rates schedule provided when the Panel of Suppliers Arrangement was created.

Where the Panel of Suppliers do not meet the required skillset for a particular project, Council is still able to seek quotations from alternative suppliers to undertake the desired works.

At the closure of the advertising process, four (4) submissions to be considered for inclusion on the Panel were received. These have now been independently assessed and evaluated by a panel of Council Officers, with the results summarised in the tables within this report. It is recommended that a Panel of Suppliers Arrangement be issued to three (3) suppliers.

This report seeks Council's authorisation to constitute this Panel of Suppliers and authorise the Chief Executive Officer to execute the agreements accordingly.

RECOMMENDATION

That Council:

- 1. Awards Panel of Supplier Arrangement for Provision of Civil Works Contractors, Contract No. 21/22-32 for a schedule or rates-based contract for the contract term of six (6) months to:**
 - **One Stop Civil Pty Ltd**
 - **Cleaves Earthmoving & Drainage Pty Ltd**
 - **BroMcc Civil Pty Ltd.**

9.3.1 Tender for Contract No. 21-22-32: Provision of Civil Works Contractors – Panel of Suppliers (cont.)

RECOMMENDATION (cont.)

2. ***Authorises the Chief Executive Officer to execute the Panel of Supplier Arrangements by signing and affixing with the Common Seal of Strathbogie Shire Council.***
3. ***Notes that the Contracts will commence on 30 March 2022 and conclude on 30 September 2022.***

PURPOSE AND BACKGROUND

To make the procurement and delivery process efficient for small to medium size contracts, Council wishes to create a Panel of Suppliers. The contract specifies the required services for civil works which includes local road construction, construction of new footpaths, local road refurbishment or upgrades and intersection upgrades etc.

A Panel of Suppliers Arrangement creates a more efficient but competitive process when goods or services under the value of \$150,000 (i.e.: at a time or for a specific location) need to be procured. Efficiencies are gained when Council has already analysed the company's expertise, their occupational health and safety/risk management systems and has locked in a (maximum) schedule of rates for goods and services.

As the need for goods and services for civil works valued at under \$150,000 arises, this type of arrangement will allow officers to issue a brief for what goods/services are being sought and seek quotes from approved Panel of Supplier members through a further competitive process.

It is important to note that there is no guarantee of a contract, or a minimum spend value to any company during the life of this Panel of Suppliers Arrangement.

TENDER PROCESS

Tenders were invited by advertising on "Tendersearch" via the Council website on the 3 December 2021. Council also advertised in Saturday's The Age newspaper (providing state-wide reach), Shepparton News, and Seymour Telegraph, in the week following release. By the close of tenders at 4.00pm on 7 January 2022, four (4) tender submissions had been received.

All tender submissions were accessed for their compliance including the contractual terms and conditions and the requirements of the response schedules, and all tender submissions were deemed conforming.

9.3.1 Tender for Contract No. 21-22-32: Provision of Civil Works Contractors – Panel of Suppliers (cont.)

Table 1 below lists the tenders that were received at the close of the advertised tender period.

Table 1: Tender Submissions Received

Tender Submissions Received at the close of Tender Period (in Alphabetical Order)
Bitu-mill Pty Ltd
BroMcc Civil Pty Ltd
Cleaves Earthmoving & Drainage Pty Ltd
One Stop Civil Pty Ltd

A complete schedule of rates containing pricing for the Provision of Civil works was requested from the tenderers. Three (3) tenderers supplied schedule/list of rates in their submissions. The other tenderer did not submit any rates which resulted in a non-complying submission as per the tender terms.

Following the process set out specifically for Panel of Suppliers Arrangements in the Strathbogie Shire Procurement Policy (adopted by Council in December 2021), pricing evaluation weighting of 50% will be applied at the second stage of evaluation. The second stage occurs after Contract Award. Once the Panel of Supplier Arrangement Contracts have been executed, Council Officers will request the Contractors provide a submission quote for individual works (using their Schedule of Rates provided or lower). Pricing evaluation will form a major component (50%) of the evaluation prior to awarding individual Works Orders under the Contract.

This process provides for controls around the requirement of obtaining Value for Money for works awarded, ensuring that quotes provided are specifically targeted to the Project Works required, whilst also improving tender processing and evaluation efficiencies.

Panel Assessment Process

In accordance with Council's Procurement Policy, the evaluation panel and evaluation criteria weightings were determined prior to release of the Tender documentation. The evaluation panel members were nominated prior to release of the tender submissions for evaluation. The panel signed 'Conflict of Interest' statements prior to the evaluation panel viewing the submitted tenders.

The Tender Evaluation Panel members were made up of the following Strathbogie Shire Council staff members:

1. Manager, Project Delivery
2. Senior Project Officer, Project Delivery
3. Projects Officer, Project Delivery
4. Procurement & Tender Officer, Finance (moderating).

The Panel assessed each of the submissions in line with the selection criteria and best value for money principals.

9.3.1 Tender for Contract No. 21-22-32: Provision of Civil Works Contractors – Panel of Suppliers (cont.)

The tenders were assessed and evaluated against the following criteria and weightings:

Table 2: Evaluation Criteria

Criteria	Weighting (%)
Price	50
Business Management Requirements	10
Capacity – Subcontractors, Equipment and Current Commitments	10
Capability, Experience, Personal CVs, Methodology, TMPs	20
Local Content	10
Total	100

ISSUES, OPTIONS AND DISCUSSION

Evaluation Moderation Process

The purpose of the moderation meeting is to discuss and moderate scoring discrepancies larger than three points and to raise any concerns and/or queries that may need to be put to the tenderers prior to recommending the preferred Tenderer.

The Tender Evaluation Panel individually reviewed all tender submissions in detail and assessed tenderers submitted schedules and attachments against the evaluation criteria.

The Moderator (Procurement & Tender Officer) averaged the scores and highlighted scoring discrepancies larger than three (3) points. On Thursday 14 February 2022 the Panel members and the Moderator met for the tender moderation meeting.

At the completion of the moderation meetings, it was determined that three (3) tenders were compliant and met the minimum requirements. Due to the complexity of services and associated pricing, all those are recommended to be awarded this Panel of Suppliers contract.

Panel Assessment Summary

Recommended tenderers submitted quality tenders and all tenderers have demonstrated they can provide the specified services under the Civil Works Panel of Suppliers Contract.

Council Officers will always evaluate pricing, methodology and local content prior to awarding works under this contract as per Council's Procurement Policy.

DISCUSSION

One of the overarching governance principles in section 9 of the Local Government Act 2020 is that priority is to be given to achieving the best outcomes for the municipal community, including future generations.

9.3.1 Tender for Contract No. 21-22-32: Provision of Civil Works Contractors – Panel of Suppliers (cont.)

It is Council's intention to maximise the longevity of the civil assets like roads and drainage, minimise ongoing maintenance and ensure those assets meet the relevant Australian Standards. Implementation of the Civil works services panel of suppliers will provide service to the community in a timely and acceptable manner. Council is committed to ensuring compliance with its procurement policy and the Local Government Act.

COMMUNITY ENGAGEMENT

One of the overarching governance principles in section 9 of the Local Government Act 2020 is that the municipal community is to be engaged in strategic planning and strategic decision making.

Community engagement was not a consideration as part of the Building Maintenance Panel of Suppliers contract. Consultation did take place internally to ensure the tender was advertised publicly as per the tender process explained below.

POLICY CONSIDERATIONS

Council Plans and Policies

The author of this report considers that the report is consistent with Council Policies, key strategic documents, and the Council Plan.

This report is consistent with the Strathbogie Shire Council Procurement Policy.

The *Council Plan 2015-25* is relevant with the following strategic focus area 2: Live. Access. Connect

Our community's goals

- We all have access to important services

Our Strategies to achieve these goals

- We have strategies and long-term capital budgets in place to ensure we work towards all our facilities and buildings being accessible by people of all abilities.

Asset Management Policy

- Asset Creation/Acquisition – provision of, or an improvement to, an asset where the outlay will reasonably provide benefits beyond the year of outlay. A value management approach has been adopted to produce the most economic and creative solutions.

Asset Management Strategy

- Ensure the Shire's infrastructure enhances efficiency for people and freight movement, service delivery and community amenities.

Regional, State and National Plans and Policies

One of the overarching governance principles in section 9 of the Local Government Act 2020 is that regional, State and national plans and policies are to be taken into account in strategic planning and decision-making.

The creation of a Panel of Suppliers Arrangement is consistent with the objectives of regional, State and national objectives of maximising best value for money when it comes to spending public funds.

9.3.1 Tender for Contract No. 21-22-32: Provision of Civil Works Contractors – Panel of Suppliers (cont.)

LEGAL CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that Council decisions are to be made and actions taken in accordance with the relevant law.

The Panel of Suppliers Arrangement process has been advertised and evaluated in accordance with Council's Procurement Policy. The creation of this Panel serves to enhance compliance with the requirements of this policy in relation to non-contracted cumulative spend with one supplier.

Conflict of Interest Declaration

All officers, and/or contractors, involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Transparency

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the transparency of Council decisions, actions and information is to be ensured.

It is considered by the author of this report that all steps have been taken in line with Council's Procurement Policy which ensures transparency in the process.

Decisions made by Council will be: -

- undertaken in accordance with the Act and the Governance Rules.
- will be conducted in an open and transparent forum with information available via Council reports.

Council meetings will be open to the community or can be viewed on the livestream (and available as a recording) unless closed for reasons permitted by s.66(2) of the Act.

FINANCIAL VIABILITY CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the ongoing financial viability of the Council is to be ensured.

The tender evaluation process provides for a panel of contractors to provide services. The financial aspect of the tender evaluation provides a maximum pricing schedule within their tender documentation. These submitted rates provide a platform to enable Council to request/confirm further quotes for the services outlined to expedite procurement and ensure best value and competitive tendering.

A minimum number of quotes is outlined in Council's procurement policy, required to be sought as projects arise to ensure competition within the Panel of Suppliers. This may lead to companies submitting quotes with rates less than the schedules contained in the Panel of Suppliers Arrangement. This further maximises best value for our community.

9.3.1 Tender for Contract No. 21-22-32: Provision of Civil Works Contractors – Panel of Suppliers (cont.)

Independent internal audit processes will ensure that Officers are not regularly seeking quotes from the same companies given that there is a panel of three (3) suppliers recommended to be created by this report. This process seeks to ensure the integrity of the panel of supplier process.

SUSTAINABILITY CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the economic, social, and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

This recommendation ensures that Council can review from a Panel of the most appropriate organisations for the specific task considering sustainability aspects. All suppliers have been assessed against the tender documents, with due consideration to the Economic, Social, Environmental and Climate Change implications as part of the process and will allow for further consideration when requests for specific services are required to be further assessed.

HUMAN RIGHTS CONSIDERATIONS

This report considers that the recommendation does not limit any human rights under the Victorian Charter of Human Rights and Responsibilities Act 2006.

CONCLUSION

Creating a Panel of Suppliers will provide Strathbogie Shire Council a 'go-to' list of preferred suppliers that meet the required skillset, demonstrated experience and quality management systems, along with valuing and rewarding local content. It is a process by which Council can achieve best value and community benefit for money. The life of the panel of supplier contract will be six months. It is recommended that Council approve the creation of a Panel following a competitive process being undertaken in accordance with the 2020 Act and Council's Procurement Policy.

APPENDICES:

Appendix 1: Tender for Contract No. 21/22-32: Provision of Civil Works Contractors – Panel of Suppliers - CONFIDENTIAL

9.3.2 Tender for Contract No. 21-22-34: Building Maintenance – Panel of Suppliers

Author: Manager Projects Delivery, Project Manager

Responsible Director: Director Community and Planning

EXECUTIVE SUMMARY

Council has conducted a competitive process for the Provision of Building Maintenance – Panel of Suppliers for a six (6) month period, commencing 30 March 2022 and concluding 30 September 2022.

The public tender process for this Panel of Suppliers has been undertaken to meet Council's compliance requirements under Council's Procurement Policy. The Panel of Suppliers will provide Strathbogie Shire Council a 'go-to-list' of preferred suppliers that meet the required skillset, demonstrated experience and quality management systems, along with valuing and rewarding local content.

Officers will be required to seek quotes from approved Panel of Supplier members through a further competitive process as projects arise. This process will be in accordance with the purchasing provision in Council's Procurement Policy. Experience tells us that this further competitive process often leads to a reduction in cost from the maximum rates schedule provided when the Panel of Suppliers Arrangement was created.

Where the Panel of Suppliers do not meet the required skillset for a particular project, Council is still able to seek quotations from alternative suppliers to undertake the desired works.

At the closure of the advertising process, five (5) submissions to be considered for inclusion on the Panel were received. These have now been independently assessed and evaluated by a panel of Council Officers, with the results summarised in the tables within this report. It is recommended that a Panel of Suppliers Arrangement be issued to four (4) suppliers.

This report seeks Council's authorisation to constitute this Panel of Suppliers and authorise the Chief Executive Officer to execute the agreements accordingly.

RECOMMENDATION

That Council:

- 1. *Awards Panel of Supplier Arrangement for Building Maintenance Contract 21/22-34 for a schedule or rates-based contract for the contract term of six (6) months to:***
 - Safe Power Safety Systems Knox***
 - Watters Electrical Pty Ltd***
 - BroMcc Civil Pty Ltd***
 - Moretto Building Pty Ltd.***
- 2. *Authorises the Chief Executive Officer to execute the Panel of Supplier Arrangements by signing and affixing with the Common Seal of Strathbogie Shire Council.***

9.3.2 Tender for Contract No. 21-22-34: Building Maintenance – Panel of Suppliers (cont.)

RECOMMENDATION (cont.)

- 3. Notes that the Contracts will commence 30 March 2022 and conclude on 30 September 2022.**

PURPOSE AND BACKGROUND

To improve its ability to carry out maintenance functions, Council wishes to create a Panel of Suppliers. The contract specifies the required services for building maintenance which are beyond the scope of Council's Operations Department in terms of specialised machinery and associated skills or qualifications. These services will be utilised in addition to Council's proactive and routine building maintenance.

A Panel of Suppliers Arrangement creates a more efficient but competitive process when goods or services under the value of \$150,000 (i.e.: at a time or for a specific location) need to be procured. Efficiencies are gained when Council has already analysed the company's expertise, their occupational health and safety/risk management systems and has locked in a (maximum) schedule of rates for goods and services.

As the need for goods and services for building maintenance services valued at under \$150,000 arises, this type of arrangement will allow officers to issue a brief for what goods/services are being sought and seek quotes from approved Panel of Supplier members through a further competitive process.

It is important to note that there is no guarantee of a contract, or a minimum spend value to any company during the life of this Panel of Suppliers Arrangement.

TENDER PROCESS

Tenders were invited by advertising on "Tendersearch" via the Council website on the 3 December 2021. The tender was advertised in Saturday's The Age newspaper (providing state-wide reach), Shepparton News, and Seymour Telegraph, in the week following release. By the close of tenders at 4.00pm on 7 January 2022, five (5) tender submissions had been received.

All tender submissions were accessed for their compliance including the contractual terms and conditions and the requirements of the response schedules, and all tender submissions were deemed conforming.

9.3.2 Tender for Contract No. 21-22-34: Building Maintenance – Panel of Suppliers (cont.)

Table 1 below lists the tenders that were received at the close of the advertised tender period.

Table 1: Tender Submissions Received

Tender Submissions Received at the close of Tender Period (in Alphabetical Order)
BroMcc Civil Pty Ltd
Ferrum Group Pty Ltd
Moretto Building Pty Ltd
Safe Power Safety Systems Pty Ltd
Watters Electrical Pty Ltd

A complete schedule of rates containing pricing for the Provision of Building Maintenance was requested from the tenderers. Four (4) tenderers supplied schedule/list of rates in their submissions. The other tenderer did not submit any rates which resulted in a non-complying submission as per the tender terms.

Following the process set out specifically for Panel of Suppliers Arrangements in the Strathbogrie Shire Procurement Policy (adopted by Council in December 2021), pricing evaluation weighting of 50% will be applied at the second stage of evaluation. The second stage occurs after Contract Award. Once the Panel of Supplier Arrangement Contracts have been executed, Council Officers will request the Contractors provide a submission quote for individual works (using their Schedule of Rates provided or lower). Pricing evaluation will form a major component (50%) of the evaluation prior to awarding individual Works Orders under the Contract.

This process provides for controls around the requirement of obtaining Value for Money for works awarded, ensuring that quotes provided are specifically targeted to the Project Works required, whilst also improving tender processing and evaluation efficiencies.

Panel Assessment Process

In accordance with Council's Procurement Policy, the evaluation panel and evaluation criteria weightings were determined prior to release of the Tender documentation. The evaluation panel members were nominated prior to release of the tender submissions for evaluation. The panel signed 'Conflict of Interest' statements prior to the evaluation panel viewing the submitted tenders.

The Tender Evaluation Panel members were made up of the following Strathbogrie Shire Council staff members:

1. Project Officer, Project Delivery
2. Project Officer, Project Delivery
3. Manager Projects Delivery, Project Delivery
4. Procurement & Tender Officer, Finance (moderating).

The Panel assessed each of the submissions in line with the selection criteria and best value for money principles.

9.3.2 Tender for Contract No. 21-22-34: Building Maintenance – Panel of Suppliers (cont.)

The tenders were accessed and evaluated against the following criteria and weightings:

Table 2: Evaluation Criteria

Criteria	Weighting (%)
Price	50
Capability, Experience, Methodology, TMPs	20
Business & Management Requirements	10
Capacity - Subcontractors, Equipment and Current Commitments	10
Local Content	10
Total	100

ISSUES, OPTIONS AND DISCUSSION

Evaluation Moderation Process

The purpose of the moderation meeting is to discuss and moderate scoring discrepancies larger than three points and to raise any concerns and/or queries that may need to be put to the Tenderers prior to recommending the preferred Tenderer.

The Tender Evaluation Panel individually reviewed all tender submissions in detail and assessed Tenderers submitted schedules and attachments against the evaluation criteria.

The Moderator (Procurement & Tender Officer) averaged the scores and highlighted scoring discrepancies larger than three (3) points. On Monday 14 February 2022 the Panel members and the Moderator met for the tender moderation meeting.

At the completion of the moderation meetings, it was determined that out of the five (5) tenderers only four (4) tenderers were compliant and met the minimum requirements. Due to the complexity of services and associated pricing, all are recommended to be awarded this Panel of Suppliers contract.

Panel Assessment Summary

Recommended tenderers submitted quality tenders and all tenderers have demonstrated they can provide at least one of the specified services under the Building Maintenance Panel of Suppliers.

Council Officers will always evaluate pricing, methodology and local content prior to awarding works under this contract as per Council's Procurement Policy.

DISCUSSION

One of the overarching governance principles in Section 9 of the Local Government Act 2020 is that priority is to be given to achieving the best outcomes for the municipal community, including future generations.

9.3.2 Tender for Contract No. 21-22-34: Building Maintenance – Panel of Suppliers (cont.)

It is Council's intention to maximise the longevity of the assets, minimise ongoing maintenance and ensure buildings meet the relevant Australian Standards. Implementation of the Building Maintenance Panel of Suppliers will provide service to the community in a timely and acceptable manner. Council is committed to ensuring compliance with its procurement policy.

COMMUNITY ENGAGEMENT

One of the overarching governance principles in section 9 of the Local Government Act 2020 is that the municipal community is to be engaged in strategic planning and strategic decision making.

Community engagement was not a consideration as part of the Building Maintenance Panel of Suppliers contract. Consultation did take place internally to ensure the tender was advertised publicly as per the tender process explained below.

POLICY CONSIDERATIONS

Council Plans and Policies

The author of this report considers that the report is consistent with Council Policies, key strategic documents, and the Council Plan.

This report is consistent with the Strathbogie Shire Council Procurement Policy.

The *Council Plan 2015-25* is relevant with the following strategic focus area 2: Live. Access. Connect

Our community's goals

- We all have access to important services

Our Strategies to achieve these goals

- We have strategies and long-term capital budgets in place to ensure we work towards all our facilities and buildings being accessible by people of all abilities.

Asset Management Policy

- Asset Creation/Acquisition – provision of, or an improvement to, an asset where the outlay will reasonably provide benefits beyond the year of outlay. A value management approach has been adopted to produce the most economic and creative solutions.

Asset Management Strategy

- Ensure the Shire's infrastructure enhances efficiency for people and freight movement, service delivery and community amenities.

Regional, State and National Plans and Policies

One of the overarching governance principles in section 9 of the Local Government Act 2020 is that regional, State, and national plans and policies are to be taken into account in strategic planning and decision-making.

The creation of a Panel of Suppliers Arrangement is consistent with the objectives of regional, State, and national objectives of maximising best value for money when it comes to spending public funds.

9.3.2 Tender for Contract No. 21-22-34: Building Maintenance – Panel of Suppliers (cont.)

LEGAL CONSIDERATIONS

One of the overarching governance principles in Section 9 of the *Local Government Act 2020* is that Council decisions are to be made and actions taken in accordance with the relevant law.

The Panel of Suppliers Arrangement process has been advertised and evaluated in accordance with Council's Procurement Policy. The creation of this Panel serves to enhance compliance with the requirements of this policy in relation to non-contracted cumulative spend with one supplier.

Conflict of Interest Declaration

All officers, and / or contractors, involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Transparency

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the transparency of Council decisions, actions and information is to be ensured.

It is considered by the author of this report that all steps have been taken in line with Council's Procurement Policy which ensures transparency in the process.

Decisions made by Council will be: -

- undertaken in accordance with the Act and the Governance Rules.
- will be conducted in an open and transparent forum with information available via Council reports,

Council meetings will be open to the community or can be viewed on the livestream (and available as a recording) unless closed for reasons permitted by s.66(2) of the Act.

FINANCIAL VIABILITY CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the ongoing financial viability of the Council is to be ensured.

The tender evaluation process provides for a panel of consultants/contractors to provide services. The financial aspect of the tender evaluation provides a maximum pricing schedule within their tender documentation. These submitted rates provide a platform to enable Council to request/confirm further quotes for the services outlined to expedite procurement and ensure best value and competitive tendering.

A minimum number of quotes is outlined in Council's procurement policy, required to be sought as projects arise to ensure competition within the Panel of Suppliers. This may lead to companies submitting quotes with rates less than the schedules contained in the Panel of Suppliers Arrangement. This further maximises best value for our community.

9.3.2 Tender for Contract No. 21-22-34: Building Maintenance – Panel of Suppliers (cont.)

An independent internal audit process will be undertaken across the life of the Panel of Supplier Agreement to ensure that Officers are not regularly seeking quotes from the same handful of companies given that there is a panel of four (4) suppliers recommended to be created by this report. This new process seeks to ensure the integrity of the panel of supplier process.

SUSTAINABILITY CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the economic, social, and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

This recommendation ensures that Council can review from a Panel of the most appropriate organisations for the specific task considering sustainability aspects. All suppliers have been assessed against the tender documents, with due consideration to the Economic, Social, Environmental and Climate Change implications as part of the process and will allow for further consideration when requests for specific services are required to be further assessed.

HUMAN RIGHTS CONSIDERATIONS

The author of this report considers that the recommendation does not limit any human rights under the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

CONCLUSION

Creating a Panel of Suppliers will provide Strathbogie Shire Council a 'go-to' list of preferred suppliers that meet the required skillset, demonstrated experience and quality management systems, along with valuing and rewarding local content. It is a process by which Council can achieve best value and community benefit for money. The life of the panel of supplier contract will be six months. It is recommended that Council approve the creation of a Panel following a competitive process being undertaken in accordance with the 2020 Act and Council's Procurement Policy.

APPENDICES:

Appendix 2: Tender for Contract No. 21/22-34 Building Maintenance – Panel of Suppliers - CONFIDENTIAL

9.3.3 Tender for Contract No. 17/18-49: Provision of Arboriculture Services (Panel of Suppliers)
- Contract update

Author: Procurement and Tender Officer

Responsible Director: Director Corporate Operations

EXECUTIVE SUMMARY

Council, at its Ordinary Meeting 17 December 2019 resolved to award CN 17/18-49 – Provision of Arboriculture Services Contracts to six tenderers for a period of three years with two twelve month options of extensions (five years in total), advise the unsuccessful tenders, and, endorses the signing and sealing of the Contract Documents once received.

In February 2022, Council Officers discovered that whilst Letters of Award were sent out, and the unsuccessful tenderers were advised, the Letters of award were not signed by the delegated authority, and the Contracts were never assembled, and therefore signing and sealing never occurred.

As at 16 February 2022, all successful tenderers had been hand delivered copies of the Contract for signing. Upon return to Council, the Chief Executive Officer will sign and arrange sealing of all Contracts.

RECOMMENDATION

That Council:

- 1. Notes the administrative oversight to carry out the signing and sealing of Contract Documents as resolved by Council from the Ordinary Council Meeting 17 December 2019;***
- 2. Resolves that all Contract documents for CN 17/18-49 – Provision of Arboriculture Services are to be signed and sealed within three business days of return to Council; and***
- 3. Notes that Officers will commence a public Tender process for a Contract Management System by end of March 2022.***

PURPOSE AND BACKGROUND

The purpose of this report is to advise Council that Contracts for CN 17/18-49 – Provision of Arboriculture Services were not signed and sealed as per Item 10 of Council Resolution from 17 December 2019. This oversight was identified by Council Officers in February 2022.

Rectification of the error has been swift and in line with current legal advice.

9.3.3 Tender for Contract No. 17/18-49: Provision of Arboriculture Services (Panel of Suppliers)
- Contract update (cont.)

ISSUES, OPTIONS AND DISCUSSION

In early February 2022, the Tenders and Procurement Officer set out to review the Contract for CN 17/18 – 49 Provision of Arboriculture Services – Panel of Suppliers which generated an internal and external Contract enquiry.

After a thorough investigation, and whilst Letters of Award were mailed out, it was concluded that no Contracts were compiled at the time, and thus were not signed and sealed. The possible reasons for this oversight was ongoing vacant key positions, the remaining staff having minimal tender contract process understanding and, whilst a Contract Register exists, Council lacks an electronic Contract Management System.

Legal advice was sought from Macquarie Lawyers. The advice was that Contracts were to be compiled, signed and sealed with haste, in order to legally protect Council for the remainder of the Contract term. Council was also advised to report this oversight and the findings to Council.

Rectification and Recommended Mitigation in the Future

- Six Panel of Suppliers Contracts for CN 17/18-49 were hand delivered to suppliers in the week ending 18 February 2022.
- All six Contracts for CN 17/18-49 will be sealed within three business days of the supplier signed Contracts returning to Council.
- Council officers who have responsibility for managing contracts will undertake ongoing training in Contract Management responsibilities and processes.
- Officers to source a Contract Management System via public Tender Process as a matter of urgency. A minimal requirement of the Contract Management System will be the ability to work with the Finance system and will be a gate keeper to ensure compliance with our Purchasing Policy.

COMMUNITY ENGAGEMENT

One of the overarching governance principles in section 9 of the Local Government Act 2020 is that the municipal community is to be engaged in strategic planning and strategic decision making. No community consultation has been undertaken as this is relating to legal matters pertaining internal operations of procurement processes within Council.

LEGAL CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that Council decisions are to be made and actions taken in accordance with the relevant law.

9.3.3 Tender for Contract No. 17/18-49: Provision of Arboriculture Services (Panel of Suppliers)
- Contract update (cont.)

Council could have been legally compromised if a dispute occurred because Council's contract documentation had not been executed by the contractors and Council. This matter has now been rectified.

Transparency

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the transparency of Council decisions, actions and information is to be ensured. This report was written to ensure Council and the community are aware of this oversight and the rectification measures that have taken place.

FINANCIAL VIABILITY CONSIDERATIONS

There are a number of known and unknown financial implications associated with this report. The payments to the suppliers of Arboriculture Services have generally been in line with the prices as per the tendered documentation. The proposed training will be in the order of \$5,000 and can be sourced from existing budget allocations. A Contract Management system will incur a cost. This cost is unknown at this stage and will be subject to a further Council report.

SUSTAINABILITY CONSIDERATIONS

The author of this report considers that the recommendation has no significant negative Sustainability implications for Council or the broader community.

Economic

The recommendation has no significant negative economic implications for Council or the broader community.

Social

The recommendation has no significant negative social implications for Council or the broader community.

Environmental

The recommendation has no significant negative environmental or amenity implications for Council or the broader community.

INNOVATION AND CONTINUOUS IMPROVMENT

The recommended future mitigations provide for a significant improvement in strengthening to our Contract Management administration and Procurement Policy Compliance.

CONCLUSION

The report details the administrative oversight and the actions taken to address this matter. Further, it is proposed that ongoing staff training in Contract Management and Governance process, and the purchase of an electronic Contract Management System, will mitigate similar oversights in the future and improve the general strength of system safeguards ensuring compliance to our Procurement Policy.

ATTACHMENTS

Attachment 1: Copy of Council resolution for CN 17/18-49 – Provision of Arboriculture Services.

ATTACHMENT 1:

13. CONFIRMATION OF 'CLOSED PORTION' DECISION/S

Closed Portion Decision/s -

**C.P. 1 Contract No. 17-18-49 ~ Evaluation Report
- Provision of Arboriculture Services**

RECOMMENDATION

That Council having publicly advertised for tender proposals relating to Contract 17/18-49 – Provision Arboriculture Services and evaluated the compliant tender proposals received:

- 1. Award the Separable Parts of the contract A - Large scale natural disaster emergency tree services to:**

Tenderer 1	Arboressence Pty Ltd;
Tenderer 5	North East Tree Services
Tenderer 6	Smith's Tree Services Victoria
Tenderer 7	H&K Doyle Pty Ltd TA Tree Solutions
Tenderer 8	Kenyons Tree Tactics Pty Ltd
Tenderer 9	Wright Out Pty Ltd
- 2. Award the Separable Parts of the contract B - Emergency response and clean up services to:**

Tenderer 9	Wright Out Pty Ltd
Tenderer 1	Arboressence Pty Ltd;
Tenderer 6	Smith's Tree Services Victoria
- 3. Award the Separable Parts of the contract C - General Tree Works to:**

Tenderer 9	Wright Out Pty Ltd
Tenderer 1	Arboressence Pty Ltd;
Tenderer 8	Kenyons Tree Tactics Pty Ltd
- 4. Award the Separable Parts of the contract D – Tree Root Maintenance to:**

Tenderer 9	Wright Out Pty Ltd
Tenderer 1	Arboressence Pty Ltd;
Tenderer 6	Smith's Tree Services Victoria
- 5. Award the Separable Parts of the contract E - Tree planting, maintenance and establishment to:**

Tenderer 9	Wright Out Pty Ltd
Tenderer 1	Arboressence Pty Ltd;
- 6. Award the Separable Parts of the contract F – Rural Road Canopy Clearing to:**

Tenderer 1	Arboressence Pty Ltd
Tenderer 9	Wright Out Pty Ltd

13. CONFIRMATION OF 'CLOSED PORTION' DECISION/S (cont.)

C.P. 1 Contract No. 17-18-49 ~ Evaluation Report
- Provision of Arboriculture Services (cont.)

RECOMMENDATION (cont.)

7. Award the Separable Parts of the contract G - Pest and disease management to:

Tenderer 6	Smith's Tree Services Victoria
Tenderer 1	Arboressence Pty Ltd;

8. Award the Separable Parts of the contract H - Electric Power Line Clearing to:

Tenderer 6	Smith's Tree Services Victoria
Tenderer 5	North East Tree Services

for a period of three years with two twelve month options for extension (five years in total);

9. Advise the other tenderers that they have been unsuccessful;

10. Endorses the signing and sealing of the Contract documents once received.

40/20 CRS THOMSON/WILLIAMS : That the Recommendation be adopted.

CARRIED

9.4 CORPORATE

9.4.1 Strathbogie Shire Council Audit and Risk Committee - Unconfirmed Minutes of Meeting held on Friday 10 December 2021

Author: Director Corporate Operations

Responsible Director: Director Corporate Operations

EXECUTIVE SUMMARY

This report presents the draft unconfirmed Minutes of the Strathbogie Shire Council Audit and Risk Committee meeting held on Friday 10 December 2021.

Items considered by the Committee at the meeting were:

- Discussion with Municipal Monitor
- Appointment of External Auditor
- Internal Audit Reports
 - Payroll
 - ICT and Regional IT Project
 - Past Issues
 - Internal Audit Program Status Update
 - Industry Update
 - VAGO Oct 21 Sector update
- Tree Management Plan
- Operations Manual
- Events Framework
- Audit Committee Work Plan
- Review of Committee Charter
- Procurement Policy and Reporting
- Workforce Plan
- Investment Policy
- Councillor Expenses
- Key Strategic Indicators – Human Resources
- Risk Management Update
- Internal Auditor Contract

It is recommended that Council notes the unconfirmed minutes of the Audit and Risk Committee meeting held on Friday 10 December 2021.

RECOMMENDATION

That Council:

- 1. Notes the Unconfirmed Minutes of the Audit and Risk Committee meeting held on Friday 10 December 2021.***
- 2. Notes that the Unconfirmed Minutes will be signed by the Chair of the Committee, once accepted, at the next Committee meeting, and any substantive changes to the unconfirmed Minutes will be reported to the next Council meeting.***

9.4.1 Strathbogie Shire Council Audit and Risk Committee
- Unconfirmed Minutes of Meeting held on Friday 10 December 2021 (cont.)

PURPOSE AND BACKGROUND

The Strathbogie Shire Council Audit and Risk Committee is a Committee appointed by Council and pursuant to section 53 of the *Local Government Act 2020*.

The primary objective of the Audit and Risk Committee is to assist Council in the effective conduct of its responsibilities for compliance with Council policies and legislation, sound financial reporting and financial management, oversight of risk management including the Strategic Risk Register, good corporate governance, maintaining a reliable system of internal controls and facilitating the organisation's ethical development.

KEY ISSUES AND DISCUSSION

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that Priority is to be given to achieving the best outcomes for the municipal community, including future generations.

The independence of the Audit and Risk Committee ensures there is a 'watchdog' over Council operations at all times, which helps ensure the best interests of the municipal community are achieved through Council operations and decisions.

COMMUNITY ENGAGEMENT

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the municipal community is to be engaged in strategic planning and strategic decision making.

Consultation on this matter is not required under Council's Community Engagement Policy given the operational nature of the committee and its operation under the Audit and Risk Committee Charter 2020.

The Audit Committee Charter is comprised of four independent Community representatives and two Councillors.

POLICY CONSIDERATIONS

The Council Plan 2021-25 contains several strategies :

As a Council we will:

- Achieve the highest level of good governance across the organization and as an elected Council
- Be accountable for the decisions we make and the quality of services we deliver
- Maximize public transparency and accountability around our performance and decision making processes
- Be financially responsible achieving the greatest possible community benefit from the programs, initiatives and services we fund.

The Audit Committee plays a key role in monitoring implementation of these strategies.

9.4.1 Strathbogie Shire Council Audit and Risk Committee
- Unconfirmed Minutes of Meeting held on Friday 10 December 2021 (cont.)

The Audit and Risk Committee has been established under State government legislation and its workplan and Charter have been developed in accordance with State government guidelines.

LEGAL CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that Council decisions are to be made and actions taken in accordance with the relevant law.

The Audit and Risk Committee has been constituted and established under sections 53 and 54 of the *Local Government Act 2020*, which requires all councils to appoint a Committee under a Charter developed in accordance with the 2020 Act.

The work on developing a work plan for the newly appointed Committee is a new requirement under the Act.

Conflict of Interest

All officers, and/or contractors, involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Transparency

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the transparency of Council decisions, actions and information is to be ensured.

The appointment of an Audit and Risk Committee, along with noting the unconfirmed minutes through this Council agenda at a public meeting ensures transparency around the operation of the Committee and the issues that it is considering/monitoring.

CONCLUSION

This report advises the public of the matters considered by the Audit and Risk Committee and recommends endorsement of the Minutes for the meeting held on 10 December 2021.

ATTACHMENTS

Attachment 1: Unconfirmed Minutes of the Audit Meeting held on 10 December 2021

ATTACHMENT 1:

Strathbogie Shire Council
Audit and Risk Committee Meeting

10 December 2021



STRATHBOGIE SHIRE COUNCIL

Minutes of a meeting of the Strathbogie Shire Council Audit and Risk Committee held on Friday 10 December 2021 in the Euroa Community Conference Centre, 1b Bury Street, Euroa, commencing at 9.30 a.m.

Committee Members:

Mr Mark Freudenstein(Chair)		Community Representative
Mr Alister Purbrick	-	Community Representative
Mr Alistair Thomson	-	Community Representative
Mr Paul Ayton	-	Community Representative
Cr Paul Murray	-	Council Representative

Officers:

Mrs Julie Salomon	-	Chief Executive Officer
Mr David Roff	-	Director Corporate Operations
Ms Amanda Tingay	-	Director Community and Planning
Mr Upul Sathurusinghe	-	Manager Finance

Internal Auditors:

Mr Brad Ead	-	AFS & Associates
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External Auditors:

Danielle McKenzie	-	Crowe Audit
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Municipal Monitor:

Janet Dore	(virtual participation)
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1. Welcome
2. Acknowledgement of Traditional Land Owners

We acknowledge the Traditional Custodians of the places we live, work and play.

We recognise and respect the enduring relationship they have with their lands and waters, and we pay respects to the Elders past, present and emerging.

Today we are meeting on the lands of the Taungurung peoples of the Eastern Kulin nation, whose sovereignty here has never been ceded.

3. Apologies

Cr David Andrews	-	Council Representative
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4. Disclosure of Interests

Brad Ead (Internal Auditor) declared an interest in Item 5.15 due to his company being the subject of discussions

5. Confirmation of Minutes

***MOVED: PAUL AYTON
SECONDED: PAUL MURRAY***

That the Minutes of the Audit and Risk Committee meeting held on Friday 17 September 2021 be confirmed.

01-21/22 CARRIED

6. Business

7. Items raised by Committee Members

8. Next Meeting

UNCONFIRMED

5.	Business	Report Page No.
	5.1 Municipal Monitor	1
	5.2 Appointment of External Auditor	1
	5.3 Internal Audit Reports <ul style="list-style-type: none"> • Payroll • ICT and Regional IT Project • Past Issues • Internal Audit Program Status Update • Industry Update • VAGO Oct 21 Sector update 	2
	5.4 Tree Management Plan	5
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	5.12 Councillor Expenses	14
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	5.15 Internal Auditor Contract	17
	5.16 Investigations / Chief Executive Officer Reports	18
6.	Items Raised by Committee Members	18
7.	Next meeting	18

5. BUSINESS

5.1 Municipal Monitor

Author: David Roff, Director Corporate Operations

Responsible Director: Director Corporate Operations

Members would be aware that the Minister for Local Government appointed Janet Dore as Municipal Monitor over Council.

Janet's Terms of Reference were provided to Committee members for information and she was available for discussions with the Committee

The Committee held discussions with the Municipal Monitor on her findings to date.

5.2 Appointment of External Auditor

In 2020 VAGO undertook a refresh of its panel providers. The refresh underwent a thorough procurement process guided by a specialist procurement consultant, probity advisor and an independent probity auditor. All firms that applied were evaluated in a fair and ethical manner, following our evaluation and probity plans.

The Victorian Auditor General's Office has advised that where Council's audit was undertaken by internal VAGO staff for the 2021 financial reporting period, (as ours was) one of VAGO's Audit Service firms has been allocated to undertake these services for the upcoming financial reporting period, as a result of a recent quotation process .

In May 2021, VAGO entered a Request for Quotation process with the refreshed panel and have engaged Dannielle MacKenzie of Crowe Audit Australia as Council's Audit Service Provider for a period of up to 6 years (3 years + 3-year option) commencing with the 30 June 2022 audit.

David and Upul had an initiation meeting with Dannielle on 9 December 2021 to commence planning for the audit.

Dannielle was in attendance at the Audit and Risk Committee meeting to meet with members.

The Committee held discussions with the recently appointed External Auditor.

5.3 Internal Audit Reports

- Payroll
- ICT and Regional IT Project
- Past Issues
- Internal Audit Program Status Update
- Industry Update
- VAGO Oct 21 Sector update

Payroll Internal Audit Review

At its previous meeting the Committee was advised that field work for this review had been completed and the exit meeting had occurred, and that the final review would be compiled and be presented to the December meeting.

This has now been done and the completed report is attached for the Committee's review.

It identifies risks in the following categories:

Managed	10
Moderate	2
Minor	9
Opportunity	1

In parallel with this internal audit and to address some of the concerns expressed in relation to the previous system Council has undertaken a procurement process for a new Payroll system, and after a public tender and evaluation a tender has been awarded to Magiq software.

Implementation has commenced with an anticipated "go live" date of end of March 2022.

ICT Strategy

A review of the ICT Strategy in the Internal audit program and this report has now been completed and is attached for review.

It identifies risks in the following categories:

Managed	4
Moderate	3
Minor	2

Concurrent with review of the ICT Strategy, Council has been working with Mansfield, Murrindindi and Benalla Councils on a regional approach to Information Technology designed to facilitate resource sharing and to maximise the effectiveness of ICT services across the region.

The Victorian Government has announced the opening of an \$8 million second round of the Rural Councils Transformation Program, to improve rural councils' financial sustainability.

The program was launched in 2018 to enable rural councils to work with other councils to improve services and reduce costs.

5.3 Internal Audit Reports (cont.)

The RCTP aims to:

- Improve the financial sustainability of rural councils by achieving economies of scale, including through regional service delivery or collaborative procurement.
- Promote more efficient and improved service delivery through collaboration and innovation.
- Facilitate benefits for rural and regional communities, with priority given to those for rural communities.
- Demonstrate potential efficiencies to be gained through regional service delivery.

Round two is focused on projects that include new and ongoing collaboration and resource sharing such as shared workforce planning and asset management systems. Projects will be funded up to \$1 million, with a maximum rate of \$250,000 for each rural council involved.

This is a significant allocation of unmatched funding that provides an opportunity for councils throughout the state to progress transformative projects that had previously stalled due to limited resources.

Strathbogie, Mansfield and Murrindindi Councils are in the process of submitting a joint funding application which is due on 10 December 2021.

The project is aimed at addressing the following issues which are common across the region:

- Mixed systems impeding shared services.
- Ageing Legacy systems offering little support for customer visibility.
- Unsatisfactory customer responsiveness.
- Attracting, and then holding ICT resources.
- Basic compliance with Records Management requirements.
- ICT Tools support for collaboration capability low.
- Limited capability to address current and emerging ICT technology risks – such as Cyber security.

Different operating systems across councils are causing inefficiencies in service delivery and lack of consistency across councils in the quality of services delivered while Councils are experiencing increasing cost pressure with limited funds available and a rate capping environment.

In addition, increasing community expectations of Council services are causing demand beyond current Council capabilities.

The project is based on a number of principles and desired outcomes:

Enterprise Architecture and ICT Governance:

- Single enterprise architecture with flexibility; and
- ICT Systems Governance.

Digital Systems:

- Modern Records Management Platform; and
- Modern, customer focused cloud-based systems.

5.3 Internal Audit Reports (cont.)

Shared ICT Resourcing:

- Attracting and retaining right people in the right roles;
- Optimising skills and creating employment pathways; and
- Retaining Local Jobs.

ICT Infrastructure:

- Migrate from on-premise to cloud-based solutions where possible; and
- Joint procurement and purchasing power.

A Powerpoint presentation outlining the structure of the program was provided to Committee members for their information.

Past Issues

A significant review of Issues from past Internal Audits has been undertaken and the attached report recommends the deletion of 20 items in the following categories

Major (Project Management Framework , Depot Operations and Procedures)	2
Moderate	11
Minor	7

The Depot Operations Manual is not considered complete as it currently contains Parks and Roads Work Instructions (Annexure 5) and Job Safety Analyses (Annexure 6) which need to be updated so they are consistent with current legislation and safe work practices.

The Operations Team are currently working with the Corporate Risk Officer to update these.

Officers undertook to update the list of remaining outstanding issues for the next meeting.

Reporting should be done on major items, and milestones provided where appropriate.

MOVED: PAUL MURRAY
SECONDED: ALISTER PURBRICK

That the Committee note the Internal Audit report.

02-21/22 CARRIED

5.4 Tree Management Plan

At its December 2020 meeting the Audit and Risk Committee considered a report on Tree Management and one of the key recommendations was that Council "Update *Tree Management Plan 2015 Draft Report Version 4* to incorporate appropriate risk rating methodology and to include current ELCMP.

This draft document is in early draft mode and has not been reviewed by the Executive Leadership Team. Whilst the text is largely complete it still needs:

- mapping of Medium and High Risk trees.
- a Register of Significant Trees.
- Linkages to relevant standards and documents to be embedded in the document.

Some of this work will require mapping by Council GIS staff and discussions are being held in order to program the work.

Progress was noted on the Tree Management Plan with a further report to be provided to the 11 March 2022 Audit and Risk Committee meeting.

5.5 Operations Manual

At its December 2020 meeting the Audit and Risk Committee considered a report on Depot Operations and one of the key recommendations was in relation to Depot Operations Policies and Procedures and it was noted that there were no formal policies or procedures in place relating to:

- security and site access;
- day-to-day operations;
- inventory management;
- consumables management;
- plant defect reporting;
- plant use and storage; and
- on call and after work hours.

A template of an overall Depot Operations Manual was provided as a guide and this has now been adapted to Council's situation including links to various procedures as a guide, including OH&S procedures.

In Item 5.3 mention is made of the need to update these procedures.

This draft document, which was due for completion 30 June 2021, is nearing completion but requires further work on Annexures, particularly 5 and 6.

5.5 Operations Manual (cont.)

Further work and training will be programmed to ensure compliance with the Manual. It is proposed that training will be conducted across all operations areas by 30 June 2022.

Daniel Haysom, Operations Manager, attended the meeting to present on the Manual which was provided for the Committee members' information.

It was noted that the draft Manual did not have any pages numbered, which will be rectified, and that the Table of Contents incorrectly nominated Clause 18 as "Annexure List", which should be Clause 19, and that Clause 18 should be nominated as OH&S.

MOVED: PAUL AYTON
SECONDED: ALISTAIR THOMSON

That the Committee note progress with the Operations Manual and receive a further report at its March 2022 meeting.

03-21/22 **CARRIED**

5.6 Events Management Framework

One of the observations from the Internal Audit of Events Management finalised in April 2021 was that a formal Event Management Framework, incorporating policy, procedures and internal guidelines to support Event Management operations, did not exist.

The Framework has now been completed and was adopted on 19 October 2021. It was provided to Committee members for information.

Claire Taylor, Manager Tourism and Community Services, presented on the document.

MOVED: PAUL AYTON
SECONDED: ALISTER PURBRICK

That the Committee note the presentation on the Events Management Framework.

04-21/22 **CARRIED**

5.7 Audit Committee Work Plan

The Audit Committee Work Plan has been updated to include some specific dates and comments on actions and was provided to Committee members for their information. Updates were shown in red.

Work will continue on reviewing Policies that are due.

MOVED: PAUL AYTON
SECONDED: PAUL MURRAY

That the Committee note and review the Work Plan.

05-21/22 CARRIED

5.8 Review of Audit Committee Charter

At its meeting in September 2021, the Committee reviewed the Audit and Risk Committee Charter and proposed the following amendments:

- 3.2 - note that Councillor member term to expire at Annual Statutory Council meeting.
- Reference to LG Act 2020 Section 40(2) to include Report to Audit and Risk Committee on reimbursement of Councillor expenses.

Discussion occurred on similar process for CEO expenses, but it was noted that the CEO does not have a Council Credit Card and there is a separate process whereby the Director Corporate Operations and Executive Manager Governance and Customer Service review any CEO costs, none of which have been sought to date.

The Charter has been updated and a report is scheduled for the 14 December Council meeting for Council to endorse the changes. The updated Charter was provided to Committee members for information.

MOVED: PAUL AYTON
SECONDED: PAUL MURRAY

That, subject to the correct signatories being on the document, the Committee note that the Council is to endorse the revised Charter.

06-21/22 CARRIED

5.9 Procurement Policy and Reporting

Procurement Policy

Council, at its Ordinary Meeting on the 16 February 2021, adopted an updated version of the Procurement Policy.

Section 108 of the *Local Government Act 2020* (the Act) requires the Council to prepare, adopt and comply with a Procurement Policy.

Section 108 (5) of the Act also requires Council to review its Procurement Policy at least once in each four year term of the Council.

A review of the Policy is required to be adopted by 31 December 2021 and then reviewed at least once in the term of the Council. A review of the policy has been undertaken by officers and a number of minor changes to the wording and structure of the policy have been made. There is no change to the overall intent of the policy, however some changes to spend amount purchase processes have been incorporated.

The following changes have been made to the Policy:

- Changes to ensure compliance with the new Local Government Act such as reflecting the ability of Council to set procurement thresholds.
- Allowance for awarding of individual works contracts, using a Panel of Suppliers, to \$150K and \$200K for works. In adopting this amendment, due diligence will be undertaken when Council goes out to tender and suppliers enter into a contract for the supply of materials or works.
- Change of mandatory pricing weighting to 50% (from 60%).
- Inclusion of CEOs exceptional circumstances \$250K approval limit to include circumstances where contracts must be entered into in a declared emergency or to ensure business continuity.
- Inclusion of wording from MOU with the Taungurung Land and Waters Council (TLaWC) to support TLaWC's aspirations to achieve economic independence for the Taungurung people and support local people and local jobs.
- More detail in respect of Sustainable Procurement Objectives including encouraging waste reduction and resource recovery, incorporating energy and resource efficiency in the built environment and consideration of life cycle analysis of products to minimise adverse effects on the environment.
- Improved exceptions table clarifying circumstances when they can be exercised by.
- More procedural definitions in Requests for Quotations (RFQ) and Requests for Tender (RFT).
- Removal of the initial pricing evaluation in the first stage (pre-works award) of the Panel of Supplier Contract Agreements that will ensure selection of appropriately qualified suppliers, value for money and more explanation of process in the 2 stage evaluation (contract award then works award) for the Panel of Suppliers Contract Arrangement.
- Other standards have been updated to be in line with current benchmarking statements – e.g. OH&S, Contract management etc.

5.9 Procurement Policy and Reporting (cont.)

The recommended changes put controls in place ensuring probity and governance processes occur, providing protection to both Council Officers and Council.

Options for prompt purchasing are still available for low to mid value purchasing but the strengthening of governance processes for assessment of appropriateness is provided for.

The Draft Policy which is scheduled for Council consideration on 14 December was provided to Committee members for their information.

Cumulative Spend

Over the past 20 months following increased resourcing in the Finance Team, including a full time Procurement and Tenders Officer, procurement procedures have been progressively tightened and improved with reporting provided to the Executive Team.

One of the items reviewed is cumulative spend with a requirement for spend, on materials and services over \$150,000 and Works \$200,000, to have been subject to competitive process and contract.

The intent is to put in place procedures to alleviate these issues but there some arrangements highlighted on the list below which are in the process of being rectified.

Council currently has tenders out for gravel as well as a range of equipment hire.

Where nothing appears in the Notes column there are no issues. Of the others:

Mawsons	Needs to be on panel of suppliers
Violet Town Quarries	Tender reactivated and is currently out
Poolside Plumbing	Emergency Pool Works – no issue
Planology	Tender not required for legal services
ConX Hire	Needs to be on panel of suppliers
Spot On Concrete	We now have on panel of suppliers
Hydroquip	Quotes obtained as per Policy

5.9 Procurement Policy and Reporting (cont.)

Supplier Name	Contract Status	Aggregate Spend	Notes
Transacific Cleanaway Pty Ltd	14/15-17	699,892.18	
MACA Infrastructure Pty Ltd	20/21-61	564,359.25	
Independent Concrete Constructions Pty Ltd	20/21-45	314,491.61	
Mawson Constructions Pty Ltd	19/20-06	219,250.97	Multiple Contracts
Violet Town Quarries Pty Ltd	No Identified Contract	212,718.50	Expired contract, Tender advertised August 2020,
Wrights Earthmoving Pty Ltd	20/21-64	187,120.73	
Bertoli Farm Machinery Pty Ltd	21/22-66	159,892.60	
Wright Out Tree & Stump Removal	17/18-49	157,291.20	
Poolside Plumbing Services	No Identified Contract	154,801.72	Approved CEO
Tree Tactics Pty Ltd	17/18-49	148,456.00	
G/W & BR Cramer Pty Ltd	20/21-55	109,701.79	
Benalla Rural City Council	14/15-22	109,498.93	
4 Site Australia Pty Ltd	20/21-23	107,816.66	
Gutra Services Pty Ltd	20/21-68	101,860.00	
Planology Pty Ltd	No Identified Contract	101,198.75	Legal
Western Composting Technology Pty Ltd	14/15-20	101,112.32	
GMR Engineering Services	20/21-32, 20/21-43	98,333.40	
ConX Hire	No Identified Contract	97,738.85	
Seven Creeks Excavations	18/19-22	92,756.12	
Arborescence Pty Ltd	17/18-49	91,160.25	
Petrostar	No Identified Contract	89,685.07	
Spot on Concrete	No Identified Contract	89,449.80	Breach, award via email quotation process
White Watson Motors Pty Ltd	No Identified Contract	77,559.39	
Australian Cloud Computing & Consulting Pty Ltd	20-21-13	73,567.56	
Rock Digital Agency Pty Ltd	20/21-27	65,560.00	
Euroa Rural Services	No Identified Contract	62,466.00	
Bonza Repairs Mobile Service	17/18-08	58,330.00	
Hydroquip Pty Ltd	No Identified Contract	52,800.00	??
Telstra	20-21-13	52,398.04	
BP Australia Fuel Card (DD)	No Identified Contract	52,362.51	

The Committee suggested a review of Table 2 on page 13 of the Policy to require more than one panel supplier to be approached and on Table 2 and 3 to reflect that responses cannot be verbal but must be confirmed in writing.

MOVED: ALISTER PURBRICK
SECONDED: PAUL MURRAY

That the Committee note the report

07-21/22 CARRIED

5.10 Workforce Plan

The CEO must adopt a Workforce Plan by 31 December 2021 under the new Local Government Act 2020. The development and implementation of the Plan also forms Action 6.1.10 of the Council Plan 2021-25.

The Workforce Plan is designed to:

- Give us a strategic view of our workforce and the issues we need to address over the next 4 years;
- Helps us implement feedback from the VAGO Gender Equity Survey and our People Matters 2021 survey;
- Help us prepare the 2022-23 budget and review our 4 year budget and 10 year Financial Plan;
- Assist managers to prepare and implement their business plans; and
- Address issues raised in individual performance reviews (e.g. skill gaps, training needs, resourcing issues and structural issues).

The Plan has been informed by:

- People Matter Survey
- VAGO Gender Equity Survey
- REMPLAN population and workforce data
- Our own workforce data:
 - Age
 - Banding
 - Distribution
 - Training needs through annual reviews
 - Recruiting trends
- Looking at the issues and resourcing in the:
 - Community Vision 2040
 - Financial Plan 2021 -30
 - Council Plan 2021-25

It is comprised of several parts:

- Where are We Now?
- Future Workforce Demands
- Workforce Gaps:
 - we need to do service plans in the next year to really understand what they are.
 - the data we have is a good start but is incomplete – particularly around diversity.
 - we know we can analyse the information and issues raised by staff through the annual performance reviews better to inform our workforce planning.
 - skill shortages – challenges in recruiting roles such as engineers, project managers, MCH nurses and systems analysts.
 - comprehensive succession planning – the Operations team is one of the main challenges here.
 - investing in our leaders – we have made a good start in the past 18 months but more is needed.

5.10 Workforce Plan (cont.)

- investing in our staff – making sure you have the training and skills you need to do your job in a changing environment.
- Strategies and Actions to Address the Gaps
- Monitoring and Review

Draft Strategies and Actions fall under four themes and are designed to be realistic and deliverable:

- Enhancing our Culture
- Investing in Our People
- Effective Leadership
- A Resilient Organisation

We are currently consulting with staff through an online portal and have presented the plan at an all staff meeting in late November. We have met with the OH&S Committee and Staff Consultative Committee, as well as sending a copy of the draft plan to the Unions.

The final draft will be prepared in the next few days for the CEO to review and sign by Christmas.

MOVED: PAUL AYTON
SECONDED: PAUL MURRAY

That the Committee note progress on the Workforce Plan.

08-21/22 CARRIED

5.11 Investment and Cash Management Policy

The intent of this policy is to outline Strathbogie Shire Council's investment policy in a document designed to provide guidance on various matters to be considered when investing surplus funds, with the objective to maximise earning within approved risk guidelines and to ensure security of funds.

The Investment Policy was last reviewed in 2016 and since then there have been changes which affect its operation which include:

- The introduction of the Local Government Act 2020;
- Changes to some government policies;
- Increased attention to matters such as ethical investing.

Council's cash holdings fluctuate during the year depending on factors such as timing of rate receipts and other income including grants, capital works programming as well as operational expenses.

5.11 Investment and Cash Management Policy (cont.)

Council manages its cash flow to fund expenditure needs but also to invest funds with consideration of risk and at the most favourable rate of interest available to it at the time, for that investment type, while ensuring that its liquidity requirements are being met. While exercising the power to invest, priority is to be given to the preservation of capital; liquidity; and the return of investment. There is a need for a policy to govern such investments taking into account factors such as:

- Investments are to be performed in a manner that seeks to ensure security and safeguarding the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters;
- The investment portfolio will ensure there is sufficient liquidity to meet all reasonably anticipated cash flow requirements, as and when they fall due, without incurring costs due to the unanticipated early sale of an investment;
- The investment is expected to achieve a prudent rate of return that takes into account the Council's risk tolerance. Any additional return target set by Council will also consider the risk limitation and prudent investment principles;
- Return on Investment. The expected return on investments will be monitored and compared to the Annual Budget and quarterly report; and
- Compliance with legislative and other obligations including other key objectives of Council as determined by Council resolution.

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

Economic

Investment of Council funds allows financial institutions to use those funds to promote economic activity through lending to customers

Environmental/Climate change

This relates to the issue of ethical investing and at times it is difficult and impractical to determine the final destination of funds that Council may "lend" to a financial institution.

The Policy contains the following provisions:

While achieving primary objectives and investment terms and diversification requirements specified in this document, where possible, Council shall refrain from investment in activities or in financial institutions that would conflict with Strathbogie Shire Council's ethical and responsible investment duty to its community.

All investment decisions will be made having regard to its impact on social, economic and environment outcomes.

5.11 Investment and Cash Management Policy (cont.)

MOVED: PAUL AYTON
SECONDED: ALISTER PURBRICK

That the Committee endorse the Investment and Cash Management Policy for adoption by Council, subject to review of Benchmarks on page 5 of the document.

09-21/22 CARRIED

5.12 Councillor Expenses

Councillor expenses for the 2020-2021 financial year have been finalised for the annual report.

Travel expenses are relatively low given the series of lockdowns during the year and the move to live streaming for our Council meetings.

There were some IT related expenses relating to the provision of equipment for the new Councillors, which also included new hardware to ensure the quality of the sound and vision for live streamed meetings was of sufficient quality to be broadcast.

Training expenses, whilst not including the cost of Councillor Induction required by the Local Government Act 2020, reflect the following:

- Councillor Hayes Burke's participation in a series of workshops delivered by Ruth McGowan, which was subject to a Council resolution to provide additional training funds over and above the \$1500 allocated to each Councillor per annum.
- Training to support Cr Raeburn undertake the Mayoral role, particularly in a new regulatory environment under the Local Government Act 2020 – including a Workshop for Mayors, leadership training and a workshop around managing the CEO provided by the MAV and VLGA.
- Cr Binks used her \$1500 annual allocation to contribute towards her Mastery of Business and Empathy run by the Small Giants Academy.
- Crs Likos, Murray and Mayor Raeburn attended the Rural Councils Victoria summit.

A detailed summary of the costs is shown below:

Year 2020-21	Child-family care	Travel	Car Mileage*	IT and Comms**	Conferences & Training***	Other	Total expenses
Mayor Raeburn (returning Councillor sworn in 17 November 2020)	\$0.00	\$0.00	\$86.03	\$3,796.47	\$1,420.91	\$0.00	\$5,303.41
Cr Binks (sworn in 17 November 2020)	\$0.00	\$0.00	\$1,509.84	\$3,730.74	\$827.27	\$0.00	\$6,067.85
Cr Dickinson (sworn in 17 November 2020)	\$0.00	\$0.00	\$1,852.56	\$3,691.09	\$0.00	\$0.00	\$5,543.65
Cr Hayes Burke (sworn in 17 November 2020)	\$0.00	\$0.00	\$0.00	\$3,582.63	\$4,454.55	\$0.00	\$8,037.18
Cr Hourigan (sworn in 17 November 2020)	\$0.00	\$0.00	\$0.00	\$3,607.48	\$0.00	\$0.00	\$3,607.48
Deputy Mayor Likos (sworn in 17 November 2020)	\$0.00	\$0.00	\$0.00	\$3,593.42	\$340.91	\$0.00	\$3,934.33
Cr Murray (sworn in 17 November 2020)	\$0.00	\$0.00	\$2,607.12	\$3,476.99	\$150.00	\$0.00	\$6,234.11
Mayor McClaren (retired October 2020)	\$0.00	\$0.00	\$471.75	\$144.67	\$0.00	\$0.00	\$616.42
Cr Thomson (retired October 2020)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cr Little (retired October 2020)	\$0.00	\$0.00	\$714.68	\$172.09	\$0.00	\$25.45	\$912.22
Cr Gardner (retired October 2020)	\$0.00	\$0.00	\$0.00	\$71.34	\$0.00	\$0.00	\$71.34
Cr Williams (retired October 2020)	\$0.00	\$0.00	\$0.00	\$192.68	\$0.00	\$0.00	\$192.68
Cr Mason (retired October 2020)	\$0.00	\$0.00	\$0.00	\$159.94	\$0.00	\$0.00	\$159.94

Car Mileage*

excludes depreciation for
Mayoral vehicle
excludes expenditure from Mayor's fuel card
from Council's assets system
excludes \$200
monthly payment
from Mayor as
vehicle
contribution

5.12 Councillor Expenses (cont.)

***MOVED: ALISTAIR THOMSON
SECONDED: PAUL AYTON***

That the Committee note the Councillor expense report for the year ended 30 June 2021.

10-201/22 CARRIED

5.13 Key Strategic Indicators Human Resources

Provided to Audit Committee members' information were Human Resources Reports from 27 August 2021 to 18 November 2021 which includes narrative on some current issues.

***MOVED: PAUL AYTON
SECONDED: PAUL MURRAY***

That the Committee note the report.

11-21/22 CARRIED

5.14 Risk Management Update

Draft Strategic Risk Register

As discussed at the September 2021 Audit and Risk Committee meeting, work has been undertaken to finalise a draft Strategic Risk Register for the December 2021 meeting.

While significant headway has been made in transferring data from the work on the Strategic Risk Register (SRR) the Executive Leadership Team undertook with Marsh Consulting, the SRR is still in draft form and requires a detailed review by the Executive Leadership Team prior to being finalised.

It is noted that a complete rewrite of the Marsh document was required in order to ensure the SRR was easy to comprehend and update.

The delay in finalising the SRR has been caused by a significant increase in human resource related issues due to the development of:

- A Workforce Plan by 31 December 2021;
- A Gender Equity Audit by 1 December 2021;
- Preparation of service/functional Covid 19 risk analyses for all areas of Council to inform the development of a Mandatory COVID-19 Vaccination Policy;
- Consultation required with staff and Unions in relation to the above documents.

5.14 Risk Management Update (cont.)

The SRR will be finalised in February 2022 and the final register will be submitted to the March Audit and Risk Committee meeting.

Officers are now seeking the Committee's comments and input into the structure and content of the SRR.

A Draft document was distributed for Committee members' information . A summary of the SRR will be provided to future Audit and Risk Committee meetings, along with commentary around reviewing the risks and risk ratings to ensure the document is always current.

It was agreed to defer discussion on this item to a meeting in February 2022 to specifically consider this item.

12.20 p.m

Brad Ead declared his interest in the following matter and left the meeting. Due to there being no further items for consideration/determination, he also advised he would not return to the meeting.

5.15 Internal Audit Contract

AFS and Associates were originally appointed as Councils Internal Auditors in April 2012 with several extensions being granted since.

In 2018 Council went to market and AFS were reappointed for a 3 year term expiring 30 June 2021 but with a two year option at Council's discretion.

Council considered the matter further at its meeting of 20 July 2021 and resolved

"That Council extend the Internal Audit Contract with AFS and Associates for a 12 month period expiring 30 June 2022 in accordance with the terms of the contract, with a report on any further extension of 12 months to be considered in the February 2022 Council meeting cycle".

With the February meeting cycle approaching the September 2021 Audit and Risk Committee meeting sought for this matter to be included on the December Audit Committee agenda.

The Committee should consider one of two options to recommend to Council ;

- To exercise the final year option expiring 30 June 2023, or
- Go to market seeking Expressions of Interest for supply of Internal Audit Services.

5.15 Internal Audit Contract (cont.)

MOVED: PAUL AYTON
SECONDED: ALISTER PURBRICK

That the Committee recommend exercise of the final one year option expiring 30 June 2023 with Council to test the market for a new contract commencing 1 July 2023.

12-21/22 **CARRIED**

5.16 Investigations / Chief Executive Officer Reports

- Confidential Staff Matter (entitlements)

6. ITEMS RAISED BY COMMITTEE MEMBERS

7. NEXT MEETINGS

- February 2022 to consider Risk Register – date to be advised
- Friday 11 March 2022

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 12.45 P.M.

Confirmed as being a true and accurate record of the Meeting.

.....
Chair

.....
Date

9.4.2 Financial Report to 31 December 2021

Responsible Director: Corporate Operations

EXECUTIVE SUMMARY

The appended December Financial Report compares year-to-date Adopted Budget to Actual December 2021.

The report contains the Operational Performance, Income Statement, Balance Sheet, Cash Flow Statement, and capital performance and other financial data in graphical format.

In relation to the current year the operating surplus for the six months period ending 31 December was \$12,607,913.

As at 31 December 2021, total capital works was \$2,066,230 not including committed works.

RECOMMENDATION

That the Financial Report for the six months ended 31 December 2021 be noted.

PURPOSE AND BACKGROUND

The 2021/22 Budget was prepared in accordance with the Local Government Act 2020 and was formally adopted at an extraordinary Council Meeting held on 29th June 2021.

Council considers and notes monthly Financial Reports in accordance with the Local Government Act 2020 (Act). Under Section 97 the Act, Council must establish and maintain a budgeting and reporting framework that is consistent with the principles of sound financial management. This report satisfies those requirements.

KEY ISSUES AND DISCUSSION

Explanation for significant budget variances is provided in the financial performance overview section.

COMMUNITY ENGAGEMENT

Council Officers believe that appropriate community engagement has occurred during the annual budgeting process and the quarterly financial statements are now ready for Council consideration.

DISCUSSION

POLICY CONSIDERATIONS

This report is consistent with Council Policies, the Long Term Financial Plan and the Council Plan 2021-2025. The report also addresses Council's desire to review all aspects of Council's operations.

9.4.2 Financial Report to 31 December 2021 (cont.)

LEGAL CONSIDERATIONS

There are no statutory or legal implications. The Local Government Act 2020 allows for budget reallocations. Consideration and adoption of quarterly financial reports as per the Local Government Act 2020 ensures Council complies with its Legal and Statutory obligations.

No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a direct or indirect interest in relation to the matter of the report.

FINANCIAL CONSIDERATIONS

The attached report, in conjunction with the detailed briefing to Council, considers all known economic and financial implications for the financial year ending 30 June 2022.

ENVIRONMENTAL/SUSTAINABILITY CONSIDERATIONS

The recommendation in this report has no significant environmental or amenity implications for Council or the broader community.

SOCIAL CONSIDERATIONS

This report has no significant unfavourable community or social implications for the Council or the broader community.

HUMAN RIGHTS CONSIDERATIONS

The recommendation contained in this report does not limit any human rights under the Victorian Charter of Human Rights and Responsibilities Act 2006.

CONCLUSION

The report presents Council's actual financial performance compared to the adopted budget for the three months ended 31 December 2021.

ATTACHMENTS

Attachment 1: Operational Performance

Attachment 2: Comprehensive Income Statement and Financial Performance Overview

Attachment 3: Balance Sheet

Attachment 4: Statement of Cash Flows

Attachment 5: Capital Performance

Attachment 6: Other Financial Data

ATTACHMENT 1:**Operational Performance****Period ending: December 2021**

	Income					Expenditure					Net Result	
	Adopted Budget	Mid Year Budget	YTD Budget	YTD Actual	Variance %	Adopted Budget	Mid Year Budget	YTD Budget	YTD Actual	Variance %	YTD Budget	YTD Actual
Corporate Operations												
Waste Mgt & Sustainable Environments	3,060,258	3,180,306	2,950,814	3,089,577	-4.70%	(2,845,689)	(2,919,189)	(1,441,833)	(1,420,573)	1.47%	1,508,981	1,669,004
Finance	21,854,442	22,479,993	18,957,392	18,846,648	0.58%	(7,896,724)	(7,874,322)	(3,984,334)	(4,065,794)	-2.04%	14,973,058	14,780,854
Compliance	468,045	471,075	206,166	192,770	6.50%	(1,293,354)	(1,327,854)	(668,592)	(510,749)	23.61%	(462,426)	(317,979)
Management Services - Corporate Operations	-	-	-	-	0.00%	(535,596)	(755,376)	(271,293)	(240,907)	11.20%	(271,293)	(240,907)
Assets Planning	-	11,000	-	6,177	0.00%	(993,502)	(1,006,502)	(426,737)	(405,156)	5.06%	(426,737)	(398,979)
Operations	4,406,336	4,500,881	1,641,344	942,463	42.58%	(8,678,615)	(8,956,018)	(4,408,503)	(4,116,596)	6.62%	(2,767,159)	(3,174,132)
	29,789,081	30,643,255	23,755,716	23,077,636	2.85%	(22,243,480)	(22,839,261)	(11,201,292)	(10,759,775)	3.94%	12,554,424	12,317,860
Corporate Leadership												
Communications & Engagement	-	60,000	-	40,000	0.00%	(619,642)	(630,171)	(309,819)	(306,791)	0.98%	(309,819)	(266,791)
Chief Executive Officer	-	-	-	-	0.00%	(386,410)	(386,410)	(193,201)	(166,202)	13.97%	(193,201)	(166,202)
	-	60,000	-	40,000	0.00%	(1,006,052)	(1,016,581)	(503,020)	(472,993)	5.97%	(503,020)	(432,993)
People & Performance												
Governance & Customer Service	2,500	2,500	1,248	1,003	19.60%	(1,047,572)	(1,025,072)	(530,286)	(445,962)	15.90%	(529,038)	(444,959)
ICT	-	-	-	-	0.00%	(1,171,731)	(1,189,651)	(642,647)	(524,793)	18.34%	(642,647)	(524,793)
People & Culture	50,100	75,100	25,050	85,416	-240.98%	(1,159,124)	(1,190,997)	(819,259)	(834,494)	-1.86%	(794,209)	(749,078)
	52,600	77,600	26,298	86,420	-228.62%	(3,378,427)	(3,405,720)	(1,992,192)	(1,805,249)	9.38%	(1,965,894)	(1,718,830)
Community & Planning												
Economic Developments	-	-	-	30,000	0.00%	(370,670)	(370,670)	(185,332)	(138,340)	25.36%	(185,332)	(108,340)
Management Services - Community & Planning	-	-	-	-	0.00%	(213,796)	(213,796)	(106,889)	(101,745)	4.81%	(106,889)	(101,745)
Planning & Investment	352,000	482,000	175,998	228,552	-29.86%	(998,734)	(1,022,191)	(499,139)	(420,919)	15.67%	(323,141)	(192,366)
Project Delivery	6,716,123	8,385,678	3,699,784	3,461,655	6.44%	(557,904)	(559,104)	(278,950)	(254,419)	8.79%	3,420,834	3,207,236
Tourism & Community Service	441,984	715,961	225,637	555,473	-146.18%	(1,945,594)	(2,155,794)	(990,110)	(750,432)	24.21%	(764,473)	(194,959)
	7,510,107	9,583,639	4,101,419	4,275,681	-4.25%	(4,086,698)	(4,321,555)	(2,060,420)	(1,665,854)	19.15%	2,040,999	2,609,826
Mayor & Councillors												
Council	9,400	10,776	4,698	8,576	-82.55%	(382,250)	(366,696)	(192,624)	(176,527)	8.36%	(187,926)	(167,951)
	9,400	10,776	4,698	8,576	-82.55%	(382,250)	(366,696)	(192,624)	(176,527)	8.36%	(187,926)	(167,951)
Total	37,361,188	40,375,270	27,888,131	27,488,312	1.4%	(31,096,907)	(31,949,813)	(15,949,548)	(14,880,398)	6.7%	11,938,583	12,607,913

ATTACHMENT 2:

Comprehensive Income Statement For the period ended 31 December 2021

For the period ended 31 December 2021		Current year			Same time last year		
		Note	YTD Actual \$ Dec 2021	YTD Budget \$ Dec 2021	YTD Variance \$ Dec 2021	YTD Actual \$ Dec 2020	YTD Budget
							\$
							Dec 2020
Income							
Rates and charges		20,490,784	20,504,246	(13,462)	20,045,236	19,929,650	
Statutory fees and fines		294,111	312,494	(18,383)	263,726	209,004	
User fees	1	366,992	314,094	52,898	216,112	248,998	
Grants - operating	2	2,450,973	1,947,279	503,694	3,230,952	3,827,138	
Grants - capital	3	3,460,039	4,359,568	(899,529)	4,298,945	1,424,268	
Contributions - monetary		113,776	164,100	(50,324)	283,639	99,952	
Net gain (or loss) on disposal of PPE & infrastructure	4	31,109	(95,496)	126,605	18,365	(419,502)	
Other income	5	280,528	181,848	98,680	231,993	175,642	
Total income		27,488,312	27,688,133	(199,821)	28,588,968	25,495,150	
Expenses							
Employee costs	6	(6,046,004)	(5,758,590)	(287,414)	(6,089,577)	(6,652,952)	
Materials and services	7	(5,714,971)	(6,533,886)	818,915	(5,147,146)	(6,116,221)	
Depreciation		(2,935,522)	(2,926,392)	(9,130)	(2,914,654)	(2,917,602)	
Amortisation - right of use assets		-	(89,202)	89,202		(113,268)	
Bad and doubtful debts		-	(2,502)	2,502			
Borrowing costs	8	(7,952)	(55,350)	47,398	(10,039)	(9,756)	
Finance costs - leases		-	(8,052)	8,052			
Other expenses		(163,419)	(175,578)	12,159	(77,831)	(312,858)	
Total expenses		(14,880,398)	(15,749,550)	869,152	(14,239,247)	(16,122,657)	
Surplus/(deficit) for the period		12,607,913	11,938,583	669,330	14,349,721	9,372,493	

Financial Performance Overview

Income

Note 1 - Increase in user fees is mainly due to increased tip fee income (\$41k) and saleyard fee income (\$38k).

Note 2 - Increase in operating grant income is mainly due to carry forward of unearned grant income as at 30th June 2021 to 2021/22 financial year and receipts of un-budgeted grants - LG Outdoor Eating & Entertainment grant (\$200k), COVID Vaccine Community Engagement grant (\$40k), Household Recycling Reforms grants (\$33k) and Business Concierge & hospitality grant (\$30k).

Note 3 - Decrease in capital grant income is mainly due to timing of receipts of Roads to Recovery grants (\$720k) and Nagambie Locksley Road bridge grant (\$240k). This partly offset by carry forward unearned grant income as at 30th June 2021 to 2021/22 financial year.

Note 4 - Profit on plant and equipment sales is due to less than expected disposals during first 6 months of the financial year and better price received on sale of vehicles.

Note 5 - Increase in other income is mainly due to more than budgeted income protection insurance recovery (\$60k) and interest and charges collected on overdue rates (\$73k).

Expense

Note 6 - Increase in employee cost is due to the payment of employee income protection insurance annual invoice (\$184k) and annual work cover payment (\$165k) and MAV WorkCover wind down payment (\$276k). This partly offset by savings from staff vacancies.

Note 7 - Decrease in materials and services is mainly due to less than expected assets maintenance expenses (\$398k) and to less than expected contractor & consultancies fees (\$403k), savings in staff training expenses (\$66k). This partly offset by increased legal fees (\$139k).

Note 8 - Decrease in borrowing cost is due to timing of proposed loan for the landfill rehabilitation work.

ATTACHMENT 3:**Balance Sheet****As at 31 December 2021**

	Current year		Same time last year	
	YTD Actual \$	YTD Budget \$	YTD Actual \$	YTD Budget \$
	Dec 2021	Dec 2021	Dec 2020	Dec 2020
Assets				
Current assets				
Cash and cash equivalents	1,520,271	3,578,946	772,744	10,293,446
Trade and other receivables	12,590,808	13,242,000	13,300,456	13,542,000
Other financial assets	19,600,000	15,000,000	19,354,764	
Inventories	39,334	5,000	7,508	5,000
Non-current assets classified as held for sale	417,384	-	690,383	
Other assets	74,067	115,000	135,329	113,000
Total current assets	34,241,864.42	31,940,946	34,261,184	23,953,446
Non-current assets				
Other financial assets	2,032	-	2,032	651,000
Investments in associates, joint arrangements and subsidiaries	255,287	243,000	227,146	243,000
Property, infrastructure, plant and equipment	282,155,386	297,153,056	280,554,215	297,932,432
Right-of-use assets	636,453	474,000	872,531	875,000
Total non-current assets	283,049,158	297,870,056	281,655,924	299,701,432
Total assets	317,291,022	329,811,002	315,917,108	323,654,878
Liabilities				
Current liabilities				
Trade and other payables	312,141	1,301,200	1,148,897	4,061,200
Trust funds and deposits	1,361,035	600,000	1,196,265	535,000
Provisions	7,496,043	3,010,000	7,132,542	-
Interest-bearing liabilities	46,182	372,500	43,730	353,000
Total current liabilities	9,215,401	5,283,700	9,521,434	4,949,200
Non-current liabilities				
Trust funds and deposits	52,666	-	64,203	
Provisions	1,939,754	3,000,000	1,323,979	6,196,000
Interest-bearing liabilities	191,425	5,282,000	282,425	
Lease liabilities	652,420	474,000	882,450	875,000
Total non-current liabilities	2,836,265	8,756,000	2,553,057	7,071,000
Total liabilities	12,051,666	14,039,700	12,074,491	12,020,200
Net assets	305,239,356	315,771,302	303,842,617	311,634,678
Equity				
Accumulated surplus	117,899,438	118,336,302	112,602,409	105,969,678
Reserves	187,339,918	197,435,000	191,240,208	205,665,000
Total Equity	305,239,356	315,771,302	303,842,617	311,634,678

ATTACHMENT 4:**Statement of Cash Flows****For the period ended 31 December 2021**

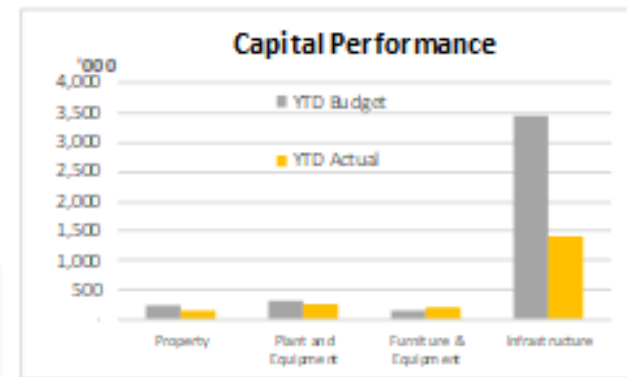
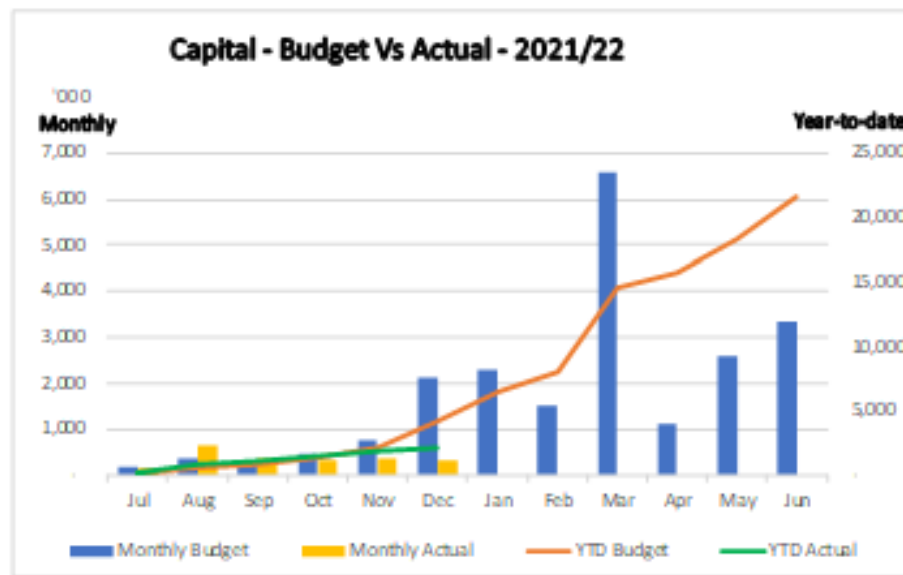
	Current year		Same time last year	
	YTD Actual \$ Dec 2021	YTD Budget \$ Dec 2021	YTD Actual \$ Dec 2020	YTD Budget \$ Dec 2020
Cash flows from operating activities				
Rates and charges	11,330,758	11,292,000	10,380,152	8,971,000
Statutory fees and fines	294,111	332,000	263,726	247,000
User fees	507,880	248,000	216,112	146,472
Grants - operating	2,006,345	1,947,279	1,623,016	2,872,720
Grants - capital	95,000	3,638,013	4,884,477	1,425,000
Contributions - monetary	113,776	164,100	280,457	137,500
Interest received	4,105	70,000	31,894	90,000
Other receipts	309,694	160,500	128,309	122,000
Net GST refund/payment	500,954	1,184,500	492,176	536,500
Employee costs	(6,024,733)	(5,592,500)	(6,081,509)	(6,083,500)
Materials and services	(8,818,399)	(9,288,252)	(6,828,751)	(7,902,000)
Trust funds and deposits collected/(paid)	152,020	-	814,791	-
Other payments	(163,419)	(214,000)	(77,830)	(152,000)
Net cash provided by/(used in) operating activities	308,093	3,941,640	6,127,020	410,692
Cash flows from investing activities				
Payments for property, infrastructure, plant and equipment	(2,066,230)	(4,143,422)	(2,619,343)	(5,559,746)
Proceeds from sale of property, infrastructure, plant & equipment	31,109	360,000	93,819	349,000
Payments for investments - Other Financial Assets *	(2,250,000)	-	(5,650,000)	-
Net cash provided by/(used in) investing activities	(4,285,122)	(3,783,422)	(8,175,524)	(5,210,746)
Cash flows from financing activities				
Finance costs	(7,952)	(85,000)	(10,039)	(10,000)
Repayment of borrowings	(44,818)	(50,000)	(42,386)	(40,500)
Repayment of lease liabilities	-	(97,000)	-	-
Net cash provided by/(used in) financing activities	(52,770)	(232,000)	(52,425)	(50,500)
Net increase (decrease) in cash and cash equivalents	(4,029,798)	(73,782)	(2,100,929)	(4,850,554)
Cash and cash equivalents at the beginning of the period	5,550,069	3,652,728	2,873,672	15,144,000
Cash and cash equivalents at the end of the period*	1,520,271	3,578,946	772,743	10,293,446

*Note : Cash and cash equivalents - YTD actual excludes term deposits over 90 days. Council held total of \$19.60m in term deposits as at 31 December 2021.

ATTACHMENT 5:

Capital Performance

	Adopted Budget	Forecast	YTD Budget	YTD Actual	YTD Completion %
Property	4,072,007	4,072,007	235,507	157,263	67%
Plant and Equipment	902,000	902,000	320,000	272,087	85%
Furniture & Equipment	350,000	350,000	150,000	212,212	141%
Infrastructure	16,246,922	16,246,922	3,437,915	1,424,668	41%
	21,570,929	21,570,929	4,143,422	2,066,230	50%



This graph shows YTD capital expenditure for Dec'21 with comparison to YTD budget for each category of capital expenditure.

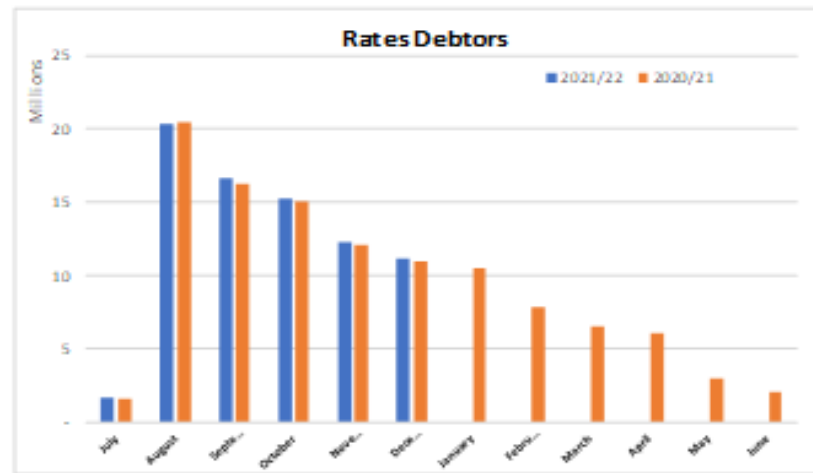
This graph shows monthly capital expenditure for this financial year with comparison to monthly budget. Orange trend line is YTD budget trend and green trend line shows YTD actual trend for the year. Narrow gap between these two lines shows a better performance and wider gap is an indication of poor capital works delivery performance.

ATTACHMENT 6:

Other Financial Data

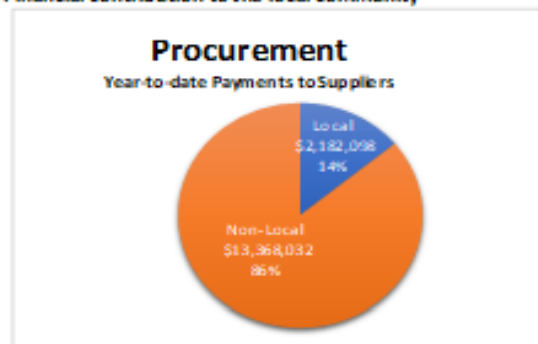
1. Rates Debtors Comparison

Month	2021/22	2020/21
July	1,765,947	1,595,168
August	20,402,988	20,504,994
September	16,650,183	16,220,916
October	15,245,643	15,039,352
November	12,275,655	12,087,462
December	11,157,406	10,991,756
January		10,448,857
February		7,854,561
March		6,582,172
April		6,138,627
May		2,995,788
June		2,152,044



This graph shows total rate debtors for each month comparison to last year. August has a higher value due to rates run for the full financial year.

2. Financial contribution to the local community



This is a comparison of total creditor payments for suppliers located within the shire and outside shire.

9.4.3 Instruments of Appointment and Authorisation Update

Author: Director Corporate Operations

Responsible Director: Director Corporate Operations

EXECUTIVE SUMMARY

Following recent appointments to vacant positions several changes are required to be made to the following instruments:

- S11 Instrument of Appointment and Authorisation.

The amended authorisations, once approved by Council, will remain in force until the next Delegations and Authorisations update is prepared or following staff position title change/s, and / or staff changes.

RECOMMENDATION

That in the exercise of the powers conferred by section 224 of the Local Government Act 1989 (the Act) and the other legislation referred to in the attached instrument of appointment and authorisation (S11), Strathbogie Shire Council (Council) resolves that –

- 1. The members of Council staff referred to in the instruments be appointed and authorised as set out in the instrument.***
- 2. The instrument come into force immediately the Common Seal of Council is affixed to the instrument and remains in force until Council determines to vary or revoke it.***
- 3. The instrument be signed and sealed by Council under the Strathbogie Shire Council Local Law No. 1 - Use of the Common Seal 2020.***

PURPOSE AND BACKGROUND

There is a basic distinction between a delegation and an appointment to authorise an officer. A delegate acts on behalf of the Council, exercising the Council's powers. In contrast, a person who is appointed to a position has the authority to exercise the powers of that position directly from the enabling legislation.

Appointments identify the office to which the person is being authorised to exercise the powers legislation provides to it.

Although the new *Local Government Act 2020* is largely in place (it has been phased in over for tranches during the past year), the power to authorise and officer still sits under the 1989 Act.

9.4.3 Instruments of Appointment and Authorisation Update (cont.)

Authorisations also allow the relevant officers of Council to generally institute proceedings for offences against Acts and regulations as Authorised Officers under the various Act/s.

ISSUES, OPTIONS AND DISCUSSION

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that priority is to be given to achieving the best outcomes for the municipal community, including future generations.

The main reason this report is required is to

- Recognize creation of the role of Manager Community Safety and consequential changes to responsibilities
- Allow for some recent changes to titles and membership of the Management Team

It is vital that the Instruments be updated to reflect the names and position titles of the officers that are to hold authority under a range of legislation.

COMMUNITY ENGAGEMENT

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the municipal community is to be engaged in strategic planning and strategic decision making.

Given that the instruments of authorisation are internal documents responding to a legislative requirement community engagement is not considered necessary.

POLICY CONSIDERATIONS

Council Plans and Policies

The author of this report considers that the report is consistent with Council Policies, key strategic documents and the Council Plan including Council Plan Goals:

- To enhance community health and wellbeing.
- To sustainably manage our natural and built environment.

Regional, State and National Plans and Policies

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that regional, state and national plans and policies are to be taken into account in strategic planning and decision-making.

The authorisation of officers enables them to work with other agencies to ensure compliance with legislation, particularly adherence to local laws and powers under the *Domestic Animals Act 1994*.

LEGAL CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that Council decisions are to be made and actions taken in accordance with the relevant law.

9.4.3 Instruments of Appointment and Authorisation Update (cont.)

The Manager Community Safety works across a number of areas:

- Local laws
- Building Control
- Environmental Health
- Planning Compliance.
- Emergency Management
- Waterways Management

Failure to keep the authorisation instruments up to date can potentially impact on the enforcement of legislation and jeopardises Council's compliance with its legal obligations.

Conflict of Interest Declaration

All officers, and/or contractors, involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Transparency

One of the Overarching governance principles in section 9 of the *Local Government Act 2020* is that the transparency of Council decisions, actions and information is to be ensured.

By considering this report the community becomes aware of some structures that Council has in place to manage public safety and authorised officers capable of administering various pieces of legislation.

COLLABORATION

One of the Overarching governance principles in section 9 of the *Local Government Act 2020* is that collaboration with other councils, levels of government and statutory bodies is to be sought.

This is not a major consideration in this case, however ensuing officers have appropriate authorisations enables a coordinated approach to emergency management and domestic animal enforcement with State agencies.

HUMAN RIGHTS CONSIDERATIONS

The author of this report considers that the recommendation does not limit any human rights under the Victorian Charter of Human Rights and Responsibilities Act 2006.

CONCLUSION

The endorsement and sealing of instruments of authorisation enables Council to fulfil its obligations in relation to a number of public safety matters and the enforcement of various pieces of legislation.

ATTACHMENTS

Attachment 1: S11 Instrument of Appointment and Authorisation

ATTACHMENT 1:

S11 Instrument of Appointment and Authorisation



Strathbogie Shire Council

Instrument of Appointment and Authorisation

(Personal information has been redacted. Members of the community can request to view the full Instrument of Appointment and Authorisation during business hours)

Instrument of Appointment and Authorisation

In this Instrument 'officer' means –

Building Surveyor **[BS]**
Deputy Municipal Building Surveyor **[DMBS]**
Director Corporate Operations **[DCO]**
Deputy Municipal Emergency Management Officer **[DMEMO]**
Assistant Municipal Fire Prevention Officer **[AMFPO]**
Director Community & Planning **[DCP]**
Manager Asset Planning **[MAP]**
Facilities Maintenance Officer **[FMO]**
Manager Operations **[MO]**
Municipal Emergency Management Officer **(MEMO)**
Contractor **[C]**
Technical Officer Operations **[TOP]**
Municipal Recovery Manager **[MRM]**
Senior Environmental Health Officer **[SEHO]**
Manager Planning & Investment **[MPI]**
Principal Planner **[PP]**
Local Laws Officer **[LLO]**
Compliance Officer **[CO]**
Municipal Building Surveyor **[MBS]**
Manager Finance **[MF]**
Revenue Coordinator **[RVC]**
Special Building Surveyor **[SBS]**
Manager Community Safety **[MCS]**
Municipal Fire Prevention Officer **[MFPO]**
Strategic Planner **[SP]**
Senior Statutory Planner **[SSP]**
Valuations Officer **[VO]**
Environment & Waste Coordinator **[EWC]**
Director People and Performance **(DPP)**
Principal Conduct Officer **[PCO]**
Manager Community and Culture **(MCC)**
Deputy Municipal Recovery Manager **(DMRM)**
Procurement & Tenders Officer **[PTO]**
Senior Finance Officer **[SFO]**
School Crossing Supervisor **[SCS]**

By this Instrument of Appointment and Authorisation Strathbogie Shire Council–

PART A

under s 224 of the *Local Government Act 1989* – appoints the officers to be authorised officers for the administration and enforcement of –

the <i>Building Act 1993</i>	[MBS, DMBS, SBS, BS, MCS, SEHO]
the <i>Country Fire Authority Act 1958</i>	[SEHO, MCS (MFPO), DCO/MCS(DMEMO), DCO/C (AMFPO), LLO (AMFPO), TOP (MRM), MCC (DMRM), CO (AMFPO)]
the <i>Domestic Animals Act 1994</i>	[MCS, SEHO, LLO, CO]
the <i>Emergency Management Act 2013</i> ¹	[SEHO, MCS (DMEMO), LLO, DCO/MO (DMEMO), MO (MEMO), DCO/C (AMFPO), MCS (MFPO), LLO (AMFPO), CO (AMFPO)] TOP (MRM), SEHO (DMRM)]
the <i>Environment Protection Act 1970</i>	[SEHO, MPI, PP, SSP, SP, MCS, EWC, LLO, DCP, CO]
the <i>Fire Rescue Victoria Act 1958</i> formerly known as the <i>Metropolitan Fire Brigades Act 1958</i>	[SEHO, (MCS (MFPO), DCO/MCS (DMEMO), MO (MEMO), DCO/C/LLO/CO (AMFPO)]
the <i>Fire Services Property Levy Act 2012</i>	[DCO, RVC, VO, FM, SFO]
the <i>Food Act 1984</i>	[MCS, SEHO, CO]
the <i>Graffiti Prevention Act 2007</i>	[MBS, DMBS, SEHO, MCS, LLO, CO]
the <i>Housing Act 1983</i>	[SEHO, MCS, MBS, DMBS, SBS, BS]
the <i>Impounding of Livestock Act 1994</i>	[MCS, LLO, CO]
the <i>Land Act 1958</i>	[MBS, DMBS, MCS, MAP, MO, DCP, DCO]
the <i>Local Government Act 1989</i>	[DPP, DCP, DCO, SEHO, MCS, MBS, DMBS, LLO, CO, MO, MAP VO, RVC, FM, SFO, PP, SSP, SP, PTO, MPI, SBS]
the <i>Local Government Act 2020</i>	[DPP, DCP, DCO, SEHO, MCS, MBS, DMBS, LLO, CO, MO, MAP, VO, RVC, FM, SFO, PP, SSP, SP, PTO, MPI, SBS]
the <i>Public Health and Wellbeing Act 2008</i> ²	[SEHO, MCS]
Part 14 of the <i>Residential Tenancies Act 1997</i>	[MBS, DMBS, MCS, SEHO]
the <i>Road Management Act 2004</i>	[MCS, LLO, MO, MAP, CO]
the <i>Road Safety Act 1986</i>	[TLC, LLO, MO, MAP, CO]
the <i>Sex Work Act 1994</i>	[PP, SSP, SP, MPI, DCP, CO]
the <i>Summary Offences Act 1966</i>	[SEHO, MCS, LLO, CO]
the <i>Tobacco Act 1987</i> ³	[SEHO, MCS]

¹ On 1 December 2020 (unless proclaimed earlier), reference to this Act is to be replaced by the *Emergency Management Act 2013* (Vic).

² Council only to appoint a person suitably qualified or trained under s 31(2) of the Act.

³ This Act provides for the CEO of a Council to nominate a person to be an inspector for the purposes of the Act and the Secretary may then appoint them to be an inspector (see s 36). An EHO appointed under the Act is also regarded as an inspector under the Act.

the *Valuation of Land Act 1960* [DCO, FM, SFO, RVC, VO]

the Regulations made under each of those Acts

the local laws made under the *Local Government Act 1989* or the *Local Government Act 2020*

and any other Act, Regulation or local law which relates to the functions and powers of the Council;

PART B

under s 3 of the *Building Act 1993* – appoints the officer to be Municipal Building Surveyor for the purposes of the *Building Act 1993*.
[MBS]

under s 96A(1)(a) of the *Country Fire Authority Act 1958* – appoints the officer to be the fire prevention officer. [MCS (MFPO)]

under s 96A(1)(b) of the *Country Fire Authority Act 1958* – appoints the officers to be assistant fire prevention officers. [DCO/C/LLO/CO (AMFPO)]

under s 72 of the *Domestic Animals Act 1994* – appoints the officer to be a Council authorised officer for the purposes of the *Domestic Animals Act 1994*. [MCS/LLO/CO]

under s 21 of the *Emergency Management Act 2013* – appoints the officers to be Municipal Emergency Management Officers.⁴ [MO (MEMO), DCO/MCS(DMEMO)]

under s 4(1) of the *Environment Protection Act 1970* – appoints the officers to be litter enforcement officers for the purposes of the *Environment Protection Act 1970*. [SEHO, MCS, LLO, EWC, CO]

AND

under s 48A of the *Environment Protection Act 1970* – appoints the officers to be authorised officers for the purposes of s 48A of the *Environment Protection Act 1970*. [SEHO, MCS, LLO, CO]

under s 5A(1)(a) of the *Fire Rescue Victoria Act 1958* formerly known as the *Metropolitan Fire Brigades Act 1958* – appoints the officer to be the fire prevention officer for the purposes of the *Fire Rescue Victoria Act 1958*. [MCS (MFPO)]

⁴ On 1 December 2020 (unless proclaimed earlier), this is to be replaced by the following:

- under s 59G(1) of the *Emergency Management Act 2013* – appoints the officers to be municipal emergency management officers.
- under s 59H(1) of the *Emergency Management Act 2013* – appoints the officers to be municipal recovery managers.

under s 5A(1)(b) of the *Fire Rescue Victoria Act 1958* formerly known as the *Metropolitan Fire Brigades Act 1958* – appoints the officers to be assistant fire prevention officer for the purposes of the *Fire Rescue Victoria Act 1958*. [DCO/C/LLO/CO (AMFPO)]

under s 23 of the *Fire Services Property Levy Act 2012* – appoints the officer to be authorised officers for the purposes of the *Fire Services Property Levy Act 2012*.⁵ [RVO, VO, DCO, MF]

for the purposes of s 20 of the *Food Act 1984* – appoints the officer to be an authorised officer for the purposes of the *Food Act 1984*.⁶⁷ [MCS, SEHO]

under s 19(1) of the *Graffiti Prevention Act 2007* – appoints the officers to be authorised persons for the purposes of carrying out Council's functions under s 18 of the, *Graffiti Prevention Act 2007* for a term of.⁸ [LLO, MCS, CO]

under s 71(1) of the *Housing Act 1983* – appoints the officer to be an authorised person for the purposes of entering a house or building and conducting an inspection under s 71 of the *Housing Act 1983*. [DMBS, MBS, SBS, BS, SEHO, MCS]

under s 3 of the *Infringements Act 2006* – appoints the officer to be an issuing officer for the purposes of the *Infringements Act 2006*. [LLO, MCS, SEHO, DPP, MO, MAP, PP, MPI, MCS (MFPO), DCO/C/LLO/CO (AMFPO)]

under s 190 of the *Land Act 1958* – authorises the officers for the purposes of s 190 of that Act.⁹ [LLO, MCS, MO, MAP, DCO, DCP, CO]

under s 81Y of the *Local Government Act 1989* – appoints the officer to be the Principal Conduct Officer.¹⁰ [DPP(PCO)]

⁵ Persons appointed or authorised officers under the *Local Government Act 1989* are taken to be authorised officers for the purposes of the *Fire Services Property Levy Act 2012* (except in Part 4 of that Act).

⁶ Council must be satisfied that the person appointed is suitably qualified or trained to be an authorised officer.

⁷ EHOs appointed under s 29 of the *Public Health and Wellbeing Act 2008* are regarded as an authorised officer for the purposes of the *Food Act 1984*.

⁸ Authorised person must agree in writing to exercise functions and powers of an authorised person under Part 4 of the Act and in accordance with any performance criteria determined by Council (see s 19(2)).

⁹ Authorisation requires the consent of the Minister (see s 190 of the Act).

¹⁰ Only an 'eligible person' may be appointed (see the requirements in s 81Y of the Act). Section 81Y is to be repealed on 24 October 2020 and replaced with s 150 of the *Local Government Act 2020*, which deals with the appointment of the Councillor Conduct Officer.

under s 29 of the *Public Health and Wellbeing Act 2008* – appoints the officer to be an Environmental Health Officer¹¹ for the purposes of enforcing the *Public Health and Wellbeing Act 2008* and the *Food Act 1984*. [SEHO]

under s 525(2) of the *Residential Tenancies Act 1997* – appoints the officers to exercise the powers set out in s 526 of the *Residential Tenancies Act 1997*. [SEHO, MBS, DMBS]

under s 71(3) of the *Road Management Act 2004* – appoints the officers to be authorised officer for the purposes of the *Road Management Act 2004*. [LLO, MCS, MAP, MO, DCO, DCP, CO]

under s 59(1)(a)(ii) of the *Road Safety Act 1986* – authorises the officers to exercise the powers under s 59(1)(a) of that Act. [MCS, LLO, CO]

AND

under s 59(1)(d) of the *Road Safety Act 1986* – authorises the officers to exercise the powers under s 59(1)(d) of the *Road Safety Act 1986*. [MCS, LLO, CO]

AND

under s 87(1A) of the *Road Safety Act 1986* – authorises the officer to exercise the power in s 87(1A) of the *Road Safety Act 1986*.¹² [MCS, LLO, CO]

AND

under s 87(1B)(c) of the *Road Safety Act 1986* – authorises the officer to exercise the power in s 87(1B)(c) of the *Road Safety Act 1986*. [MCS, LLO, CO]

AND

]

under r 5 of the *Road Safety (Traffic Management) Regulations 2019* – authorises the officers for the purposes of r 14 of the *Road Safety (Traffic Management) Regulations 2019*. [LLO, SCS, CO]

under s 3(1) of the *Sex Work Act 1994* – appoints the officer to be an authorised officer of the responsible authority for the purposes of enforcing Parts 4 and 5 of the *Sex Work Act 1994*. [DCP, MPI, PP, SSC, SP, CO]

¹¹ Council must be sure that the EHO is suitably trained or qualified under s 31(2) of the *Public Health and Wellbeing Act 2008*.

¹² Council must ensure that a person appointed under s 87 is competent, of good repute and character and has agreed in writing to exercise the functions conferred on an authorised person (see s 87(1C) of the Act).

under s 13DA(1) of the *Valuation of Land Act 1960* – appoints the person who is not a member of Council's staff for the purposes of s 13DA of the *Valuation of Land Act 1960*.¹³ [VO]

AND

under s 13J of the *Valuation of Land Act 1960* – appoints the person for the purposes of s 13J of the *Valuation of Land Act 1960*.¹⁴ [VO]

PART C

under –

s 313 of the *Local Government Act 2020*¹⁵

s 527 of the *Residential Tenancies Act 1997*

s 77(2)(b) of the *Road Safety Act 1986*¹⁶

s 77(4) of the *Road Safety Act 1986*

ss 48A(9)(c) and 59(3) of the *Environment Protection Act 1970*

s 241 of the *Building Act 1993*

s 92 of the *Domestic Animals Act 1994*¹⁷

s 96 of the *Road Management Act 2004*

s 33A of the *Impounding of Livestock Act 1994*

s 10(4) of the *Graffiti Prevention Act 2007*

s 219 of the *Public Health and Wellbeing Act 2008*

s 45AC of the *Food Act 1984*

authorises the officers generally to institute proceedings and represent Council in proceedings for offences against the Acts, Regulations and local laws described in this instrument.

¹³ Council must ensure that the person appointed holds the qualifications or experience specified from time to time by the Minister by notice published in the Government Gazette.

¹⁴ Council must ensure that the person appointed holds the qualifications or experience specified from time to time by the Minister by notice published in the Government Gazette.

¹⁵ A person authorised under s 313 of the *Local Government Act 2020* is also authorised to bring proceedings under the *Fire Services Property Levy Act 2012* (see s 22 of the *Fire Services Property Levy Act 2012*).

¹⁶ A person authorised under ss 77(2)(b) and/or 77(4) of the *Road Safety Act 1986* is also an authorised officer for the purposes of rr 203 and 307 of the *Road Safety Road Rules 2017*.

¹⁷ Council may only appoint an authorised officer who is also appointed under s 72 of the Act.

It is declared that this Instrument -

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

This Instrument is authorised by a resolution of the Strathbogie Shire Council made on 15 March 2022.

The Common Seal of the)Councillor

Shire of Strathbogie)Councillor

was hereunto affixed)Chief Executive Officer

on 15 March 2022

9.5 GOVERNANCE AND CUSTOMER SERVICE

9.5.1 Local Government Culture Project Submission

Author: Director People & Performance

Responsible Director: Chief Executive Officer

EXECUTIVE SUMMARY

Local Government Victoria (LGV) has engaged Price Waterhouse Coopers Consulting to address some of the challenges Victorian councils have faced in recent years in relation to the role and behaviour of Councillors. The Consultant's work is supported by a panel of academics.

At the end of December 2021 LGV released the Local Government Culture Project Discussion Paper (the Discussion Paper), which focussed on three themes and asked an array of stakeholders across the State to make submissions in response to a set of questions outlined in the Discussion Paper.

This report seeks endorsement of the submission made to Local Government Victoria in response to the Discussion Paper. Council's aim, in developing its submission, was to reflect on our own experience and the proactive step we took to request the Minister for Local Government to appoint a Municipal Monitor.

Council seeks to offer practical and meaningful suggestions to address some systematic and fundamental flaws in the way that legislation introduced by the State has established current electoral models, roles of councils, mayors and how this can create challenges in relationships between the elected council, council administration and the community.

LGV states that a final report will be presented to the Minister for Local Government after further consultation and workshops. No timeline is provided by LGV around when this may be.

RECOMMENDATION

That Council receive and endorse the submission made to Local Government Victoria on 28 February 2022 in response to the Local Government Culture Project Discussion Paper.

PURPOSE AND BACKGROUND

The Minister for Local Government has appointed several Municipal Monitors across Victoria since the 2020 council elections. This Council is one of those with a Monitor, however this action was taken by the Minister at our request, rather than being imposed on us as has been the case for other councils who have been experiencing significant conduct and transitional challenges.

LGV states that the purpose of the culture project is to identify what steps can be taken, whether legislative or otherwise, to improve the functionality and leadership qualities of elected councils.

9.5.1 Local Government Culture Project Submission (cont.)

The key themes identified in the Discussion Paper for comment are:

1. Leadership experience and capability
2. Councillor journey
3. Early intervention and effective dispute resolution.

There are several questions used by LGV to focus feedback on the Discussion Paper. However, a number overlapped quite significantly and so our submission has been written in a way that answers all the questions in a more succinct manner.

ISSUES, OPTIONS AND DISCUSSION

One of the overarching governance principles in section 9 of *the Local Government Act 2020* is that priority is to be given to achieving the best outcomes for the municipal community, including future generations.

Council's submission is divided into a series of reflections on our experience and suggestions as to what changes could be implemented by the State - Local Government Victoria in particular - to better support councils and administrations, including:

- Develop and implement an ongoing state-wide community education campaign to clarify what the roles of a councillor, mayor and CEO/administration are to support councillors in concentrating on the strategic direction of the municipality.
- Development of an information and communication kit for all councillors across Victoria to ensure the community receives a consistent message about a councillor's strategic focus.
- Significantly strengthen the induction program for all election candidates given what was delivered for the 2020 Election was so broad and ineffective. A series of compulsory workshops, leading to the certification to be a candidate, should be required to be completed as part of a candidate education program under the Act. This program should also include a pre-requisite to attend a minimum number of council meetings to gain an understanding as to how the elected Council implements its power and how Council meetings work.
- Provision of a centralised state-wide councillor induction program rolled out on a regional basis through LGV and other peak bodies so that all councillors across Victoria are receiving the same induction program and key messages rather than relying on individual councils to implement the induction program.
- Provision of funds to smaller rural councils to ensure all councils have the same strategic framework in place to allow Councillors to focus on strategy, not on day-to-day issues that are caused by the lack of key strategic documents that are beyond our financial reach. If the 2020 Act is to be successful across the State, there must be a real and sustained effort by all State departments to support small rural councils in a 'levelling up' exercise.

9.5.1 Local Government Culture Project Submission (cont.)

- Address the stark inequity in councillor/mayoral remuneration as a matter of urgency to encourage diversity in candidates and ensuring councils reflect the demographics of their community.
- Consider a new election model that elects only a proportion of Councillors each election – similar to the Federal Senate/corporate board model. In terms of maintaining trust and a positive culture within the elected Council, this election model would enable incumbent Councillors to support newly elected representatives and help share the load with the Administration.
- Mandating the preparation and adoption of a mutual respect charter to augment the Councillor and Staff Codes of Conduct and providing a foundation for community/councillor interaction through enabling councillors and council staff to call out increasingly abusive behaviour from community members.
- The Act be amended to provide for a pro-active request for the appointment of a Municipal Monitor (as this council did) supported by Ministerial Guidelines as to their role and responsibilities.
- Automatic appointment of a Municipal Monitor where more than 50% of a council is comprised of new councillors, with the costs being met by LGV, in recognition of the need for intense and ongoing training by an independent expert.
- Annual performance reviews for individual councillors and the Council as an entity should be strongly encouraged, if not mandated, along with an annual development plan for each councillor.
- Identify other opportunities where deliberative engagement should be mandated by legislation to underpin the need for broader, community-based decision making, which could include planning scheme reviews.
- Identify opportunities for legislation to address the significant OHS issues raised by repeated abuse from individuals through written and verbal means. Councils must be supported by State legislation to be able to call out this behaviour and have some legal redress/course of action to inform repeat offenders that correspondence on the same issues will not be responded to and that repeated abuse of Officers will mean that it is reasonable to deny service other than the basic matters of rates, animal registration, permits and the like.
- Support from the integrity agencies for councils dealing with repeated abuse from community members to allow councils to implement proactive measures to ensure we provide a safe workplace that is free from abuse.

COMMUNITY ENGAGEMENT

One of the overarching governance principles in section 9 of *the Local Government Act 2020* is that the municipal community is to be engaged in strategic planning and strategic decision making.

9.5.1 Local Government Culture Project Submission (cont.)

LGV are undertaking sector wide engagement including:

- the 79 councils across Victoria
- Municipal Association of Victoria
- Victorian Local Governance Association
- Victorian Electoral Commission
- State integrity agencies such as the Local Government Inspectorate
- Local Government Professionals (LGPro)
- Australian Services Union (ASU)
- Gender Equality Advisory Committee (GEAC)
- Councillor Conduct Panel
- Chairs of the Panels of Administrators
- Local Government Mayoral Advisory Panel.

Council has not undertaken any external consultation in the development of its submission as Council as an entity has been asked to provide input around its experiences under the new *Local Government Act 2020*.

POLICY CONSIDERATIONS

Council Plans and Policies

Council's submission is consistent with the following strategies of Strategic Focus Area 6: Accountable. Transparent. Responsible:

- *Achieve the highest level of good governance across the organisation and as an elected Council*
- *Be accountable for the decisions we make and the quality of service we deliver*
- *Maximise public transparency and accountability around our performance and decision-making processes*
- *Embed gender equity principles across the organisation and proactively encourage reporting of any form of inappropriate behaviour.*

The suggested solutions outlined in Council's submission also work towards the implementation of the following initiatives outlined in the Council Plan:

- 6.4 *Implement an ongoing good governance training program for Councillors and staff, including self-assessment elements, which is monitored by the Audit and Risk Committee*
- 6.5 *Development and implementation of a comprehensive gender equity framework through policies, training and proactively acting on feedback from staff, Councillors and the community.*

Regional, State and National Plans and Policies

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that regional, state and national plans and policies are to be taken into account in strategic planning and decision-making.

Council's submission provides input into a State-wide review of the efficacy of the Local Government Act 2020 around conduct, roles and responsibilities.

9.5.1 Local Government Culture Project Submission (cont.)

LEGAL CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that Council decisions are to be made and actions taken in accordance with the relevant law.

Council's submission makes several suggestions as to how the Local Government Act 2020 could be strengthened and improved to provide councils and individual councillors with the best chance of success in undertaking their increasingly complex and challenging roles.

Council is also seeking additional legal avenues to effectively address escalating abuse from members of the community directed towards councillors and council staff in undertaking their duties due to significant occupational health and safety issues being raised by the behaviour of some community members over a sustained period of time. Such behaviour is not only an OHS issue, but also one that drains significant Councillor and Officer time and resources that could be better directed into delivering services and facilities.

Conflict of Interest Declaration

All officers, and/or contractors, involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Transparency

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the transparency of Council decisions, actions and information is to be ensured.

LGV do not intend to make submissions publicly available.

Council wishes to be transparent with its community around the challenges it has faced under the new Local Government Act and also share its experiences as to how Council and the administration are constructively working together, with the assistance of our Municipal Monitor, to achieve good governance and the best possible outcomes for our community.

One section of our submission has been redacted due to the fact that it provides personal information that would breach the *Privacy and Data Protection Act 2014*.

FINANCIAL VIABILITY CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the ongoing financial viability of the Council is to be ensured.

There are no impacts on Council's viability arising from Council's submission to the Culture Project.

SUSTAINABILITY CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

9.5.1 Local Government Culture Project Submission (cont.)

Council has put forward suggestions that would enable the elected body to provide the best possible social, economic and environmental outcomes for its community by being able to efficiently and effectively undertake its role.

Greater stability would be gained in adopting a federal senate/corporate board type approach to the electoral cycle, where only a portion of councillors are elected at one time.

Importantly, our submission highlights the need to 'level up' the divide between small rural councils and other, larger regional, interface and metropolitan councils, in terms of the foundation of strategic documents that would allow this Council to focus on broader strategies rather than operational issues that arise due to the absence of these documents.

State and Federal legislation assumes that all councils can fund and prepare significant strategic documents, including planning schemes, however often the work required to ensure this framework is in place can cost several hundred thousand dollars for one piece of the puzzle. This is unrealistic for a small council with a very limited rate base.

INNOVATION AND CONTINUOUS IMPROVEMENT

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is the pursuit of innovation and continuous improvement.

Council's submission provides several suggestions as to how the State, through legislative change, centralised programs and far more intensive councillor candidate training can support local government in further improving its performance and service to the community.

COLLABORATION

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that collaboration with other councils, levels of government and statutory bodies is to be sought.

Officers have attended a series of workshops and discussions held by the Municipal Association of Victoria and the Victorian Local Governance Association to discuss ideas and solutions to the issues raised by the Discussion Paper.

A workshop was also held with the Council to identify their ideas as to how best tackle the issues raised by LGV.

HUMAN RIGHTS CONSIDERATIONS

Council's submission to the Culture Project is consistent with the *Charter of Human Rights and Responsibilities Act 2006* as it supports:

- privacy and reputation
- freedom of thought, conscience, religion and belief
- freedom of expression
- taking part in public life
- fair hearing.

9.5.1 Local Government Culture Project Submission (cont.)

CONCLUSION

Council supports the review into council culture, and what measures can be adopted to support councils and individual councillors fulfil the extensive and important roles prescribed by the *Local Government Act 2020*.

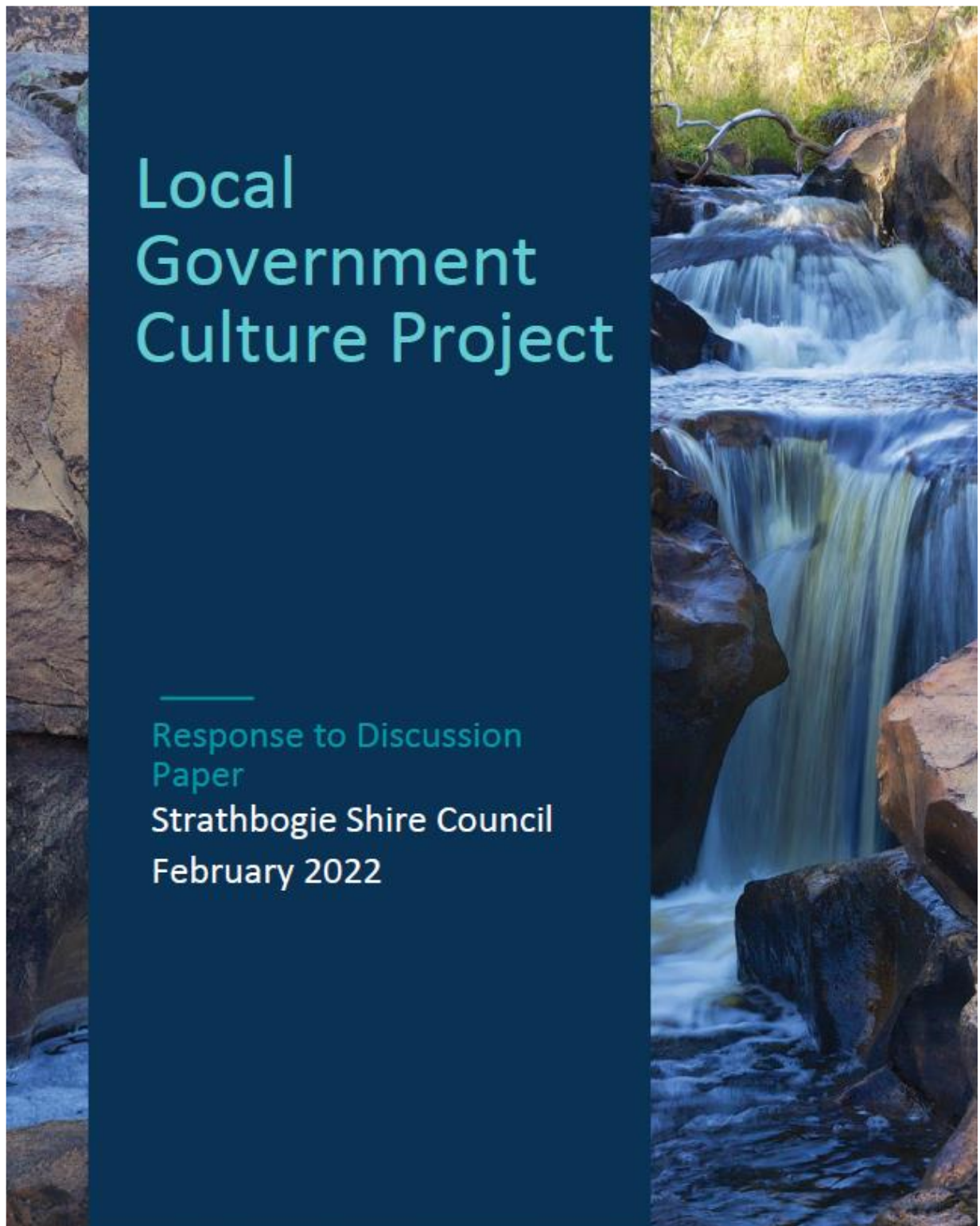
It is considered there is room for improvement in several key areas, particularly around supporting smaller councils, improved centralised training coordinated and provided by LGV and also reviewing remuneration for councillors to reflect that the work undertaken by our Mayor and Councillors is commensurate to those in larger regional cities and metropolitan areas.

The timelines for the outcomes of the review by LGV are unknown at this point in time. It is hoped, however, that due consideration will be given to our proposed solutions and that tangible change arises from this piece of work.

ATTACHMENTS

Attachment 1: Strathbogie Shire Council submission to the Local Government Culture Project February 2022

ATTACHMENT 1:



Question 1: The Local Government Act 2020 defines leadership roles and responsibilities. Does this require further role clarity? If so, which aspects require clarification and how may this be achieved (including legislative and non-legislative mechanisms).

REFLECTIONS

It is agreed that the 2020 Act defines leadership roles and responsibilities in a broad sense, however the difficulties in role definition, overlap and blurring occurs on a day-to-day basis.

Strathbogie Shire is comprised of seven Councillors representing five wards. Six new Councillors, with no former involvement in local government, were elected in October 2020. One incumbent Councillor was re-elected, however had only been in the role 6 months after being elected in a by-election.

What has been a real struggle for Councillors and the Administration alike is defining those boundaries between a Councillor role, the Mayor/Deputy Mayor role and that of the Administration.

We delivered an intensive six-month induction process, where sessions were held every Tuesday to get through the significant upskilling our new Council required, and we focussed on roles on numerous occasions – a weekly basis almost.

Despite this, role clarity and 'keeping in your lane' is still a challenge and will be an ongoing discussion.

Our proactive request for a Municipal Monitor was an indication that additional intervention was required. Six months down the track these are still weekly conversations that are had between Councillors, the Monitor and the Executive.

The fact that so many Municipal Monitors are in place across Victoria indicates that the current system is not working as effectively as it should.

Mandatory certification program for all election candidates

A centralised and far more comprehensive mandatory candidate certification program should be implemented, requiring completion of a number of 'units' focusing on the elements outline in the Act that must be covered by the induction process prior to a person being able to nominate for council.

Such a certification program would ensure that all candidates have not only concentrated their efforts on canvassing their communities but clearly understand the roles and responsibilities of a Councillor and the powers an elected council has.

Further, this type of pre-nomination certification process would ensure that all candidates are aware of the limitations of an individual councillor in terms of having no individual decision-making power as well as the limited remit of a Council as a decision making body itself.

This type of proactive approach would mean that the newly elected council could start to operate effectively far earlier in the piece rather than for it to take several months (should there be a significant turnover in councillors) for the Council to 'find its feet'.

Our Councillors believe it is vital that incumbent councillors who are standing for council are also required to undertake this certification process to ensure their ongoing development given legislation is always changing and the role of councillors forever evolving.

Helping councillors to focus on strategic issues – not potholes

In some ways the principles of the Act are undermined by the very nature of democracy - Councillors are contacted by our ratepayers and community members to discuss operational issues such as potholes, maintenance of parks, planning permit applications, local laws issues and the like. Very rarely do community members ask for action on more strategic issues during their day-to-day interactions with Councillors.

The daily issues raised with our Councillors are in and of themselves operational issues that need to be handled by the Administration. Despite putting systems in place, including a Councillor portal where day to day requests from the community can be entered into our customer request management system by a Councillor, every day Councillors receive calls and emails about these operational issues and are thus drawn into these operational matters.

From a councillor's perspective, it makes it incredibly difficult for them to feel like they are assisting their constituents unless they become involved in this level of operational detail and try to solve the community member's issue.

The Act needs to empower councillors to be confident in pushing back on the community around these day-to-day issues and referring matters to the Administration.

Relying on council policy and procedures has not been enough for councillors to push back, particularly when faced by persistent and increasingly aggressive and abusive customers.

State-wide community education about the strategic focus of councillors

But it is not just about what the Act says. It is what LGV and peak bodies representing local government need to do in terms of broader community education around roles and responsibilities.

Such education is mainly left for individual councils to deliver. When you are a small regional council with incredibly stretched resources, it is not possible to undertake these broader community education campaigns and really, education about the role of a councillor and the elected council is really a state-wide issue that needs to be driven by the State.

LGV, the MAV and other bodies such as the VLGA need to step up in terms of ongoing community education for the layperson to understand what the role and responsibilities are under the Act.

Furthermore, our Councillors have suggested that an information kit and guidance from LGV be provided to all councillors across the State in relation to how to communicate the message around focussing on strategic matters to their community and how to deliver the message that they are not involved in fixing potholes etc. This would ensure a consistent approach to this issue is adopted across the State, supporting the community education campaign outlined above.

Supporting all councils to meet a base level strategy and policy frameworks to help councillors focus on strategic matters

Our Councillors face a real challenge in focussing on the strategic realm when every day they are faced with the absence of key strategic documents such as:

- Precinct structure plans for our rapidly growing towns
- Farmland management strategy/rural land use strategy
- Developer contributions plans and overlays
- Open space strategies
- Community infrastructure strategies to support growth
- Comprehensive asset management plans.

Put simply, we lack the strategic framework that allows our Council to focus on the higher-level issues. This is because the lack of a comprehensive strategy framework gives rise to day-to-day operational issues being raised by members of the community.

Rate capping, combined with our small rate base, means that Strathbogie has never been able to commit scarce funds to the growing raft of high-level strategies (that cost hundreds of thousands of dollars to complete) that would provide a foundation for our Council and community.

For example, we are experiencing significant growth yet are unable to fund the strategic work required to introduce developer contributions overlays. Our community, through the deliberative engagement process undertaken for our Council Plan, were particularly vocal about the lack of infrastructure to support growing communities and the fact that ratepayers, rather than developers, were bearing the brunt of the expense for new and upgraded infrastructure.

This Council cannot afford the circa \$300,000 bill it would cost to prepare all of the necessary strategic justification and planning scheme amendment to address this issue.

The result is daily calls to Councillors about potholes, drainage issues, sealing of roads and so on rather than Council being able to focus on the broader strategic principles the 2020 Act mandates.

OUR SUGGESTED SOLUTIONS

Our suggestions as to how to address the issues raised by your question are:

- Make a clearer statement in the Act that councillors must focus on setting the strategic direction of council – all day operational issues and customer response management is the responsibility of the CEO and the Administration (ie help release councillors from the potholes and free up their time to focus on big picture issues)
- Develop and implement an ongoing state-wide community education campaign to clarify what the roles of a councillor, mayor and CEO/administration are to support councillors in concentrating on the strategic direction of the municipality
- Development of an information and communication kit for all councillors across Victoria to ensure the community receives a consistent message about a councillor's strategic focus and how to divert community members to the administration about operational issues
- Significantly strengthen the induction program for all election candidates – what was delivered for the 2020 Election was so broad and, frankly, ineffective. A series of compulsory workshops, leading to the certification to be a candidate, should be required to be completed as part of a candidate education program under the Act – not just answering a broad-brush questionnaire a few days before nominations close. This program should also include a pre-requisite to attend a minimum number of council meetings to gain an understanding as to how the elected Council implements its power and how Council meetings work.
- Provide a centralised state-wide councillor induction program rolled out on a regional basis through LGV and other peak bodies so that all councillors across Victoria are receiving the same induction program and key messages rather than relying on individual councils to implement the induction program. This way everyone gets a similar message, significant expense is saved for councils (and ratepayers) and councillors are provided with a networking opportunity that sets them up well for their

four-year term.

This model also means LGV would also have greater quality control around the induction program.

- Provide funds to smaller rural councils to ensure all councils have the same strategic framework in place to allow Councillors to focus on strategy, not on day-to-day issues that are caused by the lack of key strategic documents that are beyond our financial reach. If the 2020 Act is to be successful across the State, there must be a real and sustained effort by all State departments to support small rural councils in a 'levelling up' exercise. Otherwise, the State will continue to set small councils up to fail and the inequity between small councils and rural cities, interface and metropolitan councils will continue to widen.

Question 2: Given the diversity and experience of candidates' backgrounds, how can the local government sector improve leadership capability and better cultivate an environment of transparency, honesty, integrity and trust?

REFLECTIONS

The vast majority of candidates nominate with the best of intentions and a strong desire to represent their community.

We think that the new Act and cultural change within our Shire over the past two years (following the VAGO Fraud and Corruption in Local Government report) has driven significant advancements in terms of transparency, honesty, integrity and trust for not only the elected Council but the Shire's Administration.

Due to the VAGO report, Strathbogie Shire is acutely aware of how easy it is to erode trust across our community and how so very hard it is to gain that trust back.

Having said that, the improvement in the transparency of our Council meetings, the very small proportion of decisions made in camera, the level of community participation in Council meetings and the strong focus on community engagement and participation across all Council functions is a stark one. This has been partly driven by the 2020 Act but mainly by the lessons learned via the VAGO report and the community focus of our elected Council.

Our success in improving trust and transparency was reflected in our markedly improved Community Satisfaction Survey results in 2021.

However, as previously stated, 2020 saw the election of six Councillors with no prior local government experience and to be frank, little context around the role of the elected Council, Councillors and the incredibly challenging and complex set of services, facilities and statutory functions we deliver.

Removing remuneration barriers to achieve diversity and reflect the demanding role of being a councillor

Council is cognisant of the fact that councillor remuneration is currently under review as per the new provisions of the 2020 Act. Having said that, a discussion about leadership capacity cannot be divorced from the barriers current remuneration arrangements place in front of prospective candidates.

Our Council is defined as a small rural council. There are two other tiers above us whereby councillors receive more remuneration. This makes no sense.

The 2020 Act and other legislation prescribe mandatory requirements for all councils. This means our councillors have to perform the same duties as their counterparts at larger councils that receive more remuneration. Our Councillors represent disparate communities spread over a large geographic area – our metro counterparts may have to drive for 30 minutes to get to the other side of their municipality – ours have to drive 1 ½ hours!

Failure to remunerate councillors to reflect the increasing complexity of their role under the 2020 Act means that, particularly in small rural councils, younger people and those with families are often excluded from considering running as a candidate.

It is impossible to perform all of the duties of a councillor effectively and achieve the high standards of leadership and governance when paid \$21,000 a year. If you equate this to a 38-hour week, it is \$10.62 per hour.

Further, our mayor is paid \$62,000 whereas metropolitan mayors are paid up to \$100,000. There is no difference in the complexity or nature of the role, in fact we would argue that given our restricted resources, being a Councillor and Mayor is more difficult in a small rural council than our metropolitan counterparts where resources and funds are more readily available.

This means that the system favours those who are either retired or have a level of income that enables them to focus on council duties as their primary job. This is neither equitable nor achieves the State's own legislation around gender equity. It also means councils are not representative of their wider community in their complexion.

We wish to underline the clear nexus between remuneration and quality/diversity of candidates and also reflecting the very complex role that councillors now have to perform under the 2020 Act. Being a councillor today is very different from a councillor of even a decade ago.

Candidates transitioning from community advocates to Councillor

While each Councillor has leadership qualities in their own right, the nature of leadership required as a Councillor is often different to that gained through work and life experience given the public nature of the role.

One of the challenges for our Councillors has been making the transition to being leaders in their community and great community advocates to taking a step back and placing a little distance from their community roots in order to govern for the entire municipal community.

While electoral structure model changes should assist with this process, Strathbogie still operates in a five-ward structure. Until the new representational model is employed for us prior to the next election, challenges in making the transition from community advocate to shire-wide decision maker and advocate will persist.

But even with a new representative model, making the transition from a local community leader to someone who can make vital strategic decisions on behalf of the municipal community is incredibly challenging.

Adopting a Senate/Corporate Board approach to electing councils

The upheaval of electing an entire new Council every four years is a further destabilising factor as potentially the community and Administration have to 'start all over again' in terms of gaining that trust, transparency and positive cultural approach to Council business.

From our perspective, adopting the models used in the Federal Senate and for corporate boards would maintain some level of trust between Officers and the elected Council. Developing trust between our new Council has been a challenge for Strathbogie, which was exacerbated by the election of so many new councillors.

This type of election model would also enable incumbent councillors to impart their knowledge and 'buddy' a newly elected councillor. It provides for stability and continuity while also enabling change and renewal.

This would obviously require a change to the 2020 Act and coordination in terms of the next election and working out a transition program to the new election model through the 2024 election, however we believe it has significant benefits.

The election of only a portion of senators/board members works very effectively in other realms, so why would it not work for local government?

State-wide induction programs delivered by LGV

The provision of a State-wide induction program provided by LGV and peak bodies would enable Administrations to focus on the development of these relationships rather than ensuring the requirements for induction specified under the Act are ticked off via inhouse training.

Our Councillors also make the very valid argument that by the Administration delivering the induction program, it can actually foster a feeling of mistrust from the very beginning of their term and the impression that the Administration is setting the terms and lecturing the new council. Independent and centralised training would avoid this perception and allow Administrations and Council to focus on positive working relationships and strategic matters.

The centralised program could include:

- Governance 101
- Meetings procedures/Governance Rules 101
- Integrity framework 101
- Planning 101
- Finance 101
- Council plan and community vision 101

and so on.

Freeing up time and space for Officers, particularly the CEO, to develop the communication channels, trust and teamwork with the newly elected council is fundamental to the success of the organisation and the elected body. We know that this would have been highly beneficial for Strathbogie and may have headed off a number of the challenges we faced within the first year of this Council.

Mandatory Mutual Respect Charters

Another initiative that has helped foster a sense of respect between Councillors and Officers has been the adoption of a Mutual Respect Charter. The impetus for the development of this Charter was the series of councillor conduct complaints we received during 2020/21.

The Charter sets out the ground rules for how Councillors, Officers and Community Members are to behave, communicate and interact with each other.

This Charter has been an invaluable tool when addressing a number of issues including:

- Clarifying expectations around Councillor-to-Councillor behaviour
- Providing clear direction to Councillors and Officers to guide behaviour and interactions
- Staff to staff interactions and performance management (supplementing the Staff Code of Conduct)

- Calling out inappropriate behaviour of some of our community members in relation to verbal and written interactions with Councillors and Council staff.

OUR SUGGESTED SOLUTIONS

- Address the stark inequity in councillor/mayoral remuneration as a matter of urgency to encourage diversity in candidates and ensuring councils reflect the demographics of their community.
- It may be a radical approach, however the destabilising impact of electing a new Council every four years and the lack of continuity this brings could be addressed by electing only a proportion of Councillors each election – similar to the Federal Senate model. In terms of maintaining trust and a positive culture within the elected Council, this election model would enable incumbent Councillors to support newly elected representatives and help share the load with the Administration.
- The senate election model also provides the community with some continuity and familiarity with at least half of the Council.
- As stated under our response to Question 1, we believe a consistent and coordinated State-wide induction program and also a far more comprehensive pre-election compulsory candidate education program is essential to setting a context and focus for all candidates in how to build and adhere to transparency frameworks that will build the trust and integrity at an individual Councillor level as well as for the broader elected Council.
- Mandating the preparation and adoption of a mutual respect charter to augment the Councillor and Staff Codes of Conduct, but also having wider application to setting ground rules for community/Councillor interaction to enable us to call out abusive behaviour from community members.

Question 3: How successful have any existing initiatives been to promote strong leadership and build trust? Please provide case studies or examples of good practice that have worked well and could be considered for broader implementation.

REFLECTIONS

Our Councillor Code of Conduct was developed with significant involvement of Council. In particular, Councillors identified a list of *behaviours* that they believed would demonstrate adherence to the standards of conduct prescribed by the 2020 regulations. This approach was adopted to try and give meaning to the Code and practical examples as to how Councillors could implement its aims through their day-to-day work as a councillor.

Strathbogie Shire also took the unusual step of requesting an independent Municipal Monitor to be appointed to help Council and the Executive work through a series of issues.

This was after a number of initiatives were employed to address recurrent issues and Councillor Code of Conduct complaints including engaging a highly experienced mentor the Council and work through roles, responsibilities, what appropriate conduct looks like and developing trust with each other and the Administration.

Our proactive approach has delivered great outcomes for the elected Council, the Administration and our community.

Proactive use of Municipal Monitors

The introduction of a model for the Minister to deal with proactive requests such as ours must be put into place.

In reality, there will always be instances where a council needs intensive assistance and independent intervention (after a concerted effort has already been made by the council and Administration to deal with issues), so having the ability to call on the Minister to assist should be instigated.

Strathbogie did not want to wait until issues 'hit the front page' before external intervention was approved.

This goes to the very core of building integrity and trust and all of the values espoused by the 2020 Act – dealing with issues proactively and efficiently internally before it gets out of hand.

Our Monitor has provided invaluable insight and direction for the elected council and Executive alike. This has led to the maturity of relationships between both groups and has enabled all of us, individually, to self-reflect and grow.

We also strongly believe that where more than 50% of a council is comprised of new councillors that the Minister should automatically appoint a Municipal Monitor, with the costs being met by LGV.

This would enable an intensive training and induction program to be implemented in conjunction with the State-wide induction program but would allow the Monitor to provide constant and instant feedback during briefing sessions and allow one to one coaching to occur in a timely and cost-effective manner.

This proactive measure may well see the need for Monitors imposed by the Minister fall and community confidence and trust grow as early intervention prevents 'front page' headlines of poor councillor behaviour.

This model is likely to reduce pressures on other integrity agencies in relation to councillor behaviour given a robust and holistic approach to councillor induction is delivered by the State.

Clarifying role of Municipal Monitors

Clarity around how this proactive Monitor model works in the 2020 Act would be beneficial. Strathbogie is happy to provide further input and reflections on this for the Minister and LGV if given the opportunity.

One particular role our Monitor has undertaken is, after a Council resolution, participation in the CEO's annual performance review as part of the CEO's Employment and Remuneration Committee (confined to being during the Monitor's term with us). This has helped guide the Councillors conduct their first performance review for the CEO, which is a challenging skill set in and of itself for elected representatives (some of whom may never have conducted a performance review).

From a broader perspective, this independent involvement would help 'take the heat' out of many CEO performance reviews, particularly when there is a challenging relationship with the elected body. Across Victoria there have been a number of situations where annual reviews for a CEO have been used by councillors to pursue a particular line. While the new Act requires independent advice to form part of the Committee, should a monitor be in place, this needs to be part of their mandated duties to provide absolute clarity.

As part of a broader and ongoing good governance program, this Council will be undertaking a mid-term self-assessment, focusing on the councillor as an individual, Council as a whole

and between Council and the Executive. It is hoped that this will augment the work undertaken by our Monitor and provide an opportunity to identify any further training needs or initiatives to be employed in the second half of the council term.

Another alternative to drive continuous learning and development for councillors would be to mandate annual performance reviews and the introduction of annual development plans to ensure councillors are clear about the training they require and the areas of personal growth on which to focus. This could include a 360-degree review process that included other councillors and at least the CEO, if not the entire Executive.

OUR SUGGESTED SOLUTIONS

- The Act be amended to provide for a pro-active request for the appointment of a Municipal Monitor
- A Monitor be automatically appointed by the Minister where more 50% of a council is comprised of new councillors, with the costs being met by LGV, in recognition of the need for intense and ongoing training by an independent expert
- Ministerial Guidelines be developed to support this proactive Municipal Monitor model to ensure a consistent approach is implemented by all monitors
- One task that should be mandated in the Monitor's role is to participate on the CEO remuneration and employment committee during their term
- Self-assessments of individual councillors, council and the council/executive relationship should be strongly encouraged, if not mandated. LGV could take a lead and roll out a midterm self-assessment program across the State again to ensure consistency across the state and that all councils are operating under the same ground rules. Completion of the induction program in the first six months is not enough – the Act should mandate that ongoing programs be employed by all councils and self-assessments can help foster a maturity in relationships between councillors, the council and the executive.
- Introduction of an annual councillor performance review process, possibly with 360-degree feedback as a key input, which then informs the basis of an annual development plan.

Question 4: Mention is made through consultation of local government being a 'parliament of opposition as opposed to a diverse board of the community'. What needs to change to better align Councillors and Mayors to effectively achieve community-based objectives and better operate as a diverse board of the community?

REFLECTIONS

As outlined under Question 1, this is a constant tension with the way the Ward based electoral model currently stands in Strathbogie, however this will be addressed by our forthcoming electoral representation model review.

However, the aforementioned comments about being drawn into 'rates, roads and rubbish' by community members would be a continual challenge for elected representatives even under an undivided municipality electoral model.

There has been one stand out success for our Council in terms of the new 2020 Act – the mandate for deliberative engagement around the community vision and council plan.

Although it was confronting for Councillors and Officers alike to empower our Community Panel of 35 people to write the Community Vision, with the commitment that not a word would be changed by either of the aforementioned, it has led to a sense of real community ownership in the Vision and Plan.

While it was a significant financial impost on this Council to spend around \$100,000 on community engagement for the Plan and Vision, it provided Councillors and the Administration with strong, community led direction for all that we do.

This deliberative engagement process has also led to true municipal wide planning, strategy and decision making.

Strathbogie also made the decision to integrate the Municipal Public Health and Wellbeing plan into the Council Plan to ensure that deliberative engagement underpinned the implementation of our statutory obligations under the *Public Health and Wellbeing Act 2008*.

The strong focus on meaningful, municipal wide consultation under the 2020 Act has diverted a substantial amount of financial and human resource into the creation of a Communications and Engagement Department. Until now, such a team has been considered a luxury that could only be afforded by our metropolitan and regional city cousins.

However, the mandate for all councils to adopt this model, whilst being a challenge financially, has led to a fundamental shift in how this Council engages and empowers the community to provide input into key strategies, financial planning and more routine decisions such as those made under the *Planning and Environment Act 1987*.

Broadening deliberative engagement mandates – eg planning scheme reviews

Broadening mandates for deliberative engagement, such as introducing the same mandate into other legislation such as the *Planning and Environment Act 1987* for statutory roles performed by councils such as a planning scheme review, means that inclusive and meaningful municipal wide decision making and representation can be entrenched across all key functions of a council.

The one challenge we do face on a daily basis, however, is explaining to the community that consultation doesn't mean gaining consensus.

It would not be to make any decisions at all if consensus is to be gained and this is a challenge which faces us all with the shift to deliberative engagement.

We know it will take time for the layperson to understand that seeking input and guidance from the community doesn't mean that a particular view will triumph over another, or that lobbying by a small portion of the community will result in a decision being made to favour that particular group's view. That is, decisions have to be made for the greatest benefit of the whole municipal community, not the vocal minority.

This is why we make it clear which level of IAP2 engagement spectrum we are adopting but it will take time for the community to understand the parameters of various engagement levels.

Regional collaboration

On a different tangent, the mandate to seek regional collaboration with other councils also helps build a broader decision-making perspective for Councillors as well as the Administration/delegated officers. While this is still a challenge for both parties given it is breaking with the traditional local government model, Strathbogie is seeking meaningful

collaboration with our neighbours in the hope that it derives greater efficiency and financial viability.

OUR SUGGESTED SOLUTIONS

- Identify other opportunities where deliberative engagement should be mandated by legislation to underpin the need for broader, community-based decision making. This could include planning scheme reviews, municipal public health and wellbeing plans (where not incorporated into the Council Plan).
- Promotion of multi council collaboration by LGV, along with other regional departments/entities such as DELWP/DEDJTR/EPA, as part of developing a broader decision-making context.

Question 5: How could the candidate and induction training support be improved to ensure genuine engagement and sustained understanding of the role and responsibilities of Councillors?

REFLECTIONS

Please refer to our response and suggested solutions under Questions 1 and 2.

Suffice to say, the mandatory candidate training was very superficial and ineffective. The induction program was rushed and there was no consultation between LGV and councils to develop a meaningful program.

It is hoped that LGV will work far more collaboratively with councils, particularly small rural councils, to develop a far more effective candidate certification program.

We believe it is essential for all candidates, regardless of where they wish to nominate, to understand the challenges faced by the spectrum of councils from metropolitan to fringe to regional to small rural.

This broader perspective for candidates can also support the initiatives implemented by LGV under Question 4 in terms of ensuring a broader perspective to decision making is fostered from the very moment someone decides to be a candidate.

Question 6: How can the local government sector work to formalise a structured professional development pathway for Councillors and Mayors?

REFLECTIONS

Our previous answers have talked about a coordinated, State-wide induction program to ensure councillors receive the same messages, the same quality of induction and are provided with diverse networking opportunities.

We have also talked about mandating self-assessments, at least mid-term, if not annually so that there is self-reflection on performance of individual councillors, the council itself and its working relationships with the Executive. We have highlighted the need for annual performance reviews and implementing development plans.

We would also like to broaden the State-wide induction campaign to an ongoing, coordinated and mandatory annual good governance training program developed and implemented by LGV. This would ensure ongoing development and also support the upskilling of all councillors to ensure they have the leadership skills and expertise to stand for mayor – that is all councillors are trained to a common standard to ensure they meet the leadership skill standards required of the mayoral position.

Our previous comments on the matter of councillor remuneration are again relevant to the discussion around professional development pathways and enabling a broad cross-section of our community to stand for council.

We believe that by implementing these initiatives that the foundations of a professional development pathway will be created, that can be built upon in the future as the induction process and self-assessment process is bedded down.

OUR SUGGESTED SOLUTIONS

- Development and implementation of an ongoing annual mandatory good governance program to upskill all councillors across the State to develop the capabilities of undertaking the mayoral role. The costs of this program would be met by LGV as part of their proactive support to assist councils in meeting the standards they have prescribed for local government via the 2020 Act.

Question 7: How can awareness be raised on the best ways to harness social media to ensure a consistent management approach – covering monitoring, appropriate usage, and the consequences of negative usage?

REFLECTIONS

This has not been an issue for Strathbogie Shire Council given our centralised approach.

We believe it would be useful to issue Ministerial Guidance around ensuring that any social media pages for individual councillors falls under council policy to avoid personal content and views of the individual councillors being mixed up with council created content.

There must be a clear distinction between content that contains the personal views of an individual (who also happens to be a councillor) and the content of an individual undertaking their role as an elected councillor.

Only a few of our councillors have their own social media pages but they are managed by our Communications and Engagement team to ensure content is compliant with the 2020 Act and also privacy legislation.

Content is developed by our Communications and Engagement Team, with input from Councillors as required, to ensure it is consistent with the conduct principles of the Act.

Building trust between the Comms team and the elected council is key to this approach being effective, which has been made relatively easy at Strathbogie due to the competence of our comms experts.

Providing clear guidance to Councillors as to how social media is to be used as part of the induction program, setting the ground rules early, has also been the key to our success.

The need to clearly set ground rules during the Election Period through the Election Period Policy is also important.

OUR SUGGESTED SOLUTIONS

- We suggest that every council adopt our centralised social media approach to avoid any possible misuse or miscommunication via individual mayoral or councillor social media pages and the avoidance of personal views held by an individual being mixed up with information being provided by that same person as an elected councillor.

Question 8: Do you think that any amendments to the Local Government Act 2020 are required to deal with the usage of social media? How should social media harassment be defined and what mechanisms could be introduced into the Act?

Taking action under OHS obligations to address verbal and written abuse from the community

The challenge with social media platforms is the mediation of comments on the Shire's social media pages.

There has been a marked increase in derogatory and abusive comments from some individuals in our community to social media posts and this is moderated by Comms staff, however it is an ongoing challenge and resource intensive.

It is also a fine line between free speech and being abusive, derogatory and inappropriate.

This issue is becoming an increasingly challenging OHS issue for Council to ensure all of our Councillors, our Monitor and Officers operated in a safe workplace.

However, it is not just social media harassment that our Councillors and staff face – the main form of abuse we receive (often from repeat offenders who are relentless in their correspondence) is via email.

A number of our repeat offenders are of a cohort that are not inclined to use social media, which is a saving grace in some respects, however this means that abuse is served via emails.

The need for more legal tools to address abuse

Our Mutual Respect Policy and our new Complaints Policy have been developed to address growing abuse of officials and staff, however we are finding we have very few formal legal tools to employ when the abuse is ongoing and takes a disproportionate amount of Officer and Councillor time to manage.

Our Complaints Policy reflected recommendations from the Victorian Ombudsman in terms of dealing with serial complainants, however again a policy does not have any legal teeth. Below is an extract from our Policy (Section 11):

UNREASONABLE CONDUCT BY CUSTOMERS/COMPLAINANTS

Unreasonable conduct by customers is any behaviour which, because of its nature or frequency, raises substantial health, safety, wellbeing, resource or equity issues for our organisation, our people, other service users and customers or the customer themselves. It is behaviour that is inconsistent with Council's Mutual Respect Charter.

Unreasonable conduct by customers can be categorised as the following:

Unreasonable persistence

Unreasonable persistence is continued, incessant and unrelenting conduct by a

customer that has a disproportionate and unreasonable impact on the Council, our people, services, time and/or resources and where a complaint about the same issue, action, decision or service has already been investigated and responded to.

<i>Unreasonable demands</i>	<i>Unreasonable demands are demands (express or implied) that are made by a customer that have a disproportionate and unreasonable impact on our people, services, time and/or resources.</i>
<i>Unreasonable lack of cooperation</i>	<i>Unreasonable lack of cooperation is an unwillingness and/or failure by a customer to provide relevant or organised information in order to cooperate with our organisation, staff, or complaints system and processes that results in a disproportionate and unreasonable use of our services, time and/or resources</i>
<i>Unreasonable arguments</i>	<i>Unreasonable arguments include any arguments that are not based on reason or logic, that are incomprehensible, false or inflammatory, trivial or incoherent and that disproportionately and unreasonably impact upon our organisation, staff, services, time and/or resources.</i>
<i>Unreasonable behaviour</i>	<i>Unreasonable behaviour is conduct that is unreasonable in all circumstances – regardless of how stressed, angry or frustrated that a customer is – because it unreasonably compromises the health, safety, wellbeing and security of our people, other service users or the customer themselves.</i>

As set out in our Mutual Respect Charter, Council has a zero-tolerance policy towards harm, abuse or threats directed towards our staff, contractors, volunteers and Councillors. Any conduct of this kind will be dealt with under this policy and in accordance with our Occupational Health and Safety Management system policies and procedures.

Responding to and managing unreasonable conduct by a customer

Unreasonable conduct by a customer will generally be managed by limiting or adapting the ways that we interact with and/or deliver services to customers by restricting:

<i>Who they have contact with</i>	<i>For example, limiting a customer to a sole contact person in our organisation.</i>
<i>What they can raise with us</i>	<i>For example, restricting the subject matter of communications that we will consider and respond to.</i>

When they can have contact	<i>Limiting a customer's contact with our organisation to, for example, a particular time, day or length of time, or curbing the frequency of their contact with us.</i>
Where they can make contact	<i>For example, limiting the locations where we will conduct face-to-face interviews to secured facilities of the office.</i>
How they can make contact	<i>Limiting or modifying the forms of contact that the customer can have with us. This can include modifying or limiting face-to-face interviews, telephone and written communications, prohibiting access to our premises, contact through a representative only, taking no further action or terminating our services altogether.</i>

When using the restrictions provided in this section, we recognise that discretion will need to be used to adapt them to suit a customer's personal circumstances, level of competency, literacy skills etc. In this regard, we also recognise that more than one strategy may need to be used in individual cases to ensure their appropriateness and efficacy.



It would be most helpful if there was some trigger in the 2020 Act to clearly state that service can be reasonably denied to repeatedly abusive community members, provided that other measures have been employed to warn the community member of the ability to take action against such behaviour. There must be a legal option to significantly restrict or deny service.

We have explored options around seeking Orders from the Court, however such orders only relate to individuals rather than to an organisation. Being a public organisation, some people in our community believe that they have the right to say and do what they wish to Councillors and Officers without repercussions.

Living proof

To provide an example of sustained abuse received by our CEO, Mayor and Monitor in recent times, here are some statistics and just a sample of the statements made in correspondence received in the recent past (deidentified of course):



[REDACTED]

Support from LGV and Integrity Agencies

We say that this behaviour must be able to be challenged by councils and that this must be a priority for LGV. A new approach must be supported by the Ombudsman's Office and other agencies that form the State's integrity watchdog framework.

In other words, we need the support of LGV and integrity agencies to call out this behaviour and clearly state that they cannot be used as vehicles to condone such action or only offer tepid support for Councils when they take decisive action against such abuse.

OUR SUGGESTED SOLUTIONS

- Identify opportunities for legislation to address the significant OHS issues raised by repeated abuse from individuals through written and verbal means.
Councils must be supported by State legislation to be able to call out this behaviour and have some legal redress/course of action to inform repeat offenders that correspondence on the same issues will not be responded to and that repeated abuse of Officers will mean that it is reasonable to deny service other than the basic matters of rates, animal registration, permits and the like.
- Support from the integrity agencies for councils dealing with repeated abuse from community members to allow councils to implement proactive measures to ensure we provide a safe workplace that is free from abuse.

9.5.2 Chief Executive Officer Performance Review

Author: Independent Member of the Chief Executive Officer Employment and Remuneration Committee on behalf of the Mayor

Responsibility: Mayor Binks

EXECUTIVE SUMMARY

Council appointed a Chief Executive Officer (CEO) Employment and Remuneration Committee comprising the Mayor (Cr Binks), Cr Raeburn, Cr Hourigan and the Municipal Monitor (Janet Dore) as the Independent Member to review, discuss and recommend to Council matters required by section 44 of the *Local Government Act 2020* in relation to the CEO.

The Act and Council's policy, the Chief Executive Officer Employment and Remuneration Policy, set the parameters for assessing performance, contractual obligations, and remuneration.

RECOMMENDATION

That Council:

- 1. Note the recommendations of the Chief Executive Officer Employment and Remuneration Committee following the completion of the annual performance review process.***
- 2. Approve the Key Performance Indicators recommended by the Chief Executive Officer Employment and Remuneration Committee for the period 15 March 2022 to 14 March 2023.***
- 3. After undertaking a benchmarking exercise with like Councils across the state, increase the Chief Executive Officer's remuneration package by the Australian Consumer Price Index, which was 3.5% for the previous twelve months at December 2021, backdated from 12 January 2022.***
- 4. Approve in principle that the Chief Executive Officer's contract be extended for two years from the date of the current contract, to expire on 12 January 2025.***
- 5. Confirm the approval in principle to extend the Chief Executive Officer's contract at its July 2022 meeting.***

PURPOSE AND BACKGROUND

The Chief Executive Officer (CEO) was appointed on 13 January 2020 for three years, expiring on 12 January 2023.

Clause 2.3 of the contract requires Council to decide, within six months of the expiry date whether to advertise the position or re-appoint the incumbent.

9.5.2 Chief Executive Officer Performance Review (cont.)

The incumbent has requested an extension of two years, taking the term to five years, expiring on 12 January 2025.

Clause 5.6 of the current contract covers remuneration and requires, within two months of the formal review, consideration of incumbent performance, Consumer Price Index, market rates, new or enhanced skills.

Whilst the CEO was appointed with a mandate for change, the COVID19 pandemic and continuing restrictions increased the degree of difficulty internally for the first ten months of her tenure and in November 2020 a new Council was elected with six out of seven new Councillors.

The new *Local Government Act 2020* requires a different, strategic, approach to Council activities and roles of Councillors.

Election timing in November left little time to induct Councillors, prepare a budget, and commence deliberative community engagement processes necessary for the Council Plan adoption.

All these factors presented an unprecedented challenge for the CEO and Councillors which ultimately led to the appointment of a Municipal Monitor for six months.

Committee Considerations

Council's CEO Employment and Remuneration Policy (link to Policy) states:

The Council and the CEO Employment and Remuneration Committee will carry out functions related to the appointment, remuneration and performance appraisal of the CEO in accordance with the following principles:

- *fair and transparent decision-making principles that are applied consistently*
- *decision making criteria that are relevant, objective and available to the person subject to decisions made under this policy*
- *decisions and actions that achieve the highest standards of good governance*
- *use of clear and comprehensive documentation to ensure decisions are capable of independent review*
- *basing employment decisions on the proper assessment of an individual's work-related qualities, abilities and potential against the genuine requirements of the role*
- *decisions to appoint a CEO are based on merit*
- *decisions are made through an equal opportunity lens.*

Specifically, the Policy requires the Committee to:

- *Conduct the performance review of the CEO and make recommendations to the Council on matters including whether:*
 - *the CEO meets the performance criteria*
 - *the CEO has undertaken the required personal and professional development*

9.5.2 Chief Executive Officer Performance Review (cont.)

- *to vary the performance criteria, professional and personal development plan, remuneration, or other terms and conditions of the contract.*

Discussions with the CEO have been conducted throughout the process as required by the Policy.

Performance assessment

It was agreed that overall, the CEO has performed remarkably well against the performance criteria and has led the organisation through significant adjustments in response to new Council priorities. She has been supported by a committed executive team who understand the challenges and areas for improvement.

The ratings on the Key Performance Indicators (KPIs) form **Attachment 1** in Item 13 of this Agenda, under Confidential items given the information relates to confidential information and therefore will be considered in a closed part of the meeting under section 66(2)(a) and section 3 (Definitions) of the *Local Government Act 2020*, specifically because the confidential information relates to the following definition under the Act:

- (f) *personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.*

Professional development

Opportunities for professional development have been limited throughout 2021 but the CEO participates in regional and state forums where policy and practical issues are discussed for mutual benefit. Mentoring and/or coaching would also be valuable.

Personal development (or lack of it) is a key risk for any CEO, especially within the context outlined earlier in this report. The job demands extended hours but should also provide flexibility to allocate rest and reflection periods. Each Mayor during the assessment period has counselled the CEO to give herself time to refresh and should continue with any Mayor.

Contractual and other matters

Consideration by the Committee of the CEOs request for a two-year extension of the current contract has concluded that in all the circumstances it should be granted. The following reasoning has been applied to Committee discussions:

- It is open to Council to extend the contract under both the policy and the legislation
- Continuity of leadership is crucial in a period of change and uncertainty
- CEO performance has been rated as more than satisfactory
- The organisation is responding to the CEO's leadership
- CEO commitment is extraordinary, is willing to admit mistakes and look for solutions.

Of course, there are some matters for improvement identified by both the Committee and Councillors, and these are reflected in the proposed KPIs that form **Attachment 2** under Item 13 Confidential Items.

9.5.2 Chief Executive Officer Performance Review (cont.)

Adjustment to the remuneration in an extended contract is based on benchmarking with similar Councils which found that the current package is around the middle of the range and should be limited to a CPI increase.

Professional development opportunities should be discussed with the Mayor and approved appropriately. Possibilities include a suitable leadership program. Encouragement for personal development should continue from the Mayor of the day.

POLICY CONSIDERATIONS

Council Plans and Policies

The annual CEO review has been undertaken in accordance with the CEO Chief Executive Officer Employment and Remuneration Policy.

LEGAL CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that Council decisions are to be made and actions taken in accordance with the relevant law.

The CEO review has been undertaken in accordance with the provisions of the *Local Government Act 2020*.

Conflict of Interest Declaration

All officers, and/or contractors, involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Transparency

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the transparency of Council decisions, actions and information is to be ensured.

Aspects of the information supporting this report have been included as confidential attachments given they relate to personal information as defined by the *Local Government Act 2020* and the *Information Privacy and Data Protection Act 2014*.

Having said that, the maximum possible amount of information is provided in this public report.

FINANCIAL VIABILITY CONSIDERATIONS

One of the overarching governance principles in section 9 of the *Local Government Act 2020* is that the ongoing financial viability of the Council is to be ensured.

Recommendations made in relation to the CEO's remuneration in this report can be accommodated from within existing budget allocations.

HUMAN RIGHTS CONSIDERATIONS

There are no impacts in relation to the *Charter of Human Rights and Responsibilities Act 2006* arising from this report.

9.5.2 Chief Executive Officer Performance Review (cont.)

CONCLUSION

The annual CEO review has been undertaken by the CEO Employment and Remuneration Committee in accordance with the CEO Employment and Remuneration Policy.

Adjustment to the CEO's remuneration in an extended contract is based on benchmarking with similar Councils which found that the current package is around the middle of the range and should be limited to a CPI increase.

Professional development opportunities should be discussed with the Mayor and approved appropriately and additionally, encouragement for personal development should continue from the Mayor of the day.

ATTACHMENTS

Attachment 1: Proposed Chief Executive Officer Key Performance Indicators for the Period 15 March 2022 to 14 March 2023

APPENDICES

Appendix 3: Existing Key Performance Indicator Ratings - CONFIDENTIAL

ATTACHMENT 1:

Community Satisfaction KPI	
KPI	MEASUREMENT
Participate in State run survey	<ol style="list-style-type: none"> 1. Report results to Council by June 2022 2. Prepare Action Plan for maintenance and improvement by April 2022 3. Report to Council on progress in regular CEO report.

Staff Culture KPI	
KPI	MEASUREMENT
Develop a Shire specific survey and administer annually	1. Results reported to Council within 2 months of receipt
Prepare an Action Plan for maintenance and any necessary improvement	2. Advise Council of Action Plan in CEO report
Monitor progress of Action Plan in CEO report to Council	3. Quarterly report to Council on Action Plan progress

Budget Management KPI	
KPI	MEASUREMENT
Regular budget reports on operational and projects status	1. Quarterly reports to Council
Streamlined budget preparation process incorporating community consultation	2. Annually by June 30
Regular reports on project tracking status	3. Quarterly reports to Council
External funding activity reported to Council	4. Quarterly reports to Council

External Relationships KPI	
KPI	MEASUREMENT
Maintain relevant government, community and private sector networks	1. Conduct stakeholder survey
Track, and report to Council regularly, opportunities for grants available and applications submitted	2. Quarterly CEO report

Council Plan KPI	
KPI	MEASUREMENT
Report to Council on actions taken to achieve the Plan	1. Twice yearly update

9.5.3 Monthly Performance Report

The March 2022 Monthly Performance Report includes reports as follows:-

- Building Department – February 2022 Statistics
- Planning Department – Planning Application Approvals – Development Cost (Capital Improved Value) - February 2022
- Customer Enquiry Analysis Report – Report for February 2022
- Waste Management Reporting ~ Year to Date – February 2022
- Actioning of Council Reports Resolutions – Council Meeting 15 February 2022
- Outstanding Actions of Council Resolutions to 28 February 2022
- Review of Council Policies and Adoption of new Policies – February/March 2022
- Records of Informal Council Briefings / Meetings – 1 to 28 February 2022

By reporting on a monthly basis, Council can effectively manage any risks that may arise. The Business Management System will also incorporate Council's corporate goals and objectives.

RECOMMENDATION

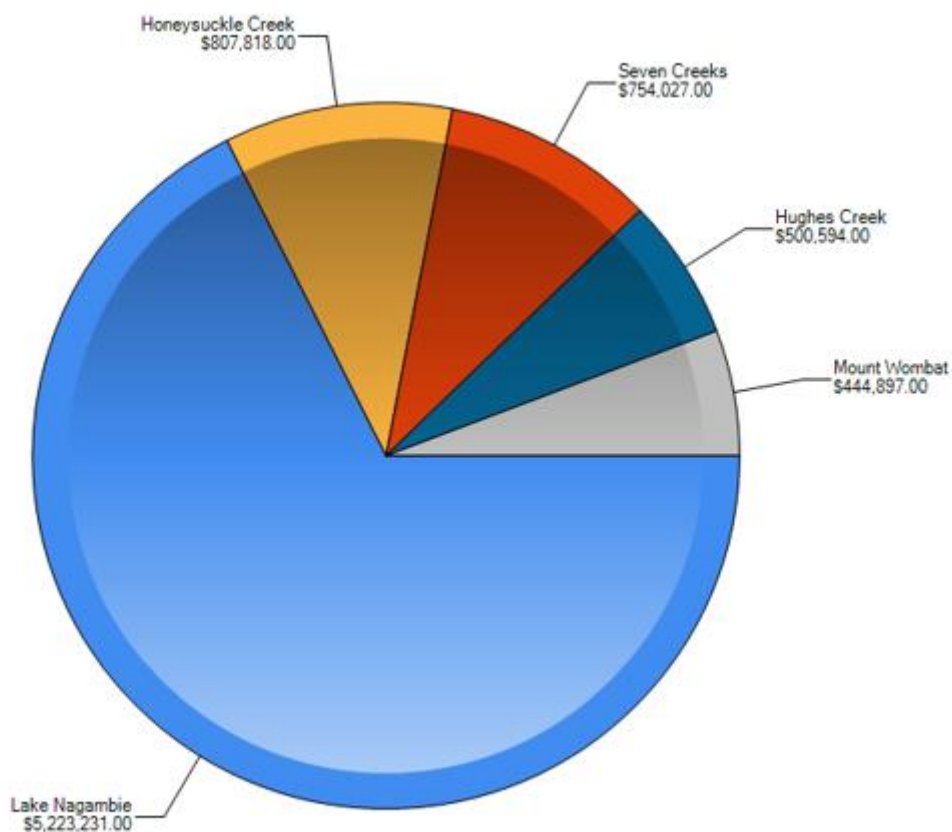
That the report be noted.

BUILDING ACTIVITY

FEBRUARY 2022

A report on new building permits recorded in Council's building permit register in February 2022

Sum(Cost Of Works Number)	Number of Lodgements	Ward
\$807,818.00	7	Honeysuckle Creek
\$500,594.00	5	Hughes Creek
\$5,223,231.00	10	Lake Nagambie
\$444,897.00	4	Mount Wombat
\$754,027.00	7	Seven Creeks
\$7,730,567.00	33	



Honeysuckle Creek

Permit Number	Permit Date	Works	Building Use	Town	Cost Of Works
2341739846648	25/02/2022	Construction of	Farm Shed	Balmattum	\$111,998.00
3179388715610/0	9/02/2022	Construction of	Shed	Violet Town	\$26,181.00
3768061439124	17/02/2022	Construction of	Carport	Violet Town	\$9,700.00
3819878140973	18/02/2022	Construction of	Garage	Violet Town	\$11,500.00
4354425128723	3/02/2022	Construction of	Machinery Shed	Boho South	\$32,450.00
4520284057904	28/02/2022	Construction of	Dwelling & Garage	Violet Town	\$334,241.00
8480081116319	16/02/2022	Alterations & Additions to	Dwelling	Baddaginnie	\$281,748.00
					\$807,818.00

Hughes Creek

Permit Number	Permit Date	Works	Building Use	Town	Cost Of Works
5561203638663	16/02/2022	Construction of	Store Shed	Avenel	\$51,203.00
6028360304312	21/02/2022	Construction of	Dwelling & Garage	Avenel	\$274,178.00
8004816740399	2/03/2022	Construction of	Glass Enclosure	Avenel	\$51,968.00
8773409818950	21/02/2022	Construction of	Carport & Verandah	Longwood	\$25,245.00
9213350374832	11/02/2022	Construction of	Shed	Mangalore	\$98,000.00
					\$500,594.00

Lake Nagambie

Permit Number	Permit Date	Works	Building Use	Town	Cost Of Works
2618300569599	23/02/2022	Construction of	Verandah	Nagambie	\$16,000.00
2766489883172	13/02/2022	Construction of	Dwelling & Garage	Kirwans Bridge	\$1,092,573.00
2896931656410	10/02/2022	Construction of	Dwelling & Garage	Nagambie	\$441,900.00
3984640311076	21/02/2022	Construction of	Shed	Nagambie	\$34,713.00
5587605122393	18/02/2022	Construction of	Swimming Pool	Nagambie	\$92,213.00
5911164720556	23/02/2022	Construction of	Carport & Shed	Goulburn Weir	\$26,000.00
6259446114206	1/02/2022	Construction of	Dwelling & Garage, Pool, Pool house, Pool safety barrier	Mitchellstown	\$3,107,675.00
771382718763	17/02/2022	Installation of	Pool, Pool safety barrier	Nagambie	\$53,510.00
8525796033084	25/02/2022	Construction of	Swimming Pool, Swimming Pool Barrier	Nagambie	\$51,500.00
9647049852710	2/03/2022	Construction of	Dwelling & Garage	Nagambie	\$307,147.00
					\$5,223,231.00

Mount Wombat

Permit Number	Permit Date	Works	Building Use	Town	Cost Of Works
2060065331195	14/02/2022	Construction of	Dwelling	Longwood East	\$310,870.00
8593809739229	4/03/2022	Construction of	Dwelling	Ruffy	\$30,000.00
8890849656706	21/02/2022	Construction of	Farm Shed	Creightons Creek	\$92,798.00
9974458680650	16/02/2022	Construction of	Verandah	Ruffy	\$11,229.00
					\$444,897.00

Seven Creeks

Permit Number	Permit Date	Works	Building Use	Town	Cost Of Works
1893373590596	9/02/2022	Construction of	Detached Dwelling & Garage	Euroa	\$322,630.00
2495377075258	18/02/2022	Alterations & Additions to	Dwelling	Miepoll	\$150,000.00
4053545759810	21/02/2022	Construction of	Store Shed	Euroa	\$36,624.00
4807525164098	11/02/2022	Construction of	Shed	Euroa	\$40,833.00
5016777459871	21/02/2022	Construction of	Toilet/Shower Block	Euroa	\$42,000.00
5223454442835	23/02/2022	Construction of	Shed	Euroa	\$15,950.00
9052156836533	14/02/2022	Re-erection of	Roof, Re-stump Dwelling	Euroa	\$145,990.00
					\$754,027.00

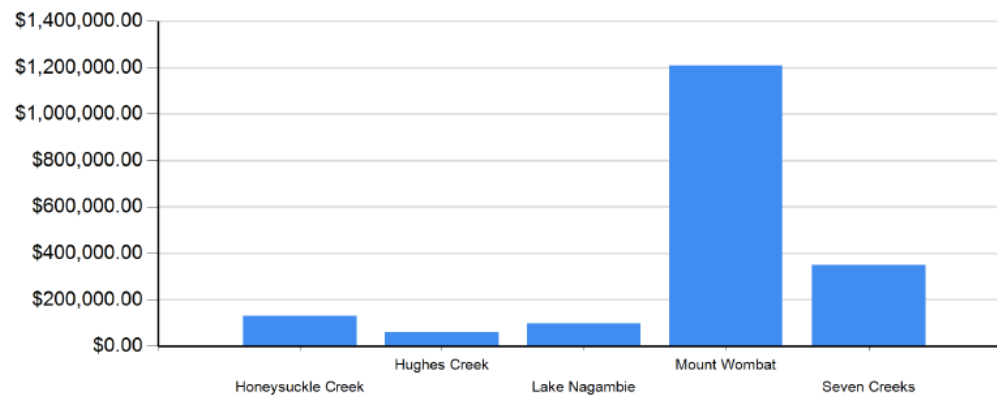
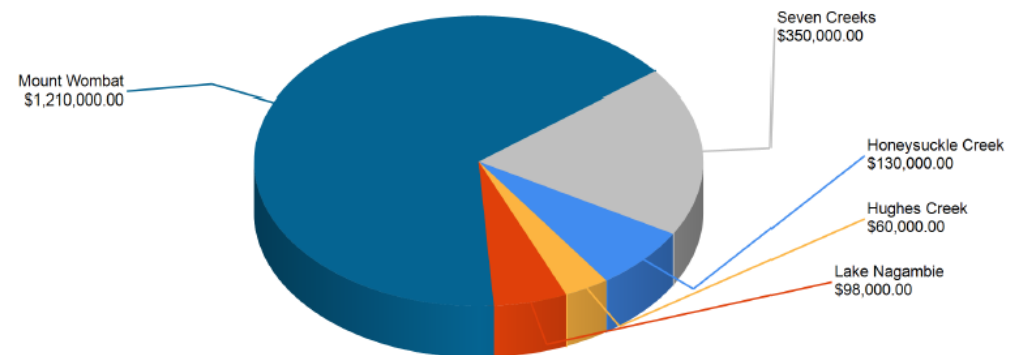
PLANNING APPLICATION APPROVALS – DEVELOPMENT COST (CAPITAL IMPROVED VALUE)
FEBRUARY 2022



Planning Applications Determined

February 2022

Honeysuckle Creek	\$130,000.00
Marraweeney	\$130,000.00
Hughes Creek	\$60,000.00
Longwood	\$60,000.00
Lake Nagambie	\$98,000.00
Nagambie	\$98,000.00
Mount Wombat	\$1,210,000.00
Euroa	\$480,000.00
Euroa	\$450,000.00
Gooram	\$280,000.00
Seven Creeks	\$350,000.00
Euroa	\$350,000.00
Total Value	\$1,848,000.00



CUSTOMER ENQUIRY ANALYSIS REPORT - REPORT FOR FEBRUARY 2022



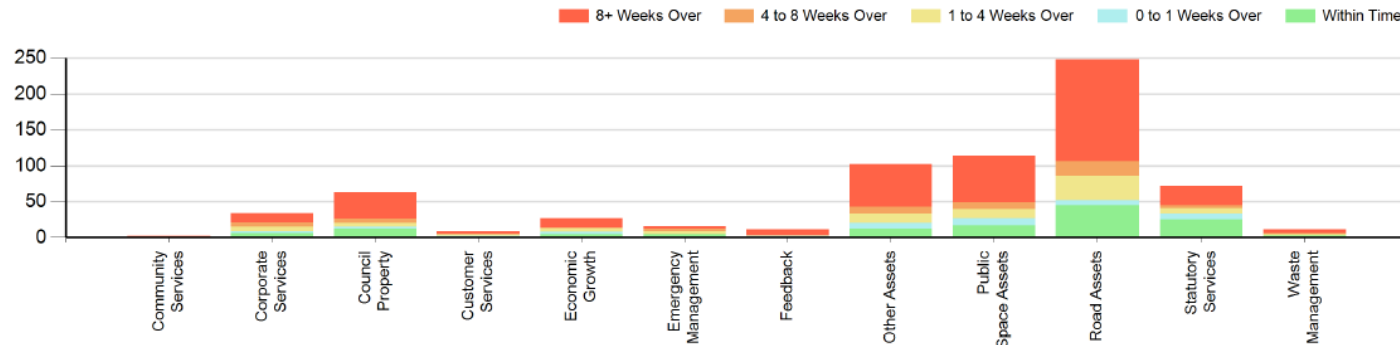
Request Throughput Analysis

01/02/2022 to 28/02/2022

C N O R	Complete / New	> 80%	50-80%	< 50%
	Overdue / Remaining	< 33%	34-70%	> 70%

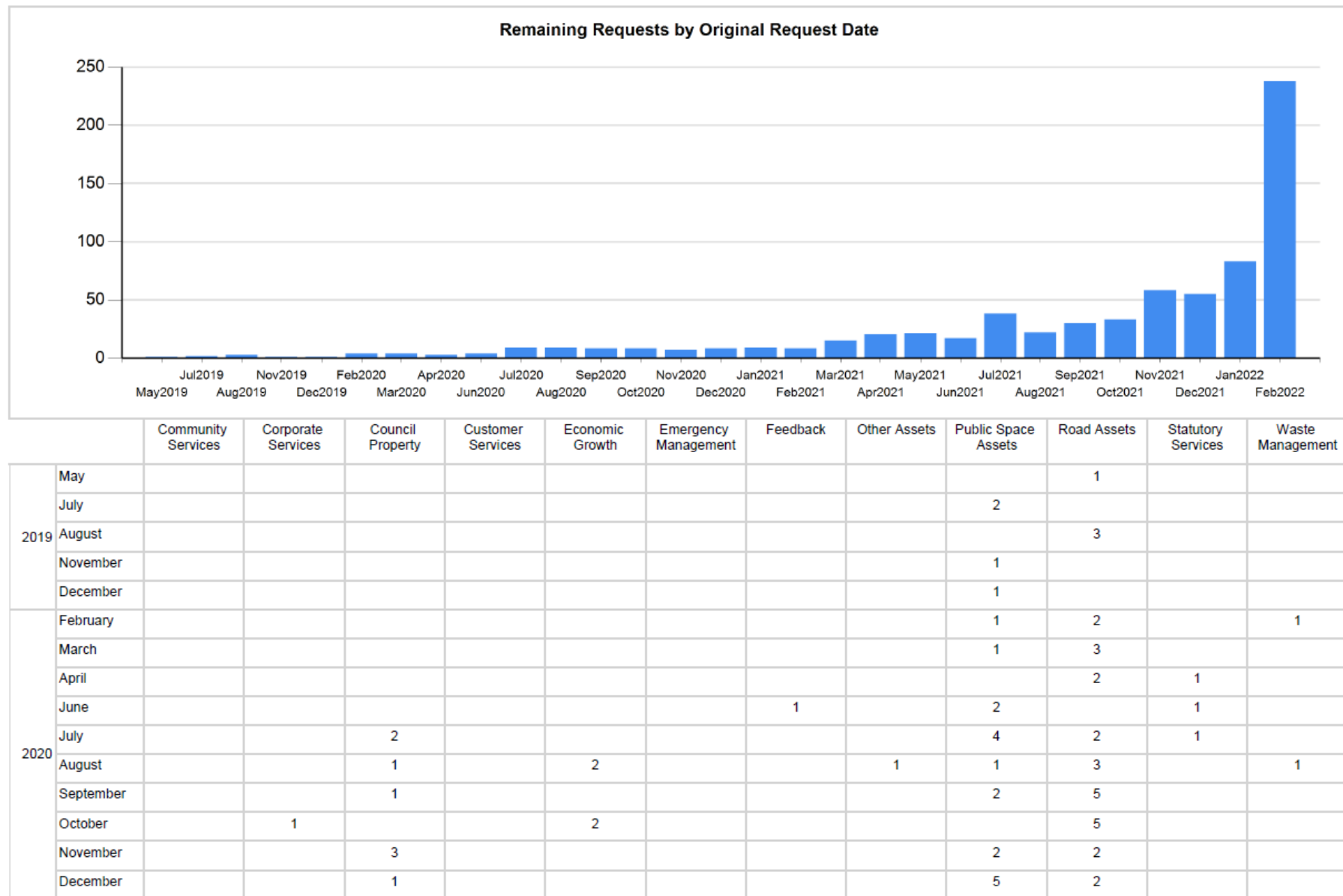
Service Area	Existing Requests	New Requests	Completed Requests	Remaining Requests	C N	Within Time	Over Time	O R	Pending Resources	Service Area Usage
Community Services	5	28	31	2	✓	1	1	⚠	0	<div></div>
Corporate Services	33	103	101	35	✓	6	29	✗	0	<div></div>
Council Property	69	48	54	63	✓	12	51	✗	0	<div></div>
Customer Services	4	23	17	10	⚠	1	9	✗	0	<div></div>
Economic Growth	26	242	240	28	✓	5	23	✗	0	<div></div>
Emergency Management	16	42	42	16	✓	5	11	⚠	0	<div></div>
Feedback	8	5	2	11	⚠	1	10	✗	0	<div></div>
Other Assets	90	47	35	102	⚠	12	90	✗	0	<div></div>
Public Space Assets	113	67	63	115	✓	17	98	✗	2	<div></div>
Road Assets	226	112	88	250	⚠	45	205	✗	0	<div></div>
Statutory Services	57	133	116	74	✓	25	48	⚠	0	<div></div>
Waste Management	9	24	22	11	✓	3	8	✗	0	<div></div>
Total	656	874	811	717		133	583		2	

Request Ageing



Service Usage



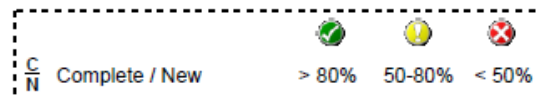


2021	January		3	3		1						1	1
	February			1						3	3	1	
	March	1		4		1			3	1	4	1	
	April		1		1				5	1	11	1	
	May						2	1	5		10	3	
	June			1		1		1	7	2	5		
	July		1	3		3		2	12	2	13	2	
	August		2	3				1	2	4	8	2	
	September			2	1	3	1		3	7	12	1	
	October			3	1	1	1		3	10	11	3	
	November		1	4				1	10	11	20	8	3
	December		4	5	1		2	1	11	5	22	4	
2022	January		8	9		3	3		12	12	29	5	2
	February	1	14	17	6	11	7	3	28	37	72	39	3
Total		2	35	63	10	28	16	11	102	117	250	74	11

Definitions

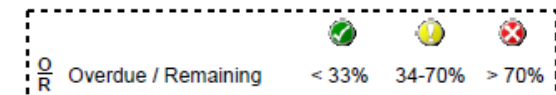
Service Area	Grouping of services by area of responsibility
Existing	Requests open prior to reporting period
New	Requests made during reporting period
Within Time	Remaining Requests where defined deadline is after reporting period
Pending Resources	Requests where additional resources are required to continue. This includes labour, materials, and financial resources.

Complete New An indicator showing the ratio of Completed requests and New requests. Designed to represent how well we are keeping up with the demand for a service.

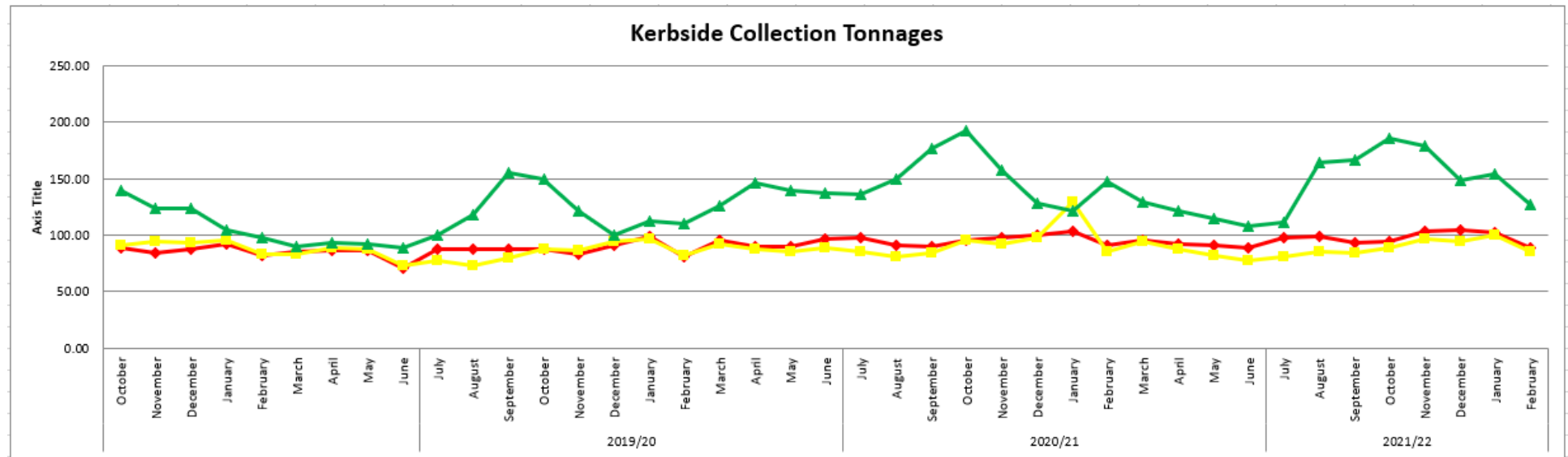


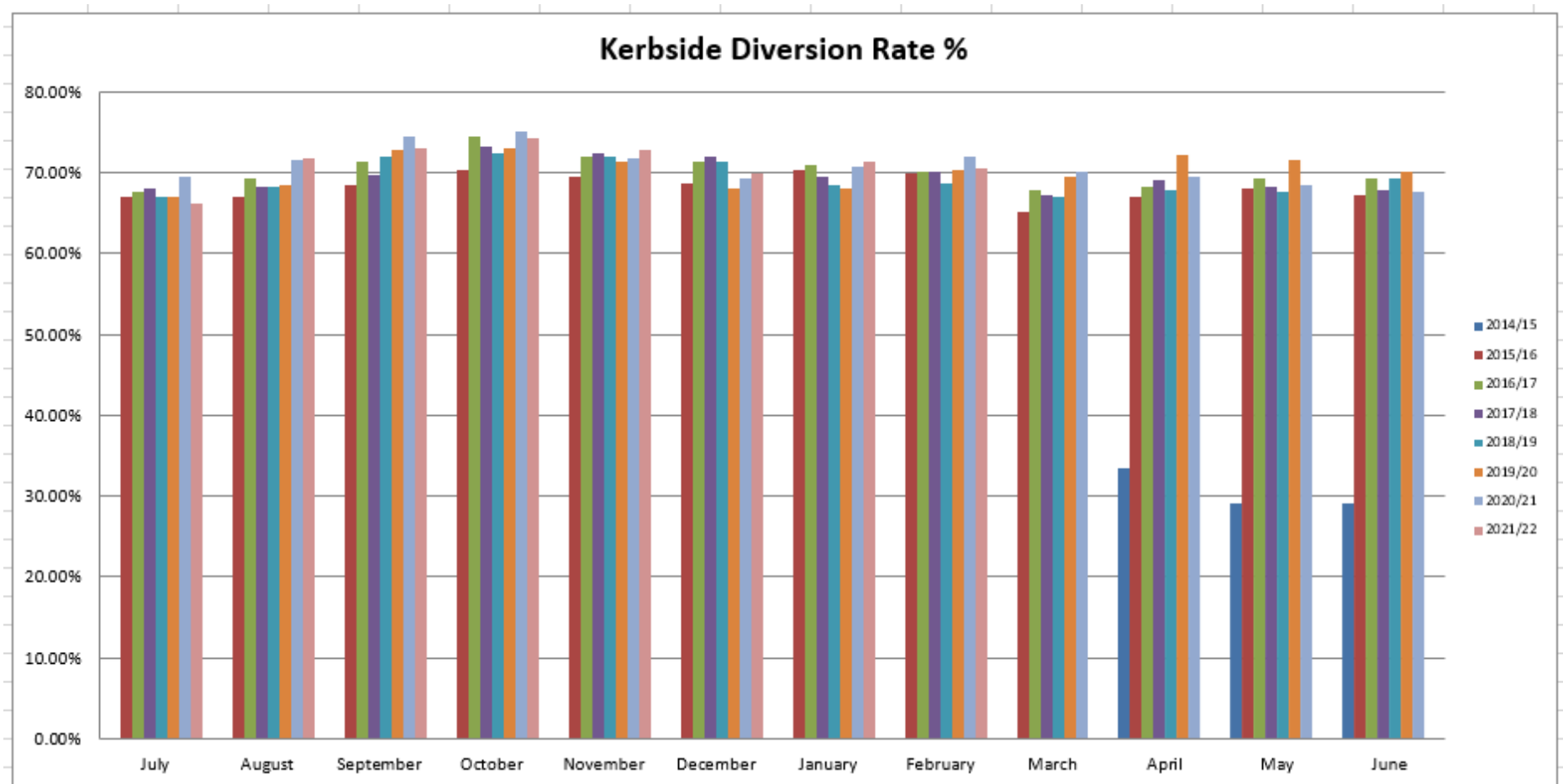
Service	Activities that provide value to the customer
Remaining	Requests incomplete at end of reporting period
Completed	Requests completed during reporting period
Over Time	Remaining Requests where defined deadline is before the end of the reporting period

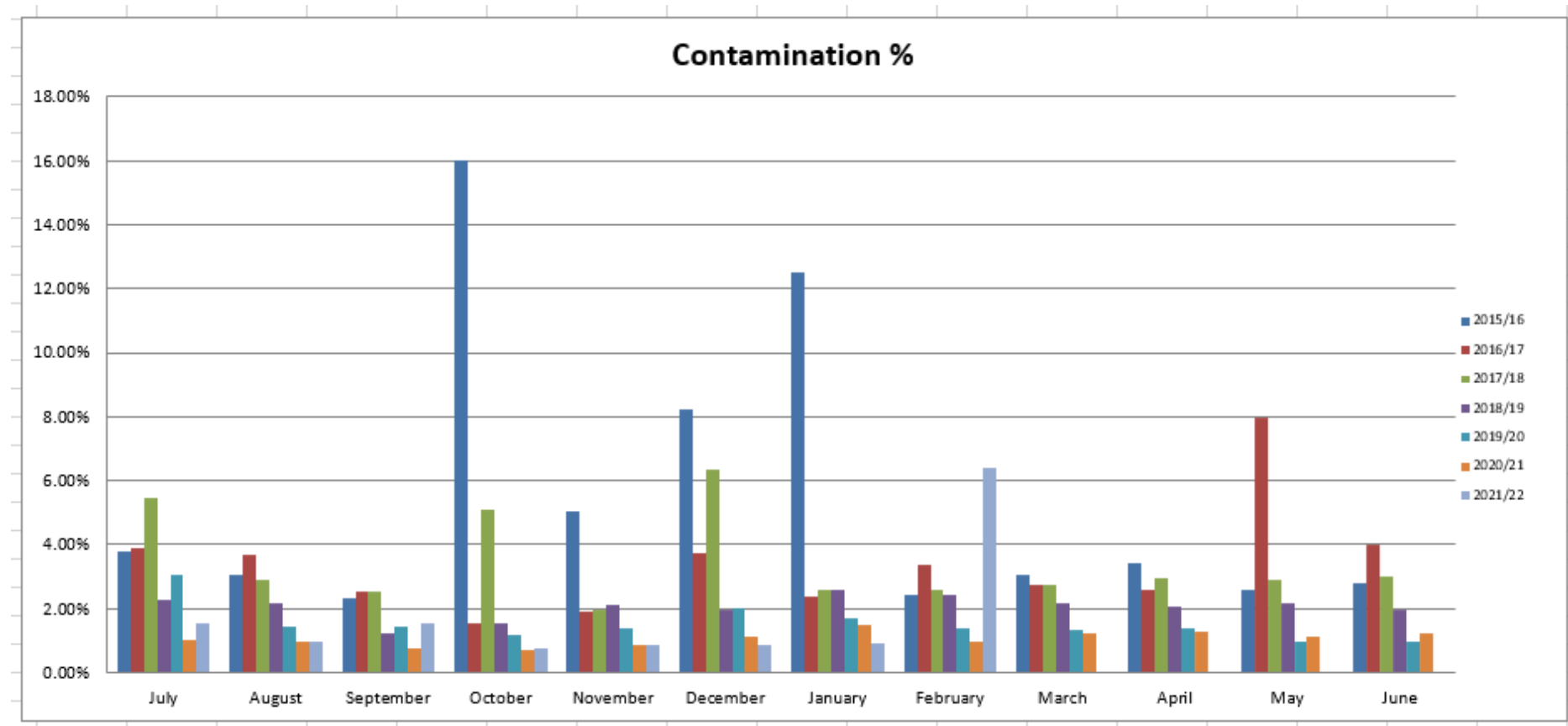
Overdue Remaining An indicator showing the ratio of Overdue requests and Remaining requests. Designed to represent how well we are keeping to the defined deadlines.



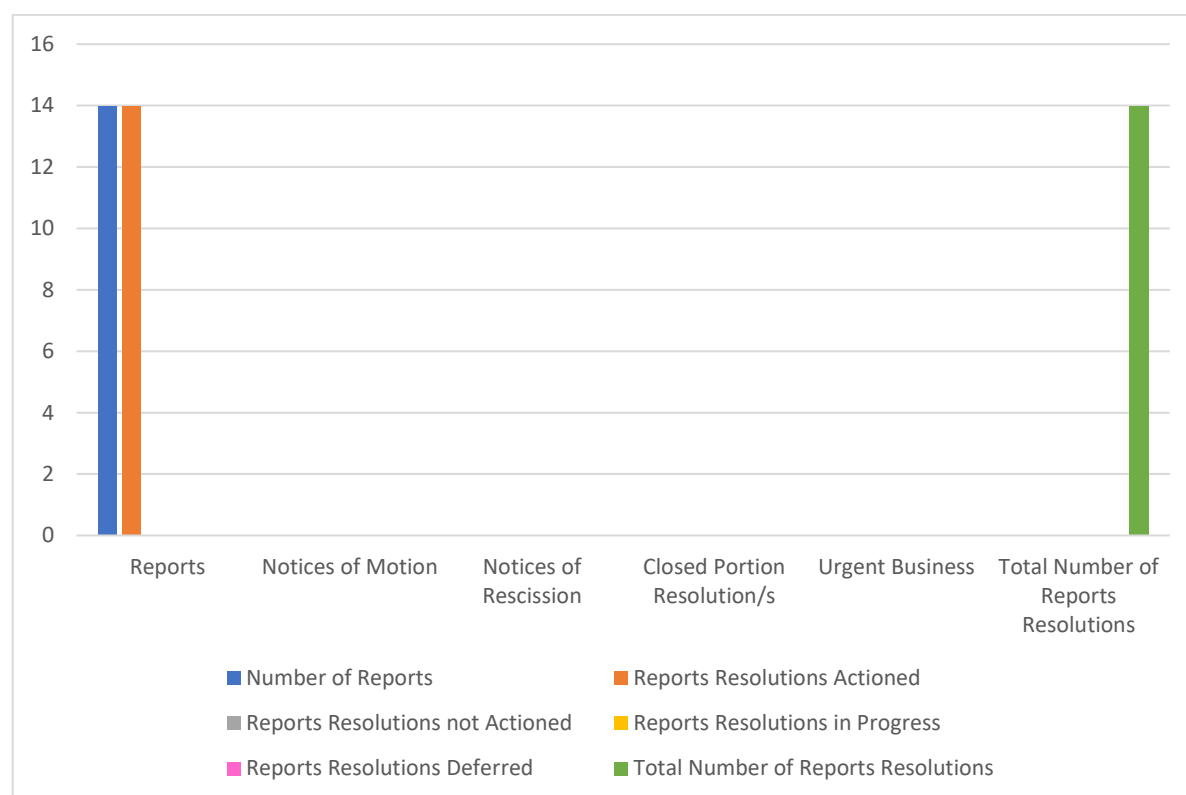
WASTE MANAGEMENT REPORTING **YEAR TO DATE - FEBRUARY 2022**







ACTIONING OF COUNCIL REPORTS RESOLUTIONS
COUNCIL MEETING – TUESDAY 15 FEBRUARY 2022



OUTSTANDING ACTIONS OF COUNCIL RESOLUTIONS TO
28 FEBRUARY 2022

This Report is to advise the Executive Management Team, Councillors and the community of the status of previous Council resolutions which are in progress but are yet to be finalised.

Council Meeting Date	Item No.	Description
20 April 2021	10.1	Notice of Motion - Climate Emergency Declaration <u>Officer Update:</u> <i>Now that COVID has settled down staff are now able to progress this action. A draft Climate Change Action Plan has now been written and we are currently, with Councillors, undertaking roundtables with interested residents to further shape and refine the Plan.</i>

REVIEW OF EXISTING COUNCIL POLICIES
AND ADOPTION OF NEW POLICIES

Review of Policy / New Policy	Policy Name	Details
Nil		

RECORDS OF INFORMAL COUNCIL BRIEFINGS / MEETINGS

For period 1 to 28 February 2022

Record in accordance with Council's Public Transparency Policy 2020

Note: Details of matters discussed at the meeting that have been designated confidential under Rule 103 of the Governance Rules and sections 3 and 125 of the LG Act 2020 are described in a separate "confidential addendum" that will be reported to the next closed Council meeting

Name of Meeting: Informal Council Briefings / Meetings

Date of Meeting: Tuesday 1 February 2022

Time: 1.00 pm to 6.36 pm

Attendees:

Councillors

Laura Binks

David Andrews

Reg Dickinson

Sally Hayes-Burke

Kristy Hourigan

Paul Murray

Chris Raeburn (attended at commencement of Extraordinary Council Meeting)

Municipal Monitor

Janet Dore

Officers

Julie Salomon (Chief Executive Officer)

David Roff (Director, Corporate Operations)

Amanda Tingay (Director, Community and Planning)

Dawn Bray (Director, People and Performance)

Kristin Favaloro (Executive Manager, Communications and Engagement)

Bruce Rowley (Manager, Project Delivery) *(Item 3)*

Braydon Aitken (Manager, Planning and Investment) *(Item 3)*

Apologies:

Nil

1. Councillor / MM / CEO only time
2. Councillors / MM only time
3. Mullers Road Update
4. Motions for 2022 ALGA National General Assembly
5. Review of Extraordinary Council Meeting Agenda
6. Briefing on Planning Applications to be presented to February Council meeting
7. Extraordinary Council Meeting

Declaration of Interest/s under Local Government Act 2020 (General Conflict of Interest - Section 127 / Material Conflict of Interest – Section 128)

Councillor/s - NIL

Officer/s - NIL

Record of Informal Council Briefings / Meetings

Record in accordance with Council's Public Transparency Policy 2020

Note: Details of matters discussed at the meeting that have been designated confidential under Rule 103 of the Governance Rules and sections 3 and 125 of the LG Act 2020 are described in a separate "confidential addendum" that will be reported to the next closed Council meeting

Name of Meeting: Informal Council Briefings / Meetings

Date of Meeting: Tuesday 8 February 2022

Time: 9.00 am to 5.30 pm

Attendees:

Councillors

Laura Binks
David Andrews
Reg Dickinson
Sally Hayes-Burke
Kristy Hourigan
Paul Murray
Chris Raeburn

Municipal Monitor

Janet Dore

Officers

Julie Salomon (Chief Executive Officer)
David Roff (Director, Corporate Operations)
Amanda Tingay (Director, Community and Planning)
Dawn Bray (Director, People and Performance)
Upul Sathurusinghe (Manager, Finance) *(Item 4)*
Molly Odgers (Environment and Waste Co-Ordinator) *(Item 6)*

Apologies:

Kristin Favaloro (Executive Manager, Communications and Engagement)

1. Councillors / MM / CEO Only Discussions
2. Councillors / MM Only Discussions
3. Governance 101
4. Budget Workshop No. 1
5. Review of draft Agenda for February 2022 Council Meeting
6. Four Bin Service Engagement Plan
7. Chief Executive Officer Performance and Remuneration Interim Committee Meeting

Declaration of Interest/s under Local Government Act 2020 (General Conflict of Interest - Section 127 / Material Conflict of Interest – Section 128)

Councillor/s - NIL

Officer/s - NIL

Record of Informal Council Briefings / Meetings

Record in accordance with Council's Public Transparency Policy 2020

Note: Details of matters discussed at the meeting that have been designated confidential under Rule 103 of the Governance Rules and sections 3 and 125 of the LG Act 2020 are described in a separate "confidential addendum" that will be reported to the next closed Council meeting

Name of Meeting: Informal Council Briefings / Meetings

Date of Meeting: Tuesday 15 February 2022

Time: 2.30 pm to 4.15 pm
6.00 pm to 7.58 pm

Attendees:

Councillors

Laura Binks
David Andrews
Reg Dickinson
Sally Hayes-Burke
Paul Murray
Chris Raeburn

Municipal Monitor

Janet Dore

Officers

Julie Salomon (Chief Executive Officer)
David Roff (Director, Corporate Operations)
Amanda Tingay (Director, Community and Planning)
Dawn Bray (Director, People and Performance)
Dan Moloney (Town Planner) (*Item 2*)
Braydon Aitken (Manager, Planning and Investment) (*Item 2*)

Apologies:

Councillor Kristy Hourigan
Kristin Favaloro (Executive Manager, Communications and Engagement)

1. Councillors / MM only time
2. Planning Scheme Review
3. Council meeting

Declaration of Interest/s under Local Government Act 2020 (General Conflict of Interest - Section 127 / Material Conflict of Interest – Section 128)

Councillor/s - NIL
Officer/s - NIL

Record of Informal Council Briefings / Meetings

Record in accordance with Council's Public Transparency Policy 2020

Note: Details of matters discussed at the meeting that have been designated confidential under Rule 103 of the Governance Rules and sections 3 and 125 of the LG Act 2020 are described in a separate "confidential addendum" that will be reported to the next closed Council meeting

Name of Meeting: Informal Council Briefings / Meetings

Date of Meeting: Tuesday 22 February 2022

Time: 11.30 am to 4.15 pm

Attendees:

Councillors

Laura Binks
David Andrews
Reg Dickinson
Sally Hayes-Burke
Kristy Hourigan
Paul Murray
Chris Raeburn

Municipal Monitor

Janet Dore

Officers

Julie Salomon (Chief Executive Officer)
David Roff (Director, Corporate Operations)
Amanda Tingay (Director, Community and Planning)
Dawn Bray (Director, People and Performance)
Kristin Favaloro (Executive Manager, Communications and Engagement)
Upul Sathurusinghe (Manager, Finance) *(Item 3)*
Jason McConkey (Team Leader, Compliance) *(Item 5)*

Apologies:

Nil

1. Councillors / MM Discussions
2. Streetscapes Update
3. Budget Workshop 2 - Capital Works
4. Local Government Culture Project
5. Nagambie Waterways / Boating Rules Review
6. Councillors / MM / CEO Discussions

Declaration of Interest/s under Local Government Act 2020 (General Conflict of Interest - Section 127 / Material Conflict of Interest – Section 128)

Councillor/s - NIL

Officer/s - NIL

10. NOTICES OF MOTION

11. NOTICES OF RESCISSION

12. URGENT BUSINESS

13. CONFIDENTIAL BUSINESS

Confidential Appendices

These appendices have been classified as being confidential in accordance with section 66(2)(a) and Part 1, section 3 of the Local Government Act 2020 as they relate to:

- (g) *private commercial information, being information provided by a business, commercial or financial undertaking that—*
 - (i) *relates to trade secrets; or*
 - (ii) *if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage*

C.A. 1 Tender for Contract No. 21-22-32: Provision of Civil Works
Contractors – Panel of Suppliers

C.A. 2 Tender for Contract No. 21-22-34: Building Maintenance – Panel
of Suppliers

- (f) *personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs*

C.A. 3 Chief Executive Officer Performance Review

NEXT MEETING

The next monthly Meeting of the Strathbogie Shire Council is scheduled to be held on Tuesday 19 April 2022, commencing at 6.00 p.m.

It is intended that this meeting be held at the Euroa Community Conference Centre, however, it should be noted that if coronavirus restrictions are in force, the meeting will be held virtually.

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT..... P.M.