MINUTES

OF THE ORDINARY MEETING OF COUNCIL
HELD ON
TUESDAY 18 APRIL 2017
AT 6.30 PM IN THE
COUNCIL CHAMBER,
MOUNT ALEXANDER SHIRE CIVIC CENTRE
CORNER LYTTLETON AND LLOYD STREETS, CASTLEMAINE.
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12. URGENT SPECIAL BUSINESS

13. MEETING CLOSE

SEPARATE ATTACHMENTS:

ACKNOWLEDGEMENT OF COUNTRY

To start the official proceedings
I would like to acknowledge that we are meeting on Jaara country
of which the members and elders of the Jaara Jaara community and their
forebears have been custodians for many centuries
and have performed age old ceremonies of celebration, initiation and renewal.
We acknowledge their living culture and their unique role in the life of this region.

1. PRESENT

Councillors: Tony Bell, Tony Cordy, Christine Henderson, Bronwen Machin, John
Nieman, Robin Taylor and Sharon Telford.

Officers: Chief Executive Officer (Darren Fuzzard), Director Sustainable
Development (Jason Taylor), Acting Director Corporate Support (Bradley
Thomas), Acting Director Sustainable Communities (Rebecca Stockfeld)
and Manager Governance and Customer Service (Suellen Pepperell).

2. APOLOGIES

Nil.

3. DECLARATIONS OF INTEREST/CONFLICTS OF INTEREST

Nil

4. MINUTES

4.1. ORDINARY MEETING OF COUNCIL – 21 MARCH 2017

The unconfirmed minutes of the Ordinary Meeting of the Mount Alexander Shire Council
held at 6.30 pm on 21 March 2017 at the Mount Alexander Shire Civic Centre have been
circulated to Councillors.

The unconfirmed minutes have also been posted on the Mount Alexander Shire Council
website, pending confirmation at this meeting.

RECOMMENDATION

That the Minutes of the Ordinary Meeting of the Mount Alexander Shire Council
held on 21 March 2017 be confirmed.

MOVED COUNCILLOR MACHIN

That the recommendation be adopted.

SECONDED COUNCILLOR CORDY

CARRIED.
5. **PUBLIC QUESTION TIME**

**MOVED COUNCILLOR HENDERSON**

That standing orders be suspended at 6.31 pm.

**SECONDED COUNCILLOR BELL**

**CARRIED.**

a. Ms Alison Downing, resident of Saint Street, Castlemaine.

Ms Downing spoke in relation to the petition regarding traffic in Saint Street. Ms Downing noted that when she first moved in some years ago, the street was very quiet and that had changed over time. In particular, the change to Greenhill Avenue traffic had significantly increased the traffic on Saint Street. She asked if Saint Street West could be closed to traffic, in a similar way to that of Greenhill Avenue, to reduce traffic volume. She noted that the road was being used as a tributary to the Midland Highway. Ms Downing advised that she was concerned the traffic volumes in the Council report were not very recent. She noted that the nature of the traffic had changed and there was a greater amount of large vehicle traffic, such as buses and trucks. Ms Downing stated that the officer’s report had whitewashed the residents’ concerns, which were outlined in the petition.

- The Director Sustainable Development noted that Council officers had responded to the petition.

b. Mr Tom Comerford, resident of Saint Street, Castlemaine.

Mr Comerford spoke in relation to the traffic volume figures in the report, noting that the volume differed significantly, as one count was undertaken when the Elizabeth Street Bridge was being constructed, which greatly reduced traffic volume. The second count was undertaken once the works were completed.

- Councillor Henderson queried if there were any roads in the Shire with speed bumps.
- Councillor Taylor advised that McGrath Street, Castlemaine has speed bumps.

c. Ms Joyce Sanders, retailer in Barker Street.

Ms Sanders put forward her submission to the C73 Planning Scheme Amendment. She asked that the built form and historic fabric of the town and foot traffic be considered. Ms Sanders requested that the veranda be wraparound to provide shade for pedestrians and to make it more sympathetic to the Castlemaine streetscape. Ms Sanders also encouraged a peaked roof, to be more sympathetic to others in the town. She also suggested that the development have a true frontage, so that the goods being sold could be seen.

Ms Sanders noted that Chinese heritage was evident in the Shire, but this was not reflected in cultural events or formal recognition in the Shire, unlike other goldfields towns. Ms Sanders requested to insert in the planning stipulations that the cottage in the centre of the three in Urquhart Street referred to in the planning scheme amendment be relocated to Council owned land, as it is the remnants of a Chinese
built property. Whilst removal would cause the building to lose provenance, it would enable this historically significant building to stay in the town.

- The Mayor queried if Ms Sanders had made a written submission
- Ms Sanders advised she had made a written submission
- The Mayor noted it would be considered as a late submission to the C73 Planning Scheme Amendment.

d. Edward Senior, late submission to the C73 Planning Scheme Amendment.

Mr Senior advised that he was presenting a late submission with 270 signatures supporting the supermarket development in Urquhart Street. Mr Senior advised that he was looking forward to being able to speak in support of his submission at the Planning Panel hearing.

- Councillor Machin queried if there was one particular matter that the submission addressed. Mr Senior noted that it would be good to have a choice of supermarkets in town.

e. Alex Winfield, representing the applicant for Planning Permit Application 231/2016 in Colles Road, Castlemaine.

Mr Winfield noted that a number of pre-application meetings had taken place with Council officers and Department of Environment, Land, Water and Planning (DELWP) officers. He advised that his client had sought legal advice, which has been provided to Councillors and Council officers; noting the wording of the Design and Development Overlay (DDO) does not prevent the granting of a planning permit on the land. Mr Winfield stated that the proposal is consistent with the DDO. He noted that the Restructure Overlay (RO) applies to all nearby lots, except his client’s lot. Mr Winfield stated that the application of the RO supports that the intent of the DDO is to provide for only one dwelling on that lot, not to exclude a dwelling on the lot.

- Councillor Henderson queried if his client was consulted during the development of the Restructure Overlay. Mr Winfield stated that his client had not been consulted.
- Cr Henderson noted that there was only to be one dwelling in the development.
- Mr Winfield noted the Restructure Overlay did not apply to his client’s lot.

MOVED COUNCILLOR MACHIN

That standing orders be resumed at 6.56 pm.

SECONDED COUNCILLOR CORDY

CARRIED.

6. PETITIONS AND JOINT LETTERS

Nil.

7. COMMITTEE REPORTS
Nil.
8. **ASSEMBLIES OF COUNCILLORS**

8.1. **ASSEMBLIES ON 14 MARCH (11.00 AM, 3.00 PM AND 4.15 PM), 21 MARCH (2.00 PM AND 5.43 PM), 28 MARCH (3.00 PM AND 4.05 PM) AND 4 APRIL 2017.**

**RECOMMENDATION**

That the Records for the Assemblies of Councillors on 14 March (11.00 am, 3.00 pm and 4.15 pm), 21 March (2.00 pm and 5.43 pm), 28 March (3.00 pm and 4.05 pm) and 4 April 2017. (Attachments 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7 and 8.8).

**MOVED COUNCILLOR MACHIN**

That the Records for the Assemblies of Councillors on 14 March (11.00 am, 3.00 pm and 4.15 pm), 21 March (2.00 pm and 5.43 pm), 28 March (3.00 pm and 4.05 pm) and 4 April 2017 be entered into the record of this meeting (Attachments 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7 and 8.8).

**SECONDED COUNCILLOR BELL**

CARRIED.
ASSEMBLY OF COUNCILLORS RECORD  
14 MARCH 2017  
AT 11.00 AM IN THE  
COUNCIL CHAMBER,  
MOUNT ALEXANDER SHIRE CIVIC CENTRE  
CORNER LYTTLTON AND LLOYD STREETS, CASTLEMAINE.

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4. RECORD OF CONFLICT OF INTEREST  
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Councillors: Tony Bell, Tony Cordy, Christine Henderson, Bronwen Machin, Robin Taylor and Sharon Telford

Officers: Chief Executive Officer (Darren Fazzard), Acting Director Corporate Support (Bradley Thomas), Director Sustainable Development (Jason Taylor), Acting Director Sustainable Communities (Rebecca Stockfeld) and Acting Manager Financial Services (Carolyn Ross)

2. APOLOGIES

Councillor John Nieman

3. PURPOSE OF THE MEETING

The purpose of the meeting was a scheduled meeting to discuss the Budget 2017/2018.

<table>
<thead>
<tr>
<th>Matter Discussed</th>
<th>Councillor Conflict?</th>
<th>Councillor Name</th>
<th>Councillor left meeting?</th>
<th>Time left</th>
<th>Time Returned</th>
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<tbody>
<tr>
<td>Follow Up – Budget Briefing 7 March 2017</td>
<td>No</td>
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<tr>
<td>Draft Operating Budget 2017/2018</td>
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<tr>
<td>Operating and Special Project Submissions 2017/2018</td>
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<td>Draft Capital Works Budget 2017/2018</td>
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</table>

4. RECORD OF CONFLICT OF INTEREST

Councillors are required to leave the meeting if they have declared an interest in an item that is being discussed. Councillors who have left the meeting must not be able to see or hear the proceedings.

5. MEETING CLOSE

Meeting closed at 2.45pm.
ASSEMBLY OF COUNCILLORS RECORD
14 MARCH 2017
AT 3.00 PM IN THE
COUNCIL CHAMBER,
MOUNT ALEXANDER SHIRE CIVIC CENTRE
CORNER LYTTLETON AND LLOYD STREETS, CASTLEMAINE.

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   Councillors: Tony Bell, Tony Cordy, Christine Henderson, Bronwen Machin, John Nieman, Robin Taylor and Sharon Telford

   Officers: Chief Executive Officer (Darren Fuzzard)

2. **APOLOGIES**

   Nil

3. **PURPOSE OF THE MEETING**

   The purpose of the meeting was for councillors and the Chief Executive Officer to discuss issues and matters of interest which impact the Shire and which may be considered by Council in the future.

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<th>Time Returned</th>
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</thead>
<tbody>
<tr>
<td>Staffing Matter.</td>
<td>No</td>
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<tr>
<td>2017/2018 Draft Operating Budget.</td>
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<td>Design Costs and Processes for</td>
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<td>Infrastructure Projects.</td>
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<tr>
<td>Councillor Initiatives for Draft 2017/2018 Budget.</td>
<td>No</td>
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<tr>
<td>Campbells Creek Recreation Reserve.</td>
<td>No</td>
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<tr>
<td>Sutton Grange Road Reconstruction Project.</td>
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</tbody>
</table>

4. **RECORD OF CONFLICT OF INTEREST**

   Councillors are required to leave the meeting if they have declared an interest in an item that is being discussed. Councillors who have left the meeting must not be able to see or hear the proceedings.

5. **MEETING CLOSE**

   Meeting closed at 4.15 pm.
ASSEMBLY OF COUNCILLORS RECORD
14 MARCH 2017
AT 4.15 PM IN THE
COUNCIL CHAMBER,
MOUNT ALEXANDER SHIRE CIVIC CENTRE
CORNER LYTTLETON AND LLOYD STREETS, CASTLEMAINE.

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5. MEETING CLOSE 2
1. **PRESENT**

Councillors: Tony Cordy, Tony Bell (for Items 6.5 and 6.6 only), Christine Henderson, Bronwen Machin, John Nieman, Robin Taylor and Sharon Telford.

Officers: Chief Executive Officer (Darren Fuzzard), Acting Director Corporate Support (Bradley Thomas), Acting Director Sustainable Communities (Rebecca Stockfeld), Director Sustainable Development (Jason Taylor), Manager Community Places and Spaces (Ben Grounds, Item 6.1) and Property Portfolio Coordinator (Daniel Borton, Item 6.1).

Visitors:
Item 6.5 Carolyn Wallace, Chair, Castlemaine Health.
Ron Caspi, Board Member, Castlemaine Health.
Margaret Ronnau, Board Member, Castlemaine Health.
Kerryn Healy, Executive Director Corporate Services, Castlemaine Health.

2. **APOLOGGIES**

Nil.

3. **PURPOSE OF THE MEETING**

The purpose of the meeting was to brief Councillors on issues and matters of interest which impact the Shire and which may be considered by Council in the future.

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<tr>
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<th>Councillor left meeting?</th>
<th>Time left</th>
<th>Time Returned</th>
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</thead>
<tbody>
<tr>
<td>6.1. Castlemaine Caravan Park Lease: Progress to Date on Negotiation with Current Tenant</td>
<td>No</td>
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<tr>
<td>6.2 Contracts within Chief Executive Officer Delegation</td>
<td>No</td>
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<td>6.3 Local Government Reporting Performance Framework (LGPRF)</td>
<td>No</td>
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<td>6.4 Council Plan 2017-2021 Workshop</td>
<td>No</td>
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<td>6.5 Councillor Budget requests</td>
<td>No</td>
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<tr>
<td>6.6 Deputation from Castlemaine Health</td>
<td>No</td>
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</tbody>
</table>

4. **RECORD OF CONFLICT OF INTEREST**

Councillors are required to leave the meeting if they have declared an interest in an item that is being discussed. Councillors who have left the meeting must not be able to see or hear the proceedings.

5. **MEETING CLOSE**

Meeting closed at 7.05 pm.
ASSEMBLY OF COUNCILLORS RECORD  
21 MARCH 2017  
AT 2.00 PM IN THE  
COUNCIL CHAMBER,  
MOUNT ALEXANDER SHIRE CIVIC CENTRE  
CORNER LYTTLETON AND LLOYD STREETS, CASTLEMAINE.

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Councillors: Tony Bell, Tony Cordy, Christine Henderson, Bronwen Machin, John Nieman, Robin Taylor and Sharon Telford

Officers: Chief Executive Officer (Darren Fuzzard), Acting Director Corporate Support (Bradley Thomas), Director Sustainable Development (Jason Taylor), Acting Director Sustainable Communities (Rebecca Stockfield) and Manager Governance and Customer Service (Suellen Pepperell).

2. **APOLOGIES**

Nil.

3. **PURPOSE OF THE MEETING**

The purpose of the meeting was to brief Councillors on items that will be considered at the Ordinary Meeting of Council on 21 March 2017 and to discuss matters of interest which impact the Shire. The matters itemised below reflect those items that were on the Agenda that were discussed by Councillors during the briefing session.

<table>
<thead>
<tr>
<th>Matter Discussed</th>
<th>Councillor conflict?</th>
<th>Councillor name</th>
<th>Councillor left meeting?</th>
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<tbody>
<tr>
<td>VIB 01 Child Safe Policy</td>
<td>No</td>
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<tr>
<td>BET 03 Receive and Respond to Petition - Traffic Complaint and Suggested Solutions in Saint Street, Castlemaine</td>
<td>No</td>
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<tr>
<td>BET 04 Response to Petition – Request for Improved Pedestrian Crossing on Harmony Way, Harcourt</td>
<td>No</td>
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<td>BET 05 Response to Petition – Expressing an interest in an off leash dog park</td>
<td>No</td>
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<tr>
<td>Eco 06 Planning Permit Application PA267/2016 – Two Lot Subdivision at 14 Church Street, Chewton</td>
<td>No</td>
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<tr>
<td>COM 06 Quarterly Annual Plan Report to 31 December 2016</td>
<td>No</td>
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<tr>
<td>COM 07 Quarterly Financial Management Report to 31 December 2016</td>
<td>No</td>
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<tr>
<td>COM 08 Mayoral and Councillor Allowances</td>
<td>No</td>
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<tr>
<td>COM 09 Waste and Recycling Collection Contract Extension</td>
<td>No</td>
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4. **RECORD OF CONFLICT OF INTEREST**

Councillors are required to leave the meeting if they have declared an interest in an item that is being discussed. Councillors who have left the meeting must not be able to see or hear the proceedings.
5. MEETING CLOSE

Meeting closed at 6.19 pm.
ASSEMBLY OF COUNCILLORS RECORD
28 MARCH 2017
AT 3.00 PM IN THE
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MOUNT ALEXANDER SHIRE CIVIC CENTRE
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Councillors: Tony Bell, Tony Cordy, Christine Henderson, Bronwen Machin, John Nieman and Sharon Telford.

Officers: Chief Executive Officer (Darren Fuzzard).

2. **APOLOGIES**

Councillor Robin Taylor.

3. **PURPOSE OF THE MEETING**

The purpose of the meeting was for councillors and the Chief Executive Officer to discuss issues and matters of interest which impact the Shire and which may be considered by Council in the future.

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<tbody>
<tr>
<td>Council Meeting Procedures</td>
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<td>Opportunities with Buda</td>
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<td>Development of Harcourt</td>
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<td>Thompsons Foundry Band</td>
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<td>Mayoral Ball</td>
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<td>Supporting Local Businesses</td>
<td>No</td>
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<td>Feedback on Presentations from Managers</td>
<td>No</td>
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<td>Sustainable Living Sessions</td>
<td>No</td>
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<td>Library Funding</td>
<td>No</td>
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<td>Update on Director Corporate &amp; Community Services</td>
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<tr>
<td>Visit to City of Greater Bendigo Council meeting</td>
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<td>Plan Bendigo</td>
<td>No</td>
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<td>Building Better Regions Fund Application</td>
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<tr>
<td>Councillor Conduct</td>
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4. **RECORD OF CONFLICT OF INTEREST**

Councillors are required to leave the meeting if they have declared an interest in an item that is being discussed. Councillors who have left the meeting must not be able to see or hear the proceedings.

5. **MEETING CLOSE**

Meeting closed at 4:05 pm.
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1. **PRESENT**

Councillors: Tony Bell, Tony Cordy, Christine Henderson, Bronwen Machin, John Nieman and Sharon Telford.

Officers: Chief Executive Officer (Darren Fazzard), Acting Director Corporate Support (Bradley Thomas), Acting Director Sustainable Communities (Rebecca Stockfeld), Director Sustainable Development (Jason Taylor), Manager Healthy Environments (Ben Bowman, Items 6.1, 6.4, 6.5 and 6.6), Waste Management Officer (Michael Scott, Items 6.1 and 6.5), Manager Governance and Customer Service (Sueleen Pepperell, Item 6.2), Property Portfolio Coordinator (Daniel Borton, Item 6.3), Natural Environment Officer (Melanie Marshall, Item 6.4) and Coordinator Parks and Gardens (Stewart Campbell, Item 6.6).

Visitors:


Item 6.6: Rebecca Finn, Associate Urban Designer, Tract Consultants Pty Ltd. Bianca Elencevski, Urban Designer/Student Landscape Architect, Tract Consultants Pty Ltd.

2. **APOLOGIES**

Councillor Robin Taylor.

3. **PURPOSE OF THE MEETING**

The purpose of the meeting was to brief Councillors on issues and matters of interest which impact the Shire and which may be considered by Council in the future.

<table>
<thead>
<tr>
<th>Matter Discussed</th>
<th>Councillor Conflict?</th>
<th>Councillor Name</th>
<th>Councillor left meeting?</th>
<th>Time left</th>
<th>Time Returned</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.2. Road Naming in the Shire</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.3. Boundary Realignment affecting Pharmacy and High Street Public Toilets Maldon, and Land Exchange</td>
<td>No</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>6.4. Connecting Country Memorandum of Understanding Renewal</td>
<td>No</td>
<td></td>
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</tr>
<tr>
<td>6.5. Waste Futures: Landfill Closure Options</td>
<td>No</td>
<td></td>
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</tr>
<tr>
<td>6.6. Streetscape Design Standard</td>
<td>No</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>7.1. Urban Waterways Tour</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.2. Memorandum of understanding with Castlemaine Country Women’s Association (CWA)</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.3. Council Plan 2017-2021 and Budget 2017-2018</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
4. RECORD OF CONFLICT OF INTEREST

Councillors are required to leave the meeting if they have declared an interest in an item that is being discussed. Councillors who have left the meeting must not be able to see or hear the proceedings.

5. MEETING CLOSE

Meeting closed at 7.30 pm.
ASSEMBLY OF COUNCILLORS RECORD
4 APRIL 2017
AT 3.00 PM IN THE
COUNCIL CHAMBER,
MOUNT ALEXANDER SHIRE CIVIC CENTRE
CORNER LYTTLETON AND LLOYD STREETS, CASTLEMAINE.

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1. PRESENT 2
2. APOLOGIES 2
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4. RECORD OF CONFLICT OF INTEREST 3
5. MEETING CLOSE 3
1. **PRESENT**

Councillors: Tony Bell, Tony Cordy, Christine Henderson, Bronwen Machin, John Nieman and Sharon Telford.

Officers: Chief Executive Officer (Darren Fazzard), Acting Director Corporate Support (Bradley Thomas), Director Sustainable Development (Jason Taylor), Acting Manager Development Services (Dominique Trickey, Items 5.1 - 5.4), Strategic Planner (Lauren Watt, Items 5.1 - 5.4), Acting Manager Infrastructure (Marcus Goonan, Items 5.5 - 5.7), Technical Officer (Daniel Riley, Item 5.5), Project Engineer (Jeran Joseph, Item 5.6), Capital Works Coordinator (Casey Hearps, Item 5.7), Project Engineer (Zill Rahman, Item 5.7), Acting Manager Community Places and Spaces (Daniel Bolton, Items 5.8 and 5.9), Active Communities Team Leader (Jacquie Phiddian, Items 5.8 and 5.9), Manager Governance and Customer Service (Suellen Pepperell, Item 5.9) and Community Partnerships Officer (Rebecca Smith, Item 5.9).

Visitors:

Item 5.10: Steve Strangward, Victorian Goldfields Railway.

2. **APOLOGIES**

Councillor Robin Taylor

3. **PURPOSE OF THE MEETING**

The purpose of the meeting was to brief Councillors on issues and matters of interest which impact the Shire and which may be considered by Council in the future.

<table>
<thead>
<tr>
<th>Matter Discussed</th>
<th>Councillor Conflict?</th>
<th>Councillor Name</th>
<th>Councillor left meeting?</th>
<th>Time left</th>
<th>Time Returned</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1. Planning Permit Application 208/2016 – Three Lot Subdivision at Lot 1</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TP612927Q, 1 Lemon Street, Campbells Creek</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>5.2. Planning Permit Application 327/2016 – Construct A Second Dwelling on a Lot</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>at Lot 2 PS329385C, 10 Johnstone Street, Castlemaine</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>5.3. Planning Permit Application 231/2016 – The Use and Development of a Dwelling</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>And Ancillary Outbuilding and Vegetation Removal on Crown Allotment 31, Section</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>51, Parish of Castlemaine, 83 Colies Road Moonlight Flat</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.4. Consideration of Late Submissions – Planning Scheme Amendment C73 and</td>
<td>No</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>PA0722013 – Rezoning of Land and Development of a Supermarket – 98 Forest Street</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>2 Duke Street, and 2 &amp; 2A Urquhart Street, Castlemaine</td>
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</tbody>
</table>

Assembly of Councillors – Record – 4 April 2017 3.03 pm  
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<p>| | | | |</p>
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>5.5</td>
<td>Receive and Response to Petition - Traffic Complaint and Suggested Solutions - Saint Street, Castlemaine</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>5.6</td>
<td>Risk Assessment And Associated Flood Levee Design, Newstead Levee</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>5.7</td>
<td>Budget Briefing – Trails</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>5.8</td>
<td>Outdoor Pool Operating Contract</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>5.9</td>
<td>Section 86 Committees: The Way Forward</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>5.10</td>
<td>Deputation from Victorian Goldfields Railway</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>6.1</td>
<td>VCAT Hearings</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>6.2</td>
<td>Draft Council Plan 2017-2021 Objectives and Strategies</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>6.3</td>
<td>Fencing Responsibilities</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

### 4. RECORD OF CONFLICT OF INTEREST

Councillors are required to leave the meeting if they have declared an interest in an item that is being discussed. Councillors who have left the meeting must not be able to see or hear the proceedings.

### 5. MEETING CLOSE

Meeting closed at 7.10 pm.
9. OFFICER REPORTS

9.1. A VIBRANT HEALTHY COMMUNITY (VIB)

No reports.
9.2. BETTER COMMUNITY FACILITIES (BET)

BET 05 APPOINTMENTS TO SPECIAL COMMITTEES OF COUNCIL

Responsible Director: Director Corporate Support
Responsible Officer: Manager Governance and Customer Service
Original Document: DOC/17/14867

1. Purpose

The purpose of this report is to request Council appoint the membership of the following special committees of Council:

- Barfold Hall Committee
- Baringhup Community Association Committee
- Bill Woodfull Recreation Reserve Committee
- Camp Reserve Committee
- Campbells Creek Recreation Reserve Committee
- Guildford Hall Committee
- Maldon Community Centre Committee
- Newstead Community Centre Committee

2. Background

These committees were established by Council to exercise functions and powers and perform duties in relation to the management of Council facilities, being recreation reserves and halls.

3. Policy and Statutory Implications

Special committees of council are formed under Section 86 of the Local Government Act 1989 (the Act), to control and manage Council facilities and to act as a planning, promotion and co-ordinating body for the facilities.

Committee powers and administration are governed by an Instrument of Delegation from Council.

Council is the only party able to appoint members to these committees. Appointment provides the basis of appropriate governance arrangements for the committees in accordance with the Act.

All Instruments of Delegation allow for the Chief Executive Officer and his/her nominee, and the Ward Councillor to attend any meeting as ex-officio members of the committees. It is not mandatory for ex-officio members to attend meetings.
4. Issues

Barfold Hall

The Barfold Hall Committee held their Annual General Meeting on 11 November 2016 and informed Council of proposed changes to its membership in January 2017. In line with its Instrument of Delegation, the committee’s membership is for a three year term. The Council representative for this committee is Councillor Christine Henderson and the key Council contact is Council’s Manager Community Partnerships.

Baringhup Community Association

The Baringhup Community Association Committee held their Annual General Meeting on 9 September 2016 and informed Council of proposed changes to its membership 30 September 2016. The committee advised Council that three of the user groups required for representation as prescribed in their Instrument of Delegation no longer exist, being:

- Baringhup Tennis Club
- Baringhup Cricket Club Incorporated
- Baringhup Recreation Reserve Committee

The Committee has requested that their Instrument of Delegation be updated so membership better reflects the community. A review of all delegations to Special committees is required within one year of a Council general election. This request will be considered as part of the review and the Committee will be consulted as part of this process. In order for the proposed membership to be covered by Council’s insurance, it is important that committee members be appointed by Council as per the recommendation below. The committee’s membership is for a one year term. The Council representative for this committee is Councillor Sharon Telford and the key Council contact is Council’s Manager Community Partnerships.

Bill Woodfull Recreation Reserve

The Bill Woodfull Recreation Reserve Committee held their Annual General Meeting on 19 September 2016. Unfortunately at that time, the committee could only nominate five members. However, 13 December 2016, Council was informed that the committee proposed to appoint two additional members. In line with its Instrument of Delegation, the committee’s membership is for a two year term. The Council representative for this committee is Councillor Sharon Telford and the key Council contact is Council’s Active Communities Development Officer.

Camp Reserve

The Camp Reserve Committee held their Annual General Meeting on 16 August 2016 and provided Council with a copy of that meeting’s minutes and proposed changes to its membership in February 2017. In line with its Instrument of Delegation, the committee’s membership is for a one year term. The Council representative for this committee is Councillor Robin Taylor and the key Council contact is Council’s Active Communities Development Officer.
Campbells Creek Recreation Reserve

The Campbells Creek Recreation Reserve Committee held their Annual General Meeting on 28 November 2016 and informed Council of proposed changes to its membership in December 2016. The proposed membership was not in line with its Instrument of Delegation. After discussions with Council officers, the committee has requested that their Instrument of Delegation be updated so membership better reflects their current user groups. This request will be considered as part of the review of delegations to committees and the Committee will be consulted as part of this process. The committee’s membership is for a one year term. The Council representative for this committee is Councillor Tony Bell and the key Council contact is Council’s Active Communities Development Officer.

Guildford Hall

The Guildford Hall Committee held their Annual General Meeting on 6 December 2016 and provided Council with a copy of the minutes of that meeting in March 2017, which informed Council of proposed changes to its membership. In line with its Instrument of Delegation, the Committee’s membership is for a two year term. The Council representative for this Committee is Councillor John Nieman and the key Council contact is Council’s Manager Community Partnerships.

Maldon Community Centre

The Maldon Community Centre Committee proposed membership was adopted by Council at its Ordinary Meeting on 13 December 2016. The Committee has since informed Council one member’s name was inadvertently left of their Annual General Meeting minutes. The Committee has now minuted that Di Long is nominated as a member and requested that Council appoint her. The committee’s membership is for a two year term. The Council representative for this committee is Councillor Sharon Telford and the key Council contact is Council’s Manager Community Partnerships.

Newstead Community Centre

The Newstead Community Centre Committee notified Council of proposed changes to its membership which was appointed at the Ordinary Meeting of Council on 23 August 2016. in line with its Instrument of Delegation, the committee’s two new members will be appointed for the remainder of the three term which is due to expire 27 August 2017. The Council representative for this committee is Councillor John Nieman and the key Council contact is Council’s Manager Community Partnerships.

5. Financial and Resource Implications

Special committees of Council provide a valuable service to the community. The duties they perform to manage Council facilities provide a cost benefit to Council operations, as otherwise Council would require more staff to carry out these duties.

6. Consultation

Nil.
7. **Conclusion**

As set out in the committee’s Instruments of Delegation, Council appointment of membership is required. The proposed appointments are consistent with the Committee’s Instruments of Delegation. Only Council can make these appointments.

**RECOMMENDATION**

That Council:

1. Appoint members to the committees and revoke memberships of retiring members as follows:

**Barfold Hall Committee**

<table>
<thead>
<tr>
<th>Name</th>
<th>Expiry</th>
</tr>
</thead>
<tbody>
<tr>
<td>Andrew Ferrington</td>
<td>10 November 2019</td>
</tr>
<tr>
<td>Sandra Aitken</td>
<td>10 November 2019</td>
</tr>
<tr>
<td>Jeanette Metcalfe</td>
<td>10 November 2019</td>
</tr>
<tr>
<td>Lyall Metcalfe</td>
<td>10 November 2019</td>
</tr>
<tr>
<td>Jen Lawry-Smith</td>
<td>10 November 2019</td>
</tr>
<tr>
<td>Susie Jaeger</td>
<td>10 November 2019</td>
</tr>
<tr>
<td>Su Mitton</td>
<td>10 November 2019</td>
</tr>
<tr>
<td>Elaine Murphy</td>
<td>Retired</td>
</tr>
<tr>
<td>Peg Higginbottom</td>
<td>Retired</td>
</tr>
<tr>
<td>Ray Shea</td>
<td>Retired</td>
</tr>
<tr>
<td>Phillip Don</td>
<td>Retired</td>
</tr>
<tr>
<td>Karen Halloran</td>
<td>Retired</td>
</tr>
</tbody>
</table>

**Baringhup Community Association Committee**

<table>
<thead>
<tr>
<th>Name</th>
<th>Expiry</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dale Farnsworth</td>
<td>11 September 2017</td>
</tr>
<tr>
<td>Jill White</td>
<td>11 September 2017</td>
</tr>
<tr>
<td>Alison Thomas</td>
<td>11 September 2017</td>
</tr>
<tr>
<td>Alan Johnston</td>
<td>11 September 2017</td>
</tr>
<tr>
<td>Steve Kile</td>
<td>11 September 2017</td>
</tr>
<tr>
<td>Lyn Murphy</td>
<td>11 September 2017</td>
</tr>
<tr>
<td>Brendan McKnight</td>
<td>11 September 2017</td>
</tr>
<tr>
<td>Jacqui Brown</td>
<td>11 September 2017</td>
</tr>
<tr>
<td>Geoff White</td>
<td>11 September 2017</td>
</tr>
<tr>
<td>Brian Thomas</td>
<td>11 September 2017</td>
</tr>
<tr>
<td>Name</td>
<td>Expiry</td>
</tr>
<tr>
<td>-------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>Colin Jennings</td>
<td>11 September 2017</td>
</tr>
<tr>
<td>Andrew Leckie</td>
<td>Retired</td>
</tr>
<tr>
<td>Nancy McColl-Brown</td>
<td>Retired</td>
</tr>
<tr>
<td>Rick Groves</td>
<td>Retired</td>
</tr>
</tbody>
</table>

### Bill Woodfull Recreation Reserve Committee

<table>
<thead>
<tr>
<th>Name</th>
<th>Expiry</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mandy Webb</td>
<td>18 September 2018</td>
</tr>
<tr>
<td>Linda Pannan</td>
<td>18 September 2018</td>
</tr>
<tr>
<td>Liz Bird</td>
<td>18 September 2018</td>
</tr>
<tr>
<td>Tristen Kelly</td>
<td>18 September 2018</td>
</tr>
<tr>
<td>Anne Fitzpatrick</td>
<td>18 September 2018</td>
</tr>
<tr>
<td>Graham Thomas</td>
<td>18 September 2018</td>
</tr>
<tr>
<td>Rob Gatti</td>
<td>18 September 2018</td>
</tr>
<tr>
<td>Eric Watson</td>
<td>Retired</td>
</tr>
<tr>
<td>Jason Fothergill</td>
<td>Retired</td>
</tr>
<tr>
<td>Peter Chapman</td>
<td>Retired</td>
</tr>
<tr>
<td>Barry Phillips</td>
<td>Retired</td>
</tr>
<tr>
<td>Steve Cox</td>
<td>Retired</td>
</tr>
</tbody>
</table>

### Camp Reserve Committee

<table>
<thead>
<tr>
<th>Name</th>
<th>Expiry</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trevor Butcher</td>
<td>15 August 2017</td>
</tr>
<tr>
<td>Ron Cawthan</td>
<td>15 August 2017</td>
</tr>
<tr>
<td>Graham Fraser</td>
<td>15 August 2017</td>
</tr>
<tr>
<td>Debbie Hamilton</td>
<td>15 August 2017</td>
</tr>
<tr>
<td>Noel Flanagan</td>
<td>15 August 2017</td>
</tr>
<tr>
<td>Ron Gartside</td>
<td>15 August 2017</td>
</tr>
<tr>
<td>Phil Dessens</td>
<td>15 August 2017</td>
</tr>
<tr>
<td>Peter Bower</td>
<td>15 August 2017</td>
</tr>
</tbody>
</table>
### Campbells Creek Recreation Reserve Committee

<table>
<thead>
<tr>
<th>Name</th>
<th>Expiry</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brad Cross</td>
<td>27 November 2017</td>
</tr>
<tr>
<td>Kevin Ford</td>
<td>27 November 2017</td>
</tr>
<tr>
<td>Wayne Quinton</td>
<td>27 November 2017</td>
</tr>
<tr>
<td>Daryl Best</td>
<td>27 November 2017</td>
</tr>
<tr>
<td>Sharon Williams</td>
<td>27 November 2017</td>
</tr>
<tr>
<td>Greg Hughes</td>
<td>27 November 2017</td>
</tr>
<tr>
<td>Stuart Spragg</td>
<td>Retired</td>
</tr>
<tr>
<td>Chris Walters</td>
<td>Retired</td>
</tr>
<tr>
<td>John Prendergast</td>
<td>Retired</td>
</tr>
</tbody>
</table>

### Guildford Hall Committee

<table>
<thead>
<tr>
<th>Name</th>
<th>Expiry</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greg Edward</td>
<td>5 December 2018</td>
</tr>
<tr>
<td>Ray Pattle</td>
<td>5 December 2018</td>
</tr>
<tr>
<td>Jim Franzi</td>
<td>5 December 2018</td>
</tr>
<tr>
<td>John Whiddon</td>
<td>5 December 2018</td>
</tr>
<tr>
<td>Bob Forde</td>
<td>5 December 2018</td>
</tr>
<tr>
<td>Daydd Kelly</td>
<td>5 December 2018</td>
</tr>
<tr>
<td>Alf Partridge</td>
<td>5 December 2018</td>
</tr>
<tr>
<td>Janine Cole</td>
<td>5 December 2018</td>
</tr>
<tr>
<td>Allan Joyce</td>
<td>5 December 2018</td>
</tr>
<tr>
<td>Peter White</td>
<td>Retired</td>
</tr>
</tbody>
</table>

### Maldon Community Centre Committee

<table>
<thead>
<tr>
<th>Name</th>
<th>Expiry</th>
</tr>
</thead>
<tbody>
<tr>
<td>Di Long</td>
<td>4 September 2018</td>
</tr>
</tbody>
</table>

### Newstead Community Centre Committee

<table>
<thead>
<tr>
<th>Name</th>
<th>Expiry</th>
</tr>
</thead>
<tbody>
<tr>
<td>Michael Redden</td>
<td>27 August 2017</td>
</tr>
<tr>
<td>Anthony Santamaria</td>
<td>27 August 2017</td>
</tr>
</tbody>
</table>
2. Write to the committees confirming the appointments of members, acknowledging retiring members and thanking them for their contribution to their committees and their local community.

MOVED COUNCILLOR TAYLOR

That the recommendation be adopted.

SECONDED COUNCILLOR BELL

CARRIED.
1. Purpose

The purpose of this report is to provide a response to the petition submitted to Council on 16 February 2017. The petition requests action on increased traffic in Saint Street, Castlemaine and suggests a number of potential solutions.

2. Background

A petition was received by Council on 16 February 2017 and was received at the Ordinary Meeting of Council on 21 March 2016.

The petition raises issues with increased traffic along the western end of Saint Street, Castlemaine.

This portion of Saint Street is a residential street located between Wheeler Street and Barker Street (Midland Hwy). It is constructed from asphalt and spray seal with asphalt at depth at the intersection of Barker Street. The speed limit of this street is 50 kilometres per hour (km/hr).

A traffic count was conducted on this street in February 2017. The traffic count recorded the following:

<table>
<thead>
<tr>
<th>Class</th>
<th>Percentage</th>
<th>Vehicles per day</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1-2 vehicle (car, ute, van with or without trailer)</td>
<td>88.40%</td>
<td>806</td>
</tr>
<tr>
<td>Class 3-9 vehicle (from 2 axle to 6 axle truck)</td>
<td>11.60%</td>
<td>105</td>
</tr>
</tbody>
</table>

The above results have now been compared to results from the previous traffic count conducted in May 2016. This showed an average daily traffic increased of 15% or 122 vehicles per day. The volume of Class 3-9 vehicles (from 2 axle to 6 axle truck) also increased by 59% or approximately 69 vehicles per day.

The Class 3-9 vehicle per day percentage is generally the same as in other residential streets in the nearby area.
3. Policy and Statutory Implications

Local Law No 1 of 2008 sets out how petitions are received by and responded by Council as follows:

1. Petitions and Joint Letters

   (1) A petition or joint letter presented to the Council may lie on the table until the next ordinary meeting of the Council. No motion other than to receive the petition or joint letter may be accepted by the Chairperson at the meeting at which it is presented.

   (2) The Council must receive a report on any petitions or joint letters at the next ordinary meeting of the Council or another meeting to be determined by the Council.

   (3) A copy of the text of the petition or joint letter must be included on the agenda for the next ordinary or available meeting (as the case may be).

   (4) A petition or joint letter may nominate a person to whom a reply may be sent, but if no person is nominated the Council may reply to the first or any person whose signature appears on the petition.

   (5) Every petition or joint letter must be signed by the persons whose names are appended to it by their names or marks and, except in cases of incapacity or sickness, by no one else, and the address of every petitioner or signatory must be clearly stated.

4. Issues

Traffic count data shows there has been an increase in both traffic volumes and heavy vehicle volumes in Saint Street. It is unknown why this has occurred. A contributing factor could be that large vehicles are entering Saint Street from Barker Street due to inadequate heavy vehicle route signs.

Saint Street has been a school bus route for several years and the bus traffic has only marginally changed between May 2016 and February 2017. Council officers have discussed this matter with Public Transport Victoria (PTV) and Castlemaine Bus Lines. It is unlikely that the route will change due to reduced sight distances when turning from Rowe Street (the alternate route) onto Barker Street.

Council is negotiating with VicRoads to upgrade the detour signs in Castlemaine. This includes a sign banning trucks from entering Saint Street from Barker Street. The works to update signs relating to the heavy vehicle routes in Castlemaine are due to be completed by the end of June 2017. Once the additional and upgraded signs are in place a further traffic count will be undertaken by Council.

Council will undertake an education campaign about the detour route once the new signs are in place.

The general amenity of the street including pavement and drainage is expected to be upgraded over time as future residential development occurs in the area.

A speed reduction in Saint Street is not supported as the current speed is consistent with requirements.
Speed humps are not supported as they may not reduce the amount of traffic and although they may have an impact on traffic speed they would increase general traffic noise.

5. Financial and Resource Implications

The heavy vehicle route sign upgrade works are fully funded by VicRoads with Council offering project management and design advice as required.

6. Conclusion

Council has received a petition about increased traffic on Saint Street, Castlemaine. The petition raises issues with increased traffic along the western end of Saint Street, Castlemaine and suggests a range of potential solutions.

Council has been working with VicRoads on heaving vehicle route signs. By the end of June 2017 new signs will be in place, including signs banning trucks in Saint Street. It is expected that this will reduce heavy vehicle volumes in Saint Street.

RECOMMENDATION

That Council respond to the first signatory on the petition advising that heavy vehicle detour signs, including signs to ban trucks from entering Saint Street from Barker Street will be in place by the end of June 2017.

MOVED COUNCILLOR MACHIN

That the recommendation be adopted.

SECONDED COUNCILLOR CORDY

CARRIED.
9.3. A THRIVING LOCAL ECONOMY (ECO)

ECO 07  PLANNING PERMIT APPLICATION 208/2016 – THREE LOT SUBDIVISION AT LOT 1 TP612927Q, 1 LEMON STREET, CAMPBELLS CREEK

Responsible Director: Director Sustainable Development, Jason Taylor
Responsible Officer: Acting Manager Development Services, Dominique Trickey
Original Document: DOC/17/6627

1. Purpose

The purpose of this report is to enable Council to make a determination on Planning Permit Application 208/2016 for the subdivision of land into three lots at Lot 1 TP612927Q, 1 Lemon Street, Campbells Creek. The application has been referred to Council as there is one objection and officers are recommending the issue of a Notice of Decision to grant a planning permit.

Refer to:

Attachment ECO 07A: Context and site aerial.
Attachment ECO 07B: Final plans submitted with application.
Attachment ECO 07C: Clause 56 assessment (Rescode).

2. Background

The application was lodged on 14 September 2016 and seeks approval for the subdivision of an existing lot into three lots. The application does not propose the construction of any dwellings. The site is located within the Township Zone and is covered by the Bushfire Management Overlay.

The subject site is located approximately 2.8 kilometres south-west of the Castlemaine CBD on the corner of Lemon Street and Diamond Gully Road. The site consists of a single, rectangular parcel of land with a total area of 1696 square metres.

The site falls approximately 5.5 metres from the northern boundary at Lemon Street, down to the southern boundary. The site contains a single dwelling located at the front of the site addressing Lemon Street. An existing Colorbond fence separates the dwelling and its immediate curtilage from the vacant balance of the property.

The surrounding area is predominantly zoned Township Zone except for an area of public land located to the east which accommodates the Campbells Creek waterway. Development in the area is characterised by single dwellings on a mixture of lot sizes.

The application proposes to subdivide the site into three lots. Lot 1 is proposed to have an area of 544 square metres and contain the existing dwelling. Two vacant lots to the rear are each proposed to have an area of 576 square metres. Access to the vacant lots is proposed from Diamond Gully Road while the existing access from Lemon Street will service the existing dwelling.
3. **Policy and Statutory Implications**

**State Planning Policy Framework (SPPF)**

*Clause 11.05-4 Regional planning strategies and principles*

The objective of this clause is to develop regions with a strong identity that are prosperous and are environmentally sustainable. This clause contains the Regional Victoria Settlement Framework which identifies Castlemaine, of which Campbells Creek is a part, as a regional centre where growth is to be promoted.

*Clause 11.12 Loddon Mallee South regional growth*

This policy outlines broad objectives for land use and development within the Loddon Mallee South region. The plan includes strategies to manage and support growth in regional towns including Castlemaine.

*Clause 13.05 Bushfire*

This clause aims to assist in strengthening community resilience to bushfire. Strategies outline measures to assess bushfire risk and apply appropriate development control mechanisms.

*Clause 15.01-3 Neighbourhood and Subdivision Design*

The policy in this clause offers broad guidelines for the design of urban areas, including new subdivisions. Relevant policy aims and strategies seek to ensure subdivision locations have ready access to local services and that the design creates a strong sense of place. Subdivision should be designed to respond to its context in terms of character, natural features and surrounding landscape and provide a range of lot sizes to suit a variety of dwelling and household types to meet the needs of different groups of people.

*Clause 16.01 Residential development*

This clause contains a range of policy relating to provision of housing in appropriate locations that meet the needs of a diverse community. Strategies include increasing housing yield in under–utilised urban land and provide increased supply in appropriate locations.

*Clause 19.03 Development infrastructure*

Objectives and strategies outlined within this clause have the purpose of ensuring appropriate physical infrastructure is provided during the development of land and that infrastructure meets recognised standards.

**Local Planning Policy Framework (LPPF)**

*Clause 21.02 Vision and framework plan*

This clause contains some of the guiding policy linking the municipal vision, derived from the Mount Alexander Shire Council Plan, to the land use and development planning vision for the Shire. This policy identifies the unique and identifiable role and identity of the Shire’s townships through a settlement hierarchy. The Mount Alexander Strategic Framework Plan identifies broad strategic issues and directions for the municipality.

This policy identifies Campbells Creek as a satellite to Castlemaine and a local service centre. The character of Campbells Creek is identified as being derived from development patterns that reflect gold mining activity.
Clause 21.03-1 Urban growth

This clause offers an overview of the Shire’s urban growth. The preferred settlement pattern identifies Castlemaine, including Campbells Creek, as accommodating the majority of the Shire’s population. This clause also identifies that the current rate of dwelling construction exceeds the projected growth rate in households within the Shire.

Strategies in this policy aim to consolidate urban development into existing settlements, with more substantial residential growth being provided around Diamond Gully and McKenzie Hill.

Clause 21.05-5 Bushfire

This policy recognises the significant risk posed by bushfire for the main townships within the Shire. Strategies outlined in this clause include application of development controls to ensure fire risk is minimised when subdivisions are assessed.

Clause 21.07-1 Urban environment

This policy statement refers to general characteristics of urban and semi-urban areas within the Shire. Township fringes are recognised for their open bushland character.

Key issues outlined within this clause include ensuring development, which includes subdivision, respects the existing neighbourhood character of respective areas.

Clause 21.11 Infrastructure

The Shire’s considerable infrastructure assets are outlined in this policy. Key issues include upgrades and maintenance to road and drainage assets as a result of new development.

Clause 21.12-1 Castlemaine

This clause includes specific policy relating to the land use and development of Castlemaine (including Campbells Creek). Objectives include encouraging residential expansion in McKenzie Hill, Diamond Gully and Campbells Creek.

The desired pattern of land use is illustrated in the Castlemaine Land Use Framework Plan. The site is located within the existing urban boundary.

Zoning

Clause 32.05 Township Zone

The purpose of the Township Zone includes:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide for residential development and a range of commercial, industrial and other uses in small towns.
- To encourage development that respects the neighbourhood character of the area. To implement neighbourhood character policy and adopted neighbourhood character guidelines.
• To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

A permit is required for the subdivision of land within the Township Zone.

An application to subdivide land must meet the objectives of Clause 56.

Overlays

Clause 44.06 Bushfire Management Overlay

The purpose of the Township Zone includes:

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

Particular provisions

Clause 52.01 – Provision of open space

This Clause refers to the public open space contribution and provides that a person who proposes to subdivide land must make a contribution to Council for public open space up to a maximum 5% of the site value if included in the schedule to this clause.

Council’s Public Open Space Strategy provides for a public open space contribution of 5%. This is considered appropriate for this subdivision.

Clause 56 Residential Subdivision

Clause 32.05-6 of the Township Zone identifies specific objectives and standards applicable to different classes of subdivision. The subdivision of land into three lots must meet the objectives and should meet the standards specified. An objective describes a desired outcome as a qualitative measure. A standard contains agreed requirements to meet an objective, often provided as a quantitative measure.

The application included an assessment against the relevant objectives and standards of Clause 56. Assessment against the objectives and standards of Clause 56 has been provided in the attachments to this report.

It is considered that the proposal meets all the relevant objectives of clause 56. In relation to Clause 56.03-5 Neighbourhood Character, the subdivision is considered to respond to the neighbourhood character as the layout and access of the lots on the land would be consistent with the existing built form in Diamond Gully Road.

Whilst the sizes of the lots proposed are smaller than the immediate surrounding lots, the layout of the lots would accord with the prevailing subdivision pattern and existing built form in this section of Diamond Gully Road and the size of the vacant lots would allow an appropriate siting and construction of a dwelling with good solar access.
4. **Issues**

**Bushfire risk**

The application was accompanied by a Bushfire Management Statement demonstrating in detail how the proposal would satisfy the requirements of clause 44.06 and the related Clause 52.47 Planning for Bushfire.

Any dwellings that would be built on the new lots would be subject to the relatively low fire risk rating of BAL 12.5. This proposal has been reviewed by the CFA who have no objection subject to various conditions if a permit were to be granted. Bushfire risks are therefore considered to be suitably addressed.

**Consistency with Planning Policy**

State and Local Planning Policies relating to infill development require a balanced consideration of infill development objectives against neighbourhood character objectives.

There is policy support for infill development in both the State and Local Planning Policy framework of the Mount Alexander Planning Scheme as demonstrated above that encourages a range of lot sizes within areas identified for infill development.

The layout and design of the subdivision is considered to achieve the existing neighbourhood character as the site is located on a corner allotment, having the two new vacant lots fronting Diamond Gully Road. Whilst the immediate lots adjoining the subject site are larger in size, the layout and design of the subdivision, including any future dwelling on these lots, would achieve the prevailing built form in this section of Diamond Gully Road.

There is a mixture of lot sizes beyond the adjoining lots in this area of Campbells Creek.

The proposed subdivision is considered to respond to this existing character and proposes two new vacant lots that do relate to the surrounding context.

Under the Township Zone, a proposal must meet all the relevant objectives of Clause 56. As detailed in the Clause 56 assessment provided in Attachment 6.1C, it is considered that the current proposal does meet the neighbourhood character objective of Clause 56.03-5. The application is considered to meet other objectives of Clause 56 relevant to layout and infrastructure provision.

**Outstanding objections to the application**

Following advertisement of the application in accordance with Sections 52(1)(a) and 52(1)(d) of the Planning and Environment Act 1987, one objection was received and not withdrawn.

Issues raised by the objector discussed below.

> The subdivision creates lots that are too small and inconsistent with the character of the area.

As outlined above, it is considered that the proposed subdivision does respond to the existing pattern of subdivision of the area. Subsequent development of the lots
would result in a density of dwelling development which would respect the existing character, particularly along Diamond Gully Road.

*The proposal does not address lack of stormwater assets and will result in additional run-off.*

Appropriate conditions could be placed on a permit which would require the developer to provide physical infrastructure to ensure appropriate management of stormwater and limit downstream flows to predevelopment levels, if the proposal were to be supported.

*The driveway to proposed Lot 3 is in a position that would compromise the safe operation of road due to its location on a narrow corner.*

Council’s Infrastructure unit, as the co-ordinating road authority, has assessed the application and would require any driveway to Lot 3 to be relocated further to the north-west to ensure safe distance and sight-lines can be achieved.

*The plan shows an existing residence and garage on Lot 1, however the garage does not exist and the residence is not yet occupied. A tree was also removed before the existing residence was erected on the block.*

The dwelling and onsite trees were previously assessed during planning application PA127/2015; any tree removal on the site is exempt if it meets the provisions under clause 52.17-7 (Fire Protection) and 52.48-5. The occupation, or vacancy, of the existing residence is not a consideration of this planning assessment.

5. **Financial and Resource Implications**

Cost of potential appeal to the Victorian Civil and Administrative Tribunal.

6. **Consultation**

*Advertising*

Notice of the application was given in accordance with Sections 52(1)(a) and 52(1)(d) of the *Planning and Environment Act 1987* to owners and occupiers of adjoining land and a sign was also placed on-site.

One objection was received and not withdrawn.

*External Referrals*

- Country Fire Authority
  No objection subject to conditions.
- Coliban Water
  No objection subject to conditions
- Downer Utilities
  No objection subject to conditions
- Powercor
  No objection subject to conditions

*Internal Referrals*

- Infrastructure Unit
  No objection subject to conditions.
7. Conclusion

Council has received an application for the subdivision of land into three lots at Lot 1 TP612927Q, 1 Lemon Street, Campbells Creek. The site is located within the Township Zone and is covered by the Bushfire Management Overlay.

The application has been assessed and it is considered that the proposed subdivision accords with the relevant infill policy and the relevant neighbourhood character policies contained within Clause 56. The application meets the objectives of Clause 56 and the purpose and decision guidelines of the Township Zone.

It is recommended that a Notice of Decision to Grant a Planning Permit be issued subject to conditions.

RECOMMENDATION

That Council:

Issue a Notice of Decision to Grant a Planning Permit for the subdivision of land into three lots at Lot 1 TP612927Q, 1 Lemon Street, Campbells Creek subject to the following conditions:

1. AMENDED PLANS REQUIRED

Before the plan of subdivision is certified under the Subdivision Act 1988, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then form part of the permit. The plans must be drawn to scale with dimensions and must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:

1.1. Building envelopes for proposed Lots 2 & 3 that have a minimum four (4) metre setback from the Diamond Gully Road frontage and a one (1) metre setback to all other boundaries to the satisfaction of the Responsible Authority

2. FORMAL PLAN OF SUBDIVISION

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

3. LAYOUT PLAN

3.1. The subdivision, as shown on the endorsed plan(s), must not be altered without the prior written consent of the Responsible Authority.

4. BUILDING ENVELOPE

4.1. Before the Statement of Compliance is issued, the building envelope shown within Lots 2 & 3 as endorsed under condition 1, must be shown as a restriction on the plan of subdivision registered under the Subdivision Act, 1988. The restriction must provide that within lots 2 & 3 to be created,
dwellings may only be constructed within the building envelope, as shown on the endorsed plans of this permit. This envelope cannot be varied except with the consent of the responsible authority.

5. PROVISION OF SERVICES

5.1. 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 approved plan in accordance with the authority’s requirements and relevant legislation at the time.

5.2. 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.

5.3. 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.

6. TELECOMMUNICATIONS

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

6.1. 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

6.2. 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.

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:

6.3. 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

6.4. 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.

7. COLIBAN REGION WATER CORPORATION

7.1. The owner is required to provide reticulated water and sewerage services to each of the lots within the subdivision, and comply with any requirements arising from any effect of the proposed development upon Coliban Water Assets. Services are to be provided in accordance with our specifications.

7.2. All Coliban Water assets within the subdivision, both existing and proposed, are to be protected by an easement in favour of Coliban Region Water Corporation.
8. **POWERCOR**

8.1. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.

8.2. The applicant shall:

- Provide an electricity supply to all lots in the subdivision in accordance with Powercor’s requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor (A payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.

- Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.

- Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.

- Any construction work must comply with Energy Safe Victoria’s “No Go Zone” rules.

- Provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of “Powercor Australia Ltd” for “Power Line” pursuant to Section 88 of the Electricity Industry Act 2000.

- Obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.

- Adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.

- Obtain Powercor Australia Ltd’s approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.

- Provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.

9. **DOWNER GAS**

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

Should gas be required to be either connected or disconnected to the existing or future properties please contact your local gas retailer.

10. **ENGINEERING PLANS**

10.1. Engineering Plans
Prior to commencement of any construction works associated with the subdivision, engineering plans must be submitted to and approved by the Responsible Authority. The engineering plans must accord with the Infrastructure Design Manual. When approved, the plans will be endorsed and form part of the permit. All works constructed or carried out must be in accordance with those approved plans and completed to a standard satisfactory to the Responsible Authority.

The plans to include

a) Vehicle crossing construction/upgrading works as required by the conditions of this permit

b) Drainage works as required by the conditions of this permit.

11. DRAINAGE WORKS

11.1. The whole of the subject land, including landscaped and paved areas, must be graded and drained to the council nominated legal point of discharge to prevent the discharge of water from the subject land across any road or onto any adjoining lands.

11.2. The drainage system shall include provision of an underground storm water retention system to limit flows downstream from the development to pre-development levels in accordance with the current Australian rainfall and Runoff – Flood Analysis and Design for a 5 year annual recurrence interval.

11.3. The legal point of discharge to the subdivision is the open drain at the property frontage in Diamond Gully Road.

11.4. Provide cut off drains to protect adjoining properties from overland storm water flows. Provision is to be made to divert major rainfall (1 in 100 year) storm events away from the building envelopes of lots within this and adjoining subdivisions.

11.5. The developer to formalise the existing open drain at the property frontage in Diamond Gully Road directing the stormwater flows towards the road culvert. Please note: rock beaching works around the culvert inlet will be required.

11.6. The developer to clear the nature reserve at the property frontage in Diamond Gully Road.

12. VEHICLE CROSSOVER UPGRADING WORKS

Propose Vehicle crossovers to all lots (lot 1, 2 & 3) appropriate to the development and existing site conditions are to be constructed/upgraded to the levels/requirements of Council.

Council’s minimum standards are:

12.1. Minimum 3.5 metre wide.

12.2. Asphalt/concrete vehicle crossovers with appropriately sized reinforced concrete pipes centred on the crossover matching the capacity of the open drain.

12.3. Low profile culvert end-walls to all culvert ends

12.4. No impeding or redirection of existing surface flows as a result of these works

12.5. It is highly recommended to provide combined vehicle crossovers to proposed lots 2 & 3.
12.6. The existing gate at the side of unmade road reserve is to be removed and reinstated with fence to the satisfaction of the Council. No access to be gained from unmade road reserve adjoining the South eastern boundary of the subject land.

13. **SEDIMENT POLLUTION CONTROL**

   The developer must restrict sediment discharges from any construction sites within the land in accordance with Construction Techniques for Sediment Pollution Control (EPA 1991)

14. **STATEMENT OF COMPLIANCE**

   14.1. Council is to be paid a fee of 0.75% of the total construction costs for these works for the approval of said plans plus 2.5% for supervision of construction. Said fees to be paid prior to commencement of any road/drainage works.

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

   14.3. Prior to issue of a statement of compliance for the subdivision, the vehicle crossovers, drainage and footpath works must be installed to satisfaction of council in accordance with the approved Engineering plans.

15. **CONSENT FOR CONSTRUCTIONS**

   15.1. Prior to the commencement of any works on the road reserve the owner/applicant must submit a Minor Works in a Road Reserve application and be issued a permit to occupy the road for works.

   15.2. All existing road reserve assets are to be protected and maintained throughout the works including all utilities and services. Any damage is to be restored prior to issuing of statement of compliance.

16. **COUNTRY FIRE AUTHORITY**

   **Amended Bushfire Management Plan**

   16.1. Before certification under the Subdivision Act 1988, an amended Bushfire Management Plan (BMP) must be submitted to and endorsed by the Responsible Authority. When approved, the BMP will be endorsed by the Responsible Authority and be included as an annexure to the section 173 agreement.

   16.2. The BMP must be substantially in accordance with Drawing No: TP02 dated 25/10/2016 and must show the following bushfire mitigation measures, unless otherwise agreed in writing by the CFA and the Responsible Authority:

   a) **Defendable Space**

   For Lots 2 & 3 the defendable space is to be 50 metres or to the property boundary (whichever is the lesser) where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

   - Grass must be short cropped and maintained during the declared fire danger period.
• All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.

• Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.

• Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.

• Shrubs must not be located under the canopy of trees.

• Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.

• Trees must not overhang or touch any elements of the building.

• The canopy of trees must be separated by at least 5 metres.

• There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction standards

• Any dwellings constructed on Lots 2 & 3 will be constructed to a minimum Bushfire Attack Level of BAL12.5

• Level of BAL12.5

c) Water supply

A tank containing 5000 litres of effective water supply for firefighting purposes will be provided on Lots 2 & 3 and will meet the following requirements:

• Is stored in an above ground water tank constructed of concrete or metal.

• All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal.

d) Access

As the driveways for Lots 2 & 3 are less than 30 metres in length there are no CFA construction and design requirements.

16.3. Matters to be set out in Section 173 Agreement

In addition to the requirements of Clause 44.06-3 of the Mount Alexander Shire Planning Scheme the section 173 Agreement prepared in accordance with that clause must also specify:

e) Explicitly exclude Lot 1 from the following exemption under Clause 44.06-1 of the Mount Alexander Shire Planning Scheme:

• A building or works consistent with an agreement under section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of clause 44.06-3.

16.4. Mandatory Condition

If a dwelling is constructed on the land without a planning permit that the bushfire mitigation measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.
17. **PUBLIC OPEN SPACE CONTRIBUTION**

Prior to the issue of Statement of Compliance, a monetary contribution of an amount equal to 5% of the current value of all the land within the subdivision shall be paid to the Responsible Authority. If the land is subdivided in stages, the contribution may be paid proportionally to the area of the lots being created.

18. **VALUATION EXPENSES**

18.1. The applicant or owner must pay on demand to Council, the Council’s reasonable costs and expenses to provide valuation for payment in lieu of open space.

19. **EXPIRY OF PERMIT SUBDIVISION**

The plan of subdivision must be certified within two (2) years of the date of issue of this Permit unless the Responsible Authority grants an extension of the Permit upon application in writing by the permit holder within six (6) months of the prescribed expiry date. Once the plan of subdivision is certified, the permit will expire five years from the date of certification of the plan of subdivision.

MOVED COUNCILLOR BELL

That the recommendation be adopted.

SECONDED COUNCILLOR NIEMAN

CARRIED.
56 Residential Subdivision – 1 Lemon Street, Campbells Creek  
Clause 56 Assessment

<table>
<thead>
<tr>
<th>Clause/standard</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 56.03-5 Neighbourhood character (C6)</td>
<td>Complies.</td>
</tr>
<tr>
<td></td>
<td>The proposal does respond to the existing subdivision layout and preferred built form.</td>
</tr>
<tr>
<td></td>
<td>The size and layout of the proposed lots would integrate with the surrounding environment.</td>
</tr>
<tr>
<td></td>
<td><strong>Complies.</strong></td>
</tr>
<tr>
<td></td>
<td>The rear areas proposed to accommodate the vacant lots are free of vegetation.</td>
</tr>
<tr>
<td>Clause 56.04-2 Lot area and building envelopes (C8)</td>
<td>Complies.</td>
</tr>
<tr>
<td></td>
<td>Each lot is greater than 500 square metres and can accommodate a rectangle measuring 10 metres by 15 metres.</td>
</tr>
<tr>
<td>Clause 56.04-3 Solar orientation of lots (C9)</td>
<td>Complies.</td>
</tr>
<tr>
<td></td>
<td>Dimensions of lots are adequate to protect solar access.</td>
</tr>
<tr>
<td>Clause 56.04-4 Street Orientation Objective</td>
<td>Complies.</td>
</tr>
<tr>
<td></td>
<td>The corner location allows all lots to front existing streets.</td>
</tr>
<tr>
<td></td>
<td>No lots below 300 square metres are proposed.</td>
</tr>
<tr>
<td></td>
<td>No public open space is adjacent to the site.</td>
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<td></td>
<td>No roads or streets are provided as part of the proposal.</td>
</tr>
<tr>
<td>Clause 56.04-5 Common area (C11)</td>
<td>Not applicable.</td>
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<tr>
<td></td>
<td>No common property is proposed as part of the proposal.</td>
</tr>
<tr>
<td>Clause 56.05-1 Integrated urban landscape objectives</td>
<td>Not applicable.</td>
</tr>
<tr>
<td></td>
<td>No roads or streets are provided as part of the proposal.</td>
</tr>
<tr>
<td>Clause 56.06-2 Walking and cycling network objectives</td>
<td>Not applicable.</td>
</tr>
<tr>
<td></td>
<td>No walking or cycling network is proposed as part of the proposal.</td>
</tr>
<tr>
<td>56.06-4 Neighbourhood street network objective</td>
<td>Not applicable.</td>
</tr>
<tr>
<td></td>
<td>No roads or streets are provided as part of the proposal.</td>
</tr>
<tr>
<td>56.06-5 Walking and cycling network detail objectives</td>
<td>Not applicable.</td>
</tr>
<tr>
<td></td>
<td>No walking or cycling network is proposed as part of the proposal.</td>
</tr>
<tr>
<td>Clause 56.06-7 Neighbourhood street</td>
<td>Not applicable.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Clause</th>
<th>Objective/Requirement</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>56.06-8</td>
<td>Lot access objective</td>
<td>Complies. Lernon Street and Diamond Gully Road are not arterial roads.</td>
</tr>
<tr>
<td>56.07-2 (C23)</td>
<td>Reused and recycled water</td>
<td>A recycled water supply is not currently available in the area.</td>
</tr>
<tr>
<td>56.07-3 (C24)</td>
<td>Waste Water Management</td>
<td>Complies. A sewer main extension from the existing sewer main in Diamond Gully Road is proposed to facilitate reticulated sewerage infrastructure to the development. Existing reticulated sewerage is located along the north east boundary of the property.</td>
</tr>
<tr>
<td>56.07-4 (C25)</td>
<td>Urban run-off management</td>
<td>Complies. Stormwater from the lots will be appropriately managed by an on-site drainage system to Council’s satisfaction.</td>
</tr>
<tr>
<td>56.08-1 (C26)</td>
<td>Site management</td>
<td>Complies. The level of construction activity resulting from the proposed subdivision will be moderate. Thus there will be a minimal effect on the neighbourhood in terms of erosion, dust, run-off, litter and chemical contamination.</td>
</tr>
<tr>
<td>56.09-1 (C27)</td>
<td>Shared trenching</td>
<td>Complies. Shared trenching will be used to supply reticulated services to the lots where possible. The upgrading of the existing Government Road will be done in accordance with Council’s requirements.</td>
</tr>
<tr>
<td>56.09-2 (C28)</td>
<td>Electricity, telecommunications and gas</td>
<td>Complies. These services will be supplied to the lots in accordance with the providers’ requirements.</td>
</tr>
<tr>
<td>56.09-3</td>
<td>Fire Hydrants</td>
<td>Not applicable – street infrastructure already established</td>
</tr>
<tr>
<td>56.09-4</td>
<td>Public Lighting</td>
<td>Not applicable – street infrastructure already established</td>
</tr>
</tbody>
</table>
1. Purpose

The purpose of this report is to enable Council to make a determination on Planning Permit Application 327/2015 for the construction of a second dwelling on a lot at Lot 2 PS329865C, 10 Johnstone Street, Castlemaine. The application has been referred to Council for a decision as officers are recommending refusal.

Refer to:

Attachment ECO 08A: Context and site aerial.
Attachment ECO 08B: Final plans submitted with application.
Attachment ECO 08C: Clause 55 Assessment.

2. Background

The application was lodged on 22 December 2015 and seeks approval for the construction of a second dwelling on a lot. No subdivision is proposed as part of the application.

The site is located within the Commercial 1 Zone. No overlays affect the site.

The subject site is located approximately 600 metres south-west of the Castlemaine CBD on the northern side of Johnstone Street. The site consists of a single rectangular parcel of land with an area of approximately 1163 square metres. The site is provided with a frontage of 23 metres to Johnstone Street at its southern boundary.

The site has a moderate fall from the Johnstone Street boundary down to the rear of the site at the north. The site contains a single dwelling and attached garage, located at the zero lot line of the front boundary of the property. The centre of the site contains a large swimming pool. The rear of the property contains a number of established trees, but is otherwise vacant of buildings.

Vehicle access to the site is available via an existing crossover from Johnstone Street. Johnstone Street is a Category 1 Road managed by VicRoads. Informal access has been gained from the north via adjacent Crown land however there is no evidence to support that there is an agreement to provide such access.

The surrounding area contains a mix of uses including commercial, residential, and public land use. Land to the north of the subject site is Crown land zoned Public Conservation and Resource Zone, containing the Campbells Creek waterway.

Adjoining the site to the east at 8 Johnstone Street is residential accommodation (Castlemaine Boutique Accommodation). Vehicle access is provided to the rear of that site via the unnamed road that abuts the eastern boundary. The unnamed road terminates adjacent to the northern boundary of 8 Johnstone Street however informal access tracks continue from the road into Crown land to the north.
To the west, land is used for commercial purposes and a building occupies the majority of the property. Informal access also appears to be gained from the north via adjacent Crown land.

The application proposes to construct a second dwelling at the north-east corner of the subject land. All existing structures on the property are proposed to be retained. The application proposes a two-storey building, with stone cladding and a pitched, gable-ended roof of galvanised iron.

The dwelling is proposed to comprise of two bedrooms, with the second bedroom and ensuite located within a mezzanine-style first floor that sits above the ground level bedroom and bathroom. The ground level kitchen, meals, living and entry area is proposed to have a two-storey floor to ceiling height.

Vehicle access to the second dwelling is proposed via a driveway at the rear (north) of the property. The driveway would be accessed via the unnamed road east of 8 Johnstone Street and Crown land to the north.

The plans show two parking spaces provided for the existing dwelling and a single parking space for the proposed dwelling.

3. Policy and Statutory Implications

State Planning Policy Framework (SPPF)

Clause 11.01 Activity Centres

The objectives of this clause generally aim to provide an integrated network of activity centres which are to accommodate a range of development and land uses to service the needs of local communities and support the centre’s role and function within the network. Local context for this policy is provided in clause 21.12.

Clause 11.05-4 Regional planning strategies and principles

The objective of this clause is to develop regions with a strong identity, are prosperous and are environmentally sustainable. This clause contains the Regional Victoria Settlement Framework which identifies Castlemaine as a regional centre where growth is to be promoted.

Clause 11.12 Loddon Mallee South regional growth

This policy outlines broad objectives for land use and development within the Loddon Mallee South region. The plan includes strategies to manage and support growth in regional towns including Castlemaine.

Clause 15.01 Urban environment

Policy in this clause offers broad guidelines for the design of urban areas, with the objective to create urban environments that are safe and functional.

Clause 16.01 Residential development

The clause contains a range of policy relating to provision of housing in appropriate locations that meet the needs of a diverse community. Strategies include providing increased supply in appropriate locations, close to employment centres and which respects the existing neighbourhood character.
Clause 19.03 Development infrastructure

Objectives and strategies outlined within this clause have the purpose of ensuring appropriate physical infrastructure is provided during the development of land and that infrastructure meets recognised standards.

Local Planning Policy Framework (LPPF)

Clause 21.02 Vision and framework plan

This clause contains some of the guiding policy linking the municipal vision, derived from the Council Plan, to the land use and development planning vision for the Shire. This policy identifies the unique and identifiable role and identity of the Shire’s townships through a settlement hierarchy. The Mount Alexander Strategic Framework Plan identifies broad strategic issues and directions for the municipality.

This policy identifies Castlemaine as the main centre of the Shire, providing a range of shops and services for both the local and wider area. The Mount Alexander Shire Strategic Framework Plan specifies Castlemaine as the preferred location for residential expansion.

Clause 21.03-1 Urban growth

This clause offers an overview of the Shire’s urban growth. The preferred settlement pattern identifies Castlemaine as accommodating the majority of the Shire’s population. The preferred settlement pattern aims to promote further consolidation and expansion of the Castlemaine urban area. Castlemaine is identified as being ideally suited to provide varied forms of accommodation which is sympathetic to the heritage and character of the town.

Key issues include ensuring highway entrances provide opportunities for commercial and tourism uses whilst also respecting township character.

Clause 21.07-1 Urban environment

This policy outlines some broad characteristics of the Shire’s urban areas. Development should generally be sympathetic and compatible with the existing character of urban areas. Johnstone Street is also identified as a key township entrance which plays an important role for both commercial and tourism development.

Clause 21.07-1 Urban environment

This policy statement refers to general characteristics of urban and semi-urban areas within the Shire. Township fringes are recognised for their open bushland character.

Key issues outlined within this clause include ensuring development, which includes subdivision, respects the existing neighbourhood character of respective areas.

Clause 21.08 Housing

This clause outlines the state of housing provision within the Shire, including location, household structure and composition. The objective of this clause is to ensure new housing accommodates the needs of residents at various stages of their lives. Strategies include to provide smaller houses and to provide high quality infill development in appropriate locations, particularly Castlemaine.
Clause 21.11 Infrastructure
The Shire’s considerable infrastructure assets are outlined in this policy. Key issues include upgrades or alterations and maintenance to infrastructure assets as a result of new development.

Clause 21.12-1 Castlemaine
This clause includes specific policy relating to the land use and development of Castlemaine. The desired pattern of land use is illustrated in the Castlemaine Land Use Framework Plan. The site is located within the existing urban boundary.

Zoning

Clause 34.01 Commercial 1 Zone
The purpose of the Commercial 1 Zone includes:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.
- To provide for residential uses at densities complementary to the role and scale of the commercial centre.

A permit is required for buildings and works within the Commercial 1 Zone.

For a permit to construct a building or carry out works the decision guidelines of the Commercial 1 Zone require the responsible authority to consider, amongst other things:

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The objectives, standards and decision guidelines of Clause 55.

Particular provisions

Clause 52.06 Car parking
The provisions of Clause 52.06 apply to the proposal to construct a second dwelling on a lot within the Commercial 1 Zone.

The site is proposed to accommodate the existing four bedroom dwelling and one two-bedroom dwelling. In accordance with table 1 of Clause 52.06-5 the proposal must provide two car parking spaces for the four bedroom dwelling, including one covered space (such as a carport or garage space) and one car parking space for the two bedroom dwelling.

The proposal provides all car parking at the rear of the property, close to the proposed new dwelling.

Clause 52.29 Land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road
The purpose of Clause 52.29 includes ensuring appropriate access is provided to identified roads.
A permit is required under Clause 52.29 to create or alter access to a road in a Road Zone, Category 1. While no physical alteration to the existing access is proposed as part of the application, an application to increase the intensity of an existing use is classified as an alteration to the existing access arrangement.

Under Clause 66.03 of the Planning Scheme, VicRoads is defined as a determining referral authority for applications under Clause 52.29. As such any conditions requested by VicRoads must be included on any permit if a permit were to be issued. Alternatively, if VicRoads objects to the grant of a permit the application must be refused.

The application was referred to VicRoads. Issues raised by the authority are discussed in the following section of this report.

4. Issues

Vehicle access to the existing and proposed dwelling

The proposal does not comply with a number of provisions within the planning scheme as a result of the proposed access arrangements to the property.

Throughout the permit process there has been conflicting information in regards to vehicle access to the site. The permit applicant claims to have an existing lease agreement/arrangement with Department of Environment, Land, Water and Planning (DELWP) to access the rear of the property via adjacent Crown Land. Neither the applicant nor DELWP have been able to provide evidence of such agreement/arrangement. In the absence of a formal agreement, it must be taken that no access to the rear of the site is available and the only legal access to the site is from Johnstone Street.

DELWP has advised it does not object to the proposal subject to conditions being included on a permit granted that among other things, prevents access to or from the subject site via the adjoining Crown Land.

VicRoads did not object to the proposal on the mistaken understanding that vehicle access could be gained from the rear of the property. The VicRoads conditions require the driveway and crossover to Johnstone Street to be used only for vehicle exit movements.

The applicant was willing to accommodate VicRoads’ requirements by amending the application to enable vehicles to move through the existing garage structure to exit the site. Officers discussed the lack of formal access from the adjoining Crown Land, however VicRoads advised it would not change the referral response to allow vehicles to enter the site via the existing crossover.

The resulting situation is that VicRoads, a determining referral authority, is deemed to have objected to the proposal because the access conditions cannot be satisfied, so Council must refuse to grant a planning permit.

The application was also referred to the CFA for comment who expressed concerns over the proposed access arrangement via the existing garage, as this is unsuitable for emergency vehicles. While the CFA is not a mandatory referral authority for this application, the lack of proper access for emergency vehicles is a key flaw in the proposal and fails to satisfy the decision guidelines of the Commercial 1 Zone.
Compliance with the provisions of Clause 52.06 for car parking

Design Standard 2 of Clause 52.06-8 requires at least one car parking space to be provided under cover where two or more spaces are provided for a dwelling. The current application does not provide any undercover spaces for the existing dwelling and therefore fails to satisfy this design standard.

The car parking spaces cannot be accessed as proposed in the application, and the turning circle diagrams do not clearly illustrate that cars could be manoeuvred easily on site.

Siting and design issues

Under the decision guidelines of the Commercial 1 Zone consideration must be given to the objectives, standards and decision guidelines of Clause 55 as appropriate.

A full assessment of the proposal against Clause 55 (Rescode) is attached. The proposal fails to comply with a large number of standards including:

- B12 - Site Safety Objective
- B14 - Access Objective
- B15 - Parking Location Objective
- B17 - Side and Rear Setbacks Objective
- B23 - Internal views Objective
- B26 - Dwelling entry Objective
- B28 - Private open space Objective
- B33 - Common property Objectives

While the application does not include subdivision, and therefore the proposed dwelling will be on the same title as the existing dwelling, the planning scheme still requires a proposal to be assessed against Clause 55.

The non-compliance of the proposal with so many Rescode standards indicates that this proposal is considerably flawed. It cannot be rectified via the imposition of permit conditions. Even if the access arrangements could be resolved, the design, siting and layout issues would result in officers recommending that the application, in its current form, should be refused.

5. Financial and Resource Implications

Cost of potential appeal to the Victorian Civil and Administrative Tribunal.

6. Consultation

Advertising

Notice of the application was given in accordance with Sections 52(1)(a) and 52(1)(d) of the Planning and Environment Act 1987 by placing a sign on the subject site. The applicant was not required to give notice of the application by mail as adjoining properties are also owned by the owner of the subject site.

No objections were received.

External Referrals

- Country Fire Authority
Proposal not satisfactory. No formal objection. No conditions.

- Coliban Water
  No objection subject to conditions.

- Department of Environment, Land, Water and Planning
  No objection subject to conditions.

- North Central Catchment Management Authority
  No objection subject to conditions.

- VicRoads
  No objection subject to conditions.

**Internal Referrals**

- Infrastructure Unit
  No objection subject to conditions.

7. **Conclusion**

Council has received an application for the construction of a second dwelling on a lot at Lot 2 PS329865C, 10 Johnstone Street, Castlemaine.

The application has been referred to Council for a decision as officers are recommending refusal.

The subject site does not benefit from access via the adjoining Crown land and therefore cannot satisfy the conditional requirements of VicRoads, the determining referral authority, and must be refused. There is effectively no legal access to the proposed dwelling.

The application has been assessed and it is considered that the proposal fails to satisfy the decision guidelines of the Commercial 1 Zone, a large number of standards of Clause 55 (Rescode), and design standards of Clause 52.06 car parking.

Council cannot make a decision to overturn the requirements of a determining referral authority. The application must be refused.

**RECOMMENDATION**

That Council:

Issue a Notice of Refusal to Grant a Planning Permit for the construction of a second dwelling on a lot at Lot 2 PS329865C, 10 Johnstone Street, Castlemaine, on the following grounds:

1. No access is available via adjoining Crown land at the rear of the property;

2. The proposal cannot achieve access and egress required by VicRoads;

3. The proposal fails to comply with the purpose and decision guidelines of Clause 52.29 Land Adjacent to a Road Zone, Category 1;

4. The proposal is not consistent with the decision guidelines of the Commercial 1 Zone as it does not provide a satisfactory and legal point of access for vehicles and emergency services, suitable parking arrangements, suitable solar access, and suitable interfaces with the surrounding area;
5. The proposal does not comply with the requirements and decision guidelines of Clause 52.06 Car Parking;

6. The proposal does not provide for legal and appropriate access for vehicles or emergency services, and is therefore contrary to the Clause 65 Decision Guidelines including the orderly planning of the area;

7. The siting and design of the proposed second dwelling is flawed, as evidenced by the lack of setbacks and potential amenity impacts created by a lack of adequate privacy and difficult parking and access arrangements; and

8. The proposal fails to comply with Clause 55 (Rescode) standards and objectives, including Standards B12, B14, B15, B17, B23, B26, B28, and B33.

MOVED COUNCILLOR NIEMAN

That the recommendation be adopted.

SECONDED COUNCILLOR HENDERSON

CARRIED.
PA327/2015 Attachment ECO C – 10 Johnstone Street Castlemaine

Clause 55 Two or More Dwellings on a Lot and Residential Buildings Assessment

NOTE: The application land has a north-westerly orientation. The officer report and Clause 55 assessment refers to the Crown land boundary as the northern boundary. The elevations included with the application describe the Crown land boundary as the western boundary.

<table>
<thead>
<tr>
<th>Clause 55-1</th>
<th>Objective</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>55.03-1</td>
<td>Street setback objective Standard B6</td>
<td>Complies. The proposed dwelling is at the rear of the property and has no frontage to street.</td>
</tr>
<tr>
<td>55.03-2</td>
<td>Building height objective Standard B7</td>
<td>Complies. The proposed building has an acceptable maximum height of 6.95m.</td>
</tr>
<tr>
<td>55.03-3</td>
<td>Site coverage objective Standard B8</td>
<td>Complies. The site coverage is to measure approximately 25 per cent.</td>
</tr>
<tr>
<td>55.03-4</td>
<td>Permeability objectives Standard B9</td>
<td>Complies. Permeable surface area of the site is more than 46 per cent.</td>
</tr>
<tr>
<td>55.03-5</td>
<td>Energy efficiency protection objectives Standard B10</td>
<td>Complies. Living areas are provided with north-facing windows which will provide adequate daylight access.</td>
</tr>
<tr>
<td>55.03-6</td>
<td>Open space objective Standard B11</td>
<td>Not applicable. No new public open space is proposed.</td>
</tr>
<tr>
<td>55.03-7</td>
<td>Safety objective Standard B12</td>
<td>Does not Comply. The second dwelling cannot be accessed via the adjoining Crown land, as proposed. The application does not provide appropriate pedestrian access to the dwelling.</td>
</tr>
<tr>
<td>55.03-8</td>
<td>Landscaping objectives Standard B13</td>
<td>Complies. Minimal non-native planted vegetation is to be removed from the site to accommodate the proposed dwelling. A landscaping plan has not been provided.</td>
</tr>
<tr>
<td>55.03-9</td>
<td>Access objective Standard B14</td>
<td>Does not Comply. The proposed vehicle access cannot be achieved. The requirements of VicRoads cannot be met.</td>
</tr>
<tr>
<td>55.03-10 Parking location objectives Standard B15</td>
<td>Does not Comply</td>
<td></td>
</tr>
<tr>
<td>-------------------------------------------------</td>
<td>------------------</td>
<td></td>
</tr>
<tr>
<td>The proposed location, design and access arrangements, as shown on the application plans, are unclear. Car parking spaces for the existing dwelling are not conveniently located (over 30 metres away). As identified during the application process, the car parking spaces cannot be accessed as proposed, and VicRoads will not allow vehicles to enter the site via the crossover from Johnstone Street.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Clause 55.04 Amenity Impacts</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>55.04-1 Side and rear setbacks objective Standard B17</strong></td>
<td>Does not Comply</td>
</tr>
<tr>
<td>The setback from the eastern boundary has not been dimensioned on the application plans. It measures approximately 1.6 metres. The height of the eastern (north) elevation wall is 6.95 metres. The required setback is 2.04 metres. The setback does not comply. Remaining side and rear setbacks satisfy Standard B17.</td>
<td></td>
</tr>
</tbody>
</table>

| **55.04-2 Walls on boundaries objective Standard B18** | Not applicable |
| No walls on boundaries are proposed. |

| **55.04-3 Daylight to existing windows objective Standard B19** | Complies. |
| No existing habitable room windows are affected by the proposal. |

| **55.04-4 North-facing windows objective Standard B20** | Complies. |
| No existing north facing windows are affected by the proposal. |

| **55.04-5 Overshadowing open space objective Standard B21** | Complies. |
| The application plans did not include shadow diagrams however the proposed building does not affect existing secluded private open space. |

| **55.04-6 Overlooking objective Standard B22** | Complies |
| No existing private open space areas or habitable room windows are located within 9 metres of the proposed first floor south facing window. |

<p>| <strong>55.04-7 Internal views objective Standard B23</strong> | Does not Comply |
| The application does not include any form of privacy fence between the existing and proposed dwellings. Direct views between the two dwellings will be available. |</p>
<table>
<thead>
<tr>
<th>Clause 55.05 On-site amenity and facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>55.05-1 Accessibility objective Standard B25</td>
</tr>
<tr>
<td>55.05-2 Dwelling entry objective Standard B26</td>
</tr>
<tr>
<td>55.05-3 Daylight to new windows objective Standard B27</td>
</tr>
<tr>
<td>55.05-4 Private open space objective Standard B28</td>
</tr>
<tr>
<td>55.05-5 Solar access to open space objective Standard B29</td>
</tr>
<tr>
<td>55.05-6 Storage objective Standard B30</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Clause 55.06 Detailed design</th>
</tr>
</thead>
<tbody>
<tr>
<td>55.06-1 Design detail objective Standard B31</td>
</tr>
<tr>
<td>55.06-2 Front fences objective Standard B32</td>
</tr>
<tr>
<td>55.06-3 Common property objectives Standard B33</td>
</tr>
<tr>
<td>55.06-4 Site services objectives</td>
</tr>
</tbody>
</table>
1. Purpose

The purpose of this report is to enable Council to make a determination on Planning Permit Application 231/2016 for the use and development of a dwelling and ancillary outbuilding on Crown Allotment 31, Section G1, Parish of Castlemaine, 83 Colles Road, Moonlight Flat.

The application has been referred to Council for decision as Council officers are recommending refusal.

Refer to:
Attachment ECO 09A: Context and site aerial.
Attachment ECO 09B: Final plans submitted with application.

2. Background

This application was lodged on 7 October 2016, and seeks approval for the use and development of a dwelling and an ancillary outbuilding and vegetation removal on 83 Colles Road, Moonlight Flat.

The subject site is located on the southwest corner of the intersection of Colles Road and Happy Valley Road within the Moonlight Flat locality, approximately 2.5 kilometres east of the Castlemaine town centre.

The site is irregular in shape with an overall area of approximately 4.5 hectares.

The land is undulating with a ridge line running generally north/south through the lot where it falls both to the east and the west. Patches of scattered native vegetation are located throughout the site.

The site is located within the Rural Conservation Zone and is covered by the Significant Landscape Overlay Schedule 2, Design and Development Overlay Schedule 4, Bushfire Management Overlay and partly covered by the Heritage Overlay Schedule 993.

The surrounding area is predominately within the Rural Conversation Zone, with some lots containing single dwellings. Land to the immediate south is Public Conservation and Resource Zone and forms part of the Castlemaine Diggings National Heritage Park. Further south is the Pennyweight Flat Cemetery, also zoned Public Conservation and Resource.

The proposed dwelling would be a three bedroom (plus study), single storey building constructed of brick (Little Hampton ‘Tuscan’) and Colorbond roof (‘Evening Haze’) with attached garage. The dwelling would be setback 41 metres from the Colles Road frontage and 42 metres from the southern side boundary. An outbuilding in the form of a 6 metre by 12 metres shed is proposed to be located...
approximately 22 metres northwest of the dwelling. This would be constructed of Colorbond in ‘Evening Haze’.

A new internal driveway is proposed from the existing access from Colles Road. The application states that this driveway has been designed to minimise impacts on vegetation.

Nine trees would be required to be removed as part of the development. This includes one tree within the proposed dwelling footprint, five trees that would overhang or touch the dwelling and three trees to satisfy the access requirements of the Bushfire Management Plan.

The dwelling would be connected to reticulated electricity and water supply. Wastewater is proposed to be carried out on-site. A Land Capability Assessment was submitted with the application.

3. **Policy and Statutory Implications**

**State Planning Policy Framework (SPPF)**

*Clause 10.4 Integrated decision making*

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

*Clause 11.05-3 Rural productivity*

The objective of this clause is to manage land use change and development in rural areas to promote agriculture and rural production with a focus on non-agricultural uses being appropriately located. It includes strategies to prevent inappropriately dispersed urban activities in rural areas and limit new housing in rural areas, including discouraging development of isolated small lots in the rural zones from use for single dwellings, rural living or other incompatible uses.

*Clause 12.01-1 Protection of biodiversity*

The objective of this clause is to assist the protection and conservation of Victoria’s biodiversity.

*Clause 12.01-2 Native vegetation management*

The objective of this clause is to ensure that permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria’s biodiversity.

*Clause 12.04-2 Landscapes*

The objective of this clause is to protect landscapes and significant open spaces that contribute to character, identity and sustainable environments.

*Clause 13.05-1 Bushfire planning strategies and principles*

This clause aims to assist to strengthen community resilience to bushfire. Strategies aim to prioritise protection of human life over other policy considerations in areas at risk of bushfire.
Clause 14.02-1 Catchment planning and management
The objective of this clause is to assist the protection and, where possible, restoration of catchments, waterways, water bodies, groundwater, and the marine environment.

Clause 14.02-2 Water quality
The objective of this clause is to assist the protection and, where possible, restoration of catchments, waterways, water bodies, groundwater, and the marine environment.

Clause 15.01-5 Cultural identity and neighbourhood character
This clause aims to recognise and protect cultural identity, neighbourhood character and sense of place.

Clause 15.03-1 Heritage conservation
The objective of this clause is to ensure the conservation of places of heritage significance.

Clause 16.02-1 Rural residential development
The objective of this clause is to identify land suitable for rural living and rural residential development.

Clause 19.03-2 Water Supply, sewerage and drainage
To plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.

Local Planning Policy Framework (LPPF)

Clause 21.02 Vision and framework plan
This clause contains guiding policy linking the municipal vision, derived from Mount Alexander Shire Council Plan, to the land use and development planning vision for the Shire. The policy identifies the unique and identifiable character of the Shire’s townships and rural environs and the need to manage and sensitively develop the built and natural resources of the Shire in ways which are ecologically sustainable and secure an improved economic future, enhances lifestyle quality and maintains heritage character.

Strategies include ensuring development is compatible with the Shire’s cultural heritage and landscapes.

Clause 21.03-3 Rural Living
This clause identifies rural living as a key element of the Shire’s attraction for many new residents. Within the Shire, the only areas specifically designated for rural living are around Castlemaine. These areas are to the north of Castlemaine (Barkers Creek area), to the west of Castlemaine (towards Muckleford) and to the south of Castlemaine (Ross Drive area).

The prevalence of small lots throughout many areas of the municipality makes a substantial contribution to potential supply of rural living land and poses significant land management issues and infrastructure provision costs, including road maintenance, waste management and community services.
Strategies to implement this policy include encouraging rural living within existing Rural Living Zone and discouraging rural living development outside of areas zoned Rural Living Zone.

Clause 21.04-1 Biodiversity
This clause outlines the current state of the Shire’s biodiversity, much of this focusing on native vegetation. Some of the key threats to biodiversity in the Shire are identified as being related to clearing of vegetation for agriculture, urban and other uses.

Clause 21.04-3 Rural and landscape character
This policy recognises the importance and appeal to both residents and visitors of the rural appearance and character of the Shire. When deciding on an application for development of land in rural zones, Council should consider, where appropriate, issues such as the effect on views and the natural landscape, setbacks of nearby development and consideration of topographical features in the siting of the development.

Clause 21.05-5 Bushfire
This policy recognises the significant bushfire risk which exists throughout much of the Shire. Relevant strategies aim to minimise the risk of bushfire to life and property.

Clause 21.06-3 Water
This clause aims to protect and improve water quality and quantity in the Shire. Policy recognises the poor condition of water catchments, including open potable water catchment areas, which cover much of the Shire and outline strategies to address identified issues.

Clause 21.07-2 Sustainable environments
This clause recognises the higher community expectations that urban development will incorporate sustainable principles and that planning can influence these outcomes by ensuring development is environmentally and site responsive and encourages opportunities to incorporate sustainability measures. This policy also outlines how the type, location and form of housing has a major influence on sustainability outcomes in terms of energy use and other resources.

Clause 21.07-3 Heritage
This clause recognises the outstanding cultural heritage within the Shire and the importance of protecting significant natural and cultural heritage landscapes.

Clause 21.11 Infrastructure
This clause gives an overview of the Shire’s significant infrastructure assets and also issues arising due to lack of infrastructure in some areas. Key issues include managing wastewater options in unsewered townships and preventing unplanned residential development in rural area which can increase costs of infrastructure maintenance and provision.

Clause 22.01 Heritage
This clause outlines the objectives in protecting and conserving both natural and cultural heritage of the Shire, including retaining significant view lines to, and vistas of, heritage places.
Clause 22.08 Happy Valley/Moonlight Flat Structure Plan

This policy applies to land identified as a Local Policy Area on the Happy Valley/Moonlight Flat Structure Plan. It aims to implement the recommendations for housing in Precincts 1-4 in the Happy Valley/Moonlight Flat Strategic Plan, as well as protect landscape and habitat of Pennyweight Flat, Happy Valley and Moonlight Flat.

Zoning

Clause 35.06 Rural Conservation Zone

A permit is required to use land within the Rural Conservation Zone for a dwelling. The dwelling must be the only dwelling on the lot and must meet the requirements of Clause 35.06-2.

Building and works associated with a Section 2 Use also require a permit under Clause 35.06-5 of the Rural Conservation Zone.

Overlays

Clause 42.03 Significant Landscape Overlay Schedule 2

A permit is required under the SLO to construct a building or carry out works. Schedule 2 of the SLO encompasses the Castlemaine Landscape Significance Area.

Clause 43.01 Heritage Overlay Schedule 933

A permit is required under the HO to construct a building or carry out works. Schedule 933, affecting only part of the site (the southwest corner of the lot), covers the landscape surrounding Pennyweight Flat.

Clause 43.02 Design and Development Overlay Schedule 4

A permit is required under the DDO to construct a building or carry out works. The DDO4 specifically states that a permit will only be granted for one dwelling located on Crown Allotment 31A Section G1 at the location shown on Structure Plan 1A and 1B.

Clause 44.04 Bushfire Management Overlay

The proposal requires a permit under the BMO for buildings and works associated with accommodation. An application under this overlay must meet the requirements of clause 52.47, demonstrating that the development appropriately responds to bushfire hazard.

Particular Provisions

Clause 52.17 Native vegetation

A permit is required under this clause to remove destroy or lop native vegetation unless specifically exempt under the table to clause 52.17-7 or exempt under another clause within the planning scheme.

In this instance, the exemptions outlined in Clause 52.48-5 for the removal of vegetation to create defendable space around a dwelling do not apply as the land is within the Rural Conservation Zone. There are also no exemptions that apply to the creation of access to the dwelling site.
Clause 52.47 Planning for bushfire

This clause outlines the application requirements where Clause 44.06 – Bushfire Management Overlay triggers a planning permit. The purpose of this clause is to ensure that the location, design and construction of development appropriately responds to the bushfire hazard.

4. Issues

Rural Conservation Zone (RCZ)

The purpose of the RCZ is to protect and enhance the natural environment and encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the area.

The decision guidelines of the RCZ refer to the need to consider how the use or development conserves the values identified for the land in the schedule to RCZ. In this instance, this includes the Castlemaine Diggings National Heritage Park, the State-wide heritage significance of Pennyweight Flat Cemetery, the cultural heritage and landscape significance of the setting and environs of Pennyweight Flat Cemetery, the open rural and scenic landscape of Pennyweight Flat, remnant native vegetation in Pennyweight Flat and wildlife habitat and corridors for movement of wildlife in Pennyweight Flat.

The proposed dwelling would be setback approximately 40 metres from the Castlemaine Diggings National Park and would be located so that it would not be visible from Pennyweight Flat Cemetery. Vegetation on the site will also provide for partial screening from other viewpoints. The application states that native vegetation removal has been minimised, however nine (9) trees are still proposed to be removed. This is discussed separately below.

The decision guidelines of the RCZ also require consideration of environmental issues, including how the use and development relates to sustainable land management and the need to prepare an integrated land management plan that addresses the protection and enhancement of native vegetation, stabilisation of soil and pest plant and animal control. No land management plan has been submitted with the application detailing this information. A Land Capability Assessment was submitted with the application that demonstrates how wastewater can be managed effectively on site.

An assessment against the design and siting issues of the proposed dwelling and associated outbuilding is provided in the discussion on the Significant Landscape Overlay.

It is considered that the proposed dwelling generally meets the decision guidelines of the RCZ, however there is a lack of information regarding land management practices. This could be addressed by a condition should a permit be issued that requires a land management plan to be prepared and submitted for approval prior to the use and development of the land.

Significant Landscape Overlay Schedule 2 (SLO2)

The SLO2 relates to the Castlemaine Landscape Significance Area. Key elements of this area include a collection of heritage buildings, dispersed across a varied terrain, abutting significant trees. Objectives and decision guidelines of the SLO2 predominantly relate to the protection of existing vegetation and land forms and ensuring that development does not intrude on the landscape character.
The application is generally in accordance with the purpose and decision guidelines of the SLO2. The height, bulk, colour and general appearance of both the dwelling and outbuilding are appropriate and will not detract from the landscape. This is achieved through the single storey design and the use of muted tones for external cladding, including Hampton Brick ‘Tuscan’ and Colorbond ‘Evening Haze’. While native vegetation is proposed to be removed, the siting has been chosen to minimise the overall visual impact of the development on the landscape.

It is therefore considered that the proposal responds to the objectives and decision guideline of the SLO2.

Heritage Overlay Schedule 933 (HO933)

The HO933 affects the southwest corner of the lot only and does not cover the area within which the development is proposed. The HO933 is therefore not a trigger for the planning permit.

Compliance with the Design and Development Overlay Schedule 4 (Pennyweight Flat) (DDO4) and Happy Valley/Moonlight Flat Structure and Strategic Plan

Schedule 4 to the DDO states that a permit will only be granted for one dwelling located on Crown Allotment 31A Section G1 at the location shown on Structure Plan 1A and 1B.

Crown Allotment 31A Section G1 is the adjoining lot to the west of the subject site.

From the wording of this overlay, it appears the intent of the overlay is to limit the housing to one dwelling within the overall precinct, being on Crown Allotment 31A Section G1 only. It is therefore necessary to refer to the Structure Plan and the strategic documentation that informed this plan and overlay to confirm this intent.

The Structure Plan 1A and 1B are located in local planning policy at Clause 22.08: The Happy Valley/Moonlight Flat Structure Plan. This Structure Plan was derived from the Happy Valley/Moonlight Flat Strategic Plan (Stage Two – Planning and Design Response Report, 2005), which is referred to in the decision guidelines at Clause 22.08. Section 6.2 of this strategic plan discusses Precinct 2 known as Pennyweight Flat and recommends that ‘future housing be limited to a single location on elevated land to the north east of the Precinct, south of Happy Valley Road’ and goes on to make the following statements:

‘Limiting housing to this single location will achieve the Structure Plan heritage objective (page 39) and the planning and design objectives for Precinct 2 (page 41). The Strategic Plan recommends housing at other Precincts (Precincts 1, 3 and 4). More specifically the Strategic Plan seeks to:

- Protect views to and from the Cemetery,
- Protect the goldfields landscape and rural character of the heritage place that gives the cemetery its historic context.
- Enable appreciation of the gold heritage significance of Pennyweight Flat, and
- Protect the landscape character and scenic views of Pennyweight Flat.

Recommendations of the Strategic Plan for Pennyweight Flat are consistent with previous Council and appeal tribunal decisions. The granting of a permit for 10 dwellings in the Colles Road/ MacKay Street area in 1992, at the direction of the Governor-in-Council, was a decision made with a long term view to protect the visual setting of the Cemetery. Any further houses west or east of Colles Road.
would not be consistent with the spirit or purpose of this decision made in 1992.’ Approving a dwelling on the subject land would therefore be inconsistent with the recommendations for Precinct 2 in the Happy Valley/Moonlight Flat Strategic Plan.

Vegetation removal

The vegetation removal proposed to be removed is nine (9) native trees. This includes five trees to meet the requirements of the Bushfire Management Overlay, three trees to comply with the access requirements under Clause 52.47 and one tree for the dwelling footprint.

A biodiversity assessment report was submitted with the application that indicates that the vegetation removal would fall into the low risk-based pathway and that an offset amounting to 0.177 general biodiversity equivalence units would be required. The proposed vegetation removal has been referred to the Department of Environment, Land, Water and Planning (DELWP) and it has responded with no objection subject to permit conditions.

While there are locations on the site that are clear of vegetation and therefore appear to be more suitable positions for siting of the dwelling, the dwelling would be more visible on these locations due to the natural topography of the site, particularly from the Pennyweight Flat Cemetery. Furthermore, earthworks would also be minimised.

On balance, the proposed vegetation removal is considered acceptable.

Bushfire Protection measures

The general purpose of the BMO is to ensure that development only occurs in areas where risk to life and property from bushfire can be reduced to an acceptable level. An application under the BMO must demonstrate how the development meets the requirements of clause 52.47 Planning for Bushfire.

A bushfire management statement was submitted with the application which demonstrated how the development responds to and complies with relevant policy within clause 52.47. The application was referred to the Country Fire Authority (CFA) and it did not object to the application subject to permit conditions.

The development responds to the purpose of the BMO and relevant clauses and can reduce risk from bushfire to an acceptable level.

5. Financial and Resource Implications

The costs of a potential appeal to the Victorian Civil and Administrative Tribunal.

6. Consultation

Advertising

Notice of the application was given in accordance with Sections 52(1)(a) and 52(1)(d) of the Planning and Environment Act 1987 to owners and occupiers of adjoining land and. A sign was also placed on-site.

One objection has been received and one submission.

The objection outlines the following:

That the proposal is inconsistent with the requirements of the Mount Alexander
Planning Scheme due to the DDO4 restriction that allows for one dwelling only within the Pennyweight Flat precinct area.

As discussed above, the application has been assessed against the provisions of the DDO4 and it has been found to be inconsistent with this overlay.

**External Referrals**
- Department of Environment, Land, Water and Planning  
  No objection subject to conditions
- Goulburn Murray Water  
  No objection subject to conditions
- Country Fire Authority  
  No objection subject to conditions

**Internal Referrals**
- Infrastructure Unit  
  No objection subject to conditions
- Environmental Health Unit  
  No objection subject to conditions
- Environmental Unit  
  No objection subject to conditions

7. **Conclusion**

Council has received a Planning Permit Application for the use and development of a dwelling and an ancillary outbuilding at 83 Colles Road, Moonlight Flat. The site is located within the Rural Conservation Zone and is covered by the Significant Landscape Overlay, the Design and Development Overlay, the Bushfire Management Overlay and partly covered by the Heritage Overlay. One objection has been received.

The Design and Development Overlay Schedule 4 states that a permit will only be granted for one dwelling located on Crown Allotment 31A Section G1 at the location shown on Structure Plan 1A and 1B. The Happy Valley/Moonlight Flat Strategic Plan (Stage Two – Planning and Design Response Report, 2005) recommends that only one dwelling be permitted in the Pennyweight Flat area known as Precinct 2 and that this is to be located on Crown Allotment 31A Section G1.

The proposed dwelling does not comply with this requirement and therefore is inconsistent with this overlay and the recommendations of the Happy Valley/Moonlight Flat Strategic Plan (Stage Two – Planning and Design Response Report, 2005).

It is recommended that the application be refused.
RECOMMENDATION

That Council:

Issue a Notice of Refusal to Issue a Planning Permit for the use and development of a dwelling and an ancillary outbuilding and the removal of native vegetation (nine trees) at on Crown Allotment 31, Section G1, Parish of Castlemaine, 83 Colles Road, Moonlight Flat, subject to the following grounds:

1. The proposal is inconsistent with the Design and Development Overlay Schedule 4; and

2. The proposal is inconsistent with Clause 22.08 – Happy Valley/Moonlight Flat Structure Plan and the recommendations of the Happy Valley/Moonlight Flat Strategic Plan (Stage Two – Planning and Design Response Report, 2005).

MOVED COUNCILLOR MACHIN

That the recommendation be adopted.

SECONDED COUNCILLOR HENDERSON

NOT CARRIED.

COUNCILLOR CORDY CALLED FOR A DIVISION

Councillors who voted for the Motion:

• Councillors Henderson, Machin and Telford

Councillors who voted against the motion:

• Councillor Bell, Cordy, Nieman and Taylor.

MOVED COUNCILLOR TAYLOR

That this matter be deferred to the next Ordinary Meeting of Council to allow Council officers to advise a set of conditions for approval.

SECONDED COUNCILLOR BELL

CARRIED.
1. Purpose

The purpose of this report is to:

- Enable Council to consider a further three late submissions made following the exhibition of the combined Planning Scheme Amendment C73 and Planning Permit Application PA072/2013, and to refer these to the independent planning panel.
- Receive and provide a response to the petition submitted to Council on 21 March 2017 relating to the combined Planning Scheme Amendment C73 and Planning Permit Application PA072/2013.
- Enable Council to consider the planning assessment carried out specifically relating to the built form of the proposed development under the Design and Development Overlay Schedule 14 (DDO14) (Castlemaine Township Gateway) and Clause 21.12-2 Strategy 3.1, as requested by the planning panel through its directions.

2. Background

Mount Alexander Planning Scheme Amendment C73 seeks to:

- Rezone the land at 98 Forest Street, 2 Duke Street and 2 &2A Urquhart Street Castlemaine to Commercial 1 Zone.
- Apply a Design and Development Overlay to guide any development on the site.

The Planning Permit Application PA072/2013 seeks to develop the land for a supermarket.

At the Ordinary Meeting of Council on 21 February 2017, Council resolved to consider all submissions made to Amendment C73 and Planning Permit Application PA072/2013 and accept five late submissions as allowed for under Section 22(2) of the Planning and Environment Act 1987 (the Act).

Since that meeting, a further three late submissions have been received by Council. This includes two individual submissions and a petition. The petition was tabled at the Ordinary Meeting of Council on 21 March 2017.

At the Council Meeting on 21 February 2017, Council also resolved to request the Minister for Planning to appoint a Planning Panel to consider Amendment C73 and Planning Permit PA072/2013 and all submissions in accordance with Section 23 of the Act.

A panel directions hearing was held on 16 March 2017. The Directions Hearing established the Panel Hearing dates, the order of proceedings, and set out the information that must be served on all parties prior to the Panel Hearing. The directions require Council to address the provisions of the Design and
Development Overlay Schedule 14 (DDO14) and Strategy 3.1 of Clause 21.12-2 relating to ‘generic chain retail design format’ at the Panel Hearing through its submission.

The panel hearing is scheduled to take place on 8, 9, 10, 15, 17, 19 and 22 May 2017.

3. **Policy and Statutory Implications**

Relevant policies, strategies and plans

The Minutes of the Ordinary Meeting of Council on 23 February 2016 establish the relevant policies, strategies and plans that were considered prior to Council resolving to seek authorisation from the Minister for Planning to exhibit the Planning Scheme Amendment and Planning Permit Application.

There has been no change in policy, strategy or plan since that resolution was made.

Statutory powers and implications

*Planning and Environment Act 1987*

Section 96A(2) of the Act says that Council may consider the application for the permit concurrently with the preparation of the proposed amendment, which in this instance Council has chosen to do.

Section 96C of the Act sets out the requirements for giving notice of the amendment and permit. Council has met these requirements with the exhibition of the amendment.

Section 22(1) of the Act states that a planning authority must consider all submissions and Section 22(2) of the Act states that a planning authority may consider a late submission, and must do so if the Minister directs.

Section 23 of the Act requires Council to either:

- Change the amendment and permit in the manner requested;
- Refer the amendment, permit and submissions to a panel appointed under Part 8; or
- Abandon the amendment and or part of the amendment.

4. **Issues**

Response to late submissions

The three late submissions, known as submissions 33, 34 and 35 were received on 7 March (submission 33) and 21 March 2017 (submissions 34 and 35). Submission 33 is a further submission from submitter number 6 who wishes to raise two further issues that were not raised in their original submission. Submission 34 was from a new individual submitter. Submission 35 was in the form of a petition with 88 signatures.
The submissions are generally summarised as follows:

<table>
<thead>
<tr>
<th>Issue</th>
<th>Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>“Buildability”</td>
<td>Plans don’t take into account topography of site and that significant works would be required on adjoining site at 2A Duke Street (owned by submitter)</td>
</tr>
<tr>
<td>Economic</td>
<td>Location (being far away from Castlemaine town centre) will have adverse effect on the extent and adequacy of facilities available to the local community as it will reduce economic activity in town centre</td>
</tr>
<tr>
<td>Architecture / Urban Design / Heritage</td>
<td>Design does not meet the DDO14 requirements Significant heritage value of existing dwellings on site Ugly entrance to the town</td>
</tr>
<tr>
<td>Traffic</td>
<td>Safety (proximity to primary school) Safety (Forest/Duke Streets) increased volume generally</td>
</tr>
</tbody>
</table>

Officers recommend Council accept and refer all three late submissions to the independent planning panel that is scheduled to take place in May, just as it resolved to do in February for the previous 32 submissions.

The matters raised in these submissions do not change officers' position regarding the Amendment C73 and Planning Permit Application PA072/2013.

The following provides a general response to the issues raised in these late submissions:

“Buildability”

The plans show a proposed timber acoustic fence along the boundary between the subject site and the adjoining 2A Duke Street, with car parking spaces to be constructed on the land adjacent to the western boundary of 2A Duke Street. The plans do not show existing topographic information. It is uncertain as to whether works would be required on the adjoining land and if so, to what extent, for the fencing and car parking. Further investigation is required through discussions with the proponent and landowner. It is therefore recommended that this issue be referred to the independent planning panel.

Economic impact

The majority of the proposed development is located within the Castlemaine Commercial Centre, as identified in Clause 21.12-2 of the Mount Alexander Planning Scheme. The amendment seeks to include the additional land at 2 and 2A Urquhart Street and 2 Duke Street within this Castlemaine Commercial Centre boundary. The subject site is located within walking distance to other shops within the town centre. It is uncertain as to how its location may lead to a reduction of economic activity in the town centre.
Heritage

The value of the heritage assets compared with commercial benefits was assessed in the report to Council on 23 February 2016 which resulted in the preparation of the amendment. Council’s heritage advisor recommended the Heritage Overlay be applied to the three residential properties on the basis of local significance. However Council decided through its resolution that there was a greater benefit in having another supermarket.

Architecture / urban design / traffic

As per the report to the Ordinary Meeting of Council on 21 February 2017, while many of the issues raised are considered by some submitters to be matters that could be overcome via various changes to the planning scheme amendment or planning permit application, objecting submitters with similar issues did not consider them to be matters that could be resolved.

Officers therefore recommend that Council refer these three late submissions to the independent planning panel.

Built form assessment

Assessment against Clause 21.12-2 ‘Castlemaine Commercial Centre’

The proposed development is considered to be consistent with the objectives, strategies and implementation measures set out at Clause 21.12-2 for the following reasons:

- By encouraging and consolidating new commercial development in the Castlemaine Commercial Centre through the development of a supermarket (with a floor area of 1500sqm) (Objective 1, Strategy 1.1). Amendment C73 also proposed to include the land at 2 and 2A Urquhart Street and 2 Duke Street within the Castlemaine Commercial Centre boundary to facilitate this development.
- By recognising and strengthening the roles of the highway entrances to Castlemaine through the implementation of the ‘Land Use Concepts in the Castlemaine Town Entrances Land Use Strategy (2002), as modified by the recommendations of the Addendum Report (2007) (Objective 2, Strategy 2.5).
- Specifically, the subject site is located adjacent to the Pyrenees Highway / Duke Street entrance (the eastern entrance) as identified in the Castlemaine Town Entrances Land Use Strategy (2002). The objectives for the eastern entrance included facilitating the redevelopment of the former gas works site as a key entrance site. The land use concept plan (Plan no. 7) for the eastern entrance identified all of the land in the block bounded by Forest Street, Duke Street, Urquhart Street and the Forest Creek channel as a proposed new highway development site which should be rezoned to the then Business 1 Zone and over which a DDO should be applied to determine preferred uses and siting and design requirements.
- The Addendum report (2009) identified the ‘Gas Works Precinct’ as a natural addition to the town centre, subject to integrated planning to achieve a positive urban design outcome. The Addendum report also noted the recent interest by major supermarket chains in establishing in Castlemaine, and that the former gasworks and adjoining sites have sufficient area to be suitable for a major retail / mixed use development.
- It identified that the fragmented land ownership and the anticipated opposition to major redevelopment incorporating retailing suggested that Council would likely need to be actively involved in facilitating an integrated project outcome for the entire site. It recommended a planning process that provides support
for a specific development project on the land, and that Council should advise
the (key) landowners that it would be prepared to consider rezoning of the
land based on a specific development proposal that satisfactorily addresses
retail and commercial land development needs (strategic justification), land
use and design issues.

- By protecting the identity and existing character of the Castlemaine
  Commercial Centre (Objective 3) through being of a design that does not
  resemble generic chain retail design formats (Strategy 3.1) and reflects the
  existing character of the centre (Strategy 3.2).

- In the context of a supermarket development, a generic chain retail design
  format would mean the ‘common’ or ‘typical’ type of supermarket found in
  most suburbs or towns. A generic supermarket development on a site like the
  gas works site would likely be a building with extensive glazing across its
  street elevation and which is setback behind an extensive car park. Prominent
  advertising signage would also be expected. This kind of generic development
  would be inappropriate in a heritage town like Castlemaine where new
development should reflect the existing character of the centre.

- The Castlemaine Commercial Centre Study, 2012 identified the strengths,
  challenges, opportunities and threats facing the centre. The strengths included
  the high quality amenity and heritage characteristics of the centre. Reference
  was made to the high quality heritage buildings, and to the fact that many
  buildings within the CBD retain original condition or have been sympathetically
  restored. The threats to the centre included unsympathetic development.
  Whether in or out of the centre, a risk to the town is the development of shops
  and buildings which are not in keeping with the design and amenity qualities of
  the town. As an example, it was noted that a poorly designed and integrated
  major retail development could diminish the historic and tourism attributes of
  the town.

- The study identified a Vision for the Castlemaine Commercial Centre. This
  included that additional retail and commercial investment will be supported
  and encouraged in the commercial centre boundary focussing new investment
  on Forest Street. Further, that new investment in the centre will be pedestrian
  orientated and sympathetic to the built form and historic fabric of the town, and
  that homogenised and generic chain retail design formats will be discouraged
  in recognition of the commercial centre’s character.

*Design and Development Overlay Schedule 14 (DDO14) – Castlemaine Township
Gateway*

The subject site is proposed to be included in the DDO with site specific scheduled
controls (Schedule 14 - Castlemaine Township Gateway). The proposed schedule
sets out the design objectives for the site and provides guidance as to how these
objectives should be achieved.

Whilst the proposed development is considered to be generally consistent with the
proposed DDO14, it needs to be appreciated that these controls are not presently
included in the planning scheme and are themselves a proposal. Therefore, whilst
the application includes a planning assessment report which addresses the merits
of the proposal in terms of site layout and built form, amenity, visual impact,
pedestrian amenity, traffic and car parking and landscaping, the proposal in some
respects is inconsistent with the proposed DDO14. Even if the DDO14 was
presently part of the planning scheme, it is important to appreciate that the
decision guidelines provide scope for variations or departures from the guidelines.

The proposed DDO14 design objectives seek to facilitate a development that is
appropriate for this prominent gateway site. Given the strategic work that has been
undertaken by Council, there is an expectation that a retail development which is
most likely a supermarket will be developed at this site. As discussed above, the vision that has been carried through into Clause 21.12-2 is to encourage new development which reflects the existing character of the centre in relation to car parking, street furniture, pavements, lighting, tree planting and streetscape aesthetics (Strategy 3.2) whilst discouraging generic chain retail design formats (Strategy 3.1). That said, a supermarket does require a large enclosed floor space and extensive car parking. It is how the building and car parking is treated in a design sense that is important.

The following assesses the proposal in terms of the proposed DDO14 guidelines:

- The required site analysis, design response and landscape plans have been submitted.
- The site analysis plan adequately shows the relationship between the subject site and surrounding properties and streets. The subject site is a stand-alone site at the southern edge of the Castlemaine Commercial Centre.
- The design response is appropriate having regard to the site context.
- The landscape concept plan creates landscape buffering around the periphery of the site and within the car park area. A feature of the landscaping is the use of angled trellis screening planted with evergreen creepers in front of the building’s Forest Street and Duke Street elevations as a means of breaking up the massing of the wall behind and providing a green face to the building. The draft permit conditions (condition 11n) include a requirement for more detailed landscape plans to be submitted for approval to the satisfaction of the responsible authority. The additional detail includes details of street furniture and landscaping of the adjoining nature strips, and further detail relating to boundary screens.
- The building is proposed to the front of the site with minimal setbacks, consistent with the built form guidelines which seek to maximise integration with the Castlemaine CBD. A high level of visual interest is maintained through the use of varied materials (coloured and textured panel walls, cladding, timber battens, historic shopfront imaging incorporated within the glazing), and by the landscaping which includes the use of the planted trellis screening. The draft permit conditions require changes to further improve the building presentation, including an alternate treatment along the southern wall to reduce the dominance of concrete panels.
- The site layout and car parking design guidelines are satisfied, with the car parking and loading / unloading facilities being to the rear of the building, and through the use of landscaping to assist in the screening of the car parking.
- A canopy covered forecourt area at the north-west corner of the building provides an interface with the public realm, with links to the Forest Street footpath achieving an active frontage. It is considered that the relationship of the building to the public realm and presentation to the street is generally consistent with the expectations of the DDO14 guidelines.
- The access and movement guidelines are considered to be satisfactory having regard to the DDO14 guidelines. There is no direct access to Forest Street which is a declared main road, whilst the vehicle access from Urquhart Street avoids the need to remove street trees.
- Advertising signage does not form part of the present application, but would be expected to be consistent with the DDO14 guidelines relating to advertising signage.
5. **Consultation**

The combined planning scheme amendment and planning permit application documents were subject to a statutory exhibition. The minimum statutory exhibition period is one calendar month. Due to the expected broader public interest in this amendment and permit application, it was exhibited for ten weeks. The following notice was given as part of the exhibition:

- Letters sent to all relevant government agencies, prescribed ministers and land owners and occupiers (147 in total) – 28 October 2016
- Public notice placed in the Midland Express – 1 November 2016

Council received 32 submissions that were considered at the Ordinary Meeting of Council on 23 February 2017. Council has since received a further three late submissions.

6. **Conclusion**

Mount Alexander Planning Scheme Amendment C73 seeks to rezone land to Commercial 1 Zone, combined with Planning Permit Application PA072/2013 that seeks to develop a supermarket in Castlemaine.

Three late submissions have been received, in addition to the 32 submissions that were considered at the Ordinary Meeting of Council on 21 February 2017.

Officers recommend that Council refer these three late submissions to the independent planning panel scheduled to take place in May 2017. This includes a petition.

The planning Panel’s directions have requested that Council address the provisions of the Design and Development Overlay Schedule 14 and Strategy 3.1 of Clause 21.12-2 relating to ‘generic chain retail design format’ at the panel hearing through its submission. A summary of this assessment has been provided in this report.
RECOMMENDATION

That Council:

1. Accept the three late submissions (including a petition) (submissions 33, 34 and 35), as allowed for under Section 22 of the Planning and Environment Act 1987;

2. That Council formally receive the petition and respond to the first signatory on the petition advising that the petition has been accepted as a late submission to Amendment C73 and Planning Permit Application PA072/2013;

3. Delegate to the Manager Development Services the ability to accept any further late submissions relating to Amendment C73 and Planning Permit Application PA072/2013 and refer these to the planning panel for consideration; and

4. Acknowledge the assessment carried out specifically to address the built form of the proposed development under the Design and Development Overlay Schedule 14 and Clause 21.12-2 Strategy 3.1, as requested by the planning panel through its directions.

MOVED COUNCILLOR MACHIN

That the recommendation be adopted.

SECONDED COUNCILLOR NIEMAN

CARRIED.
9.4. BUILDING SUSTAINABLE COMMUNITIES (COM)

COM 09   CONNECTING COUNTRY MEMORANDUM OF UNDERSTANDING

Responsible Director:  Director Sustainable Development
Responsible Officer:  Natural Environment Officer
Original Document:  DOC/17/13443

1. Purpose


Refer to:


2. Background

Council first signed a Memorandum of Understanding (MOU) with Connecting Country in March 2013. This MOU expired on 12 March 2016.

The formalised relationship between the two organisations has provided mutual benefits, such as collaborative running of community events and the provision of natural environment management advice and support.

Council and Connecting Country have developed a new MOU for the three year period 1 May 2017 to 30 April 2020.

The updated MOU does not diverge in intent or meaning from the original MOU.

3. Policy and Statutory Implications

Relevant policies, strategies and plans

Council is committed to a sustainable environment. The Council Plan 2013-2017 commits Council to ‘collaborate with the community to protect and celebrate our natural and built environment’.

Council’s 2015-2025 Environment Strategy has committed Council to work strategically to ‘protect natural environment assets’, ‘collaborate with external organisations’ and ‘enable the community to take action’.

4. Issues

There are no foreseen issues to adopting this MOU.

5. Financial and Resource Implications

The intent of the MOU is that both parties provide resources of staff time and expertise to an equal level.

Council will provide appropriate venues for Connecting Country events which promote the objectives of Council strategies in-kind. When this occurs Connecting Country will acknowledge Council’s support.
6. **Consultation**

Connecting Country staff contributed to the development of the MOU.

The MOU was endorsed by Connecting Country’s Committee of Management on 24 January 2017. Small changes made by Council officers to the endorsed version have been reviewed and approved by Connecting Country.

7. **Conclusion**

This MOU will support an ongoing and mutually beneficial relationship between Connecting Country and Council.

**RECOMMENDATION**


**MOVED COUNCILLOR CORDY**

That the recommendation be adopted.

**SECONDED COUNCILLOR MACHIN**

CARRIED.
MEMORANDUM OF UNDERSTANDING
CONNECTING COUNTRY

1. PARTIES

- Mount Alexander Shire Council (Council)
- Connecting Country Mount Alexander Region Inc. (Connecting Country)

2. TERM OF MEMORANDUM OF UNDERSTANDING

Start date: 1 May 2017  
End date: 30 April 2020

3. PURPOSE

The purpose of the MOU is to outline:

- How the two organisations will work collaboratively to progress shared objectives including those that are outlined in strategic plans such as Council’s Environment Strategy, and Connecting Country’s Woodland Bird Action Plan.

- How the two organisations will communicate with each other.

4. BACKGROUND

Council is committed to creating a natural environment that is healthy and thriving.

Connecting Country is a Castlemaine based non-profit organisation working across Mount Alexander Shire and surrounds. Its vision is for the people of the Mount Alexander region to be proud of the beautiful, productive, healthy and diverse landscapes, habitats, forests, waterways, flora and fauna that has been supported and created in the region.

Council and Connecting Country share a desire that priority natural environment assets in Mount Alexander Shire are protected and are improving in ecological condition. Both organisations recognise the importance of partnerships and community engagement to achieve lasting natural environment outcomes.

In 2015 Council endorsed a new Environment Strategy outlining a ten year plan to help achieve a vision of Council and the community collaborating to create carbon neutral, low waste communities in healthy and thriving natural ecosystems.

In 2014 the Connecting Country committee endorsed its ten year strategic plan for restoring landscapes across the Mount Alexander region using a mix of on-ground works, supporting Landcare, engaging the community, and monitoring and evaluation.
5. ROLES AND RESPONSIBILITIES

In collaboration:

Council will:

- Promote Connecting Country's major projects and programs through its media and communication channels where appropriate, for example through Council's Sustainability and Environment e-newsletter, ensuring that this promotion has been approved by Connecting Country.
- Gain advice on natural environment projects from Connecting Country, free of charge, where this information progresses Council objectives as stated in Council strategic and policy documents.
- Provide the use of Council venues for Connecting Country community events which promote the objectives of Council strategies in-kind, as agreed with Council, noting that this rate does not include extra equipment or services such as staff for set up/pack down, cleaning, or the public announcement system.
- Provide letters of support for funding applications for Connecting Country initiatives where outcomes align with Council's priorities and commitments.
- Act as a liaison between Connecting Country, the Department of Environment, Land, Water and Planning (DELWP), and the Djaj Wurrung Clans Aboriginal Corporation in support of restoration and regeneration works undertaken by Connecting Country or local Landcare or Friends groups on Crown land that is managed by Council.

Connecting Country will:

- Promote Council's major natural environment projects and programs through its media and communication channels where appropriate and ensuring that this promotion has been approved by Council.
- Gain advice on natural environment projects from Council, free of charge, where this information progresses Connecting Country's objectives.
- Provide letters of support for funding applications for Council initiatives where outcomes align with Connecting Country's priorities and commitments.
- Provide information and expert advice to Council when appropriate and within the means of Connecting Country's resources.
- Prior to the beginning of each new financial year, negotiate and agree with Council in writing, the specific use and terms of use of Council facilities for the forthcoming financial year.
- When using Council facilities in-kind, recognise Council for its partnership contribution via the most appropriate means approved by Council, for example by displaying a Council banner at the event and/or through the use of Council's logo in event advertising.
- Where possible, remind Landcare groups to notify Council of any restoration or regeneration works planned on Crown land managed by Council, with a minimum of eight weeks notice to ensure enough time for appropriate approvals under the Djaj Wurrung Land Use Activity Agreement.

Memorandum of Understanding
Together, Council and Connecting Country will:

- Interact in a courteous and respectful manner, appreciating the differences between local government and community organisations for example by understanding and acknowledging the approval process timeframes of Council.

- Maintain regular, informal officer contact to maximise opportunities for collaboration and information sharing.

- Commit to review this MOU before its end date, 30 April 2020.

- Participate in formal partnership meetings every six months to discuss areas for collaboration and to review the operation of the MOU.

- Ensure appropriate approvals are awarded before commencing Advisory Activities on Crown land under the Dja Dja Wurrung Land Use Activity Agreement, being part of the Recognition and Settlement Agreement under s 4 of the Traditional Owner Settlement Act 2010.

The Advisory Activities which would likely be undertaken include:

(ii) Regeneration works and associated activities (s 28 (f) of the Act);

(iii) Rehabilitation of vegetation, or a river, creek or stream (s 28 (e) or (f) of the Act);

(iv) Destruction of rabbit warrens (s 28 (f) of the Act).

6. REPORTING

Each party to this MOU is to report to Councillors annually on the achievements and performance of the MOU.

7. AUTHORISATION

Mount Alexander Shire Council

________________________
Chief Executive Officer

_____/_____/
Date

Connecting Country

________________________
President

_____/_____/
Date

Memorandum of Understanding

Page 3 of 3
COM 10 WASTE FUTURES: LANDFILL CLOSURE OPTIONS

Responsible Director: Director Sustainable Development
Responsible Officer: Waste and Recycling Coordinator
Original Document: DOC/17/1932

1. Purpose

To present to Council the findings of a report evaluating options for the future of landfilling operations at the Castlemaine Waste Facility, and to seek a resolution to implement the preferred option.

Refer to:


2. Background

Council owns and operates the landfill at the Castlemaine Waste Facility under an Environment Protection Authority (EPA) licence. At the current filling rate of around 6,000 tonnes per year, the active cell (Cell 4) is expected to be filled by 2020/21.

The Castlemaine Waste Management Facility Master Plan 2014 (Master Plan) envisioned that landfilling at the site would continue after Cell 4 is full. The remainder of the available area on site for landfilling is identified as one final large cell (Cell 6). If Cell 6 was to be constructed it would extend landfilling at the site to circa 2030.

The cost of developing Cell 4 in 2014/15 generated questions about the relative merits of Council constructing a further cell or carting waste to a larger landfill.

Under either scenario, there is a need to develop a new transfer station at the site (or other location) prior to landfill closure. If Cell 6 is not constructed, a new transfer station needs to be designed immediately and then constructed.

Landfill cells need to be monitored for approximately two decades after any final cell capping. If Cell 6 is constructed, this means that monitoring of the site would continue to around 2050.

The decision about whether to build Cell 6 has ramifications for a host of projects, including the present task, to construct a cell cap on closed Cells 5 and 7. It is timely and necessary for Council to decide if the construction of Cell 6 should be progressed.

To assist Council in making this important strategic capital works decision, Nolan Consulting was engaged to evaluate the relative merits of closing the landfill after the completion of Cell 4, or alternatively after the completion of Cell 6.

The Nolan Report provides an assessment of whether or not to build Cell 6. It also provides advice of the implications of such a decision. In particular, the Nolan Report provides advice on location options for the disposal of carted waste. This includes the relative costs of regional landfill options and greenhouse gas implications. The Nolan Report also provides advice on the strategy to cap Cells 5 and 7.
The Nolan Report is structured to respond to three key strategic questions:

1. Should Council construct Cell 6?
2. Where should Council send its waste after the landfill closes?
3. What is the best strategy to cap Cells 5 and 7?

3. **Policy and Statutory Implications**

Relevant policies, strategies and plans

The Council Plan 2013-2017 includes a strategy to ‘Consider innovative and sustainable waste management options for the community’.

The Environment Strategy 2015-2025 includes a long-term goal of ‘Towards zero waste’. The intermediate outcome is that ‘Council runs a range of programs and services to reduce waste to landfill, including the separation and diversion of organic waste’.

Statutory powers and implications

Council has a licence to operate a landfill under the Environment Protection Act 1970 Section 20. This licence allows for solid inert waste, shredded tyres, putrescible waste and prescribed industrial waste (asbestos and contaminated soil) to be deposited.

Licence conditions include the requirement to conduct an annual ‘risk of harm’ (S53V) audit, to submit an annual performance statement reporting on environmental monitoring, and to prevent emissions of landfill gas and progressively rehabilitate landfill cells in accordance with the EPA Victoria 2015, Best Practice Environmental Management - Siting, design, operation and rehabilitation of landfills (Landfill BEPM).

Cell 6 would need to be constructed in accordance with the Landfill BPEM.

4. **Issues**

Should Council construct cell 6?

The costs associated with landfill management are significant. The total estimated construction only cost of Cell 6, based on an estimated 14,500m² area at a cost of $295/m² is $4,277,500. Capping of this cell ($1,372,000) and other costs are additional.

The Nolan Report evaluation of waste closure options has concluded, based on cost savings, that Council should endorse the early closure scenario to cease landfilling at the completion of Cell 4.

The savings of an early closure, based on total costs, are estimated to be in the range of 8% to 10% ($2.39M to $2.82M) less than if both Cells 4 and 6 are completed.

- 8% less assuming the unit cost of disposing to an external landfill is $201/tonne (the average landfilling cost for all external disposal options analysed)
- 10% less assuming the unit cost of disposing to an external landfill is $196/tonne (the estimated cost to dispose of to the Patho landfill)
This range of costs does not include Council staff costs.

Importantly, on an average unit cost ($/per tonne) comparison, the early closure option (at $201 to $196 to per tonne) is a 16% to 18% reduction from the late closure option of $239 per tonne.

Council officers, as an alternative to methodology applied above by Nolan consulting, completed a net present value (NPV) analysis of the closure options. The NPV analysis shows that the early closure option is $1.66M or 6.5% cheaper.

Whichever closure option Council chooses, the costs associated with managing a landfill do not completely dissolve once landfilling ceases. For example, monitoring costs are estimated to continue for approximately twenty years post-closure.

Where should Council send its waste after the landfill closes?

The Nolan Report identifies the preferred landfill to transport residual waste to after the closure of the Castlemaine landfill is likely to be the Patho landfill.

As there is less than 10% difference in the estimated costs of the three studied landfills being Patho, Wollert, and Ravenhall. Council would need to seek firm quotations from the market for waste transfer and waste acceptance at the appropriate time. This is normal procurement practice.

The most significant cost with using an external landfill is the actual construction of an upgraded transfer station in Castlemaine. The Nolan Report presumes, as per the Master Plan, that receipt, compaction, and transfer to a bulk haul transport vehicle will be required.

The proposed design and estimated construction cost of the new transfer station outlined in the Master Plan is $3,600,000. This is considered to be at the high end of the range of transfer station design and construction options that Council would explore when considering proposals.

Consideration of where to send waste also has a relationship to our commitment as a Council to reduce our overall greenhouse gas emissions.

In the past community members have expressed concern about greenhouse gas (GHG) emissions caused by the road transport of waste. The GHG emissions from the transport of waste to a different location appear to be more than offset by the reductions achieved from taking it to a landfill that is achieving a high GHG capture rate of at least 70%.

What is the best strategy to cap cells 5 and 7?

The Nolan Report presents a number of capping options and considers the pros and cons of each. The most favourable outcome, if Council decides not to proceed with the construction of cell 6, is for the cap for cells 5 and 7 to be redesigned to account for the early closure, and constructed.

As background:

- Cells 5 and 7 have a temporary cap but require a permanent cap that adheres to the BPEM
- The construction of the permanent cap is overdue and must be completed to ensure leachate and landfill gas is properly managed
- The current cap design is based on Cell 6 being constructed
• The EPA is aware of Council’s current work to consider the building of Cell 6, and understand our situation. However, any extended delay to building the cap may put us in breach of our landfill licence
• The expected delay from redesigning the cap is not considered to be significant. Construction could notionally commence in the latter part of 2017

5. Financial and Resource Implications

The cost implications of the two different landfill closure scenarios are compared in the table below.

The difference in the total costs from $28.14M to $25.75M or $25.32M shows the $2.39M to $2.82M (8% to 10%) saving from an early closure.

<table>
<thead>
<tr>
<th>Table 3-8: Comparison of landfill closure scenarios (excluding levy)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Item</strong></td>
</tr>
<tr>
<td>Estimated closure year</td>
</tr>
<tr>
<td>Average unit cost ($/tonne)</td>
</tr>
<tr>
<td>Expenditure over landfill life ($million)</td>
</tr>
<tr>
<td>Landfill disposal expenditure for remaining 11 years - only applicable to Cell 4 early closure scenario ($million)</td>
</tr>
<tr>
<td>Residual capex liability ($million)</td>
</tr>
<tr>
<td>Total cost to 2031/32 and including all of the residual capex liability ($million)</td>
</tr>
</tbody>
</table>

(1) Estimated average unit cost for Cell 4 early closure scenario
(2) Estimated average unit cost for disposal to Patho landfill (see Section 4.4)

Capital Costs

The estimated construction only landfill cell and cell capping unit cost rates and total costs are presented below. Auditing, geotechnical, and other capital costs are in addition.

<table>
<thead>
<tr>
<th>Table 3-4: Estimated capex for future landfill cell construction and capping works</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Capital works</strong></td>
</tr>
<tr>
<td>Cells 5&amp;7 capping</td>
</tr>
<tr>
<td>Cell 6 construction</td>
</tr>
<tr>
<td>Cell 4 capping</td>
</tr>
<tr>
<td>Cells 5&amp;7 capping extension (without Cell 6)</td>
</tr>
<tr>
<td>Cell 6 capping</td>
</tr>
</tbody>
</table>

Operational costs

The operation of a landfill requires significant monitoring and maintenance.
Monitoring costs, whether triggered by the pursuit of best practice or mandated by the State Government, are estimated to be up to twenty years in duration. Naturally, post landfill closure, ongoing monitoring becomes less resource intensive and costly.

The following represents the annual costs of managing the Castlemaine landfill (based on 2015-2016) figures:

<table>
<thead>
<tr>
<th>Category</th>
<th>Total annual cost ($/yr)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landfill monitoring</td>
<td>$48,660</td>
</tr>
<tr>
<td>APS preparation</td>
<td>$7,365</td>
</tr>
<tr>
<td>53V Audit of landfill operations</td>
<td>$19,677</td>
</tr>
<tr>
<td>Remediation/ mitigation costs</td>
<td>$75,000</td>
</tr>
<tr>
<td>Landfill operation – contractor</td>
<td>$899,208</td>
</tr>
<tr>
<td>Service costs</td>
<td>$33,000</td>
</tr>
<tr>
<td>Survey</td>
<td>$2,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1,084,910</strong></td>
</tr>
</tbody>
</table>

**Human resources**

Council staff costs have not been included in calculations. These costs are in the vicinity of $158,000 each year (based on 2015/16). If landfilling ceases at the completion of Cell 4 Council would be able to redirect resources to other waste and recycling activities such as:

- Illegal dumping/ litter prevention
- Resource recovery
- Behaviour change/ waste education
- Kerbside bin collection matters – recycling improvement programmes
- Market development/ product stewardship
- Strategic waste planning

**6. Consultation**

The Nolan Report was revised following feedback from Council officers, including the Executive Team.

No community consultation process has begun on this matter.

**7. Conclusion**

Council needs to determine when to cease landfilling operations at the Castlemaine Waste Facility. Nolan Consulting was engaged to evaluate the relative merits of closing the landfill after the completion of Cell 4, or alternatively after the completion of Cell 6.

The Nolan Report states that Council should not build Cell 6. This advice is based on a saving made by closing the landfill after Cell 4 has been filled.
The total cost of closing the landfill and sending the waste elsewhere ($25.75M to $25.32M) compared to the total cost of completing Cell 4 and 6 ($28.14M) is a saving of $2.39M to $2.82M. This calculation allows for the design and construction of a high quality transfer station.

The Nolan Report states that if Cell 6 is not constructed, Council should redesign and then construct the cap for Cells 5 and 7.

It then recommends that Council consider carefully where to cart waste following the closure of Cell 4, giving consideration to quoted costs and greenhouse gas impacts.

These recommendations, if supported, orientate secondary decisions that will enable a change of approach to waste management in the Shire.

Secondary decisions include the expedited design and construction of a new transfer station, the robust assessment of GHG emissions from old cells and the implementation of an appropriate management system, and the possible design and construction of a waste to energy facility for organics.

RECOMMENDATION

That Council:

1. Note this report and the Nolan Report; and
2. Permanently cease landfilling operations at the Castlemaine Waste Facility when Cell 4 is full and redesign the cell cap for Cells 5 and 7 in accordance with this early closure option.

MOVED COUNCILLOR MACHIN

That the recommendation be adopted.

SECONDED COUNCILLOR HENDERSON

CARRIED.
Purpose

The purpose of this report is for Council to commence the process under Section 223 of the Local Government Act 1989, which provides the community with an opportunity to make a submission on the proposed Council Plan 2017-2021 and Strategic Resource Plan.

Refer to:
Attachment COM 11A Draft Health and Wellbeing Indicators

The proposed Council Plan 2017-2021 and Strategic Resource Plan will be tabled at the Meeting and will be publicly available on Wednesday 19 April 2017.

Background

Developing the four year Council Plan has been a key activity of Councillors and Officers since Council elections were held in October 2016.

The Council Plan is an important strategic document that sets out the goals and priorities for Council over the next four years as well as the strategies to achieve them. Council sought to understand the aspirations and priorities of its community by undertaking a three-phased engagement approach.

The first phase was conducted in late 2016 and early 2017, when we asked interested community and stakeholders’ questions about their vision and key priorities for the future of Mount Alexander Shire. General questions about Mount Alexander Shire, and more specific questions around key themes, were asked via an online survey, workshops with key community groups and a number of listening posts held around the Shire.

The five key themes were:

- Built environment
- Social environment
- Cultural environment
- Economic environment
- Natural environment

Over 350 individual and community groups completed the survey. There were some common themes in the feedback, the key themes were:

- Value of community connection - the most loved aspect of our Shire was the friendly, strong, inclusive and close-knit nature of the community.
- Community services are vital – People want more support for the community with services and facilities, including improvements to waste management and more tailored health and wellbeing programs for young people and the elderly.
• Community events bring prosperity – There is an opportunity to further develop heritage, arts, cultural and other events to drive tourism and bring economic benefits.
• Infrastructure is key - The maintenance and supply of quality recreation, infrastructure and building facilities are a priority and one of our community’s biggest challenges.
• Better information and engagement – there is room for improvement on Council communication, engagement, and collaboration with the community.

A number of workshops where then held with Councillors and senior staff. The outcomes from these workshops formed the basis of stage two of the community consultation, which detailed the strategies Council planned to include in the Council Plan. The original five themes (built, social, cultural, economic and natural) were amended to three, to reflect feedback received from the community.

• Our People
• Our Place
• Our Economy

We surveyed the community and asked - what do you think of the overall comments, feedback and ideas on what we plan to do?, 76% of respondents recorded the plan as Good to Excellent.

Municipal Public Health and Wellbeing Plan

Section 24 of The Public Health and Wellbeing Act 2008 (the Act) sets out Council’s obligations to “protect, improve and promote public health and wellbeing within the municipal district”.

Section 26 of the Act outlines the requirements for Council to prepare a Municipal Public Health and Wellbeing Plan every four years and Section 27 of the Act outlines the conditions for the Municipal Public Health and Wellbeing Plan to include this as part of the Council Plan. Council has decided to prepare its Municipal Public Health and Wellbeing Plan in accordance with Section 27 of the Act. By incorporating the Municipal Public Health and Wellbeing Plan into our Council Plan 2017-2021 we a making a stronger commitment to ensure our health and wellbeing actions and achievements are monitored and reported.

Disability Action Plan

Council is proud to advance our commitment to the participation and wellbeing of people with disabilities. In accordance with the Victorian Disability Act 2006, Council has incorporated the requirements of the Disability Action Plan into our Council Plan. By incorporating the Disability Action Plan into the Council Plan 2017-2021, Council is making a strong commitment to ensure actions and achievements are monitored and reported.

3. Policy and Statutory Implications

Section 125 of the Local Government Act sets out the requirements for preparation of the Council Plan and includes:

Section 125 - Council Plan

(1) A Council must prepare and approve a Council Plan within the period of 6 months after each general election or by the next 30 June, whichever is later.
(2) A Council Plan must include—

(a) the strategic objectives of the Council;

(b) strategies for achieving the objectives for at least the next 4 years;

(c) strategic indicators for monitoring the achievement of the objectives;

(d) a Strategic Resource Plan containing the matters specified in section 126;

(e) any other matters which are prescribed by the regulations.

(3) A person has a right to make a submission under section 223 on the proposed Council Plan.

(4) The Minister may extend the period within which a Council must comply with sub-section (1).

(5) A Council must submit a copy of the Council Plan to the Minister by the date specified in sub-section (1) or applying under sub-section (4).

Section 126 of the Local Government Act 1989 sets out the requirements for the preparation of the Strategic Resource Plan as follows:

**Section 126 - Strategic Resource Plan**

Section 126 of the Local Government Act sets out the requirements for preparation of the Strategic Resource Plan and includes:

(1) The Strategic Resource Plan is a resource plan of the resources required to achieve the strategic objectives.

(2) The Strategic Resource Plan must include in respect of at least the next 4 financial years—

(a) financial statements describing the required financial resources in the form and containing the information required by the regulations;

(b) statements describing the required non-financial resources, including human resources in the form and containing the information required by the regulations.

(3a) Council must review the Strategic Resource Plan during the preparation of the Council.

**Municipal Public Health and Wellbeing Plan**

Section 26 of the Public Health and Wellbeing Act 2008 Act outlines the requirements for Council to prepare a Municipal Public Health and Wellbeing Plan every four years and Section 27 of the Public Health and Wellbeing Act 2008 Act outlines the conditions for the Municipal Public Health and Wellbeing Plan to include this as part of the Council Plan.

**Disability Action Plan**

Section 38 of the Victorian Disability Act 2006 requires Council to prepare a Disability Action Plan for the purpose of:
• Reducing barriers to persons with a disability accessing goods, services and facilities
• Reducing barriers to persons with a disability obtaining and maintaining employment
• Promoting inclusion and participation in the community of persons with a disability
• Achieving tangible changes in attitudes and practices which discriminate against persons with a disability.

Issues

The Council Plan will guide Council’s activities for the next four years to meet the priorities and aspirations of the community. The Plan outlines Council’s goals and priorities, the strategies for achieving these goals and performance measures to monitor achievement. Council proposes the following vision, principles, pillars and strategic objectives.

Vision

Mount Alexander:
Innovative, Creative, Connected.

Principles

Mount Alexander Shire Council

• Listen to our communities, respect their views and respond openly and responsibly
• Insist on integrity, equity, and fairness in delivering services and facilities
• Be progressive and innovative
• Advocate for our shire and collaborate with others for the benefit of our region

Pillars and Objectives

Our People

Population | Health | Wellbeing | Support | Resilience | Partnerships | Social services |

Strategic objectives:

• Socially connected, safe and inclusive communities
• Local services support the needs of our community
• The community achieves improved health and wellbeing
• The shire is a welcoming place for all

Our Place

Buildings | Sport and recreation facilities | Roads | Footpaths | Drainage | Trails | Playgrounds | Gardens | Natural environment | Waste | Recycling | Heritage

Strategic objectives:

• Well managed assets for now and into the future
• A clean and green community
• Planning for growth

Our Economy
Strategic objectives:

- A creative and innovative economy
- Great opportunities for education
- We are an innovative and sustainable organisation

Municipal Public Health and Wellbeing Plan

The draft Council Plan 2017-2021 includes the following objectives that relate to the Health and Wellbeing of our community.

Our People

- Support the building of social connections in each of our towns
- Improve access to mental health services for our vulnerable groups
- Encourage and support health providers to meet the needs of our community
- Implement strategies to support the changes to the Aged and Disability reforms (including National Disability Insurance Scheme)
- Partner with service providers to support improved social and health outcomes for indigenous and culturally and linguistically diverse (CALD) communities
- Implement initiatives to change the behaviours and attitudes that contribute to family violence in our community.

Our Place

- Improve access to a range of convenient, safe, accessible and sustainable travel choices
- Reduce carbon emissions
- Ensure there is sufficient residential land and protect commercial, farming and industrial land
- Encourage and invest in multi-use facilities.

Our Economy

- Support business growth and local employment
- Support and advocate for high quality education for people of all ages

Our progress and outcomes on these actions will be reported through our Annual Report and through Council Plan quarterly reporting. We will develop indicators based on the life stages of our community to inform us of the changes to, and improvements of, the wellbeing of our community.

The health and wellbeing indicators selected for this plan provide a tangible measurement for a number of health and wellbeing outcomes. Council, and other organisations and community groups will be able to refer to the data for these indicators to maintain an overview of where there are positive and negative health outcomes.

The indicators have been included as an attachment to this report.
Disability Action Plan

The draft Council Plan 2017-2021 includes the following objectives that respond to the requirements of adopting a Disability Action Plan.

Our People

- Implement strategies to support the changes to the Aged and Disability reforms (including National Disability Insurance Scheme)
- Encourage and support health providers to meet the needs of our community
- Encourage and support innovative housing solutions that meet the needs of our community

Our Place

- Improve access to a range of convenient, safe, accessible and sustainable travel choices
- Encourage and invest in multi-use facilities ensuring that facilities are accessible to people of all abilities
- Improve streetscapes and town entrances ensuring streetscapes are accessible for people of all abilities.

Our Economy

- Support business growth and local employment, working with our local businesses to ensure accessibility to facilities for people of all abilities.

Progress and outcomes on these actions will be reported through Councils Annual Report and through Council Plan quarterly reporting.

4. Financial and Resource Implications

The Strategic Resource Plan outlines the resources required to achieve Council’s strategic objectives expressed in the Council Plan.

The purpose of the Strategic Resource Plan (SRP) is to:

- Establish a financial framework over the next four years to ensure our strategic objectives, as expressed in the Council Plan, are achieved
- Provide an assessment of the resources (financial and non-financial) required to accomplish the objectives and strategies included in the Council Plan (non-financial resources are assumed to include human resources and our asset base, which are all referred to in various parts of the SRP)
- Establish a basis to measure our adherence to our policies and strategies
- Plan for the long-term financial sustainability of the shire.

5. Consultation

Council undertook a number of activities to seek feedback from the community including meeting with community groups, undertaking listening posts and conducting an online survey to allow for input from community members through two stages of consultation. These activities resulted in feedback from more than 500 community members.

Feedback from the community was incorporated into the priorities and strategies.
A call for submissions on the proposed Council Plan 2017-2021 will be advertised and will be available to the community on-line and at Council’s offices for a minimum of 28 days as required by Section 223 of the Local Government Act.

Submissions will be received up to 5.00pm on Wednesday 24 May 2017. Any person who would like to speak to their submission will be able to do so at a Special Meeting of Council to be held on 30 May 2017 at 6.30 pm in the Castlemaine Civic Centre.

Council will consider submissions and adopt the Plan at the Ordinary Meeting of Council to be held on 20 June 2017 at 6.30 pm in the Castlemaine Civic Centre.

6. Conclusion

Council is required to prepare a four year Council Plan within six months after each general election or by the next 30 June whichever is later. The proposed Council Plan 2017-2021 has been prepared incorporating feedback from over 500 community members. The community are now invited to make submissions on the proposed Plan.

RECOMMENDATION

That Council:

1. Give public notice pursuant to Section 223 of the Local Government Act 1989 seeking public comment on the proposed Council Plan 2017-2021 and Strategic Resource Plan;

2. Publish the Public Notice in the Midland Express as a newspaper generally circulating in the municipal district of the Council;

3. Accept written submissions on the matter with a closing date of 5.00pm Wednesday 24 May 2017;

4. Hear any persons who in their written submissions wish to be heard in support of their submission at a Special Meeting of Council at 6.30pm on Tuesday 30 May 2017 in the Castlemaine Civic Centre; and

5. Having considered submissions, adopt the Council Plan 2017-2021 and Strategic Resource Plan at the Ordinary Meeting of Council at 6.30 pm on Tuesday 20 June 2017 in the Castlemaine Civic Centre.

MOVED COUNCILLOR HENDERSON

That the recommendation be adopted.

SECONDED COUNCILLOR NIEMAN

CARRIED.
Mount Alexander Shire
Draft Health and Wellbeing Indicators

The Health and Wellbeing Indicators in the Council Plan have been sourced from the Victorian public health and wellbeing outcomes framework (2016) and the Central Victorian Primary Care Partnership (CVPCP) Revised Strategic Plan 2016-17.

<table>
<thead>
<tr>
<th>Early years</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Rate of children who were the subject of child abuse and neglect substantiation</td>
</tr>
<tr>
<td>• Proportion of children at school entry who are developmentally vulnerable on one or more domains of the Australian Early Development Census</td>
</tr>
<tr>
<td>• Immunisation rate at school entry</td>
</tr>
<tr>
<td>• Proportion of children with high levels of family stress</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Youth</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Proportion of year nine students at the highest level of achievement in maths</td>
</tr>
<tr>
<td>• Proportion of year nine students at the highest level of achievement in reading</td>
</tr>
<tr>
<td>• Proportion of young people 17-24 years who are engaged in full-time education and/or work</td>
</tr>
<tr>
<td>• Number of students who report feeling socially connected and get along with their peers</td>
</tr>
<tr>
<td>• Number of adolescents reporting bullying</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Working age</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Proportion of adults feeling safe walking in their street at night</td>
</tr>
<tr>
<td>• Rates of incidents of family violence recorded by police</td>
</tr>
<tr>
<td>• Proportion of adults who feel valued by society</td>
</tr>
<tr>
<td>• Proportion of adults who belonged to an organised group</td>
</tr>
<tr>
<td>• Rate of volunteering</td>
</tr>
<tr>
<td>• Proportion of adults who have someone outside their household they can rely on to care for them or their children in an emergency</td>
</tr>
<tr>
<td>• Proportion of adults who thought multiculturalism definitely made life in their area better</td>
</tr>
<tr>
<td>• Proportion of adults who are sufficiently physically active</td>
</tr>
<tr>
<td>• Proportion of adults who self-rate their health as very good or excellent</td>
</tr>
<tr>
<td>• Proportion of adults who report high or very high psychological distress</td>
</tr>
<tr>
<td>• Proportion of adult who consume sufficient fruit and vegetables</td>
</tr>
<tr>
<td>• Proportion of adults who consume sugar sweetened beverages daily</td>
</tr>
<tr>
<td>• Proportion of adults who are overweight or obese (self-report)</td>
</tr>
<tr>
<td>• Proportion of adults who smoke daily</td>
</tr>
<tr>
<td>• Proportion of adults who consume alcohol at lifetime risk of harm</td>
</tr>
<tr>
<td>• Unemployment rate</td>
</tr>
<tr>
<td>• Proportion of households with housing costs that represent 30 percent or more of household gross income</td>
</tr>
</tbody>
</table>
- Proportion of adults who ran out of food and could not afford to buy more

**Older adults**

Currently limited indicators for older adults exist. During the 2017/2018 financial year (year 1 of the Municipal Public Health and Wellbeing Plan) a number of indicators relating to the health of older adults will be developed:

- Isolation
- Housing
- Aged care reform
- Volunteering and participation

Note - The above are draft indicators, subject to public consultation and comment during the Council Plan 2017-2021 consultation period (19 April 2017 to 22 May 2017). Data and measurements will be included in the adopted version of the Council Plan 2017-2021.
COM 12  APPROVAL OF PROPOSED BUDGET 2017/2018 FOR PUBLIC EXHIBITION

Responsible Director:  Acting Director Corporate Support
Responsible Officer:  Acting Manager Financial Services
Original Document:  DOC/17/15268

1. Purpose

The purpose of this report is to present the Proposed Budget 2017/2018 for Council approval to commence the statutory procedures to place the Proposed Budget on public exhibition and invite submissions as required under Section 223 of the Local Government Act 1989 (the Act).

The Mount Alexander Shire Council Proposed Budget 2017/2018 will be tabled at the Meeting and will be publicly available on Wednesday 19 April.

2. Background

The Proposed Budget 2017/2018 is for the year 1 July 2017 to 30 June 2018 and is prepared in accordance with the Act and associated Regulations.


These statements have been prepared for the year ended 30 June 2018 in accordance with the Act and associated Regulations, and are consistent with the annual financial statements which are prepared in accordance with Australian Accounting Standards.

The budget also includes information about the rates and charges to be levied, the capital works program to be undertaken, the human resources required, and other financial information which Council requires in order to make an informed decision about the adoption of the budget.

3. Policy and Statutory Implications

Section 127 of the Act states that Council must prepare a budget for each financial year.

Section 129 of the Act states that Council must give public notice that a budget has been prepared and that a person has a right to make a submission under Section 223 of the Act.

Section 130 of the Act states that Council must adopt the budget by 30 June each year and must submit a copy of the budget to the Minister.

4. Issues

The Proposed Budget 2017/2018 reflects the key priorities and objectives outlined in the Council Plan 2017-2021. The capital expenditure and special projects have been prioritised based on a number of key strategies adopted by Council including the development of the draft Council Plan 2017-2021.
Rates and Charges

Council proposes to increase revenue raised by rates and charges by 2.00% and kerbside bin collection charges by an average of 3.10% in the 2017/2018 financial year. This level of increase allows services to be maintained at existing levels, and to provide a focus on maintaining and renewing facilities and infrastructure to deliver better buildings, roads, footpaths, tracks and trails, parks and gardens for the community.

The proposed rate rise of 2% is lower than the 2.8% anticipated in the Long Term Financial Plan, to reflect the State Government’s “A Fair Go Rates System” policy.

Council adopted its current Rating Strategy 2016-2021 in 2016. The 2017/2018 budget is the first year of implementation of changes arising from the adoption of the Rating Strategy. These changes see the Land Management Rate discount provided to eligible properties increase from 10% to 20%, and a reduction in the Municipal Charge for all properties from $188 to $96. These changes will affect the distribution of rates across individual properties but will not increase the overall income derived from rates and charges. The reduction in the Municipal Charge will result in lower rate increases for lower valued properties within the Shire.

Capital Works

Highlights of the $13.37 million (including $1.01 carried forward works) Capital Works Program include:

- Roads ($2.80 million) - including grant funded works of $1.76 million from Roads to Recovery funding. Major works include $1.54 million for local roads resealing as well as $859,000 for road rehabilitation design and works
- Buildings ($5.75 million) - including $3.15 million for stage 1 and 2 works at Wesley Hill Recreation Reserve, $778,000 for works on community halls, and other recreation and community buildings throughout the Shire and $275,000 conservation works on the Market Building
- Bridges ($1.17 million) - construction of bridges at Bubbs Lane and Old Drummond Road and design works for three bridges
- Footpaths and Cycleways ($881,000) - including $509,000 in footpath rehabilitation for works at Templeton Street Castlemaine ($300,000) and Winters Flat Primary School to Camp Reserve ($169,080)
- Investment in a new integrated software solution to support efficient delivery of Council’s core services ($717,000).

The proposed budget also includes a number of ongoing and new initiatives including:

- Ongoing work to prepare and respond to emergency events, supported by State Government funding ($120,000)
- Implementation of an urban waterways management plan for maintenance and improvement activities along urban waterways ($50,000)
- Completion of streetscape planning for the Newstead, Campbells Creek, Chewton, Guildford and Taradale townships ($100,000)
- Undertake a review of community facilities to plan for future needs and viability
- Development of a Conservation Management Plan for the Castlemaine Botanical Gardens
- Provide support to projects that acknowledge, enhance and protect our local indigenous culture
- Continue the framework for the growth in Harcourt
• Fund a Heritage and Urban Design Officer.

5. **Financial and Resource Implications**

The budgeted operating result for the 2017/2018 year is a surplus of $4.05 million, which is an increase of $3.54 million over the 2016/2017 budget. This increase is due to increased grants of $2.87 million, as $1.9 million is expected to be received for the Wesley Hill Recreation Reserve redevelopment.

The cost of services delivered for the 2017/2018 year is expected to be $31.76 million which is a decrease of $309,000 over the 2016/2017 budget. This is mainly due to the completion in 2016/2017 of a number of grant funded special projects as well as no Council elections being held in 2017/2018.

Cash and investments are expected to decrease by $3.17 million during the year to $9.36 million as at 30 June 2018. The cash balance at 30 June 2017 includes a number of reserves for future capital works including the swimming pool reserve and waste reserve (cash and investments are forecast to be $12.53 million as at 30 June 2017). The level of cash investments is in line with Council’s Strategic Resource Plan and Long Term Financial Plan.

No borrowings are proposed in 2017/2018. After making loan repayments Council’s total borrowings will be $4.35 million as at 30 June 2018.

6. **Consultation**

Council is required to undertake a public consultation process under Section 223 of the Act.

The Proposed Budget 2017/2018 will be available on Council’s website and at the Civic Centre from 19 April 2017.

Community members are invited to review the Proposed Budget and make a submission. Submissions close at 5.00pm on Wednesday 24 May 2017. Council will hold a Special Meeting of Council on 30 May 2017 at 6.30pm to hear submissions.

7. **Conclusion**

A proposed budget must be prepared in accordance with the Act and submitted to Council for approval in principle, and public submissions invited prior to adoption. This report recommends Council commence the statutory procedure to place the Proposed Budget 2017/2018 on public exhibition and invite submissions as required under Section 223 of the Act.
RECOMMENDATION

That Council:

1. Give Public Notice in accordance with Section 129(1) and Section 223 of the Local Government Act 1989 that it has prepared a budget for 2017/2018;

2. Make copies of the Proposed Budget 2017/2018 available for inspection at Council’s Civic Centre and on Council’s website;

3. Hear any person who makes a written submission in relation to the Proposed Budget 2017/2018 by 5pm 22 May 2017 and who indicates they wish to be heard, at a Special Meeting of Council to be held at the Civic Centre, Castlemaine at 6.30pm on Tuesday 30 May 2017;

4. Consider any submissions made, and adopt the Council Budget 2017/2018 at the Ordinary Meeting of Council to be held on Tuesday 20 June 2017; and

5. Authorise the Chief Executive Officer to undertake minor editorial changes to the Proposed Budget 2017/2018 if required.

MOVED COUNCILLOR MACHIN

That the recommendation be adopted.

SECONDED COUNCILLOR HENDERSON

CARRIED.
1. **Purpose**

The purpose of this report is to seek authorisation to participate in a joint tender for loan borrowings and authorise the Chief Executive Officer to negotiate a tender in line with Council’s adopted 2017/2018 Budget.

2. **Background**

The Local Government Act 1989 (the Act) gives Council the power to borrow funds. The Council has previously borrowed money to meet its annual Capital Works budget, with funds last borrowed in the 2015/16 financial year, totalling $1.20 million. Council’s budgeted debt balance at 30 June 2017 is $4.85 million.

As in previous years the MAV has sought expressions of interest for a 2017/2018 Local Government Funding Vehicle with a number of Councils signing up to this. The Funding Vehicle is yet to reach the required $100,000,000 to enable the Funding Vehicle to go to market. As a result and with current interest rates being at record low rates, entering the market and obtaining an individual loan is the preferred option.

One favourable aspect of an individual loan is that principal and interest terms are offered and historically this has been Council’s preferred option when borrowing funds. The current MAV Funding Vehicle is interest only, with principal due at the termination of the loan in 2024.

At the Ordinary Meeting of Council 28 June 2016 Council adopted the 2016/2017 Budget which included new borrowings of $1.2 million.

3. **Policy and Statutory Implications**

Section 144(1) of the Act states that:

1. Subject to the principles of sound financial management, a Council may borrow money to enable the Council to perform the functions and exercise the powers conferred on the Council under this Act or any other Act.

Section 146(1) states that:

1. A Council cannot borrow money for ordinary purposes or the purposes of municipal enterprises unless the proposed borrowings were included in a budget or revised budget.

The borrowings were included in the Adopted Budget 2016/2017.

4. **Issues**

The budgeted borrowing of $1.20 million is to part fund landfill capping works at the Castlemaine Landfill. These works are expected to commence in early 2017/2018 and the proposed borrowing of $1.20 million will be placed in Council’s Waste Reserve and used solely for the purposes of the capping works.
A joint tender for loan borrowings will be undertaken with the City of Greater Bendigo acting as the lead Council. Given the importance of approving a loan contract on the date that tender closes to lock the proposed interest rate in, it is appropriate for Council to delegate to the Chief Executive Officer the ability to negotiate and approve the successful loan.

5. Financial and Resource Implications

The 2017/2018 annual budget includes new loan borrowings of $1.20 million. Debt repayments for this loan are included in the Council’s Strategic Resources Plan.

Tenders will be called for from lending institutions for the loan borrowing.

The drawdown of the budgeted loan is a high priority, as these loan funds are included in calculating the 30 June 2017 forecast.

6. Consultation

The loan was included in the Proposed Budget 2016/2017 which was subject to a public consultation process, as required under Section 223 of the Act. No submissions were received in relation to the level of borrowings.

7. Conclusion

Council approve the Chief Executive Officer to participate in a joint tender and negotiate a tender for loan borrowings for the 2017/18 financial year.

RECOMMENDATION

That Council:

1. Participate in a joint loan borrowing tender, where the City of Greater Bendigo will act the as the lead Council.

2. Endorse the tender M1312-2017 Loan Borrowings for $1,200,000 of borrowings for the 2017/2018 financial year and authorise the Chief Executive Officer to

   a. negotiate the loan;

   b. approve the successful tender;

   c. sign the loan documentation; and

MOVED COUNCILLOR MACHIN

That Council:

1. Participate in a joint loan borrowing tender, where the City of Greater Bendigo will act as the lead Council.

2. Endorse the tender M1312-2017 Loan Borrowings for $1,200,000 of borrowings for the 2017/2018 financial year and authorise the Chief Executive Officer to
   a. negotiate the loan;
   b. approve the successful tender, noting that if the investment rate of interest is equal to or favourable to Council relative to other similar loans that may be on offer to Council at the time then preference is given to an institution that is divested of fossil fuel;
   c. sign the loan documentation; and


SECONDED COUNCILLOR HENDERSON

CARRIED.
10. DELEGATES REPORTS

The Chief Executive Officer tabled meetings attended by himself and the Mayor for the period 21 March to 17 April 2017 (Attachment 10.1)
### MEETINGS ATTENDED BY CEO AND MAYOR - 21 MARCH TO 17 APRIL 2017

<table>
<thead>
<tr>
<th>Meeting</th>
<th>CEO</th>
<th>Mayor</th>
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</thead>
<tbody>
<tr>
<td>Attended Chewton Senior Citizens monthly luncheon.</td>
<td>✓</td>
<td></td>
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<tr>
<td>Meeting with Mary McPherson, CSC Principal, to discuss progress with The Campus lease.</td>
<td>✓</td>
<td></td>
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<tr>
<td>Meeting with Maldon Inc.</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Southern Loddon Mallee Region CEO's meeting.</td>
<td>✓</td>
<td></td>
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<tr>
<td>Networking meeting with Geoff Lovett, Mayor of Central Goldfields Shire.</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Introduction to local earthmoving business owners with Kerry Anderson.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Meeting with community cycling advocates to discuss possible improvements to infrastructure and education campaigns.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Media photo and interview to launch the Buy Local campaign.</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Bi-monthly meeting with Mal Kersting, VicRoads Regional Director.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Co-signing of MOU with Professor Richard Speed, Regional Vice-Chancellor of La Trobe University.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Mount Alexander Shire Council Youth Awards.</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Meeting with Lee Miezis, DELWP Deputy Secretary, to discuss future works along Barkers Creek, management of crown land and Harcourt strategic planning.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Meeting with Maldon Focus.</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Tour of 3 bridges proposed for works in 2017/2018 with Councillors Bell and Nieman.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Meeting with representatives of Coliban Water to discuss the future development of Harcourt.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Loddon Campaspe Regional Partnership meeting.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Meeting</td>
<td>CEO</td>
<td>Mayor</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>Meeting with Stan Liacos, Regional Director of RDV, Kerryn Healey, Acting CEO of Castlemaine Health and Graeme Croft, Director of Signature Care to discuss the potential future investment in Aged Care in Mount Alexander Shire.</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>Attended the 40th anniversary of Graffiti Publications with Councillor Machin.</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>Loddon Campaspe Councils meeting.</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Attended opening of new EPA regional office in Bendigo.</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>Meeting with a resident to discuss road condition and drainage in Campbells Creek.</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>Meeting with objector to Happy Valley Road development.</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>Meeting with applicant of Happy Valley Road development.</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>Meeting with developer of Harcourt Miniature Railway as well as Stan Liacos, RDV and David Leatham, Manager Economic Development.</td>
<td>✔</td>
<td></td>
</tr>
</tbody>
</table>
11. NOTICE OF MOTION

Nil.

12. URGENT SPECIAL BUSINESS

Nil.

MOVED COUNCILLOR MACHIN

That Councillor Cordy be granted a leave of absence from 3 May to 3 June 2017.

SECONDED COUNCILLOR BELL

CARRIED.

13. MEETING CLOSE

Meeting closed at 8.35 pm.