COUNCIL MEETING MINUTES

CITY OF GREATER BENDIGO

6:00 pm on Monday October 23, 2023

Livestreaming at https://www.bendigo.vic.gov.au/about-us/council/council-meetings#live-stream
Broadcast live on Phoenix FM 106.7 ***

Copies of the City of Greater Bendigo Council's Agendas & Minutes
can be obtained online at https://www.bendigo.vic.gov.au/about-us/council/council-meetings

NEXT MEETINGS:

1. Council Meeting November 7, 2023 – solely to elect the Mayor
2. Council Meeting November 20, 2023

COMMUNITY VISION 2021–2031

Greater Bendigo celebrates our diverse community.
We are welcoming, sustainable and prosperous.
Walking hand-in-hand with the Traditional custodians of this land.
Building on our rich heritage for a bright and happy future.

The community vision is underpinned by five values –
Transparency, sustainability, inclusion, innovation and equity.

COUNCIL PLAN (MIR WIMBUL) – OUTCOMES

The Council Plan (Mir wimbul) is based on seven outcomes, which are the main focus of the Council Plan.

Each outcome has a set of goals, objectives and actions that will help to achieve the community vision, and indicators to measure achievement against each goal:

1. Lead and govern for all
2. Healthy, liveable spaces and places
3. Strong, inclusive and sustainable economy
4. Aboriginal reconciliation
5. A climate-resilient built and natural environment
6. A vibrant, creative community
7. A safe, welcoming and fair community

STAFF VALUES AND BEHAVIOURS

The City of Greater Bendigo's values and behaviours describe how Councillors and staff will work together to be the best we can for our community.

They are aligned to our strategic documents, such as the Council Plan, which ensure they are meaningful for Council and the organisation.

A shared commitment to living our values and behaviours will help us to build the type of culture we need to be able to work together and support each other to deliver the best possible outcomes for the community.

This Council Meeting is conducted in accordance with the

- Local Government Act 2020
- Governance Rules

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1. ACKNOWLEDGEMENT OF COUNTRY

We acknowledge that the City of Greater Bendigo is on Dja Dja Wurrung and Taungurung Country.

We would like to acknowledge and extend our appreciation to the Dja Dja Wurrung People, the Traditional Owners of the land that we are standing on today.

Today, we pay our respects to leaders and Elder's past, present and emerging for they hold the memories, the traditions, the culture and the hopes of all Dja Dja Wurrung People.

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

2. TRADITIONAL LANGUAGE STATEMENT

Bangek Knoorarook Bunjil Dja Dja Wurrung
William Talle tallingingorak wirrmbool bunjil

I honour the wisdom of the Dja Dja Wurrung.
We will speak words of truth and listen to your wisdom

3. OPENING STATEMENT

4. MOMENT OF SILENT REFLECTION

5. ATTENDANCE AND APOLOGIES

Attendance

- Mayor Cr Andrea Metcalf
- Deputy Mayor Cr Dr Jennifer Alden
- Cr Matthew Evans
- Cr David Fagg
- Cr Margaret O'Rourke
- Cr Greg Penna
- Cr Julie Sloan
- Cr Vaughan Williams

- Craig Niemann, Chief Executive Officer
- Andrew Cooney, Acting Director Strategy and Growth
- Brian Westley, Director Presentation and Assets
- Stacy Williams, Director Healthy Communities and Environments
- Jess Howard, Director Corporate Performance
- Ryan Millard, Manager Governance

Apologies

- Cr Rod Fyffe OAM

MOTION

That any apologies are accepted.

Moved: Cr Alden
Seconded: Cr Fagg

Resolution No. 2023-161

CARRIED

6. LEAVE OF ABSENCE

Nil

7. SUSPENSION OF STANDING ORDERS

MOTION

That Standing Orders be suspended to allow the conduct of the Community Recognition Section and Public Question Time.

Moved: Cr O'Rourke
Seconded: Cr Penna

Resolution No. 2023-162

CARRIED

8. COMMUNITY RECOGNITION

- Unfortunately, it's a disappointing note to start on. There have been instances of racism and harassment towards community members in Bendigo recently. This is unacceptable. Racism, discrimination, and harassment are not tolerated. Please call out unacceptable behaviour as you see it. We all have a role to play in ensuring Greater Bendigo is an inclusive, welcoming, and safe space for all.
- Moving to positive news, and a warm congratulations to Cathie Steele on her induction into the Victorian Honour Roll of Women. The program celebrates the outstanding contributions made by Victorian women and acknowledges the many ways they've made lasting contributions to Victoria. The community will know Cathie through her work with Bendigo Foodshare, and with more than 30 years' experience in the health sector, clinical service, management and governance, Cathie has been instrumental in improving food security for regional communities. Cathie also established and chairs the Regional Food Security Alliance Board, which partners with over 446 rural and regional charities, community houses and schools. Congratulations again Cathie and thank you for the important work you do for our community.
- I'd also like to congratulate the City's First Nations Arts Officer Janet Bromley, who is a finalist in the Government Employer (Public Sector or Local Government) category in the annual Victorian Aboriginal Education Association Inc. Wurreker Awards. The Wurreker Awards celebrate the achievements of individuals and organisations in the field of Koorie training, education, and employment. The winners will be announced on Thursday October 26 – good luck Janet!
- Congratulations also to Bendigo-based business owner and artist Jess Pethybridge on winning the Emerging and Energised category at the Bendigo Business Excellence Awards. Jess launched her online course Jess Keeli Academy in June to help others embrace their creative side, showcase their talents, and demonstrate that anyone can make a career out of art. Well done, Jess.
- To sport and congratulations to Collingwood on their AFL Premiership win. Jack Ginnivan became the 11th Bendigo Pioneers player to win an AFL Premiership.
- From footy we go to cricket and congratulations to Sandhurst Dragons leg-spinner Ben Evans on his 10-wicket haul in the victory over Huntly North. Ben finished the match with the impressive figures of 10-34.
- It was a pair of top ten finishes in their events at the Australian Interschool Championships for horse riding for St Francis of the Fields students Lily Diss and Anna Bridge. Lily and Anna were among more than 2,000 competitors aged between five and 18. Lily finished third in the Primary Show Hunter section and Anna finished seventh in the Primary Show Horse section. Well done Lily and Anna! They're not the only talented sporting individuals at St Francis of the Fields, with fellow student Milanke Haasbroek qualifying for the 1500m in the School Sport Australia Track and Field Championships. The championships will be held in Tasmania at the end of November. Best of luck Milanke!
- Congratulations as well to Sabelle Calisthenics following a very successful campaign at the Victorian State Championships. The Division 10/11 juniors (10-13 years) and Division Nine intermediates (13-17 years) brought home state titles, while the sub-junior team (7-10 years) were the runners-up of North West Division six. It was back-to-back state titles for Sabelle Calisthenics following wins in 2022 as well. Coach Taneka Ruschmeyer was also recognised for her coaching, receiving the Division 8-11 Coach of the Year award. Congratulations Taneka.

9. PUBLIC QUESTION TIME

9.1. Public Question Time Guidelines

Council allows up to 30 minutes for question time on any matter except for planning items that are on the agenda tonight or anything that is defamatory, otherwise inappropriate or outside the scope of Council.

If your question is about routine or operational Council requests, you should instead make a request through our Customer Request system.

Pre registering questions is mandatory for all remaining Council meetings in 2023. This allows residents to have their questions answered on the night and provides more opportunity to give a detailed response.

We are trialling this change in order to keep Council meetings open, accessible and safe for the community, in light of the significant disruption that other Victorian Councils are experiencing including some having to temporarily close meetings.

Public Question time is only one of many ways the community is able to communicate with Council, other options include:

- Customer Request system
- Let's Talk Greater Bendigo
- Feedback and complaints process
- Petitions and joint letters
- Invitations to the Mayor (and other Councillors)
- Presentations to Councillors
- Councillor Ward Engagements events, generally held monthly
- Councillor attendance at many and varied events across the Municipality and over the year
- Councillor committee membership
- Various methods of contacting the City and individual Councillors

Public Question Time is not a requirement of Council under the Local Government Act. This Council has provides for Public Question Time in the Governance Rules adopted by the Council to ensure greater public transparency and accountability. The Council asks that the opportunity to ask a question of the Council in this forum is treated respectfully and within these rules.

9.2. Pre-Registered Questions

Question 1:
From: Kaylene of Long Gully
Topic: Stopped question time

Question:
How is council measuring the trial success/failure of No face to face questions from the gallery during council meetings. Council introduced no question time due to other councils having problems with residents expressing their views.

Answer:
Firstly, it is imperative to correct the record. Public Question Time has not stopped - it remains a key part of Council Meetings, as evidenced by your question now. Which we thank you for lodging by 4pm on the Friday before this meeting.

The trial success will be measured by:

- The proportion of questions that are answered on the night, as opposed to being taken on notice.
- The proportion of Council Meetings that remain open and accessible to the community.
- The quantity of complaints received from attendees regarding conduct of other attendees and any perceptions of safety communicated.

Question 2:

From: James of Eaglehawk
Topic: Inclusiveness

Question:
Being a council that talks about inclusive I feel excluded because of my disability. Being diagnosed with dyslexia, I find it very difficult to submit my questions in writing without help from a second party. Would the council Reinstate question time to be done in person at the council meetings, as this would help and encourage people like myself to be more involved? Thank you for your time. James

Answer:
I'm sorry that you feel excluded because of your disability - that is certainly not our intent! Please don't hesitate to reach out to the Councillor Support team on 1300 002 642 to either talk direct or to make a time to meet. This goes for anyone with a disability or literally anyone that would simply like guidance on:

1. How to suitably frame your question – so that you get the answer you are actually seeking; and
2. The types of questions that Council specifically can assist with; being the strategic and over-arching direction of Council as opposed to:
    a. Operational matters which are best dealt with by the CEO, or staff.
    b. Matters that are outside Council influence.

10. RESUMPTION OF STANDING ORDERS
MOTION

That Standing Orders be resumed.

Moved: Cr Penna
Seconded: Cr Alden

Resolution No. 2023-163

CARRIED

11. WARD REPORTS

11.1. Eppalock Ward - Cr O'Rourke

Eppalock Ward - Cr O'Rourke presented a report on various issues and meeting/events, including:

- A varied month of activities for the Eppalock Ward Councillors Matt Evans, Greg Penna, and myself. It is always enjoyable being able to attend and visit various groups and parts of our municipality.
- Cr Evans completed his interview with Phoenix FM with Anne Conway OAM and other activities Crs were involved:
    - Opening of ‘Strength in Stories. This is what we do.’ at Dja Djuwima Gallery
    - Central Victoria Police Remembrance Day at St Paul’s Anglican Church
    - Information session on Splitters Creek, hosted by JCAG.
    - Ewing Park Redevelopment Official Reopening
    - Pollinator Plantings at CMC
    - ADS/DSV Bendigo Dance Sport Classic at the Red Energy Arena
    - Back-to-back Citizenship Ceremonies at the Bendigo Town Hall
    - Attended Police Remembrance Day. A very solemn day knowing how many Police have given their life making our life Safer.
    - Several rounds of interviews for CEO role CoGB
    - Attended Councillor Interactions with Staff and Survey
    - Attended Rosiland Park Fernery Tour to that precinct further.
    - Attended Joint Listening post at Showgrounds Market.
    - Meeting with Intercultural Ambassadors, which was a very pleasant opportunity to meet further and explain the role of Council and to hear their ideas.
    - Ride to workday breakfast at the Civic Gardens
    - Weekly Briefings, Community gatherings, Resident meetings/phone calls and site visits.
- It is coming up to budget sessions again! Once our budget is confirmed and signed off each year, we then start the entire process again almost straight away. This year is no different! We are readying the process for community consultation to be at the beginning of the consultation cycle again which will be next month. I know that all Councillors enjoy this process and look forward to the opportunity of hearing from and meeting with community. Listening to ideas, thoughts, and requests. There will be adverts out to ensure Community are aware of the date.
- Often things start as ideas and grow momentum and then into a project which can sometimes take more than one term of council to come to fruition and complete. We have seen some of these over recent months that began with community consultation and then funding for feasibility, detail design and depending on how large either state or federal government or both.
  They are the ones we like when do not have to foot the total amount and we work in partnership with various levels of government.
- It has been exciting to see requests large and small make their way from a community request or idea and I look forward as we move into our last term of council that community will again have this opportunity to be part of the process. So, make sure you look out for the information we it is released.

11.2. Lockwood Ward - Cr Williams

Lockwood Ward - Cr Williams presented a report on various issues and meeting/events, including:

- As you know I like to do my Councillor reports on issues facing the people of greater Bendigo & beyond.
- My last reports were on:
    - Homelessness & the Retal crisis.
    - Mental Health issues.
    - Cost Living & The state of our economy.
- My report this time is on:

The Escalating Crisis of Drug Abuse in Bendigo: A Call for Urgent Action

- This report sheds light on the pressing issue of drug abuse in Bendigo, Victoria and Australia as a whole, a crisis that has reached alarming levels. The problem of drug abuse has escalated significantly in the past decade, presenting severe challenges for public health, law enforcement, social services, and the overall well-being of the community. This report delves into the impact of drug abuse in Bendigo, particularly concerning the misuse of prescription medications, emphasizing the urgent need for comprehensive strategies to address this crisis.
- Victoria has experienced a dramatic increase in drug abuse cases involving substances such as methamphetamine, heroin, and prescription drugs. This rise has far-reaching consequences, affecting crime rates, healthcare facilities, and the broader community. Bendigo, like many regional cities, has been deeply affected by drug-related issues, leading to heightened crime rates, straining healthcare resources, and negatively impacting the local economy.

Prescription Drug-Related Deaths: A Disturbing Trend

- Prescription drugs have become a significant concern, leading to more deaths than illegal substances like heroin and methamphetamine combined. Disturbing statistics from the Penington Institute's Annual Unintentional Overdose Report reveal a stark reality: in 2018, 134 people in Victoria overdosed on prescription medications, more than double the number a decade earlier. The overdose rate in rural and regional Victoria is now 7.6 per 100,000, significantly higher than in metropolitan Melbourne.

Alarming Trends in Bendigo

- In Bendigo, the situation is dire, with unintentional overdose deaths rising from 34 in 2012-2016 to 58 in 2017-2021. This equates to losing approximately one person every month in the Bendigo area alone. Shockingly, on a national scale, an Australian succumbs to a drug overdose every four hours.

Demographic Disparities and Regional Impact

- The impact of drug abuse transcends demographics, affecting individuals across age groups. Contrary to common misconceptions, this crisis is not limited to the youth; the age group most affected is between 44 to 54+. Additionally, Indigenous Australians are disproportionately affected, being nearly four times more likely to die from unintentional drug overdoses compared to their non-Indigenous counterparts.

Urgency for Comprehensive Action

- Between July 2020 and July 2022, Coroner's Court of Victoria recorded 200 overdose deaths in regional Victoria, caused by both illicit and licit substances. The need for immediate and coordinated action cannot be overstated.

What can we do?

- Strengthen Prescription Drug Monitoring.
- Enhance Treatment and Rehabilitation Services
- Community Education and Awareness:
- Support Indigenous Communities: Develop culturally sensitive support programs aimed at Indigenous communities, addressing the specific challenges they face concerning drug abuse and overdose risks.

Conclusion

- The escalating crisis of drug abuse, particularly concerning prescription medications, demands urgent attention from authorities, community organisations, and individuals alike. Only through comprehensive strategies, education, support, and collaboration can Bendigo and regional Victoria hope to stem the tide of this devastating epidemic and rebuild communities marred by the tragic consequences of drug abuse.

11.3. Whipstick Ward - Cr Sloan

Whipstick Ward - Cr Sloan presented a report on various issues and meeting/events, including:

- The first month of Spring has been busy with community out and about in Whipstick Ward and the municipality. A shout out to the City's Parks & Open Space Team for another terrific tulip display that drew the local community, families, visitors and tourists to beautiful Bendigo to experience the tulip displays and our hospitality. During the year Whipstick Ward Cr's Mayor Metcalf, Cr Fagg and I were privileged to visit and talk with communities in Raywood, Elmore, Kamarooka, Eaglehawk, Long Gully and next month we look forward to visiting Woodvale to talk with the local community of Woodvale and surrounds.
- Along with the community we attended the official opening of Ewing Park stage two redevelopment by Mayor Cr Metcalf and Premier Allan at a Community Come and Try Day featuring a sport and recreational activities available. Ewing Park is easily accessed from Back Creek Walking Cycling Trail making it a great off-road cycling option that, I think, will become increasingly popular now it has an onsite cycling trail hub shelter and repair station. I attended the Empowering Eaglehawk general meeting and the Greater Bendigo Environment Partnership meeting with Chair Cr Alden where key areas of focus, collaboration, research and budget submission priorities were discussed.
- In 2022 I attended the Sustainability Kit Launch at Bendigo Library with Mayor Metcalf and Deputy Mayor Alden. CoGB funded four initial kits containing a thermal camera, energy measuring device, book and thermometer that community can borrow to test home appliance and insulation efficiency and use the data to inform equipment purchase and home renovation plans. The kits are one of the library most popular items having been borrowed 200 timeswith 152 reserves on them. The resource is so important to local people, and so popular that CoGB purchased additional kits, and inspired by CoGB's leadership, our member councils Mount Alexander and Macedon Ranges Shires have also contributed kits, so that now we can make 12 available. The kits are another way that we can share resources throughout the community, and we are excited about the possibilities – what other initiatives could utilise our library management systems to share community owned items?
- This month we attended multiple citizenship ceremonies welcoming new Australian citizens to GB. These ceremonies are joyous occasions for everyone. Thank you to the City's tourism and major events team for ensuring these significant civic events are professionally prepared and respectfully managed so that every ceremony is a friendly, inclusive and enjoyable celebration for Australia's newest citizens.
- I had the honour of speaking at Rotary Club of Bendigo's special meeting to farewell Rotarian and former Mayor of Bendigo Barry Ackerman. The event celebrated Barry's community work with Rotary over a 40 year period and his time with Council as a Grassy Flat Ward councillor from 1996 to 2002 with two terms as Mayor in 1997 and 2001. Barry was committed to the GB community and a strong advocate for economic development helping to consolidate Bendigo's place as a leading and strong regional municipality as it continues today. Barry was thanked for his service to the GB community and wished a happy and fulfilling retirement. Finally, we want to ensure your dog and cat companions make it back home if lost. Over 90% of lost pets with current micro-chip information are reunited with family on the same day. BARC is now offering free microchipping for dogs and cats residing in City of Greater Bendigo. If interested please call 54412209

email BARCreception@bendigo.vic.gov.au or message via FB to make an appointment.

12. DECLARATIONS OF CONFLICT OF INTEREST

No attendee declared a conflict of interest.

Section 130 of the *Local Government Act 2020* (Vic) (**the Act**) provides that a relevant person must disclose a conflict of interest in respect of a matter and exclude themselves from the decision making process in relation to that matter including any discussion or vote on the matter at any Council meeting or delegated committee meeting and any action in relation to that matter.

The procedure for declaring a conflict of interest at a Council Meeting is set out at rule 18.2.4 of the Governance Rules.

Section 126 of the Act sets out that a relevant person (Councillor, member of a delegated Committee or member of Council staff) has a conflict of interest if the relevant person has a **general conflict of interest** or a **material conflict of interest**.

A relevant person has a **general conflict of interest** in a matter if an impartial, fair minded person would consider that the person's private interests could result in that person acting in a manner that is contrary to their public duty.

A relevant person has a **material conflict of interest** in a matter if an *affected person* would gain a benefit or suffer a loss depending on the outcome of the matter.

13. CONFIRMATION OF PREVIOUS MINUTES

13.1. Confirmation of Previous Minutes

RECOMMENDED MOTION

That the Minutes of the Council Meeting held on September 25, 2023, as circulated, be taken as read and confirmed.

Previous minute location:
https://www.bendigo.vic.gov.au/about-us/council/council-meetings#past-meetings

MOTION

That the recommended motion be adopted.

Moved: Cr Penna
Seconded: Cr O'Rourke

Resolution No. 2023-164

CARRIED

14. PETITIONS AND JOINT LETTERS

14.1. To widen Sedgwick Road in Mandurang and Sedgwick and incorporate a regular cycling lane

Purpose

Petitions and joint letters with ten (10) or more signatures are included in the Agenda and tabled at the meeting, unless there is a separate legal process that applies.

Summary

The following petition has been received from residents and ratepayers as outlined below:

Request: To widen Sedgwick Road in Mandurang and Sedgwick and incorporate a regular cycling lane

We the unsigned residents and rate payers of Bendigo City Council, formally request to widen Sedgwick Road in Mandurang and Sedgwick and incorporate a regular cycling lane. Sedgwick Road is very dangerous for cyclists because of the blind spots, narrow sections, multiple bends, and poor visibility for motorists. The concern comes as the writer was hit by a car early afternoon road on June 1st, this year and attained a broken neck and four broken back bones among other multiple injuries and has no recollection of the week before, or the four days after the accident occurred. The police at the scene noted that the driver and local resident, [redacted], was driving within the speed limit and that poor visibility played a role.

It has also recently come to my attention that elite cyclist, [redacted], was killed in the same location after a car collision 6 years ago. As noted by Bendigo County court[1] the driver, [redacted], was identified as driving within the speed limit and Judge Wendy Wilmoth stated, "There were no warning signs as to the likely presence of cyclists and there was no dedicated bike lane nor any opportunity for either [redacted] or you to veer left." Hence had the road been widened the death could have been prevented.
It is our view that another tragedy must not occur for Sedgwick Road to be widened. If Bendigo is to promote itself as a cycling friendly[2] and a eco-friendly community[3] then better roads need to be designed to accommodate Bendigo’s ever increasing demands for cyclists.

This is a joint letter and there are 120 signatures on the next page. Please find a copy of this petition attached.

Signatures - 120

Recommended Motion

That Council:

- Receive the petition and a response be prepared within two (2) meetings.
- Note the City has validated the legitimacy of the petition and the CEO has determined to accept it as a petition despite not being strictly delivered in accordance with the Governance Rules

MOTION

That the recommended motion be adopted.

Moved: Cr Alden
Seconded: Cr O'Rourke

Resolution No. 2023-165

CARRIED

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

Nil

15. LEAD AND GOVERN FOR ALL

15.1. Contracts Awarded Under Delegation

Author:	Corinne Fisher, Procurement Officer
Responsible Director:	Jessica Howard, Director Corporate Performance

Purpose

To inform Council of contracts signed under Delegation.

Recommended Motion

That Council note the contracts awarded under delegation during the previous reporting period.

MOTION

That the recommended motion be adopted.

Moved: Cr Sloan
Seconded: Cr O'Rourke

Resolution No. 2023-166

CARRIED

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 1 - Lead and govern for all

Secondary Council Plan Reference(s)

Goal 1 - Accountable, financially responsible, equitable, transparent decision making

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

1. Contracts Awarded Under Delegation Council Report September 2023 [**15.1.1** - 1 page]

Capital Contracts							
Contract No	Project	Successful Contractor	Delegated Officer	Date Signed	Price (ex GST)	Practical Completion	Budget
CT000675	Elmore Public Amenities	TACT Constructions Pty Ltd	Brian Westley Acting CEO	15-Sep-23	$520,543.83	05-Jun-24	$652,106.00
CT000678	Maiden Gully Tennis Court Renewal	APL Concreting Pty Ltd	Craig Niemann	08-Sep-23	1,060,120.00	07-Feb-24	$1,255,000.00
Service Contracts							
Contract No	Project	Successful Contractor	Delegated Officer	Date Signed	Price (ex GST)	Contract Term & Options	Budget
CT000674	Irrigation Maintenance Services	Aussie Irrigation, Midland Irrigation (Aust), Plasville Pty Ltd and Bendigo Pumps & Irrigation	Brian Westley	31-Aug-23	Schedule of Rates	5 Years	$240,000.00
CT000680	Multi-stream physical material composition audits	JJ Richards & Sons Pty Ltd, t/as EnviroCom Australia	Brian Westley	22-Aug-23	Schedule of Rates	3 Years with the option of 2 x 1 year	$230,000.00
Contracts Awarded at Council							
Contract No	Project	Successful Contractor	Delegated Officer	Date Signed	Price (ex GST)	Practical Completion / Contract Term & Options	Budget

15.2. Annual Report 2022/2023

Author:	Emma Young, Coordinator Business Improvement
Responsible Director:	Jessica Howard, Director Corporate Performance

Purpose

The purpose of this report is for Council to receive the City of Greater Bendigo Annual Report 2022/2023.

Recommended Motion

That Council receive the City of Greater Bendigo Annual Report 2022/2023.

MOTION

That the recommended motion be adopted.

Moved: Cr Metcalf
Seconded: Cr Alden

Resolution No. 2023-167

CARRIED

Executive Summary

The Annual Report is a comprehensive summary of the City of Greater Bendigo's operations, accomplishments, and interactions with our community, government, and vital partners. Preparation of the Annual Report is a requirement under the *Local Government Act 2020* (the Act).

Background

All Victorian Councils are required to report under the Victorian Government mandatory system of performance reporting. Section 98 of the Act prescribes the information to be included in the Annual Report:

- A report of operations of the Council
- An audited performance statement
- Audited financial statements
- A copy of the auditors report on the performance statement
- A copy of the auditors report on the financial statements under Part 3 of the Audit Act 1994
- Any other matters prescribed by regulations

Report

The City has completed its Annual Report for the year ended 30 June 2023, which follows this report. The Annual Report provides an account of the City's activities throughout the year, highlighting its achievements. It reports to the Victorian Government, residents of Greater Bendigo, and the broader community about the actions taken in line with the strategic objectives outlined in the Council Plan for the 2022/2023 financial year, as well as mandated information.

To meet legislative requirements, the Annual Report must be presented to a council meeting open to the public within 4 months of the end of the financial year (October 31).

The system of performance reporting prescribes performance information to be included in the Annual Report, including:

The Report of Operations must contain the following:

- A statement of progress on implementation of the Council Plan, which includes the results of the strategic indicators
- A statement of progress in relation to the major initiatives and initiatives identified in the budget
- The prescribed indicators of service performance for the services provided by Council and funded in the budget during the financial year, the prescribed measures relating to those indicators and the results achieved in relation to those performance indicators and measures.

The Audited Performance Statement includes the following:

- A description of the municipal district
- Results against LGPRF prescribed service performance outcome indicators and measures
- Results against LGPRF prescribed financial performance indicators and measures
- Results against LGPRF prescribed sustainable capacity indicators and measures
- An explanation of any material variations between results.

Audited Financial Statements:

- This statement is determined by Local Government Victoria format requirements
- The statements have been audited by the Victorian Auditor General's Office (VAGO).

Timelines

Annual report is to be presented to an open council meeting by 31 October 2023

Communications/Engagement

External engagement

- Following consideration by Council, residents will be informed of the Annual Report's preparation and availability for inspection. Copies of the Annual Report will be available via the City's website.

Internal engagement and coordination

- Regular data collection, as part of the Council Plan quarterly reporting and the LGPRF reporting requirements have provided the core content.
- The Audit & Risk Committee, at the September 2023 meeting reviewed the Draft Financial Statements and the Draft Performance Statement for the 2022/2023 financial year prior to final audit clearance by the Victorian Auditor General's Office (VAGO). Both the Performance Statement and the Financial Statements have been certified by the Principal Accounting Officer, Chief Executive Officer and two Councillors. The draft statements were presented to Council for endorsement at the Council Meeting on September 25, 2023.

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 1 - Lead and govern for all

Secondary Council Plan Reference(s)

Goal 1 - Accountable, financially responsible, equitable, transparent decision making

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

1. Annual Report A4 2022-2023 [**15.2.1** - 168 pages]

CITY OF GREATER BENDIGO

ANNUAL REPORT 2022/2023

ACKNOWLEDGEMENT OF COUNTRY

The City of Greater Bendigo is on Dja Dja Wurrung and Taungurung Country. We acknowledge and extend our appreciation to the Dja Dja Wurrung and Taungurung Peoples, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and future for they hold the memories, the traditions, the culture and the hopes of all Dja Dja Wurrung and Taungurung Peoples. We express our gratitude in the sharing of this land, our sorrow for the personal, spiritual, and cultural costs of that sharing, and our hope that we may walk forward together in harmony and in the spirit of healing.

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WELCOME TO THE REPORT OF OPERATIONS FOR 2022/2023

Council is committed to transparent reporting and accountability to the community and the Report of Operations for 2022/2023 is the primary means of advising the City of Greater Bendigo community about Council's operations and performance during the financial year.

GREATER BENDIGO PROFILE

The City of Greater Bendigo (the City) is in the centre of Victoria, covering almost 3,000km^2.

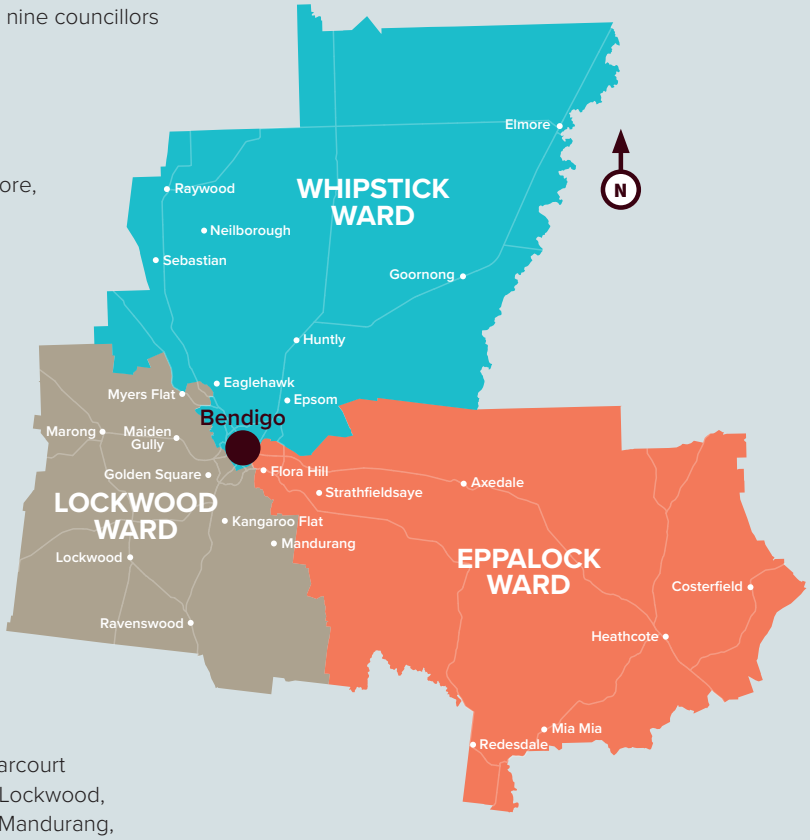
Greater Bendigo is a vibrant, creative and culturally enriched major regional centre for northern Victoria and southern New South Wales, and has the third largest urban area in Victoria. It also includes productive agricultural areas and many small towns and villages such as Heathcote, Axedale, Huntly, Marong, Elmore, Goornong, Kamarooka, Lockwood, Neilborough, Sebastian, Woodvale, Raywood, Mia Mia and Redesdale, which are renowned for their strong sense of community and lifestyle.

The local population is continuing to grow and is becoming increasingly culturally, religiously and ethnically diverse.

Council is committed to Greater Bendigo being a community that understands and respects cultural and religious differences, supports multiculturalism and actively promotes cultural inclusion.

SNAPSHOT OF COUNCIL

The City of Greater Bendigo has nine councillors across three wards.



Whipstick Ward

Localities include: Ascot, Avonmore, Bagshot, Bagshot North, Barnadown, Bendigo, California Gully, Drummartin, Eaglehawk, Eaglehawk North, East Bendigo, Elmore, Epsom, Fosterville, Goornong, Hunter, Huntly, Huntly North, Ironbark, Jackass Flat, Kamarooka, Long Gully, Neilborough, North Bendigo, Raywood, Sebastian, Wellsford, Whipstick, White Hills, Woodvale.

Lockwood Ward

Localities include: Big Hill, Golden Gully, Golden Square, Harcourt North, Kangaroo Flat, Leichardt, Lockwood, Lockwood South, Maiden Gully, Mandurang, Mandurang South, Marong, Myers Flat, Quarry Hill, Ravenswood, Sailors Gully, Sedgwick, Shelbourne, Spring Gully, West Bendigo, Wilsons Hill.

Eppalock Ward

Localities include: Argyle, Axe Creek, Axedale, Bendigo, Costerfield, Derrinal, East Bendigo, Emu Creek, Eppalock, Flora Hill, Heathcote, Junortoun, Kennington, Kimbolton, Knowsley, Ladys Pass, Longlea, Lyal, Mia Mia, Mount Camel, Myrtle Creek, Redcastle, Redesdale, Strathdale, Strathfieldsaye, Toolleen.

DEMOGRAPHIC PROFILE

Greater Bendigo has an estimated population of **122,551** people**

28.5% are 60 years or older**

The median age is **43***

10% of the population were born overseas*

2.3% of the population identify as Aboriginal or Torres Strait Islander*

Median weekly household income **$1,864***

29% of people live on their own*

Birthplace ranking from overseas:

England, New Zealand, India, Philippines and Thailand*

38.1% own their property outright*

35.4% own their property with a mortgage*

39% were couples with children

42.6% were couples without children

23.5% of households rent their home*

17.5% of people have volunteered at an organisation over the past 12 months*

Gross Regional Product **$8.95B****

Victoria's **third** largest economy

55,242 jobs in Greater Bendigo**

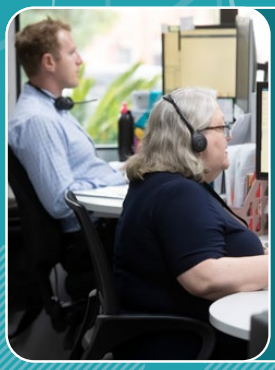
Largest employing industries:

Healthcare and social assistance, retail trade, construction, education and training and manufacturing

The compound annual growth rate between 2012-2022 was **1.7%****

** Australian Bureau of Statistics (ABS), 2021 ** Remplan Community sourced from the ABS Census 2021*

THE YEAR IN REVIEW



80,912
Calls to Customer Service

3,379
Street trees planted

15,492
Total tonnes of organic waste collected kerbside

1.57M
Visits to the City website

1,010
Food premises inspected

18,563
Maternal child health consultations in-person and over the phone

827
Number of dogs and cats reclaimed from Bendigo Animal Relief Centre

25
Summer in the Parks free events

3,082
People accessing Youth Development programs

134,011
Attendances at Ulumbarra and The Capital performances and events

100
Number of community groups who received a total of 134 grants*

71,034
Visitors to the Bendigo Visitor Centre

** no longer includes performance subsidy grants*

Huntly
Early Years
Hub
Kindergarten
Maternal and Child Health
Huntly
Kindergarten

HIGHLIGHTS OF THE YEAR

July

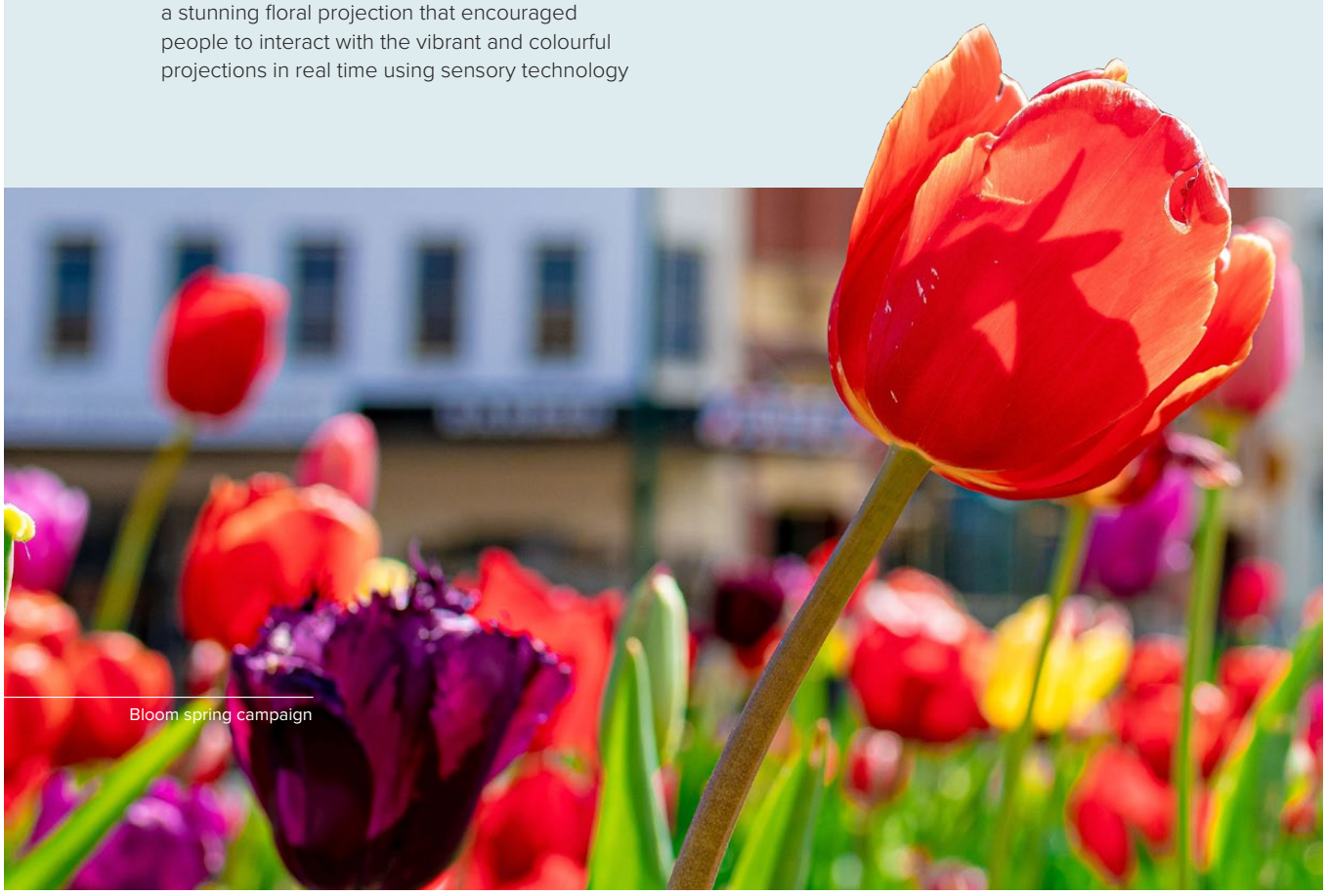
- Glow – Bendigo After Dark in Rosalind Park was a key event as part of the Ignite winter program to entertain residents and visitors in the cooler months
- Bendigo scooped gold in Victoria's Top Tourism Town category and Heathcote won bronze in the Top Small Tourism Town Award category. The awards acknowledged Bendigo and Heathcote as must-see destinations
- Five talented creatives were selected for a Creative Residency Program at five local organisations that represent some of the region's UNESCO Creative City of Gastronomy diverse offerings
- Council adopted an Active and Healthy Greater Bendigo Framework to guide how the City will support and invest in sport and recreation in the future
- The Invest Loddon Mallee website was launched to target businesses and entrepreneurs, and showcase the region's economic strengths and innovative opportunities
- The BENDIGO lettering installed at the Rosalind Park Piazza to celebrate the *Elvis: Direct from Graceland* exhibition became a permanent feature as a centrepiece for seasonal marketing campaigns and a popular selfie spot for residents and visitors
- Community engagement opened for the Huntly Structure Plan project, which will provide a framework for the future expansion of the town, explore opportunities for additional commercial and retail offerings and consider the infrastructure needs of the community
- The City welcomed the Ukrainian Ambassador to Australia, Vasyl Myroshnychenko, at a civic reception and was joined by community leaders and supporters. The Ambassador also toured the Thales Australia factory in North Bendigo where Bushmasters are made. The Ambassador said Ukraine was very grateful to Bendigo
- Work began on a new oval surface at the Tom Flood Sports Centre to meet the service standards necessary for environmental sustainability, player safety and functionality

August

- The transition to 100 per cent renewable energy was the focus at a community forum organised by the Greater Bendigo Climate Collaboration. The discussions included the merits of community-owned renewable energy and a clean-energy powered economy
- Council signed a contract for a new composting facility to process food organics and garden organics waste (FOGO) in the region, adjacent to the Bendigo Livestock Exchange, subject to a planning approval process. It aims to process 20,000 tonnes of food and garden organics to reduce emissions. The FOGO agreement is in line with the City's commitment to transition to a circular economy for when the Eaglehawk Landfill reaches capacity and becomes a transfer station
- Construction began on the new Bendigo Airport terminal precinct. The project will deliver a new departure lounge, provision for security screening area, waiting lounge, baggage claim, restroom facilities, new administration building, upgrades to the car park, and core infrastructure such as power, sewer and water

September

- Residents and visitors flocked to the free after-dark event White Night, which saw Bendigo streets come alive with immersive projections, interactive installations, live music and performing arts
- The community was invited to contribute to the development of a Biodiversity Strategy that will be a shared vision for protecting and improving nature for both urban and rural environments, and protect the region's threatened species from flora to fish
- The City and Bendigo Art Gallery appointed innovative architecture firm Jackson Clements Burrows and the renowned Clare Design to guide the Gallery's transformational new expansion project. Initial artist impressions for the new building feature a contemporary design with a white exterior, referencing the white clay of the Bendigo region
- Stunning tulip displays were the centrepiece in a new Bloom spring tourism campaign featuring 60 exciting events, experiences and attractions, including a new Bloom after Dark activation where the Rosalind Park Conservatory displayed a stunning floral projection that encouraged people to interact with the vibrant and colourful projections in real time using sensory technology
- Bendigo won silver in Australia's Top Tourism Awards in the Top Tourism Town category. The national award recognises Bendigo as a must-see destination that provides outstanding visitor experiences
- Council approved documents outlining projects and initiatives that will support Greater Bendigo as it continues to grow. It included the Bendigo Art Gallery expansion, development of the Bendigo Regional Employment Precinct, investment in circular economy infrastructure to divert waste from landfill, planning and investment in road infrastructure, a Low Line shared trail along Bendigo Creek, and advocacy in relation to the Commonwealth Games to secure a positive legacy from hosting the Games
- The City's ongoing work to transition to a circular economy has been recognised through the 2022 Premier's Sustainability Awards. The City was one of 12 award winners taking out the Industry Leader Award for circular economy innovation



Bloom spring campaign

October

- Cr Rod Fyffe OAM was presented with a years of service award from the Municipal Association of Victoria, recognising his 35 years as a Councillor. Cr Fyffe had actually served 37 years, but the celebrations were delayed due to the COVID-19 pandemic. His years of service stretch across two councils, both the City of Bendigo (1983 – 1994) and City of Greater Bendigo (1996 – onwards, post amalgamation). Cr Fyffe said he was honoured to be a local Councillor
- *Make Together, Weave Together, Connect to Country* opened at the Living Arts Space celebrating one family's personal connection to First Nations' culture
- Kennington Recreation Reserve's $4.9M redevelopment delivered a new pavilion, compliant change facilities and amenities, social/community function and meeting space, spectator area for viewing the oval and netball courts, new car park and accessible pathway to the pavilion
- Cr Andrea Metcalf was elected by her Council peers to serve a second consecutive term as Mayor, with Cr Dr Jennifer Alden to serve as Deputy Mayor. Cr Metcalf said she was honoured to lead Council again
- The Tulip Dig returned after a two-year absence at the Conservatory Gardens. Many people, including families, were happy to queue to dig and buy bulbs at this popular community event
- The City coordinated the opening of an Emergency Relief Centre at the Prince of Wales Showgrounds in response to the impacts of floods in the region. Working with the Showgrounds and agencies, the centre, at its peak, was caring for 280 people and over 20 pets, with most of the evacuees coming from the Rochester and Echuca areas. They were housed at the Showgrounds until they were able to move into longer-term, temporary accommodation or return home
- The $7M Larni Garingilang precinct at the Bendigo Botanic Gardens officially opened to the public to provide a central hub and link to the existing heritage gardens and the Garden for the Future. Larni Garingilang showcases wetlands, 15,000 local indigenous plants and 106 trees, many of which were used for food, tools, medicine and clothing by the Dja Dja Wurrung people

Larni Garingilang precinct opens

Inaugural exhibition at First Nations gallery Djaa Djuwima

November

- Community members were invited to lodge submissions on projects or community priorities for consideration in the 2023/2024 Budget. The engagement process started early to help understand priorities in the community before drafting the Budget
- A free exhibition at the Living Arts Space explored the art of making artefacts from local makers and artisans. *Object Matters – The art of the artefact* brought together a collection of contemporary works from local artists that explored the physical properties and qualities of different materials
- A permanent First Nations art gallery officially opened with its inaugural exhibition celebrating Country. The dedicated gallery, Djaa Djuwima, located in the Bendigo Visitor Centre, signified an important cultural step towards reconciliation. Djaa Djuwima means to 'show, share Country' in Dja Dja Wurrung language
- The City supported the Bendigo Jobs Expo, which showcased a variety of options for jobseekers including ongoing employment, apprenticeships, traineeships and opportunities for gap year students. Over 30 businesses and organisations took part in the event at Bendigo Town Hall

December

- The $1.5M playspace at Lake Weeroona officially opened featuring junior and senior play zones, a water play area, an accessible ramp, large pyramid climbing net and various swings
- The City dominated the 2022 Victorian Tourism Awards with two golds and a silver. The City won gold in the Best Tourism Marketing and Campaigns category for its VIVA BENDIGO-themed campaign to promote the Australian-exclusive exhibition *Elvis: Direct from Graceland* at Bendigo Art Gallery. Bendigo Visitor Centre won gold for the second time in a row in the Visitor Information Services category, in recognition of its consistent, high-quality customer service and face-to-face interaction with visitors. The City won silver in the Local Government Award for Tourism category
- Greater Bendigo celebrated a year of emissions reductions and cost savings through a collaborative approach. The City is one of 51 Victorian Councils to have slashed their energy bills and reduced emissions through the Victorian Energy Collaboration (VECO) joint renewable energy contract
- Council approved the next steps for the city centre planning amendment proposal to provide a clear and responsive framework on future development in the city centre
- Extinct native fish made a comeback through a breeding program in dams and wetlands in Greater Bendigo. The North Central Catchment Management Authority, in partnership with the City, released another 400 southern purple spotted gudgeon into a city wetland at Riley Street, East Bendigo. Another threatened small native fish, the southern pygmy perch, is also being introduced in Bendigo

Lake Weeroona playspace

January

- Free soft plastic drop off points were set up at Strathfieldsaye, Goornong and Heathcote transfer stations, and at the Eaglehawk Recycle Shop. Sustainable solutions partner Close the Loop will recycle the material, which can be turned into an asphalt additive used in road building. The City will buy the product back for use on regional road projects
- The City announced Trevor Strauch as the Citizen of the Year and two Young Citizens of the Year, Amelia Leach-Unmeopa and Mitchell Graham. This was the first time two Young Citizens were recognised by the City in the one year
- Plans were announced to change the collection frequency of household red general waste bins and green organics bins. General waste collections will move from weekly to fortnightly and organics bin collections will move from fortnightly to weekly in early 2024. The change is to increase the amount of organic food and other matter being diverted from landfill

February

- Council endorsed the Zero Carbon – Net Zero Emissions Plan for Council operations 2023-2030, which interprets the zero emission target as 'net zero' and outlined how to achieve it. Net zero means cutting greenhouse gas emissions to as close to zero as possible, with any remaining emissions being offset
- The City's Youth Council elected Ryan Peterson as the Youth Mayor and Lilly Correll and Remus Brasier as joint Deputy Youth Mayors. The Youth Council commenced a new two-year term with 18 young people appointed
- The Healthy Landscapes: Practical Regenerative Communities Program delivered a series of workshops for farmers interested in regenerative grazing
- New local AFL training-standard lighting was installed at Barrack Reserve in Heathcote. The new lighting means clubs can run evening training sessions at all levels

The City's Youth Council

The Harmony Fair at Dai Gum San

March

- The City won gold at the Qantas Australian Tourism Awards for its VIVA BENDIGO campaign, which had 100 Elvis-themed experiences across the region. The campaign won in the Destination Marketing category. The Bendigo Visitor Centre was acknowledged for its outstanding customer service with a bronze
- Bendigo became the first regional city in Australia to stage Richard Wagner's epic opera series, *Ring Cycle*, which took up residence at Ulumbarra Theatre for six weeks. Produced by Melbourne Opera, the $5M critically-acclaimed opera blockbuster was a major tourism draw for Bendigo and the region as the entire *Ring Cycle* was performed three times, attracting opera fans from across Australia and overseas
- Bendigo Gallery's *Australiana: Designing a Nation* exhibition showcased works by over 200 artists and designers, including Ken Done, Paul McCann, Tony Albert and Romance Was Born. The free exhibition was a partnership with the National Gallery of Victoria
- Key opportunities to reduce emissions across the Loddon Campaspe, Mallee and Grampians regions were heard at the Regional Zero Emissions Forum in Castlemaine. The Forum was hosted by the City and the Central Victorian Greenhouse Alliance, with funding from Regional Development Victoria
- The new Intercultural Ambassador Program for 2023-2025 was launched at the popular Harmony Fair, a celebration of the region's diversity. The program supports 12 Ambassadors to develop leadership skills, share their culture, and inform, connect and network to enhance understanding and cultural diversity for Greater Bendigo

Kaleidoscope in Rosalind Park

April

- Artist Keith Courtney created the stunning Kaleidoscope installation in Rosalind Park with a mesmerising maze that had shifting illusions to entertain residents and visitors
- The community and visitors to the region flocked to celebrate the highly successful Bendigo Easter Festival, which included the traditional Awakening of the Dragon, the Torchlight Procession and fireworks from the Poppet Head. It was an impressive sight to see the Imperial Dragon Dai Gum Loong weaving through the streets of Bendigo at the Gala Parade for his first solo appearance
- The Greater Bendigo Planning Scheme Review 2022 was adopted to enhance the scheme's effectiveness
- A new Youth Action Plan was approved with a focus on five categories to support Greater Bendigo's young people to be: healthy and well; safe and secure; able to participate; connected to culture and community; and able to have a liveable future
- In response to new Victorian Child Safe Standards, the City commissioned Child Safe Australia to benchmark the City's operations against new requirements. 38 City staff across the breadth of the organisation were interviewed as part of the process. A report will subsequently be prepared with an action plan to support the City's ongoing commitment to being a Child Safe organisation

May

- The Bendigo Writers Festival program featured a diverse lineup of writers including Tom Ballard (*I, Millennial*), Melina Marchetta (*Looking For Alibrandi*), Pip Williams (*The Dictionary of Lost Words*) and Peter Doherty (*Empire, War, Tennis and Me*)
- The *Australian Women's Weekly: 90 years of an Australian Icon* exhibition opened at Bendigo Art Gallery to pay homage to the publication and how it has reflected and inspired Australian women over nine decades. It also celebrated the most influential and trailblazing women, and the iconic *Women's Weekly Birthday Cake Book* treasured by many for its creativity
- The City purchased a stunning artwork depicting First Nations actor, musician and activist Uncle Jack Charles to be displayed permanently at Ulumbarra Theatre. A copy of the portrait is also featured on a newly installed public billboard at the back of The Capital theatre. The artwork was created by local First Nations artist Keira Long

Portrait of Uncle Jack Charles created by Keira Long (third from left)

- A draft Biodiversity Strategy and Action Plan 2023-2033 was developed to guide the management and protection of our local landscapes and species
- The Greater Bendigo Climate Summit attracted a large turnout at Ulumbarra Theatre to listen to high profile guest speakers, including Saul Griffith who talked about the importance of electrification programs
- The community was invited to comment on a draft LGBTIQA+ Inclusion Action Plan that aimed to create a safe, welcoming and fair community for lesbian, gay, bisexual, trans and gender diverse, intersex, queer and asexual people in Greater Bendigo
- A proposed Planning Scheme Amendment was prepared to implement recommendations from the Marong Township Structure Plan 2020, the Marong Heritage Citations 2018 and the Marong Flood Study 2018. The land affected is within and adjacent to the township of Marong
- *Listening to our Elders* opened at First Nations Gallery Djaa Djuwima. This was the second exhibition for the new gallery that celebrated the contributions made by Elders and their unique connections to community and Country
- The regional bid to recognise the Victorian Goldfields as a UNESCO World Heritage Site received a welcome $3.8M boost from the Victorian Government. If listed as a significant site, it is estimated to be worth $1B to the region over 10 years, with far reaching benefits to the surrounding communities including Greater Bendigo
- The May Council meeting voted to introduce a 24-hour cat containment requirement and change Greater Bendigo from an off-leash default to an on-leash default municipality. These changes will commence in 2024. It means that all cats must be securely confined to their owner's property 24 hours a day and dogs can only be off leash in designated off leash public areas within the municipality

June

- The City continued its tree planting program in local streets and parklands in the municipality. The most appropriate species for each location were planted based on local conditions, climate, neighbourhood character and any relevant masterplans
- A new Ignite winter program was launched with a series of events and activations including Electric Wonderland in Rosalind Park, a nightly after dark immersive experience during the school holidays with vivid lasers and illuminated sculptures
- Groundwork started on the $3M redevelopment to transform the former Municipal Baths located next to Faith Leech Aquatic Centre into an attractive urban park with a lakeside loop track and boardwalk for community use
- Talented young creatives were recognised at the City's 2023 Raw Arts Awards at a special presentation. The awards attracted 90 applications and the five categories were visual arts, literature, performing arts, short film and the YoBendigo/Ambedo award
- Council voted to extend the City's organic waste collection to all rural households in the municipality. Some 5,500 rural households will be included in the service from November 2023
- In honour of the latest Bendigo Art Gallery exhibition, *The Australian Women's Weekly: 90 Years of an Australian icon*, a special Sweet Treat Trail inspired by the magazine's famous birthday cakes and recipes was created in partnership with local Bendigo Tourism businesses
- A new Public Art Policy was adopted to provide clear direction in managing and curating permanent and temporary public art
- Council adopted a Positive Ageing Action Plan 2023-2025, which outlines its commitment to older adults in the community. More than a quarter of Greater Bendigo's population is over 60. It sets out a broad range of actions, activities and initiatives to support and respond to issues, opportunities and challenges for older adults
- Local artist Daikota Nelson was selected to create a First Nations artwork that will be displayed permanently in The Capital foyer. The high-profile commission followed an expressions of interest process and will be part of celebrations to mark the historic venue's 150th anniversary. The contemporary artwork will be unveiled in 2024

Organics waste collection extended to all rural households

Electric Wonderland in Rosalind Park

CHALLENGES AND FUTURE OUTLOOK

Revenue and inflation

More than 60 per cent of the City's Budget revenue comes from rates. As in previous years, Council did not apply for a variation to the rate cap for the 2022/2023 Budget, which meant the City had to absorb increasing costs alongside lower forecast revenue (in real terms). This limited available funds for new projects and initiatives. Construction and other costs increased significantly faster than the rate cap. The City sought to address a challenging revenue scenario by continuing to fund existing services, increase certain fees, and prioritise works and services in a responsible and sustainable manner.

City assets

The City looks after $2.7B worth of assets. The challenge is balancing the demand for new infrastructure, while maintaining or upgrading existing assets to meet community needs. Given the significant value of Council's asset base, renewal investment forms a major component of the capital works budget. Appropriate renewal investment helps to ensure that Council's assets continue to deliver the service levels and standards expected by the community, and work is continually undertaken by the organisation to check, assess and maintain the condition of these assets.

Opportunities

At the time of writing this report, the Victorian Government made the unexpected decision to cancel the Victorian 2026 Commonwealth Games due to costs associated with hosting the 12-day event. As a regional Games host, Greater Bendigo has been informed the Victorian Government will commit to delivering infrastructure improvements that were already planned for Bendigo as a host city. These are upgrades for Bendigo Bowls Club, Red Energy Arena (Bendigo Stadium) and Bendigo Showgrounds. The Victorian Government has also made a $1B funding commitment for 1,300 new houses across regional Victoria, and $1B for other programs including tourism, community sport, tourism infrastructure and much more. The City will continue to leverage opportunities to ensure investment in infrastructure provides lasting legacies in the community.

Greater Bendigo's population is expected to increase to 200,000 by 2050. To provide a long-term plan for how Bendigo grows, work is underway to prepare a Managed Growth Strategy that will include a 30-year residential framework plan. This will be a balancing act to identify the most suitable locations for growth while minimising impacts on neighbourhood character and maintaining Greater Bendigo's overall reputation as a desirable place to live.

Final preparations for the move and setting up at Galkangu – Bendigo GovHub began. Around 400 staff, including a new Customer Service reception will be based at the new building on Lyttleton Terrace. It will also mean the closure of other City buildings around the city centre that are no longer required. The move to Galkangu is a significant milestone for the organisation and how we work with our partners to provide important services for our community. Many Victorian Government agencies will be based at Galkangu, including the Department of Transport, Regional Development Victoria, and Department of Energy, Environment and Climate Action.

The future

- Advocate for the City's infrastructure priorities including securing funding to transform Bendigo Art Gallery to be on a par with its national and international contemporaries and make it a place for everyone
- Progress the first stage of development at the Bendigo Regional Employment Precinct to support future business investment and expansion in the region and attract funding partners
- Maximise the benefits of new developments and investments in the city centre
- Invest in technology to enhance overall data security and cyber safety, and continue to drive the City's Organisation Strategy for continuous improvement
- Launch a new-look website with clearer, more accessible information covering community services, strategies and policies aligned to the Council Plan
- Capitalise on the Bendigo Airport terminal expansion, scheduled to be completed by early 2024, to ensure the airport can continue to grow its passenger services and attract more tourists to the region

Bendigo Airport

- Focus on the City's activities to deliver the outcomes set out in our strategic documents, including the Council Plan (Mir wimbul) 2021-2025, Healthy Greater Bendigo, the 10-year Financial Plan, the Climate Change and Environment Strategy 2021-2026, and the Circular Economy and Zero Waste Policy
- Continue the development of a regional resource recovery facility at the Eaglehawk landfill site when the site reaches capacity
- Capitalise on Greater Bendigo's designation as the first UNESCO Creative City and region of Gastronomy in Australia and membership to the Creative Cities Network. The City, together with Creative Victoria, is actively building relations with Victoria's Creative Cities Network: Geelong (City of Design), Ballarat (City of Craft and Folk Art) and Melbourne (City of Literature)
- Support tourism events and campaigns to draw more visitors to Greater Bendigo, stay longer and help boost the local economy
- Deliver the Council's 2023/2024 Budget, which includes priorities to improve everyday living. The Budget is responsible and sustainable and invests in high-value projects with long term benefits for a growing community. The Budget includes $68M for projects to renew, develop and maintain the City's assets. The Budget's $168M operating expenditure will fund 68 essential services for our community such as waste services, street cleaning, early years and maintenance of our fantastic parks

Engaging with our community

The City is committed to informing the community about issues that affect them. This includes opportunities for the community to influence part or all of a decision through a community engagement process.

In 2022/2023, the City continued to undertake comprehensive community engagement throughout the year. Engagement was delivered in many different forms, including Listening Posts, Meet the Mayor sessions, community workshops and the City's online engagement platform Let's Talk Greater Bendigo. Let's Talk had 36 community engagement projects listed, 28,517 unique visits to the site and over 2,135 engagement contributions received.

MESSAGE FROM THE MAYOR AND CHIEF EXECUTIVE OFFICER

Mayor Cr Andrea Metcalf

Chief Executive Officer Craig Niemann

The year brought a new confidence and optimism for our community and we all embraced the opportunity to return to a 'new normal'.

Bendigo was the place to be for the best in arts and culture.

Bendigo Art Gallery's blockbuster exhibition *Elvis: Direct from Graceland* smashed records, attracting 220,000 visitors. The exhibition was complemented by a national award-winning VIVA BENDIGO marketing campaign that encouraged people to stay longer in the region and choose from 100 Elvis-themed experiences. The exhibition's economic impact was estimated at $67M in the region, according to Victorian Government figures.

Bendigo also became the first Australian regional centre to stage Melbourne Opera's production of the *Ring Cycle*. Richard Wagner's epic opera took up residence at Ulumbarra Theatre, where the opera in its entirety was performed three times over six weeks. Opera fans from all over the world and from across Australia flocked to see this rare moment in operatic history for our country.

Our community also enjoyed fantastic new facilities in open spaces. The $7M Larni Garingilang central hub at the Bendigo Botanic Gardens opened and the new $1.5M Lake Weeroona playspace was ready in time for the summer holidays for families and visitors.

To address the needs of a growing community, strategic planning work on a new Managed Growth Strategy and structure plans for Huntly, Elmore and Goornong were also prioritised. Major projects and initiatives continued to progress to strengthen Greater Bendigo's economic future, including the Bendigo Airport terminal expansion, continued planning for the Bendigo Regional Employment Precinct, investment priorities in a circular economy to divert waste from Eaglehawk Landfill and road infrastructure, together with advocacy for a Low

Line shared trail along Bendigo Creek. We also remain committed to securing funds for Council's number one priority project, the Bendigo Art Gallery expansion project.

Our investment in improving environmental outcomes for Greater Bendigo continue. Our first Biodiversity Strategy will be finalised soon and we've got a Zero Carbon – Net Zero Emissions Plan for Council operations 2023-2030. While the Greater Bendigo Climate Collaboration has gone from strength to strength with a range of events in the community.

The reality of our changing climate saw Greater Bendigo's worst floods on record last October, which caused millions in damages and over a thousand defects that needed addressing. Our staff were highly responsive to keep our community safe. Our strengths in emergency planning meant we could act quickly to set up an Emergency Relief Centre at Bendigo Showgrounds that provided vital support to neighbouring shires badly impacted by the floods. At its peak, the centre was caring for 280 people each night, with most of the evacuees coming from the Rochester and Echuca areas.

Our commitment to the *Barpangu* Reconciliation Plan 2021-2025 led to our unique partnership with DJAARA to jointly sign Yilingga Marna (meaning to shake hands in the language of the Dja Dja Wurrung), a 12-month land use activity agreement which builds on DJAARA's Recognition and Settlement Agreement with the State of Victoria. It is aimed at strengthening our partnership with DJAARA as well as support for Traditional Owner self-determination through Land Use Activity Agreements.

Another important cultural step towards reconciliation was the opening of a dedicated and permanent First Nations Gallery, Djaa Djuwima, in Bendigo. Djaa Djuwima means to 'show, share Country' in Dja Dja Wurrung language and this gallery is a safe place for Aboriginal and Torres Strait Island creatives to explore cultural expression, identity, heritage, and connection with the community and visitors.

We welcomed Stacy Williams as the new Director Healthy Communities and Environments, Director Corporate Performance Andrew Cooney was appointed Director Commonwealth Games and Jess Howard was appointed as the new Director Corporate Performance in March.

"OPERA FANS FROM ALL OVER THE WORLD AND FROM ACROSS AUSTRALIA FLOCKED TO SEE THIS RARE MOMENT IN OPERATIC HISTORY FOR OUR COUNTRY."

At the time of writing this report, the Victorian Government announced its decision to cancel the Victoria 2026 Commonwealth Games. News of the cancellation was surprising and disappointing for our region. The Games was an opportunity to showcase Bendigo on the world stage. Details are still being worked through but upgrades are still expected to go ahead for Red Energy Arena (Bendigo Stadium), Bendigo Showgrounds and Bendigo Bowls Club. The City will be working to get the most out of the broader $2B in promises that are targeted at the regions, including more housing and infrastructure investments.

Caring for an ageing population has been a core part of the City of Greater Bendigo's service delivery since Council amalgamations in 1994. It was a very difficult decision to end our valued Home Support service in the community at the end of this financial year. This followed significant changes to the way aged care services will be delivered in the future in Victoria, which meant it would not be financially viable for us as a Local Government to provide the service. We wish to acknowledge and thank our incredibly dedicated team for their years of service caring for residents in our community.

Councillors have had a busy year and we thank them for connecting with residents in many different ways, and for making decisions in the best interests of the community.

The new financial year will bring some new milestones for the organisation. The search for a new CEO will begin and we look forward to moving 400 staff into Galkangu – Bendigo GovHub. The move will be transformative, creating a one-stop shop for the community by providing State Government and Local Government services from the one building.

There are too many achievements to be noted in this message, but we are proud of the work highlighted in this Annual Report and we hope you enjoy reading it.

Mayor Cr Andrea Metcalf and
Chief Executive Officer Craig Niemann

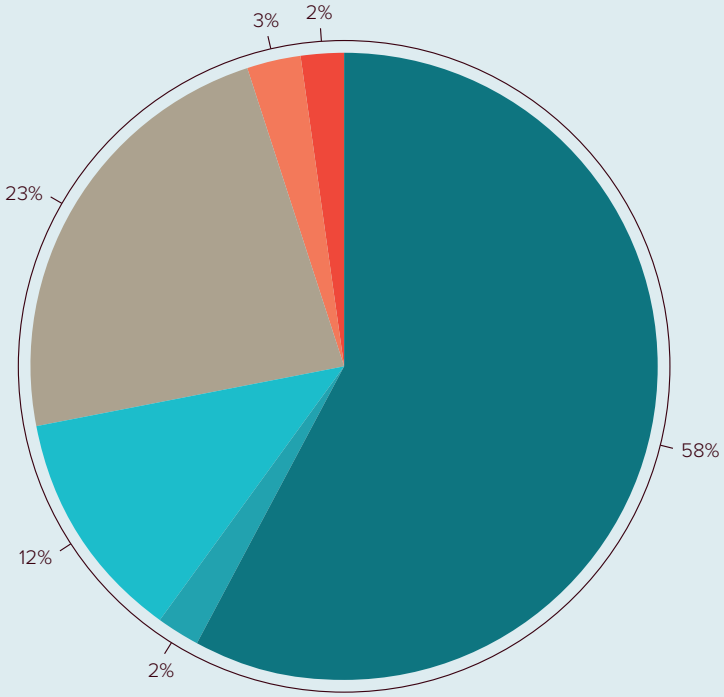
FINANCIAL SUMMARY

The City is in a sustainable financial position guided by the adopted 10-year Financial Plan, in line with the *Local Government Act 2020*. The Financial Plan and annual Budgets outline how Council will responsibly manage community funds and ensure financial sustainability.

Like many businesses, the City will need to be mindful of expenditure growing faster than income over the coming years due to population growth, Consumer Price Index rates and construction costs. Greater Bendigo's population is forecast to reach 155,000 by 2036 and 200,000 by 2050. Additional growth requires a disciplined approach to funding current services and projects, along with any new initiatives that may be required. A summary of financial performance is outlined below, with further details available in the Financial and Performance Statements at the end of this report.

Operating position

The City's operating result for 2022/2023 was a surplus of $31M. It should be noted that the City's headline surplus is reported in line with the Australian Accounting Standards and incorporates many non-cash items, including $17M in "income" for assets brought to account upon the finalisation of subdivisions by developers and additional grants related to the next financial year.



Sources of income 2022/2023
Excluding contributions – non-monetary

- Rates and charges
- Statutory fees and fines
- User fees
- Government grants
- Contributions – monetary
- Other income

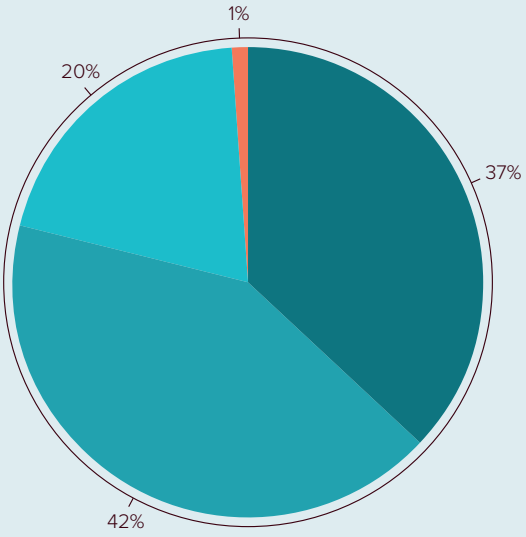
Income

The City receives income from a wide range of sources, including rates, user fees, fines, grants, contributions and other income. Total income for 2022/2023 was $259M, which was in line with the Budget for most income sources. Higher than budgeted grants were received, due predominantly to grant income received in advance from some government agencies. The City is grateful for the continued strong partnerships with State and Federal governments in several areas, including Commonwealth programs like the Local Roads and Community Infrastructure Program and the State Government-supported Healthy Loddon Campaspe program.

The main City income was from rates and charges, which represent 58 per cent of income (excluding developer-contributed assets). The City continues to provide a range of financial hardship measures to support residents in paying their rates.

Expenses

The City's total operating expenditure, including depreciation for 2022/2023, was $228M, which was allocated to delivering services that benefit the community. Total operating expenditure increased from the previous year and includes expenditure on salaries, materials, contracts and services.



Categories of operating expenditure 2022/2023

- Employee costs
- Materials and services
- Depreciation
- Borrowing costs
- Other expenses

Capital works expenditure

The City's Asset Plan provides a 10-year strategic framework to guide managing $2.7B worth of Council-owned fixed plant, property and infrastructure. These assets enable the City to provide a wide range of services to the community. Over the financial year, $58M in capital works was delivered including renewal of existing assets and several multi-year new projects.

Asset renewal

The renewal program included $14.5M for roads, as well as investment in drainage, footpaths and bridges. Over 20 community organisations benefited from the renewal program, including community halls and sporting clubs.

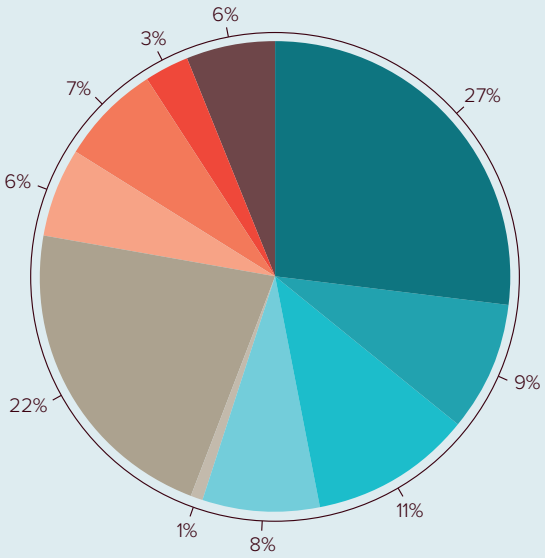
Like many other councils in Victoria, the City is facing the challenge of managing development growth, where more assets are being created at a time when less funding is available, and costs have increased.

The City faces a growing gap between the demand to renew existing assets, and the funds available to maintain this renewal. The City's renewal gap is forecast to reach over $70M by 2031/2032.

New projects

Multi-year investments included the completion of the Kennington Recreation Reserve Pavilion and the Larni Garingilang precinct at the Bendigo Botanic Gardens. Construction commenced on Strathfieldsaye Sports Centre clubrooms and the next stage of the Ewing Park precinct.

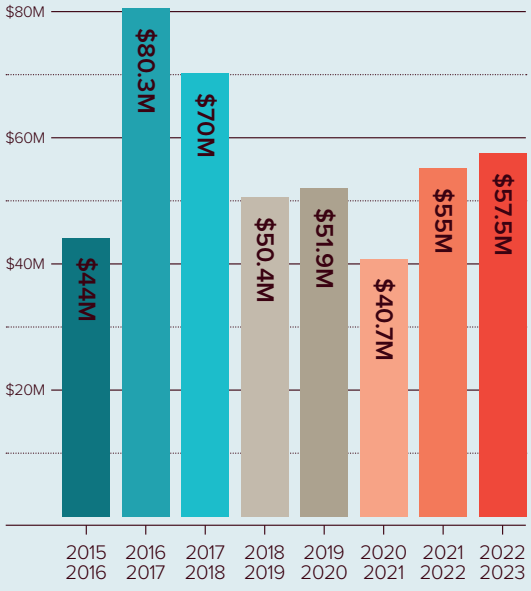
The $1.5M regional-level playspace at Lake Weeroona officially opened featuring junior and senior play zones, a water play area, an accessible ramp, large pyramid climbing net and various swings. Construction began on the new Bendigo Airport terminal precinct. The project will deliver a new departure lounge, provision for security screening area, waiting lounge, baggage claim, restroom facilities, new administration building, upgrades to the car park and core infrastructure such as power, sewer and water.



Capital works by type 2022/2023

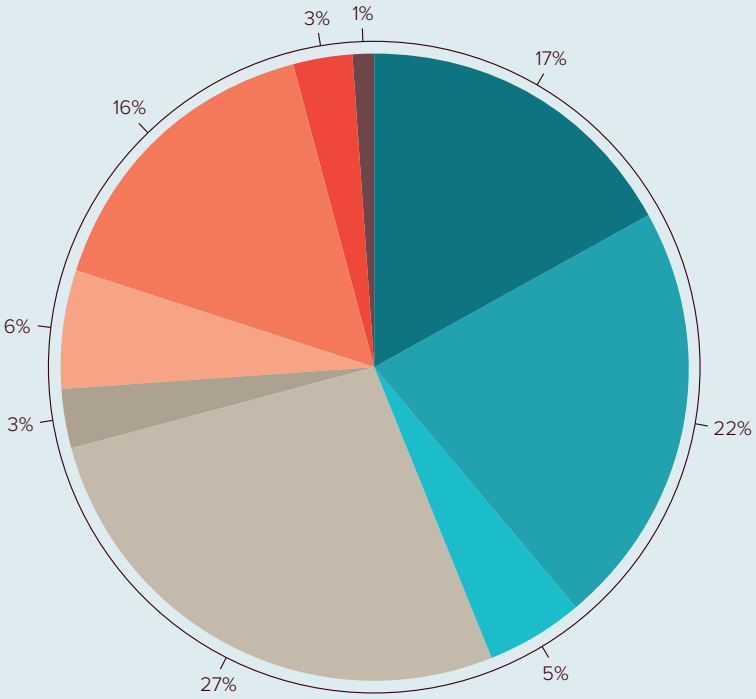
- Land and buildings
- Plant and equipment
- Fixtures and fittings
- Land improvements
- Bridges
- Sealed roads
- Unsealed roads
- Pathways
- Drainage
- Public furniture and fittings

Capital works expenditure by year



Council assets by type

- Land
- Buildings
- Plant and equipment
- Roads
- Bridges
- Pathways
- Drainage
- Land improvements
- Public furniture and fittings



Financial sustainability

In 2022/2023, the City's Budget was based on a 1.75 per cent rate cap in line with the Victorian Government's Fair Go Rates System. Like previous years, Council did not seek a variation to the rate cap and continues to absorb increasing costs and significantly lower forecast revenue within current allocations. This becomes more of a challenge each year, and the drive to find efficiencies within operations is ongoing to ensure there are no significant impacts on service delivery.

The Budget is supported by borrowings in the next financial year of up to $8.6M, with similar levels forecast in future years. To remain sustainable and responsible, the City takes a conservative approach to borrowings to ensure commitments to projects and services are delivered.

The City relies on support from the Victorian and Federal governments to deliver key infrastructure projects and provide support for other important programs in the region. A significant level of advocacy is involved in many grants. Overall, the City received $56M in grant funding from State and Federal governments during the 2022/2023 financial year.

Key financial sustainability indicators

Indicator	2021/22 Result	2022/23 Result	Risk indicator
Net result (%)	14.33%	12.03%	LOW
Adjusted underlying result (%)	2.66%	-3.27%	HIGH
Liquidity (ratio)	1.96	2.26	LOW
Internal financing (%)	135%	167%	LOW
Indebtedness (%)	20%	39.38%	LOW
Capital replacement (ratio)	1.31	1.32	MEDIUM
Renewal gap (ratio)	0.84	0.77	MEDIUM

The only indicator with a high risk rating is the underlying result. This indicator does include significant (non-cash) depreciation charges on the City's assets, and is calculated by subtracting any non-cash contributions and removing any one-off or non-recurrent transactions. The result highlights the medium term challenges the City will face in a revenue-constrained environment.

DESCRIPTION OF OPERATIONS

The City is responsible for delivering 68 important services to our community, including waste collections, street cleaning, road maintenance, environmental health, statutory planning, tourism and visitor services, maintenance of our award-winning parks, gardens and recreation facilities, early years services, our prestigious Bendigo Art Gallery, Ulumbarra and The Capital theatres, and much more. This broad range of community services and important infrastructure continues to support the wellbeing and needs of our community.

Towards the end of the financial year and following extensive consultation, Council adopted the 2023/2024 Budget. This community-focused Budget funds priorities that will enhance day-to-day living and completes financial commitments on multi-year projects with long term benefits. This was the first year that Council did not produce a draft Budget for exhibition. Instead, public engagement began much earlier during the Budget process, allowing Councillors to identify important themes and make informed decisions. The Budget was adopted in May, a month earlier than previous years, allowing the City to start preparing early, ready to deliver projects, works and other initiatives.

Economic factors

Inflation continued to be high, with the Reserve Bank of Australia reporting 6 per cent to June 2023. This remains higher than the 3.5 per cent rate cap set for the City for 2023/2024. Construction costs continue to increase significantly faster than the broader Consumer Price Index, in many cases well above 10 per cent.

Major changes

- In November 2022, Council made the difficult decision to exit from its Home Support aged care service delivery and transition clients to a new provider by June 30, 2023. This followed a review of the service. New changes coming into effect as part of the Federal Government's new Support at Home program were also considered, including the new payment structure. Council decided it would not be possible as a Local Government to deliver a viable service that met the new structure requirements without significant investment to compete in an open market. Caring for an ageing population has been a core part of the City's service delivery since Council amalgamations in 1994. The City acknowledged the work of its 70-strong dedicated team who provided amazing care for clients over the years
- Stacy Williams was appointed as the new Director Healthy Communities and Environments and started the role in July 2022
- The City appointed Andrew Cooney as Director Commonwealth Games in November 2022 to guide the organisation's role in supporting the delivery of the Victoria 2026 Commonwealth Games. He was formerly the organisation's Director Corporate Performance
- Jessica Howard was appointed the new Director Corporate Performance and began the role in March 2023
- At the time of writing this report, the Victoria 2026 Commonwealth Games has been cancelled. As Greater Bendigo was selected as a regional hub for the games, upgrades to infrastructure at host venues Bendigo Bowls Club, Red Energy Arena (Bendigo Stadium) and Bendigo Showgrounds will continue as part of a $2B State Government package for the regions

- Cr Andrea Metcalf was elected for a second consecutive term as Mayor. Cr Dr Jennifer Alden was elected Deputy Mayor
- As a result of cancelling the Commonwealth Games, State Government funding is also expected to be put towards the development of housing across the regions, tourism and events infrastructure, and community sports. The City's advocacy is focused on lasting benefits and legacies for the community

Achievements

- In an Australian-first, DJAARA and the City signed a unique partnership agreement, Yilingga Marna (meaning to shake hands in the language of the Dja Dja Wurrung), a 12-month land use activity agreement. This partnership builds on DJAARA's Recognition and Settlement Agreement with the State of Victoria

  It is hoped this agreement could be a model for Local Government across Australia to support reconciliation with, and self-determination of, Traditional Owners. The City recognises the agreement as an important way for DJAARA to receive recognition for these rights, support healing of Country and to benefit all with the delivery of important community projects

  The agreement also delivers on a number of commitments in the City's *Barpangu* Reconciliation Plan

  As part of the ceremony, DJAARA Board Chair Trent Nelson presented City of Greater Bendigo Mayor Andrea Metcalf with a possum skin cloak, reflecting the trusting and respectful relationship between the two organisations (pictured right)

- Our commitment to protecting the environment and mitigating climate change continues to be strengthened through the Greater Bendigo Climate Collaboration. Public engagement has begun to develop a draft Greater Bendigo Zero Emissions Roadmap which contains 35 priority projects covering the topics of energy, transport, food and agriculture, nature and circular economy. The collaboration brings together businesses, community groups, schools and households to work together to combat climate change. The City is also creating its first Biodiversity Strategy

Award-winning

- The City won gold at the Qantas Australian Tourism Awards for its highly successful VIVA BENDIGO campaign to complement the *Elvis: Direct from Graceland* exhibition with 100-themed events. The Bendigo Visitor Centre won bronze for its outstanding customer service and supporting the VIVA BENDIGO campaign
- At the 2022 Victorian Tourism Awards, the City won two gold and a silver
- The City was named Industry Leader award winner in the 2022 Premier's Sustainability Awards for its focus on transitioning the region to a circular economy when Eaglehawk Landfill reaches capacity. Organics recycling saw over 19,000 tonnes of waste diverted from landfill, while the Green Caffeen initiative prevented over 20,000 coffee cups being thrown away

Major capital works

The City delivered $58M in capital works throughout the financial year with a focus on multi-year infrastructure projects and roads. These investments included the next stage of the Ewing Park Precinct and the Strathfieldsaye Sports Centre clubrooms and the City's final contribution to the joint use sporting facility at Catherine McAuley College's Junortoun campus. It should be noted that some of the joint use sporting facilities are captured in operating expenditure, as they are not Council-owned assets but represent an important part of service provision for these types of facilities.

In addition, design of a new car park and toilet at Longlea Lane on the O'Keefe Trail has been completed. The $1.5M regional-level playspace at Lake Weeroona officially opened and construction began on the new Bendigo Airport terminal precinct.

There was also $2.1M invested in new walking and cycling infrastructure to increase accessibility and active lifestyle opportunities in addition to $1.9M toward footpath renewals.

OUR COUNCIL

Greater Bendigo is divided into three wards, each with rural areas, small towns and parts of urban Bendigo. Each ward is represented by three Councillors. They have the responsibility for setting the strategic direction for the municipality, policy development, identifying service standards and monitoring performance across the organisation.

Councillor emails, like other correspondence, are the property of the City and may be referred to a staff member for action.

Whipstick Ward

Mayor Cr Andrea Metcalf

T 4408 6697
M 0499 009 096
E a.metcalf@bendigo.vic.gov.au

Date elected: October 22, 2016

Mayor 2021/2022, 2022/2023, Deputy Mayor 2020/2021

Cr David Fagg

T 4408 6698
M 0437 892 918
E d.fagg@bendigo.vic.gov.au

Date elected: October 24, 2020

Cr Julie Sloan

T 4408 6689
M 0437 862 975
E j.sloan@bendigo.vic.gov.au

Date elected: October 24, 2020

Lockwood Ward

Deputy Mayor
Cr Dr Jennifer Alden

T 4408 6695
M 0499 005 735
E j.alden@bendigo.vic.gov.au

Date elected: October 22, 2016

Mayor 2020/2021, Deputy Mayor 2017/2018, 2022/2023

Cr Rod Fyffe OAM

T 4408 6688
M 0419 874 015
E r.fyffe@bendigo.vic.gov.au

Date elected: First elected 1996

Mayor 2003/2004, 2004/2005, 2010/2011, 2015/2016, Deputy Mayor 2016/2017, 2018/2019

Cr Vaughan Williams

T 4408 6696
M 0437 858 776
E v.williams@bendigo.vic.gov.au

Date elected: October 24, 2020

Eppalock Ward

Cr Matthew Evans

T 4408 6694
M 0437 867 028
E m.evans@bendigo.vic.gov.au

Date elected: October 24, 2020

Deputy Mayor 2021/2022

Cr Margaret O'Rourke

T 4408 6692
M 0429 061 096
E m.orourke@bendigo.vic.gov.au

Date elected: October 22, 2016

Mayor 2016/2017, 2017/2018, 2018/2019, 2019/2020

Cr Greg Penna

T 4408 6690
M 0429 721 958
E g.penna@bendigo.vic.gov.au

Date elected: October 24, 2020

OUR PEOPLE

Council appoints a Chief Executive Officer who is responsible for the day-to-day management of operations in accordance with the strategic directions of the Council Plan. The CEO and four directors make up the Executive Management Team.

Craig Niemann
Chief Executive Officer

Areas of responsibility:

- Operational matters for the organisation
- Communications

Stacy Williams
Director Healthy Communities and Environments

Areas of responsibility:

- Home support (aged and disability)
- Children and families
- Community engagement
- Youth development
- Cultural development
- Recreation planning and development
- Increasing and improving the access and availability of active and passive open space
- Environmental health, parking and animal services
- Climate change and environment

Brian Westley
Director Presentation and Assets

Areas of responsibility:

- Roads, footpaths and drainage
- Urban and landscape design
- Parks and gardens
- Waste management
- Community buildings and facilities maintenance

Steve Hamilton
Director Strategy and Growth

Areas of responsibility:

- Business services
- Economic development
- Strategic planning
- Statutory planning
- Tourism and visitor services
- Arts and cultural activities
- Bendigo Airport and Bendigo Livestock Exchange

Jessica Howard
Director Corporate Performance

Areas of responsibility:

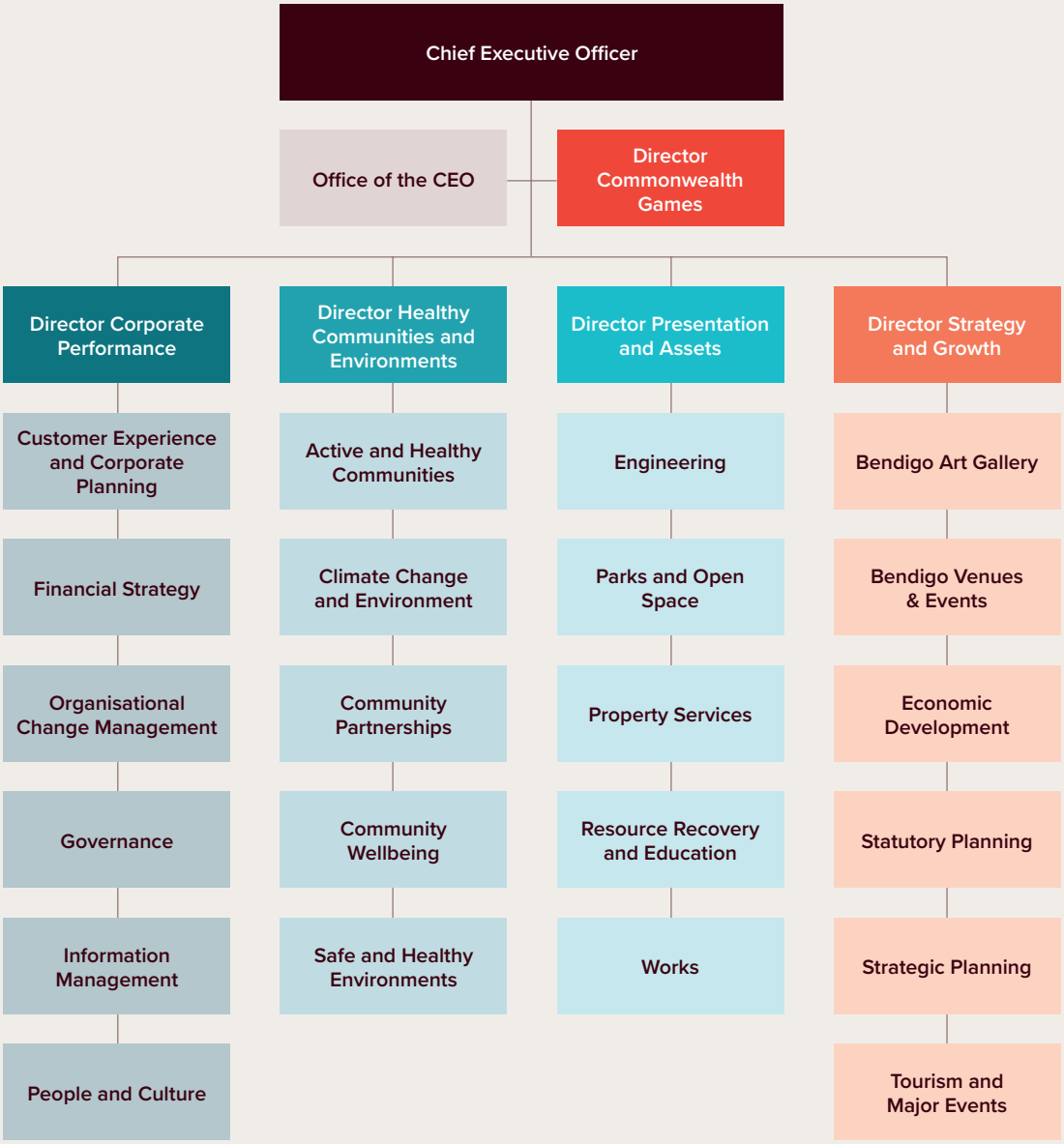
- Finance and Budget
- Business transformation
- Rates and valuations
- Customer service
- Human resources
- Governance
- Information technology
- Future workplace

Andrew Cooney
Director Commonwealth Games

Areas of responsibility:

- Inform, coordinate, and lead the City through the planning and delivery of its responsibilities as a host city for the Victoria 2026 Commonwealth Games
- Work with key stakeholders to deliver to deliver infrastructure, cultural and entertainment programs

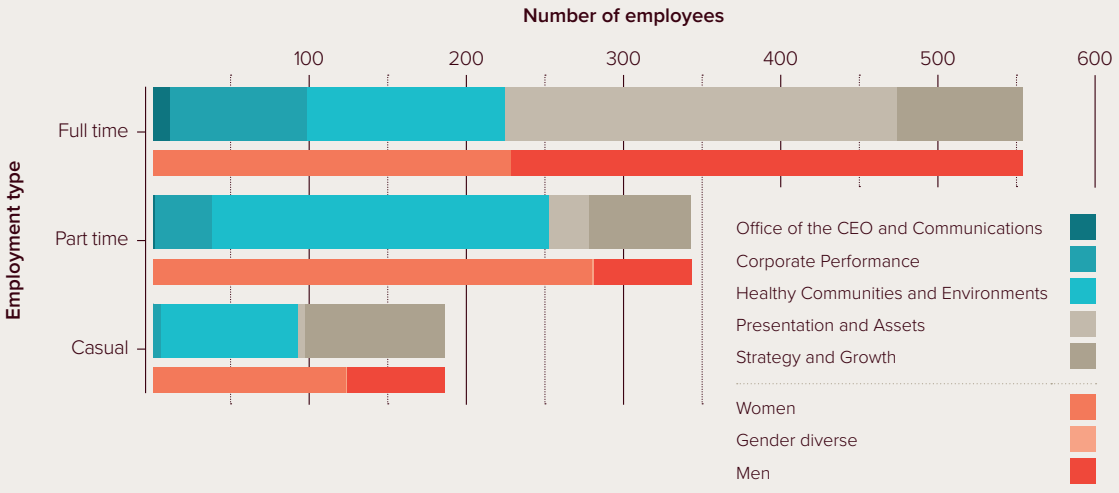
ORGANISATION STRUCTURE



CITY STAFF

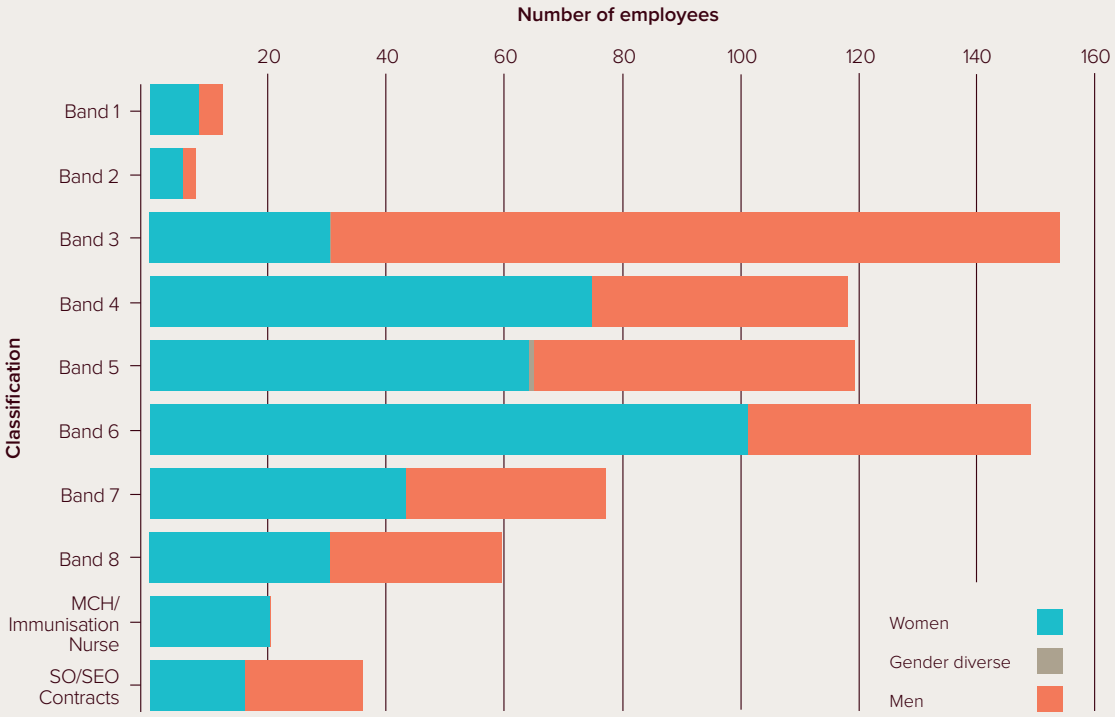
Number of full time equivalent (FTE) staff by organisational structure and employment type

	Office of the CEO and Communications		Corporate Performance		Healthy Communities and Environments		Presentation and Assets		Strategy and Growth		Total	
Full time	**Head count**	**FTE**	**Head count**	**FTE**	**Head count**	**FTE**	**Head count**	**FTE**	**Head count**	**FTE**	**Head count**	**FTE**
Women	6	6	51	50.2	88	87.23	36	36	47	47	**228**	**226.43**
Gender diverse												
Men	5	5	36	36	38	38	214	212.04	33	33	**326**	**324.04**
Part time												
Women	1	0.8	32	22.01	176	96.57	18	13.68	53	33.09	**280**	**166.15**
Gender diverse					<5	<5					**<5**	**<5**
Men			4	2.5	38	16.79	8	6.39	12	7.56	**62**	**33.24**
Casual												
Women			5	0.0104	63	0.6161	1	0.0001	54	1.396	**123**	**2.02**
Gender diverse									<5	<5	**<5**	**<5**
Men					24	1.0023	4	0.0004	34	0.0133	**62**	**1.016**
Total	**12**	**11.8**	**128**	**110.72**	**419**	**241.01**	**281**	**268.11**	**238**	**128.49**	**1,083**	**753.7**



Number of full time equivalent (FTE) staff categorised by employment classification

Classification	Women	Gender diverse	Men	Total
Band 1	8.17		4.21	**12.38**
Band 2	5.56		2.26	**7.82**
Band 3	30.51	<5	123.44	**153.95**
Band 4	74.83		43.24	**118.08**
Band 5	64.17	<5	54.34	**119.31**
Band 6	101.17		47.95	**149.13**
Band 7	43.3		33.85	**77.15**
Band 8	30.5		29	**59.5**
MCH/Immunisation Nurse	20.39		0.0001	**20.39**
SO/SEO Contracts	16		20	**36**
Total	**394.6**	**<5**	**358.29**	**753.7**



EQUAL EMPLOYMENT OPPORTUNITY

Respecting each other at work

The City is an equal opportunity employer and is committed to providing a safe and supportive work environment that is free from discrimination, harassment, victimisation and bullying, and where all individuals treat each other with respect.

The City has several policies and processes that outline the expected standards of behaviour and why these standards are important. Employees and people managers continue to receive training on values and behaviours, the Code of Conduct and acceptable workplace behaviour, including what to do if unacceptable behaviour occurs.

The City also has a network of trained Contact Officers in place who are available to provide employees with information and impartial support regarding concerns about inappropriate workplace behaviour and equal opportunity.

The City provides confidential and appropriate support and assistance to employees who have experienced family violence through the Employee Assistance Program and leave provisions in the Enterprise Agreement. Promotion of the support and resources available to employees experiencing family violence is via an information brochure and the intranet. Several Contact Officers have also attended targeted training to be able to provide a higher level of appropriate support and/or referral for employees.

> **THE CITY ALSO HAS A NETWORK OF TRAINED CONTACT OFFICERS IN PLACE WHO ARE AVAILABLE TO PROVIDE EMPLOYEES WITH INFORMATION AND IMPARTIAL SUPPORT.**

Organisation culture

The organisation values our diverse and skilled workforce and is committed to maintaining an inclusive and collaborative workplace culture.

The City does this by:

- Implementing *Barpangu* Reconciliation Action Plan, Cultural Diversity and Inclusion Plan, Youth Action Plan and Positive Ageing Action Plan that include actions to support reconciliation, cultural diversity and inclusion
- Reducing barriers to people with a disability obtaining and maintaining employment
- Maintaining a safe and inclusive working environment through the delivery of all staff training and targeted Working Safely training sessions
- Ensuring that recruitment processes adhere to equal employment opportunity requirements
- Attracting and retaining talented people with a broad range of skills and experiences
- Providing targeted employment opportunities through our traineeship and apprenticeship program
- Building a flexible organisation by providing opportunities for work arrangements that accommodate different career and life stages (including flexible and part time work, job share arrangements, remote working and transition to retirement options)
- Supporting employees' cultural obligations through the inclusion of employment provisions within our Enterprise Agreement
- Creating an equitable environment for employees and their people managers to encourage open, two-way communication about responsibilities, performance, feedback and career planning

The fifth employee engagement survey was conducted in March 2023. It was completed by 61 per cent of employees, which was a similar response rate as the previous survey conducted in October 2022.

The Standard Engagement Statements that employees were asked to rate were:

- **Expectations** – I know what is expected of me at work
- **Recognition** – I receive recognition for doing good work
- **Communication** – I am happy with the communication from the Executive team
- **Team** – My team is committed to doing quality work
- **Future** – I am happy about my future at this organisation
- **Safety** – I work in a safe environment
- **Resources** – I have the tools and resources to do my job

The highest satisfaction level for respondents was in the **Team** area, with **Safety** and **Expectations** also scoring highly. This is similar to previous surveys.

The City's results in all the standard areas were higher than the Local Government benchmark:

Comparison with benchmark scores

Survey areas	Aug 2020 (%)	Mar 2021 (%)	Apr 2022 (%)	Oct 2022 (%)	Mar 2023 (%)		Benchmark (%)
Expectations	84.8	83.3	84.0	83.8	83.0	▲	77.1
Recognition	72.5	72.5	73.0	74.0	71.3	▲	68.5
Communication	69.5	68.5	68.8	66.5	67.5	▲	62.0
Team	87.8	88.0	86.8	85.8	85.8	▲	84.2
Future	73.0	68.8	72.8	74.0	69.0	▲	68.2
Safety	84.8	83.8	81.8	82.0	80.0	▲	78.4
Resources	75.5	74.8	73.0	76.0	75.3	▲	70.2
Overall	**78.3**	**77.0**	**77.3**	**77.3**	**76.0**	▲	**72.7**

Customised Engagement Statements were also in the survey:

- **People Manager** – I am happy with the communication from my people manager
- **Flexible Work** – I am supported to take up flexible work options
- **Opportunities** – In the last year, I have had opportunities to learn and develop
- **Opinion** – At work, my opinions seem to count
- **Valued** – My people manager, or someone at work, seems to value me as a person

Survey areas	Aug 2020 (%)	Mar 2021 (%)	Apr 2022 (%)	Oct 2022 (%)	Mar 2023 (%)
People Manager	67.0	74.0	76.3	77.0	75.8
Flexible Work	73.3	77.8	78.0	76.3	75.8
Opportunities	69.8	73.3	74.3	75.8	73.3
Opinion	66.8	70.3	73.8	74.5	73.3
Valued	73.8	80.0	81.5	81.0	79.0
Overall	**70.0**	**75.0**	**76.8**	**76.8**	**75.3**

The results remained stable in all these areas compared to previous surveys and continue to be a positive result in terms of staff satisfaction.

OTHER STAFF MATTERS

Professional development

The City has a comprehensive learning and development program with four focus areas: All staff training, corporate systems and processes, professional development and working safely. The program is developed in alignment with legislative requirements, strategic priorities, and in response to needs identified through performance and development plans. The program is delivered via e-learning, online training and in-person sessions.

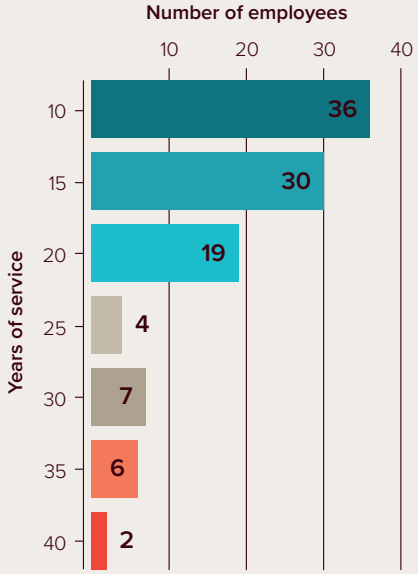
Forty facilitator-led training events were held in 2022/2023, totalling 244 sessions. These were attended by 1,769 employees. A blended program was delivered by internal and external facilitators and included both in-person and online sessions. Learning and development is also supported through e-learning with 55 courses available for employees. Nine courses are required to be completed and include legislative and organisational expectations related to Discrimination and Equal Employment Opportunity, Sexual Harassment Prevention, and Workplace Bullying and Occupational Violence. The completion rate for required courses was 75.5 per cent. The City also offers study support for employees undertaking further education to enhance their skills and effectiveness in their current role or in preparation for future career opportunities with the City. In the past year, 10 employees had study support applications approved and eight employees received financial reimbursements.

Reward and recognition

The City is committed to recognising and rewarding the work performance and behaviours of employees that reflect, support, or contribute to our vision and our values and behaviours through our reward and recognition program.

Years of service

In December 2022, 104 employees were recognised for reaching significant service milestones with the City.



Our Values and Behaviours

Working together to be the best we can for our community

1. We have a clear vision and understand our purpose
2. We encourage each other to be the best we can
3. We listen and think things through
4. We work together to make a difference in our community

1. We talk to each other and share information and knowledge
2. We nurture ideas, creativity and innovation
3. We use feedback to improve our performance
4. We work together to continuously improve what we do

1. We plan and deliver quality programs, projects and services
2. We help each other to make informed decisions and take action
3. We make the best use of our resources
4. We work together as a team

1. We support each other
2. We recognise contribution, performance and achievement
3. We take responsibility for our actions
4. We work together to create a safe and healthy workplace

1. We get to know our customers and understand their needs
2. We do what we say we will do
3. We follow our policies and procedures
4. We work together to provide great service

1. We are friendly, professional and treat each other with courtesy
2. We recognise and value diverse backgrounds and perspectives
3. We gain the trust of others by acting fairly and with integrity
4. We work together to create and maintain a positive culture

OUR PERFORMANCE

Integrated Strategic Planning Framework

The *Local Government Act 2020* (the Act) introduces strategic planning principles for Victorian councils, which includes an integrated approach to planning, monitoring and performance reporting.

In June 2023, the Council endorsed its first Integrated Strategic Planning (ISP) Framework. The framework supports us to align our work with our Community Vision 2021-2031, Council Plan and operational priorities. The framework also helps us comply with other responsibilities under the Act.

The following diagram provides an overview of the main legislated elements of the framework.

	LONG TERM	MEDIUM TERM	SHORT TERM	PERFORMANCE MONITORING AND ACCOUNTABILITY
VISION AND STRATEGY	• Community Vision • Key Strategies	• Council Plan • Municipal Public Health and Wellbeing Plan • Strategies and Action Plans • 4-year Service Plans	• Integrated Business Plans • Council Plan Annual Actions • Strategies and Action Plans	• Annual Report • Quarterly Report
RESOURCE ALLOCATION AND MANAGEMENT	• Long Term Financial Plan • Asset Plan	• 4-year Budget • Workforce Plan • Revenue and Rating Plan	• Annual Budget	• Local Government Performance Reporting Framework • Quarterly Finance Reporting • Financial Audits • Service Reviews

Community Vision 2021-2031

Greater Bendigo celebrates our diverse community. We are welcoming, sustainable and prosperous. Walking hand-in-hand with the Traditional Custodians of this land. Building on our rich heritage for a bright and happy future.

The community vision is underpinned by five values:

- **Transparency** – honesty and accountability, integrity and clarity of language, to ensure that understandable, clear and concise language is used
- **Sustainability** – a focus on our environment, being both built and natural, and our health, our economy and our heritage
- **Inclusion** – capturing our cultural and community diversity
- **Innovation** – to help with ongoing growth, including creativity, adaption, continuous improvement and efficiency, so as the city and community continues to evolve and prosper
- **Equity** – provide support and give opportunity to others to be part of this community

Council Plan

The Council Plan (Mir wimbul) 2021-2025 is based on seven outcomes, which are the main focus areas of the Council Plan.

Performance

Each outcome has a set of goals, objectives and actions that will help to achieve the community vision and indicators to measure achievement against each goal.

The seven outcomes as detailed in the Council Plan

Outcome 1. Lead and govern for all	A community that works together to achieve our shared vision.
Outcome 2. Healthy, liveable spaces and places	A community where all people can live healthy, safe, harmonious lives in affordable and accessible settings.
Outcome 3. Strong, inclusive and sustainable economy	An inclusive, sustainable and prosperous community where all people can thrive.
Outcome 4. Aboriginal reconciliation	A community that recognises and respects Aboriginal people and culture and enables the self-determination of Traditional Owners.
Outcome 5. A climate-resilient built and natural environment	A regional community that enjoys a restored and thriving natural environment.
Outcome 6. A vibrant, creative community	A community that inspires a culture of creativity, activates its spaces, nurtures and supports talent, champions inclusion and access, and shows the world.
Outcome 7. A safe, welcoming and fair community	A community where people are respected, safe to participate in all aspects of community life and have equitable access to the resources they need.

Outcome 1: Lead and govern for all

A community that works together to achieve our shared vision.

The following statements refer to the Annual Action Plan quarterly progress report aligned with the Council Plan (Mir wimbul) 2021-2025.

1.1 Accountable, financially responsible, equitable, transparent decision-making

- Establishment of integrated governance, reporting, data management and evaluation systems
- Better long-term scoping, planning, monitoring and evaluation of projects
- Focusing on the sustainability of our infrastructure, improve our renewal and maintenance of current assets

Code	Actions	Status	Progress comments
1.1.1	Be accountable and financially responsible	Completed	The 10-year financial plan is in place for this period. PMO365 has been launched for better management of all aspects of projects.

1.2 Commitment to innovation, systems improvement and learning

- Integrate data management and use
- Developing digital tools and technologies to improve service delivery and our customer experience
- Enable a customer-focused approach that delivers efficient and responsive service
- Implement a program of service reviews

Code	Actions	Status	Progress comments
1.2.1	Implement Pathway and TechOne enhancements	Completed	The IT unit is leading a strategy and roadmap review of Pathway and TechOne to compare the benefits associated with the products upgrades and the needs identified across the organisation. The improvement activities will be phased progressively over the next two financial years.
1.2.2	Purchase and install the GovHub technology and communication equipment	Completed	Completed with all staff and customers successfully using new technology in Galkangu.
1.2.3	Finalise approach and commence implementing an integrated data management system across the City	Completed	A review to identify key drivers and need for an integrated data management system has been undertaken. This has identified the requirement for data insights and information analytics and as a result, the IT unit has proposed a focus on creating the foundational backbone elements this year. The aim is to enable self-service capabilities across the organisation for data needs into the future.

1.3 Active community engagement and excellence in customer service

- Strengthen our digital engagement capacity and plan for appropriate community engagement to enhance decision-making of Council, including the use of deliberative approaches where necessary
- Develop models for co-management/co-investment of facilities with community
- Build community understanding of the City's services and strategies
- Work to employ a greater diversity of staff representative of the wider community
- Encourage and equip a broader range of the population to stand for Council

Code	Actions	Status	Progress comments
1.3.1	Review the Community Planning model	In progress	Development of framework options is progressing, along with a toolkit of community-friendly 'self-help' resources.

1.4 Leadership that sets a standard for good governance and integrity in action, working in partnership with regional councils

- Implement and evaluate the Organisation Strategy
- Work with partners to develop a GovHub for Greater Bendigo
- Prioritise investment in rural/suburban areas/outside the city centre
- Advocate for more State and Federal funding
- Develop a new model for delivery of library services
- Establish and implement a Good Governance Framework
- Ensure Council has appropriate policy and practices that align with the *Local Government Act 2020*

Code	Actions	Status	Progress comments
1.4.1	Leadership that sets good governance standards	Completed	The People and Culture Strategy, which encompasses Organisation Development, is in place. The development of Galkangu, Bendigo's GovHub, has been completed with staff and customers operating from the shared spaces.

Performance indicators: The following statement provides the results of the prescribed service performance indicators and measures including explanation of results in the comments.

Service/indicator/measure	Results				Comments
GOVERNANCE	**2020**	**2021**	**2022**	**2023**	
Transparency *Council decisions made at meetings closed to the public* [Number of Council resolutions made at meetings of Council, or at meetings of a delegated committee consisting only of Councillors, closed to the public / Number of Council resolutions made at meetings of Council or at meetings of a delegated committee consisting only of Councillors] x100	7.03%	15.25%	8.19%	8.06%	
Consultation and engagement *Satisfaction with community consultation and engagement* [Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement]	54.00	55.00	51.00	52.00	
Attendance *Councillor attendance at council meetings* [The sum of the number of Councillors who attended each Council meeting / (Number of Council meetings) × (Number of Councillors elected at the last Council general election)] x100	90.60%	96.30%	89.68%	94.02%	
Service cost *Cost of elected representation* [Direct cost of the governance service / Number of Councillors elected at the last Council general election]	$56,620.44	$61,424.67	$66,713.44	$68,235.00	
Satisfaction *Satisfaction with Council decisions* [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	53.00	54.00	53.00	54.00	

Outcome 2: Healthy, liveable spaces and places

A community where all people can live healthy, safe, harmonious lives in affordable and accessible settings.

The following statements refer to the Annual Action Plan quarterly progress report aligned with the Council Plan (Mir wimbul) 2021-2025.

2.1 Strengthened community health and wellbeing

- Plan and implement the Greater Bendigo Health and Wellbeing Plan
- Lead the Loddon Campaspe Healthy Heart of Victoria initiative
- Implement actions for Greater Bendigo from the Goldfields Library Plan
- Invest in Early Years development

Code	Actions	Status	Progress comments
2.1.1	Work with the Victorian Department of Education to deliver a new kindergarten for the Marong community	In progress	The City is awaiting formal notification of the outcome of the grant application.
2.1.2	Renewal/upgrade Spring Gully soccer field lighting	Completed	Works have been completed and the official opening has been held.
2.1.3	Construct new training nets at Mandurang Cricket Club (subject to government funding)	In progress	Detail design is expected to be ready for construction tender in September/October 2023.
2.1.4	Design the cricket nets for the Marist College Joint Use Facility	In progress	Design consultants have been engaged and detail design has commenced.
2.1.5	Complete design for new sports field training lighting at California Gully Recreation Reserve	Completed	Designs and cost plans have been completed.

2.2 A healthy, equitable and sustainable food system

- Implement the Greater Bendigo Food Systems Strategy
- Assist local producers to transition to sustainable agriculture practices
- Conduct a rural and environmental study to protect productive agricultural land (as part of the Managed Growth Strategy)

Code	Actions	Status	Progress comments
2.2.1	Commence the development of a Community Gardens Policy and Nature Strip Guidelines	Completed	The Policy and Guidelines have been endorsed and adopted.
2.2.2	Advocate for changes through participation with key multi-agency groups to promote healthy food environments	In progress	The City continues to participate with the Sustain – The Australian Food Local Government Network, Nourish Network and Vic Food Systems Working Group. Contributed to the City's response to the draft State infrastructure plan to advocate for food-system-related infrastructure.

2.3 Everyday walking and cycling is easier for all ages and abilities

- Implement the Public Space Plan and Walk, Cycle City of Greater Bendigo including defining and implementing a 10-year walking and cycling infrastructure plan

Code	Actions	Status	Progress comments
2.3.1	Advocate to State and Federal governments for funding for the priority list of walking and cycling developments	Completed	The Government announced $4M towards cycling infrastructure on Mundy Street and Hargreaves Street. The City is working with the Department of Transport and Planning to confirm the funding agreement. Community engagement is pending on these two key cycling corridors. Additional grants recently received include a $100,000 TAC Community Safety grant for pedestrian crossings, Blackspot Program grants and Safe System Pedestrian Infrastructure Program. An investment prospectus is also being finalised for the Low Line project. Advocacy for State and Federal government grants towards priority pedestrian safety and cycling projects is ongoing.
2.3.2	Identify opportunities to promote and improve local tracks and trails across Greater Bendigo	In progress	Council officers have identified opportunities to improve tracks and trails, however, the action is not complete as Parks Victoria is a key partner in this work as it relates to Bushland Tracks and Trails. The City will continue to advocate to Parks Victoria to support the development of the Bushland Tracks and Trails Strategy. Noting that it was included in the City's 2022 Investment Prospectus.
2.3.3	Construct the O'Keefe Rail Trail car park and public toilets at Longlea Lane	In progress	The construction contract has been awarded and site work has commenced.
2.3.4	Complete detail design for the Strathfieldsaye Green Spine to provide vegetated open public space between Wellesley Street and Apsley Lane	Completed	Design and preliminary estimate were presented to EMT and submitted to Council in December 2022.

2.4 The supply and quality of affordable housing is increased

- Implement the Affordable Housing Action Plan

Code	Actions	Status	Progress comments
2.4.1	Build collaborations between the public and private housing sectors to support the development of quality affordable housing	Completed	Have been providing relevant information to two community housing providers in relation to their proposed developments. A fact sheet has been developed for engagement activities during the consultation period.

2.5 More sustainable active and public transport services

- Implement relevant priorities from the Integrated Transport and Land Use Strategy, Walk, Cycle Greater Bendigo, and the Climate Change and Environment Strategy

Code	Actions	Status	Progress comments
2.5.1	Advocate for improved transport links for Bendigo, including improved connections to the Bendigo Metro Train Network	Completed	Tracks on the Echuca line between Epsom and the Goornong Station have been upgraded and will enable an increased speed of trains from 80 km/h to 130 km/h.
2.5.2	Advocate to the State Government for a free bus service for the city centre	Completed	An independent review was undertaken of a free bus service within the city centre. The result of the review was that due to the compact size of the city centre, a free service was not feasible.

2.6 More people live in 10-minute neighbourhoods

- Direct growth to 10-minute neighbourhoods
- Develop a network of Community Hubs
- Implement the short-medium term priorities of the Public Space Plan

Code	Actions	Status	Progress comments
2.6.1	More people live in 10-minute neighbourhoods	Completed	The Managed Growth Strategy is being prepared and will direct growth into appropriate locations. The Public Space Plan is in the implementation phase.

2.7 Sustainable population growth is planned for

- Complete the Greater Bendigo Managed Growth Strategy
- Advocate for provision of required water and other infrastructure

Code	Actions	Status	Progress comments
2.7.1	Progress the Maiden Gully Precinct Structure Plan and implementation of the Marong Township Stucture Plan, and prepare the respective Development Contributions Plan	Completed	The Maiden Gully Indicative Residential Framework has been prepared, however this is not yet supported to proceed. City officers will continue to progress this. The Marong Township Structure Plan was exhibited in June 2023, and over 20 submissions were received. These will now be reported to Council for consideration. The Marong DCP Framework has been prepared and is being shared with stakeholders.
2.7.2	Progress the strategic planning for Huntly South East (Urban Growth Zone land)	Completed	The Huntly Structure Plan and the associated Urban Design Framework are currently being drafted. The draft Huntly Structure Plan will be released for public consultation once the Managed Growth Strategy has been prepared and exhibited.
2.7.3	Commence construction of the Lake Weeroona Playspace (stage 2)	Completed	Construction was completed in December 2022.
2.7.4	Progress development of Ewing Park (stage 2) including the Learn to Ride track	In progress	Construction was delayed due to building works however it is now nearing completion.

2.8 Targeted investment in services, facilities, and programs to communities most in need

- Finalise and implement the Active Bendigo Framework
- Finalise and implement the Community Aquatics Strategy
- Implement community infrastructure upgrade and renewal projects
- Implement the 10-year Asset Plan

Code	Actions	Status	Progress comments
2.8.1	Complete the Mercy Junortoun Sports Precinct development at Catherine McAuley College	In progress	Certificate of Occupancy has been granted with Certificate of Construction / Practical Completion pending minor works. Planning for the official opening has commenced.
2.8.2	Implement the design and approval phase of the Heathcote Integrated Precinct redevelopment	In progress	Design and approval stages are nearing completion. An EOI has been developed for Federal Government funding to support construction. State Government funding has been secured.
2.8.3	Deliver the stage 1 planning for the dry facilities at the Peter Krenz Centre	Completed	The concept plan is completed and was approved at the September 2022 Council meeting. Advocacy for the project and inclusion into the prospectus with detailed design to be progressed once funding is confirmed.
2.8.4	Demolish the McIvor Road Skate Park	Completed	All make-good works at the site have been completed for hand back to the landowner, Department of Energy, Environment and Climate Action (DEECA) Communication with adjoining property owners in relation to the removal of the City-maintained car park has been completed and all future enquiries are to be directed to DEECA.

Performance indicators: The following statement provides the results of the prescribed service performance indicators and measures including explanation of results in the comments.

Service/indicator/measure	Results				Comments
AQUATIC FACILITIES	**2020**	**2021**	**2022**	**2023**	
Service standard *Health inspections of aquatic facilities* [Number of authorised officer inspections of Council aquatic facilities / Number of Council aquatic facilities]	1.36	0.93	0.62	1.46	Aquatic facilities health inspections are now back to pre-pandemic levels as all pools were open for the full summer period for the first time in three years.
Utilisation *Utilisation of aquatic facilities* [Number of visits to aquatic facilities / Municipal population]	4.26	2.92	4.16	5.17	The increase in utilisation of aquatic facilities is attributed to this being the first summer that all pools were open since the end of COVID-19 lockdowns.
Service cost *Cost of aquatic facilities* [Direct cost of aquatic facilities less income received / Number of visits to aquatic facilities]	$5.57	$7.69	$5.69	$5.00	This result is broadly in line with previous years pre-COVID, and represents a small improvement in the net operational cost of aquatic facilities.
FOOD SAFETY	**2020**	**2021**	**2022**	**2023**	
Timeliness *Time taken to action food complaints* [Number of days between receipt and first response action for all food complaints / Number of food complaints]	3.27	2.40	2.85	4.39	The calculation method has changed from when the report is assigned to when the reporting officer acknowledges the investigation has commenced. This reflects the actual time more accurately.
Service standard *Food safety assessments* [Number of registered class 1 food premises and class 2 food premises that receive an annual food safety assessment in accordance with the Food Act 1984 / Number of registered class 1 food premises and class 2 food premises that require an annual food safety assessment in accordance with the Food Act 1984] x100	81.53%	6.10%	48.73%	81.48%	The 2021/2022 reporting period was still affected by COVID-19 lockdowns, with the last one ending in October 2021. Food Safety Assessments for 2022/2023 are now comparable to pre-pandemic levels.

Service/indicator/measure	Results				Comments
Service cost *Cost of food safety service* [Direct cost of the food safety service / Number of food premises registered or notified in accordance with the Food Act 1984]	$488.72	$542.48	$596.86	$666.82	There was an increase in food sampling testing expenses.
Health and safety *Critical and major non-compliance outcome notifications* [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100	85.19%	71.23%	63.44%	98.10%	New internal work priorities meant follow up of non-compliance outcomes in this period received a more intensive focus.
LIBRARIES	**2020**	**2021**	**2022**	**2023**	
Utilisation *Physical library collection usage* [Number of physical library collection item loans / Number of physical library collection items]	5.16	5.27	6.29	5.70	
Resource standard *Recently purchased library collection* [Number of library collection items purchased in the last 5 years / Number of library collection items] x100	72.00%	72.00%	78.13%	72.00%	
Participation *Active library borrowers in municipality* [Number of active library borrowers in the last three years / The sum of the population for the last three years] x100	12.47%	10.34%	8.81%	8.35%	
Service cost *Cost of library service per population* [Direct cost of the library service / Population]	$9.42	$25.53	$26.66	$28.22	

Service/indicator/measure	Results				Comments
STATUTORY PLANNING	**2020**	**2021**	**2022**	**2023**	
Timeliness *Time taken to decide planning applications* [The median number of days between receipt of a planning application and a decision on the application]	52.50	58.00	75.00	86.00	Staff shortages and the inability to recruit planners have impacted application timeframes
Service standard *Planning applications decided within required time frames* [(Number of regular planning application decisions made within 60 days) + (Number of VicSmart planning application decisions made within 10 days) / Number of planning application decisions made] x100	66.67%	67.78%	62.32%	58.19%	
Service cost *Cost of statutory planning service* [Direct cost of the statutory planning service / Number of planning applications received]	$3,471.04	$2,190.81	$2,329.80	$2,705.72	There was a reduction in the number of applications received, which affects the calculation of this indicator but costs remain similar to previous years.
Decision making *Council planning decisions upheld at VCAT* [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100	75.00%	87.50%	73.33%	61.11%	The number of planning decision upheld at VCAT remains consistent with previous years but due to the low numbers, the percentage fluctuates each year.

Outcome 3: Strong, inclusive and sustainable economy

An inclusive, sustainable and prosperous community where all people can thrive.

The following statements refer to the Annual Action Plan quarterly progress report aligned with the Council Plan (Mir wimbul) 2021-2025.

3.1 Inclusive employment opportunities for all, sustainable jobs and investment and a diverse economy

- Implement economic development strategy, A Stronger Greater Bendigo 2030
- Support the redevelopment of the Bendigo Showgrounds
- Upgrade the Bendigo Livestock Exchange
- Support the rollout of the Startup Central Victoria project to support regional innovation
- Support the development of the Bendigo Regional Dementia Village in Heathcote

Code	Actions	Status	Progress comments
3.1.1	Implement a governance and partnership model for a Stronger Greater Bendigo	In progress	A review of the Economic Development Strategy was undertaken and presented to the Economic Development Implementation Steering Committee in June. Four working groups are underway to support the steering committee to address specific areas.
3.1.2	Develop an investment prospectus for the City (Invest Bendigo) and Loddon Mallee region	Completed	The Invest Loddon Mallee website was launched in July 2022.
3.1.3	Complete an Employment Strategy for Greater Bendigo that responds to the Macklin review	In progress	An action plan is being investigated with the Learning and Development team.
3.1.4	Continue to investigate scope and feasibility of improving shelter at the Bendigo Livestock exchange in consultation with stakeholders	In progress	The business case is underway and the first draft has been received for review.

3.2 Education and training pathways that fulfil the city's employment needs

- Work with local education and training providers to respond to community needs
- Implement the Early Years Infrastructure Strategy
- Support the continued rollout of the Bendigo Education Plan

Code	Actions	Status	Progress comments
3.2.1	Education and training pathways	Completed	The City continues its program of traineeships and apprenticeships through its partnership with CGVT.

3.3 A transformed and revitalised City Centre

- Implement the City Centre Plan
- Support the rollout of 100GB Bendigo, establishing Greater Bendigo as the technology hub of Victoria

Code	Actions	Status	Progress comments
3.3.1	Facilitate a planning scheme amendment for the removal of minimum car parking rates from the City of Greater Bendigo Planning Scheme	Completed	On December 12, 2022 Council resolved to endorse all of the documentation supporting Amendment C279gben to the Greater Bendigo Planning Scheme, which includes the removal of parking minimums. The City is now seeking authorisation from the Minister to progress the planning scheme amendment.

3.4 Employment land available for industry expansion and attraction

- Implement the Industrial Land Strategy
- Deliver a large-scale employment (industrial land) precinct in Greater Bendigo

Code	Actions	Status	Progress comments
3.4.1	Advocate for funding for infrastructure required to support the Bendigo Regional Employment Precinct	In progress	The funding agreement for $6M commitment from the State Government is being worked through with Regional Development Victoria.

3.5 A strong vibrant tourism sector

- Implement the Bendigo Regional Destination Management Plan
- Continue development of the Bendigo Airport Terminal and business park
- Continue to implement the Bendigo Botanic Gardens Master Plan

Code	Actions	Status	Progress comments
3.5.1	Commence the next stage of the Bendigo Airport redevelopment project including the terminal expansion	Completed	Construction commenced in August 2022
3.5.2	Extend the security fence at the Bendigo Airport	In progress	1.5km of fencing installed along the western boundary and additional work on other smaller areas around the airport. Further works to continue in 2023/2024.
3.5.3	Construct a concrete helicopter stand and fuel truck parking area at the Bendigo Airport	In progress	Works have been awarded to Nicholson construction. Reviewing site documentation and preparing a method of working plan to seek feedback from stakeholders.
3.5.4	Complete the Bendigo Tramways Expansion Project	In progress	Construction has been progressing well and on track for October partial handover and early 2024 full completion.

3.6 Improved safe freight networks

- Implement priorities from the Integrated Transport and Land Use Strategy and Road Management Plan

Code	Actions	Status	Progress comments
3.6.1	Develop a transport prospectus	Completed	A Councillor Transport Prioritisation Workshop was held on Friday September 17, 2021. At the conclusion of the workshop, we had reached consensus regarding transport priorities across the municipality (covering freight, safety and active transport). Council officers continue to progress these priorities where possible. More substantial priorities, requiring significant investment, have been incorporated in the City's 2022 investment prospectus.

Performance indicators: The following statement provides the results of the prescribed service performance indicators and measures including explanation of results in the comments.

Service/indicator/measure	Results				Comments
ROADS	**2020**	**2021**	**2022**	**2023**	
Satisfaction of use *Sealed local road requests* [Number of sealed local road requests / Kilometres of sealed local roads] x100	44.12	42.54	46.82	72.28	This figure has been greatly affected by the October 2022 Victorian flood emergencies and will continue to be for the foreseeable future.
Condition *Sealed local roads maintained to condition standards* [Number of kilometres of sealed local roads below the renewal intervention level set by Council / Kilometres of sealed local roads] x100	99.41%	99.33%	99.35%	99.24%	
Service cost *Cost of sealed local road reconstruction* [Direct cost of sealed local road reconstruction / Square metres of sealed local roads reconstructed]	$173.19	$132.62	$143.36	$154.12	
Cost of sealed local road resealing [Direct cost of sealed local road resealing / square metres of sealed local roads resealed]	$8.71	$7.17	$6.59	$8.36	There have been significant cost increases across the civil works program for materials and contractors over the past financial year.
Satisfaction *Satisfaction with sealed local roads* [Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]	60.00	61.00	54.00	53.00	

Outcome 4: Aboriginal reconciliation

A community that recognises and respects Aboriginal people and culture and enables the self-determination of Traditional Owners.

The following statements refer to the Annual Action Plan quarterly progress report aligned with the Council Plan (Mir wimbul) 2021-2025.

4.1 Respecting and celebrating our Traditional Owners and Aboriginal and Torres Strait Islander Peoples and cultures through all levels of our organisation

- Implement *Barpangu* Reconciliation Plan
- Provision of support for NAIDOC and Reconciliation weeks
- Implementation of the Aboriginal Place Naming Project
- Implementing the City of Gastronomy Action Plan

Code	Actions	Status	Progress comments
4.1.1	Identify three potential Aboriginal place naming sites across Greater Bendigo	In progress	The Bendigo Athletics track renaming remains in progress. Engagement has been completed. A Place Names Officer is currently putting a report together to identify possible opportunities across the City to progress naming.

4.2 Strengthening our trust, relationships and partnerships with Traditional Owners and the Aboriginal and Torres Strait Islander community

- Implement *Barpangu* Reconciliation Plan
- Implement Climate Change and Environment Strategy
- Strengthen partnership and collaboration work in alignment with the principles agreed in the respective Memorandums of Understanding
- Support and empower Traditional Owners' priorities in public land and cultural landscape management

Code	Actions	Status	Progress comments
4.2.1	Strengthening our trust, relationships and partnerships with Traditional Owners and the Aboriginal and Torres Strait Islander community	Completed	*Barpangu* Reconciliation Plan and the Climate Change and Environment Strategies are in place and are continuing to be implemented.

4.3 Enhanced wellbeing of our Aboriginal and Torres Strait Islander community

- Implement *Barpangu* (Reconciliation Plan)
- Implement the Greater Bendigo Health and Wellbeing Plan
- Strengthen Council's Procurement Policy
- Strengthen Council's employment practices
- Implement Greater Creative Bendigo 2030
- Implement A Stronger Greater Bendigo

Code	Actions	Status	Progress comments
4.3.1	Co-design a process to support increased self-determination of Dja Dja Wurrung and Taungurung Peoples to heal Country	In progress	This action continues to be discussed with Traditional Owners.

Acknowledgment of Country sculpture in Heathcote

Outcome 5: A climate resilient and healthy landscape

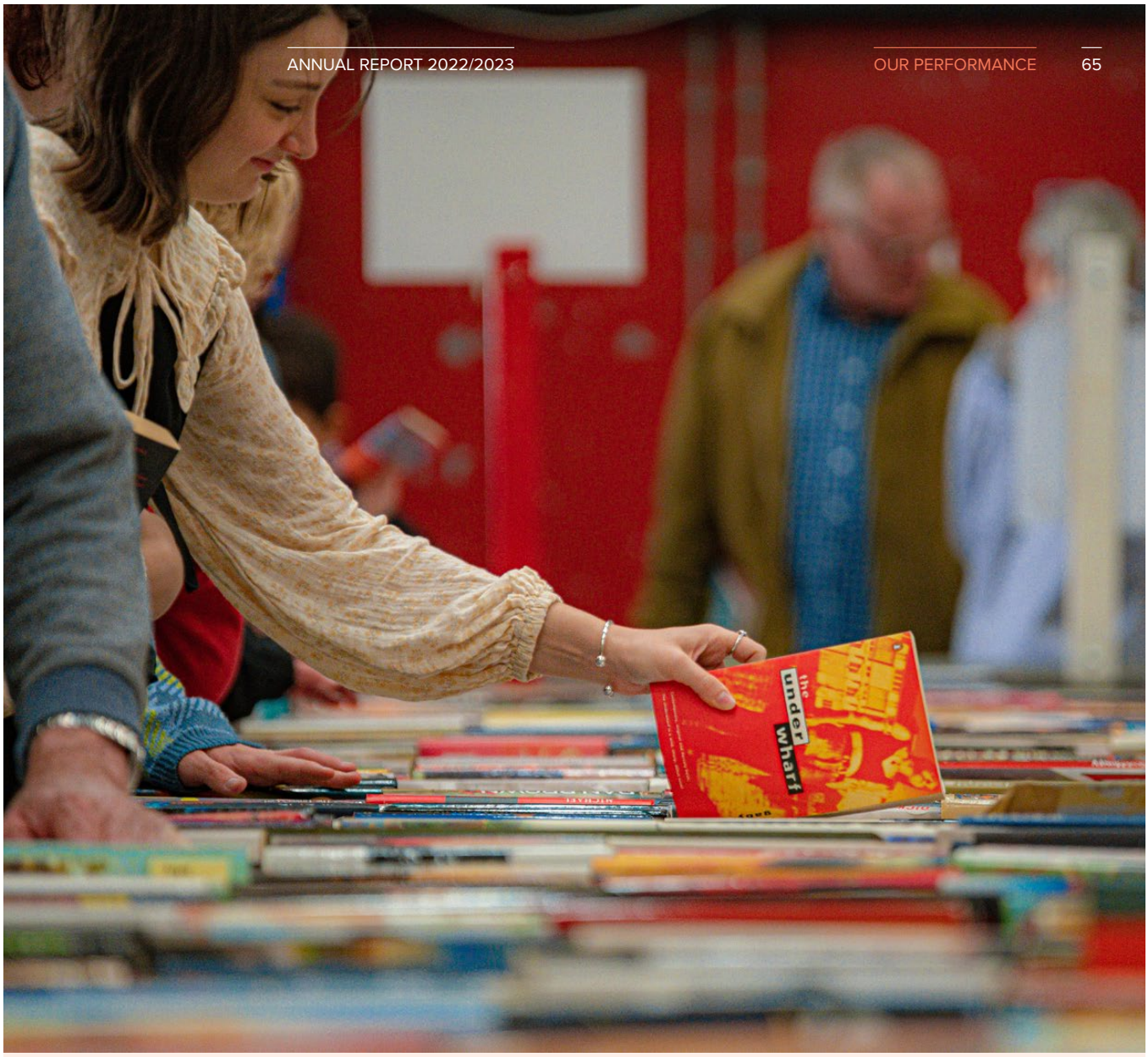
A regional community that enjoys a restored and thriving natural environment.

The following statements refer to the Annual Action Plan quarterly progress report aligned with the Council Plan (Mir wimbul) 2021-2025.

5.1 Zero carbon

- Implement the Climate Change and Environment Strategy 2021-2026
- Use 100% renewable electricity and transition to locally generated renewable energy
- Increase Council building energy efficiency
- Transition off fossil gas
- Transition to an electric fleet

Code	Actions	Status	Progress comments
5.1.1	Continue transitioning away from gas in Council facilities	In progress	The 2023/2024 Budget includes funds to transition a suite of small facilities off gas and to investigate electric heating options for Bendigo Library. Identification of priority small sites has commenced.
5.1.2	Implementation of Gurri Wanyarra Energy Efficiency Initiatives to reduce energy consumption and carbon emissions.	In progress	Carry forward project, awaiting confirmation on quotes and programmed works in line with the commissioned five-year energy efficiency plan for this site.
5.1.3	Deliver Street Lighting Energy Efficiency (Lighting the Regions) for year three of the program	Completed	The third year of energy efficiency upgrades has been completed.
5.1.4	Progress a planning scheme amendment to implement the Elevating Environmentally Sustainable Design (ESD) Targets in the Planning System project in collaboration with other councils	In progress	Council has sent request to Minister for Planning in response to Council's request for authorisation of the Elevating Targets Planning Scheme Amendment. CASBE has met with the Minister's office to advocate for a response to this multi-council amendment.
5.1.5	Develop a Zero Carbon Plan that sets out the pathway to achieve zero net emissions by 2030 for the organisation's operations	Completed	The Zero Carbon Plan has been completed and adopted by Council on February 27, 2023.



5.2 Circular economy

- Implement the Circular Economy and Zero Waste Policy
- Implement the Single-use Plastics Policy
- Engage with the community to reuse and recycle materials
- Support businesses to procure and supply recycled content, reused material or take-back products in their business

Code	Actions	Status	Progress comments
5.2.1	Circular economy	Completed	The Circular Economy and Zero Waste Policies have been developed and adopted. Infrastructure has been procured and a glass collection system has commenced.

5.3 Thriving landscapes and ecosystems

- Implement relevant priorities from the Greater Bendigo Public Space Plan
- Implement Greening Greater Bendigo
- Develop and implement a Biodiversity Policy
- Develop and implement a management and monitoring plan for ecological restoration projects on Council-managed land
- Increase involvement of Traditional Owners in the management of public spaces
- Engage the wider community in actions to support our goals

Code	Actions	Status	Progress comments
5.3.1	Scope a Gateway Study for Big Hill and Mandurang landscape preservation	Completed	Scoping has been completed and was discussed at Councillor Briefing on May 1, 2023.
5.3.2	Develop a Biodiversity Strategy	In progress	The draft Biodiversity Strategy was released for public feedback over May and June 2023, and is scheduled to be tabled for Council adoption in September 2023.

5.4 Water Sensitive Bendigo

- Implement Reimagining Bendigo Creek
- Monitor and raise awareness about waterway health across the city and region
- Retrofit urban catchments with flood mitigation and Water Sensitive Urban Design Infrastructure. Identify and implement alternative water supply and water efficiency infrastructure for Council assets
- Support and facilitate water security planning
- Advance the adoption of Water Sensitive Urban Design principles in new developments and urban renewals
- Implement the Domestic Waste Water Management Strategy

Code	Actions	Status	Progress comments
5.4.1	Finalise detailed designs for instream works that improve the environmental values of Bendigo Creek (subject to government funding)	In progress	Functional design and landscape design are substantially complete.

Performance indicators: The following statement provides the results of the prescribed service performance indicators and measures including explanation of results in the comments.

Service/indicator/measure	Results				Comments
WASTE COLLECTION	2020	2021	2022	2023	
Satisfaction *Kerbside bin collection requests* [Number of kerbside garbage and recycling bin collection requests / Number of kerbside bin collection households] x1000	155.65	160.28	153.34	172.99	The number of requests remains consistent with previous years but as the figures are low, the percentage fluctuates each year. Requests for recycle bin replacements have also increased.
Service standard *Kerbside collection bins missed* [Number of kerbside garbage and recycling collection bins missed / Number of scheduled kerbside garbage and recycling collection bin lifts] x10,000	3.68	4.05	3.71	4.41	The number of missed bins remains consistent with previous years but as the figures are low, the percentage fluctuates each year. There have also been a number of new drivers which could have contributed to the slight increase.
Service cost *Cost of kerbside garbage bin collection service* [Direct cost of the kerbside garbage bin collection service / Number of kerbside garbage collection bins]	$145.60	$154.42	$156.17	$188.85	There was an increase in internal replacements plant costs, along with increases in cartage and EPA levy costs.
Cost of kerbside recyclables collection service [Direct cost of the kerbside recyclables bin collection service / Number of kerbside recyclables collection bins]	$58.96	$66.46	$53.44	$66.55	Contractor fees increased as well as increases in cartage costs and the EPA levy.
Waste diversion *Kerbside collection waste diverted from landfill* [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	50.80%	50.19%	52.25%	52.96%	

Outcome 6: A vibrant, creative community

A community that inspires a culture of creativity, activates its spaces, nurtures and supports talent, champions inclusion and access, and shows the world.

The following statements refer to the Annual Action Plan quarterly progress report aligned with the Council Plan (Mir wimbul) 2021-2025.

6.1 A culture of creativity

- Implement Greater CREATIVE Bendigo
- Create opportunities to promote the unique contribution of our Aboriginal and Torres Strait Islander creatives

Code	Actions	Status	Progress comments
6.1.1	Encourage a culture of creativity	Completed	Implementation of Greater CREATIVE Bendigo is continuing. Opportunities to promote contributions of our Aboriginal and Torres Strait Islander creatives is reported through Greater CREATIVE Bendigo and *Barpangu*.

6.2 More activated spaces

- Develop and implement a Public Art Strategy and Policy
- Expand the Bendigo Art Gallery

Code	Actions	Status	Progress comments
6.2.1	Redevelop the Municipal Baths in Rosalind Park	In progress	De-watering completed, de-sludging and earthworks are underway. The project is on track for 2024 completion.
6.2.2	Advocate for funding expansion of the Bendigo Art Gallery	In progress	Advocacy is underway and continues for the gallery project across government and philanthropic sectors.

6.3 Nurturing and supporting talent and championing inclusion and access for creatives

- Hold regular networking events, mentoring and grant opportunities
- Establish a digital strategy for creative industries
- Develop artist-in-residence programs that connect business and creatives
- Explore opportunities for career pathways in creative industries for young people

Code	Actions	Status	Progress comments
6.3.1	Nurture and support talent that is inclusive and accessible for creatives	Completed	The City continues to support the creative industry through Greater CREATIVE Bendigo and various events through Tourism and Major Events, the Bendigo Art Gallery, and Bendigo Venues & Events.

6.4 Build international recognition for our designation as a UNESCO Creative City – A City of Gastronomy

- Implement the Creative City of Gastronomy Implementation Framework and Action Plan

Code	Actions	Status	Progress comments
6.4.1	Implement the framework and action plan to build international recognition as a UNESCO Creative City – A City of Gastronomy	Completed	We coordinated an Aus/NZ sub network meeting that combined visits and meetings in Bendigo and Ballarat in March 2023.

6.5 Recognise and celebrate our significant national and international heritage

- Develop a Heritage Strategy
- Complete heritage studies and review old studies, including information about Aboriginal culture and history and post-contact history, and contributions from other cultural groups (e.g. Chinese)
- Complete the Gas Works project
- Support the bid for World Heritage listing for the Central Victorian Goldfields Region
- Redevelop the National Chinese Museum of Australia (Golden Dragon Museum)
- Expand the Central Deborah Gold Mine
- Complete the Municipal Baths project

Code	Actions	Status	Progress comments
6.5.1	Advocate for funding to redevelop the Golden Dragon Museum	Future action	The business case for the Golden Dragon Museum development has been presented to Council at Briefing. More information is being sought on the Governance Review, Management Structure, future activation and a strategic Organisation Plan for GDM.
6.5.2	Complete heritage studies for the former Shire of Huntly (stage 2) and Bendigo South East (stage 2)	In progress	The Former Shire of Huntly Stage 2 Study is nearing completion. Bendigo South East Stage 1 has been completed, however the Stage 2 Study will be deferred until the Post War thematic study is scoped and undertaken.
6.5.3	Advocate for funding for the World Heritage listing of the Central Victorian goldfields	Completed	The World Heritage Steering Committee has been advised the 2023 State Budget has allocated $3.8M over three years to progress two World Heritage initiatives. The Central Victorian Goldfields UNESCO Word Heritage Bid is one of them. Minister Kilkeeny advised of her intention to expedite the tentative listing to the Federal Government for February 2024, coordinate action with other relevant Ministers and set up a project team to coordinate next steps.

Outcome 7: A safe, welcoming and fair community

A community where people are respected, safe to participate in all aspects of community life and have equitable access to the resources they need.

The following statements refer to the Annual Action Plan quarterly progress report aligned with the Council Plan (Mir wimbul) 2021-2025.

7.1 A community that values gender equity and is free from violence against women

- Implement initiatives from the Coalition for Gender Equity Strategy
- Ensure compliance with the *Gender Equality Act 2020*
- Work with local partners to prevent violence against women

Code	Actions	Status	Progress comments
7.1.1	Complete an Active Women and Girls Strategy	In progress	Development of a Fair Access Policy and action plan has commenced, utlising a previously drafted project proposal updated in line with the State Government's recent announcement related to the Fair Access Roadmap.

7.2 A welcoming community that understands and respects cultural and religious differences and supports multiculturalism

- Finalise and implement the Cultural Diversity and Inclusion Plan (CDIP)

Code	Actions	Status	Progress comments
7.2.1	A welcoming community that supports multiculturalism and cultural and religious differences	Completed	The Cultural Diversity and Inclusion Plan is being implemented and is reported through the adopted action plan.

7.3 Young people are supported to explore, engage and be empowered to shape the world they live in

- Provide support to the Greater Bendigo Youth Council
- Implement youth-focused actions from the Greater Bendigo Health and Wellbeing Plan
- Partner with other youth services across Greater Bendigo to strengthen collaboration

Code	Actions	Status	Progress comments
7.3.1	Young people are supported to shape the world they live in	Completed	Support for the Greater Bendigo Youth Council is well established and will continue. The Greater Bendigo Health and Wellbeing Action Plan is in place and being implemented.

7.4 A community that values and engages with people of all ages, abilities, genders and sexualities

- Promote CONNECT Greater Bendigo
- Implement the Community Volunteering Strategy
- Strengthen Greater Bendigo as a Child Friendly / Age Friendly / Welcoming City
- Improve disability access across Greater Bendigo
- Celebrate our LGBTIQA+ community

Code	Actions	Status	Progress comments
7.4.1	Advocate for and support the development of the Heathcote Dementia Village	Not proceeding	The community has advised that this is no longer being pursued.
7.4.2	Deliver a Changing Place at a community facility	In progress	The procurement process is underway for the Elmore Changing Places Facility.

7.5 A community who feels safe

- Develop and implement a Community Safety Strategy

Code	Actions	Status	Progress comments
7.5.1	Complete the Community Safety Strategy	In progress	The Community Safety Framework has been completed and was adopted by the Bendigo Safe Community Forum late in 2022. An action plan is still being developed.
7.5.2	Expand the street lighting network to improve access and safety	Completed	The new street lighting program for 2022/2023 is 100 per cent complete. Investment of approx. $100,000 in new street light installations.
7.5.3	Expand the network of footpaths with the new footpath construction program	Completed	The new footpath program for 2022/2023 is 100 per cent complete.

7.6 A community that promotes equity and addresses poverty and disadvantage

- Implement the recommendations of the Bendigo Human Rights Charter evaluation

Code	Actions	Status	Progress comments
7.6.1	Promote equity and address poverty and disadvantage	Completed	The Social Justice Framework has been developed and adopted and is being implemented. Equity Impact Assessments are in place and being applied across the organisation.

7.7 Emergencies are prevented or mitigated

- Implement the Integrated Municipal Emergency Management Plan
- Implement the Municipal Fire Management Plan

Code	Actions	Status	Progress comments
7.7.1	Advocate for funding of works to protect Epsom and Huntly as identified in the Epsom Ascot Huntly Flood Mitigation Study	Completed	Funding for detailed design has been secured. A Project Manager has been appointed for the Howard Street to Leans Road levee project. Investigation into potential concept solutions for this section of levee has commenced and is expected to be completed over the next 12 to 18 months. Discussions are also continuing with VLine/Victrack regarding required bridge lift design to finalise the Racecourse Creek levee system design. Construction funding will be sought in future years.

Performance indicators: The following statement provides the results of the prescribed service performance indicators and measures including explanation of results in the comments.

Service/indicator/measure	Results				Comments
ANIMAL MANAGEMENT	**2020**	**2021**	**2022**	**2023**	
Timeliness *Time taken to action animal management requests* [Number of days between receipt and first response action for all animal management requests / Number of animal management requests]	1.85	1.02	1.15	1.06	
Service standard *Animals reclaimed* [Number of animals reclaimed / Number of animals collected] x100	31.83%	42.76%	31.91%	28.71%	This result is comparable with previous years.
Animals rehomed [Number of animals rehomed / Number of animals collected] x100	34.93%	33.66%	48.39%	43.42%	This result is comparable with previous years.
Service cost *Cost of animal management service per population* [Direct cost of the animal management service / Population]	$17.80	$16.90	$18.49	$22.45	Additional staffing costs have been incurred in the year due to animal/staff ratios required, and some additional casual staffing costs at peak times.
Health and safety *Animal management prosecutions* [Number of successful animal management prosecutions / Number of animal management prosecutions] x 100	100.00%	100.00%	100.00%	100.00%	

MATERNAL AND CHILD HEALTH	2020	2021	2022	2022
Service standard *Infant enrolments in the Maternal and Child Health (MCH) service* [Number of infants enrolled in the MCH service (from birth notifications received) / Number of birth notifications received] x100	100.93%	100.90%	101.20%	100.70%
Service cost *Cost of the MCH service* [Cost of the MCH service / Hours worked by MCH nurses]	$77.49	$54.81	$63.73	$67.11
Participation *Participation in the MCH service* [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	78.02%	77.34%	75.93%	76.51%
Participation in the MCH service by Aboriginal children [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	82.97%	72.20%	69.88%	71.29%
Satisfaction *Participation in 4-week Key Age and Stage visit* [Number of 4-week key age and stage visits / Number of birth notifications received] x100	96.76%	98.00%	97.11%	96.16%

I SERVICES

The following statement provides information in relation to the services funded in the 2022/2023 Budget and the persons or sections of the community who are provided the service.

Service unit	Progress comments	Net cost Budget (less) Actual (equals) Variance $000
Office of the CEO and Communications	The Office of the CEO and Communications provides strategic leadership to the organisation, implementation of Council decisions including the Council Plan and other key strategic directions. It provides representation and advocacy on key issues of importance to Greater Bendigo and the region. Communications ensures the community is well informed of City news and information is distributed using various communications channels available. It also promotes the City's services and events to the community.	2,105 1,886 **219**
Commonwealth Games directorate	The Commonwealth Games directorate informs, coordinates, and leads the City through the planning and delivery of its responsibilities as a host city for the 2026 Commonwealth Games.	- 259 **(259)**

Service unit	Progress comments	Net cost Budget (less) Actual (equals) Variance $000
Corporate Performance directorate	The Corporate Performance directorate leads, enables and strengthens our organisation to ensure it has the resources and capability to deliver on the Council Plan. The directorate does this through developing our people and culture, systems and processes, good governance practices and financial stewardship to ensure the delivery of high-quality services and programs. The directorate leads innovation and business transformation to ensure we are ready to meet the challenges and opportunities of the future in partnership with our community.	397 432 **(35)**
Customer Experience and Corporate Planning	The Customer Experience and Corporate Planning unit supports the organisation to continuously review and improve its service and program delivery. Operations are continually transformed and renewed, using the opportunities provided by technology, to deliver services that best meet customer needs. Customer service needs are met effectively and efficiently, including providing multiple options for customers to access Council services.	2,552 2,052 **500**
Information Management	The Information Management unit is responsible for providing technology and information management support and assistance for the range of IT services used within the City. The unit is central in ensuring that the City's technology systems are innovative and fit for purpose so that staff are able to deliver services to our community.	4,418 4,947 **(529)**
People and Culture	The People and Culture unit supports the organisation to recruit, develop and retain the people and skills required to deliver the best services we can for the community. The unit works across the organisation to embed our preferred culture and values to ensure our workplaces are safe and inclusive.	4,359 4,142 **217**
Organisational Change Management	The Organisational Change Management unit is responsible for leading the City into the new Galkangu building and for facilitating all aspects of change related to people, process, and technology going forward.	1,996 1,790 **206**
Governance	The Governance unit is responsible for providing advice and support to the Councillors and organisation to aid decision making and ensure that the Council is compliant with legislative responsibilities and good governance practices. The unit also supports effective risk management; legal advice; and ensures procurement is undertaken in a considered and responsible way to deliver on Council's and the community's objectives.	4,973 4,815 **158**
Financial Strategy	The Financial Strategy unit is responsible for finance operations, rates, strategic asset management and the project management framework. The unit provides long-term financial planning to support the ongoing financial sustainability of Council's operations. This includes delivery of the annual Budget, financial plan, asset plan, financial statements, performance statements and a range of other Local Government regulatory reporting.	4,944 1,310 **3,634**

Service unit	Progress comments	Net cost Budget (less) Actual (equals) Variance $000
Healthy Communities and Environment directorate	The Healthy Communities and Environments directorate leads service delivery and partnership work to ensure the community is: • Healthy and well • Safe and secure • Able to participate • Connected to culture and community • Liveable and environmentally sustainable It does this by leading exceptional service delivery, research, planning, policy development, capacity building and facilitating key partnership initiatives using approaches that are evidence informed, apply an equity lens and are continuously evaluated.	531 469 **63**
Active and Healthy Communities	The Active and Healthy Communities unit delivers integrated policy, planning, programs and infrastructure that support our community to be more physically active, consume healthy food, promote positive wellbeing and reduce harmful behaviours. The unit aims to enable residents to participate in their community, contributes to the liveability and aligns with the Greater Bendigo Health and Wellbeing Plan priorities and framework.	5,991 5,139 **851**
Climate Change and Environment	The Climate Change and Environment unit provides a coordinated approach to the development and implementation of environmental policies, strategies and programs that aim to address the climate change and biodiversity breakdown. The unit works across the organisation and with the community to reduce greenhouse gas emissions, enhance biodiversity, support sustainable land management practices, and improve waterway health.	1,492 1,184 **308**
Community Partnerships	The Community Partnerships unit works closely with the community to plan and develop policies and programs that increase community safety, engagement and connection, prevent discrimination and improve access and inclusion for diverse groups across the community.	4,431 4,415 **16**
Community Wellbeing	The Community Wellbeing unit delivers a broad range of services to children and families across the City that aim to promote children's learning and development. It also provides community-based services to support older adults navigate the aged care systems and provide advocacy support across the sector. In addition, the unit also delivers the school crossing supervisor program for the City.	706 1,003 **(296)**
Goldfields Library Corporation	The Goldfields Library Corporation provides a public library service from six sites throughout the municipality, with branches in Bendigo, Kangaroo Flat, Eaglehawk and Heathcote, along with Library agencies at Axedale and Elmore. The Bendigo Library also includes the Bendigo Regional Archive Centre. This service is delivered under a Funding and Service Agreement in partnership with Loddon, Mount Alexander and Macedon Ranges Shires.	3,095 3,283 **(188)**
Safe and Healthy Environments	The Safe and Healthy Environments unit's purpose is to advocate, enable and mediate with and on behalf of the community to promote and protect health, prevent the spread of infectious disease, ensure safe development and support the protection of our environments. The unit is also responsible for Parking Services, Local Laws and provides Animal Services, including operation of the City's pound and animal shelter services at BARC.	(1,645) (2,516) **871**

Service unit	Progress comments	Net cost Budget (less) Actual (equals) Variance $000
Strategy and Growth directorate	The Strategy and Growth directorate incorporates responsibility for Bendigo Art Gallery, Business Services, Bendigo Venues & Events, Economic Development, Strategic Planning, Statutory Planning, and Tourism and Major Events. The overarching role of the Strategy and Growth directorate is to contribute to the economic, cultural and social prosperity of our region by identifying and supporting investment opportunities, employment generation and the integrated planning for the sustainable growth of our City and region.	1,117 1,230 **(112)**
Economic Development	The Economic Development unit looks to improve the standard of living within Greater Bendigo by facilitating the growth and diversity of local jobs, the support of innovation and development of a socially inclusive and environmentally sustainable economy that is growing and productive. The unit also incorporates the day-to-day operations and guides the strategic direction of the Bendigo Airport and Bendigo Livestock Exchange and leads the organisation's business partnerships and relationships with Red Energy Arena (Bendigo Stadium), Golden Dragon Museum, Bendigo Showgrounds, Discovery Science and Technology Centre and Bendigo Heritage Attractions.	1,847 2,595 **(747)**
Statutory Planning	The Statutory Planning unit facilitates the delivery of timely and quality planning decisions and advice and ensures compliance with relevant legislation and permit requirements. Many of the services delivered by the Statutory Planning unit are in accordance with State Government legislation and local strategies and policies adopted by Council following intensive community consultation.	(482) 280 **(761)**
Tourism and Major Events	The Tourism and Major Events unit promotes Greater Bendigo as an attractive destination for business, leisure and tourism to domestic and international visitors. The unit's role is to deliver key initiatives that have a positive economic and social impact for our region.	3,685 4,125 **(440)**
Bendigo Art Gallery	Bendigo Art Gallery develops and delivers exhibitions, public programs and associated events that are educational and appealing to a diverse range of audiences and add to the attraction of Bendigo as a centre for arts and culture.	2,898 2,035 **863**
Bendigo Venues & Events	The Bendigo Venues & Events unit provide quality performing arts programming and activities to the central Victorian region and provide facilities and opportunities for participation in the arts. BV&E manage Ulumbarra Theatre, The Capital, The Engine Room, Bendigo Town Hall, Dudley House, Djaa Djuwima (First Nations art gallery), and coordinate temporary public art.	2,209 2,251 **(42)**
Strategic Planning	The Strategic Planning unit is strategic and visionary in its outlook. It develops integrated, long term strategies and plans to guide the physical, social, heritage and cultural development of Greater Bendigo. The unit strategically positions Greater Bendigo to plan and prepare for a population of 200,000 by the year 2050, including undertaking planning scheme amendments to implement the strategies and plans.	3,300 3,089 **211**

Service unit	Progress comments	Net cost Budget (less) Actual (equals) Variance $000
Presentation and Assets directorate	The Presentation and Assets directorate provides and maintains high quality assets and services that help make Greater Bendigo a great place to live, while planning and delivering new assets and services to support Bendigo's ongoing growth. Demonstrating and committing to environmentally responsible thinking and practices, and encouraging this throughout the organisation and community, is an important focus for the directorate. Business units include Engineering, Resource Recovery and Education, Works, Parks and Open Space and Property Services.	1,194 732 **462**
Engineering	The Engineering unit develops and delivers physical infrastructure to support a broad range of services to the community. This includes the development of capital works projects to provide renewal and new assets to meet the expanding population of Bendigo and increasing community expectations. The unit is responsible for strategic planning of infrastructure through asset management and development of strategic plans for asset groups. The unit also provides support services across the organisation in areas of asset management and GIS.	4,771 4,420 **351**
Works	The Works unit is responsible for the renewal, reconstruction, and maintenance of the City's civil infrastructure. The infrastructure includes the City's sealed and unsealed roads, including works in accordance with the Road Management Plan, drains, footpaths, street furniture and signs. The unit also supports other parts of the City's business through the construction of civil works such as sporting facilities and car parks. The plant and fleet assets including purchase, maintenance and disposal are also the responsibility of the unit.	13,959 17,752 **(3,793)**
Parks and Open Space	The Parks and Open Space unit is responsible for the management and design of a large portfolio of parks, gardens, reserves, sports fields and areas of open space for the City. The unit has a range of specialised park, design, horticultural and environmental management techniques and practices. The aim of the unit is to effectively and sustainably manage these assets through the efficient use of available resources and the provision of high levels of customer service whilst meeting both Council and stakeholder needs.	11,758 11,677 **81**
Resource Recovery and Education	The Resource Recovery and Education unit provides waste management and resource recovery services to meet our customers' expectations efficiently and effectively and in compliance with current legislation. The unit is responsible for street and footpath cleaning, weed management and the cleaning at bus stops, bus shelters and roundabouts. The rehabilitation of landfills to community expectations and Environmental Protection Authority standards and reducing waste to landfill through achieving a circular economy.	18,013 18,612 **(599)**
Property Services	The Property Services unit is responsible for managing the City's property portfolio of approximately 1,400 buildings and structures valued in excess of $400M. The unit undertakes ongoing property audit inspections to determine condition of building facilities enabling identification of renewal and upgrade packages as well as supporting new construction proposals and submissions delivered for the City. The unit is responsible for the implementation of programmed maintenance schedules such as cleaning services; essential safety measures; and the completion of urgent or immediate maintenance works, ensuring that council facilities are safe for public use and comply with the relevant codes and standards. The unit leads the administration of agreements for land and building use and is also responsible for all City owned and managed contaminated land, land disposal, purchases and associated conveyancing and supporting tasks.	6,651 8,336 **(1,685)**

GOVERNANCE, MANAGEMENT AND OTHER INFORMATION

GOVERNANCE

The Greater Bendigo City Council is constituted under the *Local Government Act 2020* (the Act) to provide leadership for the good governance of the municipal district and the local community. Council has a number of roles including:

- Considering the diverse needs of the local community in decision-making
- Providing leadership by establishing strategic objectives and monitoring achievements
- Ensuring that resources are managed in a responsible and accountable manner
- Advocating the interests of the local community to other communities and governments
- Fostering community cohesion and encouraging active participation in civic life

The Act also specifies overarching governance principles for councils including:

- Achieving the best outcomes for the municipal community, including future generations
- Promoting the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks
- Engaging the municipal community in strategic planning and strategic decision-making
- Ensuring Council's ongoing financial viability
- Ensuring the transparency of Council decisions, actions and information

Council is committed to effective and sustainable forms of democratic and corporate governance as the key to ensuring that Council and its administration meet the community's priorities.

The community has many opportunities to provide input into Council's decision-making processes, including community consultation, public forums such as ward meetings, and the ability to make submissions on strategies and plans.

Council's formal decision-making processes are conducted solely through Council meetings. The Act clearly distinguishes between the roles and responsibilities of the Council as elected Councillors and the administrative (Council employees) arm of Local Government. This demarcation of roles is sometimes referred to as the separation of powers. The primary role of Councillors is to focus on policy development and strategic delivery of services in the public interest.

The internal day-to-day work of local government is carried out by City staff members under the direction of the CEO. This operational work is directed by the decisions of the Council through the Council Plan and/or other adopted Council policies.

Councillor expenses

In accordance with Section 40 of the Act, Council is required to reimburse a Councillor for expenses incurred whilst performing their duties as a Councillor. Council is also required to adopt and maintain a policy in relation to the reimbursement of expenses for Councillors. The policy provides guidance for the payment of reimbursements of expenses and the provision of resources, facilities and other support to the Mayor and Councillors to enable them to discharge their duties. The details of the expenses for the 2022/2023 year are set out in the table below.

Councillor allowances

In accordance with section 39 of the Act, the Mayor, Deputy Mayor and Councillors are entitled to receive an allowance while performing their duty as a Councillor. These are determined by the Victorian Independent Remuneration Tribunal. The Tribunal has made a determination for the period 2022 to 2025 and beyond via Determination No. 01/2022. As a Category Three Council, the City of Greater Bendigo allowances (inclusive of superannuation or equivalent) are:

2022

- Mayor – $119,316
- Deputy Mayor – $59,658
- Councillors – $35,972

2023

- Mayor – $122,630
- Deputy Mayor – $61,315
- Councillors – $37,010

Councillor expenses for 2022/2023

Councillors	TR ($)	CM ($)	CC ($)	IC ($)	CT ($)	Total ($)
Cr Dr Jennifer Alden	2,005	1,311	-	644	2,588	6,548
Cr Matthew Evans	1,926	-	-	717	4,455	7,098
Cr David Fagg	-	-	-	717	4,521	5,238
Cr Rod Fyffe OAM	305	2,533	-	644	703	4,184
Cr Andrea Metcalf	7,347	-	-	607	946	8,900
Cr Margaret O'Rourke	332	1,717	-	562	809	3,420
Cr Greg Penna	28	4,984	-	635	647	6,293
Cr Julie Sloan	-	1,536	-	542	2,188	4,266
Cr Vaughan Williams	-	-	-	635	4,162	4,797

TR = Travel. **CM** = Car mileage. **CC** = Child care. **IC** = Information and communication expenses. **CT** = Conferences and training expenses.

Meetings of Council 2022/2023

Council conducts monthly open public meetings that members of the community are welcome to observe from the gallery, via live stream on the Council website or broadcast on Phoenix FM. Council meetings also provide the opportunity for community members to submit a question to the Council on any matter, except for planning matters on the agenda that night.

For the 2022/2023 financial year Council held 13 Council meetings.

Delegated committees

Council does not have any delegated committees.

Code of conduct

The Act requires all Victorian municipalities to maintain a Councillor Code of Conduct as part of good governance. On February 15, 2021 Bendigo Council adopted our Code, which covers:

- Treatment of others
- Performing the role of a Councillor
- Compliance with good governance measures
- Prevention of discrediting or misleading Council and the public
- Dispute resolution procedure
- Maintenance of robust public debate

Conflict of interest

Councillors are elected by the residents and ratepayers to act in the best interests of the community. This is a position of trust that requires Councillors to act in the public interest. When a Council delegates its powers to a Council officer or a committee, the committee or officer also needs to act in the public interest. A conflict of interest occurs when a personal or private interest might compromise a Councillor's, officer's or Committee member's ability to act in the public interest. A conflict of interest exists even if no improper act results from it.

Council has a comprehensive procedure in place to accommodate the disclosure of a conflict of interest. Declaration of a conflict of interest is a standard agenda item for all Council and Committee meetings. While the procedures vary depending on the particular role and circumstances, in general they involve disclosing the relevant interests in a specific way and then stepping aside from the relevant decision-making process or from the exercise of the public duty. All disclosed conflicts of interest are recorded. During 2022/2023, four conflicts of interest were declared at Council meetings.

I MANAGEMENT

Audit and Risk Committee

The Audit and Risk Committee is a formally appointed advisory committee to Council. The Audit and Risk Committee provides independent assurance and advice to Council in relation to financial management, audit, risk management, internal controls, regulatory compliance and reporting and council operations. The membership of the Committee during 2022/23 was:

Independent members

- Jovana Obradovic-Tantra (Chair) (1 October 2018 to present)
- Stephen Brown (1 October 2020 to present)
- Robert Stephenson (from October 1, 2021 to present)
- Tony Ridley (1 October 2022 to 31 July 2023)

Council Members

- Mayor Cr Andrea Metcalf (2022 and 2023)
- Cr Margaret O'Rourke (2022 and 2023)
- Cr Julie Sloan (2022 and 2023)

Attending officers

- Craig Niemann – Chief Executive Officer
- Jessica Howard – Director, Corporate Performance
- Jessica Clarke-Hong – Manager Governance
- Nathan Morsillo – Manager Financial Strategy
- Anna Connolly – Risk and Assurance Advisor

The Audit and Risk Committee meets a minimum of four times per year to consider various issues, submissions and reports and to make recommendations to Council and staff in relation to such matters as:

- Endorsement of Council's internal audit plan
- Reviews the status of the Internal Audit Plan, scopes of upcoming audits and the findings of completed audits
- Endorsement of Council's annual statement of financial accounts and performance reports;
- Oversee the implementation of audit recommendations made by the Victorian Auditor General Officer (VAGO) and Victorian Ombudsman
- Review and provide advice on a range of reports of activities across Council
- Endorsement of Council's key policies
- Endorsement of Council's Risk Management Policy and Framework and Strategic Risk Register

During the 2022/2023 year, the Audit and Risk Committee met on four occasions on the following dates:

- September 8, 2022
- November 10, 2022
- February 23 2023
- May 18, 2023

Agendas and minutes of the Audit and Risk Committee meetings are forwarded to all Councillors and Audit and Risk Committee members and attendees. The Chair reports to Council twice yearly, which includes a summary of the activities and achievements of the Committee during the year. One of the reports also includes how the committee has discharged its responsibilities as set out in the Charter for the year.

Internal audit

AFS and Associates was appointed as the Internal Auditor on July 1, 2019 with a renewal of the contract on July 1, 2022 for a further 12 months (ending June 30, 2023) The internal audit function provides an independent review of the effectiveness and efficiency of selected internal control processes and forms a key component of the Council's Governance and Risk Management Framework.

A risk based three-year Strategic Internal Audit Plan (SIAP) is revised annually to ensure the audit resources remain focused on the appropriate areas. The review process considers Council's risk framework, the Council Plan, the impact of any change on operations, systems or the business environment; prior audit coverage and outcomes and management input. The SIAP is reviewed and approved by the Audit Committee annually.

The Internal Auditor attends each Audit Committee meeting to report on the status of the SIAP to provide an update on the implementation of audit recommendations and to present findings of completed reviews. The responsible Director and Manager for each area reviewed is required to attend the Audit Committee meeting to respond to questions in relation to the review. All audit issues identified are risk rated. Recommendations are assigned to the responsible Manager and tracked in the City's Pulse software. Managers provide quarterly status updates that are reported to the Executive Management Team and the Audit and Risk Committee.

The following audits were completed during the 2022/2023 year:

- Low value procurement
- Workforce and succession planning
- Payroll
- Past issues review on management of contaminated land
- Past issues review of the Bendigo Animal Relief Centre

External audit

All local government entities in Victoria are required to be audited by the Victoria Auditor-General's Office (VAGO). VAGO's utilises contractors for audit fieldwork, which for the City is RSD Audit in 2022/2023. The external auditor's primary role is to provide an assurance that the financial statements fairly present the financial performance for the financial year and the financial position at the end of the year.

Risk management

Risks have the potential to impact on the City of Greater Bendigo's ability to meet our objectives. While we acknowledge that many risks cannot be eliminated, they can be identified, controlled and managed. The City's Risk Management Policy and Framework continue to be embedded across the City and has improved the City's risk management culture by enhancing reporting as well as integrating risk management considerations into all aspects of the City's operations and decision making processes. An in-depth review of the City's Strategic Risks has been undertaken during the year.

Fraud

The Fraud and Corruption Policy and Fraud and Corruption Control Plan are in place to ensure that Council employees act with integrity, accountability, impartiality, fairness, equity and consistency, and in the public interest. The Fraud Risk Register is also reviewed regularly, and Fraud and Corruption awareness training has been rolled out to staff to complete via a mandatory e-learning module and face-to-face training. During the year, the Independent Broad-based Anti-corruption Commission (IBAC) Deputy Commissioner, David Wolf, presented to the City's leadership team.

GOVERNANCE AND MANAGEMENT CHECKLIST

The following are the results in the prescribed form of council's assessment against the prescribed governance and management checklist.

	Governance and management items	Assessment	
1	**Community Engagement Policy** Policy outlining Council's commitment to engaging with the community on matters of public interest.	Date of adoption: March 1, 2020	✓
2	**Community engagement guidelines** Guidelines to assist staff to determine when and how to engage with the community.	Date of operation: October 13, 2021	✓
3	**Financial Plan** Plan under section 91 of the Act outlining the financial and non-financial resources required for at least the next 10 financial years.	Date of adoption: October 18, 2021	✓
4	**Asset Plan** Plan that sets out the asset maintenance and renewal needs for key infrastructure asset classes for at least the next 10 years.	Date of operation for all plans: June 27, 2022	✓
5	**Revenue and Rating Plan** Plan setting out the rating structure of Council to levy rates and charges.	Date of adoption: May 22, 2023	✓
6	**Annual Budget** Plan setting out the services to be provided and initiatives to be undertaken over the next 12 months and the funding and other resources required.	Date of adoption: May 22, 2023	✓
7	**Risk Policy** Policy outlining Council's commitment and approach to minimising the risks to Council's operations.	Date of operation: December 11, 2019	✓
8	**Fraud Policy** Policy outlining Council's commitment and approach to minimising the risk of fraud.	Date of operation: December 11, 2019	✓

	Governance and management items	Assessment	
9	**Municipal Emergency Management Plan** Plan under section 20 of the *Emergency Management Act 1986* for emergency prevention, response and recovery.	Date of operation: March 1, 2023	✓
10	**Procurement Policy** Policy outlining the principles, processes and procedures that will apply to all purchases of goods and services by the Council.	Date of adoption: December 13, 2021	✓
11	**Business Continuity Plan** Plan setting out the actions that will be taken to ensure that key services continue to operate in the event of a disaster.	Date of operation: April 3, 2022	✓
12	**Disaster Recovery Plan** Plan setting out the actions that will be undertaken to recover and restore business capability in the event of a disaster.	Date of operation: November 2, 2020	✓
13	**Risk Management Framework** Framework outlining Council's approach to managing risks to the Council's operations.	Date of operation: December 11, 2019	✓
14	**Audit and Risk Committee** Advisory committee of Council under section 53 and 54 of the Act.	Date of establishment: April 10, 1994	✓
15	**Internal Auditors** Independent accounting professionals engaged by the Council to provide analyses and recommendations aimed at improving Council's governance, risk and management controls.	Date of engagement of current provider: July 1, 2019	✓
16	**Performance Reporting Framework** A set of indicators measuring financial and non-financial performance, including the performance indicators referred to in section 98 of the Act.	Date of operation of current framework: July 1, 2014	✓
17	**Council Plan Report** Report reviewing the performance of the Council against the Council Plan, including the results in relation to the strategic indicators, for the first six months of the financial year.	Reported to Executive Management Team on: • August 16, 2022 • November 15, 2022 • May 2, 2023 • August 15, 2023 Tabled at Council on: • October 24, 2022 • November 28, 2022 • May 6, 2023 • June 5, 2023	✓

	Governance and management items	Assessment	
18	**Quarterly Budget Reports** Quarterly reports to Council under section 97 of the Act, comparing actual and budgeted results and an explanation of any material variations.	Tabled at Council on: October 24, 2022 November 21, 2022 February 27, 2023 May 22, 2023	✓
19	**Risk Reporting** Six-monthly reports of strategic risks to Council's operations, their likelihood and consequences of occurring and risk minimisation strategies.	Reported on: November 10, 2022 and May 18, 2023	✓
20	**Performance Reporting** Six-monthly reports of indicators measuring the results against financial and non-financial performance, including performance indicators referred to in section 98 of the Act.	Reported on: October 24, 2022 and February 23, 2023	✓
21	**Annual Report** Annual report under sections 98 and 99 of the Act containing a report of operations and audited financial and performance statements.	Date presented: October 24, 2022	✓
22	**Councillor Code of Conduct** Code setting out the standards of conduct to be followed by Councillors and other matters.	Date of adoption: January 15, 2022	✓
23	**Delegations** Documents setting out the powers, duties and functions of Council and the Chief Executive Officer that have been delegated to members of staff.	Updated November 2, 2022	✓
24	**Meeting Procedures** Governance Rules governing the conduct of meetings of Council and delegated committees.	Governance Rules adopted on: March 28, 2022	✓

I certify that this information presents fairly the status of Council's governance and management arrangements.

Craig Niemann
Chief Executive Officer
Dated: October 12, 2023

Cr Andrea Metcalf
Mayor
Dated: October 12, 2023

STATUTORY INFORMATION

Best value

The City has a range of indicators that monitor performance outcomes. These include the Council Plan actions, Budget actuals and variances and indicators set out in the Local Government Performance Reporting Framework.

A hierarchy of plans in the framework seeks to ensure that services are responsive to community needs which have been identified through service reviews and a variety of community engagement processes such as workshops, listening posts, surveys, social media and customer requests.

Other actions undertaken this year that support Best Value include:

- Continuing to implement the City's Organisation Strategy and progress the move to Galkangu - Bendigo GovHub which both support improvement in the provision of services
- Consultation with the community through the development of key strategies including a Biodiversity Strategy and Action Plan 2023-2033, a Public Art Policy and a Positive Ageing Action Plan 2023-2025
- Inviting the community to provide priorities at the starting the 2023/2024 annual Budget process

Carers recognition

In accordance with the *Carers Recognition Act 2012*, Council is required to report annually on its care measurement obligations under Clause 11 of that Act. Council has taken all practicable measures to comply with its responsibilities outlined in the *Carers Recognition Act 2012*. Council has promoted the principles of that Act to people in care relationships who receive Council services, to people in care relationships and to the wider community by:

- Distributing printed material through relevant Council services
- Providing information to organisations represented in Council/community networks.

Council has taken all practicable measures to ensure staff, Council agents and volunteers working for Council are informed about the principles and obligations of the Act by including information on the care relationship in:

- Council induction and training programs for staff working in Home Support Services
- Council induction and training programs for staff working in frontline positions with the general community
- Induction and training programs for volunteers working directly with the community

Community Grants

The City's Community Grants Policy has recently been reviewed and endorsed by Council. It offers increased flexibility to community-based groups through the development of the 'Partnering for Impact' category and improved accessibility with the introduction of an online application process and grants portal. Successful community grant applicants are listed on the City website.

Contracts

For Council contracts greater than a value of $300,000, prior to undertaking a public tender, a strategic review is undertaken to determine:

- whether the service is still required
- the strategic approach for delivering and providing the service
- how the service aligns to Council's strategic objectives
- analysis of the supplier market
- the best procurement methodology and delivery

Council issued 45 tenders in 2022/2023, covering the following service categories:

- events services
- marketing services
- community services
- consultancy and other work
- capital and infrastructure works
- operational services
- technology

Council did not enter any contracts valued at $300,000 or more for goods or services without engaging in a competitive process.

Development Contributions Plans

A Development Contributions Plan (DCP) is a mechanism used to fund infrastructure requirements through the application of a levy on development approvals pursuant to Part 3B of the *Planning and Environment Act 1987*.

Contributions can be collected either by a cash contribution or works in-kind credit that is applied across relevant developable land to ensure that the required infrastructure is provided to service primarily new growth areas.

A DCP specifies the type of infrastructure to be provided, project costs and apportionment, and allows the City to collect development contribution levies.

The City currently has two DCPs that cover the Huntly Growth Area (residential) and the Marong Business Park (industrial).

The Marong Business Park DCP was approved on August 31, 2017 and is currently inactive. The Marong Business Park is yet to see development progress and is unlikely to see development in the short term.

The Huntly Growth Area DCP was approved on December 7, 2020 and is currently active. The Huntly Growth Area has a current DCP levy of $112,049.68 per net developable hectare (July 2023 dollars).

Development of the Huntly Growth Area is well advanced, including three active development fronts within the Harlowe, Provenance and View Point estates. Three projects have been delivered by developers as work-in-kind projects, including the upgrade of Waratah Road between Whirrakee Parade and Sherwood Road (470 metres), a new shared path on the north side of Waratah Road (470 metres), and the construction of 56 metres of new connector road east of Sherwood Road (known as Kingsley Promenade).

Two other DCP projects are currently under construction and involve the continued upgrade of Waratah Road between Whirrakee Parade and Sherwood Road (233 metres), as well as a new concrete shared path on the north side of Waratah Road (245 metres). Both projects are due for completion in late 2023.

The City has also continued design work for the upgrade of the Midland Highway / Waratah Road intersection to traffic signals, with detailed design nearing completion and land acquisition set to commence in 2023/2024. In 2023/2024 design work will commence for a new share path along Rennie Street and Gungurru Road (Huntly), with construction programmed for 2024/2025.

The City is currently preparing a development contributions scheme for the growing Marong Township. This will ensure the delivery of essential infrastructure required to service new residential and industrial growth areas. This development contributions scheme is due for completion in 2023/2024.

Table 1 – Total DCP levies received in 2022/2023 financial year

DCP name and year approved	Total levies received ($)
Huntly Growth Area DCP (Dec 7, 2020)	$0
Marong Business Park DCP (Aug 31, 2017)	$0
Total	**$0**

Table 2 – DCP land, works, services or facilities accepted as works-in-kind in 2022/2023 financial year

DCP name and year approved	Project ID	Project description	Item purpose	Project value ($)
Huntly Growth Area DCP (Dec 7, 2020)	RD-02	New Connector Road (Kingsley Street) - 56.5 metres	Transport	$133,069
Huntly Growth Area DCP (Dec 7, 2020)	RD-02	New Connector Road (Waratah Road) - 470 metres	Transport	$540,379
Huntly Growth Area DCP (Dec 7, 2020)	PC-02	New share path (concrete) - 470 metres	Active Transport	$174,961
Marong Business Park DCP (Aug 31, 2017)	N/A	N/A	N/A	$0
Total				**$848,408**

Table 3 – Total DCP contributions received and expended to date (for DCPs approved after June 1, 2016)

DCP name and year approved	Total levies received ($)	Total levies expended ($)	Total works-in-kind accepted ($)	Total DCP contributions received (levies and works-in-kind) ($)
Huntly Growth Area DCP (Dec 7, 2020)	$0	$39,218	$848,408	$848,408
Marong Business Park DCP (Aug 31, 2017)	$0	$0	$0	$0
Total	**$0**	**$39,218**	**$848,408**	**$848,408**

Table 4 – Land, works, services or facilities delivered in 2022/2023 financial year from DCP levies collected

Project description	Project ID	DCP name and year approved	DCP fund expended ($)	Works-in-kind accepted ($)	Council's contribution ($)	Other contributions ($)	Total project expenditure ($)	Percentage of item delivered
Midland Highway / Waratah Road intersection	IT-01b	Huntly Growth Area DCP (2020)	$28,260	$0	$0	$0	$28,260	0.51%
Total			**$28,260**	**$0**	**$0**	**$0**	**$28,260**	

Communication Access Symbol awarded to Bendigo Venues & Events

Disability action plan

In accordance with the Victorian Disability Amendment Act 2017, Council must report on the implementation of the Disability Action Plan in its annual report. To comply with the new Act, which directs that we should be fostering an integrated planning approach, all actions related to people with a disability are linked directly to Council's strategic documents: the *Council Plan – Mir wimbul* and Municipal Health and Wellbeing Plan – *Healthy Greater Bendigo*.

An intersectional lens also enables the City to include people living with a disability in many other plans, with City staff educating themselves through the Disability Inclusion Reference Committee and accessing the specialist knowledge of the dedicated Access and Inclusion Officer regularly.

The following actions have been achieved during the 2022/2023 period:

- Bendigo Venues & Events was awarded with the Communication Access Symbol – the symbol signifies that box office staff, front of house and volunteers at Bendigo's major events spaces now have the skills and knowledge to effectively communicate with people with a communication disability
- Access Keys and Social Stories created for The Capital, Dudley House, Engine Room and Ulumbarra Theatre
- Facilitated and supported the Disability Inclusion Reference Committee, including the recruitment of new members for 2023-2025
- Successful in a grant application to Department of Families, Fairness and Housing for $180,000 towards the construction of the Heathcote Changing Place
- Supported Marveloo bookings across regional Victoria – including Beyond the Valley in Hesse, Chill Out Festival in Daylesford and White Night in Bendigo

Documents available for public inspection

Council adheres to the public transparency principles prescribed by the Act.

Council's Public Transparency Policy sets out the many documents and classes of information made available to the public. These documents are made available in a variety of ways including on the City's website or at the City offices. Some information may only be available by request.

Domestic Animal Management Plan

The Domestic Animal Management Plan 2021-2025 (DAMP) was adopted in November 2021. Some of the key actions of the DAMP achieved this year were:

- Patrols and education visits to areas popular for walking and exercising dogs
- Annual inspection of dangerous, menacing and restricted breed dog enclosures
- Annual inspections of registered domestic animal businesses
- Council adoption of the Domestic Animals Act S.25 and S.26 Orders with implementation to occur in 2023/2024
- Investigation and resolution of 171 reports of dog attacks and more than 4,500 customer requests
- The City's in-house animal pound and shelter services completed a third year of operations caring for more than 2,800 animals with approximately 800 reclaims and more than 1,250 animals rehomed or transferred to rescue organisations
- Registration of over 21,000 domestic animals

Food Act Ministerial directions

There were no Ministerial directions provided to Council this year.

Freedom of information

In accordance with section 7(4AA)(a) and 7(4AA)(b) of the Freedom of Information Act 1982, council is required to publish certain statements in their annual report or separately such as on its website, concerning its functions and information available. Council has chosen to publish the statements separately however provides the following summary of the application and operation of the Freedom of Information Act 1982.

Access to documents may be obtained through written request to the Freedom of Information Officer, as detailed in section 17 of the Freedom of Information Act 1982 and in summary as follows:

- it should be in writing
- it should identify as clearly as possible which document is being requested
- it should be accompanied by the appropriate application fee (the fee may be waived in certain circumstances)

Requests for documents in the possession of Council should be addressed to the Freedom of Information Officer. Requests can also be lodged online or by email.

Access charges may also apply once documents have been processed and a decision on access is made (e.g. photocopying and search and retrieval charges).

Further information regarding FOI can be found at www.foi.vic.gov.au and on the City's website.

Protected disclosure procedures

In accordance with section 69 of the Protected Disclosure Act 2012 a council must include in their annual report information about how to access the procedures established by the council under Part 9 of that Act. It is also required to provide certain information about the number and types of protected disclosures complaints investigated during the financial year.

The Protected Disclosure Act 2012 aims to ensure openness and accountability in government by encouraging people to disclose improper conduct within the public sector and provide protection for people who make disclosures. Procedures on how to make a disclosure are publicly available City's website.

During the 2022/2023 year, one disclosure was notified to City officers appointed to receive disclosures, or to IBAC.

Road Management Act Ministerial direction

In accordance with section 22 of the *Road Management Act 2004*, a council must publish a copy or summary of any Ministerial Direction in its annual report. No such Ministerial Directions were received by Council during the financial year.

Special committees

No special committees exist in this financial year.

I GLOSSARY

Annual Report	means a report of the Council's operations of the previous financial year and contains a report of operations, audited financial statements and an audited performance statement
Appropriateness	means indicators or measures that provide users with sufficient information to assess the extent to which an entity has achieved a pre-determined target, goal or outcome
Budget	means a plan setting out the services and initiatives to be funded for the financial year and how they will contribute to achieving the strategic objectives specified in the Council Plan
Council Plan	means a plan setting out the medium-term strategic objectives, strategies, strategic indicators and resources reflecting vision and aspirations of the community for a four-year period
DEECA	Department of Energy, Environment and Climate Action
Financial performance indicators	means a prescribed set of indicators and measures that assess the effectiveness of financial management in a council covering operating position, liquidity, obligations, stability and efficiency
Financial statements	means the financial statements and notes prepared in accordance with the Local Government Model Financial Report, Australian Accounting Standards and other applicable standards as they apply to the general purpose financial reports and a statement of capital works and included in the annual report
Financial year	means the period of 12 months ending on June 30 each year
Governance and management checklist	means a prescribed checklist of policies, plans and documents that councils must report the status of in the report of operations, covering engagement, planning, monitoring, reporting and decision-making
Indicator	means what will be measured to assess performance
Initiative	means actions that are one-off in nature and/or lead to improvements in service
Major initiative	means significant initiatives that will directly contribute to the achievement of the Council Plan during the current year and have a major focus in the budget
Measure	means how an indicator will be measured and takes the form of a computation, typically including a numerator and denominator

Minister	means the Minister for Local Government
Performance statement	means a statement including the results of the prescribed service outcome indicators, financial performance indicators and sustainable capacity indicators for the financial year and included in the annual report
Planning and accountability framework	means the key statutory planning and reporting documents that are required to be prepared by councils to ensure accountability to local communities in the performance of functions and exercise of powers under the Act
Regulations	means the Local Government (Planning and Reporting) Regulations 2014
Relevance	means indicators or measures that have a logical and consistent relationship to an entity's objectives and are linked to the outcomes to be achieved
Report of operations	means a report containing a description of the operations of the Council during the financial year and included in the annual report
Services	means assistance, support, advice and other actions undertaken by a council for the benefit of the local community
Service outcome indicators	means the prescribed service performance indicators to be included in the performance statement which measure whether the stated service objective has been achieved
Service performance indicators	means a prescribed set of indicators measuring the effectiveness and efficiency of Council services covering appropriateness, quality, cost and service outcomes
Strategic objectives	means the outcomes a council is seeking to achieve over the next four years and included in the Council Plan
Strategic resource plan	means a plan of the financial and non-financial resources for at least the next four years required to achieve the strategic objectives in the Council Plan. It is also referred to as a long-term financial plan
Strategies	means high level actions directed at achieving the strategic objectives in the Council Plan
Sustainable capacity indicators	means a prescribed set of indicators measuring whether councils have the capacity to meet the agreed service and infrastructure needs of the local community and absorb foreseeable changes and unexpected shocks into the future, covering financial performance, capacity and governance and management

FINANCIAL STATEMENTS 2022/2023

Greater Bendigo City Council Annual Financial Statements
for the year ended 30 June 2023.

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Greater Bendigo City Council
2022/2023 Financial Report

Certification of the Financial Statements

In my opinion, the accompanying financial statements have been prepared in accordance with the *Local Government Act 2020,* the *Local Government (Planning and Reporting) Regulations 2020,* the Australian Accounting Standards and other mandatory professional reporting requirements.

Nathan Morsillo, FCPA
Principal Accounting Officer / Chief Financial Officer
Dated : *26/09/2023*
Bendigo

In our opinion, the accompanying financial statements present fairly the financial transactions of the Greater Bendigo City Council for the year ended 30 June 2023 and the financial position of the Council as at that date.

At the date of signing, we are not aware of any circumstances that would render any particulars in the financial statements to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify the financial statements in their final form.

Andrea Metcalf
Councillor
Dated : *26/09/2023*
Bendigo

Margaret O'Rourke
Councillor
Dated : *26/09/2023*
Bendigo

Craig Niemann
Chief Executive Officer
Dated : *26/09/2023*
Bendigo

Independent Auditor's Report

Victorian Auditor-General's Office

To the Councillors of Greater Bendigo City Council

Opinion	I have audited the financial report of Greater Bendigo City Council (the council) which comprises the: • balance sheet as at 30 June 2023 • comprehensive income statement for the year then ended • statement of changes in equity for the year then ended • statement of cash flows for the year then ended • statement of capital works for the year then ended • notes to the financial statements, including significant accounting policies • certification of the financial statements. In my opinion the financial report presents fairly, in all material respects, the financial position of the council as at 30 June 2023 and their financial performance and cash flows for the year then ended in accordance with the financial reporting requirements of Part 4 of the *Local Government Act 2020*, the *Local Government (Planning and Reporting) Regulations 2020* and applicable Australian Accounting Standards.
Basis for Opinion	I have conducted my audit in accordance with the *Audit Act 1994* which incorporates the Australian Auditing Standards. I further describe my responsibilities under that Act and those standards in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report. My independence is established by the *Constitution Act 1975*. My staff and I are independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the financial report in Victoria. My staff and I have also fulfilled our other ethical responsibilities in accordance with the Code. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.
Councillors' responsibilities for the financial report	The Councillors of the council are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards, the *Local Government Act 2020 and the Local Government (Planning and Reporting) Regulations 2020*, and for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error. In preparing the financial report, the Councillors are responsible for assessing the council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless it is inappropriate to do so.

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Auditor's responsibilities for the audit of the financial report

As required by the *Audit Act 1994*, my responsibility is to express an opinion on the financial report based on the audit. My objectives for the audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Councillors
- conclude on the appropriateness of the Councillors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the council's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the council to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the Councillors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

MELBOURNE
3 October 2023

Travis Derricott
as delegate for the Auditor-General of Victoria

Greater Bendigo City Council
2022/2023 Financial Report

Comprehensive Income Statement
For the Year Ended 30 June 2023

	Note	2023 $'000	2022 $'000
Income / Revenue			
Rates and charges	3.1	139,172	133,126
Statutory fees and fines	3.2	5,848	5,340
User fees	3.3	29,068	29,685
Grants - operating	3.4	39,136	41,320
Grants - capital	3.4	16,883	18,504
Contributions - monetary	3.5	6,769	3,497
Contributions - non monetary	3.5	17,007	9,676
Share of net profits (or loss) of associates	6.2	14	180
Other income	3.7	5,456	4,102
Total income / revenue		**259,353**	**245,430**
Expenses			
Employee costs	4.1	81,548	76,063
Materials and services	4.2	85,803	80,256
Depreciation	4.3	43,500	41,900
Amortisation - intangible assets	4.4	1,513	931
Amortisation - right of use assets	4.5	3,030	2,658
Bad and doubtful debts - allowance for impairment losses		385	624
Borrowing costs		977	1,365
Finance costs - leases	4.6	358	258
Net loss on disposal of property, infrastructure, plant & equipment	3.6	9,712	5,677
Other expenses	4.7	1,332	519
Total expenses		**228,158**	**210,251**
Surplus/(deficit) for the year		**31,195**	**35,179**
Other comprehensive income			
Items that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation increment/(decrement)	6.1	144,012	22,013
Total other comprehensive income		**144,012**	**22,013**
Total comprehensive result		**175,207**	**57,192**

The above comprehensive income statement should be read in conjunction with the accompanying notes.

Greater Bendigo City Council
2022/2023 Financial Report

Balance Sheet
As at 30 June 2023

	Note	2023 $'000	2022 $'000
Assets			
Current assets			
Cash and cash equivalents	5.1	23,532	47,910
Trade and other receivables	5.1	10,608	10,742
Other financial assets	5.1	67,038	43,000
Inventories		169	214
Prepayments		1,576	1,215
Accrued Income		1,521	2,533
Total current assets		**104,444**	**105,614**
Non-current assets			
Trade and other receivables	5.1	71	18
Other financial assets	5.1	5,000	3,000
Investments in associates, joint arrangements and subsidiaries	6.2	3,749	3,735
Property, infrastructure, plant and equipment	6.1	1,893,968	1,730,095
Right-of-use assets	5.8	44,574	4,599
Forestry plantation		105	105
Intangible assets	5.2	1,744	2,513
Total non-current assets		**1,949,211**	**1,744,065**
Total assets		**2,053,655**	**1,849,679**
Liabilities			
Current liabilities			
Trade and other payables	5.3	9,482	14,694
Trust funds and deposits	5.3	3,686	3,630
Unearned income/revenue	5.3	10,967	13,235
Provisions	5.5	14,908	15,375
Interest-bearing liabilities	5.4	4,996	4,793
Lease liabilities	5.8	2,146	2,247
Total current liabilities		**46,185**	**53,974**
Non-current liabilities			
Provisions	5.5	13,004	11,369
Interest-bearing liabilities	5.4	15,172	20,168
Lease liabilities	5.8	42,534	2,615
Total non-current liabilities		**70,710**	**34,152**
Total liabilities		**116,895**	**88,126**
Net assets		**1,936,760**	**1,761,553**
Equity			
Accumulated surplus		833,944	804,021
Reserves	9.1	1,102,816	957,532
Total Equity		**1,936,760**	**1,761,553**

The above balance sheet should be read in conjunction with the accompanying notes.

Greater Bendigo City Council
2022/2023 Financial Report

Statement of Changes in Equity
For the Year Ended 30 June 2023

2023	Note	Total $'000	Accumulated Surplus $'000	Revaluation Reserve $'000	Other Reserves $'000
Balance at beginning of the financial year		1,761,553	804,021	918,715	38,817
Surplus/(deficit) for the year		31,195	31,195	-	-
Net asset revaluation increment/(decrement)	6.1	144,012	-	144,012	-
Transfers to other reserves	9.1	-	(24,937)	-	24,937
Transfers from other reserves	9.1	-	23,665	-	(23,665)
Balance at end of the financial year		**1,936,760**	**833,944**	**1,062,727**	**40,089**

2022	Note	Total $'000	Accumulated Surplus $'000	Revaluation Reserve $'000	Other Reserves $'000
Balance at beginning of the financial year		1,704,361	774,557	896,702	33,102
Surplus/(deficit) for the year		35,179	35,179	-	-
Net asset revaluation increment/(decrement)		22,013	-	22,013	-
Transfers to other reserves	9.1	-	(21,260)	-	21,260
Transfers from other reserves	9.1	-	15,545	-	(15,545)
Balance at end of the financial year		**1,761,553**	**804,021**	**918,715**	**38,817**

The above statement of changes in equity should be read in conjunction with the accompanying notes.

Greater Bendigo City Council
2022/2023 Financial Report

Statement of Cash Flows
For the Year Ended 30 June 2023

	Note	2023 Inflows/ (Outflows) $'000	2022 Inflows/ (Outflows) $'000
Cash flows from operating activities			
Rates and charges		139,144	133,505
Statutory fees and fines		5,767	5,422
User fees		29,056	29,960
Grants - operating		36,868	40,082
Grants - capital		16,883	18,504
Contributions - monetary		6,767	3,497
Interest received		2,890	462
Trust funds and deposits taken		(406)	357
Other receipts		3,578	125
Net GST refund/payment		278	(717)
Employee costs		(81,703)	(76,222)
Materials and services		(93,683)	(80,874)
Net cash provided by/(used in) operating activities		**65,439**	**74,101**
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment		(55,189)	(55,046)
Proceeds from sale of property, infrastructure, plant and equipment	3.6	1,473	998
Purchase or payments for other financial assets		(26,038)	(46,000)
Net increase/(decrease) in intangible assets		(744)	(1,338)
Net cash provided by/(used in) investing activities		**(80,498)**	**(101,386)**
Cash flows from financing activities			
Finance costs		(978)	(1,365)
Repayment of borrowings		(4,793)	(15,599)
Repayment of lease liabilities		(3,189)	(2,658)
Interest paid - lease liabilities		(359)	(258)
Net cash provided by/(used in) financing activities		**(9,319)**	**(19,880)**
Net increase (decrease) in cash and cash equivalents		(24,378)	(47,165)
Cash and cash equivalents at the beginning of the financial year		47,910	95,075
Cash and cash equivalents at the end of the financial year	5.1	**23,532**	**47,910**

The following notes also provide details on the City's cash position
Financing arrangements 5.6

The above statement of cash flows should be read in conjunction with the accompanying notes.

Greater Bendigo City Council
2022/2023 Financial Report

Statement of Capital Works
For the Year Ended 30 June 2023

	Note	2023 $'000	2022 $'000
Property			
Land		151	3,875
Buildings		15,423	17,065
Total property		**15,574**	**20,940**
Plant and equipment			
Plant, machinery and equipment		5,216	4,327
Fixtures, fittings and furniture		6,115	4
Fountains, statues and monuments		32	37
Total plant and equipment		**11,363**	**4,368**
Infrastructure			
Land improvements		4,508	4,061
Bridges		862	1,363
Sealed roads		12,455	11,825
Unsealed roads		3,690	3,367
Pathways		3,984	3,018
Drainage		1,545	3,099
Public furniture and fittings		3,558	3,005
Total infrastructure		**30,602**	**29,738**
Total capital works expenditure	6.1	**57,539**	**55,046**
Represented by:			
New asset expenditure		23,982	19,873
Asset renewal expenditure		33,510	34,704
Asset upgrade expenditure		47	469
Total capital works expenditure		**57,539**	**55,046**

The above statement of capital works should be read in conjunction with the accompanying notes.

Greater Bendigo City Council
2022/2023 Financial Report

Notes to the Financial Report
For the Year Ended 30 June 2023

Note 1: Overview

Introduction

The Greater Bendigo City Council was established by an Order of the Governor in Council on 10th September 1993 and is a body corporate.
The Council's main office is located at 189 - 229 Lyttleton Terrace, Bendigo, Victoria.

Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with the Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 2020* , and the *Local Government (Planning and Reporting) Regulations 2020* .

The Council is a not-for-profit entity and therefore applies the additional AUS paragraph 16.3 of AASB 101 and need not comply with the paragraph 16 requirement to make an explicit and unreserved statement of compliance with IFRSs.

Significant accounting policies

(a) Basis of accounting

Accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events is reported. Accounting policies applied are disclosed in sections where the related balance or financial statement matter is disclosed.

The accrual basis of accounting has been used in the preparation of these financial statements, except for the cash flow information, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

The financial statements are based on the historical cost convention unless a different measurement basis is specifically disclosed in the notes to the financial statements.

The financial statements have been prepared on a going concern basis. The financial statements are in Australian dollars. The amounts presented in the financial statements have been rounded to the nearest thousand dollars unless otherwise specified. Minor discrepancies in tables between totals and the sum of components are due to rounding.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:
- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 6.1)
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 6.1)
- the determination of employee provisions (refer to Note 5.5)
- the determination of landfill provisions (refer to Note 5.5)
- the determination of whether performance obligations are sufficiently specific so as to determine whether an arrangement is within the scope of AASB 15 Revenue from Contracts with Customers or AASB 1058 Income of Not-for-Profit Entities (refer to Note 3)
- the determination, in accordance with AASB 16 Leases, of the lease term, the estimation of the discount rate when not implicit in the lease and whether an arrangement is in substance short-term or low value (refer to Note 5.8)
- whether or not AASB 1059 Service Concession Arrangements: Grantors is applicable
- other areas requiring judgements

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

Goods and Services Tax (GST)

Income and expenses are recognised net of the amount of associated GST. Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the Balance Sheet.

Notes to the Financial Report
For the Year Ended 30 June 2023

Note 2: Analysis of our results

2.1 Performance against budget

The performance against budget notes compare the City's financial plan, expressed through its annual budget, with actual performance. *The Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variances. The City has adopted a materiality threshold with explanations provided if the operational expense variance is greater than 10% and is greater than $2,500,000 (capital expenditure greater than 10% and $1,000,000). Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

These notes are prepared to meet the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

2.1.1 Income / Revenue and expenditure

	Budget 2023 $'000	Actual 2023 $'000	Variance $'000	Variance %	Ref
Income / Revenue					
Rates and charges	139,298	139,172	(126)	0%	
Statutory fees and fines	5,101	5,848	747	15%	
User fees	25,589	29,068	3,479	14%	**1**
Grants - operating	29,315	39,136	9,821	34%	**2**
Grants - capital	19,923	16,883	(3,040)	-15%	**3**
Contributions - monetary	2,707	6,769	4,062	150%	**4**
Contributions - non monetary	12,000	17,007	5,007	42%	**5**
Share of net profits/(losses) of associates	95	14	(81)	-85%	
Other income	2,357	5,456	3,099	131%	**6**
Total income / revenue	**236,385**	**259,353**	**22,968**	**10%**	
Expenses					
Employee costs	77,771	81,548	(3,777)	-5%	
Materials and services	74,403	85,803	(11,400)	-15%	**7**
Depreciation	42,726	43,500	(774)	-2%	
Amortisation - intangible assets	930	1,513	(583)	-63%	
Amortisation - right of use assets	2,800	3,030	(230)	-8%	
Bad and doubtful debts - allowance for impairment losses	261	385	(124)	-48%	
Borrowing costs	999	977	22	2%	
Finance costs - leases	350	358	(8)	-2%	
Net loss on disposal of property, infrastructure, plant & equipment	4,020	9,712	(5,692)	-142%	**8**
Other expenses	600	1,332	(732)	-122%	
Total expenses	**204,860**	**228,158**	**(23,298)**	**-11%**	
Surplus/(deficit) for the year	**31,525**	**31,195**	**(330)**	**-1%**	

Notes to the Financial Report
For the Year Ended 30 June 2023

2.1.1 Income / Revenue and expenditure (cont.)
(i) Explanation of material variations

1 **User fees:**
User fees revenue was higher than budget due predominantly to conservative estimates and uncertainties post Covid-19 conditions. This included $0.5M for parking fees, $1.3M for the Bendigo Art Gallery and an additional $2M Hirer income from Box Office Sales made by Bendigo Venues and Events (noting that this is offset by $2M in materials and services for Hirer box office payments).

2 **Grants - operating:**
The City received 100% of the 2023/2024 financial assistance grant in advance totaling $21m however only 75% early payment of $15m was included in the adopted budget. This advance payment is not known until late each financial year. Unbudgeted operating grant revenue of $1M was also received to help deliver the Healthy Loddon Campaspe program, improving health outcomes in the Loddon Campaspe region – the heart of Victoria. And $1.1M in unbudgeted grants to cover flood damage costs were brought to account.

3 **Grants - capital:**
$3.1M of grants which were budgeted for the Bendigo Tramways Workshop expansion project were re-classified as cash contributions as they were received via VicTrack rather than a government department. (See also note 3.4)

4 **Contributions - monetary:**
$3.1M of grants which were budgeted for the Bendigo Tramways Workshop expansion project were re-classified as cash contributions as they were received via VicTrack rather than a government department.(See also note 3.5)

5 **Contributions - non monetary:**
The City's contributions - non-monetary budget is set based on an assessment of recent years actual contributions received, the majority of which is infrastructure received through the sub division process. It is difficult to get an estimate of when subdivision infrastructure will be handed over to the City at the time the budget is set. The actual recognised was greater than the estimate by $5M, representing non-monetary income to the City.

6 **Other income:**
Term deposit rates increased during the financial year as the cash rate rose. This earned the city an additional $2.6M of unbudgeted interest income.

7 **Materials and services:**
$5.3M of major works that were budgeted through the Capital Works Statement were reclassified as 'operating' after being assessed through the capitalisation process. Bendigo Venues and Events expensed an additional $2M Hirer box office payments made (noting that this is offset by $2M in user Hirer income from Box Office Sales). The steady increase in the price of fuel since the 2021/2022 financial year had not been factored into the budget, the city has seen a 65% increase in fuel prices over a 2 year period. The City also incurred $2.2M in operating costs from flood damage, and experienced cost increases more broadly due to general inflation increases.

8 **Net loss on disposal of property, infrastructure, plant & equipment:**
The City's net loss on disposal of property, infrastructure, plant & equipment budget is based on an assessment of recent year actuals. This is generally for assets that are being renewed and the loss is the residual value of these asset. In addition to this $3.2M of works in progress was written off due to the expenditure being assessed as not capital due to it not being in line with Councils capitalisation policy or the expenditure not relating to a Council owned asset.

Notes to the Financial Report
For the Year Ended 30 June 2023

2.1.2 Capital works

	Budget 2023 $'000	Actual 2023 $'000	Variance $'000	Variance %	Ref
Property					
Land	3,000	151	(2,849)	-95%	**1**
Buildings	19,550	15,423	(4,127)	-21%	**2**
Total property	**22,550**	**15,574**	**(6,976)**	**-31%**	
Plant and equipment					
Plant, machinery and equipment	3,860	5,216	1,356	35%	**3**
Fixtures, fittings and furniture	8,398	6,115	(2,283)	-27%	**4**
Fountains, statues and monuments	55	32	(23)	-42%	
Total plant and equipment	**12,313**	**11,363**	**(950)**	**-8%**	
Infrastructure					
Land improvements	7,618	4,508	(3,110)	-41%	**5**
Bridges	660	862	202	31%	
Sealed roads	11,789	12,455	666	6%	
Unsealed roads	3,300	3,690	390	12%	
Footpaths and cycleways	3,785	3,984	199	5%	
Drainage	3,072	1,545	(1,527)	-50%	**6**
Public furniture and fittings	4,444	3,558	(886)	-20%	
Total infrastructure	**34,668**	**30,602**	**(4,066)**	**-12%**	
Total capital works expenditure	**69,531**	**57,539**	**(11,992)**	**-17%**	
Represented by:					
New asset expenditure	33,351	23,982	(9,369)	-28%	**7**
Asset renewal expenditure	35,830	33,510	(2,320)	-6%	
Asset upgrade expenditure	350	47	(303)	-87%	
Total capital works expenditure	**69,531**	**57,539**	**(11,992)**	**-17%**	

Notes to the Financial Report
For the Year Ended 30 June 2023

2.1.2 Capital works (cont.)
(i) Explanation of material variations

1 **Land:**
Council budgeted $2.5M to progress the Bendigo Regional employment precinct for future industrial land. This did not proceed in the 22/23 financial year with the budget allocation being deferred into future years. $500k was also budgeted for purchasing land in the Huntly Growth area which will be progressed in future years.

2 **Buildings:**
The Bendigo tramways workshop expansion had an annual budget of $6m of which $3.1m was delivered during the financial year. The remainder of the budget will be carried over into the 23/24 financial year for completion of the project. The Strathfieldsaye Community hub also had a delay in delivery with only $141k delivered of an overall allocation of $950k. The Brennan Park facilities upgrade project for $900k was also put on hold during the financial year as the City works towards completing the overall aquatic strategy.

3 **Plant Machinery & Equipment:**
Due to the extended lead time to acquire new plant, remaining budget from the previous year was carried over to the 22/23 financial year to fund delayed plant.

4 **Office Equipment and Fittings:**
An amount for $1M was included in the annual budget to improve the cities information technology systems and processes, however only a small portion of this program was delivered with City's resources being re-directed to the move to the new City offices at Galkangu (Govhub). This remaining budget allocation will be carried forward for delivery in future years. Fit-out costs of Galkangu were $500k lower than the allocated budget.

5 **Land Improvements:**
The City budgeted $1.5M of capital expenditure for the joint use facility being constructed at Catherine Macauley College. This was Councils contribution during the year, however this asset ownership will remain with the College, so this expenditure is not considered capital for financial reporting purposes. The Ewing Park precinct also had an overall budget of $1.8M of which $977k was delivered during the 22/23 financial year with the remainder to be carried forward for completion in the 23/24 financial year. The budgeted Mandurang cricket nets ($320k) were also not constructed during the financial year and delivery will commence in 23/24.

6 **Drainage:**
The Kennington reservoir dam wall project had a budget of $1.6M however the delivery of this project has been deferred to the 23/24 financial year.

7 **New Asset Expenditure:**
A number of new capital projects were delayed during the financial year with delivery continuing in the 23/24 financial year. These projects include the Bendigo tramways workshop expansion, Bendigo airport civil works and the municipal baths. $1.5m of new capital expenditure for works at the joint use facility at Catherine Macauley college has been expensed (see item 5 above)

Notes to the Financial Report
For the Year Ended 30 June 2023

2.2.1 Analysis of Council results by program
Council delivers its functions and activities through the following programs.

Corporate Performance
The Corporate Performance directorate leads, enables and strengthens the organisation to ensure it has the resources and capability to deliver on the Community Plan. The directorate does this through developing our people and culture, systems and processes, good governance practices and financial stewardship to ensure the delivery of high quality services and programs. The directorate leads innovation, change, transformation and project management, to ensure we are ready to meet the challenges and opportunities of the future in partnership with our community.

Healthy Communities and Environments
The Healthy Communities and Environment directorate plans and delivers a broad and diverse range of community services and programs aimed at supporting people to live their lives fully and be active, safe, engaged and healthy. The focus of the directorate is on developing policy, plans and programs in partnership with the community, delivering services, and supporting the delivery of community infrastructure projects.

Presentation and Assets
The Presentation and Assets directorate provides and maintains high quality assets and services that help make Greater Bendigo a great place to live, while planning and delivering new assets and services to support Bendigo's ongoing growth. Demonstrating and committing to environmentally responsible thinking and practices and encouraging this throughout the organisation and community is an important focus for the directorate. Business units include Engineering, Resource Recovery and Education, Works, Parks and Open Space and Property Services.

Strategy and Growth
The Strategy and Growth directorate incorporates responsibility for Bendigo Art Gallery, Economic Development, Bendigo Venues and Events, Strategic Planning, Statutory Planning, and Tourism and Major Events. The overarching role of the directorate is to contribute to the economic, cultural and social prosperity of our region by identifying and supporting investment opportunities, employment generation and the integrated planning for the sustainable growth of our City and region.

Further details on the services provided by each directorate can be found within the City's annual Budget, published on the City's website.

Greater Bendigo City Council
2022/2023 Financial Report

Notes to the Financial Report
For the Year Ended 30 June 2023

2.2.2 Summary of income / revenue, expenses, assets and capital expenses by program

2023	Income / Revenue $'000	Expenses $'000	Surplus/ (Deficit) $'000	Grants included in income / revenue $'000	Total assets $'000
Corporate Performance *	169,370	27,364	142,006	26,255	148,743
Healthy Communities and Environments	30,628	42,204	(11,576)	14,269	241,522
Presentation and Assets	35,862	127,828	(91,966)	9,502	1,592,208
Strategy and Growth	23,493	30,762	(7,269)	5,993	71,182
	259,353	**228,158**	**31,195**	**56,019**	**2,053,655**

2022	Income / Revenue $'000	Expenses $'000	Surplus/ (Deficit) $'000	Grants included in income / revenue $'000	Total assets $'000
Corporate Performance *	162,182	26,333	135,849	27,713	133,970
Healthy Communities and Environments	29,811	38,967	(9,156)	14,950	217,533
Presentation and Assets	35,544	115,985	(80,441)	13,648	1,434,064
Strategy and Growth	17,893	28,966	(11,073)	3,513	64,112
	245,430	**210,251**	**35,179**	**59,824**	**1,849,679**

* Includes the Office of the CEO and the Directorate for Commonwealth games for the purpose of this reporting (see note 8.5 for events occurring after balance date)

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Note 3: Funding for the delivery of our services

3.1 Rates and charges	2023 $'000	2022 $'000

The City declares rates on the Capital Improved Value (CIV) of all rateable property within the municipal district. The CIV is the value of the land and all its improvements. Valuations are undertaken annually by the Valuer General of Victoria.

The valuation base used to calculate general rates for 2022/23 was $36,210,207,000 (2021/22 $25,923,717,000).

General rates	112,220	107,911
Supplementary rates and rate adjustments	934	1,622
Garbage charge	15,314	13,782
Recyclable charge	5,879	5,263
Organics charge	4,347	4,166
Interest on rates and charges	478	382
Total rates and charges	**139,172**	**133,126**

The date of the latest general revaluation of land for rating purposes within the municipal district was 1 January 2022, and the valuation will be first applied in the rating year commencing 1 July 2022.

Annual rates and charges are recognised as revenues when the City issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

3.2 Statutory fees and fines

Building and planning	2,526	2,400
Parking	525	352
Regulatory service	261	312
Fines	1,702	1,333
Other fees and charges	834	943
Total statutory fees and fines	**5,848**	**5,340**

Statutory fees and fines (including parking fees and fines) are recognised as revenue when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

3.3 User fees

Leisure centre and recreation	356	698
Child care/children's programs	4,340	4,084
Parking	3,797	3,022
Saleyard yarding	962	1,038
Regulatory service	1,207	1,210
Ticket income *	6,332	6,639
Sales income	1,294	1,896
Waste management services	6,735	7,673
Other fees and charges	4,045	3,425
Total user fees	**29,068**	**29,685**
User fees by timing of revenue recognition		
User fees recognised over time	6,332	6,639
User fees recognised at a point in time	22,736	23,046
Total user fees	**29,068**	**29,685**

User fees are recognised as revenue at a point in time, or over time, when (or as) the performance obligation is satisfied. Recognition is based on the underlying contractual terms. * Ticket income consists of ticket sales through Ulumbarra Theatre, Capital Theatre, Bendigo Art Gallery and the Visitor Information Centre.

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3.4 Funding from other levels of government	2023 $'000	2022 $'000
Grants were received in respect of the following :		
Summary of grants		
Commonwealth funded grants	40,881	37,016
State funded grants	15,138	22,808
Total grants received	**56,019**	**59,824**
(a) Operating Grants		
Recurrent - Commonwealth Government		
Financial Assistance Grants - Unallocated	20,738	19,773
Financial Assistance Grants - Local Roads	5,426	4,900
Aged services	4,541	4,483
Health services - immunisation	11	10
Recurrent - State Government		
Aged services	24	55
Arts and culture	308	311
Environment	56	70
Family and children	301	140
Health services - immunisation	128	80
Maternal and child health	2,050	2,008
Rural access initiative	790	733
School crossing supervisors	355	284
Youth	88	84
Total recurrent operating grants	**34,816**	**32,931**
Non-recurrent - Commonwealth Government		
Arts and culture	-	100
Disaster Recovery Funding Arrangements	599	-
Recreation / healthy communities	-	5
Non-recurrent - State Government		
Airport	-	50
Arts and culture	227	694
Business support	363	1,174
Community and strategy planning	125	502
Community employment connectors	128	-
Community safety	267	95
Disaster Recovery	564	-
Cultural diversity	204	416
Emergency management	33	100
Environment	78	66
Family and children	96	126
Galkangu	-	3,000
Recreation / healthy communities	1,027	1,523
Tourism / events projects	94	237
Other	515	301
Total non-recurrent operating grants	**4,320**	**8,389**
Total operating grants	**39,136**	**41,320**

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3.4 Funding from other levels of government (cont.)	2023 $'000	2022 $'000
(b) Capital Grants		
Recurrent - Commonwealth Government		
Roads to recovery	2,246	2,246
Total recurrent capital grants	**2,246**	**2,246**
Non-recurrent - Commonwealth Government		
Airport	2,001	279
Local roads and community infrastructure	5,320	3,829
Parks and open spaces	-	644
Recreation / healthy communities	-	747
Non-recurrent - State Government		
Airport	2,823	407
Arts and culture	14	-
Art gallery redevelopment	-	560
Family and children	105	-
Footpaths	83	60
Golden Dragon Museum and precinct	110	794
Heritage	-	100
Libraries infrastructure	35	-
Local roads and streets	1,497	1,805
Parks and open spaces	613	3,269
Recreation / healthy communities	1,701	3,287
Showgrounds upgrade	-	280
Waste	335	197
Total non-recurrent capital grants	**14,637**	**16,258**
Total capital grants	**16,883**	**18,504**

Notes to the Financial Report
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3.4 Funding from other levels of government (cont.)

(c) Recognition of grant income

Before recognising funding from government grants as revenue the City assesses whether there is a contract that is enforceable and has sufficiently specific performance obligations in accordance with *AASB 15 Revenue from Contracts with Customers*. When both these conditions are satisfied, the City:

- identifies each performance obligation relating to revenue under the contract/agreement
- determines the transaction price
- recognises a contract liability for its obligations under the agreement
- recognises revenue as it satisfies its performance obligations, at the time or over time when services are rendered.

Where the contract is not enforceable and/or does not have sufficiently specific performance obligations, the City applies *AASB 1058 Income of Not-for-Profit Entities*.

Grant revenue with sufficiently specific performance obligations is recognised over time as the performance obligations specified in the underlying agreement are met. Where performance obligations are not sufficiently specific, grants are recognised on the earlier of receipt or when an unconditional right to receipt has been established. Grants relating to capital projects are generally recognised progressively as the capital project is completed. The following table provides a summary of the accounting framework under which grants are recognised.

	2023	2022
Income recognised under AASB 1058 *Income of Not-for-Profit Entities*	**$'000**	**$'000**
General purpose	26,164	24,673
Specific purpose grants to acquire non-financial assets	16,778	18,060
Other specific purpose grants	480	3,517
Revenue recognised under AASB 15 *Revenue from Contracts with Customers*		
Specific purpose grants	12,597	13,574
	56,019	**59,824**

(d) Unspent grants received on condition that they be spent in a specific manner

Operating		
Balance at start of year	3,040	9,257
Received during the financial year and remained unspent at balance date	3,099	3,040
Received in prior years and spent during the financial year	(3,040)	(9,257)
Balance at year end	**3,099**	**3,040**
Capital		
Balance at start of year	6,344	272
Received during the financial year and remained unspent at balance date	3,580	6,344
Received in prior years and spent during the financial year	(5,430)	(272)
Balance at year end	**4,494**	**6,344**

Unspent grants are determined and disclosed on a cash basis.

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3.5 Contributions	**2023 $'000**	**2022 $'000**
Monetary	6,769	3,497
Non-monetary - developer contributed assets	17,007	9,676
Total contributions	**23,776**	**13,173**
Contributions of non monetary assets were received in relation to the following asset classes.		
Artworks	467	342
Buildings	696	-
Land	1,970	1,926
Sealed roads	5,935	3,686
Unsealed roads	-	85
Pathways	2,766	1,183
Drainage	5,173	1,882
Other	-	572
Total non-monetary contributions	**17,007**	**9,676**

Monetary and non monetary contributions are recognised as revenue at their fair value when the City obtains control over the contributed asset.

3.6 Net gain/(loss) on disposal of property, infrastructure, plant and equipment

Proceeds of sale	1,473	998
Written down value of assets disposed	(11,185)	(6,675)
Total net gain/(loss) on disposal of property, infrastructure, plant and equipment	**(9,712)**	**(5,677)**

The profit or loss on sale of an asset is determined when control of the asset has passed to the buyer.

3.7 Other income

Rental income	1,757	1,620
Revenue from volunteer services	418	332
Interest on investment	2,890	439
Landfill rehabilitation	-	1,404
Other	391	307
Total other income	**5,456**	**4,102**

Under AASB 1058, government sectors are required to recognise Volunteer Services as income at fair value if it can be measured reliably and the services would have been purchased if they were not provided by volunteers. This revenue matches the cost of volunteer services expenditure Note 4.7 other expenses.

Interest is recognised as it is earned.

Landfill rehabilitation income represents the movement in the rehabilitation estimate for closed sites due to the change in the discounted amount arising because of time and the effect of any change in the discount rate.

Other income is measured at the fair value of the consideration received or receivable and is recognised when the City gains control over the right to receive the income.

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Note 4: The cost of delivering services

4.1 (a) Employee costs	**2023 $'000**	**2022 $'000**
Wages and salaries	71,054	66,703
WorkCover	1,294	1,236
Superannuation	7,044	6,531
Fringe benefits tax	205	198
Agency staff	1,951	1,395
Total employee costs	**81,548**	**76,063**

(b) Superannuation
The City made contributions to the following funds:

Defined benefit fund		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	293	331
Employer contributions - other funds	-	-
	293	**331**
Employer contributions payable at reporting date.	-	-
Accumulation funds		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	3,465	3,594
Employer contributions - Australian Super	555	447
Employer contributions - Hostplus Super	318	290
Employer contributions - VicSuper	255	266
Employer contributions - other funds	2,158	1,603
	6,751	**6,200**
Employer contributions payable at reporting date.	58	286

Contributions made exclude amounts accrued at balance date. Refer to Note 9.3 for further information relating to the City's superannuation obligations.

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4.2 Materials and services	**2023 $'000**	**2022 $'000**
Contract payments (by Service Unit)*		
Resource Recovery & Education	12,205	14,129
Parks & Open Space	3,616	3,451
Library Services	3,298	3,237
Bendigo Venues and Events	5,316	2,394
Active and Healthy Communities	1,962	2,275
Capital/Major Projects	1,958	1,832
Engineering	942	1,482
Works	2,310	1,224
Art Gallery	593	988
Tourism and Major Events	754	984
Economic Development	491	879
Property Services	1,209	613
Safe & Healthy Environments	628	493
Strategic Planning	1,305	488
Community Wellbeing	453	468
Other	1,607	1,325
Administration expense	7,744	7,154
Utility expenses	5,675	5,293
Materials, concrete products and hardware	7,595	6,917
Maintenance and consumables	11,105	11,588
Plant and equipment operating expenses	8,257	6,018
Contributions and donations	4,693	5,181
Insurance	2,087	1,843
Total materials and services	**85,803**	**80,256**

* The City has disclosed larger categories of Contract payments by Service Unit.
Expenses are recognised as they are incurred and reported in the financial year to which they relate.

4.3 Depreciation	**2023 $'000**	**2022 $'000**
Property	9,747	9,664
Plant and equipment	3,045	3,157
Infrastructure	30,708	29,079
Total depreciation	**43,500**	**41,900**

Refer to Note 5.2, 5.8 and 6.1 for a more detailed breakdown of depreciation and amortisation charges and accounting policy.

Greater Bendigo City Council
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Notes to the Financial Report
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4.4 Amortisation - Intangible assets	2023 $'000	2022 $'000
Landfill airspace	1,513	931
Total Amortisation - Intangible assets	**1,513**	**931**
4.5 Amortisation - Right of use assets		
Property	1,766	1,480
Plant and equipment	1,229	1,143
Other	35	35
Total Amortisation - Right of use assets	**3,030**	**2,658**
4.6 Finance Costs - Leases		
Interest - Lease Liabilities	358	258
Total finance costs	**358**	**258**
4.7 Other expenses		
Auditors' remuneration - VAGO - audit of the financial statement and performance statement.	66	62
Auditors' remuneration - Internal Audit and grant acquittals	62	57
Cost of service for volunteer services	418	332
Landfill rehabilitation *	786	68
Total other expenses	**1,332**	**519**

** Landfill rehabilitation expenditure represents the change in the estimate for future rehabilitation works required at closed landfill sites. This includes any change as a result of updated rates used in the net present value calculation of the landfill provision. Refer to Note 5.5 for more detail on the provision for landfill rehabilitation.*

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Notes to the Financial Report
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Note 5: Our financial position

	2023	2022
5.1 Financial assets	**$'000**	**$'000**
(a) Cash and cash equivalents		
Cash on hand	21	25
Cash at bank	19,511	33,848
Term deposits	4,000	14,037
Total cash and cash equivalents	**23,532**	**47,910**

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts.

(b) Other financial assets		
Current		
Term deposits - current	67,038	43,000
Non-current		
Term deposits - non-current	5,000	3,000
Total other financial assets	**72,038**	**46,000**
Total financial assets	**95,570**	**93,910**

Other financial assets are valued at fair value, at balance date. Term deposits are measured at original cost. Any unrealised gains and losses on holdings at balance date are recognised as either a revenue or expense.

Other financial assets include term deposits and those with original maturity dates of three to 12 months are classified as current, whilst term deposits with maturity dates greater than 12 months are classified as non-current.

The City's cash and cash equivalents are subject to external restrictions that limit amounts available for discretionary use. These include:

- Trust funds and deposits (Note 5.3)	3,686	3,630
- Grants received in advance (Note 5.3)	9,548	9,384
Total restricted funds	**13,234**	**13,014**
Total unrestricted cash and cash equivalents	**10,298**	**34,896**
Total unrestricted cash and cash equivalents, and financial assets (term deposits)	**82,336**	**80,896**

Intended Allocations

Although not externally restricted the following amounts have been allocated for specific future purposes by the City:

- Other reserves - internal allocation determined by Council	40,089	38,817
- Cash allocated for carried forward capital projects	18,503	11,916
Total funds subject to intended allocations	**58,592**	**50,733**

Refer to Note 9.1 (b) Other Reserves for further detail relating to the City's intended allocations being held in reserves.

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5.1 Financial assets (cont.)	2023 $'000	2022 $'000
(c) Trade and other receivables		
Current		
Statutory receivables		
Rates debtors	2,532	2,043
Infringement debtors	4,834	4,378
Provision for doubtful debts - infringements	(2,075)	(1,700)
Net GST receivable	1,398	1,676
Non statutory receivables		
Other debtors	311	432
General debtors - grants	1,512	1,367
General debtors - other	2,134	2,591
Provision for doubtful debts - other debtors	(38)	(45)
Total current trade and other receivables	**10,608**	**10,742**
Non-current		
Non statutory receivables		
Other debtors	71	18
Total non-current trade and other receivables	**71**	**18**
Total trade and other receivables	**10,679**	**10,760**

Short term receivables are carried at invoice amount. A provision for doubtful debts is recognised when there is objective evidence that an impairment has occurred. Long term receivables are carried at amortised cost using the effective interest rate method.

(d) Ageing of Receivables

The ageing of the City's trade and other receivables (excluding statutory receivables) that are not impaired was:

Current (not yet due)	1,738	2,540
Past due by up to 30 days	334	751
Past due between 31 and 180 days	1,755	507
Past due between 181 and 365 days	53	268
Past due by more than 1 year	148	297
Total trade and other receivables	**4,028**	**4,363**

(e) Ageing of individually impaired Receivables

At balance date, other debtors representing financial assets with a nominal value of $2,113,028 (2022: $1,744,855) were impaired. The amount of the provision raised against these debtors was $2,113,028 (2022: $1,744,855). They individually have been impaired as a result of their doubtful collection. Many of the long outstanding past due amounts have been lodged with City's debt collectors or are on payment arrangements.

The ageing of receivables that have been individually determined as impaired at reporting date was:

Past due between 181 and 365 days	-	11
Past due by more than 1 year	2,113	1,734
Total trade & other receivables	**2,113**	**1,745**

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5.2 Non-financial assets	**2023 $'000**	**2022 $'000**
(a) Intangible assets		
Landfill air space	1,500	2,269
Water rights	244	244
Total intangible assets	**1,744**	**2,513**

	Landfill $'000	**Water Rights $'000**	**Total $'000**
Gross carrying amount			
Balance at 1 July 2022	6,428	244	6,672
Other additions	744	-	744
Balance at 30 June 2023	7,172	244	7,416
Accumulated amortisation and impairment			
Balance at 1 July 2022	(4,159)	-	(4,159)
Amortisation expense	(1,513)	-	(1,513)
Balance at 30 June 2023	(5,672)	-	(5,672)
Net book value at 30 June 2022	2,269	244	2,513
Net book value at 30 June 2023	**1,500**	**244**	**1,744**

Intangible assets with finite lives are amortised as an expense on a systematic basis over the asset's useful life. Amortisation is generally calculated on a straight line basis, at a rate that allocates the asset value, less any estimated residual value over its estimated useful life. Estimates of the remaining useful lives and amortisation method are reviewed at least annually, and adjustments made where appropriate.

Notes to the Financial Report
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5.3 Payables, trust funds and deposits and unearned income/revenue	2023 $'000	2022 $'000
(a) Trade and other payables		
Current		
Non-statutory payables		
Trade payables	2,657	7,808
Accrued expenses	780	153
Sundry creditors	6,045	6,733
Total current trade and other payables	**9,482**	**14,694**
(b) Trust funds and deposits		
Current		
Refundable security holding deposits	2,537	3,052
Fire services levy (held for the state revenue office)	870	408
Other refundable deposits	279	170
Total current trust funds and deposits	**3,686**	**3,630**
(c) Unearned income/revenue		
Current		
Grants received in advance - operating	3,099	3,040
Grants received in advance - capital	6,449	6,344
Pre sold ticket income	1,419	3,851
Total current unearned income/revenue	**10,967**	**13,235**

Unearned income/revenue represents contract liabilities and reflect consideration received in advance from customers in respect of delivering a service or constructing an asset that will benefit the City's residents. Unearned income/revenue are derecognised and recorded as revenue when promised goods and services are transferred to the customer. Refer to Note 3.

Amounts received as deposits and retention amounts controlled by the City are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in the City gaining control of the funds, are to be recognised as revenue at the time of forfeit.

Purpose and nature of items

Fire Service Levy - the City is the collection agent for fire services levy on behalf of the State Government. Payments receipted by the City before the end of financial year are held in trust until the payment is made to the State Revenue Office on due dates.

Refundable security holding deposits - deposits are taken by the City as a form of surety in a number of circumstances, including in relation to building works, tender deposits, contract deposits and the use of civic facilities.
Pre sold ticket income - sales for upcoming performances, predominantly at the Capital and Ulumburra theatres, are held as a deposit and only recognised as income once the performance has occurred.

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5.4 Interest-bearing liabilities	2023 $'000	2022 $'000
Current		
Borrowings - secured	4,996	4,793
Treasury Corporation of Victoria borrowings - secured	-	-
Total current interest-bearing liabilities	**4,996**	**4,793**
Non-current		
Borrowings - secured	15,172	20,168
Treasury Corporation of Victoria borrowings - secured	-	-
Total non-current interest-bearing liabilities	**15,172**	**20,168**
Total	**20,168**	**24,961**

Borrowings are secured against a charge over the City's rate revenue

(a) The maturity profile for the City's borrowings is:		
Not later than one year	4,996	4,793
Later than one year and not later than five years	14,235	17,738
Later than five years	937	2,430
	20,168	**24,961**

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether the City has categorised its interest-bearing liabilities as either financial liabilities designated at fair value through the profit and loss, or financial liabilities at amortised cost. Any difference between the initial recognised amount and the redemption value is recognised in net result over the period of the borrowing using the effective interest method.
The classification depends on the nature and purpose of the interest bearing liabilities. The City determines the classification of its interest bearing liabilities at initial recognition.

5.5 Provisions

2023	Employee $ '000	Landfill restoration $ '000	Total $ '000
Balance at beginning of the financial year	16,791	9,953	26,744
Additional provisions	5,515	-	5,515
Amounts used	(5,733)	(203)	(5,936)
Change in provision estimate	-	919	919
Change in the discounted amount arising because of time and the effect of any change in the discount rate	59	611	670
Balance at the end of the financial year	**16,632**	**11,280**	**27,912**
Provisions - current	14,733	175	14,908
Provisions - non-current	1,899	11,105	13,004

2022			
Balance at beginning of the financial year	16,951	13,460	30,411
Additional provisions	6,972	-	6,972
Amounts used	(6,549)	(3,509)	(10,058)
Change in provision estimate	-	1,178	1,178
Change in the discounted amount arising because of time and the	(583)	(1,176)	(1,759)
Balance at the end of the financial year	**16,791**	**9,953**	**26,744**
Provisions - current	15,093	282	15,375
Provisions - non-current	1,698	9,671	11,369

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5.5 Provisions (cont.)	2023 $'000	2022 $'000
(a) Employee provisions		
Current provisions expected to be wholly settled within 12 months		
Annual leave	4,345	4,360
Long service leave	1,590	1,649
Sick leave	13	13
	5,948	**6,022**
Current provisions expected to be wholly settled after 12 months		
Annual leave	1,118	1,216
Long service leave	7,540	7,725
Sick leave	127	130
	8,785	**9,071**
Total current employee provisions	**14,733**	**15,093**
Non-current		
Long service leave	1,899	1,698
Annual leave	-	-
Total non-current employee provisions	**1,899**	**1,698**
Aggregate carrying amount of employee provisions:		
Current	14,733	15,093
Non-current	1,899	1,698
Total aggregate carrying amount of employee	**16,632**	**16,791**

The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.

Annual leave

A liability for annual leave is recognised in the provision for employee benefits as a current liability because the City does not have an unconditional right to defer settlement of the liability. Liabilities for annual leave are measured at:
- nominal value if the City expects to wholly settle the liability within 12 months
- present value if the City does not expect to wholly settle within 12 months.

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

Long service leave, Sick Leave (contracted employees)

Liability for long service leave (LSL) is recognised in the provision for employee benefits. Unconditional LSL is disclosed as a current liability as the City does not have an unconditional right to defer settlement. Unconditional LSL is measured at nominal value if expected to be settled within 12 months or at present value if not expected to be settled within 12 months. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability and measured at present value.

Effective 6 May 1996, the Sick Leave Gratuity Scheme (former City of Bendigo) arrangements and payments ceased to operate. However a number of staff who are entitled to this scheme remain employed by the City. It shall be adjusted annually within one (1) month of the publication of the Consumer Price Index.

Effective 1 April 1998, the Accumulated Sick Leave Scheme arrangements and payments cease to operate. However a number of staff who are entitled to this scheme remain employed by Greater Bendigo City Council. This balance is adjusted based on the individuals applicable pay rate.

	2023	2022
Key assumptions:		
- discount rate	4.06%	3.69%
- index rate	4.35%	3.85%

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5.5 Provisions (cont.)	**2023 $'000**	**2022 $'000**
(b) Landfill restoration		
Current	175	282
Non-current	11,105	9,671
	11,280	**9,953**

The City is obligated to restore the active Eaglehawk landfill site once it reaches capacity. The forecast life of the Eaglehawk site is based on current estimates of remaining capacity and the forecast rate of infill. The city is also required to undertake aftercare works and monitoring at the Wolstencroft and White Hills closed sites. The provision for landfill restoration and aftercare has been calculated based on the present value of the expected cost of works to be undertaken. The expected cost of works has been estimated based on current understanding of work required to reinstate the sites to a suitable standard. Accordingly, the estimation of the provision required is dependent on the accuracy of the forecast timing of the work, work required and related costs.
Council reviews the landfill restoration provision on an annual basis, including the key assumptions listed below.

Key assumptions:		
- discount rate	3.36%	3.38%
- index rate (short term rehabilitation costs)	6.00%	3.08%
- index rate (long term after care costs)	3.36%	3.08%

5.6 Financing arrangements

The City has the following funding arrangements in place as at 30 June 2023.

Bank overdraft	3,500	3,500
Credit card facilities	400	400
Interest-bearing liabilities	20,168	24,961
Total facilities	**24,068**	**28,861**
Used facilities	20,269	25,073
Unused facilities	3,799	3,788
Total facilities	**24,068**	**28,861**

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5.7 Commitments
The City has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

(a) Commitments for expenditure

2023	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Total
	$'000	$'000	$'000	$'000	$'000
Operating					
Aquatic and leisure facilities	1,540	1,551	2,175	-	5,266
Building essential services	653	534	340	-	1,527
Car parking	289	-	-	-	289
Cleaning contracts	790	520	520	-	1,830
Communications	219	96	-	-	315
Community events	337	167	208	-	712
Contract management	659	83	56	-	798
Exhibitions	429	-	-	-	429
Galkangu - shared services	903	930	2,962	19,422	24,217
Insurance	14	-	-	-	14
Internal audit	53	-	-	-	53
IT / telecommunications	1,265	1,236	220	-	2,721
Organics collection	734	-	-	-	734
Processing organic waste	367	-	-	-	367
Recyclable garbage collection	1,584	1,584	660	-	3,828
Processing recyclable garbage	880	-	-	-	880
Sanitary services	3	-	-	-	3
Theatre costs	130	-	-	-	130
Transportation of waste from Eaglehawk Landfill	330	-	-	-	330
Veterinary services	242	259	-	-	501
Waste disposal	6,723	8,314	9,213	40,656	64,906
Total	**18,144**	**15,274**	**16,354**	**60,078**	**109,850**
Capital					
Car parking	85	-	-	-	85
Construction works	14,691	-	-	-	14,691
Plant	3,924	584	-	-	4,508
Total	**18,700**	**584**	**-**	**-**	**19,284**

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For the Year Ended 30 June 2023

5.7 Commitments (cont.)

2022	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Total
	$'000	$'000	$'000	$'000	$'000
Operating					
Aquatic and leisure facilities	2,359	497	1,420	-	4,276
Building essential services	590	294	713	238	1,835
Car parking	226	29	-	-	255
Cleaning contracts	1,063	171	-	-	1,234
Communications	104	19	19	-	142
Community events	290	278	428	45	1,041
Contract management	301	141	75	-	517
Exhibitions	376	-	-	-	376
Galkangu - shared services*	30	903	2,875	20,438	24,246
Insurance	15	15	15	-	45
Internal audit	53	-	-	-	53
IT / telecommunications	45	26	26	-	97
Organics collection	1,320	1,353	4,264	-	6,937
Processing organic waste	2,151	2,203	4,573	-	8,927
Recyclable garbage collection	1,540	1,579	4,972	-	8,091
Processing recyclable garbage	1,584	1,624	3,368	-	6,576
Sanitary services	88	37	112	39	276
Strategic planning	124	-	-	-	124
Theatre costs	213	17	-	-	230
Transportation of waste from Eaglehawk Landfill	776	-	-	-	776
Waste disposal	3,036	3,036	-	-	6,072
Website development	75	-	-	-	75
Total	**16,359**	**12,222**	**22,860**	**20,760**	**72,201**
Capital					
Car parking	179	-	-	-	179
Construction works	6,553	-	-	-	6,553
Galkangu - fit out costs	5,000	-	-	-	5,000
Garbage bins	330	-	-	-	330
Plant	3,278	-	-	-	3,278
Rehabilitation works	529	-	-	-	529
Total	**15,869**	**-**	**-**	**-**	**15,869**

**The comparative commitment figures have been updated to reflect the commitment to future outgoings as part of the shared services agreement at Galkangu. Prior year figures originally included the rental portion which is now represented as a lease liability at note 5.8*

(b) Operating lease receivables

Operating lease receivables

The City has entered into commercial property leases on its investment property, consisting of surplus freehold office complexes. These properties held under operating leases have remaining non-cancellable lease terms of between 1 and 10 years. All leases include a CPI based revision of the rental charge annually.

Future undiscounted minimum rentals receivable under non-cancellable operating leases are as follows:

	2023	2022
	$'000	$'000
Not later than one year	1,159	1,253
Later than one year and not later than five years	1,052	1,789
Later than five years	365	418
	2,576	**3,460**

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5.8 Leases

At inception of a contract, the City assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To identify whether a contract conveys the right to control the use of an identified asset, it is necessary to assess whether:
- The contract involves the use of an identified asset;
- The City has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- The City has the right to direct the use of the asset.

This policy is applied to contracts entered into, or changed, on or after 1 July 2019.

As a lessee, the City recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost which comprises the initial amount of the lease liability adjusted for:
- any lease payments made at or before the commencement date less any lease incentives received; plus
- any initial direct costs incurred; and
- an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, an appropriate incremental borrowing rate. Generally, the City uses an appropriate incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:
- Fixed payments
- Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- Amounts expected to be payable under a residual value guarantee; and
- The exercise price under a purchase option that the City is reasonably certain to exercise, lease payments in an optional renewal period if the City is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the City is reasonably certain not to terminate early.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

5.8 Leases (cont.)

Right-of-Use Assets	**Property**	**Plant & Equipment**	**Other, etc.**	**Total**
	$'000	**$'000**	**$'000**	**$'000**
Balance at 1 July 2022	1,309	3,226	64	4,599
Additions*	42,092	972	-	43,064
Disposals	-	(33)	-	(33)
Amortisation charge	(1,825)	(1,196)	(35)	(3,056)
Balance at 30 June 2023	**41,576**	**2,969**	**29**	**44,574**

Lease Liabilities	**2023**	**2022**
Maturity analysis - contractual undiscounted cash flows	**$'000**	**$'000**
Less than one year	4,263	2,402
One to five years	13,208	2,734
More than five years	53,595	53
Total undiscounted lease liabilities as at 30 June:	**71,066**	**5,189**
Lease liabilities included in the Balance Sheet at 30 June:		
Current	2,146	2,247
Non-current	42,534	2,615
Total lease liabilities	**44,680**	**4,862**

*The City has entered into an initial 20-year lease agreement with the Department of Treasury and Finance. The Leasing accounting standard capitalises these future payments (over 20 years) into a Right-of-use asset as an addition and future liability.

Notes to the Financial Report
For the Year Ended 30 June 2023

Note 6: Assets we manage

6.1 Property, infrastructure, plant and equipment

Summary of property, infrastructure, plant and equipment

	Carrying amount 30 June 2022 $'000	Additions $'000	Contributions $'000	Revaluation $'000	Depreciation $'000	Disposals & Write Offs $'000	Transfers $'000	Carrying amount 30 June 2023 $'000
Property	631,308	151	2,666	78,242	(9,747)	(2,451)	13,882	**714,051**
Plant and equipment	89,002	5,559	467	2,401	(3,045)	(995)	16	**93,405**
Infrastructure	958,308	-	13,874	63,369	(30,708)	(4,531)	30,305	**1,030,617**
Work in progress	51,477	51,829	-	-	-	(3,208)	(44,203)	**55,895**
	1,730,095	**57,539**	**17,007**	**144,012**	**(43,500)**	**(11,185)**	**-**	**1,893,968**

Summary of Work in Progress	Opening WIP $'000	Additions $'000	Write-off $'000	Transfers $'000	Closing WIP $'000
Property	23,233	15,846	(1,937)	(13,882)	**23,260**
Plant and equipment	47	22	(17)	(16)	**36**
Infrastructure	28,197	35,961	(1,254)	(30,305)	**32,599**
Total	**51,477**	**51,829**	**(3,208)**	**(44,203)**	**55,895**

Notes to the Financial Report
For the Year Ended 30 June 2023

6.1 Property, infrastructure, plant and equipment (cont.)
(a) Property

	Land - specialised	Land - non specialised	Land under roads	Total Land	Heritage buildings	Buildings - specialised	Buildings - non specialised	Total Buildings	Total Property
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
At fair value 1 July 2022	276,945	7,142	12,523	**296,610**	172,309	318,653	9,421	**500,383**	**796,993**
Accumulated depreciation at 1 July 2022	-	-	-	**-**	(58,941)	(106,596)	(148)	**(165,685)**	**(165,685)**
	276,945	7,142	12,523	**296,610**	113,368	212,057	9,273	**334,698**	**631,308**
Movements in fair value									
Additions	151	-	-	**151**	-	-	-	**-**	**151**
Contributions	962	-	1,008	**1,970**	284	1,233	-	**1,517**	**3,487**
Revaluation	19,777	397	676	**20,850**	63,133	8,209	(321)	**71,021**	**91,871**
Disposal	-	-	-	**-**	-	(1,273)	(2,000)	**(3,273)**	**(3,273)**
Write-off	-	-	-	**-**	-	-	-	**-**	**-**
Transfers	-	-	-	**-**	-	13,882	-	**13,882**	**13,882**
	20,890	397	1,684	**22,971**	63,417	22,051	(2,321)	**83,147**	**106,118**
Movements in accumulated depreciation									
Depreciation and amortisation	-	-	-	**-**	(2,962)	(6,638)	(147)	**(9,747)**	**(9,747)**
Accumulated depreciation of disposals	-	-	-	**-**	-	763	59	**822**	**822**
Accumulated depreciation of write offs	-	-	-	**-**	-	-	-	**-**	**-**
Accumulated depreciation of contributions	-	-	-	**-**	(238)	(583)	-	**(821)**	**(821)**
Revaluation	-	-	-	**-**	(17,019)	3,279	111	**(13,629)**	**(13,629)**
	-	-	-	-	(20,219)	(3,179)	23	**(23,375)**	**(23,375)**
At fair value 30 June 2023	297,835	7,539	14,207	**319,581**	235,726	340,704	7,100	**583,530**	**903,111**
Accumulated depreciation at 30 June 2023	-	-	-	**-**	(79,160)	(109,775)	(125)	**(189,060)**	**(189,060)**
Carrying amount	**297,835**	**7,539**	**14,207**	**319,581**	**156,566**	**230,929**	**6,975**	**394,470**	**714,051**

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6.1 Property, infrastructure, plant and equipment (cont.)
(b) Plant and Equipment

	Plant and equipment $'000	Office equipment, furniture and fittings $'000	Artworks $'000	Fountains, staues and monuments $'000	Total plant and equipment $'000
At fair value 1 July 2022	33,725	10,061	59,795	13,984	**117,565**
Accumulated depreciation at 1 July 2022	(15,923)	(8,449)	-	(4,191)	**(28,563)**
	17,802	1,612	59,795	9,793	**89,002**
Movements in fair value					
Additions	5,479	80	-	-	**5,559**
Contributions	-	-	467	-	**467**
Revaluation	-	-	2,401	-	**2,401**
Disposal	(3,636)	-	-	-	**(3,636)**
Write-off	-	-	-	-	**-**
Transfers	-	-	-	16	**16**
	1,843	80	2,868	16	**4,807**
Movements in accumulated depreciation					
Depreciation and amortisation	(2,603)	(298)	-	(144)	**(3,045)**
Accumulated depreciation of disposals	2,641	-	-	-	**2,641**
Accumulated depreciation of contributions	-	-	-	-	**-**
Revaluation	-	-	-	-	**-**
	38	(298)	-	(144)	**(404)**
At fair value 30 June 2023	35,568	10,141	62,663	14,000	**122,372**
Accumulated depreciation at 30 June 2023	(15,885)	(8,747)	-	(4,335)	**(28,967)**
Carrying amount	**19,683**	**1,394**	**62,663**	**9,665**	**93,405**

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6.1 Property, infrastructure, plant and equipment (cont.)
(c) Infrastructure

	Sealed roads	Unsealed roads	Bridges	Pathways	Drainage	Land improvements	Public furniture and fittings	Landfill	Total Infrastructure
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
At fair value 1 July 2022	709,338	58,914	77,072	152,738	404,570	92,468	50,142	4,807	**1,550,049**
Accumulated depreciation at 1 July 2022	(289,143)	(18,619)	(30,382)	(55,839)	(125,759)	(42,929)	(24,863)	(4,207)	**(591,741)**
	420,195	40,295	46,690	96,899	278,811	49,539	25,279	600	**958,308**
Movements in fair value									
Additions	-	-	-	-	-	-	-	-	**-**
Contributions	5,939	-	-	2,794	5,332	-	-	-	**14,065**
Revaluation	36,921	1,963	3,155	3,412	26,550	-	-	-	**72,001**
Disposal	(6,892)	(2,940)	(64)	(461)	(625)	(514)	(1,240)	-	**(12,736)**
Write-off	-	-	-	-	-	-	-	-	**-**
Transfers	12,702	3,209	64	3,993	3,709	5,401	1,227	-	**30,305**
	48,670	2,232	3,155	9,738	34,966	4,887	(13)	-	**103,635**
Movements in accumulated depreciation									
Depreciation and amortisation	(13,536)	(2,476)	(771)	(3,719)	(3,911)	(3,540)	(2,355)	(400)	**(30,708)**
Accumulated depreciation of disposals	4,679	1,507	58	266	371	232	1,092	-	**8,205**
Accumulated depreciation of contributions	(4)	-	-	(28)	(159)	-	-	-	**(191)**
Revaluation	(730)	2,567	(825)	2,827	(12,471)	-	-	-	**(8,632)**
	(9,591)	1,598	(1,538)	(654)	(16,170)	(3,308)	(1,263)	(400)	**(31,326)**
At fair value 30 June 2023	758,008	61,146	80,227	162,476	439,536	97,355	50,129	4,807	**1,653,684**
Accumulated depreciation at 30 June 2023	(298,734)	(17,021)	(31,920)	(56,493)	(141,929)	(46,237)	(26,126)	(4,607)	**(623,067)**
Carrying amount	**459,274**	**44,125**	**48,307**	**105,983**	**297,607**	**51,118**	**24,003**	**200**	**1,030,617**

Notes to the Financial Report
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6.1 Property, infrastructure, plant and equipment (cont.)

Acquisition

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date.

Where assets are constructed by the City, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with City's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

Asset recognition thresholds and depreciation periods	Depreciation Period	Threshold Limit $'000
Land and Buildings		
land	n/a	-
buildings	20-150 years	10-20
Plant and Equipment		
plant and equipment	2-25 years	2
office equipment, furniture and fittings	2-25 years	2
artwork	n/a	-
fountains, statues and monuments	80-100 years	5
Infrastructure		
sealed roads	15-100 years	10
unsealed roads	15-100 years	10
pathways	25-50 years	5
bridges	100 years	10
drainage	100-200 years	5-20
public furniture and fittings	15-40 years	2-5
land improvements	20-80 years	5
landfill	6-10 years	-
Intangible assets		
landfill airspace	6-10 years	-

Land under roads

The City recognises land under roads it controls at fair value.

Depreciation and amortisation

Buildings, land improvements, plant and equipment, infrastructure, and other assets having limited useful lives are systematically depreciated over their useful lives to the City in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component. Road earthworks are not depreciated on the basis that they are assessed as not having a limited useful life.

Straight line depreciation is charged based on the residual useful life as determined each year.

Depreciation periods used are listed above and are consistent with the prior year unless otherwise stated.

Repairs and maintenance

Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

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6.1 Property, infrastructure, plant and equipment (cont.)

Valuation of land and buildings

Valuation of land and buildings were undertaken by a qualified independent valuer William Wright, Opteon Property Group Pty Ltd Member No: 80899 at 30 June 2023. The valuation of land and buildings is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Specialised land is valued at fair value using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Any significant movements in the unobservable inputs for land and land under roads will have a significant impact on the fair value of these assets.

The date and type of the current valuation is detailed in the following table.

Details of the City's land and buildings and information about the fair value hierarchy as at 30 June 2023 are as follows:

	Level 1	Level 2	Level 3	Date of Valuation	Type of Valuation
Land	-	7,539	-	Jun-23	full
Specialised land	-	-	297,835	Jun-23	full
Land under roads	-	-	14,207	Jun-23	full
Buildings	-	6,975	-	Jun-23	full
Buildings - specialised	-	-	230,929	Jun-23	full
Buildings - heritage	-	-	156,566	Jun-23	full
Total	**-**	**14,514**	**699,537**		

Valuation of infrastructure

Valuation of Infrastructure assets and specialised buildings has been determined in accordance with contemporary asset management standards and are independently verified. The valuation process is managed by Mr. Ian McLauchlan, Manager Engineering (Certified Practicing Engineer) and Mr. Paul Nicholson, Coordinator GIS and Asset Information utilising internal professional engineering and technical resources. The valuation process for sealed roads, unsealed roads, pathways, bridges and drainage is performed annually with a third of each asset class inspected and valued. The valuation of land improvements and public furniture and fittings asset classes are completed on a three year cycle.

The date and type of the current valuation is detailed in the following table.

The valuation is at fair value based on current replacement cost less accumulated depreciation as at the date of valuation.

Details of the City's infrastructure and information about the fair value hierarchy as at 30 June 2023 are as follows:

	Level 1	Level 2	Level 3	Date of Valuation	Type of Valuation
Sealed roads	-	-	459,274	Jun-23	full
Unsealed roads	-	-	44,125	Jun-23	full
Pathways	-	-	105,983	Jun-23	full
Bridges	-	-	48,307	Jun-23	full
Drainage	-	-	297,607	Jun-23	full
Public furniture and fittings	-	-	24,003	Jun-22	full
Land improvements	-	-	24,003	Jun-22	full
Landfill	-	-	200	N/A	
Total	**-**	**-**	**1,003,502**		

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6.1 Property, infrastructure, plant and equipment (cont.)
Description of significant unobservable inputs into level 3 valuations

Specialised land and land under roads is valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 10% and 95%. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between $1 and $1,557 per square metre.

Specialised buildings are valued using a current replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs are calculated on a square metre basis and ranges from $305 to $10,620 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 1 years to 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

Infrastructure assets are valued based on the current replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 1 year to 200 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

	2023	2022
Reconciliation of specialised land	**$'000**	**$'000**
Land under roads	14,207	12,523
Land	297,835	276,945
Total specialised land	**312,042**	**289,468**

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6.2 Investments in associates	2023 $'000	2022 $'000
(a) Investments in associates		
North Central Goldfields Regional Library Corporation (NCGRLC)	3,749	3,735

North Central Goldfields Regional Library Corporation (NCGRLC)
Background
The City is a member of the North Central Goldfields Regional Library Corporation. The City has a 60.98% share of the net assets (61.01% 2022). At 30 June 2023 the City's equity in the Corporation was $3,749,351 (30 June 2022 $3,734,702).

Fair value of the City's investment in NCGRLC	**3,749**	**3,735**
The City's share of accumulated surplus/(deficit)		
The City's share of accumulated surplus(deficit) at start of year	3,047	2,875
Reported surplus(deficit) for year	17	183
Transfers (to) from reserves	(22)	(1)
Distributions for the year	(1)	(10)
The City's share of accumulated surplus(deficit) at end of year	**3,041**	**3,047**
The City's share of reserves		
The City's share of reserves at start of year	686	678
Share of equity adjustment	-	(2)
Transfers (to) from reserves	22	10
The City's share of reserves at end of year	**708**	**686**
Movement in carrying value of specific investment		
Carrying value of investment at start of year	3,735	3,555
Share of surplus(deficit) for year	17	183
Share of equity adjustment	(3)	(3)
Carrying value of investment at end of year	**3,749**	**3,735**
The City's share of expenditure commitments		
Operating commitments	148	356
Capital commitments	-	-
The City's share of expenditure commitments	**148**	**356**

Associates are all entities over which the City has significant influence but not control or joint control. Investments in associates are accounted for using the equity method of accounting, after initially being recognised at cost.

Community Asset Committee
All entities controlled by the City that have material revenues, expenses, assets or liabilities, such as community asset committees, have been included in this financial report. Any transactions between these entities and the City have been eliminated in full.

Notes to the Financial Report
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Note 7: People and relationships

7.1 Council and key management remuneration

(a) Related Parties

Parent entity

Greater Bendigo City Council is the parent entity.

Subsidiaries and Associates

Interests in subsidiaries and associates are detailed in Note 6.2.

(b) Key Management Personnel

Key management personnel (KMP) are those people with the authority and responsibility for planning, directing and controlling the activities of Greater Bendigo City Council. The Councillors, Chief Executive Officer and Executive Directors are deemed KMP.

Details of KMP at any time during the year are:

Councillors	Andrea Metcalf - Mayor
	Jennifer Alden - Councillor (01/07/2022 to 07/11/2022) and Deputy Mayor (08/11/2022 to 30/06/2023)
	Matthew Evans - Deputy Mayor (01/07/2022 to 07/11/2022) and Councillor (08/11/2022 to 30/06/2023)
	Margaret O'Rourke
	Rod Fyffe OAM
	Gregory Penna
	Vaughan Williams
	Julie Sloan
	David Fagg
Executive	Craig Niemann - Chief Executive Officer
	Andrew Cooney - Director Commonwealth Games
	Jessica Clarke-Hong - Director Corporate Performance (01/07/2022 to 05/03/2023)
	Jessica Howard - Director Corporate Performance (06/03/2023 to 30/06/2023)
	Stacy Williams - Director Healthy Communities and Environments
	Brian Westley - Director Presentation and Assets
	Steve Hamilton - Director Strategy and Growth

	2023 No.	2022 No.
Total Number of Councillors	9	9
Total of Chief Executive Officer and other Key Management Personnel	7	5
Total Number of Key Management Personnel	**16**	**14**

(c) Remuneration of Key Management Personnel

Remuneration comprises employee benefits including all forms of consideration paid, payable or provided by the City, or on behalf of the City, in exchange for services rendered. Remuneration of Key Management Personnel and Other senior staff is disclosed in the following categories.

Short-term employee benefits include amounts such as wages, salaries, annual leave or sick leave that are usually paid or payable on a regular basis, as well as non-monetary benefits such as allowances and free or subsidised goods or services.
Other long-term employee benefits include long service leave, other long service benefits or deferred compensation.
Post-employment benefits include pensions, and other retirement benefits paid or payable on a discrete basis when employment has ceased.
Termination benefits include termination of employment payments, such as severance packages.

The below remuneration values are calculated on an accrual basis. Annual leave and long service leave utilised during the year will impact the values reported. These values will not always represent the annualised current value of the employment contract with the City.

	2023 $'000	2022 $'000
Total remuneration of key management personnel was as follows:		
Short-term employee benefits	2,074	1,658
Other long-term employee benefits	69	48
Post-employment benefits	201	157
Total	**2,344**	**1,863**

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7.1 Council and key management remuneration (cont.)

The numbers of key management personnel whose total remuneration from the City and any related entities, fall within the following bands:

	2023 No.	2022 No.
$30,000 - $39,999	2	6
$40,000 - $49,999	5	1
$50,000 - $59,999	1	-
$60,000 - $69,999	-	1
$80,000 - $89,999	1	1
$120,000 - $129,999	1	-
$230,000 - $239,999	-	1
$240,000 - $249,999	1	-
$250,000 - $259,999	1	-
$270,000 - $279,999	1	2
$280,000 - $289,999	1	1
$290,000 - $299,999	1	-
$370,000 - $379,999	-	1
$440,000 - $449,999	1	-
	16	**14**

(d) Remuneration of other senior staff

Other senior staff are officers of the City, other than Key Management Personnel, whose total remuneration exceeds $160,000 and who report directly to a member of the KMP. *

	2023 $'000	2022 $'000
Total remuneration of other senior staff was as follows:		
Short-term employee benefits	3,228	2,774
Other long-term employee benefits	107	85
Post-employment benefits	335	273
Termination benefits	-	-
Total	**3,670**	**3,132**

The number of other senior staff are shown below in their relevant income bands:

Income Range:	2023 No.	2022 No.
$160,000 - $169,999	8	8
$170,000 - $179,999	8	11
$180,000 - $189,999	4	1
$190,000 - $199,999	1	-
$200,000 - $209,999	-	1
	21	**21**

	$'000	$'000
Total remuneration for the reporting year for other senior staff included above, amounted to:	3,670	3,132

* Due to a definitional change the comparative figures in this note may not align with the previous year's annual report, which included disclosure of senior officers as defined in the *Local Government Act 1989* .

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7.2 Related party disclosure	2023 $'000	2022 $'000
(a) Transactions with related parties		
During the period the City entered into the following transactions with related parties.		
Income		
Financial services provided to NCGRLC	79	79
Rent and outgoings received from NCGRLC for the Bendigo Library headquarters	48	37
	127	**116**
Expenses		
Contribution to NCGRLC	3,298	3,237
Reimbursement for running the Bendigo Regional Archive Centre (BRAC), paid to NCGRLC	92	91
Grants paid to NCGRLC	93	70
Contributions for various initiatives, paid to NCGRLC	-	16
	3,483	**3,414**

The North Central Goldfields Regional Library Corporation operate library services from a number of Council owned buildings free of charge. The buildings that the City do not charge any rent for are located at Heathcote, Eaglehawk and Kangaroo Flat.

(b) Outstanding balances with related parties

There were no material balances outstanding at the end of the reporting period in relation to transactions with related parties.

(c) Loans to/from related parties

There are no loans in existence at balance date which have been made, guaranteed or secured by the City to a related party.

(d) Commitments to/from related parties

The aggregate amount of commitments in existence at balance date that have been made, guaranteed or secured by the City to a related party are as follows:

The City had an agreement with the North Central Goldfields Regional Library Corporation to provide accounting and financial services to 30 June 2023 for which a fee is paid. The agreement had an option to extend for a year, this extension has been executed. The agreement will expire at 30 June 2024 with an additional option to extend for a year. The City also has a 10 year lease agreement for buildings with the Corporation which commenced on 1 July 2015, for which rental is charged.

Notes to the Financial Report
For the Year Ended 30 June 2023

Note 8: Managing uncertainties

8.1 Contingent assets and liabilities

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed and if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable, respectively.

(a) Contingent assets

Construction of infrastructure assets by developers in the course of creating new subdivisions results in the infrastructure assets being vested in the City when the City issues a statement of compliance. These assets are bought to account as revenue and capitalised.

At reporting date, developers had commenced construction of assets that will eventually be transferred to the City contingent upon the City issuing a statement of compliance.

Contingent assets are possible assets that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the City.

(b) Contingent liabilities

Contingent liabilities are:
- possible obligations that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the City; or
- present obligations that arise from past events but are not recognised because:
- it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or
- the amount of the obligation cannot be measured with sufficient reliability.

Superannuation

The City has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined below. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists.

Landfill

The City has confirmed the presence of ten past and one current landfill sites that may require some form of rehabilitation or remediation works. White Hills, Wolstencroft and part of the Eaglehawk Landfill sites have had rehabilitation works completed over the past 3 years with a rehabilitation plan currently being developed for the remainder of the Eaglehawk site once it reaches capacity. This has allowed the City to include an accurate provision within the financial statements at the 30 June 2023. The remainder of the former landfill sites that have been identified are considered a low risk and the level of rehabilitation works required, if any, is unknown.

Liability Mutual Insurance

The City is a participant of the MAV Liability Mutual Insurance (LMI) Scheme. The LMI scheme provides public liability and professional indemnity insurance cover. The LMI scheme states that each participant will remain liable to make further contributions to the scheme in respect of any insurance year in which it was a participant to the extent of its participant's share of any shortfall in the provision set aside in respect of that insurance year, and such liability will continue whether or not the participant remains a participant in future insurance years.

Notes to the Financial Report
For the Year Ended 30 June 2023

8.1 Contingent assets and liabilities (cont.)

(c) Guarantees for loans to other entities

The amount disclosed for financial guarantee in this note is the nominal amount of the underlying loan that is guaranteed by the City, not the fair value of the financial guarantee. The City maintains representation on Bendigo Stadium Ltd board and finance committee as part of arrangements related to the loan guarantee provided. In August of 2020 Councillors agreed to support additional guarantee arrangements for refinancing of a loan at Bendigo Stadium Ltd up to the value of $13M.

Financial guarantee contracts are not recognised as a liability in the balance sheet unless the lender has exercised their right to call on the guarantee or City has other reasons to believe that it is probable that the right will be exercised.

Name of Organisation	Current Loan Guarantee Exposure	Financial Institution	Date Approved by Council	Guarantee Expires
Bendigo Stadium Ltd	$11,965,941	Bendigo Bank	4/05/2016	1/05/2027

8.2 Change in accounting standards

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2023 reporting period. The City assesses the impact of these new standards. As at 30 June 2023 there were no new accounting standards or interpretations issued by the AASB which are applicable for the year ending 30 June 2024 that are expected to impact the City.

8.3 Financial instruments

(a) Objectives and policies

The City's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank borrowings. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the notes of the financial statements. Risk management is carried out by senior management under policies approved by the City. These policies include identification and analysis of the risk exposure to the City and appropriate procedures, controls and risk minimisation. Details are reviewed by the City's Audit & Risk Committee.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of the City financial instruments will fluctuate because of changes in market prices. The City's exposure to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. The City's interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes the City to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The City has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 2020* . Council manages interest rate risk by adopting an investment policy that ensures:

- diversification of investment product;
- monitoring of return on investment; and
- benchmarking of returns and comparison with budget.

There has been no significant change in the City's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on the City's year end result.

Notes to the Financial Report
For the Year Ended 30 June 2023

8.3 Financial instruments (cont.)
(c) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause the City to make a financial loss. The City have exposure to credit risk on some financial assets included in the balance sheet. Particularly significant areas of credit risk exist in relation to outstanding fees and fines as well as loans and receivables from sporting clubs and associations. To help manage this risk:

- The City have a policy for establishing credit limits for the entities council deal with;
- The City may require collateral where appropriate; and
- The City only invest surplus funds with financial institutions which have a recognised credit rating specified in the City's investment policy.

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with the City's financial assets is minimal because the main debtor is secured by a charge over the rateable property.

There are no material financial assets which are individually determined to be impaired.

The City may also be subject to credit risk for transactions which are not included in the balance sheet, such as when the City provides a guarantee for another party. Details of our contingent liabilities are disclosed in Note 8.1(b).

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any provisions for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. The City does not hold any collateral.

(d) Liquidity risk

Liquidity risk includes the risk that, as a result of the City's operational liquidity requirements it will not have sufficient funds to settle a transaction when required or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To help reduce these risks the City:
- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The City's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the balance sheet and the amounts related to financial guarantees disclosed in Note 8.1(c), and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in the City's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at Note 5.4.

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

(e) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, the City believes the following movements are 'reasonably possible' over the next 12 months:
- A parallel shift of +1% and -1% in market interest rates (AUD) from average year end interest rates on term deposits of 5.5%.

These movements will not have a material impact on the valuation of the City's financial assets and liabilities, nor will they have a material impact on the results of the City's operations.

Notes to the Financial Report
For the Year Ended 30 June 2023

8.4 Fair value measurement

Fair value hierarchy

The City's financial assets and liabilities are not valued in accordance with the fair value hierarchy , the City's financial assets and liabilities are measured at amortised cost.

The City measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 Fair value measurement, aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, the City has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, the City determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. (For plant and equipment carrying amount is considered to approximate fair value given short useful lives). At balance date, the City reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, the City undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 1 to 5 years. The valuation is performed either by experienced council officers or independent experts. The following table sets out the frequency of revaluations by asset class.

Notes to the Financial Report
For the Year Ended 30 June 2023

8.4 Fair value measurement (cont.)

Asset class	Revaluation frequency
Land and Buildings	
Land	2 years
Specialised land	2 years
Land under roads	1 year
Buildings	2 years
Buildings - specialsed	2 years
Buildings - heritage	2 years
Plant and Equipment	
Plant and equipment	N/A
Office equipment, furniture and fittings	N/A
Artworks	3 years
Fountains, statues and monuments	5 years
Infrastructure	
Sealed roads	1 year
Unsealed roads	1 year
Bridges	1 year
Pathways	1 year
Drainage	1 year
Land improvements	3 years
Public furniture and fittings	3 years
Intangible Assets	
Landfill	N/A

Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation reserve for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Impairment of assets
At each reporting date, the City reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

8.5 Events occurring after balance date
In July 2023 the State Government announced that the Commonwealth Games would no longer be hosted in regional Victoria in 2026. There are no material impacts on the City's financial statements from this change of policy.

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Note 9: Other matters

9.1 Reserves (a) Asset revaluation reserves	Balance at beginning of reporting period $'000	Increment (decrement) $'000	Balance at end of reporting period $'000
2023			
Property			
Land	208,844	20,850	229,694
Buildings	154,797	57,392	212,189
Plant and equipment	1,541	-	1,541
Library resources	820	-	820
Artwork	48,582	2,401	50,983
	414,584	**80,643**	**495,227**
Infrastructure			
Roads, bridges and pathways	382,671	49,290	431,961
Drainage	76,535	14,079	90,614
Public furniture and fittings, statues and monuments	13,490	-	13,490
Land improvements	31,435	-	31,435
	504,131	**63,369**	**567,500**
Total asset revaluation reserves	**918,715**	**144,012**	**1,062,727**
2022			
Property			
Land	208,844	-	208,844
Buildings	154,797	-	154,797
Plant and equipment	1,541	-	1,541
Library resources	820	-	820
Artwork	48,582	-	48,582
	414,584	**-**	**414,584**
Infrastructure			
Roads, bridges and pathways	384,221	(1,550)	382,671
Drainage	70,309	6,226	76,535
Public furniture and fittings, statues and monuments	9,399	4,091	13,490
Land improvements	18,189	13,246	31,435
	482,118	**22,013**	**504,131**
Total asset revaluation reserves	**896,702**	**22,013**	**918,715**

The asset revaluation reserve is used to record the increased (net) value of the City's assets over time.

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9.1 Reserves (cont.)

	Balance at beginning of reporting period $'000	Transfer from accumulated surplus $'000	Transfer to accumulated surplus $'000	Balance at end of reporting period $'000
(b) Other reserves				
2023				
Open Space	5,853	759	(331)	6,281
Development Contributions	4,452	390	(143)	4,699
Tree Amenity	110	45	-	155
Native Vegetation	119	17	-	136
Waste Management	2,466	2,134	(835)	3,765
Land and Buildings	5,651	-	(5,188)	463
Car Parking	832	-	-	832
Defined Benefits	2,000	-	-	2,000
Unexpended Grants and Donations	17,334	21,592	(17,168)	21,758
Total Other reserves	**38,817**	**24,937**	**(23,665)**	**40,089**
2022				
Open Space	5,216	815	(178)	5,853
Development Contributions	4,285	448	(281)	4,452
Tree Amenity	48	62	-	110
Native Vegetation	95	24	-	119
Waste Management	5,761	2,507	(5,802)	2,466
Land and Buildings	5,657	-	(6)	5,651
Car Parking	511	342	(21)	832
Defined Benefits	2,000	-	-	2,000
Unexpended Grants and Donations	9,529	17,062	(9,257)	17,334
Total Other reserves	**33,102**	**21,260**	**(15,545)**	**38,817**

Open Space
Statutory developer contribution funds to be used for future recreation facility additions or improvements.

Development Contributions
Statutory developer contribution funds for future drainage, road, fencing and tree planting.

Tree Amenity
This reserve was established to set aside revenue received from the replacement of trees, whilst taking into account the removal of trees.

Native Vegetation
This reserve was established to recognise the cost savings by utilising Council owned native vegetation offsets to deliver council projects. These cost savings are held in a reserve to contribute to future expenditure associated with maintaining and establishing future native vegetation offset credits.

Waste Management
This reserve was established to make some provision for a replacement waste treatment facility when the Eaglehawk Landfill is exhausted and to contribute to rehabilitation requirements for closed landfill sites.

Land and Buildings
The purpose of this reserve is to provide funds for future strategic purchases of land and building assets within the municipality.

Notes to the Financial Report
For the Year Ended 30 June 2023

9.1 Reserves (cont.)

Car Parking

This reserve was established to make provision for future car parking solutions in the city centre.

Defined Benefits

This reserve is used to assist with the funding of any call that may be made on the City as a result of shortfall in the Local Authorities Superannuation Fund Defined Benefits Plan.

Unexpended Grants and Donations

This reserve is used to set aside grant and donation monies in relation to specific projects received in one financial year that will not be expended until a later financial year. Funds in this account are predominantly not discretionary.

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9.2 Reconciliation of cash flows from operating activities to surplus/(deficit)	2023 $'000	2022 $'000
Surplus/(deficit) for the year	31,195	35,179
Depreciation / amortisation	48,043	45,489
Profit/(loss) on disposal of property, infrastructure, plant and equipment	9,712	5,677
Contributions - Non-monetary assets	(17,007)	(9,676)
Share of net (profits) / losses of associates accounted for using the equity method	(14)	(180)
Borrowing and finance costs	1,335	1,623
Change in assets and liabilities:		
(Increase)/decrease in trade and other receivables	81	681
(Increase)/decrease in other assets	651	(1,901)
Increase/(decrease) in trade and other payables	(7,562)	1,838
(Decrease)/increase in unearned income /revenue	(2,268)	(1,239)
(Decrease)/increase in trust funds and deposits	56	346
(Increase)/decrease in inventories	45	(69)
(Decrease)/increase in provisions	1,172	(3,667)
Net cash provided by/(used in) operating activities	**65,439**	**74,101**

9.3 Superannuation
The City makes the majority of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. Obligations for contributions to the Fund are recognised as an expense in the Comprehensive Income Statement when they are made or due.

Accumulation
The Fund's accumulation category, Vision MySuper/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2023, this was 10.5% as required under Superannuation Guarantee (SG) legislation (2022: 10.0%)).

Defined Benefit
The City does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.

There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of The City in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Fund Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119.

Notes to the Financial Report
For the Year Ended 30 June 2023

9.3 Superannuation (cont.)

Funding arrangements

The City makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary.

A triennial actuarial investigation is currently underway for the Defined Benefit category which is expected to be completed by 31 December 2023. The City was notified of the 30 June 2023 VBI during August 2023 (2022: August 2022). The financial assumptions used to calculate the 30 June 2023 VBI were:

Net investment returns	5.70% pa
Salary information	3.50% pa
Price inflation (CPI)	2.80% pa

As at 30 June 2022, an interim actuarial investigation was held as the Fund provides lifetime pensions in the Defined Benefit category. The vested benefit index (VBI) of the Defined Benefit category of which the City is a contributing employer was 102.2%. The financial assumptions used to calculate the VBI were:

Net investment returns 5.5% pa
Salary information 2.5% pa to 30 June 2023, and 3.5% pa thereafter
Price inflation (CPI) 3.0% pa

The City was notified of the 30 June 2022 VBI during August 2022 (2021: August 2021).

Vision Super has advised that the estimated VBI at June 2023 was 104.1%.

The VBI is used as the primary funding indicator. Because the VBI was above 100%, the 30 June 2022 actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

Employer contributions

(a) Regular contributions

On the basis of the results of the 2022 interim actuarial investigation conducted by the Fund Actuary, the City makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2023, this rate was 10.5% of members' salaries (10.0% in 2021/22). This rate is expected to increase in line with any increases in the SG contribution rate and was reviewed as part of the 30 June 2022 interim valuation.

In addition, the City reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

(b) Funding calls

If the Defined Benefit category is in an unsatisfactory financial position at an actuarial investigation or the Defined Benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the Defined Benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 97%.

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including the City) are required to make an employer contribution to cover the shortfall.

Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up.

If there is a surplus in the Fund, the surplus cannot be returned to the participating employers.

In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's successor.

Greater Bendigo City Council
2022/2023 Financial Report

Notes to the Financial Report
For the Year Ended 30 June 2023

9.3 Superannuation (cont.)

The 2022 interim actuarial investigation surplus amounts

An actuarial investigation is conducted annually for the Defined Benefit category of which the City is a contributing employer. Generally, a full actuarial investigation is conducted every three years and interim actuarial investigations are conducted for each intervening year. An interim investigation was conducted as at 30 June 2022 and the last full investigation was conducted as at 30 June 2020.

The Fund's actuarial investigation identified the following for the Defined Benefit category of which the City is a contributing employer:

	2022 (Interim) $m	2021 (Interim) $m
- A VBI Surplus	44.6	214.7
- A total service liability surplus	105.8	270.3
- A discounted accrued benefits surplus	111.9	285.2

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2022.

The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2022.

The discounted accrued benefits surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of benefits payable in the future but accrued in respect of service to 30 June 2022.

The 2023 triennial actuarial investigation

A triennial actuarial investigation is being conducted for the Fund's position as at 30 June 2023. It is anticipated that this actuarial investigation will be completed by 31 December 2023. The financial assumptions for the purposes of this investigation are:

	2023 Triennial investigation	2020 Triennial investigation
Net Investment return	5.70% pa	5.60% pa
Salary Inflation	3.50% pa	2.50% pa for the first two years and 2.75% pa thereafter
Price Inflation	2.80% pa	2.00% pa

Superannuation contributions

Contributions by the City (excluding any unfunded liability payments) to the above superannuation plans for the financial year ended 30 June 2023 are detailed below:

Scheme	Type of Scheme	Rate	2023 $'000	2022 $'000
Vision super	Defined benefits	10.5% (2022:10.0%)	293	331
Vision super	Accumulation	10.5% (2022:10.0%)	3,465	3,594

There were no contributions outstanding and no loans issued from or to the above schemes at 30 June 2023. The expected contributions to be paid to the defined benefit category of vision super for the year ending 30 June 2024 is $418,163.

Note 10: Change in accounting policy

There have been no material changes to accounting policies in the 2022-23 year impacting on the financial statements.

PERFORMANCE STATEMENTS 2022/2023

Greater Bendigo City Council Annual Performance Statements
for the year ended 30 June 2023.

Greater Bendigo City Council
2022/2023 Performance Statement

Description of Municipality

The City of Greater Bendigo is located in the geographic centre of Victoria about 90 minute drive north of Melbourne. Greater Bendigo has an estimated population of 122,551 at 30 June 2023 and covers approximately 3,000 square kilometres of the central Victorian landscape, including smaller towns and villages such as Heathcote, Axedale, Huntly, Marong, Elmore, Goornong, Neilborough, Sebastian, Woodvale, Raywood, Mia Mia and Redesdale.

The resident population of Greater Bendigo at 30 June 2023 was estimated at 122,551, which represents an annual growth rate of 1.1% or 1,330 people since 30 June 2022.

The service age structure of Greater Bendigo shows different populations at their different life stages. Looking at age structure this way can better inform the level of demand on specific age based services as well as specific housing needs. At the 2021 Census the age structure shows that overall 18.7% of the population was aged between 0 and 15 and 19.9% of residents were over the age of 65.

Additional demographic information is contained earlier in the annual report.

Greater Bendigo City Council
2022/2023 Performance Statement

Sustainable Capacity Indicators					
Indicator/measure	Results 2020	Results 2021	Results 2022	Results 2023	Material Variations
Population					
Expenses per head of municipal population [Total expenses / Municipal population]	$1,638	$1,588	$1,732	$1,862	
Infrastructure per head of municipal population [Value of infrastructure / Municipal population]	$11,525	$11,970	$11,810	$12,847	
Population density per length of road [Municipal population / Kilometres of local roads]	37.65	38.19	38.61	38.83	
Own-source revenue *Own-source revenue per head of municipal population* *[Own-source revenue / Municipal population]*	$1,302	$1,184	$1,421	$1,465	The City's user fees (a key own source revenue) were lower in 2020/2021 due to the pandemic. User fees have returned to pre-pandemic levels.
Recurrent grants *Recurrent grants per head of municipal population* *[Recurrent grants / Municipal population]*	$232	$226	$290	$302	
Disadvantage *Relative Socio-Economic Disadvantage* [Index of Relative Socio-Economic Disadvantage by decile]	4	4	4	4	
Workforce turnover *Percentage of staff turnover* [Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year x100]	8.5%	10.9%	14.3%	23.9%	The City exited Home Support Services in 2022/2023 resulting in an increase in staff turnover for related resignations and redundancies.

Definitions
"adjusted underlying revenue" means total income other than:
(a) non-recurrent grants used to fund capital expenditure; and
(b) non-monetary asset contributions; and
(c) contributions to fund capital expenditure from sources other than those referred to above
“infrastructure” means non-current property, plant and equipment excluding land
"local road" means a sealed or unsealed road for which the council is the responsible road authority under the Road Management Act 2004
"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)
"relative socio-economic disadvantage", in relation to a municipality, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipality is located according to the Index of Relative Socio-Economic Disadvantage

Greater Bendigo City Council
2022/2023 Performance Statement

Service Performance Indicators					
Service/*indicator*/*measure*	**Results 2020**	**Results 2021**	**Results 2022**	**Results 2023**	**Material Variations**
Aquatic Facilities ***Utilisation*** *Utilisation of aquatic facilities* [Number of visits to aquatic facilities / Municipal population]	4.26	2.92	4.16	5.17	The increase in utilisation of aquatic facilities is attributed to this being the first summer that all pools were open since the end of COVID-19 lockdowns.
Animal Management ***Health and safety*** *Animal management prosecutions* [Number of successful animal management prosecutions / Number of animal management prosecutions]	100%	100%	100%	100%	
Food Safety ***Health and safety*** *Critical and major non-compliance outcome notifications* [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100	85.19%	71.23%	63.44%	98.10%	New internal work priorities meant follow up of non-compliance outcomes in this period received a more intensive focus.
Governance ***Satisfaction*** *Satisfaction with council decisions* [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	53	54	53	54	
Libraries ***Participation*** *Active library borrowers in municipality* [Number of active library borrowers in the last three years / The sum of the population for the last three years] x100	12.47%	10.34%	8.81%	8.35%	

Greater Bendigo City Council
2022/2023 Performance Statement

Service Performance Indicators (cont.)					
Service/*indicator*/*measure*	Results 2020	Results 2021	Results 2022	Results 2023	Material Variations
Maternal and Child Health (MCH) ***Participation*** *Participation in the MCH service* [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	78.02%	77.34%	75.93%	76.51%	
Participation *Participation in the MCH service by Aboriginal children* [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	82.97%	72.20%	69.88%	71.29%	
Roads ***Satisfaction*** *Satisfaction with sealed local roads* [Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]	60	61	54	53	
Statutory Planning ***Decision making*** *Council planning decisions upheld at VCAT* [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning	75.00%	87.50%	73.33%	61.11%	The number of planning decision upheld at VCAT remains consistent with previous years but due to the low numbers, the percentage fluctuates each year.
Waste Collection ***Waste diversion*** *Kerbside collection waste diverted from landfill* [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	50.80%	50.19%	52.25%	52.96%	

Definitions
"active library member" means a member of a library who has borrowed from the library
"annual report" means an annual report prepared by a council under section 98 of the Act
“class 1 food premises” means food premises, within the meaning of the Food Act 1984, that have been declared as class 1 food premises under section 19C of that Act
“class 2 food premises” means food premises, within the meaning of the Food Act 1984 , that have been declared as class 2 food premises under section 19C of that Act
"critical non-compliance outcome notification" means a notification received by council under section 19N(3) or (4) of the Food Act 1984 , or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health
"local road" means a sealed or unsealed road for which the council is the responsible road authority under the Road Management Act 2004
"major non-compliance outcome notification" means a notification received by a council under section 19N(3) or (4) of the Food Act 1984, or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken
"MCH" means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age
"population" means the resident population estimated by council

Greater Bendigo City Council
2022/2023 Performance Statement

Financial Performance Indicators											
Dimension/*indicator/measure*	Results 2020	Results 2021	Results 2022	Results 2023	Forecasts 2024	2025	2026	2027	Material Variations
Efficiency									
Expenditure level									
Expenses per property assessment [Total expenses / Number of property assessments]	$3,279	$3,230	$3,413	$3,679	$3,503	$3,550	$3,615	$3,652	
Revenue level									
Average rate per property assessment [General rates and municipal charges / Number of property assessments]	$1,710	$1,794	$1,778	$1,831	$1,926	$2,024	$2,102	$2,160	
Liquidity									
Working capital									
Current assets compared to current liabilities *[Current assets / Current liabilities] x100*	185.97%	160.09%	195.68%	226.13%	123.00%	121.82%	119.32%	129.88%	Working Capital in 2022/2023 is higher due to increased cash holdings, due to capital project delivery delays and additional Federal Assistance Grants. Working Capital is projected to reduce in outer years as cash holdings reduce.
Unrestricted cash **									
Unrestricted cash compared to current liabilities [Unrestricted cash / Current liabilities] x100	73.67%	68.98%	62.08%	-41.54%**	26.82%	33.52%	28.87%	37.06%	** The prescribed calculation method excludes term deposits with an original maturity of greater than 90 days (Financial Assets) of $67M. With term deposits included in the definition of unrestricted cash, the result for 2022-23 is 104%. This amended result is a better representation of available funds than the negative ratio in the 2023 column. The forecast has been prepared on the assumption that all term deposits are unrestricted in the future.
Obligations									
Loans and borrowings									
Loans and borrowings compared to rates [Interest bearing loans and borrowings / Rate revenue] x100	34.27%	32.10%	18.75%	14.49%	16.66%	17.54%	17.05%	16.17%	The City held a loan portfolio of $20.1M as at 30 June 2023. The City's 2022/2023 Budget was prepared with an upper borrowing limit of $5.1M, which was not utilised. Borrowings have been reduced as the City continues to repay principal loan liabilities. Projections assume borrowings will be utilised in future years.
Loans and borrowings repayments compared to [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	4.89%	4.74%	12.74%	4.15%	3.44%	3.80%	3.78%	2.81%	Total principal repayments in 2021/2022 were $15.59M, largely due to the repayment of an $11M interest only loan. Borrowings are planned in future years to support the City's capital program.
Indebtedness									
Non-current liabilities compared to own source revenue [Non-current liabilities / Own source revenue] x100	36.95%	28.86%	19.81%	39.38%	40.76%	38.68%	36.67%	34.28%	Australian Accounting Standards require long term operational leases to be recognised as non-current liabilities. From 2022/2023 lease liabilities include the Galkangu office lease, which impact on this measure.

** **Unrestricted Cash** - The Local Government Performance Reporting Framework considers term deposits with an original maturing age of greater the 90 days to be considered restricted. Due to this it has resulted in a negative result for the 202/2023 financial year. The Greater Bendigo City Council consider term deposits with an original maturing date of greater than 90 days to be unrestricted for cash management purposes and is treated this way in the long term financial plan.

Financial Performance Indicators (cont.)									
Dimension/*indicator*/*measure*	Results 2020	Results 2021	Results 2022	Results 2023	Forecasts 2024	2025	2026	2027	Material Variations
Asset renewal and upgrade *Asset renewal and upgrade compared to depreciation* [Asset renewal and asset upgrade expense / Asset depreciation] x100	99.74%	67.88%	83.95%	77.03%	78.34%	81.98%	82.02%	81.25%	The City's Asset Plan provides a strategic summary about managing the City's $2.75B in fixed infrastructure. As evidenced by this measure, the gap continues to grow between available and required funding to support all these assets and their related services.
Operating position ***Adjusted underlying result*** *Adjusted underlying surplus (or deficit)* [Adjusted underlying surplus (deficit)/ Adjusted underlying revenue] x100	-5.17%	-6.84%	2.66%	-3.27%	-3.88%	-0.70%	0.37%	2.22%	The prior 2021/2022 year is higher than prior, current and projected years due to upfront grant payments. Across the 10 years modelled by the City's Financial Plan, underlying surplus is targeted to shift back towards 0%.
Stability ***Rates concentration*** *Rates compared to adjusted underlying revenue* [Rate revenue / Adjusted underlying revenue] x100	66.18%	70.84%	61.63%	62.99%	70.15%	70.65%	71.66%	72.10%	Rates represent a significant portion of our total underlying revenue. In the prior 2021/2022 year additional grant payments for covid recovery and increased user fees contributed to the lower reliance on rates revenue.
Rates effort *Rates compared to property values* [Rate revenue / Capital improved value of rateable properties in the municipality] x100	0.53%	0.53%	0.50%	0.38%	0.39%	0.41%	0.43%	0.44%	Residential valuations saw a large uplift in 2022/2023 by the Valuer General resulting in a decrease in rates compared to property values. Valuations projected to stabilise in future years.

Definitions

"adjusted underlying revenue" means total income other than:
(a) non-recurrent grants used to fund capital expenditure; and
(b) non-monetary asset contributions; and
(c) contributions to fund capital expenditure from sources other than those referred to above

"adjusted underlying surplus (or deficit)" means adjusted underlying revenue less total expenditure

"asset renewal expenditure" means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability

"current assets" has the same meaning as in the AAS

"current liabilities" has the same meaning as in the AAS

"non-current assets" means all assets other than current assets

"non-current liabilities" means all liabilities other than current liabilities

"non-recurrent grant" means a grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by a council's Strategic Resource Plan

"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants

"rate revenue" means revenue from general rates, municipal charges, service rates and service charges

"recurrent grant "means a grant other than a non-recurrent grant

"residential rates" means revenue from general rates, municipal charges, service rates and service charges levied on residential properties

"restricted cash" means cash and cash equivalents, within the meaning of the AAS, that are not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year

"unrestricted cash" means all cash and cash equivalents other than restricted cash.

Greater Bendigo City Council
2022/2023 Performance Statement

Other Information

1. Basis of Preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the Local Government Act 2020 and Local Government (Planning and Reporting) Regulations 2020.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g. Australian Bureau of Statistics).

The performance statement presents the actual results for the current year and for the prescribed financial performance indicators and measures, the results forecast by the council's strategic resource plan. The Local Government (Planning and Reporting) Regulations 2020 requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

The forecast figures included in the performance statement are projections adopted by council in the 2023/2024 budget on 22 May 2023. The projections include estimates based on key assumptions about the future that were relevant at the time of adoption and aimed at achieving sustainability over the long term. Detailed information on the actual financial results is contained in the General Purpose Financial Statements.

Greater Bendigo City Council
2022/2023 Performance Statement

Certification of the Performance Statements

In my opinion, the accompanying performance statement has been prepared in accordance with the Local Government Act 2020 and the Local Government (Planning and Reporting) Regulations 2020.

Nathan Morsillo, FCPA
Principal Accounting Officer / Chief Financial Officer
Dated : 26/09/2023
Bendigo

In our opinion, the accompanying performance statement of the (council name) for the year ended 30 June 2023 presents fairly the results of council's performance in accordance with the Local Government Act 2020 and the Local Government (Planning and Reporting) Regulations 2020.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

As at the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify this performance statement in its final form.

Andrea Metcalf
Councillor
Dated : 26/09/2023
Bendigo

Margaret O'Rourke
Councillor
Dated : 26/09/2023
Bendigo

Craig Niemann
Chief Executive Officer
Dated : 26/09/2023
Bendigo

Independent Auditor's Report

Victorian Auditor-General's Office

To the Councillors of Greater Bendigo City Council

Opinion	I have audited the accompanying performance statement of Greater Bendigo City Council (the council) which comprises the: • description of municipality for the year ended 30 June 2023 • sustainable capacity indicators for the year ended 30 June 2023 • service performance indicators for the year ended 30 June 2023 • financial performance indicators for the year ended 30 June 2023 • other information and • certification of the performance statement. In my opinion, the performance statement of Greater Bendigo City Council in respect of the year ended 30 June 2023 presents fairly, in all material respects, in accordance with the performance reporting requirements of Part 4 of the *Local Government Act 2020 and Local Government (Planning and Reporting) Regulations 2020*.
Basis for Opinion	I have conducted my audit in accordance with the *Audit Act 1994* which incorporates the Australian Standards on Assurance Engagements. I further describe my responsibilities under that Act and those standards in the *Auditor's Responsibilities for the Audit of the performance statement* section of my report. My independence is established by the *Constitution Act 1975*. My staff and I are independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the performance statement in Victoria. My staff and I have also fulfilled our other ethical responsibilities in accordance with the Code. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.
Councillors' responsibilities for the performance statement	The Councillors are responsible for the preparation and fair presentation of the performance statement in accordance with the performance reporting requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020* and for such internal control as the Councillors determines is necessary to enable the preparation and fair presentation of a performance statement that is free from material misstatement, whether due to fraud or error.

Level 31 / 35 Collins Street, Melbourne Vic 3000
T 03 8601 7000 enquiries@audit.vic.gov.au www.audit.vic.gov.au

Auditor's responsibilities for the audit of the performance statement	As required by the *Audit Act 1994*, my responsibility is to express an opinion on the performance statement based on the audit. My objectives for the audit are to obtain reasonable assurance about whether the performance statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Standards on Assurance Engagements will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the decisions of users taken on the basis of this performance statement. As part of an audit in accordance with the Australian Standards on Assurance Engagements, I exercise professional judgement and maintain professional scepticism throughout the audit. I also: • identify and assess the risks of material misstatement of the performance statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. • obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control • evaluate the overall presentation, structure and content of the performance statement, including the disclosures, and whether performance statement represents the underlying events and results in a manner that achieves fair presentation. I communicate with the Councillors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

MELBOURNE
3 October 2023

Travis Derricott
as delegate for the Auditor-General of Victoria

I NOTES

Council offices

City of Greater Bendigo office locations and service points:

Main office
189-229 Lyttleton Terrace, Bendigo
T | 1300 002 642
E | requests@bendigo.vic.gov.au
W | www.bendigo.vic.gov.au

Heathcote Service Centre
125 High Street, Heathcote
T | (03) 5433 3211

Bendigo Livestock Exchange
Wallenjoe Road, Huntly
T | (03) 5448 8111
E | livestockexchange@bendigo.vic.gov.au

Bendigo Art Gallery
42 View Street, Bendigo
T | (03) 5434 6088
E | bendigoartgallery@bendigo.vic.gov.au
W | www.bendigoartgallery.com.au

Bendigo Venues & Events
50 View Street, Bendigo
T | (03) 5434 6100
E | bendigovenuesandevents@bendigo.vic.gov.au
W | www.bendigovenuesandevents.com.au

Adam Street Depot
64 Adam Street, Golden Square

CONTACT US

City of Greater Bendigo

W www.bendigo.vic.gov.au

E requests@bendigo.vic.gov.au

P 1300 002 642

If you are deaf, or have a hearing impairment or speech impairment, contact us via the National Relay Service. Phone 133 677 then ask for 1300 002 642

A Bendigo: 189-229 Lyttleton Terrace, Bendigo

Heathcote: 125 High Street, Heathcote

M PO Box 733 Bendigo VIC 3552

CITY OF GREATER BENDIGO

15.3. Audit and Risk Committee Draft Minutes 14 September 2023

Author:	Rosemary Broad, Risk & Assurance Officer
Responsible Director:	Jessica Howard, Director Corporate Performance

Purpose

The Audit and Risk Committee (Committee) Charter requires that that the minutes of Committee meetings are provided to Council for information at the first available opportunity following each Committee meeting.

Recommended Motion

That Council:

1. Note the unconfirmed minutes of the Audit and Risk Committee meeting held on September 14, 2023; and

2. Note that the minutes will be tabled for confirmation at the next Audit and Risk Committee meeting, to be held on November 9, 2023.

MOTION

That the recommended motion be adopted.

Moved: Cr Sloan
Seconded: Cr O'Rourke

Resolution No. 2023-168

CARRIED

Executive Summary

The Committee Charter requires that that the minutes of Committee meetings are provided to Council for information at the first available opportunity following each Committee meeting.

Minutes from the Committee meeting held on September 14, 2023 are attached to this report for information.

Background

Council is committed to good governance, public transparency and accountability to the City of Greater Bendigo’s community. The Committee has been established to strengthen Council’s governance, risk management, financial management and to drive continuous improvement.

Report

The Committee Charter requires that that the minutes of Committee meetings are provided to Council for information at the first available opportunity following each Committee meeting.

The Committee Chairperson has reviewed the unconfirmed minutes of the September 14, 2023 Committee meeting and has approved their release. The unconfirmed minutes of the meeting are attached to this report.

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 1 - Lead and govern for all

Secondary Council Plan Reference(s)

Goal 1 - Accountable, financially responsible, equitable, transparent decision making

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

1. Audit and Risk Committee Draft Minutes September 14 2023 [**15.3.1** - 19 pages]

AUDIT AND RISK COMMITTEE MINUTES

1:00 pm THURSDAY SEPTEMBER 14, 2023

GALKANGU

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WELCOME

Attendance

- Jovana Obradovic-Tantra (Chair)
- Robert Stephenson
- Stephen Brown
- Mayor Cr Andrea Metcalf
- Cr Margaret O'Rourke
- Cr Julie Sloan

- Brian Westley, Acting Chief Executive Officer
- Jessica Howard, Director Corporate Performance
- Nathan Morsillo, Manager Financial Strategy
- Ryan Millard, Acting Manager Governance
- Mark Eeles, Coordinator Financial Reporting and Operations
- Rosemary Broad, Risk and Assurance Officer
- Rebecca Watkins, Risk and Assurance Administration Officer
- Ashley Fletcher, Climate Change Resilience Officer (left meeting after Agenda Item 3.6)
- Erin Nankivell, Internal Auditor, AFS and Associates Pty Ltd
- Kathie Teasdale, External Auditor, RSD Audit

Apologies

- Craig Niemann, Chief Executive Officer
- Mahesh Silva, External Auditor, RSD Audit
- Brad Ead, Internal Auditor, AFS and Associates Pty Ltd
- Jess Clarke-Hong, Manager Governance

2. DECLARATIONS OF INTEREST, CONFLICT OF INTEREST AND PECUNIARY INTEREST

Committee recommendations must be transparent and accountable, to protect the public interest, maintain the integrity of the Committee and Council and enable the public to be confident that the Committee is performing its duties properly. If a conflict of interest exists, it must be declared and managed.

Division 2 of Part 6 of the *Local Government Act 2020* applies to Independent Members, as if the member were a member of a delegated Committee. A member has a ***conflict of interest*** if they have:

1. a general conflict of interest within the meaning of section 127 of the Act
2. a material conflict of interest within the meaning of section 128 of the Act

Members of the Committee will provide declarations in accordance with statutory requirements.

At the beginning of each committee meeting, members are required to declare any conflict of interest that may apply to matters on the meeting agenda and will then be required to leave the room while those items are considered. Declared conflicts will be appropriately recorded in the minutes.

The declarations of interest outlined below will be considered standing declarations:

- Stephen Brown declared he is an employee of the Bendigo and Adelaide Bank
- Stephen Brown declared he is on the Board of Directors of Vision Super
- Robert Stephenson declared that he is currently Advocacy lead of Be Bendigo
- Cr O'Rourke declared that she is a customer of AFS and Associates Pty Ltd

3. STANDING ITEMS

3.1. Previous Minutes

Presenters: Jovana Obradovic-Tantra, Chairperson

Resolution: The minutes of the Audit and Risk Committee held on the 18 May 2023 and previously circulated be adopted with the following changes:

- Section 3.3- Should read RSD Audit
- Section 3.3- Should read “a new audit action on Policies"
- Section 3.4- Should read “the City is yet to have"

Moved: Stephen Brown
Seconded: Rob Stephenson

3.2. Finance Update

Presenters: Nathan Morsillo, Manager Financial Strategy

Resolution: That the Committee recommends the draft Financial Statements and the draft Performance Statement be presented to Council for approval with the following steps:

1. That Council:
   a. approve in principle the draft Financial Statements and the draft Performance Statement as presented; and
   b. authorise the Mayor Cr Metcalf and Cr O'Rourke or Cr Sloan (or their delegates), as the Audit and Risk Committee representatives to certify the Financial Statements and the Performance Statement in their final form on behalf of the Council of City of Greater Bendigo.

2. The Principal Accounting Officer (Manager Financial Strategy) be authorised to make any non-material changes to the Financial Statements and the Performance Statement that may arise because of the audit.

3. The Chair of the Audit and Risk Committee be notified of any material changes proposed to be made to any of the Statements so that it may be decided whether the Audit and Risk Committee needs to meet further to consider such proposed changes prior to two Councillors signing off the Statements.

4. A copy of the Statements in their final form be forwarded to the members of the Audit and Risk Committee

Moved: Rob Stephenson
Seconded: Stephen Brown

Feedback/questions:

- Noted that the figures presented in the City's overall Q4 management reporting Profit and Loss are based on management accounting, hence the bottom line is different to the (accounting standards based) Annual Financial Statements.
- There was a statutory surplus at the end of the financial year
- Part of the overspend in employee costs was attributed to redundancy costs associated with the end of home support services, as was the higher turnover ratio for the year.
- Capital expenditure in the fourth quarter was higher than target partly due to the running of the largest capital program in five years
- Cash holdings currently remain above minimum required levels

Outcomes/Actions:

- To repeat the process from this year and provide the statements as early as possible via email to Committee members for review/comment
- To bring the management letter to the Committee meeting as part of the process of the Committee endorsing the draft Financial Statements and the draft Performance Statement for Council approval

- To provide feedback to Local Government Victoria on the impact of the way the ratio of unrestricted cash is calculated with reference to funds held in term deposits and ensure the City's Investment Policy updates in the future incorporate the impact on the ratio for unrestricted "cash".

3.3. External Auditor Update

Presenters: Kathie Teasdale, External Auditor, RSD Audit

Feedback/questions:

- This will be the last meeting for RSD Audit as external auditor
- Nick Walker from HLB will at the next Committee meeting as the City's new external auditor
- The Committee would like to thank Kathie and Mahesh for their support and knowledge during their tenure at the City
- The final Management Letter for year 2022/2023 was presented
- The Closing Report was also presented for year ending 30 June 2023
- Both reports presented fairly and the audit process was seamless
- Kathie congratulated the Finance Unit for their commitment and expertise during the audit process
- Closing report is cleared to be signed
- Two new audit actions were added
  - Negative leave management and lack of formal policy
  - Suppliers without ABN's and lack of documentation for exemptions

Outcomes/Actions:

- Review system processes for negative leave balances

3.4. Internal Auditor Update

Presenters: Erin Nankivell, Internal Auditor, AFS and Associates Pty Ltd

Feedback/questions:

- The Past Issues- Waste Management report was tabled
- Procurement and Tendering Audit to commence in October 2023
- Native Vegetation Audit to be tabled at the November 2023 Audit and Risk Committee meeting
- Past Issues - Management of Contaminated Land report was tabled with 11 audit actions completed

Outcomes/Actions:

- Meeting without Management

3.5. Risk and Assurance Update

Presenters: Rosemary Broad, Risk and Assurance Officer

Feedback/questions:

- Taken as read

Outcomes/Actions:

- Invite Jardine Lloyd Thompson as a guest speaker to the November 2023 Committee Meeting
- Provide the Committee with the Cyber Security risk assessment

3.6. Climate Change Report

Presenters: Ashley Fletcher, Climate Change Resilience Officer

Feedback/questions:

- Welcome to Ashley Fletcher and congratulations on a huge effort to establish the Climate Change Report
- The risk assessment took approximately twelve months to complete with projections made for 2030 and 2050
- There were positive comments on how the risks were linked to Managers to monitor and action
- The risks will be linked back to the Strategic Risk Register
- Work was completed in consultation with neighbouring Councils

Actions/outcomes:

- Consider review of risks every five years as they change so quickly in this space

3.7. CEO Report

Presenters: Brian Westley, Acting Chief Executive Officer

Feedback/questions:

- Taken as read
- Recruitment for CEO and Director Strategy and Growth are underway
- Operation Sandon was released by the Independent Broad-Based Anti-Corruption Commission (IBAC)
- Commonwealth Games has been cancelled with engagement to follow with the City from Victorian Auditor-General's Office as part of their performance review
- Galkangu-GovHub was officially opened to the public on 10 July 2023

Outcomes/Actions:

- Nil

3.8. Self- Assessment Questionnaire

Presenters: Ryan Millard, Acting Manager Governance

Feedback/questions:

- Taken as read
- Positive comments were reflected in the Self-Assessment Questionnaire on the management of the Committee

Actions/outcomes:

- It was generally agreed that meeting frequency and length of meetings were adequate and would be extended if need be.

- Occasional additional detail on topics was noted as something the Committee would welcome in future builds of agendas. The discussion noted that these could be related to the City's strategic risks (e.g. more detail on Cyber risks in a future meeting)

- The Committee was supportive of future meetings occasionally including guest speakers on topics relevant to the Committee’s role to enhance the contributions of Committee members, such as a proposed future discussion with Council’s insurer.

3.9. ARC Workplan for 2023

Presenters: Ryan Millard, Acting Manager Governance

Feedback/questions:

- For information only

Outcomes/Actions:

- Nil

3.10. Councillor and Delegated Committee Member Expenses Report
Presenters: Ryan Millard, Acting Manager Governance

Feedback/questions:

- Taken as read

Outcomes/Actions:

- Nil

3.11. State Government Oversight of Local Government Areas

Presenters: Jessica Howard, Director Corporate Performance

Feedback/questions:

- A report was tabled to the Committee that outlined case studies, resources and policies that are available for Councillors and the broader organisation to enhance compliance with the *Local Government Act 2020* (Vic)

Actions/outcomes:

- Nil

4. GENERAL ITEMS

4.1. Audit & Risk Committee consultation on Annual Budget

Presenters: Nathan Morsillo, Manager Financial Strategy

Feedback/questions:

- Options were discussed on the role of independent Committee members in the Budget process

Actions/outcomes:

- To provide independent members with notification of draft financial statements prior to the September Committee meeting each year

4.2. Reappointment of Stephen Brown for second term

Presenters: Ryan Millard, Acting Manager Governance

Resolution: That the Committee recommend Stephen Brown to the position of independent member for another three-year term from 1 October 2023 to 1 October 2026

Moved: Mayor Cr Andrea Metcalf
Seconded: Rob Stephenson

Feedback/questions:

- Stephen Brown has been a valuable and integral member of the Committee over his first three-year term

Actions/outcomes:

- To prepare a report to Council to recommend the reappointment of Stephen Brown as an independent member of the Committee for a second term from 1 October 2023 to 1 October 2026

4.3. Recruitment of new Independent Member

Presenters: Jessica Howard, Director Corporate Performance

Feedback/questions:

- The Committee would like to thank Tony Ridley for his valuable contribution over his time on the Committee
- Three interviews were conducted with the panel of Craig Niemann, CEO, Mayor Cr Andrea Metcalf and Jovana Obradovic-Tantra (Chair)
- After careful consideration due to the high quality of applicants, Dan Butel was the preferred candidate
- Formal selection of Dan Butel to the Committee will be considered by Council at the September Council meeting

Actions/outcomes:

- Nil

5. GENERAL BUSINESS

There being no further business, the meeting closed at 2.55pm.

16. HEALTHY, LIVEABLE SPACES AND PLACES

16.1. CA 39 Craigs Lane, Knowsley - 3 Lot Subdivision

Author:	Michael St Clair, Statutory Planner
Responsible Director:	Andrew Cooney, Acting Director Strategy and Growth

Summary/Purpose

Application No:	DS/360/2022
Applicant:	OTS Architecture Pty Ltd
Land:	CA 39 Craigs Lane, KNOWSLEY 3523
Zoning:	Farming Zone
Overlays:	Bushfire Management Overlay Environmental Significance Overlay – Schedule 2 Vegetation Protection Overlay – Schedule 2
No. of objections:	One
Consultation meeting:	Consultation occurred through written correspondence between parties. A formal consultation meeting was not undertaken due to the fundamental nature of the concerns raised.
Key considerations:	• Whether the 40 hectare minimum lot size requirement within the Farming Zone has been met. • How much weight is to be given to meeting the minimum lot size requirement of the Farming Zone. • Whether the proposed subdivision of agricultural land is supported by State and Local planning policy. • To what extent the existing, adjoining piggery must be considered in respect of the proposed subdivision. • To what extent the Overlay permit triggers affect the consideration of this subdivision. • Objector concerns.
Conclusion:	The Greater Bendigo Planning Scheme recognises that agricultural land is a valuable and finite resource that must be protected from fragmentation and encroachment by conflicting land uses. Further, planning must seek to minimise land use compatibility issues by appropriately separating uses with potential adverse off-site impacts. The application proposes the subdivision of a large agricultural land parcel which has historically been used for broad acre farming practices. Whilst the minimum lot size requirement of the Farming Zone is met, the proposed subdivision fails to protect agricultural land which is contrary to planning policy objectives. The proposal fails to protect productive farmland that is of strategic significance, would diminish the long-term productive capacity of the land and would create

	additional dwelling entitlements that would not support the agricultural use of the land. In relation to the established agricultural land uses within the surrounding area, the proposal fails to protect the adjoining, established intensive animal production facility from encroachment by an 'as of right' use and associated development that would compromise the ability of the existing piggery to function safely and effectively as required by the Planning Policy Framework. It is recommended that Council determine to refuse to grant of a permit as the proposal presents an unacceptable outcome with regards to the purposes of the Farming Zone and broader planning policy framework relating to rural subdivisions, dwellings and the protection of agricultural land.

Recommended Motion

Pursuant to section 61 of the Planning and Environment Act (1987), Council issue a Notice of Decision to Refuse to Grant a Permit for the 3 lot subdivision of land at Crown Allotment 39, Craigs Lane, KNOWSLEY VIC 3523, on the following grounds:

1. The proposal is inconsistent with the purposes of the Farming Zone by not encouraging the retention of productive agricultural land for agricultural uses and to limit the proliferation of non-agricultural uses.
2. The proposal is not in accordance with the Planning Policy Framework as it fails to protect productive farmland that is of strategic significance in the local context, to avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land, and to avoid subdivisions in the Farming Zone that create additional dwelling entitlements that are not required for the agricultural use of the land.
3. The proposal fails to protect the adjoining, established intensive animal production facility from encroachment by an 'as of right' use and associated development that would compromise the ability of the existing piggery to function safely and effectively as required by the Planning Policy Framework.
4. The proposal is not in accordance with the Municipal Planning Strategy as it fails to protect agricultural land as a valuable and finite resource from fragmentation and encroachment by competing uses and to minimise land use compatibility issues by appropriately separating uses with off-site amenity impacts.

MOTION
That the recommended motion be adopted.

Moved: Cr O'Rourke
Seconded: Cr Evans

Resolution No. 2023-169

CARRIED

Background Information

Application Background

The planning permit application was lodged with the City on 7 June 2022.

Preliminary concerns were raised with the applicant with regards to the lack of strategic policy support for the subdivision of a Farming Zone lot adjacent to a piggery. The application, seeking to subdivide the land into parcels in excess of 40ha, would result in dwellings being 'as of right' on each of the proposed lots. Dwellings on these lots would provide interface issues with the established piggery to the west, which have the potential to significantly impact its ability to operate or expand. This proliferation of dwelling entitlements in close proximity to an established Intensive Animal Production use is contrary to the City's local policies in relation to the protection of agricultural land and intensive animal production industries.

Amended documentation submitted in response to these concerns failed to adequately address these local policies, with a significant impact remaining to the continued operation of the nearby existing piggery.

As a result of advertising, one objection was received. This objection was raised by the adjoining piggery operator who expressed fundamental issues with the subdivision of the land and the subsequent creation of two additional dwelling entitlements on the land (noting that one exists at present). Additional dwellings in this location would introduce buffer impacts around the piggery which would have the effect of significantly limiting the ability of the established facility to operate efficiently or expand. This would have flow on impacts to the financial viability of the piggery and associated lost local agricultural product within Greater Bendigo.

Report

Subject Site and Surrounds

The site is an irregularly shaped Crown allotment with a total area of 129.53 hectares. The site is located to the west of Derrinal-Crosbie Road and to the immediate south of the Crosbie Nature Conservation Reserve.

The site has largely been cleared of all remnant vegetation to support the site's historic use for broad acre farming practices. Scattered paddock trees remain throughout the site. A small, fenced section of the site contains some exceptional specimens of native grass trees. Three dams are located within the site, positioned within a natural gully that crosses the land from northeast to southwest. No buildings exist within the site, with the land

fenced as one contiguous paddock. Figure 1 below shows the subject site in relation to the surrounding area.

Figure 1: Subject site and surrounding area.

Figure 1 above shows the buildings associated with the adjoining piggery to the west. This intensive animal production operation has been in operation since the 1970s and has been progressively expanding over time. The latest expansion (approved by Planning Permit DC/407/2020) provided for the demolition of dated infrastructure and replacement with a climate-controlled facility and new shed. The site is currently operated by a national agricultural brand who has recently taken over the operation of the site, with intentions to further build on the established agricultural use operating from the site.

Land to the north of the site is wholly contained within the Crosbie Nature Conservation Reserve. Under the Public Conservation and Recreation Zone, the management of this reserve is highly regulated to maintain the natural values that exist within the remnant vegetation present. Land to the south remains in broad acre agricultural production or livestock grazing.

Land on the eastern side of Derrinal-Crosbie Road has been developed for rural residential purposes, although it is zoned Farming. These allotments are all approximately 15ha in size and present as an anomaly in the surrounding farming landscape of the area. This subdivision was undertaken in 1986 by the former Shire of McIvor. Each lot is generally developed with a dwelling and associated outbuildings. Land is generally not used for agricultural uses, instead supporting lifestyle pursuits akin to those found in the Rural Living Zone.

Craigs Lane does not have an abuttal to the land, contrary to the addressing of the site. Craigs Lane is located to the south of the site and is fronted by the lots to the immediate south of the site. The reasoning for this addressing relates to the site being part of a larger landholding under the same ownership containing the parcels along Craigs Lane.

Proposal

The application proposes to subdivide the land into 3 lots as shown in Figure 2 below.

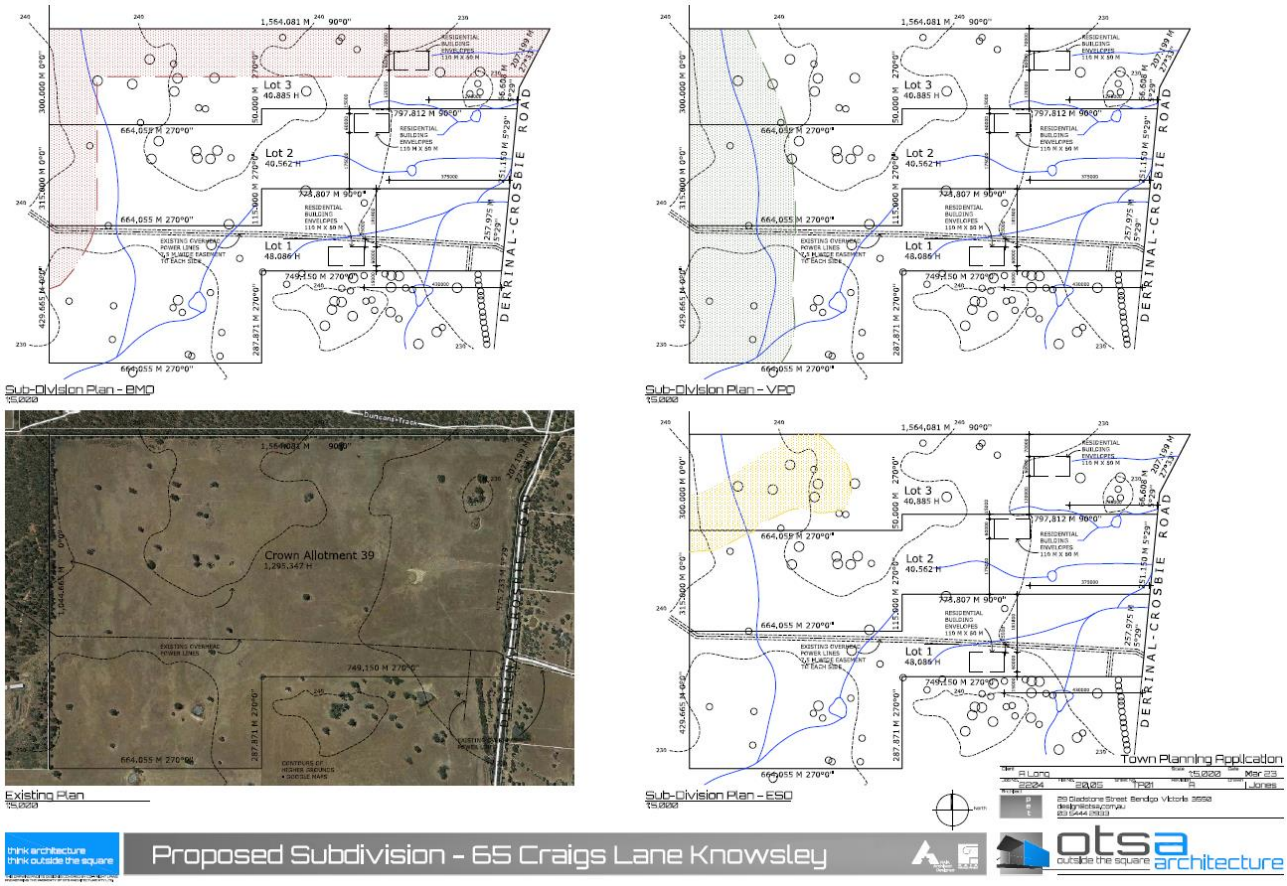

Figure 2: Proposed subdivision layout

All lots are proposed to be in excess of 40 ha (Lot 1 – 48.08ha, Lot 2 – 40.56ha, Lot 3 – 40.88ha). Each lot has been shown with a designated building envelope, though no requirement exists for this to be provided (and as such cannot be enforced if a permit was to issue for the land).

Three Farm Management Plans have been provided as part of the application material which detail three different agricultural land uses that could potentially occur on the site. The detail and validity of these documents is discussed in greater detail below.

Planning Controls - Greater Bendigo Planning Scheme

Why is a planning permit needed?

The following table lists all the relevant planning permit triggers that apply to this application.

Clause	Permit Trigger
Clause 35.07-3 Farming Zone	• A planning permit is required to subdivide land.
Clause 42.01-2 Environmental Significance Overlay – Schedule 2	• A planning permit is required to subdivide land.
Clause 44.06-2 Bushfire Management Overlay	• A planning permit is required to subdivide land.

The following clauses are relevant in the consideration of this proposal:

Municipal Planning Strategy

02.03	Strategic directions
02.03-1	Settlement
02.03-3	Environmental risks and amenity
02.03-4	Natural resource management
02.03-6	Housing
02.03-7	Economic development
02.04	Strategic framework plans

Planning Policy Framework

11.01-1	Settlement
11.01-1R	Settlement – Loddon Mallee South
13.02-1S	Bushfire planning
13.06-1S	Air quality management
13.07-1S	Land use compatibility
14	Natural resource management
14.01	Agriculture
14.01-1S	Protection of agricultural land
14.01-1L	Protection of agricultural land – Greater Bendigo
14.01-2S	Sustainable agricultural land use
14.01-2I-01	Intensive animal production, pig farms and poultry farms – Greater Bendigo
14.2-1S	Catchment planning and management
15.01-3S	Subdivision design
16.01-3S	Rural residential development

16.01-3L Rural residential development – Greater Bendigo
17 Economic Development

Other Provisions

35.07 Farming Zone
42.01 Environmental Significance Overlay
42.02 Vegetation Protection Overlay
44.06 Bushfire Management Overlay
53.16 Pig farm
65 Decision Guidelines
71.02-3 Integrated decision making

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025

Outcome 2 – Healthy, liveable spaces and places

Secondary Council Plan Reference(s)

Goal 7 – Sustainable population growth is planned for

Consultation/Communication

Referrals

The following authorities and internal departments have been consulted on the proposal:

Referral	Comment
Agriculture Victoria	Agriculture Victoria notes that: • The proposal would create three as-of-right dwelling lots. • The irrigation of apples or “Purple Pride” would be a commercial use of water requiring an irrigation or ‘take and use’ licence from the rural water authority (Goulburn Murray Water). • The use of irrigation water would appear critical to the proposed use of the land for agriculture although the proposal indicates the process of investigation, application and / or securing a commercial water supply has not been undertaken, noting the comment; *The business will require approval for additional dams or investigations into the subsoil water with Southern*

	Rural Water. • The horticulture proposed for lot 2 states "*There is also options to diversify into other Australian native flowers or Proteas to diversify the business. The poorer sand clay-based soils if they have good drainage"* while all the farm plans point to drainage issues on site. • No mention has been made as to the qualifications or experience of the people who will be operating the proposed farming businesses. Agriculture Victoria considers that: • There is a general lack of detail and consistency across the Integrated Farm Management Plans where it appears that information relating to lot 1 has been retained in the plan for lot 3 (ie. references to an apple orchard) creating confusion as to the size and type of agricultural activity planned for each of the lots. • The proposed agriculture could be implemented without a subdivision occurring, with a single as-of-right dwelling allowing a caretaker to be on site to meet the supervision requirements of any farming activities. • The proposed subdivision decreases the potential viability of farming enterprises as any future farming is limited by; o Scale. o Introducing neighbouring dwellings. • The proposed subdivision, while allowing for continued agriculture, will also increase dwellings in the Farming Zone and lead to a potential of large lifestyle lots rather than a large potentially productive holding. • The short term needs of the landholders to secure individual lots with a dwelling would appear inconsistent with the Planning Scheme objectives for the long term protection of large agricultural holdings. • The site appears to be located in an area of a concentration of intensive animal industries as shown in the Rural strategic framework plan in Clause 02.04, indicating strategic support of such valuable production systems in the area. • Agriculture Victoria has calculated the potential number of Standard Pig Units (SPU) the neighbouring pig farm could run to meet the separation distance of 930 metres to the dwelling envelope in proposed Lot 1. Using conservative estimates of the S factors, Agriculture Victoria believes the pig farm could be limited to a maximum of 1,578 SPUs. Viewing the aerial imagery, Agriculture Victoria suggests that the current capacity of the pig farm would be greater than

	this conservative estimate. • The proximity of the proposed lots and three potential dwellings to the neighbouring pig farm has the potential to limit the current operation and or expansion of the existing piggery through introducing new residential neighbours potentially within recommended separation distances.
CFA	No objection, did not request any conditions.
Powercor	No objection, subject to standard conditions relating to the provision of power to each allotment.
Coliban Water	No objection, did not request any conditions.
Downer	No response received. Gas connection not available.
Agribusiness Officer	Deferred to Agriculture Victoria response as the subject matter expert in planning application considerations.
Environmental Health	No response received.
Development Engineer	No objection, did not request any conditions.
Traffic Engineer	No objection, subject to conditions relating to vehicle crossings and driveways.

Public Notification

The application was advertised by way of notice on the site and letters to adjoining and nearby owners and occupiers.

As a result of advertising, one objection was received, with the grounds of objection being:

- Subdivision would allow ‘as of right’ development of dwellings, potentially within mandated buffer distances around a piggery, introducing restrictions on how the piggery would be able to operate in future.
- Subdivision would restrict ability of piggery to expand its agricultural activities in the Farming Zone.
- Subdivision not consistent with policy within the Greater Bendigo Planning Scheme.

A formal consultation meeting was not held in relation to these concerns. Officer assessment of the issues raised pointed to a fundamental objection to the proposal that would not be able to be resolved through consultation, save for the application being withdrawn. To explore this option, written correspondence between parties was exchanged to determine if there were any grounds for a resolution. None presented.

These objections are all addressed directly through the Planning Assessment contained below.

Planning Assessment

The planning assessment for an application of this nature requires consideration of a broad range of matters. The key matters for consideration are:

- How is the 40 hectare minimum lot size requirement within the Farming Zone considered?
- How is the subdivision of agricultural land considered under State and Local planning policy and the Farming Zone?
- How the existing adjoining piggery must be considered in respect of the proposed subdivision?

Any application under the provisions of the Farming Zone must address the purpose of the zone. This is the primary basis for any decision-making process for the responsible authority. The purposes of the Farming Zone are as follows:

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

(emphasis added)

These purposes are referenced throughout the discussion below.

How is the 40 hectare minimum lot size requirement within the Farming Zone considered?

The minimum lot size for subdivision of land within the Farm Zone in this area is 40 hectares.

There is a long established caselaw precedent within the Victorian Civil and Administrative Tribunal (VCAT) with regards to how the minimum lot size requirement should be considered. This was recently discussed in the decision of *Estate of JE Walker v Wangaratta RCC [2021] VCAT 1257*. At paragraph 33 of that decision, Senior Member P. Martin stated:

> *To the extent that Mr Haydon urged me to place a high degree of strategic weight simply on each of the intended three new lots satisfying the 'minimum of 40 hectares' subdivision benchmark, I regard this approach as overly simplistic and misguided. Rather, I consider this 'minimum of 40 hectares' benchmark as more being in the nature of a condition-precedent to an owner even seeking approval to further subdivide her or his land. Even where this 'minimum size' benchmark is met, a proposed subdivision of land zoned Farming Zone still needs to establish that it would be an acceptable planning outcome in terms of the broader planning framework.*

This principle was also discussed in detail as part of the recent Victorian Civil and Administrative Tribunal hearing for *Walton v Greater Bendigo CC [2023] VCAT 698* at paragraphs 68-69. This decision is highly relevant to this application due to it being dated this year and specifically considered the controls of the Greater Bendigo Planning Scheme.

> *I note the weight placed by the applicants on achieving a minimum lot size for subdivision. Meeting the minimum lot size is clearly a 'condition precedent' for considering an application, but in my mind is no more than that.*
>
> *It does not imply that meeting the minimum subdivision lot size will ensure a subdivision permit is granted; the control could have been written this way to make subdivision as of right, perhaps conditionally, but it has not.*

As such, the extent to which meeting the 40 hectare minimum lot size can be considered as part of this application extends only to the question of whether a permit can be considered. Put simply, if the proposed lots do not meet the 40 hectare requirement then the subdivision is prohibited.

It is important to note that the proposal would result in three 'as of right' (meaning no planning approval required) dwelling entitlements, meaning that the currently vacant agricultural lot could be developed with three dwellings. As such, it is quite clear that the subdivision, if approved, could result in a permanent change in land use.

An assessment of the proposal against the purpose and decision guidelines of the Farming Zone along with State and Local planning policy relating to subdivision and the protection of agricultural land is included below.

<u>How is the subdivision of agricultural land considered under State and Local planning policy and the Farming Zone?</u>

A range of State and Local planning policies exist that are relevant to the consideration of this application. The Municipal Planning Strategy (Clause 02) identifies the protection of agricultural land and sustainable agricultural land use as being one of the key natural

resource management issues for Greater Bendigo. The policy states that the strategic directions for natural resource management are:

- *Protect agricultural land and high value environmental areas from development.*
- *Protect agricultural land as a valuable and finite resource from fragmentation and encroachment by competing uses.*
- *Avoid subdivision of agricultural land to maintain it as a food and fibre resource to meet population growth demand.*
- *Support the sustainable growth of agriculture by:*
  - *Assisting the sector to adapt to the impacts of climate change.*
  - *Continuing to invest in infrastructure, processing and value adding businesses.*
  - *Protecting from incompatible uses.*
  - *Broadening the range of agricultural businesses.*
- *Manage competing land uses in order to facilitate the growth of agricultural uses while maintaining the amenity of more sensitive uses, particularly in the areas of a concentration of intensive animal industries as shown in the Rural strategic framework plan in Clause 02.04.*

In summary, these strategies require that any proposed subdivision of the land must support the agricultural productivity of the land. These strategies acknowledge that the productivity of land is reduced through fragmentation and that fragmentation provides increased opportunity for incompatible land uses (such as rural residential land uses), to establish in an area. These incompatible land uses will likely create conflict with the primary agricultural land uses envisaged for this land, degrading the ability of the land to be productive and therefore resulting in lost agricultural revenue for the Greater Bendigo region.

Further, as shown in the Rural Strategic Framework Plan from Clause 02.04 below, the subject site is located within an area designated as containing a concentration of Intensive Animal Industries. This mapping specifically relates to the existing piggery located to the immediate west of the site. The specific considerations that relate to the piggery are detailed below.

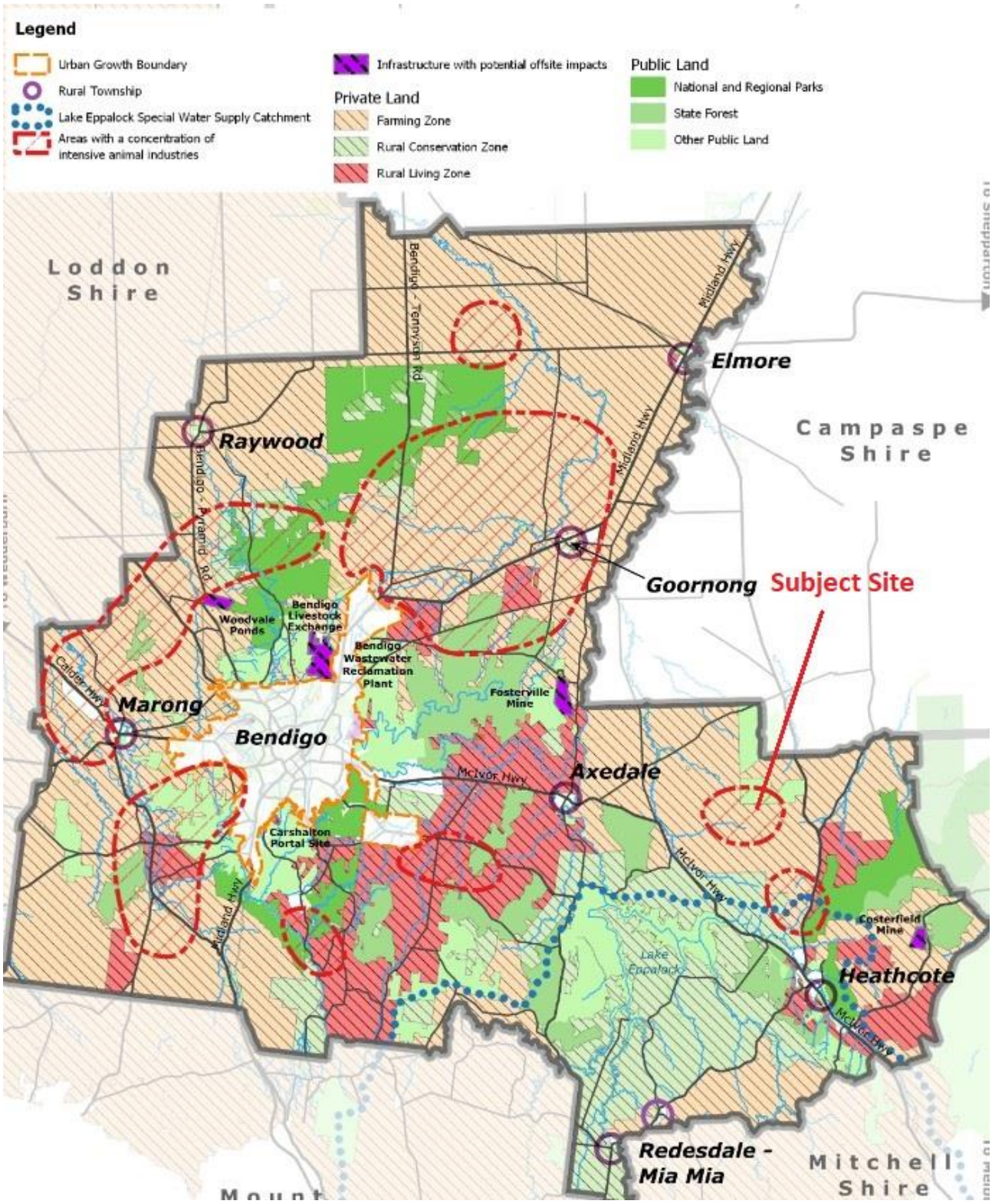

Figure 3: Rural Strategic Framework Plan (Site indicated within area with concentration of intensive animal industries)

These strategies are further reinforced through State and Local planning policy within the Planning Policy Framework. The key planning principle for consideration with this application is that:

Planning should ensure agricultural land is managed sustainably, while acknowledging the economic importance of agricultural production.

The key strategies from the Planning Policy Framework that seek to achieve this overarching planning principle specific to this application are as follows:

Clause. 14.01-1S: Protection of agricultural land

- *Protect productive farmland that is of strategic significance in the local or regional context.*
- *Protect productive agricultural land from unplanned loss due to permanent changes in land use.*
- *Protect strategically important agricultural and primary production land from incompatible uses.*
- *Limit new housing development in rural areas by:*
    - *Directing housing growth into existing settlements.*
    - *Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.*
- *In considering a proposal to use, subdivide or develop agricultural land, consider the:*
    - *Desirability and impacts of removing the land from primary production, given its agricultural productivity.*
    - *Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.*
    - *Compatibility between the proposed or likely development and the existing use of the surrounding land.*
- *Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.*

Clause. 14.01-1L: Protection of agricultural land – Greater Bendigo

- *Avoid subdivisions that:*
    - *Do not support the agricultural use of land in the Farming Zone.*
    - *Result in the fragmentation of agricultural land in the Farming Zone and Rural Conservation Zone.*
- *Avoid subdivisions in the Farming Zone that create additional dwelling entitlements that are not required for the agricultural use of the land.*
- *Ensure that where a dwelling is deemed necessary to support an agricultural use, that the use is viable based on the level of investment required and the estimated return as shown in an integrated land management plan.*
- *Avoid the construction of a dwelling proximate to locations for intensive animal production, pig farm or poultry farms unless associated with the use.*

Clause. 14.01-2S: Sustainable agricultural land uses

- *Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.*

(emphasis added)

The provisions of the Farming Zone direct that consideration must also be given to a number of decision guidelines that consider how a subdivision fits within the identified purposes of the Farming Zone. The decision guidelines include the following matters that are relevant to this application:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *How the use or development relates to sustainable land management.*
- *Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.*
- *Whether the use or development will support and enhance agricultural production.*
- *Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.*
- *The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.*
- *The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.*
- *Any integrated land management plan prepared for the site.*
- *Whether the dwelling **[or dwelling entitlement]** will result in the loss or fragmentation of productive agricultural land.*
- *Whether the dwelling **[or dwelling entitlement]** will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.*
- *Whether the dwelling **[or dwelling entitlement]** will adversely affect the operation and expansion of adjoining and nearby agricultural uses.*
- *The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.*
- *The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.*

(emphasis added)

It is evident from a review of the relevant planning policy framework relating to rural subdivisions and the protection of agricultural land that there is a clear desire within both the State and Local policy frameworks to ensure that agricultural land is carefully managed and protected.

The key strategies to be front of mind in decision making on this proposal are:

- *Protect productive farmland that is of strategic significance in the local context.*
- *Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.*

- *Avoid subdivisions in the Farming Zone that create additional dwelling entitlements that are not required for the agricultural use of the land.*
- *Facilitate the expansion of pig farms in a manner consistent with orderly and proper planning and protection of the environment.*

The application proposes to subdivide a 129.53 hectare agricultural property into three smaller lots.

The site has historically been used for broadacre farming, undertaken in concert with other land parcels adjacent to the land in the broader area. This farming style, within this land type, has historically been the best and most productive use of the land and is an agricultural enterprise that the Planning Scheme quite clearly intends to support and protect. This farming practice provides ample room for the grazing of livestock or the raising of hay or grain crops, so as to not adversely degrade the land in excess of its natural ability to recover. To achieve this land management regime sustainably, it is required that large tracts of land are left fallow for a period of time for the pasture to regenerate. It is noted that in the case of this application, the land utilised for this management extended beyond the subject site into adjacent landholdings under the same ownership.

This proposal is seeking planning approval to move away from this well-established and most productive agricultural land use, to adopt an as of yet untested farming practice centred around a small farming land holding. To demonstrate this, the applicant has submitted Farm Management Plans (one for each of the proposed lots) that seek to demonstrate how the subdivided land could remain productive. These Farm Management Plans have been reviewed in detail, with the summary of the issues identified contained within the Agriculture Victoria (as the subject matter expert in this area) referral response comments contained above.

The assessment found that significant shortcomings existed throughout the farming practices proposed for each lot, demonstrating that these farming practices exist as nothing more than a concept. Such shortcomings include:

- A lack of detail as to how an adequate water supply could be achieved to support the agricultural land uses.
- The absence of a mechanism to tie the agricultural land uses to the lots, meaning that what has been proposed is simply what could occur on a lot.
- A lack of recognition that potential future purchasers may have no qualifications or experience in the proposed farming businesses.
- A lack of recognition that potential future purchasers may have no desire to undertake any of the proposed activities, noting that this would be the likely outcome.

Further, no information was provided to demonstrate that the proposed farming ventures were viable farming enterprises as sought for Farming Zone land. This especially resonates as there was no attempt by the applicant to demonstrate how the proposed

farming activities would provide a more viable outcome for the long established broad acre farming activities that have historically occurred and still continue throughout the area.

Further and of key importance here, is that the Farm Management Plans did not detail why the proposed farming ventures need to be undertaken on three distinct land parcels. If the landholder wished to undertake these activities, there is nothing to preclude them from being undertaken within the current subdivision pattern of the land.

The level of agricultural activities proposed across the three lots is not at a level that would require three separate farmers to manage (with a solid argument that it would not even be enough to fully employ one farmer).

It is clear that the desire to subdivide the land is so that each of the lots can be sold off separately and developed with dwellings. This is reflected in the application material and subdivision plan indicating residential building envelopes.

The *Rural Areas Strategy, September 2009* notes that the use of discretion to allow new dwellings in rural areas, primarily the Farming Zone, has been and continues to be generously applied, despite an oversupply of zoned Rural Living land to cater for such demand. Such decision making poses a significant threat to the viability of the local agricultural sector as it progressively compromises the ability of local businesses to grow and operate relatively unhindered.

This subdivision would result in the fragmentation of agricultural land and would likely result in large, rural residential ‘lifestyle’ lots rather than a large agricultural land holding. These potential dwellings would introduce land use conflicts with the adjoining, long established piggery, which will be considered in more detail below.

Officer assessment, in summary, is that the proposed subdivision will result in the fragmentation of strategically important agricultural land. The applicant has failed to demonstrate that the proposed lots would support a more productive agricultural use than is already undertaken on the land or that three separate dwellings would be required. This position is summarised by the following:

- The submitted Land Management Plans highlight a ‘theoretical proposition’ as to what might be able to occur on the land. The applicant does not intend to undertake these propositions and these do not form part of the application. It is highly likely that the land parcels would be sold off, with future landowners free to utilise the land as they see fit (in accordance with the requirements of the Planning Scheme), with the Farm Management Plans providing a guide to something that may be possible. In short, it is unlikely that these documents will ever be utilised or referred to.
- There is no avenue open to have the building envelope or Farm Management Plans registered on title as development is not a consideration of this application.

- They do not demonstrate that subdivision is a necessity to support these theoretical propositions. The land configuration as currently exists could equally support these propositions.
- They do not demonstrate that there is a genuine intent to farm the land, as no future landowners/operators of the proposed lots are identified.
- There is no avenue to require the future landowners to undertake the agriculture as proposed. It would be entirely up to any future landowner to decide how they utilise the land (including the siting of buildings and future dwellings).
- The Farm Management Plans lack clarity, are inconsistent and have not robustly demonstrated that the theoretical propositions for the land are achievable (i.e., is the required water to support the propositions available to the land?).
- There is a very low likelihood of any of the proposed Farm Management Plans being utilised as they are niche agricultural propositions that only a limited few would be open to consider.

In effect, what is being considered here is solely a three lot subdivision in the Farming Zone. This has not been shown as an improvement of the current agricultural land. There is no ability to control how the future lots would be developed, with the subdivision providing three ‘as of right’ dwelling entitlements There is a significant risk that should the land be subdivided that this land will be lost or significantly degraded, from is primary use of contributing to the supply of viable agricultural land within the City of Greater Bendigo.

The proposal is unable to demonstrate how the subdivision of land aligns with the multitude of State and Local policies that seeks to protect strategically identified agricultural land.

<u>How the existing adjoining piggery must be considered in respect of the proposed subdivision</u>

Figure 1 above shows the proximity of the subject site to the adjoining piggery. This piggery is a long-established agricultural land use, being utilised since the 1970s.

The City’s local policy for intensive animal production, pig farms and poultry farms – Greater Bendigo (Clause 14.01-2L.01) has the objective ‘*To locate and design intensive animal production, pig farms and poultry farms to reduce the likelihood of land use conflict with high amenity uses and minimise the impact on environmental assets’*.

The existing conditions on the site have the nearest lawful dwelling at a distance of 2.15 kilometres to the south-west and 1.7 kilometres to the east. The proposed subdivision indicates that building envelopes for future dwellings would be located at a distance of 900 metres to the east of the existing piggery buildings (850 metres from the boundary). This is a significant encroachment on the existing operating buffers of the piggery.

In considering the acceptability of this encroachment, the following strategies of the Planning Policy Framework must be considered:

13.06-1S: Air quality management

- *Ensure, wherever possible, that there is suitable separation between land uses that pose a human health risk or reduce amenity due to air pollutants, and sensitive land uses (residential use, child care centre, school, education centre, residential aged care centre or hospital).*

13.07-1S: Land use compatibility

- *Ensure that use or development of land is compatible with adjoining and nearby land uses*
- *Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.*
- *Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.*

14.01-2S: Sustainable agricultural land use

- *Support agricultural investment through the protection and enhancement of appropriate infrastructure.*
- *Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.*

14.01-2L-01: Intensive animal production, pig farms and poultry farms

- *Direct intensive animal production, pig farms and poultry farms within or adjacent to areas already developed for these uses as identified as areas with a concentration of intensive animal industries on the Rural strategic framework plan that forms part of Clause 02.04.*
- *Design intensive animal production, pig farms and poultry farms to minimise visual, noise and odour impacts on:*
    - *Important environmental assets such as water bodies, remnant vegetation and fragile soils.*
    - *The amenity of residents.*

The City's local agricultural policy places great weight on the protection, establishment and expansion of Intensive Animal Production facilities, such as the adjoining piggery. Policy within the Planning Scheme also highlights the extensive adverse amenity impacts that can result from these uses and the need to protect sensitive land uses from these impacts.

The current context of the piggery is in alignment with this policy, with the nearest lawful residential uses at a distance in excess of 1.7 kilometres. Intensive agricultural land uses such as this, by their very nature, have the potential for off-site amenity impacts such as

odour. As such, it is important to ensure that appropriate buffers are maintained to reduce potential land-use conflicts and to protect the operation and expansion of such facilities.

The subject site has one, currently unutilised, as-of-right entitlement to a dwelling (i.e., not requiring planning permission). If approved, this subdivision would result in the creation of two more as-of-right entitlements to a dwelling, one on each of the three lots proposed. This proliferation of dwelling entitlements is not supported by planning policy and poses a significant risk to the current operation of the piggery. Further, these additional dwelling entitlements pose the very real risk of significantly hampering the ability of the piggery to further expand and would negatively impact on its the right to farm.

The further constraint on expansion that would occur through the proposed subdivision of the land is heavily opposed by policy.

It must also be noted that the adjacent piggery is located in the most appropriate zone for this use, being the Farming Zone. As such, the protection of the long-established pig farm use within the Farming Zone must be given a high priority by this application.

Officer assessment is that, in addition to the other reasons detailed above, the proposed subdivision and the associated creation of further dwelling entitlements on the land is contrary to Local and State policy. The protection of established Intensive Animal Production facilities within the City of Greater Bendigo must be prioritised.

How the planning permit trigger under the Bushfire Management and Environmental Significance Overlays have been assessed in relation to the proposed subdivision

The assessment above has focused on how the proposed subdivision is considered against the Farming Zone and broader policy framework relating to rural subdivisions and the protection of agricultural land. The above assessment concludes that the proposal does not achieve the purpose of the Farming Zone.

For completeness of this assessment, the following summarises the considerations under the two overlays which are also required to be considered in the assessment of the application.

Bushfire Management Overlay

Planning approval is required under the Bushfire Management Overlay, with all lots partially affected by the overlay. A Bushfire Management Statement (BMS) was submitted as part of the application material. The BMS shows indicative building envelopes located outside of the Bushfire Management Overlay for Lots 1 and 2 and an indicative building envelope for Lot 3 within the overlay.

The Planning Scheme requires a subdivision to provide lots which are capable of being developed in accordance with specified bushfire planning measures. It is clear that there are opportunities for a dwelling to be constructed on Lot 3 outside of the Bushfire Management Overlay. Given that the building envelopes shown are indicative only, the City is satisfied that the proposed subdivision would result in an acceptable level of bushfire risk, noting that any future dwelling could be constructed outside of this overlay.

Environmental Significance Overlay

The site is partially affected by the Environmental Significance Overlay – Schedule 2 which seeks to protect groundwater recharge areas throughout Greater Bendigo. From a subdivision perspective, the overlay is in place to direct development and native vegetation impacts away from these areas. The focus within this overlay is for revegetation to slow the rise of groundwater to limit salinity impacts. As the site is only partially affected by this overlay, there is ample opportunities for agricultural development elsewhere throughout the allotments. As such, the proposal is consistent with the decision guidelines of the Environmental Significance Overlay.

Officer assessment is that the proposal satisfies the requirements of the Bushfire Management and Environmental Significance Overlay for subdivision. This does not, however, make the significant non-compliance with the decision guidelines of the Farming Zone (as detailed above), justified.

Objector Concerns

Sunpork Farms, through their engaged representatives, as the operator of the adjoining piggery, strongly opposes the proposed subdivision of the land. Their objection largely touches on the various Local and State planning policies discussed above. Further, they make reference to a number of Victorian Civil and Administrative Tribunal decisions that are relevant to this application (in addition to the case references provided above).

The discussion above captures these concerns and as such, no issues raised remain unaddressed.

Conclusion

The Greater Bendigo Planning Scheme recognises that agricultural land is a valuable and finite resource that must be protected from fragmentation and encroachment by conflicting land uses. Further, planning must seek to minimise land use compatibility issues by appropriately separating uses with potential adverse, off-site impacts.

The application proposes the subdivision of a large agricultural land parcel that has historically been used for broad acre farming. Whilst the minimum lot size requirement of

the Farming Zone is met, the proposed subdivision fails to protect agricultural land which is contrary to planning policy objectives.

The proposal fails to protect productive farmland that is of strategic significance, would diminish the long-term productive capacity of the land and would create additional dwelling entitlements that would not support the agricultural use of the land.

In relation to the established agricultural land uses within the surrounding area, the proposal fails to protect the adjoining, established intensive animal production facility from encroachment by an ‘as of right’ use and associated development that would compromise the ability of the existing piggery to function safely and effectively as required by the Planning Policy Framework.

It is recommended that Council determine to refuse to grant a permit as the proposal presents an unacceptable outcome with regards to the purposes of the Farming Zone and broader planning policy framework relating to rural subdivisions, dwellings and the protection of agricultural land.

Refusal of this application will ensure that the viability of the City’s agricultural industry is supported and protected from encroachment from non-agricultural intrusions.

Options

Council, acting as the responsible authority for administering the Greater Bendigo Planning Scheme, may resolve to refuse to grant a permit; grant a permit; or grant a permit with conditions.

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

Nil

16.2. Lot 3 Mandurang Road, MANDURANG 3551 - Construction of a Dwelling, Outbuilding, Dam and Associated Works

Author:	Ross Douglas, Manager Planning
Responsible Director:	Andrew Cooney, Acting Director Strategy and Growth

Summary/Purpose

Application No:	DR/511/2022
Applicant:	Bendigo Planning Services
Land:	Lot 3 Mandurang Road, MANDURANG 3551
Zoning:	Rural Living Zone
Overlays:	Bushfire Management Overlay Environmental Significance Overlay 1
No. of objections:	5
Consultation meeting:	A formal consultation meeting was not held based on the nature of the concerns raised and the applicant's position. Consultation occurred in the form of a written response which was circulated to objectors.
Key considerations:	• Whether the proposed siting and built form is acceptable. • Whether the proposal will result in any adverse impacts on the waterways. • Whether bushfire risk can be reduced to an acceptable level. • Whether wastewater can be appropriately managed. • Objector concerns.
Conclusion:	The applicant has appealed to the Victorian Civil and Administrative Tribunal (VCAT) against the City's failure to determine the application within the statutory timeframe. This report recommends that Council establish the position of *supporting* the Planning permit application at the VCAT Hearing. The proposal is consistent with the purposes of the Rural Living Zone which seeks to provide for residential land use in a rural environment. Noting that the use of the land for a dwelling does not require planning approval, the scope of consideration relates to the construction only. The dwelling and outbuilding are appropriately sited to minimise any adverse impacts on surrounding properties and the natural environment. Appropriate design measures will ensure that the proposal does not result in any adverse impacts on the waterway and that bushfire risk is reduced to an acceptable level. The design of the buildings, whilst contemporary in nature, will sit comfortably within the

	Mandurang Road and Tannery Lane context. Overall, the proposal presents an acceptable outcome with regards to the purposes of the Rural Living Zone, Environmental Significance Overlay – Schedule 1, Bushfire Management Overlay and the broader planning policy framework.

Recommended Motion

That Council:

Part A
Advise VCAT and the permit applicant that it supports the granting of a permit for the construction of a dwelling, outbuilding, dam and associated works at Lot 3 Mandurang Road, MANDURANG 3551 subject to the conditions at the end of this report.

Part B
Authorise the City's Delegated Committee (constituted by senior City Statutory Planners) to do all things necessary to undertake Council's role in the Victorian Civil and Administrative Tribunal (VCAT) process without again bringing the matter before Council, including without limitation considerations of amendments to the application and the power to decide on the application at the conclusion of the VCAT process.

MOTION

That the recommended motion be adopted.

Moved: Cr O'Rourke
Seconded: Cr Penna

Resolution No. 2023-176

CARRIED

Background Information

The applicant has lodged an appeal with the Victorian Civil and Administrative Tribunal (VCAT) due to the failure of the City / Council to make a decision on the application within the 60 day statutory timeframe.

VCAT will now hold the role of the decision maker in relation to the application. Council must now establish a position of whether to support or not support the Planning permit application at the VCAT Hearing.

Report

Subject Site and Surrounds

The site is formally referred to as Lot 3 on Title Plan 012037W.

The site is generally rectangular in shape with an area of 10.45 hectares with a 201.37 metre frontage onto Mandurang Road along its western boundary and a depth of approximately 560 metres.

The site is currently vacant. Post and wire fencing is located along the property boundaries together with a small section of the southern portion of the site.

A watercourse runs diagonally across the site, connecting into Sheepwash Creek which runs along the eastern boundary of the site.

Native vegetation is scattered across the property. Both the waterway and the eastern boundary adjoining Sheepwash Creek are lined with more dense vegetation than the rest of the site.

The site falls 11 metres from the north-west corner to the eastern boundary (Sheepwash Creek). The site fall is most prominent within this corner, with the remainder of the site having a relatively flat/gradual character, with expected drops along the waterways.

The site is located within the Rural Living Zone, is entirely affected by a Bushfire Management Overlay and partially affected by an Environmental Significance Overlay – Schedule 1 (along the waterways).

Surrounding lots are primarily located within the Rural Living Zone, with the exception of land located within the Greater Bendigo National Park. Mandurang is well known for its spacious rural residential and semi-bush character.

To the north, east, south-west and west are rural residential lots of varying size. The character of the development on these lots are single-storey houses with associated outbuildings with the exception of the land to the south-west which is currently vacant.

The site is adjoined to the south-west by Château Doré which is a winery and function centre. This property is affected by Heritage Overlay 793 which recognises the history of the winery from its origins in 1866 and its '*local historical, social, technical and architectural significance to the City of Greater Bendigo*'.

The site is adjoined to the west by Mandurang Road which is identified as being a significant municipal road (Transport Zone 3 Road).

The site is a 10-minute drive to the Bendigo city centre to the north-west.

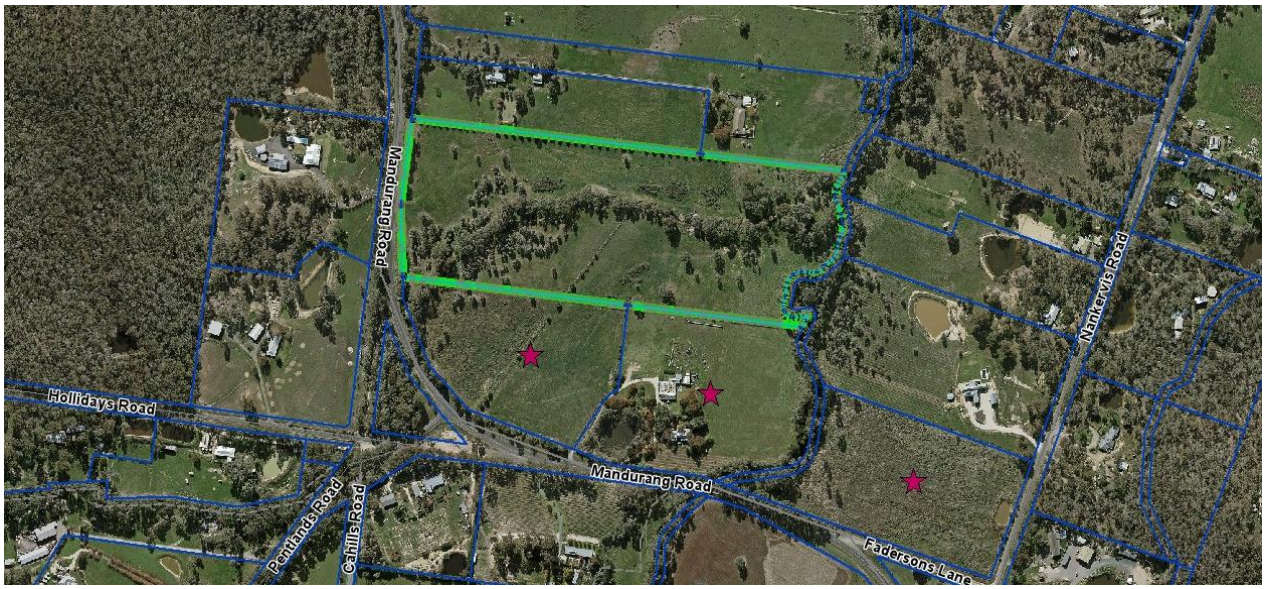

Figure 1: Location map showing subject site – objectors' properties (within proximity to the site) marked with a star (Exponare, 14 May 2023).

Figure 2: Site frontage from Mandurang Road (assessing officer, 14 April 2023).

Figure 3: View of the southern portion of the property from Mandurang Road, looking north-east (Google Street View, May 2017).

Proposal

The application proposes to construct a dwelling, outbuilding, dam and associated works as follows:

Dwelling

It is proposed to construct a 599.55 square metre dwelling within the south-eastern portion of the site. The dwelling would be located 364.811 from Mandurang Road and 29 metres from the southern boundary.

The dwelling would consist of 4 bedrooms; 2 bathrooms; 2 studies; an open-plan kitchen, living and dining area; rumpus room; large alfresco area and attached double garage. A swimming pool is proposed to be located to the north of the dwelling.

The dwelling would be constructed of concrete tilt panel and external cladding, with a Custom orb roof. Details of external colours have not been provided.

The building is to be constructed to Bushfire Attack Level BAL19 with a defendable space requirement of 29m radius around the dwelling.

Outbuilding

It is proposed to construct a 300 square metre (20 metre x 15 metre) outbuilding which is proposed to store materials/items ancillary to the dwelling. The outbuilding is proposed to be constructed of sheet metal cladding with a Colorbond finish and will feature three roller doors.

Dam

It is proposed to construct a dam, centrally within the southern portion of the site. The dam is estimated to have a catchment yield of 0.8ML.

Other Particulars

Access to the dwelling and outbuilding is proposed via a 200 metre long internal driveway which will require a waterway crossing.

Indicative wastewater management fields are proposed to be located to the east of the dwelling.

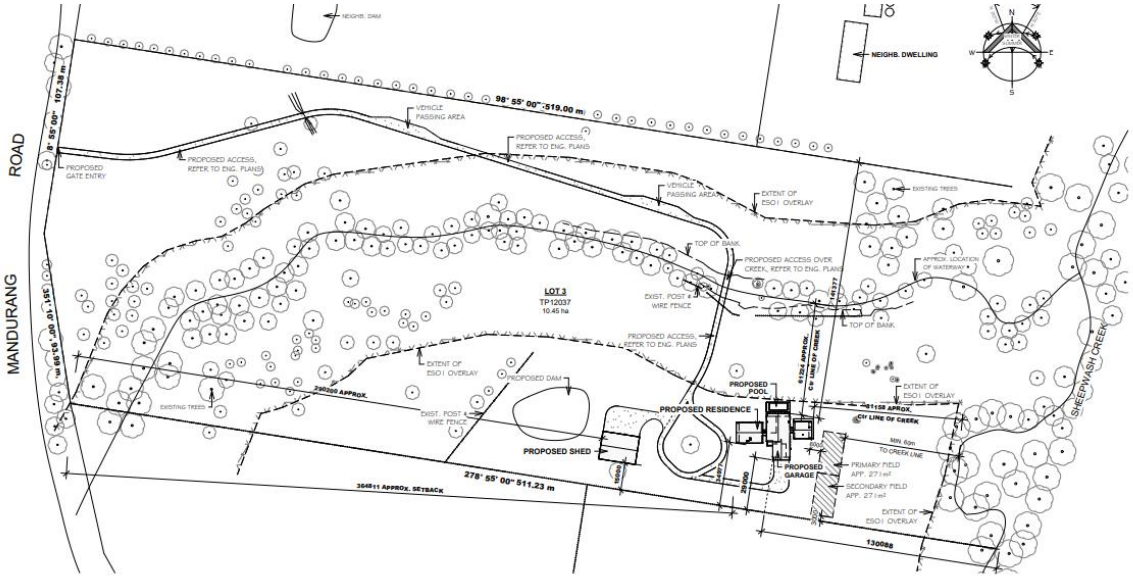

Figure 4: Proposed Site plan.

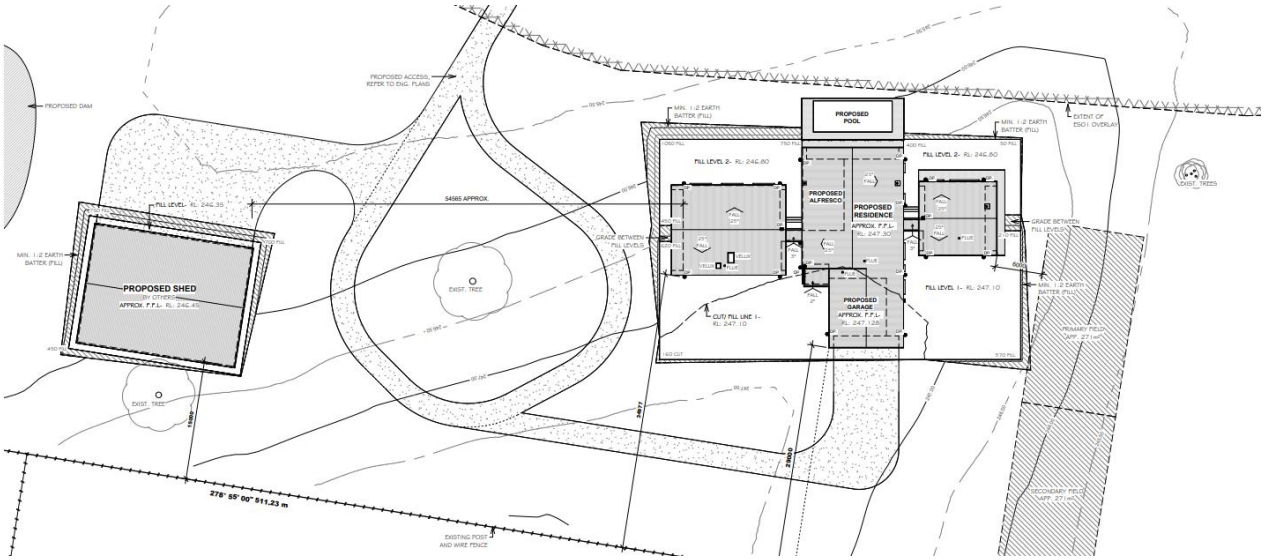

Figure 5: Proposed Part site plan.

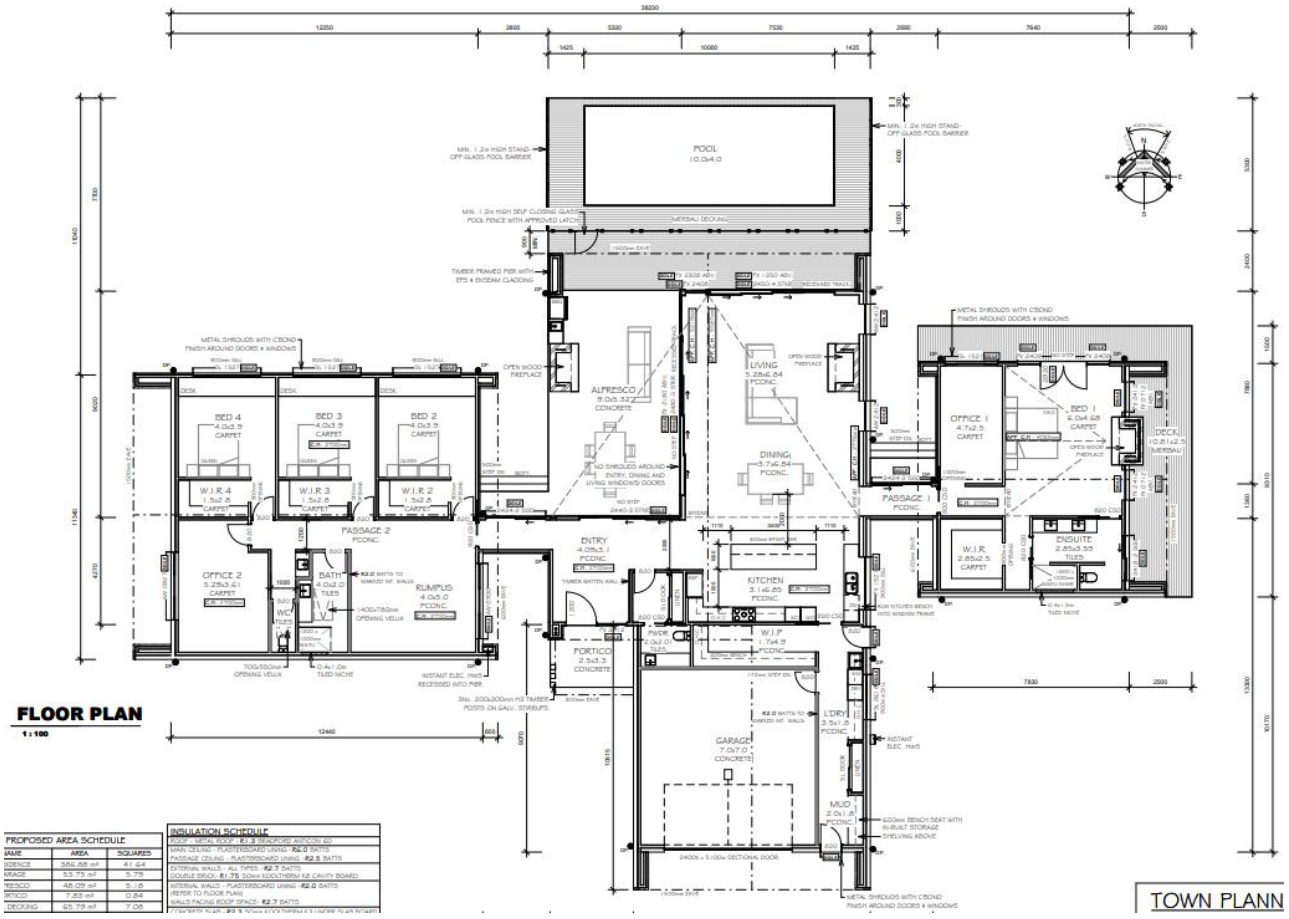

Figure 6: Proposed Dwelling floor plan.

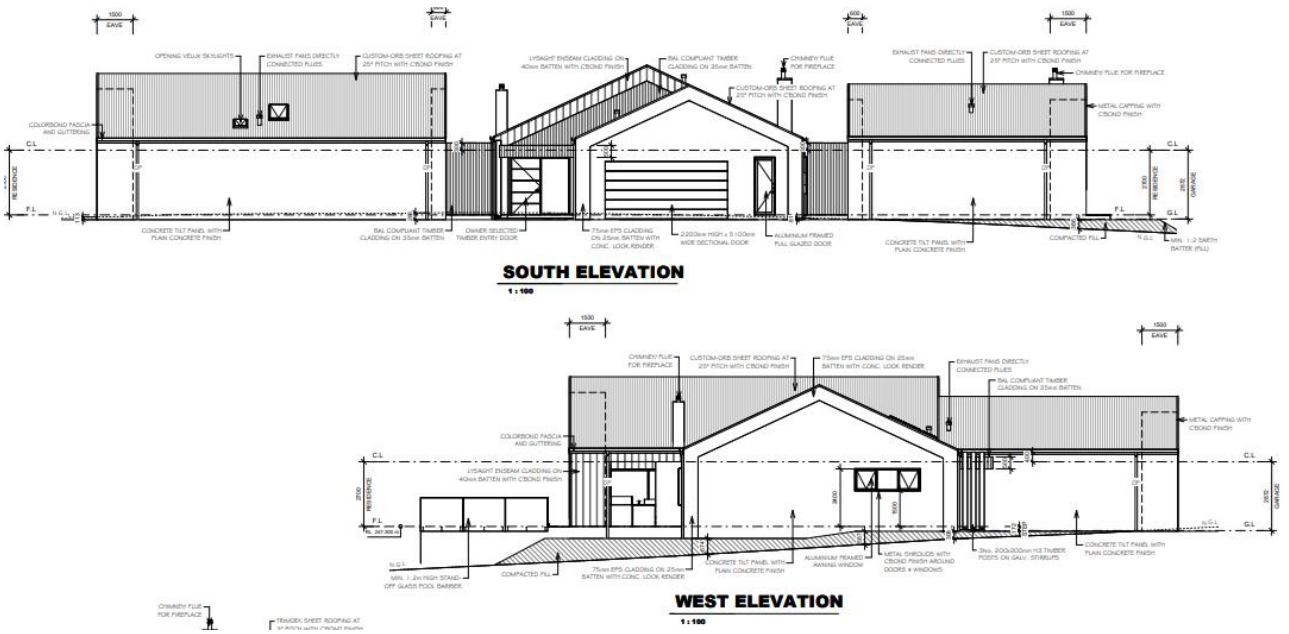

Figure 7: Proposed Dwelling south and west elevations.

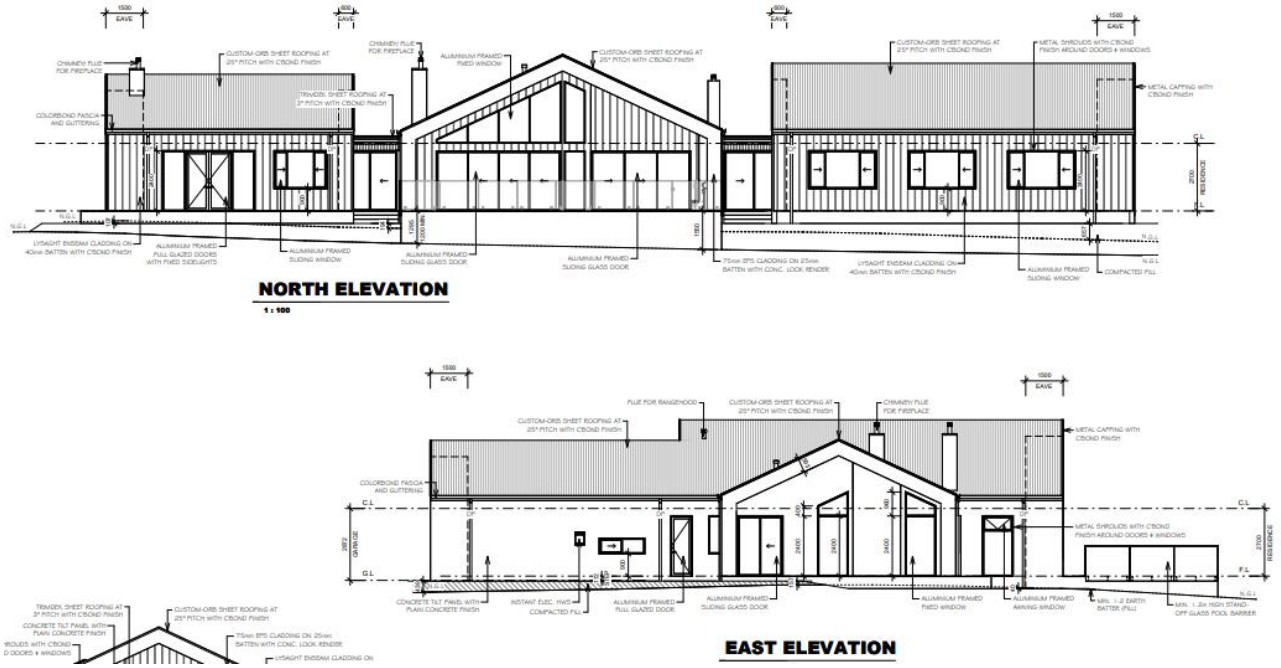

Figure 8: Proposed Dwelling north and east elevations.

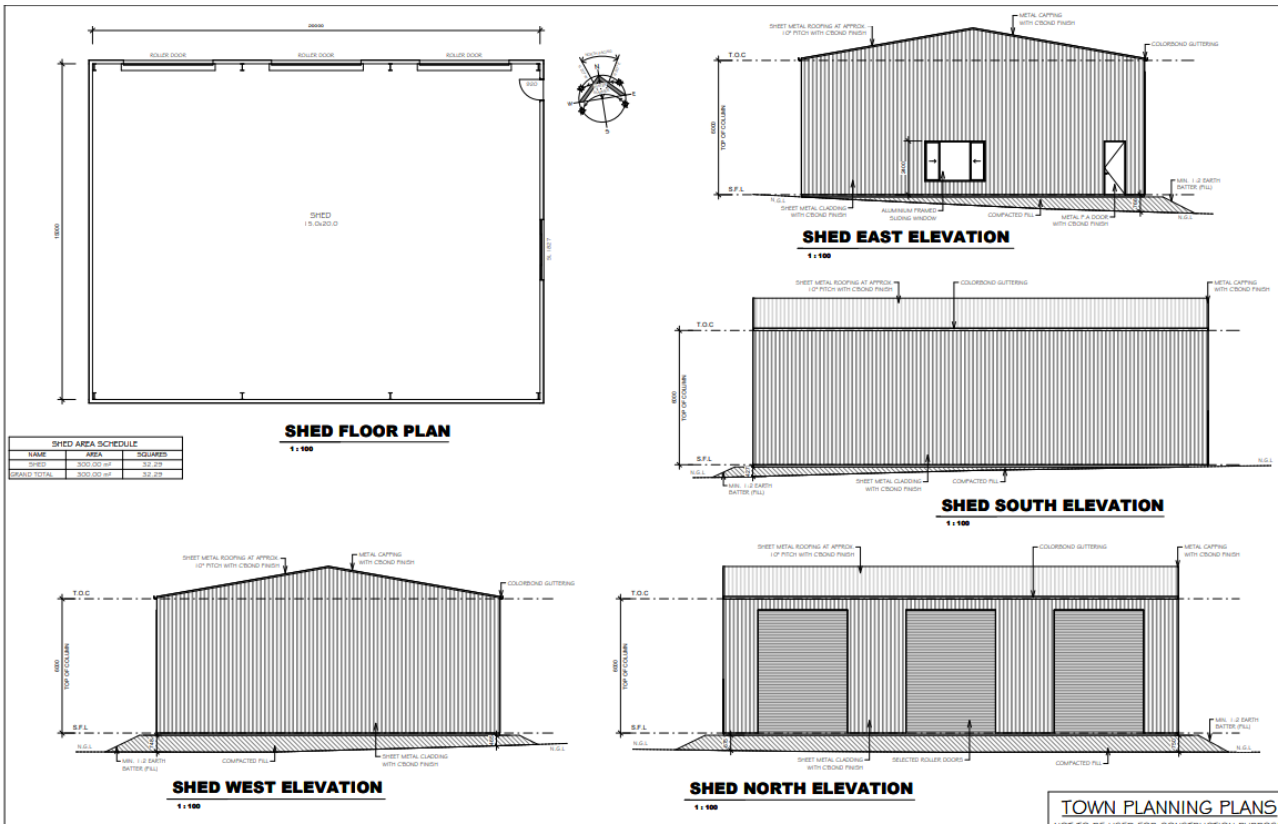

Figure 9: Proposed outbuilding floor and elevation plans.

Figure 10: 3D view of the from the south-west (indicative only).

Planning Controls - Greater Bendigo Planning Scheme

Why is a permit needed?

The following table lists all the relevant planning permit triggers that apply to this application.

Clause	Permit Trigger
35.03-4 Rural Living Zone	A planning permit is required: • To construct a building within 100 metres of a waterway (approx. 56 metres to the northern waterway and approx. 90 metres from the eastern waterway). • For earthworks which increase the discharge of saline groundwater (associated with the construction of the dam).
42.01-2 Environmental Significance Overlay (Schedule 1)	A planning permit is required to construct a building or construct or carry out works.
44.06-2 Bushfire Management Overlay	A planning permit is required to construct a building or construct or carry out works associated with accommodation.

The following clauses are relevant in the consideration of this proposal:

Municipal Planning Strategy

- 02.01 Context
- 02.02 Vision
- 02.01-1 Settlement

- 02.03-2 Environment and landscape values
- 02.03-3 Environmental risks and amenity
- 02.03-4 Natural resource management
- 02.03-5 Built environment and heritage
- 02.03-6 Housing

Planning Policy Framework

- 11.01-1S Settlement
- 12 Environmental and landscape values
- 12.01-1L Protection of biodiversity – Greater Bendigo
- 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs
- 12.05-2S Landscapes
- 13.01-1S Natural hazards and climate change
- 13.02-1S Bushfire planning
- 13.07-1S Land use compatibility
- 14.02-1S Catchment planning and management
- 15 Built environment and heritage
- 15.01-1L-01 Landscaping – Greater Bendigo
- 15.01-2S Building design
- 15.01-5S Neighbourhood character
- 15.01-6S Design for rural areas
- 16.01-3L Rural residential development – Greater Bendigo

Other Provisions

- 35.03 Rural Living Zone
- 42.01 Environmental Significance Overlay – Schedule 1
- 44.06 Bushfire Management Overlay
- 65 Decision guidelines
- 71.02-3 Integrated decision making

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025

Outcome 2 – Healthy, liveable spaces and places

Secondary Council Plan Reference(s)

Goal 7 – Sustainable population growth is planned for

Consultation/Communication

Referrals

The following authorities and internal departments have been consulted on the proposal:

Referral	Comment
Country Fire Authority	No objection, subject to standard conditions requiring the Bushfire Management Plan to be endorsed.
Goulburn-Murray Water	No objection, subject to standard conditions relating to sediment control and requirements for wastewater treatment and disposal.
North Central Catchment Management Authority	No objection, subject to conditions relating to detailed design for the waterway crossing, dam and construction of the driveway and access.
Department of Energy, Environment and Climate Action	No objection, subject to conditions relating to the protection of native vegetation that is to be retained.
Engineering – Traffic	No objection, subject to standard conditions relating to construction requirements for the internal driveway.
Engineering – Drainage	Provided comments regarding objector concerns relating to drainage.
Environmental Health	No objection, subject to standard notes relating to onsite wastewater management and restricting plumbing fixtures within the outbuilding.

Public Notification

The application was advertised by way of notice on the site and letters to adjoining and nearby owners and occupiers.

As a result of advertising, 5 objections were received, with the grounds of objection being:

- Inaccuracies/gaps in application material.
- Siting, design and scale/bulk of the works.
- Impacts on rural character.
- Impacts on the operation and heritage significance of Chateau Doré.
- Use of the outbuilding.
- Environmental impacts (waterway, flooding, drainage, erosion, bushfire risk).

- Wastewater management.

The objections are discussed in the assessment section below.

A copy of the objections was provided to the applicant and landowners, who provided 3 written submissions in response. These were forwarded to the objectors. No amendments to the application were sought and a consultation meeting was not agreed to by all parties. No objections were withdrawn.

Planning Assessment

Whether the proposed siting and built form are acceptable.

The proposal seeks approval for the construction of a dwelling, outbuilding, dam and associated works. Planning policy through Clauses 15.01-6S seeks to ensure that development respects valued areas of rural character through such strategies as:

- *Ensuring that the siting, scale and appearance of development protects and enhances rural character.*
- *Protecting the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.*
- *Siting and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.*

The City's local policy on rural residential development at Clause 16.01-3L expands on these strategies and requires dwellings to fit with the surrounding rural living or rural residential character.

- *Siting*

The site is located within the Rural Living Zone which contains the contains the following identified purpose:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for residential use in a rural environment.*
- *To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.*
- *To protect and enhance the natural resources, biodiversity and landscape ad heritage values of the area.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

Given that the site is 10.45 hectares in size, the use of the land for a dwelling is ‘as of right’, meaning that it does not require planning approval. As such, the scope of consideration relates only to the buildings and works.

Within the Rural Living Zone, planning approval is required for buildings and works within the following setbacks:

- 10 metres from a boundary.
- 50 metres from a dwelling not in the same ownership.
- 100 metres from a waterway.

The above setbacks are ‘recommended’ setbacks, meaning that they are not mandatory. The City must therefore determine whether the proposed setback is acceptable in this instance.

The proposed dwelling, outbuilding and swimming pool are appropriately located in excess of 10 metres from a boundary and 50 metres from a dwelling. The only reason that planning approval is required for the dwelling and outbuilding under the Rural Living Zone is due to the buildings and works being located approximately 56 metres from the waterway that traverses the centre of the site and approximately 90 metres from Sheepwash Creek that runs along the eastern boundary of the site. As such, in determining whether the buildings and works are appropriately sited, the question relates to whether the proposed setbacks of from the waterway are acceptable.

The application proposes to site the buildings and works in the south-eastern portion of the site. Concerns were raised by objectors as to why the dwelling could not be sited in the north-western portion of the site (an alternate location). The applicant did not wish to consider an alternate location. It is important to note that the role of the City is to determine whether the proposed siting is acceptable, not whether the works ‘could’ be located elsewhere on the site.

Nonetheless, it should be noted that the north-western corner of the property has an incline of approximately 8 metres from the northwest corner diagonally to the waterway which would require more extensive earthworks than what is required in the proposed location. This area contains scattered native vegetation and is located in closer proximity to a significant Municipal Road.

The south-eastern portion of the site is predominantly flat and has a larger developable area. The dwelling, outbuilding and wastewater disposal fields would be located on a spur on the higher section of the site, with the City’s Development Engineer advising that the buildings and works would be at least 1 metre higher than the top of the creek banks. Whilst two native trees are required to be removed to facilitate the proposal, the extent of removal is minimal and does not require planning approval due to the bushfire protection exemptions outlined in Clause 52.12.

The proposed dwelling and outbuilding are located in excess of 56 metres from the waterway to the north and in excess of 90 metres from the waterway to the east (Sheepwash Creek). The buildings are also located outside of the Environmental Significance Overlay (which extends 50 metres either side of the waterway). It is considered that the siting of the buildings and works will not result in any adverse impacts on the waterway. The waterway crossing and wastewater disposal are discussed in greater detail below.

Officer assessment is that planning approval is also required for earthworks associated with the construction of the dam as the earthworks may increase the discharge of saline groundwater. The City has adopted a cautious approach in determining that a planning permit is required. The dam is a domestic dam. Concerns were raised by objectors with regards to the works associated with the dam. The Planning Scheme provides little guidance on how to consider such a matter. As such, the proposed dam is considered appropriate on the following basis:

- The site is not affected by either a Salinity or Erosion Management Overlay.
- There is nothing to suggest that this is a saline discharge area and the groundwater of the site is not used for irrigation.
- The size or location of the dam does not require a dam license (under the Water Act 1989) from Goulburn-Murray Water.
- Works cannot commence until plans demonstrating that the dam would not obstruct flood flow have been provided to and approved by North Central Catchment Management Authority.
- Landscaping and revegetation surrounding the dam will help to address any potential impacts of erosion.
- Conditions on the permit would mitigate the environmental effects of the dam for construction, soil stability and sediment runoff.

- *Built Form*

As outlined above, the application proposes the construction of a 599.55 square metre dwelling and 300 square metre outbuilding.

The dwelling is single storey, of a contemporary design and would be primarily constructed of concrete tilt panel. The proposed concrete finish is non-reflective and muted in tone, and an external colour schedule would be required via permit condition. The outbuilding would be constructed of sheet metal cladding and presents as a fairly conventional outbuilding or shed in a rural setting.

Concerns were raised by objectors that the buildings would present as ‘large bulky masses which serve to dominate the landscape’ and would be highly visible.

Whilst the structures themselves may be larger than a conventional dwelling and outbuilding, this does not deem them inappropriate or unresponsive to the semi-rural

character of the area. Nor does the contemporary style, noting that dwellings within the surrounding area vary in form and design, with examples of both traditional and contemporary built form. In addition, whilst the buildings would be visible from Mandurang Road and surrounding properties, they are single-storey and located well within the site and not on a ridgeline or hill. It should be noted that any development on this site would be visible from the public realm and it would be unreasonable to refuse the application on this basis. A condition will be included on the permit requiring landscaping along the southern and western property boundaries to partially conceal the development and enhance the biodiversity and landscape character of the area.

Officer assessment is that the design of the dwelling and outbuilding presents as an appropriate response to the rural setting and will not result in any adverse visual impacts on adjoining properties or the surrounding landscape.

Whether the proposal will result in any adverse impacts on the waterway.

As outlined above, the waterway that traverses the site is affected by an Environmental Significance Overlay which is in place to protect the watercourse and its environs.

Access across the central waterway is required to connect the buildings to Mandurang Road, with the applicant proposing to construct a bridge. Consideration must be given to whether the proposed works would result in any adverse impacts on the waterway and its environs (flooding, contamination, erosion, vegetation impacts etc.).

Although there is vegetation along the waterway for the length of the property, the section chosen for the crossing is least vegetated and no trees are required to be removed. As such, minimal vegetation removal is required to facilitate the waterway crossing.

The application was referred to the North Central Catchment Management Authority (NCCMA) and the Department of Energy, Environment and Climate Action (DEECA) in accordance with Planning Scheme requirements. All referral authorities supported the proposal, subject to conditions. NCCMA has requested that prior to the commencement of works, plans detailing the design of the driveway and waterway crossing and a flood assessment be provided for approval. These plans would need to satisfy safe access criteria and confirm that the development will not cause an increase in flooding impacts for adjoining properties. It is also noted that a Works on Waterway permit will be required from NCCMA.

With minimal impacts on vegetation and the inclusion of the requested conditions on the permit to mitigate any potential impacts on the operation of the waterway and its environs (including vegetation to be retained), the waterway crossing is acceptable.

Whether bushfire risk can be reduced to an acceptable level.

Planning policy through clauses 44.06 and 52.03 seeks to ensure that buildings and works are appropriately designed and sited so that the level of bushfire risk to life and property can be reduced to an acceptable level.

The application was accompanied by hazard site and landscape assessments, a bushfire management statement and bushfire management plans for the dwelling and outbuilding in accordance with Planning Scheme requirements.

The surrounding vegetation is characterised by grassland to the south and west and woodland to the north and east. The site is not considered to be a high risk bushfire location.

Although not sited close to Mandurang Road, the selected siting would provide for a suitable separation to the identified landscape elements with suitable emergency vehicle access. The dwelling would be required to be constructed to Attack Level BAL-19, with the Bushfire Management Plan (BMP) specifying standard requirements for defendable space, access and water.

Concerns were raised by objectors that the landowner has recently planted some vegetation on the site which is in breach of the vegetation spacing requirements of the BMP. It is noted that there are no defendable space requirements in place at present as no planning permit has been issued. If approved, it would be the responsibility of the landowner to ensure that the defendable space requirements are met. There is nothing to suggest that these requirements could not be readily achieved.

The application was referred to the Country Fire Authority who did not object to the granting of a permit. The proposal has been found to comply with the requirements of the Bushfire Management Overlay and the relevant bushfire planning measures contained within Clause 53.02.

Can wastewater be appropriately managed?

The site is not connected to reticulated sewerage and as such on-site wastewater treatment and management is required. It is noted that concerns were raised by objectors in relation to the proposed location of the effluent fields being in an area subject to flooding, and the ability for effluent disposal to function in this location.

The application was accompanied by a Land Capability Assessment (LCA) which shows indicative primary and secondary wastewater fields. The LCA concludes that on-site wastewater treatment and management can be achieved for the site in accordance with legislative requirements. This includes the ability to achieve appropriate setbacks from the

waterways to ensure that the proposal does not result in any adverse impacts on the function of the waterways or adjoining properties.

With regards to concerns raised by objectors, the application was referred to NCCMA, GMW and the City's Environmental Health team who all supported the proposal, subject to standard conditions/notes.

Whilst the actual (as opposed to indicative) effluent disposal areas would be determined through a 'Permit to install an onsite wastewater management system', the City's Environmental Health team has not raised any concerns with regards to wastewater treatment and management occurring in the south-eastern portion of the site. Any approval issued by the City's Environmental Health team would need to comply with the stringent requirements for wastewater management and disposal set by GMW and the EPA Code of Practice – Onsite Wastewater Management.

The site is not affected by any planning controls which indicate flooding. The City's Drainage Engineer has advised that there is nothing to suggest that the effluent fields are in a location at risk of flooding in a 1% flood event, advising that the dwelling and effluent fields are in fact located on a spur on the higher section of the lot, approximately 1 metre higher than the top bank of the creeks.

This land capability assessment was referred to the NCCMA, GMW and the City's Environmental Health team, who all consented to the proposal. The document that provides this information is to be amended and supplied to the responsible authority before its endorsement to allow the appropriate permissions through the City's Environmental Health team to be pursued with accuracy for the final plans.

All necessary steps have been taken to support the proposal's capability to provide adequate wastewater management on site.

Objector concerns

Many of the objectors' concerns are addressed in the sections above. Those not already addressed are discussed below.

- *Inaccuracies/gaps in the application material*

A number of different documents have been provided throughout the course of the application, noting that there were discrepancies in the earlier sets of information which have now been rectified. Officer assessment is that the information provided is sufficient to allow for an informed decision to be made on the application. Any required changes to the application plans or additional information required (including specifications of the dam) will be addressed through an amended plans condition.

- *Use of the outbuilding*

Concerns were raised by the objectors that, due to its size, the intention may be to use the outbuilding for manufacturing or an alternative use that may cause impacts. The applicant has confirmed in writing that the outbuilding would be used to store items/materials ancillary to the dwelling. A condition will be included on the permit to this effect.

- *Land use compatibility/impacts on Chateau Doré*

Chateau Doré adjoins the site to the south and is an established non-residential land use within a residential setting. Concerns were raised by objectors in relation to the impacts of the proposal on Chateau Doré, questioning whether it is compatible to have a dwelling within 100 metres of a function/music venue. Concerns raised related to noise impacts, hours of operation and impacts on the heritage significance of the site.

As outlined above, the use of the land for a dwelling is 'as of right' and does not require planning approval. As such, the appropriateness of the use cannot be considered.

The proposed dwelling would be sited in excess of 100 metres of the event buildings at Chateau Doré.

The applicants are aware that the neighbouring property is a winery and events venue. Chateau Doré, as a venue, is required to operate in accordance with relevant noise legislation. Such legislation is in place to ensure that commercial venues of this nature can operate without having adverse impacts on nearby sensitive land uses such as dwellings.

With regards to concerns that the proposal would result in adverse impacts on the heritage significance of Chateau Doré, the dwelling and outbuilding would be located in excess of 100 metres from these buildings. This is a considerable setback and officer assessment is that the presence of a dwelling on an adjoining property would not result in any adverse impacts on the heritage significance of the building or property as a whole.

Cultural Heritage

The eastern part of the site lies within an area of cultural heritage sensitivity due to the land being within 200 meters of Sheepwash Creek (regulation 26 of the *Aboriginal Heritage Regulations 2008*).

A Cultural Heritage Management Plan (CHMP) is not required as the proposal consists of the use and development of the land for a dwelling (regulation 9) and buildings and works ancillary to a dwelling (regulation 12).

Conclusion

The applicant has appealed to the Victorian Civil and Administrative Tribunal (VCAT) against the City's failure to determine the application within the statutory timeframe.

Had the application not been appealed and Council were to make a determination on it, the Officer recommendation would have been to approve the application as it represents an acceptable planning outcome.

The proposal is consistent with the purposes of the Rural Living Zone which seeks to provide for residential land use in a rural environment.

Noting that the use of the land for a dwelling does not require planning approval, the scope of consideration relates to the construction only. The dwelling and outbuilding are appropriately sited to minimise any adverse impacts on surrounding properties and the natural environment. Appropriate design measures will ensure that the proposal does not result in any adverse impacts on the waterway and that bushfire risk is reduced to an acceptable level. The design of the buildings, whilst contemporary in nature, will sit comfortably within the Mandurang Road and Tannery Lane context.

It is recommended that Council determine to issue and Notice of Decision to Grant a Permit as the proposal presents an acceptable outcome with regards to the purposes of the Rural Living Zone, Environmental Significance Overlay – Schedule 1 Bushfire Management Overlay and the broader planning policy framework.

Options

Council, acting as the responsible authority for administering the Planning Scheme, may resolve to advise the Victorian Civil and Administrative Tribunal and the permit applicant that, had it been making the decision on the application, that it would have granted a permit, granted a permit with conditions, or refused to grant a permit.

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Proposed Notice of Decision Conditions

1. MODIFIED PLAN REQUIRED
   Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans submitted with the application but modified to show:
   (a) An amended site plan showing the precise location of the proposed dam.

(b) Engineering computations for the construction of the dam, detailing construction materials, water inlets, means of controlling water overflow and erosion control.
(c) The location of the primary and secondary effluent fields to be removed from the plans, noting that the exact location of these areas will be determined as part of a Permit to Install an Onsite Wastewater Management System.
(d) A schedule of external colours for both the dwelling and outbuilding, with the colour schedule to comprise of muted tones that will allow the structures to sit comfortably within the rural landscape.
(e) A Landscape Plan in accordance with the requirements of Condition 3.
(f) Plans in accordance with the requirements of Condition 15 (North Central Catchment Management Authority).

2. NO LAYOUT ALTERATION

The development permitted by this permit as shown on the endorsed plans and described in the endorsed documents must not be altered or modified (for any reason) except with the prior written consent of the responsible authority.

3. LANDSCAPE PLAN REQUIRED

Before the development starts, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions. The plan must show:

(a) A survey (including botanical names) of all existing vegetation to be retained and/or removed.
(b) Details of surface finishes of pathways and driveways.
(c) Planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
(d) Landscaping along the southern and western property boundaries in order to enhance the biodiversity and landscape character of the area.
(e) Native landscaping surrounding the dam of a sufficient scale and variety to control dam wall erosion.
(f) All landscaping must be in accordance with the requirements of the Bushfire Management Plan endorsed to form part of this permit.

All species selected must be to the satisfaction of the responsible authority.

4. LANDSCAPING WORKS

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

5. LANDSCAPING MAINTENANCE

The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority, *including that any dead, diseased or damaged plants are to be replaced.*

6. GENERAL DRAINAGE – BUILDINGS & HOUSES
The proposed building(s) and works must be drained to the satisfaction of the City of Greater Bendigo as the responsible drainage authority.

7. VEHICLE CROSSINGS/DRIVEWAYS
Prior to the commencement of works for the dwelling, the owner must construct the following:
(a) The driveway between the property boundary and the edge of the sealed road must be constructed in accordance with the Infrastructure Design Manual SD 255 Rural Driveway. The driveway must be sealed for the first 5.0 metres from the edge of the sealed road.
(b) Access to the proposed residence must be provided via an all-weather (gravel) driveway with a minimum trafficable width of 3.5 metres with 500mm horizontal clearance and 4 metre vertical clearance to trees to accommodate emergency vehicles. A table drain is required on the high side. Passing areas must be provided every 200 metres with a turnaround area at the residence. The driveway must be constructed in accordance with the approved plans (including the requirements of the Bushfire Management Plan endorsed to form part of the permit).

8. WATER SUPPLY
The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.

9. ELECTRICITY SUPPLY
The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the responsible authority.

10. USE OF OUTBUILDING
The building permitted by this permit must only be used as an outbuilding normal to a dwelling and must not be used for any other purpose except with the prior written consent of the responsible authority.

11. BUSHFIRE MITIGATION MEASURES
The bushfire mitigation measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority and the relevant fire authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

12. COUNTRY FIRE AUTHORITY

Before the development starts, the Bushfire Management Plan prepared by Shane Muir Consulting Engineers, Reference No. 2201025- BMS, Sheet 2 of 3, dated 14/03/2023 be endorsed by the responsible authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the responsible authority.

13. DEPARTMENT OF ENERGY, ENVIRONMENT AND CLIMATE ACTION

Protection of Native Vegetation to be Retained

(a) Before works start, a native vegetation protection fence must be erected around all native vegetation to be retained within 15 metres of the works area. This fence must be erected at:
   i. A radius of 12 times the diameter of the tree trunk at a height of 1.4 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree; and
   ii. Around the patch(es) of native vegetation at a minimum distance of 2 metres from retained native vegetation.
   iii. The fence must be constructed of star pickets and paraweb or similar, to the satisfaction of the responsible authority and the Department of Energy, Environment and Climate Action. The protection fence must remain in place until all works are completed to the satisfaction of the department.

(b) Except with the written consent of the department, within the area of native vegetation to be retained and any tree protection zone associated with the permitted use and/or development, the following is prohibited:
   i. vehicular or pedestrian access;
   ii. trenching or soil excavation;
   iii. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products;
   iv. construction of entry and exit pits for underground services; or
   v. any other actions or activities that may result in adverse impacts to retained native vegetation.

14. GOULBURN-MURRAY WATER

(a) All construction and ongoing activities must be in accordance with sediment control principles outlined in ‘Construction Techniques for Sediment Pollution Control’ (EPA, 1991).

(b) All wastewater from the dwelling must be treated and disposed of using an approved system. The system must have a certificate of conformity issued by the Conformity Assessment Body (or equivalent approval) and be installed, operated and maintained in accordance with the relevant Australian Standard and EPA Code of Practice.

(c) The wastewater disposal area must be located at least: 60m from any waterways and channels, 40m from any drainage lines, 60m from any dams, and 20m from any bores. *Where wastewater is treated to at least a secondary standard, the

distance may be reduced in accordance with the current EPA Code of Practice – Onsite Wastewater Management. However, where possible setback distances must be maximised.

(d) The wastewater disposal area must be kept free of stock, buildings, driveways, car parking and service trenching and must be planted with appropriate vegetation to maximise its performance. Stormwater must be diverted away. Unless wastewater disposal is by subsurface irrigation methods, a reserve wastewater disposal field of equivalent size to the primary disposal field must be provided for use in the event that the primary field requires resting or has failed.

(e) No buildings are to be located within 30m of any waterways or dams on waterways.

15. NORTH CENTRAL CATCHMENT MANAGEMENT AUTHORITY

(a) Prior to the commencement of works, the applicant must submit plans for approval by North Central CMA and the responsible authority, detailing the design of the driveway and waterway crossing to connect the proposed dwelling site to Mandurang Road. The plans must be accompanied by a flood assessment by a suitably qualified engineer which shows that for a 1% AEP flood event, the driveway and crossing satisfies safe access criteria and does not cause an increase in flooding impacts for adjoining properties. The safe access criteria are:

i. Depth ≤ 0.5 metres; and
ii. Velocity ≤ 2m second; and
iii. Depth x Velocity ≤ 0.4 metres2/second.

(b) Prior to the commencement of works, the applicant must submit plans for approval by North Central CMA and the responsible authority, detailing the design plans for the dam. The design must demonstrate that the dam does not obstruct flood flow.

(c) Prior to the issue of a certificate of occupancy, the driveway and access crossing must be built in accordance with the approved plans.

16. EXPIRY OF PERMIT

This permit will expire if the development permitted by the this permit is not completed within 2 years from the date hereof. The time within which the development must be completed may be extended, on written request to the responsible authority, before or within 6 months after the expiry of this permit where the development has not yet started or 12 months where the development has commenced.

Environmental Health Note:

- Before a building permit is issued for a dwelling at the property, a Permit to Install an Onsite Wastewater Management System is required to be issued by Council.
- It must be taken into consideration that the Land Application Area nominated and approved by a Permit to Install must be clear of vegetation.

- Wastewater from the proposed swimming pool shall not be disposed of into or nearby the Onsite Wastewater Management System infrastructure.
- No plumbing fixtures are permitted to be installed in the outbuilding without prior approval from the Responsible Authority.

Vegetation Removal Note:
Please note that separate planning approval must be obtained for the removal of any native vegetation within the Land Application Area.

Engineering Note:
A Works within Road Reserves permit must be obtained from the City of Greater Bendigo Engineering Department prior to any work commencing in the road reserve.

CONSENT FOR WORK ON ROAD RESERVES
The applicant must comply with:
(a) The Road Management Act 2004,
(b) Road Management (Works and Infrastructure) Regulations 2005, and
(c) Road Management (General) Regulations 2005
with respect to any requirements to notify the Coordinating Authority and/or seek consent from the Coordinating Authority to undertake “works” (as defined in the Act) in, over or under the road reserve. The responsible authority in the inclusion of this condition on this planning permit is not deemed to have been notified of, or to have given consent, to undertake any works within the road reserve as proposed in this permit.

North Central Catchment Management Authority Note:
A separate “Works on Waterway” permit for any new or modified waterway crossing must be obtained directly from North Central CMA. As part of the permit application, a site management plan must be submitted which details how vehicle access to the waterway will be confined.

Attachments

Nil

16.3. Loddon Mallee Housing Action Plan

Author:	Marleen Thompson, Senior Administration Officer
Responsible Director:	Andrew Cooney, Acting Director Strategy and Growth

Purpose

The purpose of this report is to seek Council endorsement of the Loddon Mallee Housing Action Plan which addresses the issues that are seen as significant impediments to the provision of additional housing across the Loddon Mallee region.

The report has identified possible governance models for the regional councils to consider so that the work on the implementation of the actions and strategies identified can commence and continue to be advocated for.

Recommended Motion

That Council:

1. Endorse the Loddon Mallee Housing Action Plan and note the strategies and actions listed for implementation.
2. Note that City officers will participate in Loddon Mallee Housing Leadership Group meetings, and will continue to support other Loddon Mallee councils, in order to progress priority actions from the Loddon Mallee Housing Action Plan.

MOTION

That the recommended motion be adopted.

Moved: Cr Fagg
Seconded: Cr Alden

Resolution No. 2023-171

CARRIED

Executive Summary

The Department of Jobs, Skills, Industry and Regions (DJSIR) provided funding for the development of a Loddon Mallee Housing Action Plan. The Action Plan investigated issues relating to the provision of additional housing across the Loddon Mallee region and identified strategies that could address the critical housing needs of the region. In addition to the Action Plan the project also developed two business case studies and two strategic guides that demonstrated challenges to the provision of housing and provided potential solutions and justification for the projects to proceed.

The Loddon Mallee Housing Action Plan was completed in November 2022. Swan Hill Rural City Council adopted the Action Plan at its meeting of 16 May 2023, and as the lead Council, also requested that other Loddon Mallee councils give consideration to the Action Plan.

Background

DJSIR funded the Loddon Mallee Housing Project in late 2021. Swan Hill Rural City Council acted as the project lead and a Project Control Group (PCG) was established that included a representative from DJSIR and the Manager Strategic Planning from the City of Greater Bendigo. The PCG appointed consultants SGS Economics and Planning to develop the strategies and action plan. All of the Loddon Mallee councils were invited to take part in the project. All Loddon Mallee councils participated in the consultation process, including the identification of local and regional housing issues and potential strategies to be included in the Action Plan.

SGS Economics and Planning completed the Action Plan in November 2022. Swan Hill Rural City Council, on behalf of the PCG, informed all Loddon Mallee councils in February 2023 that the Action Plan and business case studies had been completed. It was also requested that each council consider adopting the Action Plan and commit to continue working with the Loddon Mallee councils to undertake the listed actions.

Since the Action Plan's completion in November 2022, a number of housing related discussions, projects and announcements have been made, including but not limited to:

- The cancellation of the 2026 Commonwealth Games, and the subsequent announcement of the $2 billion housing and infrastructure package for regional areas.
- The introduction of Victoria's Housing Statement which is intended to facilitate an extra 250,000 homes being built over the next ten years.

Report

The Loddon Mallee Action Plan (see Attachment 1) is a detailed document that has been informed by background research and insights from the Loddon Mallee councils and stakeholders from the housing development sector.

The Loddon Mallee Housing Action Plan was accurate at the time of its completion. Although new State housing projects and funding have been announced, State Government department names have changed, and the reference to the Commonwealth Games is no longer relevant, it is not proposed to update the Action Plan. It would be difficult to update the Action Plan at this stage as it was externally funded and it was coordinated by another council. Further, an update would require re-engagement with all Loddon Mallee councils.

The Action Plan includes 37 actions under the following six higher level strategies:

1. Better strategic planning for future housing supply
2. Bridging infrastructure financing gap
3. Accelerating the development of zones and suitable land for housing
4. Bridging the feasibility gap for medium density infill housing
5. Addressing growing demand for affordable and secure housing
6. Reducing time and costs to unlock supply

Following completion of the Action Plan and supporting documents in November 2022, Swan Hill Rural City Council circulated the documents to all councils in the Loddon Mallee region for their consideration, and preferably for their endorsement/ adoption. It was also requested that each council continue to be involved in actions listed in the Action Plan.

The Action Plan identifies the need for an ongoing and overarching governance group who would have responsibility for the implementation of the plan on behalf of the councils. This group, known as the Loddon Mallee Housing Leadership Group, has representatives from the following organisations:

- Regional Development Victoria
- The Tomkinson Group
- Loddon Shire Council
- Macedon Ranges Shire Council
- Buloke Shire Council
- Swan Hill Rural City Council
- Homes Victoria
- Department of Transport and Planning
- City of Greater Bendigo

The Loddon Mallee Housing Leadership Group has met on a small number of occasions and is currently refining priority actions that it would like to focus on. It is important to note that councils may choose to implement any actions from the Action Plan independently of the Loddon Mallee Housing Leadership Group.

A Regional Housing Coordinator is currently being advertised by Macedon Ranges Shire Council. This role is funded by DJSIR and several Loddon Mallee councils, and the aim of the role is to progress the key actions identified by the Loddon Mallee Housing Leadership Group. It is a fixed term, part time position that is scheduled to end in October 2024.

Priority/Importance

The provision of adequate housing is an important issue for many within the City of Greater Bendigo. As a result of the consultation undertaken to inform the Action Plan, it is

also evident that there is a lack of housing and in particular, affordable and worker housing, across the Loddon Mallee region.

Options Considered

Option 1

Support the Loddon Mallee Housing Action Plan and note the strategies listed for implementation. This is recommended.

Option 2

Not support the Loddon Mallee Housing Action Plan. This is not recommended as a significant amount of time and resources have contributed to the completion of the Action Plan and it's important that Loddon Mallee councils continue to collectively work towards alleviating regional housing challenges.

Timelines

The Loddon Mallee Housing Leadership Group will continue to meet on a regular basis to progress key actions identified in the Action Plan. As noted above, the Regional Housing Coordinator is scheduled to conclude in October 2024.

Communications/Engagement

Representatives from the ten Loddon Mallee councils were consulted and included executives, housing officers and other council representatives. The non-council stakeholders included the Loddon Mallee Public Health Unit, Department of Transport and Planning, Haven Home Safe, Our Place, Villawood, the Loddon Campaspe Regional Partnership and the Loddon Mallee RDA (Regional Development Australia).

Financial Sustainability

The Loddon Mallee Housing Action Plan was funded by DJSIR. The Strategic Planning Unit made a once-off payment of $15,000 to Macedon Ranges Shire Council to assist with funding the Regional Housing Coordinator, out of the operational budget.

Risk Assessment

By not working with the Loddon Mallee councils on the delivery of the Action Plan, there is a risk that momentum to address housing challenges across the region may reduce and additional housing may not be realised, therefore creating a critical issue for many community members across all Loddon Mallee councils.

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 2 - Healthy, liveable spaces and places

Secondary Council Plan Reference(s)

Goal 4 - The supply and quality of affordable housing is increased

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

1. Loddon Mallee Housing Action Plan [**16.3.1** - 40 pages]

LODDON-MALLEE HOUSING ACTION PLAN

Swan Hill Rural City Council

November 2022

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& Planning

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Implementation and summary of action plan / business case projects

Governance responsibility for the action plan and business cases

Future carriage and responsibility for the action plan should reside with an appropriate authority and with access to appropriate resources for implementation. Four governance options have been considered, with the advantages and disadvantages summarised in Table E1.

In addition to this 'implementation' level governance function it is also considered appropriate, given the importance of housing to the region and complexity of the issues, to ensure there is an advocacy and oversight role for a separate group, drawn from the Regional Development Australia (RDA) and Regional Partnership (RP) groups (who have provided in-principle support for such a role) representing the Loddon-Mallee region.

Option 1 (Establishing an implementation taskforce and seeking additional operational resources, overseen by a strategic leadership group) is favoured to enable a targeted and singular focus on implementation with appropriate advocacy and oversight. Dedicated resources should be sought for implementation, in the form of two Housing Support Officers working across the region. The following process is proposed.

- Establish a Loddon Mallee Housing Action Plan implementation taskforce based on the Project Control Group established for the current study, with selected other industry and advocacy representatives (up to 7 members), with a three year life and with an agreed meeting schedule
- Establish a Loddon-Mallee Housing Leadership group of say five people, drawn from RDAs and RPs in the region. This group would have a strategic oversight and advocacy role, including promoting the work of the taskforce and ensuring the housing agenda stays 'front of mind' in the strategic and coordination work of the RDAs and RPs.
- Initial responsibility for establishing the implementation taskforce, and then sharing and seeking adoption of the Action Plan amongst the 10 councils in the region would rest with the task force supported by Swan Hill Rural City Council. The action plan will be distributed to councils for adoption on the understanding that through implementation the agenda will evolve and be refined. Not all actions will necessarily be implemented and there will be a need for flexibility as circumstances and opportunities arise.
- Swan Hill Rural City Council could act as the Governance Secretariat in the first instance through its Economic Development Unit (with a view to rotating it through the Councils).
- RDV would be approached to identify the most appropriate targets for matched funding for implementation resources.
- The implementation taskforce would seek financial contributions from the 10 councils of (say) $75,000 (pro rata based on income) and then make representations to state government for funding (e.g. via the Regional Jobs and Infrastructure Fund) for a total of (say) $300,000 over two years to employ two

Housing Support Officers (with responsibility for implementing the action plan and elements arising from the business cases and liaising across the region). The actual required resources would be confirmed by the task force.

- Position descriptions and a recruitment process for the Housing Support Officers would follow. One council will need to take responsibility for employment (the Health Heart of Victoria precedent where Greater Bendigo employed an officer working across six councils is relevant).

TABLE E1 ACTION PLAN GOVERNANCE OPTIONS AND ADVANTAGES AND DISADVANTAGES

Governance options	Advantages	Disadvantages
1. Establishing a **new group** with responsibility for the action plan and cross-council representation – seek additional resources for implementation.	Singular focus on housing is possible Resources can be sought for a clear agenda based on the Action Plan Resources can be tied to tasks and achievement of outcomes	Effort to establish Competing resourcing and time commitments (of stakeholders and potential members)
2. Existing bodies such as those set up under **Regional Partnerships** i.e. Loddon Campaspe and Mallee Regional Partnership, with support of Council Directors or Economic Development Teams/State Government Staff to action items	Body already exists	Boundaries for two groups don't exactly align with the Loddon- Mallee region and its 10 local government areas. Extra agenda item for these regional partnerships – housing may get 'lost' Difficult to create and maintain regional coordination for effective progress to be made.
3. Existing bodies such as Loddon Campaspe & Mallee Group of Councils with support of Council Directors or Economic Development Teams/State Government Staff to action items	Body already exists	Only half of the Councils would be meeting with the other half involved in a different group meeting Extra agenda item for these Groups of Councils – housing may get 'lost' Difficult to create and maintain regional coordination for effective progress to be made.
4. Integrating into implementation of the **Regional Economic Development Strategies** with Action plan as focus for sub-committee of the main group - **Regional Partnerships with RDAs.**	Housing is generally a focus	Action plan agenda is specific – different to other work Unclear who would be responsible for implementation, therefore minimal progress will be made.

Key Housing Supply Issues

From the research and consultation six key issues relating to housing supply have been identified across the region:

1. a lack of comprehensive strategic planning for future housing
2. suitable development land being withheld from in-sequential release
3. lack of infrastructure finance / provision to support development
4. poor development feasibility in some markets for medium density and compact housing and therefore unachievable sale prices
5. decreased housing affordability and increased housing related stress
6. costs and time delays in planning and development that hamper responsive supply.

A lack of strategic planning is a region wide problem. The other issues or problems exist to varying degrees across the ten council areas.

Action Plan

The following Action Plan addresses each of these issues through strategies and actions in two categories, namely:

- Region-wide actions for long term impact (for enduring change across the whole region)
- Actions for short/medium term impact (across the whole region but available to councils as relevant)

Table E2 summarises the actions in these categories. Further detail on the actions is provided in section 3 of the report that follows. The actions would be the responsibility of the Housing Support Officers supported by the proposed taskforce. Each action is further categorised by its nature (i.e. Advocacy, Research, Governance reform, Policy, Funding / subsidies, Coordination / assistance, Guidelines / information), and by which level of government would be the most likely partner in implementation, and by the potential size or scale of impact on the housing and supply issues that have been identified.

TABLE E2 SUMMARY OF ACTIONS TO ADDRESS HOUSING CHALLENGES

Strategy and Actions	Action type	Implementation partner	Scale of Impact
Strategy 1 Better strategic planning for future housing supply			
Actions for long term impact			
1L1 Create new units for regional planning based in the regions, with responsibility for detailed regional strategic planning and oversight of major land release projects (could be an expanded role for the VPA). Ideally these units would include a planning director, a demographer to provide a more up to date data and on the ground assessment of key housing statistics, and a support team.	Governance reform	State	High
1L2 Prepare a detailed, evidence based regional planning strategy with demand and supply analysis and specific directions to provide land for 30 years housing supply, including state-wide bushfire and flood risk assessments to apply a consistent approach to settlement planning.	Policy	State	High
1L3 Advocate for a Windfall Gains Tax revenue sharing deal under which a proportionate share of aggregate State collections of WGT would be returned the Loddon-Mallee region to support regional strategic planning and infrastructure investments consistent with strategic plans.	Funding / subsidies	State	Medium
1L4 Seek a review of PPN90 Planning for Housing to require a 30 year planning horizon and allow for town by town differences in designating additional land for future housing.	Policy	State	Low
Actions for short/medium term impact			
1S1 Lobby DELWP and the Victorian Planning Authority (VPA) to refresh the current Loddon-Mallee regional growth framework to more rapidly open up new housing supply opportunities, including. - undertaking rapid strategic analysis of future demand and supply prospects at a regional level - Identifying priority areas for new release in liaison with councils taking into account suitable zoned land and infrastructure availability - preparing PSPs consistent with the rapid strategic analysis and local objectives for housing and urban development. - expediting accompanying Planning scheme amendments that facilitate new residential developments.	Advocacy / Policy	State	Medium
1S2 Expand resources available for local strategic planning, particularly for smaller resource constrained councils e.g. partnerships with Universities to facilitate undergraduate planners, ensure new state planning hubs support strategic planning.	Funding	State	Medium

Strategy and Actions	Action type	Implementation partne	Scale of Impact
Strategy 2: Bridging infrastructure financing gap			
Actions for long term impact			
2L1 Seek assistance to access NHFIC funding for infrastructure - Coordinate a regional approach via proposed Housing Support Officers and engage with NHFIC - Seek DJPR support to act as broker and under-writing agency to assist Councils access NHFIC concessional loans, grants or equity finance - Call for expressions of interest from Council for development projects where it can be demonstrated that without NHFIC financing the project would be unlikely to proceed, or likely to proceed only at a much later date - Seek funding via the National Housing Infrastructure Facility (NHIF) for the eligible development projects.	Coordination / assistance	Federal / State	High
2L2 Engage with councils and DELWP to identify barriers to wider use of Development Contributions Plans and Infrastructure Contributions Plans and identify joint approaches or reforms that would encourage take-up including administrative burdens and moderating cash flow and financing issues for individual councils as they need to fund infrastructure	Governance reform	State / Councils	Med-ium
Actions for short/medium term impact			
2S1 Establish a mechanism for councils to invite the VPA to produce DCPs for development areas upon request.	Coordination / assistance	State / Councils	Med-ium
2S2 Organise a housing supply action summit with key providers of development infrastructure (water, sewerage, roads) to address key barriers to identified housing development opportunities, and to discuss other joint grant and funding opportunities.	Coordination / assistance	State / Councils	Mediu m

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Strategy and Actions	Action type	Implementation partne	Scale of Impact
Strategy 3: Accelerating the development of zoned and suitable land for housing			
Actions for long term impact			
3L1 Establish a short-list of 20 under-utilised government owned sites (e.g. VicTrack land) suitable for housing across the region (created from suggestions by each of the councils), and after due consideration of planning merits, seek Ministerial and/or government support for fast-tracking surplus designation, sale (or disposal) and development, and compile in a prospectus to publicise the opportunities (which could include community housing partners).	Coordination / assistance	State	High
3L2 Establish a process where land-owners and developers of suitable zoned land can partner with Development Victoria (DV) to develop their land and make them equity partners	Coordination / assistance	State	Med--ium
3L3 More clearly identify DV owned or optioned vacant land, and promote these as development opportunities to encourage involvement from the development industry.	Policy	State	Med-ium
3L4 Prepare consistent guidelines for councils to apply differential rates to encourage development of suitable zoned and in-sequence vacant land.	Guidelines / information	Councils	Med--ium
Actions for short/medium term impact			
3S1 With the assistance of DELWP provide an advice service to owners of zoned, vacant land capable of producing 5 or more dwellings on development pathways, and if implemented, write to all such owners calling for expressions of interest in the advice and development assistance service	Coordination / assistance	State	Low
3S2 Prepare a short prospectus of known development opportunities and promote this to selected developers in Melbourne or Bendigo (and beyond).	Guidelines / information	Councils	Low

Strategy and Actions	Action type	Implementation partne	Scale of Impact
Strategy 4: Bridging the feasibility gap for medium density infill housing			
Actions for long term impact			
4L1 Push for Development Victoria to undertake innovative and essential infill and medium density housing development projects in regional centres in the Loddon-Mallee	Governance reform	State	High
4L2 Develop regional support for more affordable and diverse housing by establishing an 'alliance' group of developers, project builders and council representatives to 'make the case' for non-traditional housing on smaller blocks in regional markets including: - demonstrating economic and social need - highlighting benefits from a cost, convenience and housing diversity perspective to encourage take-up - highlighting exemplar projects and housing plans to showcase more affordable homes - work on addressing barriers to market acceptance for council and community education.	Advocacy	Councils	Med-ium
Actions for short/medium term impact			
4S1 Push for the State Government to provide a medium density housing 'bounty' (e.g. $30,000 per unit – to be confirmed after further investigation) to developers willing to build multi-unit housing in infill areas in regional centres in the region.	Funding / subsidies	State	HIgh
4S2 Critically review local planning controls in consultation with the development sector, particularly in service rich, high amenity inner areas of larger towns, to identify any barriers to shop-top, compact or multi-unit housing development, including subdivision of existing dwellings into two dwellings.	Policy	State / Councils	Med-ium
4S3 Package up council owned land in good locations deemed to be under-utilised and surplus to foreseeable requirements (following a rigorous evaluation process) and proactively market the sites on favourable terms to developers willing to provide demonstration medium density housing projects. These projects could be teamed with further subsidies to support additional affordability objectives (see below).	Funding / subsidies	Councils	High

Strategy and Actions	Action type	Implementation partner	Scale of Impact
Strategy 5: Addressing growing demand for affordable and secure housing			
Actions for long term impact			
5L1 Undertake research to better understand what the gaps and needs for rural key worker, seasonal and essential housing are by LGA in the region and prepare an informed regional needs position statement to use in advocacy.	Research	Councils	Low
5L2 Push for the State Government to commit to a Rural and Seasonal Worker Housing program which would provide recurrent payments to parties willing to build, own and operate rental housing to mitigate skill shortages in country Victoria to address regional needs (identified in the above-mentioned position statement)	Advocacy	State	High
5L3 Work with universities with a regional presence (La Trobe in particular) and encourage them to support affordable student housing projects in key regional centres.	Coordination / assistance	Local	Medium
5L4 Lobby for an extension of the Big Housing Build and other social and affordable housing investment including in private sector joint ventures in regional Victoria (including in towns which were not part of the original, first round spend guarantee).	Advocacy	State	High
5L5 Liaise with Commonwealth Games offices and associated agencies, including Development Victoria, and encourage the relocation of any temporary housing structures/ pods into regional areas for seasonal worker accommodation after the Commonwealth Games.	Coordination / assistance	State / Councils	High
Actions for short/medium term impact			
5S1 Prioritise a project in First Nations Housing in the region by: - Identifying the nature of projects eligible for grant funding through for example the National Indigenous Australian Agency NIAA or the Social Housing Growth Fund – Homes for Aboriginal Victorians - Liaising with Councils and First Nations representative groups in the region to identify relevant housing ideas and potential housing projects - Working with potential partners to refine projects and secure funding for a First Nations Housing Project from the above or other sources.	Coordination / assistance	Local	Low
5S2 Investigate opportunities to support the construction of accommodation prior to the Commonwealth Games (for those councils in proximity to Greater Bendigo).	Policy	Local	High
5S3 Approach Development Victoria to undertake an exemplar infill renewal housing project at Chum Street, Bendigo to demonstrate the benefits of mixed, medium density housing projects with social housing, justified on the basis of wider economic, social and community merits.	Advocacy	State	High

5S4 Lobby the state government to introduce reforms to the planning system to enable short term rental housing to be distinguished from housing for long term occupation (which would mean housing used for short term rental accommodation – defined by for example a 180 day limit restriction – would require a planning permit though allowing for some reasonable exemptions).	Policy	State	Med-ium
5S5 Identify suitable underutilised Council land or sites which could be developed for social and affordable housing and work with HomesVic to offer this to community housing providers through the Big Housing Build and future programs (also see 4S3)	Funding / subsidies	Councils	Med-ium

Strategy and Actions	Action type	Implementation partne	Scale of Impact
Strategy 6: Reducing time and costs to unlock supply			
Actions for long term impact			
6L1 Push for the State Government to expand its Regional Planning Hub program to assist local councils to speed up their housing policy updates and improve their development approvals processes. A priority focus should be to get as much housing development 'code assessable' as possible.	Policy	State	Med-ium
6L2 Work with relevant partners (Victorian Skills Authority and education providers) to promote and encourage development of a local trade skills program and promote this in schools to facilitate the development of a future construction workforce.	Guidelines / information	s State	Med-ium
Actions for short/medium term impact			
6S1 Provide a regional service to assist councils in identifying projects that could access DELWP's Development Facilitation Program which is intended to accelerate the assessment and determination of eligible 'regional housing and/or employment projects'.	Coordination / assistance	State / Councils	Low
6S2 Establish council level criteria and system for priority assessments for residential rezonings and development proposals.	Guidelines / information	Councils	Low
6S3 Run local training / information programs on regulatory settings and requirements to assist development proponents to frame their project documentation to enable rapid assessment.	Guidelines / information	State / Councils	Low
6S4 Promote new low cost building technologies and typologies (kit builds, pre-fabs, moveable dwellings, off-site construction) to encourage housing development (without necessarily reducing the quality of the design and build).	Guidelines / information	Councils	Low

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Business cases / strategic guides for four projects

The Acton Plan is accompanied and supported by two business cases and two strategic guides for projects which could unlock housing and illustrate how some of the issues and barriers identified above could be addressed. Broadly speaking, projects for these reports were chosen based on their:

- geographic spread (to ensure different parts of the region were represented by projects but also with a bias toward the smaller settlements and rural areas which typically receive less attention in relation to such projects)
- potential to address different aspects of the housing challenge (across the spread of issues identified above)
- potential to reveal new pathways and new ways of addressing barriers to housing supply
- potential for replication in other regions
- potential to leverage or unlock other investment
- potential to address direct and pressing economic and social issues.

After consultation with RDV, LGA's and the PCG the following four studies were selected.:

1. Etty Street Project Strategic Guide

Etty Street is a former secondary school site in Castlemaine in the Mount Alexander council area. The Department of Education and Training owns the school site, and lots on the land are managed by DELWP, Parks Victoria and the Department of Education and Training. The site has a potential development yield of 90 lots. The land is classified as Crown land, and land-use changes are subject to native title.

The core goal of Mount Alexander Shire Council is to provide social and affordable housing by activating under-utilised State land. This goal aligns with Strategy 5 of the housing action plan. The Strategic Guide addresses two key issues:

- How to identify and activate surplus State land. Formulating the process for the transfer of lots from one entity to another. Identifying the legislative barriers that need addressing.
- How to navigate the native title process in a time-effective manner.

The broader learnings from the project will be a process that is adoptable by other regional councils to unlock under-utilised State land that is subject to native title.

2. Mildura Worker Housing Project Business Case

SMECC is a worker housing provider for employees from culturally and linguistically diverse (CALD) backgrounds. The organisation has had success in providing worker housing in the past. Currently, they are pursuing a new project that will deliver over 124 beds on an underutilised parcel of land on Ramsay Court.

The business case develops the economic case for funding and provides a financial feasibility model for a successful housing accommodation development including identifying the capital 'gap' required to realise the project and achieve its demonstrated economic benefits. The business case aligns with Strategy 5 of the housing action plan. The business case showcases how councils could facilitate the development of a similar project.

3. Buloke Worker Housing Project Strategic Guide

The Buloke Shire has several businesses looking to expand or establish operations within the region bringing job opportunities. A key barrier for businesses is obtaining sufficient workers due to the lack of housing within Buloke. Buloke likely has sufficient zoned land and does not need to necessarily rezone more land; instead, landowners need to be incentivised to release land. Alternatively, suitable land needs to be identified for specific worker housing projects. Another issue to address is how council can guide potential developers in creating a development proposal or lead themselves a development proposal.

The Strategic Guide outlines the steps required to achieve additional worker housing. the Strategic GUide aligns with Strategy 3 in finding opportunities to accelerate the development of zoned and suitable land for housing development and Strategy 5 in addressing the growing demand for social and affordable housing.

4. Loddon Newbridge Water and Sewerage Infrastructure Project Business Case

Newbridge is a settlement in Loddon LGA whose growth has been hampered by the lack of a reticulated water and sewerage system. Though Newbridge was identified as a priority location under State government Country Towns Water Supply and Sewerage Program, the wind up of that program has meant Coliban Water is unable to finance the project. Prices would need to rise to finance the debt and this would unduly impact on the customers. What is missing for the project to go ahead is a third-party guarantor to take on the financing obligations.

This Business Case considers the wider economic benefits of the project which justify alternative financing options including the use of the National Housing and Infrastructure Facility (NHIF) to address infrastructure gaps. The options could be helpful to other regional councils (or water authorities) facing similar financing barriers. The Newbridge project aligns with Strategy 2 of the housing action plan on bridging infrastructure gaps. .

1. Introduction

Adequate housing is fundamental to a community's social functioning and economic performance. The ten councils that make up the Loddon-Mallee region have identified that population growth combined with a shortage of appropriate housing, a lack of housing diversity and increasingly expensive housing is creating social stresses and pressures on services and infrastructure while dragging on the region's ability to achieve its economic potential. This Housing Action Plan (and the business cases to be prepared in due course) is a response to various dimensions of the housing crisis in the Loddon-Mallee.

There are some common issues identified as affecting housing in the region, though particular councils have unique needs. Research and consultation were undertaken to understand the scale and spatial incidence of the issues. In addition, councils, regional organisations and developers were consulted to identify priority actions that would address the key issues identified. From these findings SGS undertook further work to formulate this draft Housing Action Plan to strategically address the issues identified. Four business cases to address priority actions will be prepared in due course, following further consultation.

Section 2 of this draft Action Plan describes the issues identified and key findings from the discussion paper prepared prior to consultation early in 2021 (and prior to the release of 2021 census data later in the year) and summarises the issues and key findings from the targeted consultation with stakeholders.

Section 3 identifies strategies and key actions to address the housing issues identified through the research and consultation.

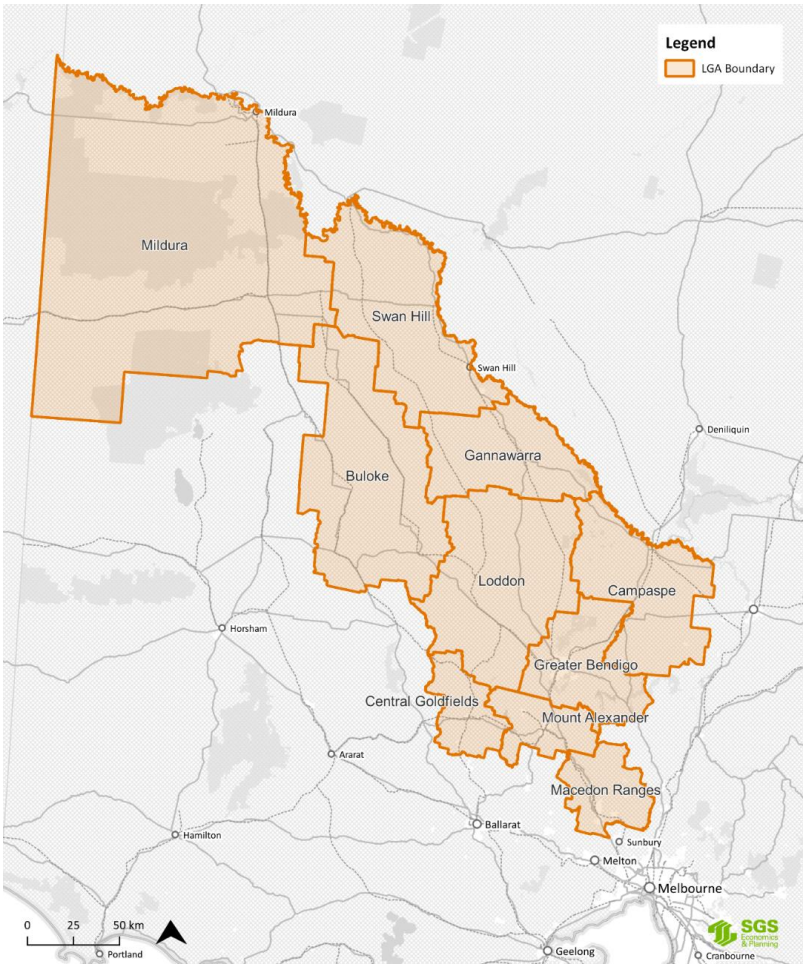
Four priority projects identified in the course of the analysis and consultation undertaken for the study are a focus for further studies produced separately to this action plan.

2. Research and consultation

2.1 Profile of region

The Loddon-Mallee region's 10 municipalities are geographically dispersed, stretching from proximity to metro Melbourne towards the north-western border of Victoria. Cities, towns and settlements across the region have quite different characteristics. Natural and rural landscapes are varied. Economic drivers and influences on growth are also different and distinctive across the region.

FIGURE 1: LODDON MALLEE COUNCILS



Source: SGS Economics and Planning 2022

Major centres

The Loddon Mallee region has four major urban centres Bendigo, Mildura, Swan Hill and Echuca.

Greater Bendigo is easily the most populated local government area in the region with a population of over 110,000 people[1]. The size of the economy, or GRP is over is $7bn. The key employment industries being healthcare and social assistance and retail. Manufacturing, agriculture and tourism are also major contributors to the municipality's economy. The city is a major regional service and economic hub in Central Victoria.

The Rural City of Mildura is located in the north west of Victoria about 550kms from metropolitan Melbourne. The LGA has a population of over 50,000 people with about 35,000 in the urban area of Mildura. The key industries are tourism, food and beverage manufacturing, transport and logistics, agriculture, retail, health and community services[2]. Mildura city is a major service centre for not only north west Victoria by also parts of NSW and SA.

Swan Hill has a population of over 20,000 people and has an economic output of $3bn[3]. The LGA includes the townships of Swan Hill, Robinvale, Lake Boga, Nyah, Nyah West, Piangil, Woorinen, Ultima, Manangatang, Boundary Bend and Tresco. Agriculture makes up about a fifth of the LGAs economic output with seasonal agricultural work being a feature.

Echuca is the major centre within the Campaspe municipality located near the Murray River. The key industries are tourism and agriculture. The settlement serves as an important economic and social hub for Northern Victoria and Southern NSW with its border twin Moama.

Economic profile of region

The Loddon-Mallee region has a complex economic profile given its geographic spread. The Loddon Mallee region has approximately 340,000 residents spread across the 10 council areas, representing about 5 per cent of Victoria's population. The region contributes about 3 per cent of the state's GSP and has over 129,000 jobs. The key employment sectors for the region are healthcare and social assistance, retail, manufacturing, tourism and hospitality, and agriculture.

Loddon-Mallee contains two diverse, broadly categorizable regional economies. The Southern part of the region has a strong defence, machinery and food manufacturing base. Whilst the Northern region has a strong horticulture, dairying, broad acre cropping, mineral sand and rare earth mining and renewable energy industry. Tourism is also an important industry with the Murray River being a tourist attraction in the north and historic Bendigo an attraction in the south. A key economic initiative is the idea of a Regional Employment and Innovation Corridor running between Gisborne through Bendigo to Echuca with the aim of driving future growth in the Loddon Mallee region.

South of Bendigo the local government areas of Macedon Ranges (containing the towns of Macedon and Woodend, Mount Alexander centred on Castlemaine and Central Goldfields focussed on Maryborough) have varied histories and economies but are increasingly connected to metropolitan

[1] https://www.bendigo.vic.gov.au/sites/default/files/2021-02/City%20Statistics%202020.pdf
[2] https://www.mildura.vic.gov.au/Council/About-Council/Demographics-Statistics
[3] https://app.remplan.com.au/swanhill/economy/trends/population?state=YlAjCN!1YvwigaMqUP6kNOFvnv8WUgFWIbDkFnIeInhvI2YW

Melbourne, particularly Macedon Ranges and Mount Alexander with commuter rail and freeway connections providing commuting options to central Melbourne.

2.2 Findings from discussion paper research

Recent Commonwealth and State initiatives

A range of housing initiatives are underway at both Commonwealth and state level. The most relevant of these for the region is perhaps the Big Housing Build of the Victorian State Government. This proposed a significant expansion of social housing across Victoria. The VPA and a NSW Regional Housing Taskforce have both recently released reports that identify actions to address housing supply constraints in regional areas.

Several initiatives are already underway in the region to address housing issues, and some are similar to those included in both the VPA and NSW Regional Housing Taskforce documents.

These reflect the housing aims and objectives in the various LGA housing and settlement strategies. Some of the aims and objectives identified in the strategies are common across the councils. These include:

- Increasing housing diversity options available especially targeting housing for an ageing population and worker housing
- Encouraging infill and housing density in existing residential areas
- Improving housing affordability, including the provision of social housing
- Improving the amenity, safe active transport, services and neighbourhood character, and
- Having sufficient land to accommodate housing demand.

Some unique objectives and aims are identified, for example increasing tourism development in Gannawarra, providing high quality housing in Bendigo and Campaspe, providing physical infrastructure that maintains pace with growth in Macedon Ranges, protecting agricultural land in the Loddon Shire and Macedon Ranges and Seasonal Worker Accommodation for Swan Hill and Mildura.

It should be noted some of the current housing and settlement strategies objectives and aims were set some time before COVID.

Basic demographic and housing profile

- The population was 324,123 in 2016 and grew by 30,476 in the 10-year period or about 305 per year or at an average rate of 1 per cent. Within the region the Buloke, Gannawarra and Loddon LGAs saw their populations decline in this 10-year period. Recent population change as estimated by the ABS suggests a total population of 344,000 in 2021. Greater Bendigo and the peri-urban LGAs of Mount Alexander and Macedon Ranges Shire saw the greatest rate of population increase in the year to end of June 2021 (all at 1% or above).
- LGA by LGA population figures may hide sub-LGA and town by town variations. Furthermore it is suggested by stakeholders that ABS estimates may undercount the population in some instances, for example Swan Hill Council has suggested that Robinvale is growing at a much faster rate than would be suggested by official statistics. Demand from seasonal workers can have a big impact on

population and this may not be adequately captured by national statistics[4]. A systematic undercount is particularly problematic where population figures are used for housing demand projections which form the basis of forward planning for land supply

- An ageing population profile is characteristic of the Loddon Mallee region. Buloke and Swan Hill is where an ageing population profile is most apparent, with all age groups under 65 have a having negative growth.
- At a region level the composition of household types is projected to remain largely the same. However, a LGA by LGA review shows lone person households will be an increasing share in Buloke, Central Goldfields, Gannawarra, Loddon and Mildura. The share will increase by 2 to 3 percentage points.
- The Loddon-Mallee region had 146,542 dwellings at the time of the 2016 ABS Census. In the order of 1900 dwellings per year have been added on average in the 2006-16 period.
- Separate houses accounted for 88 per cent of all dwellings in 2016. Flats or apartments account for 6 per cent and semi-detached dwellings account for 3 per cent.
- Three-bedroom houses are the most prevalent (50.4%), then four bedrooms (25.1%) and followed by two-bedroom dwellings (16.7%).

Housing market indicators and affordability stress

- In general **there is an increasing lack of affordability with significant recent house price and rental growth**. The table below summarises key house price and rental indicators for the LGAs across the region for the final quarter of 2021. These of course are averages and conceal more significant spikes in particular towns and settlements (some of which are also reported in the attached discussion paper).
- Median house prices jumped by a range of 7 to 15% across the LGAs, except for the Loddon Shire. The substantial increase in housing prices is locking out households from homeownership. Rental vacancy rates are below 1 per cent in every LGA indicating limited housing stock to meet demand from new residents and workers. With rental and houses prices creeping towards metro Melbourne price levels there is a growing and sometimes acute lack of affordability. Unlocking housing supply would release the pressure in the region.
- Based on modelling undertaken by SGS the estimated total number of households experiencing rental housing stress across the region was 17,900 or 13 per cent of all households in 2016. Rents have been rising faster than income growth and it is likely that affordability has worsened and will continue to deteriorate such that the share of households in rental stress will also rise.
- There is a significant shortfall between the households requiring assistance (a minimum of 13% of households) and the number of available dwellings (e.g. social housing which comprises 3% of stock).
- Lone person households represent the single largest cohort experiencing housing stress (in total and share).
- Workers are also struggling to get housing due to high prices and low vacancy rates. This has negative consequences both economically and socially.

[4] Anecdotal findings show in some locations population levels are much higher than estimated in the ABS statistics. For example, Robinvale's population seasonally doubles leading to housing pressures.

SNAPSHOT OF LGA HOUSING MARKETS LODDON-MALLEE REGION – FINAL QUARTER 2021

	% change in median house prices	Rental Vacancy rate	Change in rental price
Buloke	11.54%	0.09%	4.35%
Campaspe	14.65%	0.24%	3.03%
Central Goldfields	2.44%	0.25%	3.45%
Gannawarra	15.00%	0.14%	4.17%
Greater Bendigo	8.87%	0.78%	-1.32%
Loddon	-7.56%	0.00%	-6.00%
Macedon	7.25%	0.36%	0.00%
Mildura	10.97%	0.64%	3.03%
Mount Alexander	8.91%	0.36%	-1.25%
Swan Hill	11.90%	0.24%	-10.00%

Source: SGS Economics and Planning 2022, Realestateinvestar 2022

Future housing demand

- In the absence of comprehensive updated projections prepared specifically for the region, the baseline population growth scenario in VIF 2019 (the Victorian Government's projections) has been utilised for housing demand modelling.
- There has been no observed widespread surge in population growth stemming from the COVID-19 pandemic based on 2021 estimates of the resident population, however, **dwelling completions data suggests that the rate of housing growth may be in the order of 25-30% higher than that observed to 2016**. LGAs with negative or relatively static growth rates in the baseline scenario are likely to be growing – albeit slowly - not declining, while those with moderate growth in the baseline may be growing faster.
- Based on the baseline population forecasts there is estimated future demand for 23,500 dwellings in the Loddon Mallee region over the next 15 years, representing a total increase of 15 per cent on the current stock. The greatest demand for additional dwellings is in the City of Greater Bendigo and Macedon Ranges Shire. **An increased rate of growth of say 25 per cent would see growth of about 30,000 dwellings in the next 15 years**.
- Future housing demand projections identifies separate houses as the predominant dwelling type, based on revealed preferences given the available housing stock. The projections suggest the share of future demand for additional separate houses will range between 83 to 96 per cent of all

dwellings across the LGAs in the region to 2036. Demand for alternative housing types may increase in future but based on these projections **Councils should still be planning for somewhere between 4 and 17 per cent of future dwellings being in non-detached forms**.

Labour market profile and impacts of a housing supply shortfall

Input-output modelling showed the economic impact of constrained access to essential workers arising from prospective housing shortfalls. These are:

- Using the low housing shortfall scenario, the Loddon Mallee region could lose $44m in gross regional product. This equates to 0.2 per cent of the region's GRP and this is equivalent to 60 per cent of the region's growth in GRP between 2018 and 2019.
- In the high scenario, the region could lose $218m in gross regional product. This equates to approximately 1 per cent of the region's GRP and this would be equivalent to 3 years loss in GRP based on GRP growth between 2018 and 2019. Compared to Victoria growth in 2018-19 the lost output would account for 2 per cent of the state's growth.
- The industries with the biggest losses in GRP are Agriculture, Forestry and Fishing, Manufacturing and Education and Training
- Macedon Ranges and Greater Bendigo would lose a greater share of output relative to their GRP because of housing supply shortfalls

2.3 Summary findings from consultation session

To enhance SGS's understanding of the issues, their scale and the priority actions to address the issues SGS hosted 9 engagement sessions featuring up to three stakeholders in each session. The 10 councils were consulted with attendance of council executives, housing officers and other relevant council representatives. The non-council stakeholders engaged with were executive officers from Central VIC PCP, DELWP, Haven Home Safe, Our Place, Villawood, LCRP and Loddon-Mallee RDA. The consultation sessions had three purposes

- Seeking feedback on the contents and direction of the discussion paper
- Enhancing the understanding of key barriers and issues. The issues are listed below:
  - Zoning and land suitability
  - Service infrastructure
  - State government regulatory role
  - Local government agility and regulatory response
  - Housing affordability
  - Diverse housing needs
  - Cost and speed of housing delivery
  - Developer attraction and investment
- Identifying priority actions in the most important category issues.

Consultation session participants provided written feedback on the discussion paper, a ranking of the importance of the issues and priority actions for consideration categorised by the issues listed above.

Issues by theme

Below is a high level summary of the points raised on each of the key issues and SGS's reflections on their relative importance after gathering all the information provided by engagement session participants.

Zoning, land suitability

This centred around the availability of suitable residential land. The keys issues raised by councils were:

For the larger councils (regional centres) there is generally sufficient zoned land, though some may not be suitable for development or located where demand is concentrated and also located with amenities such as transport, education, health and social services..

- Small councils typically reported insufficient suitable land zoned for residential development.
- In addition, for these councils the costs of bringing land online are seen as prohibitive due to the expenses incurred in rezoning and the labour intensive process, which reduces development feasibility.
- A key issue driving land availability in the Central Goldfields Shire is the limitation imposed by geography and terrain. To an extent, this issue is also manifest in Mount Alexander where a lack of flat parcels of land impedes development prospects.
- Though environmental overlays are important, the perception was there needs to be clear guidance on how overlays are applied and a balance in mitigating risks than

This is not a high priority issue at a regional level and for most councils but is a high priority issue for the small rural councils.

Service infrastructure

This considered the extent to which service infrastructure is a barrier to housing supply. Service infrastructure mainly referred to availability of water, sewerage, power, road access connections and other infrastructure fundemental to residential development. The key points raised were

- Key service infrastructure lacking across the region is for water and sewerage
- The key barriers to needed service infrastructure being built are
  - the costliness of infrastructure including 'up-front' financing by 'first mover' developers
  - infrastructure authorities having little appetite to invest due to existing debt obligations
  - a lack of knowledge and skills capacity in the region around infrastructure.
- Due to the costly nature and the time it takes to recoup the investment in service infrastructure especially in the smaller council areas, it was suggested that State government needs to bear the risk burden.
- A patchwork approach to resolving the service infrastructure issue, that is doing works on a council by council basis, will not be economically beneficial for the region. A strategic region wide approach would be significant and would open up housing supply. Aregion wide approach would provide opportunities for economies of scale reducing the overall cost of service infrastructure provision.

- Developers encounter a feasibility gap due to the cost of service infrastructure. Filling that gap would make development feasibility more attractive in areas that have historically been unfeasible from a developers perspective.

A lack of service infrastructure was a region wide issue making it a high priority issue.

State government regulatory role

This discussed to what extent is state government's regulatory role a barrier to housing supply. Some key points raised were.

- The involvement of multiple state regulators in the approval process is seen as impeding the supply of land. This was an issue raised by councils and developers. The issues raised were
  - Conflicting positions on the suitability of land by different state agencies
  - The amount of time taken to get approval from agencies is long. The involvement of multiple agencies makes the process unreasonably lengthy
- Some State government processes (e.g., planning amendments) are too costly for smaller councils. There needs to be a consideration of costs to a council's budget.
- There is a need for a process that allows councils to bring forward for quicker consideration approvals that will generate the most economic benefit.
- There is a lack of skilled planners in the smaller councils and the dwindling pool of planners is adding pressure as statutory workload increases.

Not all councils considered the State's regulatory role to be a barrier to housing supply. For a subset of councils the state government's regulatory role is a high priority r issue, however region wide this was not identified as a high priority issue. For developers reforms to the state government's regulatory role to make development easier is evidently a high priority.

Local government agility and regulatory response

Consultation participants gave an assessment on how agile councils are at responding to the need for more housing

- The mix of an escalating statutory planning workload and a lack of qualified planners in the small councils and some of the large councils is a barrier to responsiveness.
- Resources in general at a local government level are seen as a constraint to councils effectively fulfilling their regulatory roles.
- There is need for better systems to bring forward for quicker approval endeavours that will have a larger economic impact.
- Developers stated that council processes are at time lengthy. limiting their ability to deliver housing in a timely manner.

Though their own regulatory responsiveness linked to a lack of resourcing is a top priority issue for councils, the pressures would be released with better strategic planning and more co-ordination and assistance from State government. State level resourcing and strategic planning support is the key issue in this regard.

Housing affordability

This discussed the current state of housing affordability

- Affordability is declining across the region in most of the LGAs. This is impacting general residents and the attraction of workers as housing price points are out of reach for many workers.
- The risk aversion to financial institutions lending in regional areas means would be homeowners need a 30 per cent deposit. With escalating house prices this pushes homeownership out of reach for many in the region
- Council resource constraints mean that being providers of social housing, or even playing a more active role, is not viable for most councils.
- Affordable housing for workers (inclusive of seasonal workers) is a key barrier to economic development due to the lack of housing that matches wages.

Housing affordability is an increasingly critical issue in the peri-urban local government areas. Elsewhere there are still pockets of relatively affordable housing. Affordability 'per se' was in general not considered a p priority issue though it will be increasingly important across the region in due course if trends continue.

Diverse housing needs

The discussion centred on what type of diverse housing is needed and if there is a housing product that is needed. The points raised were

- There is need for housing suitable for seasonal workers. The current housing stock is either too large for the typical household or of low quality. The housing needs to be close to amenities. There is demand for but a shortage of medium density housing.
- Economic development such as Kerang Link, Solar and Wind Farms will bring more jobs into the region. The current stock of housing will not be sufficient to meet demand and limit the ability to attract jobs to the region
- There is need for more adequate housing that suits an ageing population. The prevalence of more smaller households will need suitable housing.

The ability to attract and retain workers is key for the economic development of the region and in addition providing housing to vulnerable groups is important to maintaining social and economic cohesion. More opportunities for households to downsize will free up housing stock. Therefore, providing diverse including more compact housing is a high priority for the region.

Cost and speed of housing delivery

This involved discussion on the development sector's ability to bring housing online in a timely and efficient manner. The points raised were:

- A lack of trades is a key issue for most of the councils across the region. There is a need to develop the building sector by providing incentives and training programs for the region to gain more apprentices.

- For the larger councils, land banking seems to be a key barrier preventing more housing from being developed. There is a need for incentives to encourage the release of land by making housing development more financially profitable.
- The looming issue of increasing material costs and the potential for developers to go bankrupt due to costs eating into margins means housing delivery could be impacted in the future.

This is probably is not a top priority issue compared to other issues facing the region. However, with the looming cost of materials and trades this could become a top priority issue in the short term.

Developer attraction and investment

This discussed to what extent development feasibility barriers and investment barriers are stopping housing supply

- Development feasibility is a barrier to infill housing and greenfield housing in many parts of the region.
- The depth and skills of the development sector is a constraint in many areas. Medium density infill development involves more risks and delivery challenges. Developers tend to focus on traditional housing in new release areas. Swan Hill council pointed out that it has some good infill housing developers.
- The challenge is specifically related to a lack of developers willing to do infill housing in what would appear to be appropriate locations (in established areas with good amenities).
- Gannawarra Shire indicated that it had actively sought to recruit developers from outside the region to realise greenfield development opportunities, with some success.

This appeared to be a lower priority issue.

3. Strategies and Actions

3.1 Overview

In reviewing the research and consultation findings six key issues relating to housing supply have been identified across the region:

1. a lack of comprehensive strategic planning for future housing
2. suitable development land being withheld from in-sequence release
3. lack of infrastructure finance / provision to support development
4. poor development feasibility in some markets for medium density and compact housing and therefore unachievable sale prices
5. decreased housing affordability and increased housing related stress
6. costs and time delays in planning and development that hamper responsive supply.

A lack of strategic planning is a region wide problem. The other issues or problems exist to varying degrees across the ten council areas.

These issues are addressed through strategies and with draft actions in two categories, namely:

- Region-wide actions for long term impact (strategic action for enduring change across the whole region)
- Actions for short/medium term impact (strategic actions for short term impact across the whole region but available to Councils as relevant)

The preparation of four business cases for selected projects will follow and these will accompany the final action plan.

3.2 Better strategic planning for future housing supply

Overview

Many of the planning related barriers to more effective housing supply stem from a lack of adequate long term strategic planning. The current Regional Growth Plans are outdated and too high level in their performance and directions. The recent spikes of growth have exposed this deep strategic planning deficiency.

Firstly, there is a lack of comprehensive data to identify whether there is a shortage of land zoned for future housing across the region. The anecdotes suggest that most jurisdictions do not have a zoned land shortage in general, and that this in itself is not a first order issue, though mismatches between supply and demand in different markets and settlement areas are apparent. Better strategic planning would take both a region wide and settlement level approach to identifying demand and supply potential.

This would begin with a robust population forecasting capacity which forms the foundation of regional strategic planning. A number of councils in the region had problems with the VIF forecasts which they believe underestimate population growth. Work undertaken by councils provides anecdotal evidence that population growth is higher than these 'official' forecasts (at least in particular settlements). A more bespoke and regional level forecasting capacity is required to feed into housing (and employment) targets in strategic planning.

From the consultation feedback it is apparent that councils are inadequately resourced to undertake effective strategic planning for housing. However, the problem won't necessarily be fixed long term by funding additional local level strategic planning. A consistent and clear regional planning approach is required. An enduring solution to the under-resourcing issue could be the creation of well-funded regional planning units that can undertake comprehensive strategic spatial planning. Councils could then be left to mostly focus on development-level planning and municipal service delivery, though strategic planning would still be important for the larger councils in particular.

The task of preparing plans for significant new release areas and sequencing their development might also be better located with a regional planning authority. An alternative or perhaps interim approach would be to mandate the VPA to do this work.

One issue raised by multiple council respondents was the deficiencies of Planning Practice Note 90 Planning for Housing which directs the following[5]:

- *Plan to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur.*
- *Residential land supply will be considered on a municipal basis, rather than a town-bytown basis*

A fifteen year horizon is probably insufficient given the nature of land ownership, willingness to develop, infrastructure costs and patterns of development apparent in regional areas. Furthermore some towns and settlements have high rates of growth and less available land, even if across the

[5] https://www.planning.vic.gov.au/__data/assets/pdf_file/0032/445388/PPN90-Planning-for-housing.pdf

municipal area there might be sufficient land to accommodate development in aggregate for 15 years. These sub-municipal differences need to be able to be reflected in planning for future housing supply.

Actions for long term impact

- Create new units for regional planning based in the regions, with responsibility for detailed regional strategic planning and oversight of major land release projects . This would have appropriate officers for example a planning director, a demographer to provide a more up to date data and on the ground assessment of key housing statistics, and a support team.

  Continue to press for the VPA to undertake this work in the meantime (see below).

- Prepare a detailed, evidence based regional planning strategy that includes:
  - Identification of major strategic and state level infrastructure which will influence development patterns
  - Clear identification of regional or major environmental and other development constraints including forecast impacts from climate change based on detailed mapping
  - Dwelling forecasts and/or targets (20-30 years) at regional, local government and major centre level based on robust population and dwelling forecasting (providing specific direction for particular place planning by local government)
  - Greenfield vs infill targets for an explicit 30 years planning horizon
  - Identification of major new release (and infill) areas to provide 30 years supply (calibrated closely to the Greenfield vs infill targets)
  - Employment forecasts and/or targets (20-30 years) at regional and local government level
  - Identification of regionally significant employment clusters and industrial areas
  - An identified hierarchy or typology of centres to guide priorities in planning for intensification and infrastructure provision, based on considerations such as:
    - employment size
    - range of retail and services available
    - type of employment
    - key transport nodes
    - capacity for change including government-owned land, likely positive impact from future transport, and other major infrastructure investment.
  - Support and commitment from key providers of development infrastructure (water, sewerage, roads) to the identified preferred development areas and sequence
  - Consistent directions for Councils to support the strategic regional planning through their planning and infrastructure actions.

- Advocate for a Windfall Gains Tax revenue sharing deal under which a proportionate share of aggregate State collections of WGT would be returned the Loddon-Mallee region to support regional strategic planning and infrastructure investments consistent with strategic plans.

- Seek a review of PPN90 Planning for Housing to:
  - require a 30 year horizon for the accommodation of future population and housing growth
  - make it clear that while initial demand and capacity analysis should take a municipal wide perspective, sub-municipal (town by town) differences in anticipated future rates of development can be a justification for designating additional land for future housing
  - prepare an accompanying set of guidelines for the preparation of evidence based housing strategies (the NSW Guide provides a reference for this[6])

Actions for short/medium term impact

- Lobby DELWP and the Victorian Planning Authority (VPA) to refresh the current Loddon-Mallee regional growth framework to more rapidly open up new housing supply opportunities by:
  - undertaking rapid strategic analysis of future demand and supply prospects at a regional level
  - Identifying priority areas for new release in liaison with councils taking into account suitable zoned land and infrastructure availability
  - preparing PSPs consistent with the rapid strategic analysis and local objectives for housing and urban development.
  - expediting accompanying Planning scheme amendments that facilitate new residential developments.
- Expand resources available for local strategic planning, particularly for smaller resource constrained councils e.g.
  - partnerships with universities to get planning undergraduates to intern at local councils especially the smaller rural councils
  - work with the new state planning hub to ensure assistance is available for strategic planning.

3.3 Bridging infrastructure financing gaps

A lack of zoned land for housing is a moderate priority issue across the region. Far more critical is the process for and cost of providing lead and trunk infrastructure (water, sewerage, drainage and roads) to support timely and in-sequence housing development for land already zoned for housing. 'First-mover' reluctance to finance the cost of this infrastructure means that suitable zoned land is withheld from in-sequence development. Alternatively, a reluctance on the part of key infrastructure agencies to forward fund development infrastructure where future development patterns (and therefore revenue streams) are uncertain or not considered sufficiently deep is another barrier to development.

Projects that are impeded by infrastructure-servicing issues are eligible for low-cost finance from NHFIC. The National Housing Infrastructure Facility (NHIF) provides finance for 'eligible infrastructure projects that will unlock new housing supply' (see summary in the box below)[7]. Many regional councils and developers are resource-constrained and would need assistance from another agency to act as broker and agent to support bids for the finance and manage the acquittal.

[6] https://www.planning.nsw.gov.au/Policy-and-Legislation/Housing/Local-Housing-Strategy-Guideline-and-Template
[7] https://www.nhfic.gov.au/what-we-do/national-housing-infrastructure-facility/

There is no systematic use of Development Contributions Plans to fund infrastructure which would assist in orderly and funded development. Mildura and Swan Hill Councils have Development Contribution Plan for growth fronts. Greater Bendigo has two DCPs applying to the Marong Business Park and Huntly Growth Area. In the absence of systems of development contributions Councils are potentially foregoing millions of dollars which could be captured to fund infrastructure and support the timely supply of land for housing.

The VPA has supported capacity building for local Councils to apply DCPs, but the effectiveness of this process is yet to be demonstrated. In any case, the fruits of this reform will take some time to appear.

Recognising the detailed planning work and administration required to support Development Contribution Plans one solution might include the creation of a joint organisation of regional councils, to create efficiencies to procure and administer them (and also to pool funds and thereby alleviate cash flow and financing barriers). In the short term it might be more realistic to assign this responsibility to a state government level body.

What is the National Housing Infrastructure Facility (NHIF)?

The National Housing Infrastructure Facility (NHIF) is an Australian Government initiative. It provides finance for eligible infrastructure projects that will unlock new housing supply, particularly affordable housing. The NHIF offers concessional loans, grants and equity finance to help support critical housing-enabling infrastructure and comprising:

- up to $175 million for NHIF grants ($1.5 million of which may be used to provide support to registered community housing providers in the form of capacity building activities); and
- up to $825 million for concessional loans and equity finance which will form part of a revolving permanent fund (with returns on loans and equity investments to be reinvested).

To be eligible an applicant must demonstrate that without NHFIC financing its project would be unlikely to proceed, or likely to proceed only at a much later date or with a lesser impact on new affordable housing.

The NHIF can provide finance to help support critical housing-enabling infrastructure. For example,

- electricity and gas, transportation including roads, telecommunications, and water, sewerage and stormwater.
- site remediation works including the removal of hazardous waste or contamination

Eligible applicants include registered community housing providers, local governments, state or territory governments, and government-owned development corporations or utility providers.

The provision of NHIF Loans, NHIF Grants and NHIF Equity Investments is subject to sufficient funds being available each financial year.

To apply for a NHIF Loan and/ or NHIF Grant (once an EOI Form has been submitted), Applicants must:

- complete the Application Form provided by the NHFIC relationship manager;
- provide all the information requested in the Application Form and the guidelines;
- address all the Assessment Criteria and (for NHIF Loans) provide evidence of the Applicant's ability to repay the loan; and
- submit their application to the NHFIC through an NHFIC relationship manager, along with all required supporting documentation.

Actions for long term impact

- Seek assistance to access NHFIC funding for infrastructure
  - Coordinate a regional approach via proposed Housing Support Officers and engage with NHFIC
  - Seek DJPR support to act as broker and under-writing agency to assist Councils access NHFIC concessional loans, grants or equity finance
  - Call for expressions of interest from Council for development projects where it can be demonstrated that without NHFIC financing the project would be unlikely to proceed, or likely to proceed only at a much later date
  - Seek funding via the National Housing Infrastructure Facility (NHIF) for the eligible development projects
- Engage with councils and DELWP to identify barriers to wider use of Development Contributions Plans and Infrastructure Contributions Plans and identify joint approaches or reforms that would encourage take-up including administrative burdens and moderating cash flow and financing issues for individual councils as they need to fund infrastructure.

Actions for short/medium term impact

- Establish a mechanism for Councils to invite the VPA to produce DCPs for development areas upon request.
- Organise a housing supply action summit with key providers of development infrastructure (water, sewerage, roads) to address key barriers to identified housing development opportunities, and to discuss other joint grant and funding opportunities.

3.4 Accelerating the development of zoned and suitable land for housing

The withholding of zoned, suitable and 'in-sequence' land from development is a critical barrier to housing supply experienced in differing degrees across the region. Land withholding can result in ad-hoc development patterns, and the leap-frogging of development frontiers to areas that may not have the necessary support infrastructure in place.

This phenomenon is typical in the regions where land owners have asset management or investment perspectives that are divorced from housing demands and planning preferences. They may be actively using the land for another purpose or they may be seeking to maximise returns by progressive sales to developers over a medium term horizon ('drip-feeding'). 'Stick' or 'carrot' measures may be appropriate depending on the context where land withholding is disrupting an effective supply response.

The opportunity for landowners to partner with Development Victoria to secure the development would be 'carrot' or incentive measures, while punitive rates for in-sequence, serviced land being withheld from development, or in extreme cases resort to compulsory acquisition might represent 'stick' measures. Swan Hill council has lifted rates on vacant properties to encourage them to develop and this approach might provide an example for other councils.

These mechanisms would be justified to address demonstrable market failure, wherein the lack of market housing can be seen to hold back the economic and social development of regional areas.

Better promotion of development opportunities and expanding the number of active developers in local markets might also accelerate the bringing of land to market.

Actions for long term impact

- Establish a short-list of 20 under-utilised government owned sites (e.g. VicTrack land) suitable for housing across the region (created from suggestions by each of the councils), and after due consideration of planning merits, seek Ministerial and/or government support for fast-tracking surplus designation, sale (or disposal) and development, and compile in a prospectus to publicise the opportunities (which could include community housing partners).
- Establish a process where land-owners and developers of suitable zoned land can partner with Development Victoria (DV) to develop their land and make them equity partners.
- More clearly identify DV owned or optioned vacant land and promote these as development opportunities to encourage involvement from the development industry.
- Prepare consistent guidelines for councils to apply differential rates to encourage development of suitable zoned and in-sequence vacant land.

Actions for short/medium term impact

- With the assistance of DELWP provide an advice service to owners of zoned, vacant land capable of producing 5 or more dwellings on development pathways, and if implemented, write to all such owners calling for expressions of interest in the advice and development assistance service.
- Prepare a short prospectus of known development opportunities and promote this to selected developers from Melbourne or Greater Bendigo.

3.5 Bridging the feasibility gap for medium density infill housing

A lack of feasibility for new housing in 'greenfield' areas would be partly addressed by the actions mentioned above, including better forward strategic planning and providing finance for forward infrastructure provision. Pressures on development feasibility from the high cost of builders and materials, which are widely mentioned, would remain.

Systemic feasibility barriers would face medium density and smaller scale infill housing projects in regional cities and towns. This is an under-acknowledged problem because this type of smaller scale, well located housing would be ideal for transitory and seasonal key worker housing (if on the rental market) as well as long term residents looking to 'age in place'.

In the larger regional towns and peri-urban areas in particular there is an emerging mismatch between households and the historic housing stock. New households are smaller on average (typically 1-2 person) and predicted to increase while 2-3 bedroom houses are typical. There is a need for more compact, 1-2 bedroom dwellings in accessible locations.

The reality however is that the development of multi-unit blocks and some more compact housing types in regional areas is quite uncommon. This is mostly a feasibility problem (and partly a 'depth of industry' problem) rather than inherently linked to a lack of market demand (which, though not

significant, would be increasing). Generally the revenue from the sale of units is not sufficient to cover the normal profit requirements of developers or even recover construction costs.

Though the price of competitor housing product (i.e. detached houses) have gone up during the COVID period in general there remains a feasibility gap for medium density, multi-unit housing. Generally, the feasibility gap is unlikely to be bridged by changes to standard development taxes and charges. Interventions that are more far-reaching are likely to be required to boost housing supply in rural areas to enable skills attraction and retention, as well as meeting the needs of an ageing population. This gap could potentially be filled by involving state government and having them provide a subsidy to reflect the scale of external benefit.

It is important to continually review development controls and standards to see if these represent a continuing barrier or add costs to medium density development. This will be particularly important in the peri-urban and larger regional councils where it could be expected that demand for diverse and more compact housing is expanding, and the price of traditional detached housing will be increasing.

Actions for long term impact

- Push for the establishment of a government developer to undertake innovative and essential infill and medium density housing development projects in regional centres in the Loddon-Mallee. Development Victoria could also be mobilised and have its function extended for this task.
- Develop regional support for more affordable and diverse housing by establishing an 'alliance' group of developers, project builders and council representatives to 'make the case' for non-traditional housing on smaller blocks in regional markets including:
  - demonstrating economic and social need
  - highlighting benefits from a cost, convenience and housing diversity perspective to encourage take-up
  - highlighting exemplar projects and housing plans to showcase more affordable homes
  - work on addressing barriers to market acceptance for council and community education.

Actions for short/medium term impact

- Push for the State Government to provide a medium density housing 'bounty' (e.g. $30,000 per unit – to be confirmed after further investigation) to developers willing to build multi-unit housing in infill areas in regional centres in the region. This could be paid 'up-front' at building approval stage though returned if the development is not completed. This could also reflect targeting principles set up under the now defunct National Rental Affordability Scheme.
- Critically review local planning controls in consultation with the development sector, particularly in service rich, high amenity inner areas of larger towns, to identify any barriers to shop-top, compact or multi-unit housing development, including subdivision of existing dwellings into two dwellings.
- Package up council owned land in good locations deemed to be under-utilised and surplus to foreseeable requirements (following a rigorous evaluation process) and proactively market the sites on favourable terms to developers willing to provide demonstration medium density housing projects. These projects could be teamed with further subsidies to support additional affordability objectives (see below).

3.6 Addressing growing demand for affordable and secure housing

Affordability was a near universal issue for Council officers and stakeholders engaged throughout this study (severe in the peri-urban municipalities and regional centres, and while less acute beginning to emerge as an issue even in the smaller regional municipalities of Loddon, Buloke and Gannawarra). The modelling and analysis highlighted housing stress as an entrenched issue likely to get worse given increases in house prices and rents. The Victorian Government's Big Housing Build is producing more social housing with a commitment to the major centres in the region, but targeted support for additional key worker and seasonal worker housing in particular locations is required.

Affordability pressures are made more acute given the decline in the availability of long-term rental properties. In some markets in the Loddon-Mallee there are typically just a handful of properties available for long term private rental. The increase in sale values has incentivised owners of rental stock to sell properties which might have been previously available to rent, while other properties have been converted to short term rental (Airbnb etc). In Victoria there is no distinction between houses available for short term rental in the use definitions in the planning system so no recourse to the planning system to address the conversion of housing to short term rental. NSW has recently addressed this issue with reforms (that took effect in November 2021) that aim to address the balance between supporting visitor and tourist accommodation with the need to protect long term rental stock. This includes updating the definitions of Short Term Rental Accommodation (STRA) including adding a 180 day limit restriction for 'non-hosted' STRA based on location, while allowing exemptions of bookings of 21 consecutive days or more from these day limits for non-hosted STRA to facilitate temporary short stay rental housing for seasonal or temporary workers. These reforms[8] could be a model for change in Victoria.

Councils can leverage their own land resources, or to encourage state agencies to contribute land for social and affordable housing projects, and some specific examples and opportunities were identified during the consultation. A local community committee in Buloke has already supported the development of a small social housing development while Swan Hill Council has contributed land to the Swan Hill Worker Housing project which will deliver four houses with the support of the Victorian Government.

In Bendigo the 'Chum Street' site has been identified previously as ideal for a mixed housing infill development. It is an ex-mining site currently managed by DELWP. DTF has reviewed prospects for the site previously and decided it was not feasible to develop it, given contamination and development costs and the ultimate realisable values. Redevelopment could be an exemplar for demonstrating the potential of medium density infill in regional centres as well as providing a mix of housing including social housing. It would need to be justified on the basis of its wider economic, social and community merits rather than narrow financial feasibility metrics.

[8] https://www.planning.nsw.gov.au/Policy-and-Legislation/Under-review-and-new-Policy-and-Legislation/Short-term-rental-accommodation

Actions for long term impact

- Undertake research to better understand what the gaps and needs for rural key worker, seasonal and essential housing are by LGA in the region and prepare an informed regional needs position statement to use in advocacy.
- Push for the State Government to commit to a Rural and Seasonal Worker Housing program which would provide recurrent payments to parties willing to build, own and operate rental housing to mitigate skill shortages in country Victoria to address regional needs (identified in the above-mentioned position statement.
- Work with universities with a regional presence (La Trobe in particular) and encourage them to support affordable student housing projects in key regional centres.
- Lobby for an extension of the Big Housing Build and other social and affordable housing investment including in private sector joint ventures in regional Victoria (including in towns which were not part of the original, first round spend guarantee).
- Liaise with Commonwealth Games offices and associated agencies, including Development Victoria, and encourage the relocation of any temporary housing structures/ pods into regional areas for seasonal worker accommodation after the Commonwealth Games.

Actions for short/medium term impact

- Prioritise a project in First Nations Housing in the region by:
  - Identifying the nature of projects eligible for grant funding through for example the National Indigenous Australian Agency NIAA or the Social Housing Growth Fund – Homes for Aboriginal Victorians
  - Liaising with Councils and First Nations representative groups in the region to identify relevant housing ideas and potential housing projects
  - Working with potential partners to refine projects and secure funding for a First Nations Housing Project from the above or other sources.
- Investigate opportunities to support the construction of accommodation prior to the Commonwealth Games (for those councils in proximity to Greater Bendigo).
- Approach Development Victoria to undertake an exemplar infill renewal housing project at Chum Street in Bendigo to demonstrate the benefits of mixed, medium density housing including social and affordable dwellings, justified on the basis of its wider economic, social and community merits.
- Lobby the state government to introduce reforms to the planning system to enable short term rental housing to be distinguished from housing for long term occupation (which would mean housing used for short term rental accommodation – defined by for example a 180 day limit restriction – would require a planning permit though allowing for some reasonable exemptions); the recent NSW reforms provide a model for scope.
- Identify suitable underutilised Council land or sites which could be developed for social and affordable housing and work with HomesVic to offer this to community housing providers through the Big Housing Build and future programs.

3.7 Reducing time and costs to unlock supply

Much of the frustration expressed by those consulted for the study on the role of state government agencies in relation to planning scheme amendments related to proposals or prospects not identified through local or regional level strategic planning. It is not surprising that ad hoc or out of sequence proposals need more justification and face greater barriers to approval, though this doesn't imply such proposals don't have ultimate merits. However there were anecdotes of 'hold-ups' on some elements of conforming proposals, including changing state-level regulations that legitimately address say bushfire or vegetation management issues but can 'shift the goal-posts' and add uncertainty and costs for smaller developers with advanced propositions.

Ensuring that structure planning and planning scheme amendments for rezonings occur in a timely manner is essential to provide an efficient housing market. However, financial and staffing capacity constraints within council's place limits on the ability to undertake this necessary strategic work in a timely way.

Other costs are external to the planning system include the cost of 'tradies' and building materials which is increasingly cited as a barrier to responsive and affordable housing development. New materials and techniques are available that have brought down the cost of housing and these could be promoted more widely.

Actions for long term impact

- Push for the State Government to reinstate / reinvigorate the 'flying squad' program to assist local Councils to speed up their policy documentation and improve their development approvals processes. A priority focus should be to get as much housing development 'code assessable' as possible.
- Work with relevant partners (Victorian Skills Authority and education providers) to promote and encourage development of a local trade skills program and promote this in schools to facilitate the development of a future construction workforce.

Actions for short/medium term impact

- Provide a regional service for Councils to assist in identifying projects that could access DELWP's Development Facilitation Program which is intended to accelerate the assessment and determination of eligible 'regional housing and/or employment projects'.
- Establish council level criteria and system for priority assessments for residential rezonings and development proposals. Criteria might include: Policy alignment; Benefit generation; Financial impact; Socioeconomic impact; and, Delivery risks.
- Run local training / information programs on regulatory settings and requirements to assist development proponents to frame their project documentation to enable rapid approval.
- Promote new low cost building technologies and typologies (kit builds, pre-fabs, moveable dwellings, off-site construction) to encourage housing development.

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16.4. Second-Generation Anticoagulant Rodenticides

Author:	Kim Ross, EA to Director, Presentation & Assets
Responsible Director:	Brian Westley, Acting Chief Executive Officer

Purpose

For information and noting.

Recommended Motion

That Council, as per the Council Resolution at the Council Meeting on 12th December 2022, acknowledges and accepts this report.

MOTION

That the recommended motion be adopted.

Moved: Cr Sloan
Seconded: Cr Alden

Resolution No. 2023-172

CARRIED

Executive Summary

Council resolved (at Resolution No. 22/12-19 at Agenda Item 23.1 of the Minutes of December 12, 2022 Council Meeting) that Council, regarding Second-Generation Anticoagulant Rodenticides (SGARs):

1. Direct that the City:
   a. Immediately discontinue City use of SGARs
   b. Phase out and prohibit use of SGARs within the City's Invasive Plants and Animals Policy and Procedures and Pest Management Contracts as soon as practicable.

2. Direct that the City prepare for Council a post-implementation report by June 30, 2023 that includes:
   a. The status of the phase-out of SGARS across all operations

Following this resolution, the City implemented the following actions:

- Instructed staff to prohibit the use of SGARs in all future City operations
- The requirements of this resolution were subsequently incorporated into relevant contracts managed by Property Services
- Communicated this resolution with staff who hold a corporate card, may have the need to control rodents and/or are involved in facility management

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 5 - A climate resilient and healthy landscape

Secondary Council Plan Reference(s)

Goal 3 - Thriving landscapes and ecosystems

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

Nil

17. STRONG, INCLUSIVE AND SUSTAINABLE ECONOMY

Nil

18. ABORIGINAL RECONCILIATION

Nil

19. A CLIMATE-RESILIENT BUILT AND NATURAL ENVIRONMENT

Nil

20. A VIBRANT, CREATIVE COMMUNITY

20.1. Marong Township Structure Plan, Amendment C263gben

Author:	Alison Kiefel, Strategic Planner
Responsible Director:	Andrew Cooney, Acting Director Strategy and Growth

Purpose

This report seeks consideration of the submissions received to Planning Scheme Amendment C263gben and recommends that an Independent Planning Panel be requested to consider the submissions.

Recommended Motion

That Council:

1. Having formally considered all written submissions received to Amendment C263gben, notes the issues raised by the submissions and the officer's response to those issues as outlined in this report.
2. Having formally considered the late submissions received to Amendment C263gben, notes the issues raised by the submissions and the officer's response to those issues, as outlined in this report.
3. Requests the Minister for Planning appoint a planning panel to consider submissions received for Amendment C263gben, in accordance with Part 8 of the *Planning and Environment Act 1987*.
4. Refers all submissions identified in this report, including late submissions, to the planning panel appointed by the Minister for Planning.
5. Endorses the officer's response to the issues raised by submissions and the recommended changes to Amendment C263gben as the basis for Council's submission to the planning panel.
6. Advises those persons who made a written submission to Amendment C263gben of Council's decision.

MOTION

That the recommended motion be adopted.

Moved: Cr Alden
Seconded: Cr Williams

Resolution No. 2023-173

CARRIED

Executive Summary

Amendment C263gben proposes to implement the *Marong Township Structure Plan 2020* and the *Marong Flood Study 2018*, by:

- Revising the Planning Policy Framework in the Greater Bendigo Planning Scheme to make policy changes including a new local places policy for Marong;
- Making several rezoning changes to land within and adjoining the existing township, including from the Township Zone to more specific residential and commercial zones; and
- Applying the Heritage Overlay, Design and Development Overlay, Development Plan Overlay and Flood Overlays to land within the township and the surrounding area.

The Amendment has been recently exhibited for six (6) weeks from 25 May to 7 July 2023.

A total of 32 submissions, of which five (5) were late submissions, have been received from developers, landholders and authorities. The issues raised in submissions relate to specific issues that can be categorised as follows:

- New growth precincts;
- Infrastructure;
- Bushfire setbacks;
- Heritage Overlay;
- Terminology and name changes.

A summary of the submissions, along with officer recommendations is provided. Changes recommended to Amendment documents in response to submissions have been described.

All submissions are recommended to be referred to an Independent Planning Panel for consideration.

Background

Marong is located approximately 15 kilometres west of the Bendigo City Centre. The township supports a large rural hinterland for public and private services and infrastructure. Marong is positioned at a key State and regional road transport corridor intersection with three major highways (the Calder, Calder Alternative and Wimmera Highways) converging at the township. These important transport networks provide connections between Melbourne, Mildura, Swan Hill, Echuca and other northwestern regions. The former Bendigo to Inglewood broad gauge railway also traverses east-west though the township. This railway is currently not operational.

The Marong Township Structure Plan (MTSP) was prepared to accommodate population growth and development in accordance with the City of Greater Bendigo strategic policies. Marong has long been identified for growth through the *Bendigo Residential Development Strategy 2004*, and the subsequent revised *Greater Bendigo Residential Strategy 2014,* which recommended that Marong be planned as a self-contained, satellite township

accommodating a population of 8,000 people. The proposed residential growth precincts in Marong will provide for continued population growth that will meet existing market demand and provide greater housing diversity within the municipality.

To inform the MTSP, North Central Catchment Management Authority (NCCMA) prepared the *Marong Flood Study* (November 2018), and the City of Greater Bendigo engaged a consultant to prepare the *Marong Heritage Citations 2018*. The MTSP, together with these two studies, have informed the proposed Amendment C263gben.

Amendment C263gben proposes to make the following changes to the Greater Bendigo Planning Scheme (the scheme):

- Rezone land within Marong from Township Zone to more specific residential and commercial zones, including introducing the Neighbourhood Residential Zone to the Scheme.
- Rezone public land used for recreation, sport and vegetation conservation to Public Park and Recreation Zone or Public Conservation Resource Zone.
- Rezone land in the Fletchers Creek Road area to apply a new schedule to the Low Density Residential Zone.
- Remove the existing Development Plan Overlay Schedule 6, Townships, from Marong and delete it from the Scheme.
- Apply overlays to guide development, protect historical places and identify land subject to flooding, including through the introduction of the Floodway Overlay to the Scheme.
- Insert a local area policy for Marong with strategies to achieve the outcomes sought by the *Marong Township Structure Plan* and to identify four future residential growth precincts to the east, west and south of the township.
- Amend existing local policy relating to activity centre classification and commercial floor areas, floodplain management and the walking and cycling network.
- Amend operational provisions to introduce incorporated and background documents, new map pages and revise further strategic work clauses to reflect the work undertaken as part of this amendment.

Amendment C263gben is the first in a sequence of likely planning scheme amendments to support the future growth of Marong. Other projects currently underway include:

- The preparation of a Development Contributions Framework for Marong by City officers.
- Planning for the Bendigo Regional Employment Precinct by the Victorian Planning Authority.
- Planning for the Marong Western Freight Corridor by the Department of Transport and Planning – Transport.
- The rezoning of the residential growth precincts in accordance with the City’s Private Amendment policy.

Since the MTSP was adopted in 2020 the City has purchased 155 hectares of land within a broader 279 hectare precinct to the south of the Marong township to progress the

Bendigo Regional Employment Precinct (BREP). The Minister for Planning appointed the Victorian Planning Authority (VPA) as the Planning Authority for BREP and since then City officers have worked with the VPA to progress the planning for the precinct, with stakeholder engagement and technical background reports being undertaken.

Previous Council decision dates:

16 September 2020	Adopted the Marong Township Structure Plan and sought authorisation from the Minister for Planning to prepare and exhibit planning scheme amendment C263gben.
15 November 2021	Requested the Minister for Planning to appoint the Victorian Planning Authority as the Planning Authority for the Bendigo Regional Employment Precinct.

Report

The Amendment was submitted to the Department of Transport and Planning (DTP - Planning), (previously the Department of Environment, Land, Water and Planning) on 4 August 2022. Authorisation to prepare the Amendment was received with conditions on 31 October 2022. Authorisation conditions included that further advice be obtained from the Department of Energy, Environment and Climate Action (DEECA) in relation to native vegetation, specifically the proposed Vegetation Protection Overlay/s (VPO). Advice from DEECA was received on 21 April 2023 which identified that additional detailed studies would be required to support the application of the VPO.

To enable progression of the Amendment in a timely manner, the Acting Director for Strategy and Growth considered three options:

1. To complete further detailed studies;
2. To seek further advice; or
3. To remove the VPO from the Amendment C263gben.

The removal of the proposed VPO from Amendment C263gben was supported under delegation on 3 May 2023.

Whilst it is important to support the protection of vegetation, the additional detailed studies are required to be undertaken at specific times of the year and by suitably qualified practitioners. The preparation of these studies would result in the Amendment being delayed by a minimum of eight months. The VPO has been removed from this Amendment with the intent to review the application as part of a future amendment.

Marong’s native vegetation is valued as an aesthetic landscape and for its biodiversity, which contributes to the semi–rural character of the township. The amendment supports the retention, protection and planting of vegetation through implementation of the Marong TSP in the proposed NRZ1 and existing ESO1.

Vegetation in road reserves and public land are subject to consent and approvals from Crown Land (Department of Energy, Environment and Climate Action) and the relevant road authority (Department of Transport and Planning or City of Greater Bendigo), in addition to the permit provisions of the Greater Bendigo Planning Scheme. This is considered to adequately protect the native vegetation in these areas.

A summary of the changes that were made to Amendment C263gben prior to exhibition, in response to authorisation conditions is provided in the table below.

Document/Clause	Change
Clause 02.04 Strategic Framework Plans	Removal of the proposed Urban Growth Boundary around Marong.
Clause 11.03 Planning for places	Local Area Plan altered to remove bushfire setbacks and Urban Growth Boundary from maps.
Clause 13.03 Floodplains	Added references to Floodway Overlay Schedule 1.
Clause 42.02 Vegetation Protection Overlay Schedules	Initially combined two schedules to one and specifically re-wrote for Marong. This was referred to DEECA for review on February 15, 2023. Ultimately the application of the VPO was removed from the amendment (under delegation May 3, 2023).
Clause 43.02 Design and Development Overlay Schedule 31, 32, 35 and Clause 43.04 Development Plan Overlay and Schedule 31	Added new bushfire setback distances for buildings and works and subdivision. Included a new schedule specific for this purpose in the DDO, schedule 35.
Clause 44.03 Floodway Overlay	Added application requirements, decision guidelines.
Clause 44.04 Land Subject to Inundation Overlay, Schedule 1	Inserted references to Marong Local Development Floodplain Plan and added permit requirements.
Clause 72.04 Incorporated Documents schedule	Updated as per gazettal of other amendments.
Explanatory Report	Track changes accepted from DTP – Planning (provided March 14, 2023). Updated wording to address questions supplied in track changes from DTP – Planning. Updated to remove the matters that relate to and apply the Vegetation Protection Overlay schedule. (under delegation May 3, 2023)
Instruction Sheet	Reformatted and updated to accord with requirements of DELWP/ DTP template. Updated to remove the Vegetation Protection Overlay schedule and associated maps. (under

Document/Clause	Change
	delegation May 3, 2023).
Maps (DELWP)	Removed Maps which make changes to the Vegetation Protection Overlay. (under delegation May 3, 2023)

Exhibition

Exhibition of Amendment C263gben was undertaken for six weeks from 25 May until 7 July 2023, in accordance with the requirements of the *Planning and Environment Act 1987*. Further detail is provided in the Communications/Engagement section of this report.

Submissions

32 submissions, including five late submissions, were received from developers, landholders and authorities. Six submissions from authorities including the Country Fire Authority (CFA) and North Central Catchment Management Authority (NCCMA), supported or requested no changes to the Amendment.

The remaining 26 submissions request changes or raise questions for consideration that could result in changes to Amendment C263gben. The submissions are summarised below, along with the officer response to issues raised. As several submissions raise common themes or issues a response to these is provided below the table.

As there are unresolved submissions, it is recommended that Council requests that the Minister for Planning appoint a planning panel and refers all submissions, including late submissions, to the planning panel for consideration.

Please note in some instances multiple submissions have been received in relation to the same property.

Submission No. & Relevant Property	**Summary of Submission**	**Response and Outcome**
1. 1339 Calder Hwy, Marong	Opposes the application of the Design and Development Overlay Schedule 35 (bushfire setback controls, DDO35) to the land. Supports the proposed rezoning to Neighbourhood Residential Zone, Schedule 1.	Officer response: See *Bushfire distances in DDO's* discussion below. Outcome: Refer to Panel for consideration.
2. 28 McCreddons Lane, Marong	Support the MTSP and Amendment. Request to expand Precinct 1 to include the balance of the land parcels which extend to	Officer response: See *Precinct 1 – proposed extension to west* discussion below. Outcome:

Submission No. & Relevant Property	Summary of Submission	Response and Outcome
	McCreddons Road.	Refer to Panel for consideration.
3. 1329 Calder Hwy, Marong	Requests exemption/deletion of the proposed Design and Development Overlay, Schedule 35 (bushfire setback controls, DDO35) as existing BAL (supplied) undertaken for house extensions meets 12.5 and setbacks are not necessary. Requests exemption/deletion of proposed HO940 as submitter has been told that the house was moved to the location from the Mallee and therefore should not be included in the Heritage Overlay.	Officer response: See *Bushfire distances in DDO's* discussion below. A heritage consultant has reviewed the proposed HO940, considered the submitter's comments and reviewed the place following recent renovations. The dwelling at 1329 Calder Highway, Marong remains to be appropriate for inclusion in the Heritage Overlay, and an updated Statement of Significance has been prepared which reflects the place's recent renovations. Outcome: Refer to Panel for consideration.
4. 1469 Calder Hwy, Marong	Objects to the application of Design and Development Overlay schedule 32, (DDO32) specifically the bushfire setback distances.	Officer response: See *Bushfire distances in DDO's* discussion below. Outcome: Refer to Panel for consideration.
5. CA2 Marong – Serpentine Rd, Marong	Seeks to have the property identified for future residential development.	Officer response: See *New growth, north of township* discussion below. Outcome: Refer to Panel for consideration.
6. 28 McCreddons Rd, Marong	Support the MTSP. Request to expand Precinct 1 to include the balance of the land parcels which extend to McCreddons Road.	Officer response: See *Precinct 1 – proposed extension to west* discussion below. Outcome: Refer to Panel for consideration.

Submission No. & Relevant Property	Summary of Submission	Response and Outcome
7. 53 Filcock Rd, Marong	Request to expand Precinct 1 to include the balance of the land parcels which extend to McCreddons Road.	Officer response: See *Precinct 1 – proposed extension to west* discussion below. Outcome: Refer to Panel for consideration.
8. 27 Yorkshire Rd, Marong	Request to expand Precinct 1 to include this property located north of Precinct 1 and the railway line.	Officer response: See *Precinct 1, proposed expansion to north* discussion below. Outcome: Refer to Panel for consideration.
9. 104 Carters Lane, CA 6 and 5B, and 27 Yorkshire Rd Marong	Request to expand Precinct 1 to include this property located north of Precinct 1 and the railway line.	Officer response: See *Precinct 1, proposed expansion to north* discussion below. Outcome: Refer to Panel for consideration.
10. 1469 Calder Hwy, Marong	Requests that the roundabout at Goldie St and Calder Hwy shown on the Marong infrastructure map in Clause 11.03-6L-04 and within the relevant map to the MTSP be moved or deleted. Contests that there is not a need for a roundabout intersection upgrade at this location and does not support intersection upgrade due to the potential loss of developable land on the property.	Officer response: An upgraded intersection is necessary at this location. Officers recommend minor changes to the MTSP to use one symbol for intersection upgrade, instead of defining 'roundabout' or 'signalised'. This will reinforce that the intersection be upgraded, not specifically how. The intersection treatment (signalisation or roundabout) will be subject to traffic modelling and planning approvals. Outcome: Refer to Panel for consideration.

Submission No. & Relevant Property	Summary of Submission	Response and Outcome
11. 32 High St, Marong	Seeks consideration of existing church site which is proposed to be rezoned to Commercial 1 Zone and whether this permits the use of the site for social housing.	Officer response: No specific changes are requested by this submission to the Amendment. An application for a planning permit to allow for social housing at this site can be made. Outcome: Advise submitter.
12. 27 Yorkshire Rd, 138 McCreddons Rd, CA 5B and 6 Landry Lane, Marong	Request to expand Precinct 1 to include this property located north of Precinct 1 and the railway line.	Officer response: See *Precinct 1, proposed expansion to north* discussion below. Outcome: Refer to Panel for consideration.
13. 90 Bendigo – St Arnaud Rd, 28 McCreddons Rd, 53 Filcock Rd, 104 Carters Lane (part)	Supports Amendment. Request to expand Precinct 1 to include the balance of the land parcels which extend to McCreddons Road. Includes GHD report – *Marong Broiler Farm Odour Buffer Assessment* (4 July 2023).	Officer response: See *Precinct 1 – proposed extension to west* discussion below. Outcome: Refer to Panel for consideration.
14. 1229 Calder Hwy, Marong	Seeks to have any reference to staging of development in sequence of Precinct 1 - 4 removed in the MTSP to ensure development and rezonings can be accommodated as needed.	Officer response: No changes required to Amendment documentation. The new development precincts are to be rezoned and developed in a sequence which supports efficient and timely development, not specifically in order of new growth Precinct number. Outcome:

Submission No. & Relevant Property	Summary of Submission	Response and Outcome
		Refer to Panel for consideration.
15. 90 Bendigo – St Arnaud Rd, 28 McCreddons Rd, 53 Filcock Rd, 104 Carters Lane (part), Marong	Request to expand Precinct 1 to include the balance of the land parcels which extend to McCreddons Road.	Officer response: See *Precinct 1 – proposed extension to west* discussion below. Outcome: Refer to Panel for consideration.
16. 27 Yorkshire Rd, 104 Carters Ln (part) CA 5B and 6, Marong	Request to expand Precinct 1 to include this property located north of Precinct 1 and the railway line.	Officer response: See *Precinct 1, proposed expansion to north* discussion below. Outcome: Refer to Panel for consideration.
17. 90 Bendigo – St Arnaud Rd, 28 McCreddons Rd, 53 Filcock Rd, 104 Carters Lane (part), Marong	Request to expand Precinct 1 to include the balance of the land parcels which extend to McCreddons Road.	Officer response: See *Precinct 1 – proposed extension to west* discussion below. Outcome: Refer to Panel for consideration.
18. New development Precincts 2, 3, and 4	Supports the Amendment and requests progression as soon as possible to enable development. Seeks a number of changes to the Amendment, specifically to Clause 11.03-6L-04 (and as related in the MTSP), and the Marong Residential Development and Marong Infrastructure maps to: • Change 'Future Development Precinct' to 'Future Residential Precinct' throughout. • Identify 'area for investigation, Precinct 2A' as being for residential purposes. • Extend Precinct 4 (parcel 4I) south east of the water race • Show Marong Business Park	Officer response: Renaming of Precincts is not supported. See response following *New growth Precinct 2A, Area for investigation* See response following *New growth Precinct 4, expansion south east* Officers support identification of the MBP on relevant maps. See response following *Infrastructure and infrastructure map.*

Submission No. & Relevant Property	Summary of Submission	Response and Outcome
	(MBP) • Update the Residential Development Map to include the shared path alignments and proposed train station, and delete the Marong Infrastructure Map • Correct map showing crown and public land. • Proposes specific changes to Clause 11.03-6L-04 Additional information received 20 July 2023: Questions whether the extent of the Heritage Overlay Schedule 943 at 1880 Calder Alternate Highway, Marong is appropriate and whether the schedule should allow for prohibited uses.	Correction to map which shows Crown and public land resolved. Changes to Clause 11.03-6L-04 have been generally addressed above. Officers do not support suggested inclusion to encourage medium density housing “in other suitable locations with more detailed development plans”, nor the rewording to provide new development precincts to “boost land supply and competition between” Precincts 1-4, nor the reference to the background document MTSP (as background documents cannot be used for decision making). Officers do support the inclusion that Precinct 1 must not conflict with the potential freight corridor. No information was provided to explain how or why the extent of the HO should be altered. Officers do not support prohibited uses being allowable. Prohibited uses in the Farming Zone which include retail premises, office and entertainment facilities are currently not considered appropriate for this site. This request could be reconsidered if the land is rezoned to a residential use. Outcome: Refer to Panel for consideration.

Submission No. & Relevant Property	Summary of Submission	Response and Outcome
19. 1524 Calder Hwy, Marong (Lot 2 and 3 TP 10230P)	Seeks to have the land designated for future residential investigation area. States there are deficiencies in the strategic analysis to inform the MTSP. The reasons given relate to the history of the various versions of the Marong Plan/Structure Plan and question analysis undertaken to inform the MTSP and background document. States that the new growth precincts and MTSP have implementation challenges which will delay development, result in higher infrastructure cost and in some cases prevent development due to reliance on agreements with private landowners.	Officer response: See *New growth, north of township* discussion below. It is the City's officer position that the adopted MTSP, supporting documentation and background reports provide a sound strategic basis for proposed Amendment C263gben. The identified new growth precincts have been carefully considered in relation to service infrastructure needs and connectivity. Relevant agencies and authorities were notified of the draft MTSP and exhibited Amendment C263gben. Whilst it is acknowledged development commonly has implementation challenges, there is no evidence that the issues identified by the submitter could not be resolved with appropriate planning and management. Outcome: Refer to Panel for consideration.
20. DJAARA	Seeks pre-development survey of new development areas at rezoning stage to enable recovery and protection of Aboriginal sites, artefacts and cultural areas of significance. Identifies this as particularly important for new development in Precincts 2 and 3 which are adjacent to Bullock Creek and potentially contain many places of importance.	Officer response: City officers will require an Aboriginal Cultural Heritage Assessment to be submitted with the privately sponsored Amendments for New Development Precincts to ensure that Aboriginal cultural heritage is considered early in the planning and design phase.

Submission No. & Relevant Property	Summary of Submission	Response and Outcome
		The Greater Bendigo Planning Scheme contains State and local policy which require early investigation of areas for Aboriginal significance, sites and artefacts. The *Aboriginal Heritage Act 2006*, *Aboriginal Heritage Regulations 2018* and *Traditional Owners Settlement Act 2010* also apply. Outcome: Refer to Panel for consideration.
21. Department of Transport and Planning (Transport) Part 1 submission 7 July 2023 and Part 2 submission* dated 16 August 2023 (received 5 September 2023)	General support for Amendment. Seeks changes to the MTSP and Clause 11.03-6L-04 which: • Updates the name of Bendigo Regional Employment Precinct (BREP) from South Marong Industrial Investigation precinct. • Requests a notation in the MTSP identifying that the projects attributed to DTP are not endorsed or supported by the department at this stage. • Adds reference to Movement and Place in Victoria Guidelines 2019. Review projected township population figures and future daily traffic movements. Requests higher density. Requests additional shared paths be included in the Infrastructure Table and future DCF.	Officer response: Officers support rectifying any errors, changing the name to BREP and referring to freight corridor planning and its importance in informing precinct boundaries in MTSP and Clause 11.03-6L-04. Officers support the request for a notation to be added to MTSP to identify that DTP projects are subject to future approval and to add reference to the Movement and Place Guidelines. Township population projections accurately reflect residential population. Employee projections will form part of BREP planning. Officers believe the current blanket 11d/ha is appropriate, noting this is an average and vary based on overlay requirements and restrictions and the higher density proposed in

Submission No. & Relevant Property	Summary of Submission	Response and Outcome
		the MUZ (20-25 d/ha). The DCF is currently being prepared and the City will continue to work with DTP regarding proposed infrastructure projects. Outcome: Refer to Panel for consideration.
22. EPA	Identifies that the wording of the explanatory report does not specifically satisfy the Ministerial Direction 1 (potentially contaminated land) and further assessment may be required. EPA is unable to provide comment on the separation distance to the broiler farm and its adequacy given the calculation for the distance was not provided. Requests the Planning Authority consider if the proposed Amendment adequately prevents conflict of land uses between residential and agricultural uses.	Officer response: Officers have reviewed the requirements and undertaken assessment to ensure the requirements of the Ministerial Direction have been met. Further review of the separation distance to the broiler farm is required as submitters to this Amendment seek a reduction to that shown in the MTSP. Review of the interface between residential areas and agricultural land will be undertaken at the time of considering the rezoning request in respect of any new growth precinct. Outcome: Refer to Panel for consideration.
23. Downer (Ausnet Gas)	No assets in this location, therefore no comment.	Acknowledged.
24. NCCMA	Supports protection of native vegetation and riparian zones additions through application / clauses FO, NRZ, and rezoning public land to PPRZ or PCRZ. Supports all implementation	Acknowledged.

Submission No. & Relevant Property	Summary of Submission	Response and Outcome
	clauses of the Marong Flood Study, including FO, LSIO, Marong LFDP Clause 13.03-1L and recommending referral authority. Agrees that FO and LSIO1 are appropriate, given the Flood Study suggests LSIO only.	
25. Coliban Water	Notes that an extension to the existing pump and tank storage for water reticulation is needed in Sterry Rd to supply new development areas.	Acknowledged.
26. Lot 1 Calder Alternate Highway, Lot 10 O'Sullivans Road. Land owned by CoGB within proposed BREP	Supports Amendment and Clauses that identify future investigation for BREP.	Acknowledged.
27. Victrack	Supports Heritage Overlay to railway bridge over Bullock Creek. Department of Transport and Planning has not committed to a new railway station and this should be omitted from MTSP.	Officer response: Officers note the MTSP and Amendment clearly advises that construction of a new Marong Railway Station is an aspiration and subject to further investigation and funding. Outcome: Refer to Panel for consideration.
28. CFA Late submission	Supports amendment and does not request changes. Identifies that Marong is not an extreme bushfire risk location but subject to significant grass fires annually. This can cause direct flame attack, radiant heat exposure and ember attack. Supports the Bushfire Development Plan by Terramatrix.	Acknowledged.

Submission No. & Relevant Property	Summary of Submission	Response and Outcome
	Treatments which provide a distinct separation of the urban and rural landscape with the use of outer perimeter road, fuel reduction management of open spaces, access for emergency vehicles, defendable space for appropriate BAL ratings, construction restrictions on fencing, reliable fire hydrants, and static water supply where necessary.	
29. Department of Education (DE) Late submission	Requests changes to the wording relating to the proposed new school in the MTSP as this is not a commitment of State Government, including: • Removing statement in MTSP *'the current school site is limited in its ability to accommodate ongoing demand'* and replace with a note that DE will continue to monitor future growth. • Seeks change to references to '*new government school'* and '*new government primary school'* in MTSP and Clause 11.03-6L-04 to '*possible future school'.* • Insert an additional point in the buildings and works requirement of Design and Development Overlay 33 to require a traffic impact assessment for any proposed commercial development proximate to the existing school to minimise any risk to the safety of the students and others attending the school and kindergarten.	Officer response: Officers support updating wording regarding a school at the site in new development Precinct 4. • Supported new wording suggested in MTSP. • Support a change, however officers recommend the term '*education facility*' to allow a broader range of education options by private or public proponents. • An additional point is not considered necessary, as traffic generation, traffic impacts, carparking, pedestrian movement and loading areas etc. are part of the application requirements for uses and buildings and works in the Commercial 1 Zone. Outcome: Refer to Panel for consideration.
30. Victorian Planning Authority (VPA) Late submission	Requests changes to the MTSP and amendment documentation to clarify what is being investigated in BREP. Requests name change from South	Officer response: Officers support updates to correct administrative errors and change of name and updates to boundaries shown for BREP in MTSP

Submission No. & Relevant Property	Summary of Submission	Response and Outcome
	Marong industrial investigation precinct to BREP, 'area for investigation' in clause 11.03-6L-04 be changed to 'proposed land use subject to investigation in planning for the BREP', update the land budget in the MTSP, update the BREP boundary definition, remove references to predetermined uses and infrastructure in BREP and update references to the Marong Bypass to identify as indicative and subject to DTP's network investigations. Include *Greater Bendigo Industrial Land Development Strategy* as a Background Document in Clause 72.08.	and Clause 11.03-6L-04. See *New growth Precinct 2A, Area for investigation* discussion below. City officers have started preparing Amendment C282gben to integrate the *Greater Bendigo Industrial Land Development Strategy* into the Greater Bendigo Planning Scheme. This will be considered by Council in the coming months. Outcome: Refer to Panel for consideration.
31. Goulburn Murray Water Late submission	No changes.	Acknowledged.
32. 1283 Calder Hwy, Marong Late submission	The site is currently shown for future school and recreational use as part of the MTSP and Amendment. The City was in negotiations for early purchase of the site, at the request of the landowner, however these have now discontinued. Submitter advises that the land was purchased originally for residential development.	Officer response: No specific changes are requested by this submission to the Amendment. Officers propose to alter the name of the future school site to '*education facility and recreation'* throughout. The City has paid all outstanding costs in relation to unsuccessful purchase negotiations. The use of land for residential purposes is not supported. Outcome: Refer to Panel for consideration.

Officer assessment and response to key themes which arose across multiple submissions is provided below.

Bushfire distances in Design and Development Overlays (DDO)

As a condition of authorisation, distances for setbacks to enable bushfire exposure levels of no more than 12.5 kilowatts per square metre under AS3959-2018, *Construction of buildings in bushfire prone areas (Standards Australia 2018)* (ie. BAL-12.5) have been included in DDO31, DDO32, DDO35 and Development Plan Overlay Schedule 31 (DPO31).

Submitters 1, 3 and 4 object to the inclusion of the setbacks in the DDO controls. Submitter 3 provided a BAL report that indicates the bushfire exposure level could be met (BAL-12.5) without the separation distance nominated in DDO35.

Supporting document, *Bushfire Development Report* by Terramatrix, identifies that some sites within the existing township, as specified in the DDOs and DPO31, may require setbacks if they are deemed to abut classifiable vegetation under the Standards Australia AS3959-2018. The Amendment was referred to the CFA which gave support for the Amendment. The CFA did not specifically comment on the proposed wording of the DDO or DPO schedules.

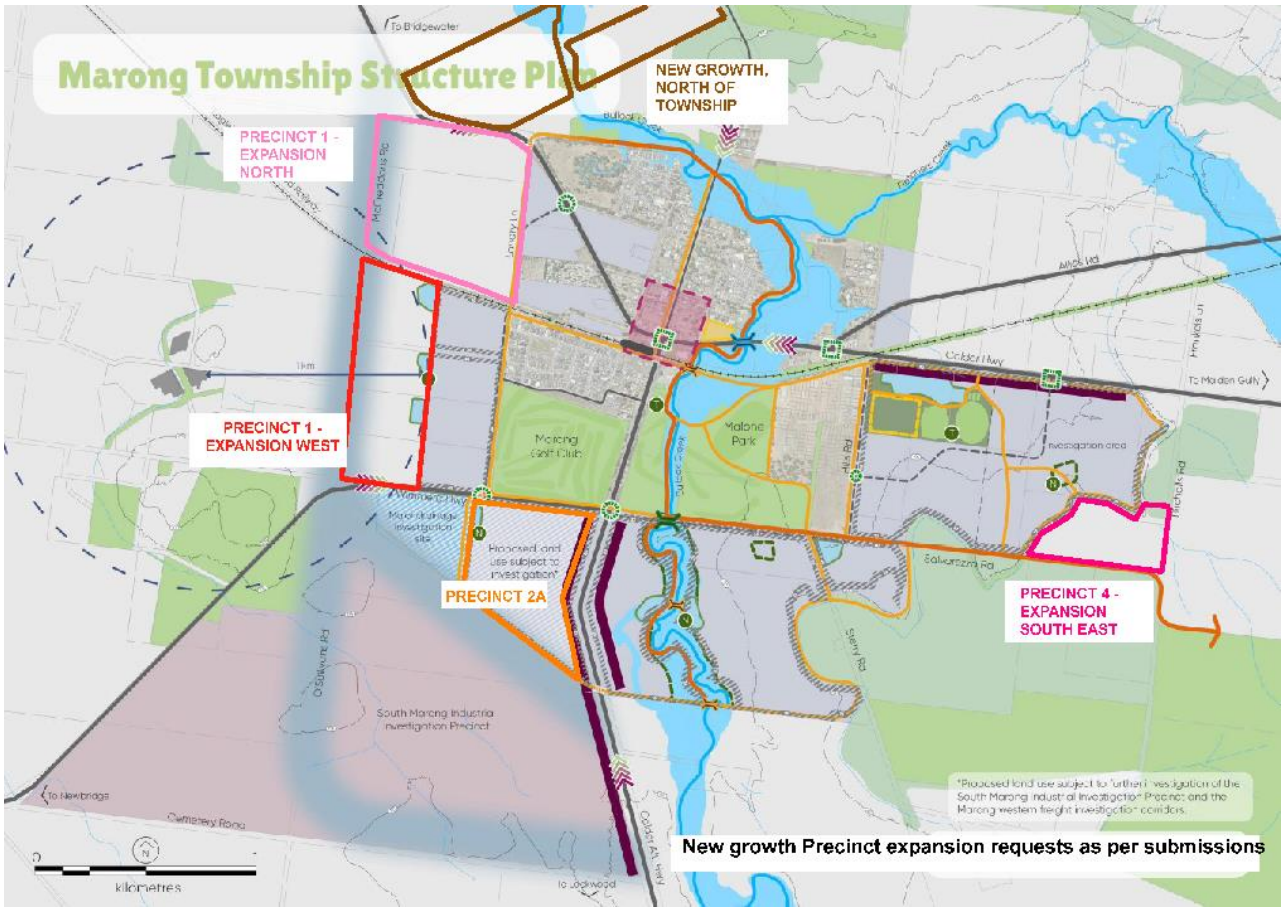
As the inclusion of the setback distances in the overlay schedules was undertaken to satisfy a condition of Authorisation, officers do not support changing the Amendment in the manner requested to resolve these submissions.

Officers suggest the DDO and DPO schedules could be updated to allow applicants to demonstrate the setback distance can be reduced with a BAL report by a suitably qualified professional. Further advice from the Panel is sought as to the suitability of using these overlay schedules to require measures to address bushfire protection.

As the Amendment is not supported to be changed in the manner requested, it is recommended that this issue be referred to the Panel for consideration.

New growth precincts and extension requests

The MTSP identifies four new growth precincts to the east, west and south of the existing Marong township. Several submissions were received requesting additional land also be identified for residential growth, as shown in the annotated image below.



The new development precincts, as identified in the adopted MTSP, are considered to provide sufficient land for future development to meet the anticipated population of approximately 8,000 people. The appropriateness of the land for development was considered through a series of background technical assessments, which were outlined in the *Marong Township Structure Plan Background Report*, along with the constraints and assumptions which informed the investigation areas. Land outside of the new development precincts has not undergone the same level of investigation.

The population and development projections have been the basis for Coliban Water to plan capacity upgrades to the potable water and reticulated sewerage mains to Marong, which are expected to be able to service 3,500 dwellings (existing township and new residential growth).

In reviewing submissions that requested the extension of the growth areas, City officers sought updated advice from Coliban Water, who advised that the pressure constraint which previously would have prevented reticulated water being provided beyond the 195m contour to the south and south-east is no longer a concern. The system capacity could potentially service additional land, however, any additional growth would require a reworking of the servicing options for the area. Coliban Water has advised that it is willing to work with the City of Greater Bendigo and developers on cost-effective solutions for servicing Marong.

A. Precinct 1 – proposed extension to west

Precinct 1 is located west of the township and bounded by Landry Lane, the railway line and the Wimmera Highway. The proposed western boundary of growth area Precinct 1 (approximately 30 hectares) runs approximately mid-way through the existing four (4) landholding parcels known as part 104 Carters Lane, 53 Filcock Road, 28 McCreddons Road and 90 Bendigo – St Arnaud Road, Marong.

Submitters 2, 6, 7, 13, 15 and 17, which include landholders and developers of land within Precinct 1 request the expansion of Precinct 1, by moving the boundary west to McCreddons Road. This would effectively double the size of the Precinct 1 to approximately 62 hectares.

The submitters provide the following reasons for the expansion:

- The remainder of their parcel(s) of land will be unviable for farming purposes as they will be too small and located between development and the new freight corridor road.
- Conflicting interface issues between farming and residential land uses.
- Concern for livestock and animal welfare if the balance of their land remains farming, due to expected surrounding residential uses.
- The land is able to be serviced and it would be more efficient for infrastructure to include all the land.
- The separation distance to the broiler farm to the west of the sites can be significantly reduced to 472m. Submitter 12 provided a supporting *Marong Odour Buffer Assessment, July 2023* report by GHD for this purpose.

Officer response

The western boundary of Precinct 1 was determined having considered the potential alignment of a future freight corridor and to provide a separation distance of 1km to the broiler farm west of the sites, being the appropriate distance identified in the *Victorian Code for Broiler Farms* given the broiler farm was established prior to 2001.

The Department of Transport and Planning - Transport is currently investigating the preferred alignment for the Marong Western Freight Corridor. The City understands that the alignment is expected to be determined by mid-2024.

Upon receipt of the odour buffer assessment provided with Submission 12, the City engaged an independent review of the report by Tonkin and Taylor (*Technical review GHD report Marong Broiler Farms*, August 2023). This report concludes that the default 1km separation distance is justified and that the GHD report does not satisfy the technical content for a *Level 3 odour risk assessment* as per EPA Publication #1883. Based on the findings of this review, City officers recommend that the 1km separation distance be maintained in the absence of suitable odour risk assessment to support a lesser separation distance.

Officers note that no submission was received from the current broiler farm operator / owners and any change to the separation distance in the future would likely require notification to be given.

The EPA made a submission to the Amendment during the exhibition period advising that whilst relevant separation distances are required to be met, they were unable to comment on what that distance would be without due assessment and consideration of supporting evidence / reports. The GHD and Tonkin and Taylor reports have since been provided to the EPA, with a response expected by the end of October.

Officers acknowledge that extending the growth area to a clear title boundary is generally preferrable and that undertaking residential development only in the area identified may leave the balance of the land to the west of Precinct 1 unviable for use for farming. However, it would be inappropriate to identify this area for growth before the alignment of the Marong Western Freight Corridor is determined and without sufficient evidence that a reduced separation distance to the broiler farm is appropriate.

Having regard to the above, officers are of the view that this land is not appropriate for inclusion in the new growth precincts, at this time. As the Amendment is not supported to be changed in the manner requested, it is recommended that this issue be referred to the Panel for consideration.

B. Precinct 1 – proposed expansion to north

Submissions 8, 9, 12 and 16 were received from landholders and developers, requesting three (3) parcels known as 27 Yorkshire Road, 138 McCreddons Road and part 104 Carters Lane, Marong be identified as a new development precinct. The parcels are located north of the existing nominated Precinct 1 and bordered by Landry Lane to the east, the railway line to the south, McCreddons Road to the west, and Yorkshire Road and Calder Highway to the north.

The submitters provide the following reasons for the expansion:

- Their parcel(s) of land will be unviable for farming purposes as they will be too small and located between development and the new freight corridor road.
- The properties are able to be serviced and are adjacent to the existing township.
- The properties have excellent transport connectivity and no known environmentally sensitive areas.

Officer response

This land was not included in the MTSP as potential growth area, due to constraints including the potential alignment of a future freight corridor, concern regarding land

capability for stormwater drainage and poor serviceability, and the proximity of the Marong Business Park, which is located to the north.

As outlined above, the Department of Transport and Planning - Transport is currently investigating the preferred alignment for the Marong Western Freight Corridor. The City understands that the alignment is expected to be determined by mid-2024.

Whilst the future Marong Business Park retains the Comprehensive Development Zone, Schedule 2 (CDZ2), it is unlikely to be developed in the short to medium term, and it is now considered unlikely that future development would require an external separation distance that would limit the development capacity of these properties.

To inform the MTSP a series of reports and investigations into the suitability of land proposed in the new growth precincts was undertaken (refer to Marong Township Structure Plan Background Report and MTSP). This land was not included as it was considered to have poor drainage serviceability and likely high infrastructure costs.

Officers acknowledge that the land may form an interface between existing residential and the future Marong Western Freight Corridor but it would be inappropriate to identify this area for growth before the alignment of the Marong Western Freight Corridor is determined.

Having regard to the above, officers remain of the view that this land is not appropriate for inclusion in the new growth precincts at this time. As the Amendment is not supported to be changed in the manner requested, it is recommended that this issue be referred to the Panel for consideration.

C. New growth, north of township

Submitters 5 (CA2 Marong – Serpentine Road) and 19 (1524 Calder Highway) located north of the existing township request that this land be shown as future residential development land.

The submitters provide the following reasons for their submission:

- Inclusion of the subject land within the township boundary based on logical and orderly planning.
- Reticulated water can be supplied.
- The area is aesthetically appealing and appropriate for development.

The land referred to in submission 19 was the subject of a similar request in respect of the draft MTSP. The issue was considered at that time and was not considered appropriate for identification for future growth due to lack of potential connections to the existing township and at the time, proximity to the CDZ2 and unknown alignment of the freight corridor.

Officer response

As outlined above, it is unlikely to that future development of the Marong Business Park will require an external separation distance that would limit the development capacity of these properties and the alignment of the Marong Western Freight Corridor is yet to be determined.

Both properties at CA2 Marong -Serpentine Road and 1524 Calder Highway are separated and non-contiguous with the existing township and would not provide an orderly planning outcome. This would have a significant impact on the cost of services, connectivity to existing infrastructure, accessibility and movement, as well as potential for interface issues to the existing township.

The Bullock Creek forms the rear boundary to these properties and the Floodway Overlay and Land Subject to Inundation Overlay are proposed over a small portion of the sites as part of this amendment. The waterway and its surrounds are a designated area of Aboriginal Cultural Heritage Sensitivity and are subject to the Environmental Significance Overlay Schedule 1 (Watercourse protection). Whilst this may not prevent the development of the land, it may limit opportunities and restrict the ability of the properties to provide multiple egress points.

A *Bushfire Development Report* (BDR) was prepared in May 2018 by Terramatrix and updated in February 2023. This report identifies the northern and north-western aspects of the township as the main fire fronts and pose the highest fire risk areas for Marong. This is particularly relevant to CA2 Marong – Serpentine Road, which has a Bushfire Management Overlay over approximately half the property due to it being in close proximity to vegetation. Whilst the application of the BMO does not necessarily mean rezoning for residential development is unsuitable, it does identify that the site may not meet the required State policy regarding bushfire risk in Clause 13.02-1S. The BDR further advises that intensification for residential development is not supported north of the township.

Having regard to the above, officers remain of the view that these areas are not appropriate for inclusion in the new growth precincts at this time. As the Amendment is not supported to be changed in the manner requested, it is recommended that this issue be referred to the Panel for consideration.

D. Precinct 4 - proposed expansion south-east

Precinct 4 is the largest of the new growth precincts, located to the east of the township. As part of Submission 18, it has been requested by the submitter that Precinct 4 be expanded to include land southeast of the existing delineation of the rural water race through to the intersection of Birchall Road and Salvarezza Road. This would add approximately 12.1 hectares of land to Precinct 4.

The submitter provides the following reasons for the extension of Precinct 4:

- The rural water race can be piped.
- The land has similar characteristics to that of the adjacent land which is included.
- The land can be delivered efficiently with the remainder of the precinct's landholdings and makes logical addition.

Officer response

To inform the MTSP a series of reports and investigations into the suitability of land proposed in the new growth precincts was undertaken (refer to Marong Township Structure Plan Background Report and MTSP). The area to the east of the existing rural water race was excluded from Precinct 4 as Coliban Water had advised of difficulties in providing appropriate reticulated water supply, particularly to areas above 195m AHD. As outlined above, updated advice from Coliban Water has advised this is no longer the case and subject to upgraded infrastructure, the land may be able to be serviced via a pumped system.

Further review of the site identifies that approximately half the property is subject to the Bushfire Management Overlay along the Salvarrezza Road boundary given its proximity to heavily vegetated areas south of the site.

Having regard to the above, officers remain of the view that this area is not appropriate for inclusion in the new growth precincts at this time. As the Amendment is not supported to be changed in the manner requested, it is recommended that this issue be referred to the Panel for consideration.

E. Precinct 2A - Area for investigation

The exhibited Clause 11.03-6L-04 Marong shows Precinct 2A south-west of the township as an 'area for investigation'. In the MTSP it is noted as 'proposed land use subject to further investigation of the South Marong Industrial Investigation Area and Marong western freight investigation corridors'.

Precinct 2A sits within the designated BREP boundaries, with future land uses being investigated and planned for by the VPA as the Planning Authority. As outlined above, the Department of Transport and Planning - Transport is currently investigating the preferred alignment for the Marong Western Freight Corridor. The City understands that the alignment is expected to be determined by mid-2024.

Submitter 18 advised that the land identified as Precinct 2A has a long history of being shown as future residential, including in the MTSP, and has undertaken investigations to demonstrate that it should be identified as such in the Amendment. The submitter considers that the balance of the BREP site could comfortably contain any separation

distance that may be required and still have sufficient usable industrial land. The submitter advised that there is more than 40 years supply of industrial land in Marong without the inclusion of Precinct 2A.

Submitter 30 (VPA) requests that Precinct 2A be absorbed into the outline of the existing BREP land for consideration as part of the current process underway by the VPA to ensure the future operation of BREP is not compromised.

Officer response

Officers agree that careful consideration of the residential and industrial interface and any separation distances required to support operation of the BREP are needed. Officers remain of the view that the appropriate use and development of Precinct 2A should be determined through the detailed analysis being undertaken to inform the planning of BREP.

Minor changes to clarify the BREP area and wording in Clause 11.03-6L-04 is supported.

Having regard to the above, and the contradictory requests made by submitters 18 and 30, the Amendment is not supported to be changed in the manner requested and it is recommended that this issue be referred to the Panel for consideration.

Infrastructure and infrastructure map

The infrastructure map included at Clause 11.03-6L-04 and within the MTSP illustrates stormwater basins, connector roads, shared paths, community infrastructure, recreational spaces and intersection upgrades for the existing township and future growth precincts.

Submission 18 requests the deletion of the infrastructure map from the relevant material. Submission 10 requests the deletion of the need for a roundabout at Calder Highway and Goldie Street. Submission 30 requests deletion of infrastructure / retention basin shown in the BREP designated area.

When the MTSP was prepared a Development Contributions Plan (DCP) was proposed to fund community infrastructure, recreational spaces, arterial and collector road networks with intersection upgrades and drainage infrastructure. With the likely impacts of developing the BREP and the decision that rezonings for the proposed growth precincts would occur via a separate Amendment, the draft DCP was no longer appropriate to include in Amendment C263gben. The components of the DCP were embedded in the MTSP in an infrastructure map in Clause 11.03-6L-04.

The City has now identified that the infrastructure that was included in the MTSP should guide a precinct approach to infrastructure funding including a series of projects delivered as part of development and other township projects to require developer cash

contributions. This will mean developer contributions will still be required, but through a Section 173 agreement between the proponents and the City, at the time of a rezoning application. This model is a common alternative to a DCP and fits best with the expected development pattern for Marong and the significant consolidation of land ownership that has occurred over the past two years.

A Development Contributions Framework (DCF) is under development and will allow further matters to be considered that will impact the exact location of infrastructure including:

- Biodiversity and protected flora and fauna species.
- Aboriginal heritage and Bullock Creek environs.
- Road network hierarchy and consideration of existing road limitations in addition to the outcomes of the Marong Western Freight Corridor.
- BREP planning.
- Service infrastructure planning and timing.
- Pattern of development and growth rate variation.

This DCF model has been presented to proponents and developers for the new growth precincts in Marong and has received in-principle support.

Officers therefore recommend changes to:

- Transfer relevant infrastructure projects such as the proposed education and recreational space, from the Marong Infrastructure Map to the Marong Residential Development map and delete the Marong Infrastructure Map from Clause 11.03-6L-04.
- Replace wording which relates to the DCP with DCF throughout the MTSP and related Amendment documents.

<u>Post exhibition discussions with submitters</u>

Communications with submitters 3, 8, 18, 19 and 30 has occurred to discuss their respective submission and offer preliminary commentary.

Officers have provided the EPA with additional information to respond to their submission, with relevant reports and information regarding the odour modelling and separation distance, as well as information outlining how Ministerial Direction 1, Potentially Contaminated Land has been considered and met.

A response has been provided to DJAARA's submission which seeks to continue to work together in planning for future development that ensures consideration of Aboriginal cultural heritage.

Officers have had several meetings with DTP - Transport to discuss the MTSP and forward planning of relevant infrastructure projects for Marong. These discussions are

ongoing as they relate to the DCF, funding and timing of State managed movement networks.

Further advice was sought and received from Coliban Water to clarify capacity and servicing of potable water and sewerage. Coliban Water has advised that its previous advice that services can be provided to a total capacity of 3,500 dwellings remains current and additional capacity might be feasible (up to 3,870 dwellings). Coliban Water did note that any additional growth would require a reworking of the servicing options for the area.

Copies of submissions were provided to submitters and a community group when requested.

Summary

The Amendment received general support and several submitters sought progression of the project as soon as possible. No objections were received to rezoning the existing township area, the introduction of flooding controls, the application of the Neighbourhood Residential Zone or the expansion of the Commercial 1 Zone.

The issues raised in submissions can be categorised as relating to:
- New growth precincts.
- Infrastructure.
- Bushfire setbacks.
- Heritage Overlay.
- Terminology used.

At the time of writing this report, no submissions have been withdrawn or completely resolved.

Officers recommend the following changes be referred to for panel for consideration:

Amendment Clause	Change
Explanatory Report	Update to address Ministerial Direction 1 – Potentially Contaminated Land; insert new expected Panel dates; any other relevant minor wording changes as appropriate.
Clause 32.03, Low Density Residential Zone Schedule/s	Amendment C247gben has been submitted for approval and gazettal which will update the LDRZ schedules. Changes to this amendment may be required following gazettal of C247gben.
Clause 43.03 Design and Development Overlay, Schedules 31, 32, 35 and Clause 43.04 Development	Reword to provide an option for proponents to seek reduced setback distances for bushfire if it can be suitably demonstrated.

Amendment Clause	Change
Plan Overlay, Schedule 31	
Clause 11.03-6L-04, Marong	Update name of 'South Marong Industrial Investigation Precinct' to '*Bendigo Regional Employment Precinct'.*
	Replace references to 'new government primary school' with '*education facility'.*
	Amend new growth precinct strategies wording to clarify future infrastructure requirements.
	Amend the Marong Residential Development Map to update descriptions of land proposed for education and recreation and BREP and insert the preferred location for a future Marong railway station.
	Delete the Marong Infrastructure Map.
	Add the MTSP as a Policy Document to consider as relevant.
Clause 72.04 Incorporated documents, schedule	Replace exhibited Statement of Significance – 1329 Calder Highway, Marong, September 2020 with revised Statement of Significance – 1329 Calder Highway, Marong, October 2023
Clause 72.08 Background documents, schedule	Replace exhibited Marong Heritage Citations (Minerva Heritage, 2018) with Marong Heritage Citations (Minerva Heritage, 2018, amended 2023) Replace exhibited Marong Township Structure Plan (City of Greater Bendigo, September 2020) with Marong Township Structure Plan (City of Greater Bendigo, October 2023)
Clause 74.02 Further strategic work, Schedule.	Update references to DCP, replacing with DCF.

Proposed changes to MTSP:

Change	Page No.	Comment
Update references to 'South Marong Industrial Investigation Precinct' to '*Bendigo Regional Employment Precinct'.*	9 (Plan 2); 14 (Plan 3); 15; 16; 17 (Plan 4); 36; 37 (Plan 9); 51 (Plan 12); 72 (plan 15); 73; 90	Since adoption the area has been defined and a new name recognised.
Update references to 'bypass of Marong/western bypass' to '*Marong Western Freight Corridor'.*	44; 59; 74; 82; 90;	Since adoption the name has been refined.
Update references to 'new government primary school' with '*education facility'.*	13; 20; 24; 36; 49; 50; 52; 56; 70; 73; 74; 89	Identified in the submission from the Department of Education that this should refer to 'proposed school'

Change	Page No.	Comment
		and officers consider it appropriate to use the terminology 'proposed education facility'.
Update references to 'Development Contributions Plan' with '*Development Contributions Framework'* and make changes to infrastructure content accordingly.	5; 11; 16; 67	Since adoption, it has been determined that a DCF and a Shared Infrastructure Funding Plans Framework should be prepared for Marong in place of a DCP.
Update to include notes regarding State infrastructure projects being subject to future approval, insert reference to Movement and Place guidelines and include Action relating to the Marong township transport planning project and the confirmation of a western freight corridor alignment as a short term outcome.	60; 68-70; 80	As requested by Department of Transport & Planning – Transport.

Priority/Importance

Timely progression of the amendment is required as per Ministerial Direction No. 15 (The Planning Scheme amendment process).

The completion of the project is required meet the growth needs of urban Bendigo and to support key associated projects that are underway, including BREP.

Options Considered

Following formal exhibition of a Planning Scheme Amendment where submissions are received, the Planning Authority under *Section 23(1) of the Planning and Environment Act 1987* must either:

1. Refer the submission/s to an Independent Planning Panel appointed by the Minister; or
2. Change the Amendment in the manner requested by the submitter/s and adopt the Amendment with changes; or
3. Abandon the Amendment or part of the Amendment.

Option 1 is recommended as there are a number of submissions that are unable to be resolved.

Option 2 cannot be undertaken as:
- Some submissions contradict each other or were required in response to Authorisation conditions; and
- Some submissions suggest changes that are not underpinned by the required strategic work.

Option 3 is not recommended. This Amendment is required to implement key strategic documents and provide direction for future growth.

Timelines

If the recommendation to request the Minister of Planning to appoint an independent planning panel is supported, the request will be made by the end of October 2023.

The following pre-set panel hearing dates have been set (these have updated from those exhibited to allow for submissions to be considered):
- A directions hearing in the week starting **27 November 2023**.
- A panel hearing in the week starting **12 February 2024**.

The planning panel then has set timeframes (20-40 business days), dependant on the number of Panel members, to provide its report and recommendations from the Panel hearing process. This panel report is made public ten days after receipt.

The panel report and recommendations can then be considered at a Council meeting.

Communications/Engagement

As required under *Section 19 of the Planning and Environment Act 1987*, Amendment C263gben was exhibited for six (6) weeks from 25 May 2023 to 7 July 2023. This is two weeks longer than required by the Act, with the additional time allowed due to breadth of the changes proposed. The exhibition included:
- Notice to owners and occupiers of all of the township and immediate surrounding properties (approximately 1,100 letters by post).
- Notice of the Amendment in the Government Gazette on Thursday, 25 May 2023.
- Notice given to Prescribed Ministers.
- Notice to the Marong Community Action Group.
- Notice to relevant authorities and organisations, including those directed by the Minister for Planning.
- Public notice in the Bendigo Advertiser on Wednesday, 24 May 2023 and Saturday, 27 May 2023.
- A media release on Thursday, 25 May 2023.

- Access to the Amendment documentation via the City's website and Department of Transport and Planning's website.
- Two (2) drop-in sessions at Marong Community Hall on Tuesday, 6 June and Tuesday, 113 June 2023.

City officers, together with the North Central Catchment Management Authority, attended two drop-in sessions at Marong with approximately 36 attendees in session 1 and 6 attendees in session 2.

City officers also responded to 24 enquiries during the exhibition.

The MTSP which has formed the basis of the proposed Amendment C263gben was open for public comment in March 2017 and June 2018 before being adopted in 2020.

Financial Sustainability

Amendment C263gben is covered by the Strategic Planning Unit's operational budget, including any costs associated with the Panel Hearing. This includes seeking legal representation at the Planning Panel.

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 1 - Lead and govern for all
Outcome 2 - Healthy, liveable spaces and places
Outcome 3 - Strong, inclusive and sustainable economy
Outcome 6 - A vibrant, creative community

Secondary Council Plan Reference(s)

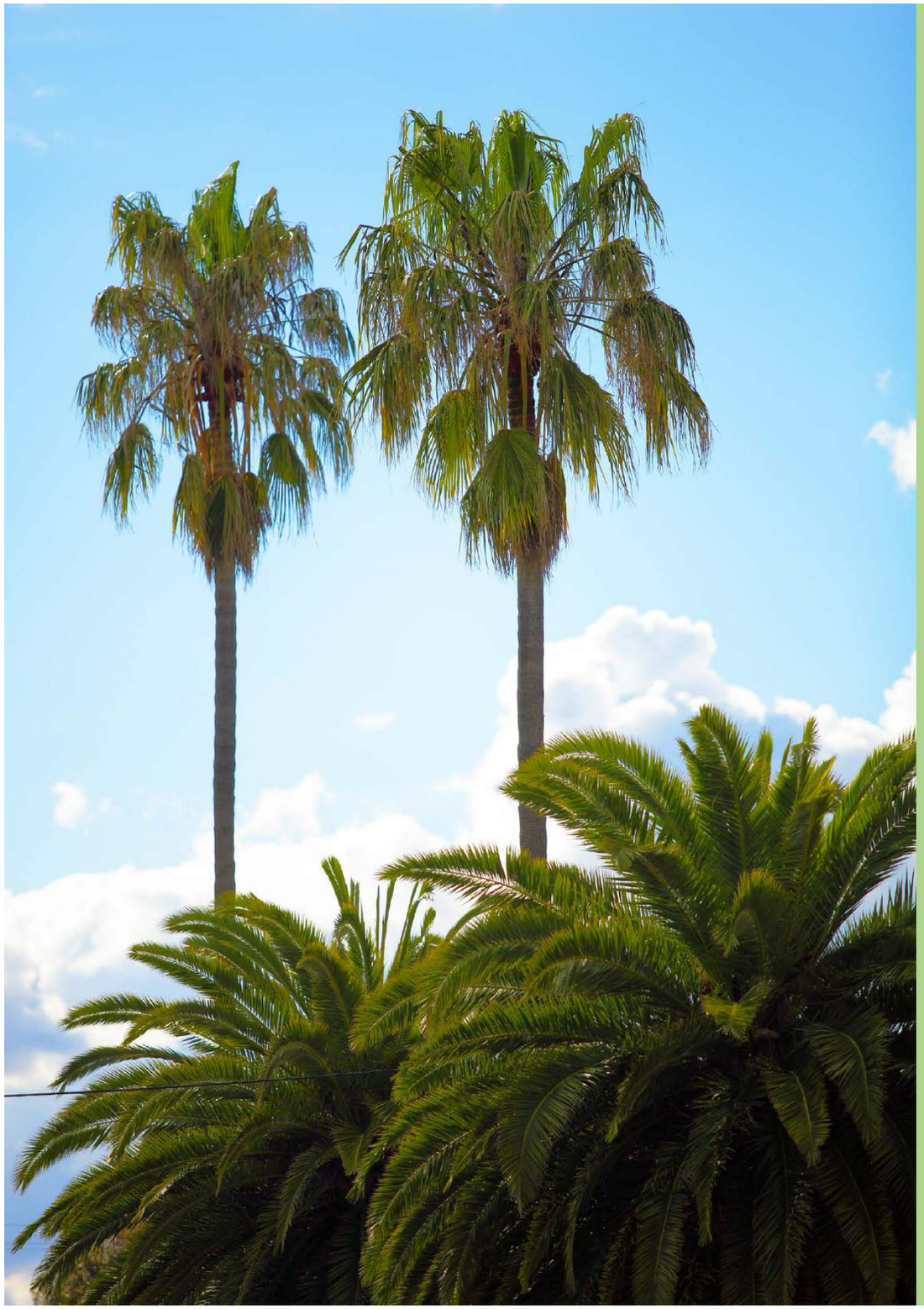
Goal 1 - Accountable, financially responsible, equitable, transparent decision making
Goal 7 - Sustainable population growth is planned for
Goal 1 - Inclusive employment opportunities for all, sustainable jobs and investment and a diverse economy
Goal 6 - Improved safe freight networks
Goal 5 - Recognise and celebrate our significant national and international heritage
Goal 4 - A community that values and engages with people of all ages,
abilities, genders and sexualities
Goal 7 - Emergencies are prevented or mitigated

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

1. Marong Township Structure Plan - Updated September 2023 [**20.1.1** - 92 pages]



MARONG OUR PLAN

Marong Township Structure Plan

September 2020 — Update date

CITY OF GREATER BENDIGO

Acknowledgment of Country

Marong is on Dja Dja Wurrung Country.

The City of Greater Bendigo would like to acknowledge and extend appreciation for the Dja Dja Wurrung People, the Traditional Owners of the land where Marong is today.

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

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

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Update

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Adopted by the Greater Bendigo City Council 16 September 2020.

Update adoption date

Acknowledgement

The City of Greater Bendigo would like to thank the Marong community, particularly members of the Marong Community Action Group, for their enthusiastic contribution to the Marong Township Structure Plan (TSP).

The value of the project has increased through active participation and has created a sense of ownership of the work.

Many other groups, companies, agencies and departments were consulted and participated in preparing the Township Structure Plan. A full list of these stakeholders can be found in Appendix 6 of the TSP's Background Report.

Bullock Creek reserve

Introduction

This document is the Marong Township Structure Plan (TSP). The TSP has been developed with extensive input from the community and relevant government agencies and departments.

Role of the TSP

The TSP is a long-term plan for future urban development in Marong. It describes how the land is expected to be developed, and how and where services are planned to support development.

Generally, the TSP:

- Sets out a plan to guide the development of the growth of the Marong township in accordance with relevant State Government guidelines and legislation;
- Provides direction on the transition of future urban growth areas in Marong;
- Outlines the vision for how the township should be developed and the outcomes achieved;
- Identifies the infrastructure projects required to ensure that future residents, visitors and workers within Marong can be provided with timely access to services and the improved transport connections necessary to support a liveable community;
- Sets out objectives, guidelines and requirements for land use and development;
- Provides certainty about future development;
- Will be used to guide investment and funding decisions; and
- Will be used to guide future plans, policies and decision making by Council.

The TSP will become a background document in the Greater Bendigo Planning Scheme and is to be read in conjunction with the Marong Township Structure Plan Background Report and the Marong Township Development Contributions Plan.

Replace text:

...and the future Marong Township Deveopment Contributions Framework.

Background information

Background information on the Marong TSP area including its history, demographic profile, climate profile, community facilities and public spaces is provided in the Marong Township Structure Plan Background Report. This report also references the various technical studies and community engagement that have informed the preparation of the TSP. These include:

- Bullock Creek Flood Study 2018;
- Marong Heritage Citations 2018;
- Marong Land Capability Study 2012;
- Marong Recreation Land Need Study 2012;
- Marong Township Bushfire Development Report 2018;
- Marong Township Economic Assessment 2019;
- Marong Township Intersection Analysis Transport Assessment 2019;
- Marong Township Movement and Access Strategy 2017; and
- Marong Township Stormwater Management Strategy 2017.

Development Contributions Plan

The Marong TSP is accompanied by the Marong Township Development Contributions Plan (DCP).

The Marong Township DCP details infrastructure funding for State Government, Council and developers. The DCP will provide certainty to Council, landowners, developers and the community regarding future infrastructure and funding sources for infrastructure to service Marong's growth.

Pages 68-70 provides information on which infrastructure projects are to funded through the DCP.

Replace text:

Development Contributions Scheme

The Marong TSP and a future Marong Township Development Contributions Framework will guide the preparation and implementation of future Share Infrastructure Funding Plans for each precinct.

The Marong Township Development Contributions Framework (DCF) will detailed infrastructure funding for State Government, Council and developers. The DCF will provide transparency to Council, landowners, developers and the community regarding future infrastructure and funding sources for infrastructure to service Marong's growth.

Pages 68-70 (Township Infrastructure Plan) provides information on the critical infrastructure projects that will be included in a future Marong Township Development Contributions Framework and inform future Shared Infrastructure Funding Plans.

Land to which the TSP applies

The Marong TSP covers an area of 782 hectares and is located approximately 15 kilometres to the west of the Bendigo City Centre.

The study area and township features are illustrated on Plan 2 (page 9).

How to read the TSP

The Marong TSP guides land use, development and the provision of infrastructure where a planning permit is required or another decision is to be made.

These permit applications and decisions must implement the outcomes of the TSP, expressed as the vision and guiding principles.

Each element of the TSP contains objectives, requirements and guidelines as relevant. It also identifies how each element is linked to the Marong & Districts Community Plan which has been prepared by the Marong community.

Requirements must be adhered to in developing land. Where they are not demonstrated in a permit application, requirements will usually be included as a condition on a planning permit whether or not they take the same wording as in this TSP. A requirement may reference a plan, table or figure in the TSP.

Guidelines express how discretion will be exercised by the responsible authority in certain matters that require a planning permit. If the responsible authority is satisfied that an application for an alternative to a guideline implements the outcomes, the responsible authority may consider the alternative. A guideline may reference a plan, table or figure in the TSP.

Requirements and guidelines are to be considered by developers at the planning stages. This includes public developers such as the City of Greater Bendigo or State departments and agencies.

It is important to note that the requirements and guidelines in this TSP need to be read in conjunction with other provisions within the planning scheme. For example the provisions of Clause 56 (Liveable and Sustainable Communities) also apply to applications for subdivision.

The land to which the TSP applies is separated into precincts, where specific design guidelines are provided. These outline the preferred character and land use outcomes, design objectives that will help to achieve these outcomes, and a time-frame for development.

An implementation plan is included in the TSP to identify the full range of actions, responsibilities, and how each action relates to Council's and Marong's Community Plans.

Not every aspect of the area's use and development is addressed in the TSP and the responsible authority may manage development and issue permits as relevant under its general discretion.

Monitoring and review

The City of Greater Bendigo will monitor the implementation of the TSP. Its effectiveness will be evaluated regularly, at least every five years. The TSP may be revised and updated following review.

Implementation overview

A planning scheme amendment will be prepared for the Greater Bendigo Planning Scheme immediately after the TSP is adopted.

This amendment will reference the TSP, include a local area plan for Marong, amend planning zones and overlays for the existing township area and outline the requirements for rezoning and developing future growth areas in the township.

The details of this first amendment are listed as action A1 in the Action Implementation Plan on page 89 of this document.

To ensure an orderly sequence of development and land supply meets demand, the rezoning of future growth areas will be planning scheme amendments led by private proponents. These are shown as Precincts 1-4 on Plan 16 (page 73).

A clear set of infrastructure projects, rezoning requirements, subdivision and development requirements, guidelines and actions for each growth precinct are included in the TSP.

Regional and township context

Marong is located on the western edge of the City of Greater Bendigo, approximately 15 kilometres from the centre of Bendigo. The original one-mile square township is centred at the intersection of the Calder, and Calder Alternative Highways. The town retains a number of important historic buildings, many with a civic and community function, such as the former Marong Shire offices.

Marong has always served a larger catchment than the township itself. Its various functions and services such as the primary school, hotel, doctor's clinic, and Malone Park support the wider region of western Bendigo.

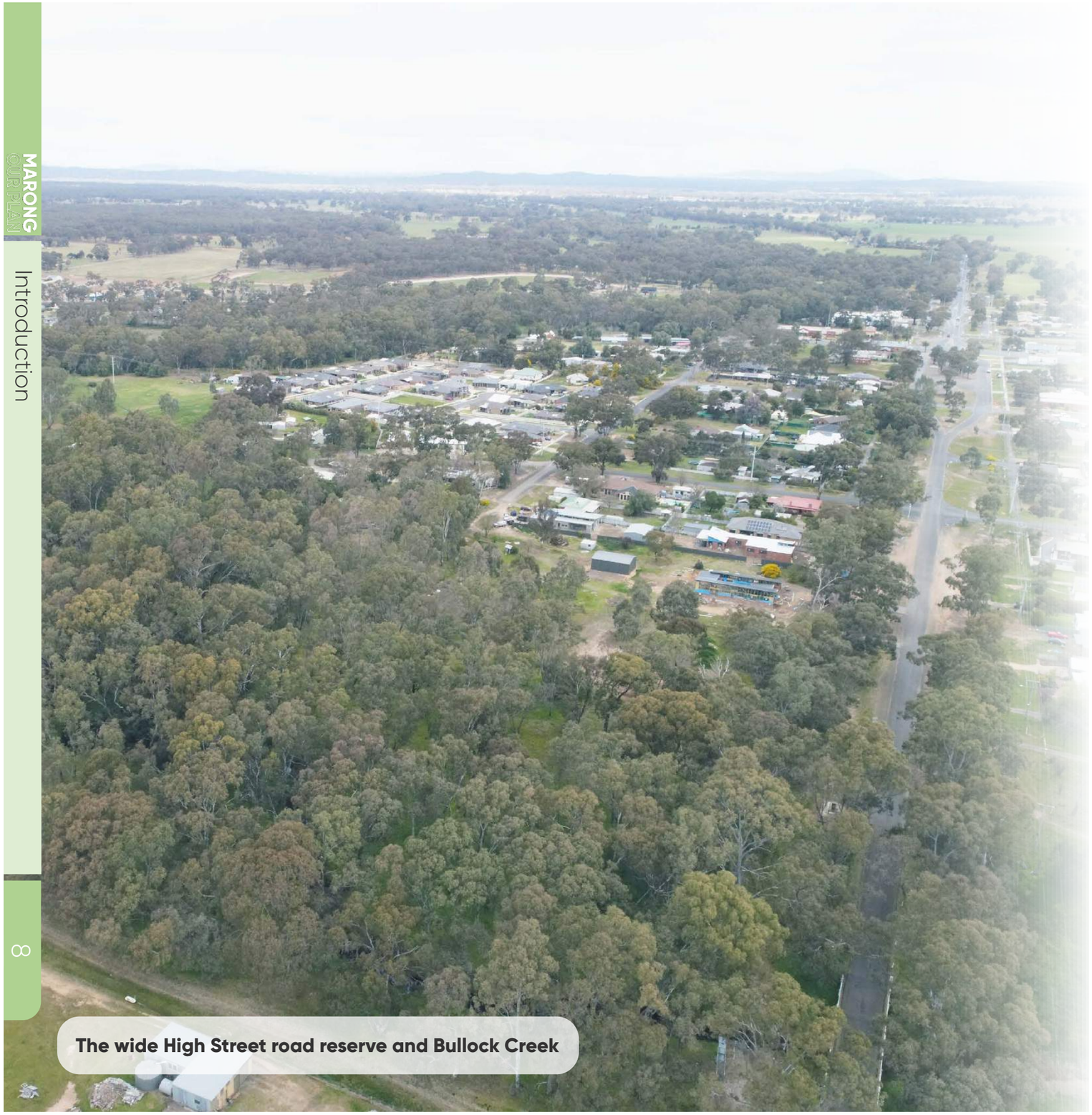
The two highways together with the Wimmera Highway provide links to Bendigo, Melbourne and to the north west and west of the state. With the progressive development of the Calder Alternative Highway Marong has become a more important link in the development of the state's highway network. The junction of these three highways severely compromises the role of the town centre because of high and growing volumes of traffic. Truck traffic in particular is compromising the function, amenity and safety of the town.

The Bendigo to Inglewood broad gauge railway runs east-west through the centre of Marong, necessitating two major railway level crossings within the township. However, passenger and freight trains no longer travel on this section of the rail network. Marong's rail station adjacent to the town centre has been decommissioned and demolished.

Bullock Creek, which flows from Ravenswood south east of Marong into the Pyramid Creek west of Leitchville near the Murray River traverses much of the town. It flows south-north and forms an important feature of the town. The reserve along Bullock Creek has contributed to the valuable network of public space in the town and has provided a habitat for the iconic large river red gums that create a sense of arrival into Marong. Areas surrounding the creek are subject to severe flooding.

The setting of the township is generally flat, land peaks to the east near Birchalls Road at 213m above sea level, falls to 188m where the Calder Highway and Bullock Creek intersect, and rises to 205m at the peak of Wilsons Hill to Marong's west.

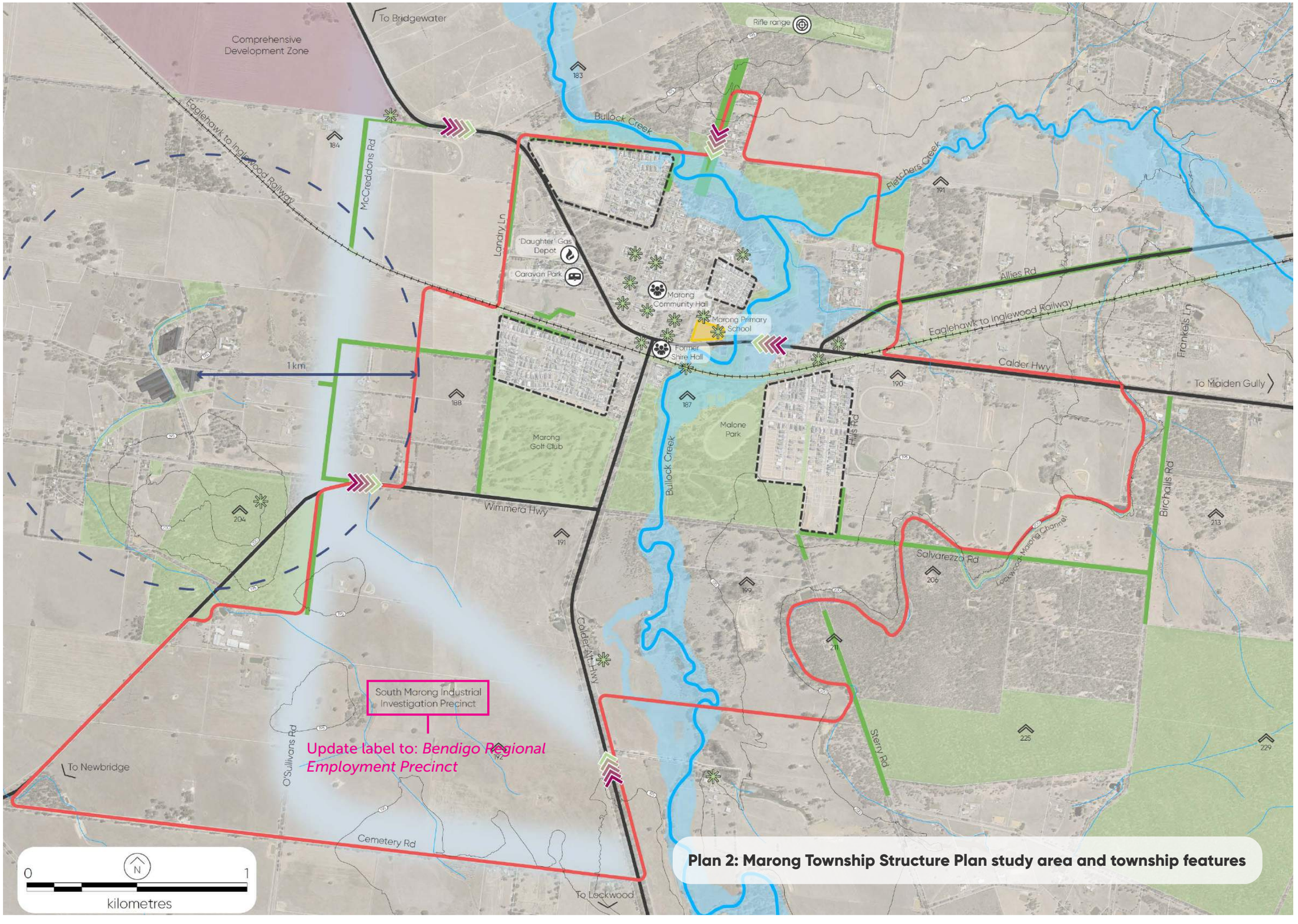
Plan 1: Location of Marong in the region



The wide High Street road reserve and Bullock Creek

Study Area and Township Features Legend

- Marong Township Structure Plan study area
- Main roads
- Creeks
- Other waterway
- 1% AEP (1 in 100 year flood event)
- Rail
- Crown land
- 195 and 200 metre contour lines
- Elevation reference points (in metres)
- Significant roadside vegetation
- Places of heritage significance
- Marong western freight investigation corridors
- Key township entrances
- Existing Marong Primary School
- Places of heritage significance
- Recently constructed and/or approved residential development
- 1km buffer from broiler farm



Plan 2: Marong Township Structure Plan study area and township features

Policy context: a snapshot

State context:

Loddon Mallee South Regional Growth Plan

Marong has the opportunity to grow up to 8,000 people

This plan describes Marong as a town with the opportunity to grow up to a population of 8,000 depending on further planning.

Plan Melbourne 2017-2050

Supports growth in regional areas and confirms State Government will continue to support economic growth in regional areas by funding infrastructure projects.

Local context:

Greater Bendigo Community Plan 2017-2021

Commits Council to complete and implement structure plans for dedicated growth areas.

Bendigo Residential Development Strategy (2004)

Marong to be planned for 8,000 people

This was the first strategy that recommended Marong to be planned as a larger satellite, self-contained township with a population of 8,000. The strategy stated that the delivery 'should be based upon the outcome of extensive research and preparation and approval of a structure plan'.

The Marong Plan (2011)

The first modern plan that addressed Marong's growth

By 2010 there was a strong demand for housing within the existing township area. To outline priorities for the community, to address the immediate demand and to investigate potential growth areas, a Marong Plan was prepared and adopted by Council in 2011. The Marong Plan recommended that the development of a structure plan and the consequential land rezoning were medium priorities.

Greater Bendigo Residential Strategy (2014)

Prepare a Structure Plan for Marong

This strategy outlined that the focus of residential growth will be within the urban growth boundary and in Greater Bendigo's townships, in particular Marong, Elmore, Axedale and Heathcote. Implementing recommendations from this strategy included preparing a precinct structure plan for Marong (among others), while recognising the early planning initiatives undertaken at that stage (Marong Plan 2011).

Connecting Greater Bendigo – Integrated Transport and Land Use Strategy

Marong needs better public transport and a Structure Plan

Given the projected population growth in Marong, this strategy recommended new railway stations in the Marong township, as well as a new bus service from Marong to Bendigo via Maiden Gully. This strategy also recommended the development of a detailed precinct structure plan in the short term.

Commercial Land & Activity Centre Strategy

A structure plan will help determine how much commercial land is needed in Marong

This strategy acknowledges that the Marong [Township] Structure Plan (TSP) will be used to provide a more detailed floorspace demand. The strategy also recommended that the TSP should have a town centre urban design framework component to guide the development of the projected commercial floorspace required. While further work was to be completed at the time of this strategy's adoption, there was still a recommendation that 2,900m^2 of supermarket floorspace and 500m^2 of specialty retail floorspace will be needed by 2031.

Municipal Strategic Statement (Greater Bendigo Planning Scheme)

Marong to be planned for 8,000 people

Marong was identified in the Bendigo Residential Development Strategy (2004) as a "Satellite" township that will have an ultimate population of 8,000 people and limited background investigations have been undertaken ahead of the preparation of a comprehensive structure plan.

Greater Bendigo Housing Strategy (2016)

Structure plan is currently being developed for Marong

Identified the development and the preparation of the structure plan that was underway in Marong at the time.

Greater Bendigo Environment Strategy 2016-2021

Outlines One Planet Living action areas and uses them to guide actions from the strategy

Municipal wide strategy outlining one planet living action areas that influence how we plan for future areas in Greater Bendigo. This strategy proposes actions relating to carbon emissions, waste, transport, buildings, food, water, landscapes and ecosystems, communities, economy, and health and happiness.

Greater Bendigo Planning Scheme Review

Provides recommendations on planning tools and gaps in strategic work

While subject to a planning scheme amendment, the 2018 Greater Bendigo Planning Scheme Review makes recommendations about the application of certain zones and overlays. These include the Mixed Use Zone, Township Zone, and Vegetation Protection Overlay, which are relevant to the Marong TSP.

The review recommends an Environmental Significance Study to review and protect the environmental assets in the municipality. It also recommends a Settlement Strategy for the City to provide guidance for future settlements.

Replace text:

Municipal Planning Strategy (Greater Bendigo Planning Scheme)

Greater Bendigo Public Space Plan (2018)

Specific precinct plan for Marong identifying future priorities

The specific projects for Marong include upgrades to Malone Park, the delivery of a new sporting facility and public realm upgrades to the town centre and creek corridors. As well as these specific actions, the Public Space Plan addressed the topic for the whole city. As such, a context of community expectations was provided, as well as the plan's goals and guiding principles for improving public space.

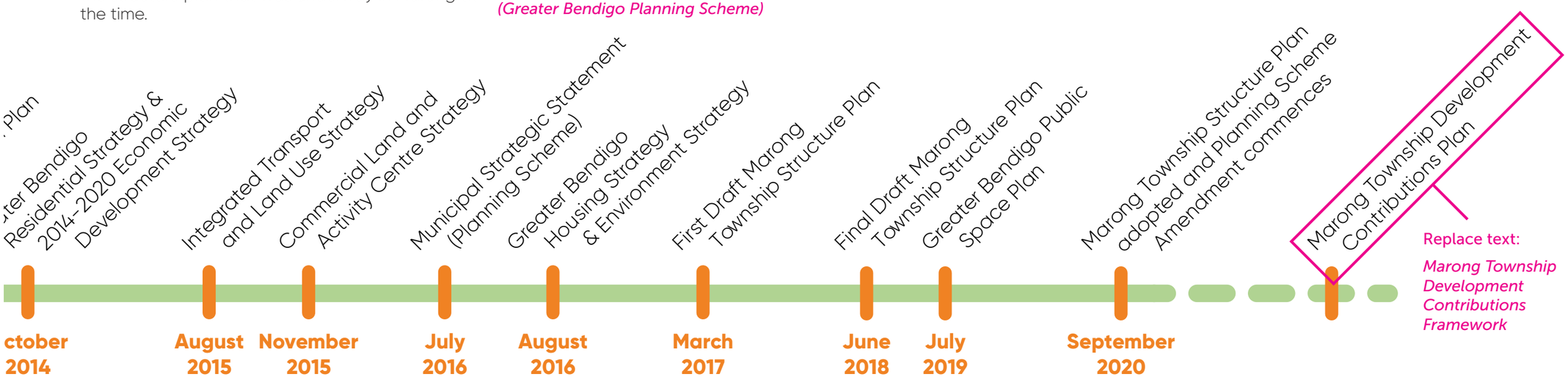
Greater Bendigo Industrial Land Development Strategy

Identifies a future need for industrial land over and above the existing supply.

The strategy identifies there will be an additional 3,300 additional jobs provided in industry to 2036 based on having sufficient available land.

Greater Bendigo currently has less than 100 hectares of available industrial land. The strategy identifies a minimum pipeline for the next 30 years of an additional 170 hectares of industrial land over and above the existing supply.

Providing a supply of industrial land close to Marong to meet some of these needs would provide much needed employment for a growing residential population.



Replace text:

Marong Township Development Contributions Framework

Vision

The long-term vision for Marong is a satellite township of 8,000 people built around a vibrant community town centre and civic focus with a well serviced railway station and an outstanding public space network.

Marong has the potential to progressively develop a vibrant community based town centre. The township has the structure to be a highly liveable place to reside, contributing to the City of Greater Bendigo's vision of becoming the world's most liveable community. The layout of the town centre and close proximity to the railway, the extensive public space network, the relatively flat landscape, and the short distance to Bendigo all contribute to its clear potential. The vision is that Marong can raise the bar for townships that are growing and can progressively develop as a benchmark for well-planned country towns.

Future development will respond to bushfire and flooding risks, preserve environmental features, create a diverse range of housing options, maximise opportunities for local employment, contribute to a safe and well connected town, attract a broad range of people and reinforce Marong's character as a semi-rural township.

Former Marong Shire Hall, Adams Street

Guiding principles for key elements

The growth of the Marong Township is guided by a set of key objectives for each element within the Marong TSP.

Bushfire Management

Future development is directed to areas with a lower bushfire risk without the need for widespread vegetation removal.

Marong is comprised of safe neighbourhoods that have addressed the relevant bushfire risk.

Integrated Water Management

High quality infrastructure is provided that increases the quality of water flowing into the Bullock Creek, and limits flows to pre-development levels to reduce flooding risk.

Negative impacts on the environment and the community are reduced through the incorporation of best practice water sensitive urban design in all new development.

Image and Character

Vegetation continues to be valued and celebrated as a defining element as the township grows.

Planned growth is facilitated while retaining and, where possible reinforcing the semi-rural character of Marong.

New wording here to add BREP, MBP, broiler farm buffer, freight corridor.

Wording to be provided.

Housing

Sufficient land is provided through staged rezoning to accommodate a population of approximately 8,000 people.

The impact on the surrounding farmland and farming operations is limited by containing future development within the identified area.

Marong Town Centre

Sufficient zoned commercial land is provided to meet the needs of a growing population.

An attractive, climate resilient, and people friendly town centre.

Community Facilities and Public Space

Replace text: *education facility*

A range of community facilities is provided, including a new government primary school, that can support the growing population.

Marong features a high quality, accessible public space network, including Bullock Creek, by using public land and land subject to flooding.

Movement and Access

New and upgraded transport infrastructure is provided to support a town of 8,000 people.

Township Infrastructure Plan & Development Staging

Development staging is coordinated with the delivery of key local and state infrastructure.

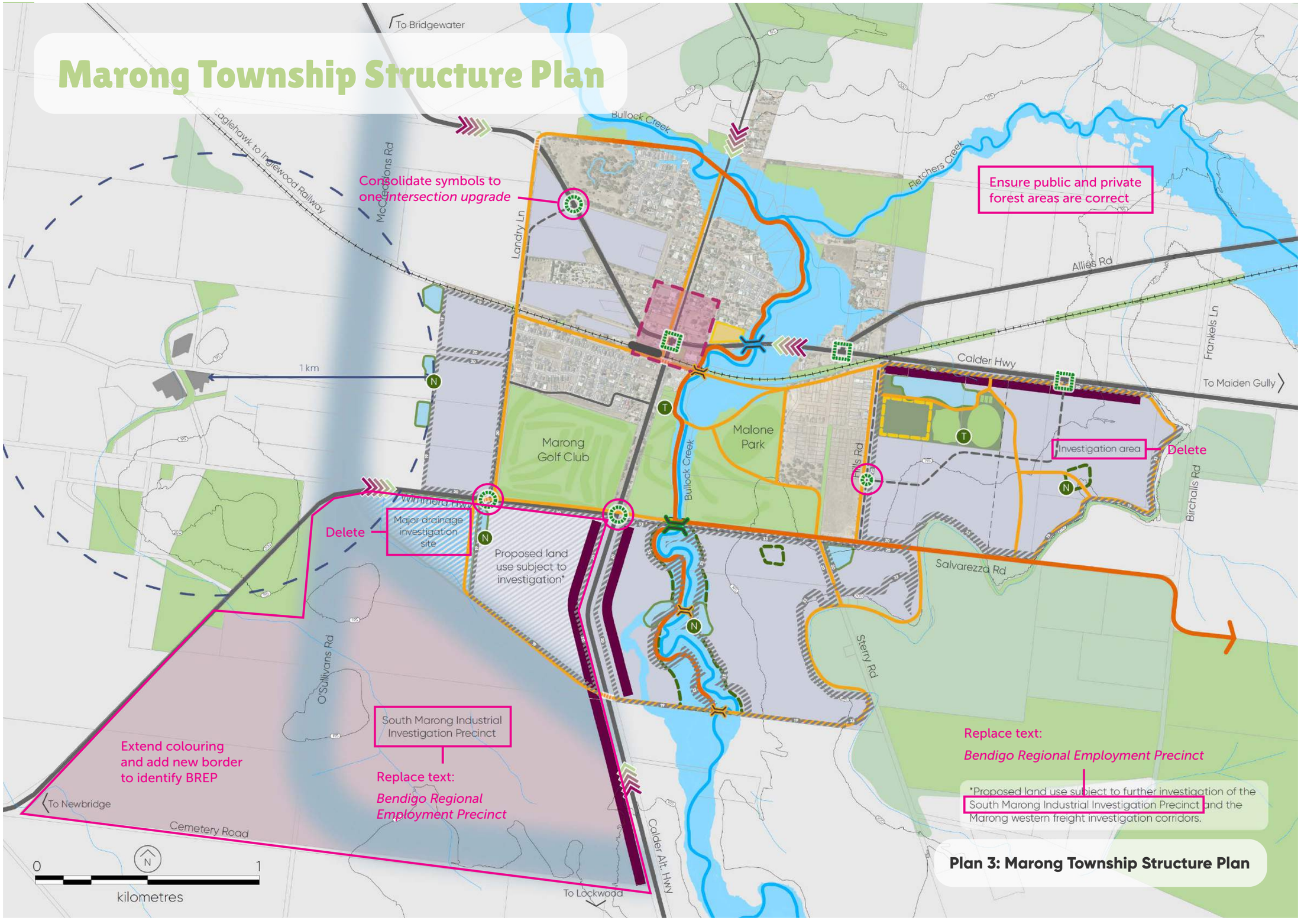
Semi-rural

Throughout this Plan, Marong is referred to as a semi-rural township.

This means that while neighbourhoods in Marong have an increasingly urban character, rural land surrounds the entirety of Marong.

Other aspects of this semi-rural character include large expanses of public open space, large remnant trees, wide road reserves, and outlooks to the surrounding rural land.

While Marong grows with urban development, these aspects of a semi-rural township will be retained.


Marong Township Structure Plan
To Bridgewater
Bullock Creek
Fletchers Creek
Eaglehawk to Inglewood Railway
McCredions Rd
Landry Ln
Consolidate symbols to one intersection upgrade
Ensure public and private forest areas are correct
Allies Rd
Calder Hwy
To Maiden Gully
Frankels Ln
1 km
Marong Golf Club
Malone Park
Bullock Creek
Mills Rd
Investigation area
Delete
Birchalls Rd
Major drainage investigation site
Delete
Proposed land use subject to investigation*
Salvarezza Rd
Sterry Rd
O'Sullivans Rd
South Marong Industrial Investigation Precinct
Replace text:
Bendigo Regional Employment Precinct
Extend colouring and add new border to identify BREP
To Newbridge
Cemetery Road
Calder Alt. Hwy
To Lockwood
0
1
kilometres
Replace text:
Bendigo Regional Employment Precinct
*Proposed land use subject to further investigation of the South Marong Industrial Investigation Precinct and the Marong western freight investigation corridors.
Plan 3: Marong Township Structure Plan

Marong Township Structure Plan Legend

- Future residential development areas
- Required bushfire setback and distance in metres
- Town centre
- Private forest
- Crown land
- Encumbered land to be used as open space
- Potential site for new government school and sports fields
- Indication of potential school size
- Existing Marong Primary School
- South Marong Industrial Investigation Precinct
- Neighbourhood and township parks
- 1% AEP (1 in 100 year flood event)
- No land use changes proposed
- Key township entrances
- Intersection upgrade - traffic signals
- Intersection upgrade - roundabout
- Key interface with rural highway
- Rail
- Marong western freight investigation corridors
- Existing arterial and sub-arterial road
- Existing collector road
- Proposed collector road
- Proposed railway station
- Primary public space network (district)
- Secondary public space network (local)
- Creeks
- Proposed retarding basin
- Major drainage investigation site
- 1km buffer from broiler farm
- 195 and 200 metre contour lines

Ensure public and private forest areas are correct

Replace text: *education facility*

Replace text: *Proposed Bendigo Regional Employment Precinct*

Add border to identify BREP

Add hatching for 2A

Consolidate symbols to one *intersection upgrade*

Delete

Marong Uniting Church

Land Use Budget

	Breakdown								Area
Total	**Township Structure Plan study area**								**781.78 ha**
Future residential development areas	Ref. (p. 15)	Encumbrances	Area	Ref. (p. 15)	Encumbrances	Area			
	1A	0 - RB external	7.98 ha	4G	-	6.31 ha			
	1B	0.4 ha (LP), RB external	6.50 ha	4H	1 ha (NV), 0.4 ha (LP), 0.77 ha (CR), 0.32 ha (IN)	24.29 ha			
	1C	0 - RB external	6.44 ha	4I	-	3.70 ha			
	1D	0.29 ha (IN)	6.44 ha	4J	-	3,458 m²			
	2A*	0.84 ha (RB), 0.4 ha (LP), 1 ha (IN),	32.17 ha	4K	-	2.33 ha			
	2B	1.19 ha (RB), 0.34 ha (IN), 0.37 ha (CR)	22.17 ha	R1	0.48 ha (IN)	4.11 ha			
	3A	0.5 ha (NV), 1.31 ha (CR)	11.70 ha	R2	-	3.70 ha			
	3B	1.1 ha (RB)	3	R3	0.12 ha (IN)	5.88 ha			
	3C	1.01 ha (RB), 0.4 ha (CR)	7.49 ha	R4	-	5,092 m²			
	4A	-	5,455 m²	MU1	-	5.12 ha			
	4B	4.36 ha (RB), 7 ha (S/R)	11.97 ha	MU2	-	4,040 m²			
	4C	0.1 ha (IN)	4.05 ha	MU3	-	1.04 ha			
	4D	0.21 ha (IN), 0.48 ha (CR)	4.05 ha	LD1	-	3.52 ha			
	4E	1.68 ha (CR)	24.16 ha	LD2	-	2.43 ha			
	4F	0.5 ha (RB), 4.5 ha (S/R)	6.25 ha						
	Total - future residential development areas (215.35 net developable area)								246.42 ha
Industrial investigation precinct	Ref. (p. 15)	Area	Ref. (p. 15)	Area	Ref. (p. 15)	Area	Ref. (p. 15)	Area	
	IE1	30.76 ha	IE3	8.48 ha	IE5	29.20 ha	IE7	112.98 ha	
	IE2	1.68 ha	IE4*	31.72 ha	IE6	42.96 ha			
	Total - potential industrial employment precinct								257.78 ha
Existing development	Existing developed areas, including town centre								117.19 ha
Community areas	Malone Park including golf course and creek reserve								66.41 ha
	Existing primary school								1.1 ha
	Existing creek corridor not including Malone Park								26.24 ha
	New creek corridor (encumbered open space) - "BC" in adjacent diagram								16.11 ha
Transport	Rail and associated land								8.10 ha
	Main roads (Calder Highway, Calder Alternative Highway, Wimmera Highway, High Street, Allies Road)								29.38 ha
	Other roads (Landry Lane, Filcock Road, Salvarezza Road, Adams Street, Fletchers Creek Road, Murdoch Lane)								8.81 ha
Other	Existing Caravan Park								4.04 ha

Replace text: *p. 17*

Replace text: *p. 17*

Replace text: *education*

Update

Replace DCP text with: *Development Contributions Framework*

Delete

Encumbered land

Land that is restrictive of residential development, typically for landscape values such as flooding or forested land or community infrastructure.

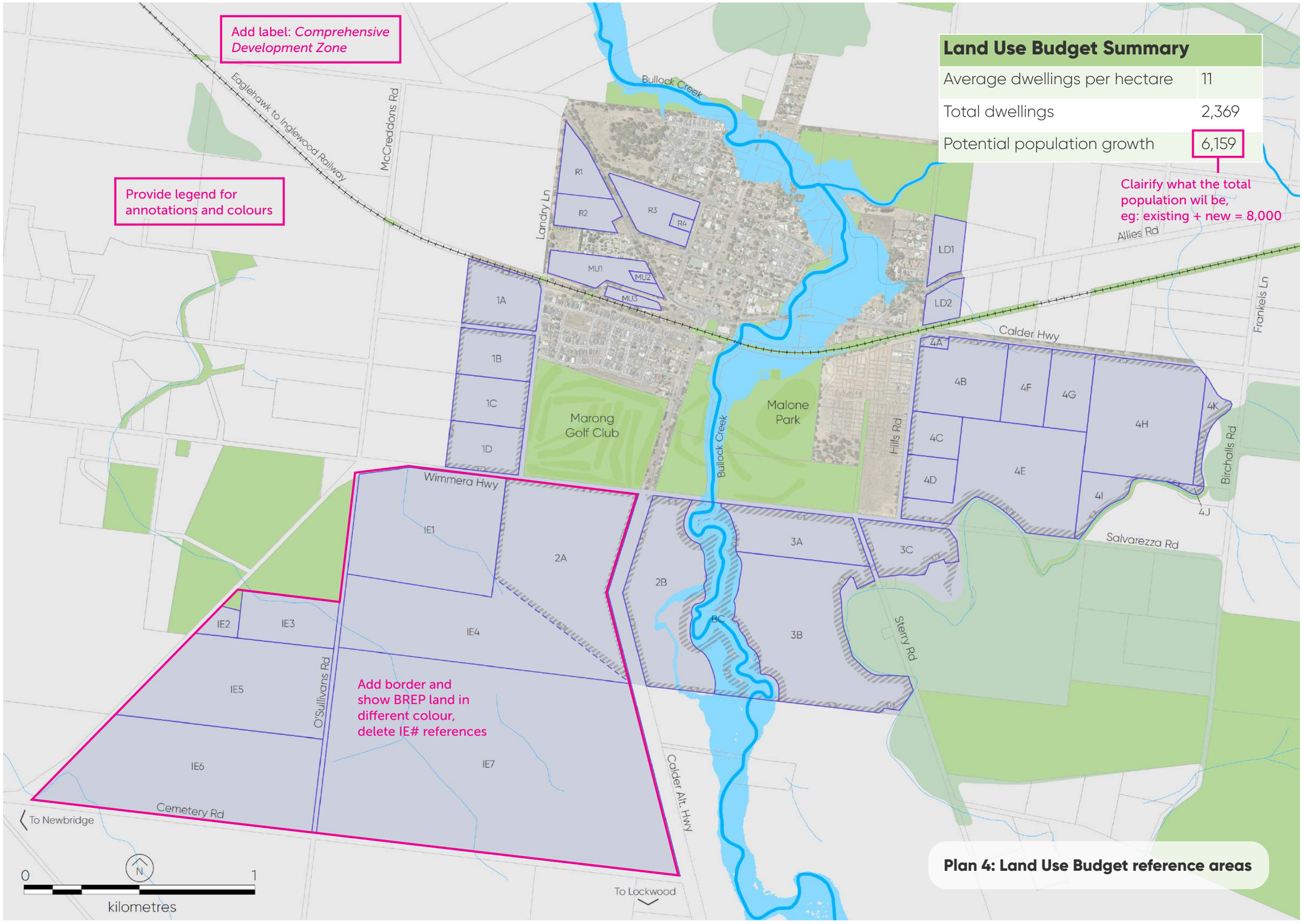
Notes

- The summary does not include existing dwellings and population in Marong. The potential population growth has been determined using 2.6 people per dwelling.
- The land use budget applies to the land in the study area only (refer to page 9).
- All measurements are approximate.
- The intent of this land use budget is to inform the Development Contributions Plan and to provide an indication of how much land is allocated to each land use.
- Except where specified, development areas include land that will be or is already allocated for local streets and parks.
- Parcels 2A and IE4 form the same title but have been listed separately in the land use budget because they are two separate precincts.

Replace text: *BREP*

Add astericks to correlate to table

Add dot point: *Parcels 2A and BREP are seperated by the not yet known alignment of the Marong Western Freight Corridor*



Plan 4: Land Use Budget reference areas

Bushfire Management

Forested area in Malone Park, Marong

Bushfire Management

Guiding principles

Future development is directed to areas with a lower bushfire risk without the need for widespread vegetation removal.

Marong is comprised of safe neighbourhoods that have addressed the relevant bushfire risk.

Key issues/considerations

There are areas of high bushfire risk in the Marong area, some of these being adjacent to proposed growth areas.

Planning must consider the protection of human life as the top priority.

Link to the Marong & Districts Community Plan

"Build a connected and safe community"

Township context

Due to the amount of forested land, Greater Bendigo, including Marong has a high bushfire risk. The entire study area for this project is within a designated bushfire prone area.

Considering landscape risk, Marong can be described as a Broader Landscape Type One and Two.

Considering landscape risk, some Parts of Marong can be described as a Broader Landscape Type One as:

- There is little vegetation beyond 150 metres of the site (except grasslands and low-threat vegetation);
- Extreme bushfire behaviour is not possible;
- The type and extent of vegetation is unlikely to result in neighbourhood scale destruction of property; and
- Immediate access is available to a place that provides shelter from bushfire.

However, some other parts of Marong can be described as a Broader Landscape Type Two as:

- The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site; and
- Bushfire can only approach from one aspect and the site is located in a township or urban area managed in a minimum fuel condition; and
- Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area.

BAL

Bushfire Attack Level.

This is a rating system used to define the level of exposure a bushfire will have on a building. It is measured in terms of the radiant heat exposure or the direct flame contact from a bushfire as well as considering the impact from burning embers. The BAL rating for a dwelling takes into account a number of factors including predicted fire danger, the slope of land, types of surrounding vegetation and its proximity to any building.

Apart from having no rating (BAL low), there are five different BAL ratings: 12.5, 19, 29, 40, and FZ (<40). These ratings relate to their corresponding number in heat flux density units in kilowatts per square metre (kW/m^2).

Objectives

O1	To reduce the impact of bushfire on existing and proposed essential and community infrastructure, industry, the economy and the environment.
O2	To ensure appropriate defendable space around development can be achieved through an appropriate development response and management of vegetation.
O3	To provide a comprehensive approach to designing the layout of development to incorporate principles of bushfire risk mitigation.

Requirements

R1

A development plan must be prepared which shows a BAL rating of 12.5 achieved for all new residential developments in 'future residential development areas' as shown on Plan 5 (page 21). This can be achieved by siting buildings according to the following setback distances of vegetation:

- 33 metres from woodland vegetation.
- 20 metres from roadside vegetation.
- 19 metres from grassland vegetation and agricultural land.

R2

The urban structure adopted at the subdivision stage must provide a well-defined boundary between the residential area and vegetated area.

R3

The road network must provide each lot with access to at least two north-south routes towards safer areas to escape a fire threat.

These areas, shown on Plan 5 (page 21), are 150 metres from a bushfire threat, including grasslands.

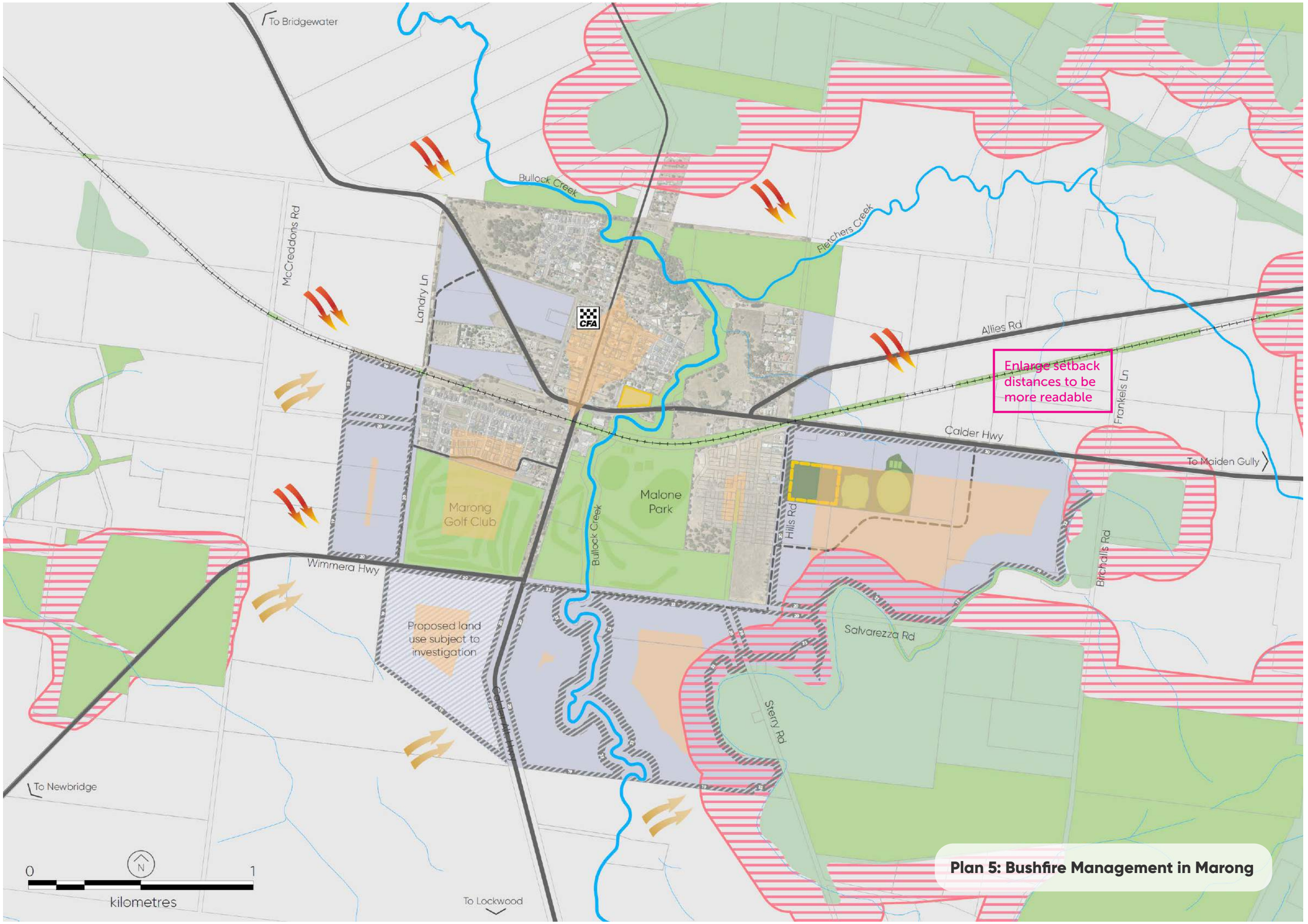
Marong Township Structure Plan Bushfire Planning - Legend

- Future residential development areas
- 19 — Required bushfire setback and distance in metres
- Existing Bushfire Management Overlay
- Safer areas (150 metres from bushfire threat)
- Private forest — Replace text: *vegetated areas*
- Crown land
- Potential site for new government school and sports fields — Replace text: *education facility*
- Indication of potential school size — Replace text: *education facility*
- Existing Marong Primary School
- No land use changes proposed
- CFA — Existing emergency services (CFA & SES)
- Prevailing northerly winds
- South-westerly winds (typical wind direction change in Victoria)
- Existing arterial and sub-arterial roads
- Existing collector road
- Proposed collector road
- Rail
- Creeks

Defendable space

Defendable space is an area of land between the bushfire hazard (i.e. vegetation) and a building which is managed to reduce fuel loads and reduce potential radiant heat levels, flame, ember and smoke attack. Defendable space also provides an area from which buildings can be actively defended.

Defendable space is made up of two components; an inner zone (to eliminate direct flame contact), and an outer zone (to reduce fire intensity). The inner zone is more intensively managed than the outer zone.



Plan 5: Bushfire Management in Marong

Integrated Water Management

Bullock Creek flooding in 2016

Integrated Water Management

Guiding principles

High quality infrastructure is provided that increases the quality of water flowing into the Bullock Creek, and limits flows to pre-development levels to reduce flooding risk.

Negative impacts on the environment and the community are reduced through the incorporation of best practice water sensitive urban design in all new development.

Key issues/considerations

Some areas of Marong are flood-prone, particularly around the Bullock and Fletchers Creeks. Future development cannot increase this risk.

Some areas are very flat and providing adequate stormwater drainage can be a challenge.

Increasing urban land uses around significant waterways can affect the health of these systems. However, with increased development, there is an opportunity to improve the health of the Creeks.

Marong is in a dry, warm climate with limited water security.

Water pressure for Marong's potable supply is currently poor; this will require investment in new water infrastructure as the town develops.

Link to the Marong & Districts Community Plan

"Value and protect the natural environment and setting"

Township context

Marong was surveyed around the Bullock Creek, a significant waterway that flows over 100 kilometres, from south of Ravenswood to west of Leitchville. The Bullock Creek forms a spine of public space and significant vegetation, contributing to the character of the area.

Areas of Marong are flood-prone. Two large rain events in the last ten years have helped the community understand the severity of the risk. These events have helped inform suitable locations where future development may be appropriate. The North Central Catchment Management Authority have prepared a flood study that assists the planning for Marong. The recommendations from this study will be implemented alongside the TSP.

All stormwater flows into the Bullock Creek. This has implications for flow rates and water quality.

Retaining stormwater in designated locations in new subdivisions prior to entering the Creek can help mitigate the issues of flow rates, water quality, and flooding extents.

Land west of Landry Lane is very flat and presents a challenge for adequate stormwater drainage. As such, only a portion of land to the west of the existing township boundary is suitable for residential development.

Coliban Water has identified that the 195m contour to the south east and east of the township currently provides a pressure constraint on the provision of reticulated water, and the 200m contour should be the absolute extent of future development. Works are currently underway to address poor pressure and there is capacity to provide potable water to areas with higher elevations into the future. However, this will require investment in new water infrastructure as the township develops.

Revise wording

ARI

Average recurrence interval for rain event.

For example, 1 in 100 year ARI is equivalent to a 1% AEP.

AEP

Annual exceedance probability for rain event.

For example, a 1% AEP is equivalent to a 1 in 100 year ARI.

Retarding basins

Or detention basins are excavated reserves serving a rainfall catchment of developed land. Because developed land has more hard surfaces, this results in more stormwater run-off into nearby creeks or their tributaries. Retarding basins store this additional stormwater and discharge it at the same rate as pre-development. This infrastructure reduces flooding risk and reduces downstream erosion of creek lines

Objectives

O4 To manage and enhance existing waterway corridors, including Bullock and Fletchers Creeks and reduce detrimental impacts on native flora and fauna.

O5 To provide permeable surfaces and less hard surfaces in new development.

O6 To retain stormwater to irrigate new and existing public spaces, especially where this infrastructure is co-located (e.g. at the proposed government primary school and neighbourhood sporting facility).

Replace text: *education facility*

Requirements

R4 Development staging must provide for the delivery of the ultimate waterway and drainage infrastructure network, including stormwater quality treatment. Where this is not possible, development proponents must demonstrate how any interim solution adequately manages and treats stormwater generated from the development and how this will enable delivery of an ultimate drainage solution, all to the satisfaction of the responsible authority.

R5 If basins and wetlands are bound by residential development, the two uses must have an active interface.

R6 Basins and wetlands must be integrated as part of a larger, useable public space.

R7 Basins and wetlands must support local area walkability and safety by including wide easements, shade trees and a walking path where a connection is needed.

R8 Basins and wetlands must be not be labelled as 'reserves' on any subdivision plans.

Guideline

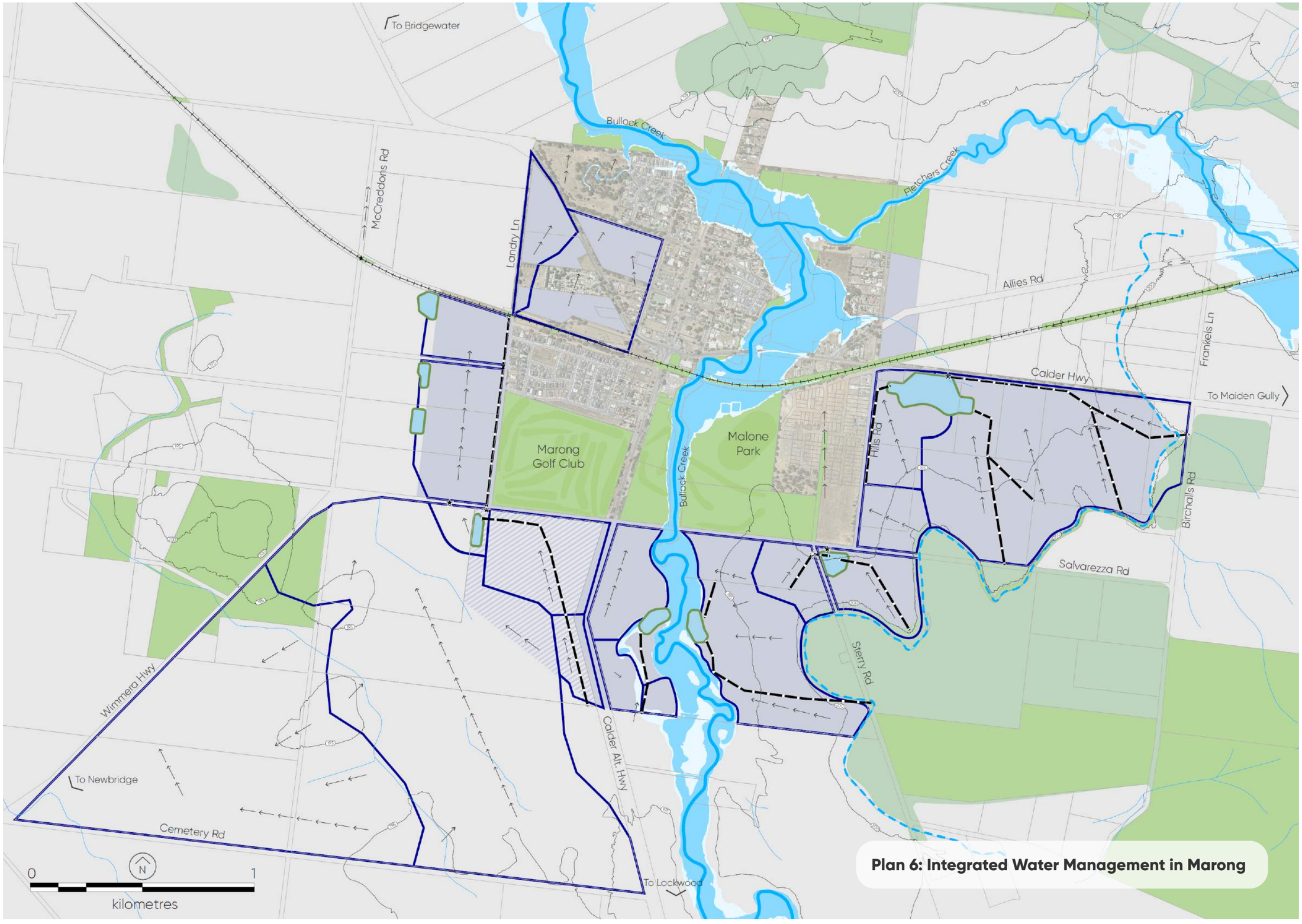
G1 Basins and wetlands that are integrated as part of a larger public space should contribute to the irrigation of the space.

Marong Township Structure Plan Water Management - Legend

- Future residential development areas
- Proposed land use subject to investigation
- Private forest
- Crown land
- Flooding deeper than 350mm (1% AEP)
- Flooding shallower than 350mm (1% AEP)
- No land use changes proposed
- Proposed retarding basin/wetland
- Proposed pipe
- Proposed culvert
- Subcatchments
- Approximate drainage directions
- Rail
- Creeks
- Lockwood-Marong Channel
- 195 and 200 metre contour lines

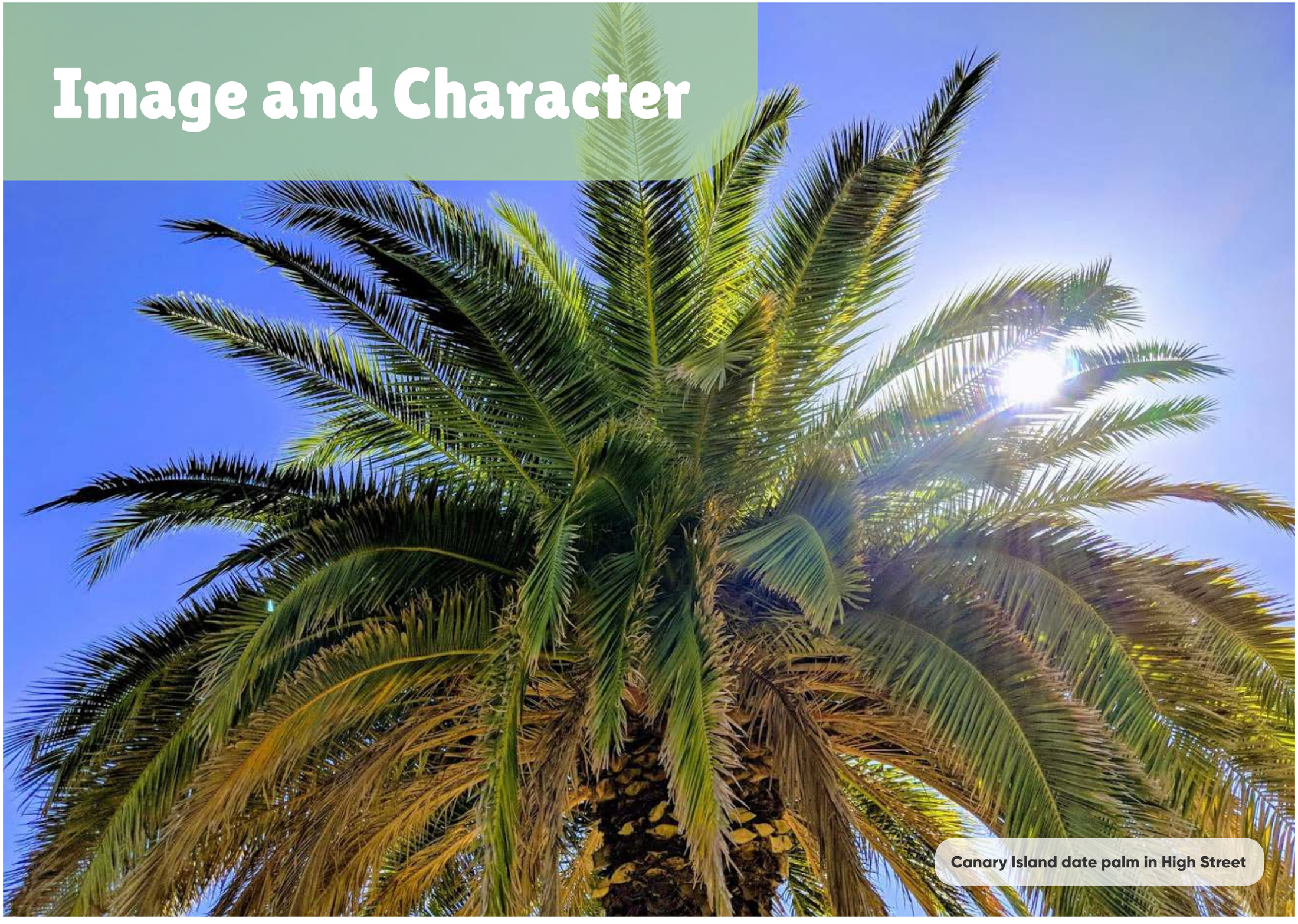
Planning Scheme Amendment action:

Apply the Land Subject to Inundation Overlay and Floodway Overlay to land impacted by the 1% AEP area.



Plan 6: Integrated Water Management in Marong

Image and Character



Canary Island date palm in High Street

Image and Character

Guiding principles

Vegetation continues to be valued and celebrated as a defining element as the township grows.

Planned growth is facilitated while retaining and, where possible, reinforcing the semi-rural character of Marong.

Key issues/considerations

Maintaining Marong's semi-rural character will be a challenge as the town develops.

Cultural and built heritage will need to be considered as the town develops.

Significant vegetation and the interface with Bullock and Fletchers Creek could be threatened by new development.

Marong's individual identity needs to be retained into the future.

Vegetation and built-form surrounding Marong's township entrances/gateways will need protecting and emphasis as the town develops.

Links to the Marong & Districts Community Plan

"Value local area streetscapes and character to increase pride, appearance and function"

"Advocate to retain the rural character of Marong"

Township context

There are several elements that contribute to the iconic character of the town:

- The various heritage buildings and structures scattered throughout the town provide a visual commentary of the history of the area. These include the former Shire Hall, various churches, various pieces of infrastructure, the original school building and a number of houses in the area;
- The large river red gums that line Bullock Creek create an iconic entrance to the town, as well as the palm trees on Adams and High Streets which mark the town centre. These not only contribute to an attractive streetscape but tell a story of the town's history;
- The unique public space network that is formed with the spine of Bullock Creek which flows northwards and is met with Fletchers Creek at the town's northern edge;
- Malone Park and the Marong Golf Course are major features of the town, providing large amounts of community space and for various sporting facilities and activities; and
- High Street, as a 60 metre wide boulevard, contributes to the public space network of the town as well as providing space for established palms and eucalypts. The street provides a sense of openness within the town centre.

Through extensive community engagement, there is extensive support for the Township Structure Plan to maintain and enhance these elements as the town grows into the future.

Township entrances

Objectives

O7	To enhance the entrances to the township.
O8	To create a strong 'sense of arrival' to Marong from Maiden Gully/Eaglehawk, Lockwood, Bridgewater and Newbridge/St. Arnaud.

Requirement

R9	At township entrances identified on Plan 7 (page 29), the retention of vegetation must be maximised to emphasise entry points.

Guideline

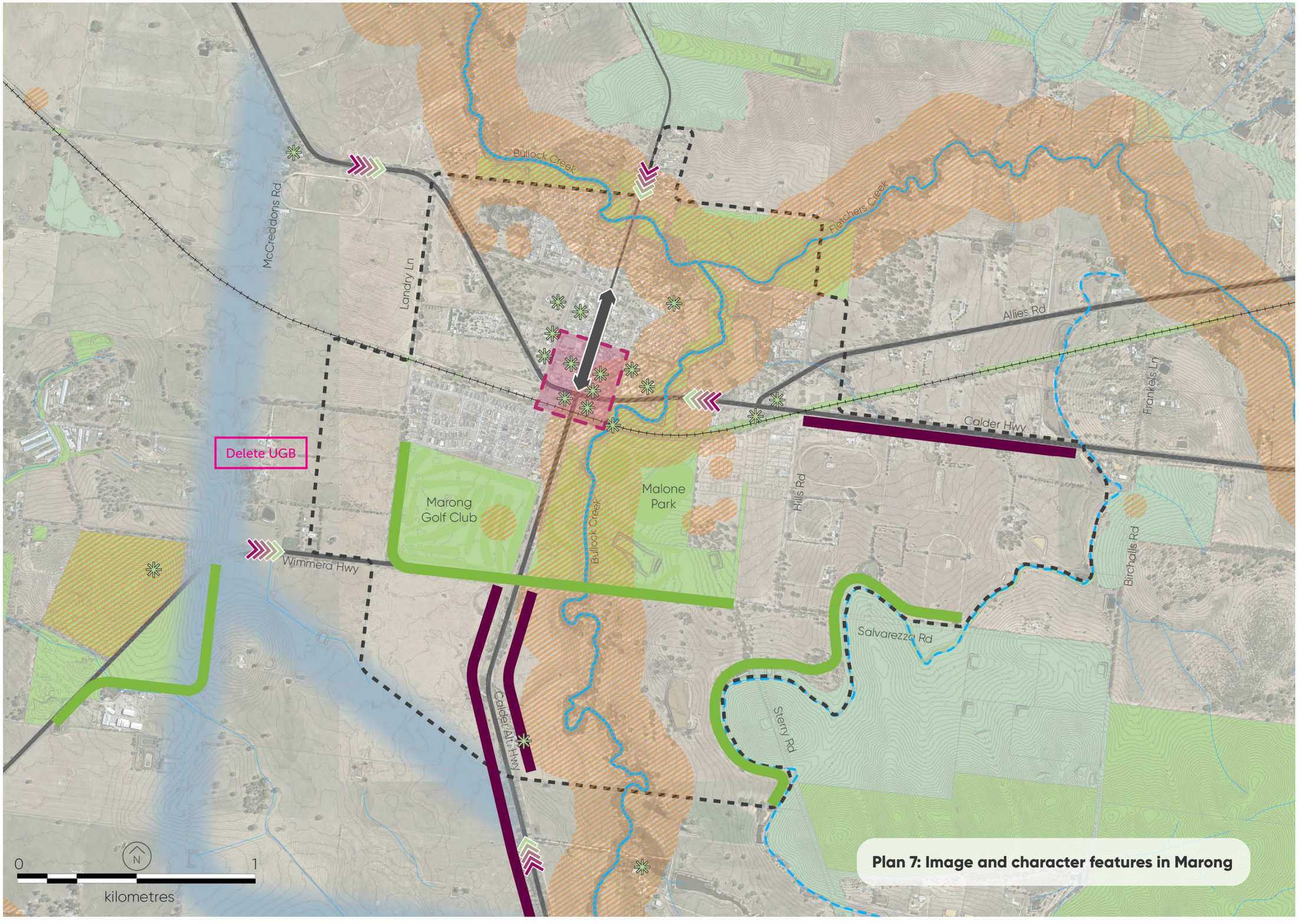
G2	Subdivision and building design should create landmark or gateway sites at main road entry points and at intersections which provide visual markers and signature buildings and spaces at key locations.

Marong Township Structure Plan Image and Charcter - Legend

- Private forest
- Crown Land
- Town Centre
- Key township entrances
- Rail
- Existing arterial road
- Marong western freight investigation corridors
- Creeks
- Lockwood-Marong Channel
- High Street road reserve
- Key interface with rural highway
- Key interface with forest or public space
- Future urban growth boundary — Delete
- Place of heritage significance
- Aboriginal Cultural Heritage Sensitivity area
- 0.5 metre contour intervals

Planning Scheme Amendment action:

Apply the Heritage Overlay to places of heritage significance.



Plan 7: Image and character features in Marong

Vegetation

Objectives

O9	To retain existing vegetation on private land where possible.
O10	To retain existing vegetation in road reserves.
O11	To ensure that Marong's tree canopy coverage increases with new development.

Requirements

R10	Street tree planting must: • Support the desired character of the surrounding area. Palms will be encouraged to complete town centre streetscapes; however, in other areas trees that maximise natural shade will be preferred; • Include native species of understorey; • Form strong avenues and canopies to provide shade and definition to the streetscape; • Be suitable for local soil and changing climate conditions; • Positioned and planted to allow clear sightlines along streets and across different mode paths; and • Place lighting poles and lamps away from tree canopies, verandas, and overhead wires.
R11	Nature strips of arterial, sub-arterial, and collector roads must be wide enough to support large canopy trees to provide shade. Nature strips on these roads must be at least 5.5 metres wide.
R12	High significance roadside vegetation must not be removed. A widened road reserve will be provided by the developer if the required sealed road cannot be accommodated within the existing road reserve.

Guidelines

G3	Tree species in new developments should be consistent with those in adjoining areas.
G4	Roadside vegetation of medium significance should not be removed. A widened road reserve should be provided by the developer if the required sealed road cannot be accommodated within the existing road reserve.
G5	New road reserves should incorporate as many existing trees as possible. In Marong, many trees on private land currently form screens that can be conveniently integrated with a new street. These are shown on Plan 8 (page 31).

Planning Scheme Amendment action:

Apply the Vegetation Protection Overlay to significant vegetation.

Marong Township Structure Plan
Existing vegetation - Legend

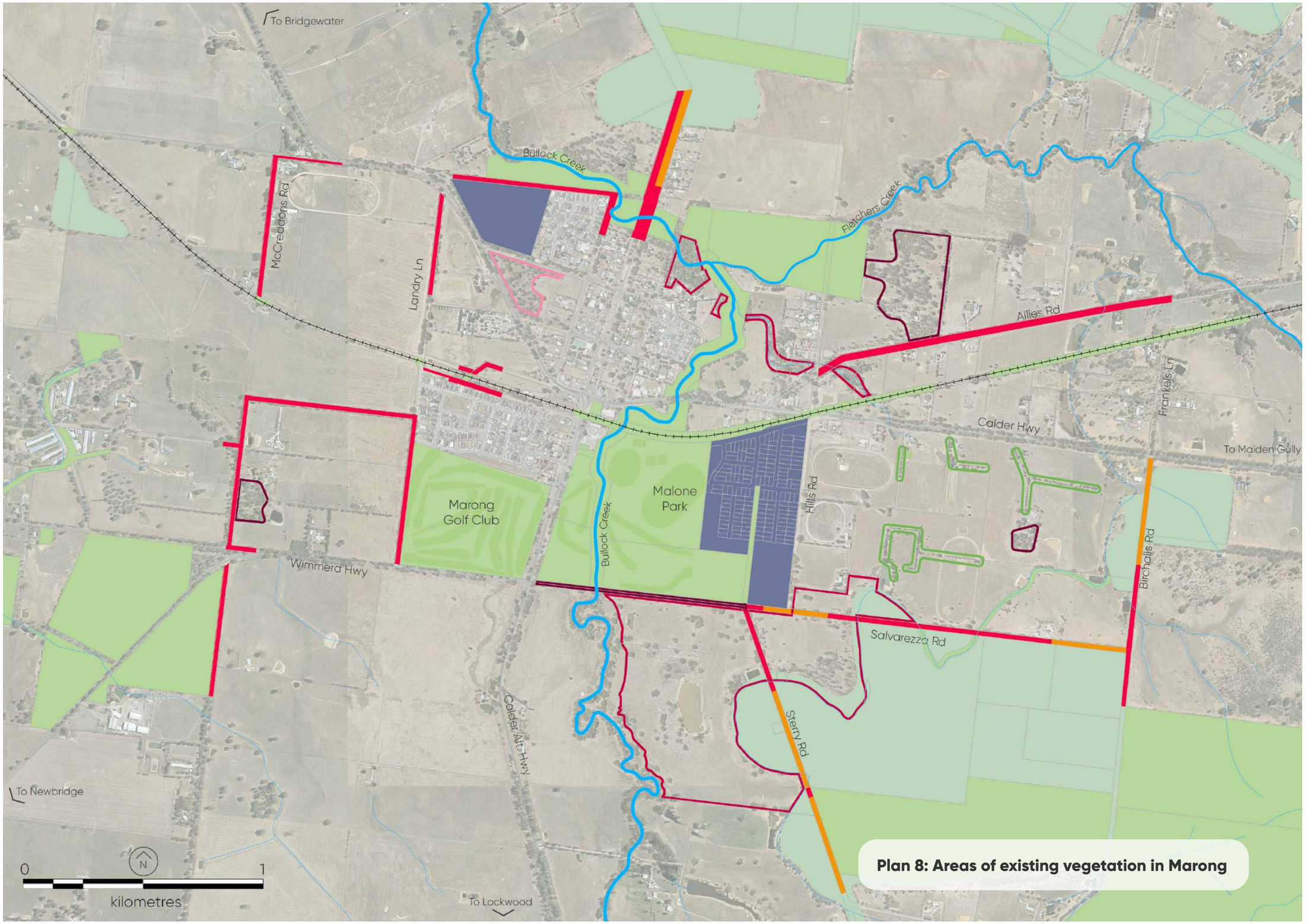
- Current development areas (approved)
- Private forest
- Crown land
- No land use changes proposed
- Medium significance roadside vegetation
- High significance roadside vegetation
- Vegetation retention is desired
- Vegetation retention is strongly encouraged
- Vegetation retention is required
- Existing trees on private land planted in screens
- Rail
- Creeks

High and medium significance values

A comprehensive assessment was undertaken by the North Central Catchment Management Authority in 2005 for roadside vegetation in Council managed road reserves. Each roadside area assessed was given a roadside conservation value of low, medium, or high.

This work provides justification to apply a Vegetation Protection Overlay to these roadside areas in situations where they would normally be vulnerable due to residential development; Landry Lane, for example. These areas of roadside vegetation can be retained by widening the road reserve where appropriate and constructing the sealed road beside the corridor of vegetation.

It is proposed to continue this method where similar situations arise. It is important to specify that residential properties should front these corridors, rather than having a rear fence interface. This is not only because these corridors provide an attractive outlook for the properties, but an active frontage can provide passive surveillance for the users.



Plan 8: Areas of existing vegetation in Marong

Interface areas

Objectives

O12 To retain the semi-rural feel that surrounds Marong, including maintaining a rural break from Maiden Gully and outlooks to rural areas.

O13 To holistically plan for the future of the Bullock Creek with the Bullock Creek Improvement Project. This will:
- Encourage usage, access and appreciation of the Bullock Creek corridor;
- Improve the appearance of Bullock Creek; and
- Strengthen the role of Bullock Creek.

O14 To maintain Marong's identity as a self-contained township.

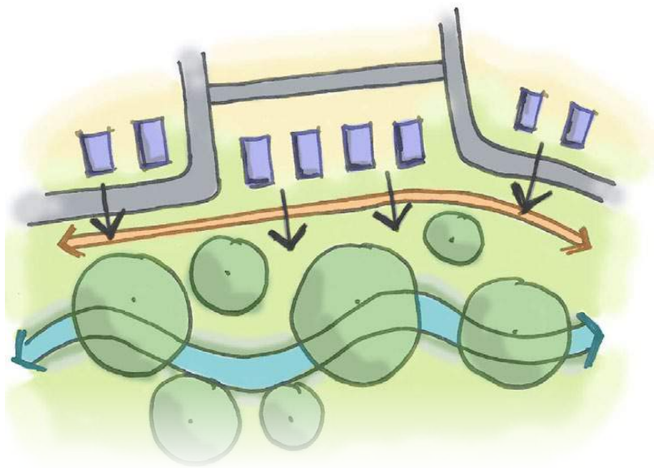


Figure 1: appropriate urban interface with a waterway corridor

Requirements

R13 Subdivision and development that abuts forest, public land (including streets), waterways, and rural areas must be orientated to face the relevant feature with a perimeter road or shared path, rather than back fences separating the land uses.

R14 Open space areas must be provided adjacent to waterway corridors to protect and enhance the conservation area, and maximise the safe access and utilisation of open space in a high quality environment.

R15 Subdivision layout and siting of new dwellings in conventional density residential neighbourhoods adjacent to rural areas must:
- Include perimeter roads to provide a buffer between residential and farming uses; and
- Integrate remnant native vegetation and minimise the need for removal.

R16 A continual green corridor (such as canopy of trees in road reserves, landscaped shared path reserves, retarding basins) must be retained along the length of highway sections in Marong that meets the Department of Transport's clear zone requirements.

R17 In areas identified on Plan 7 (page 29) as key interfaces with rural highways, setbacks of at least 30 metres must be provided from the dwelling to the property boundary fronting the highway, and a minimum block width of 30 metres

R18 At identified township entrances, maximise vegetation retention and emphasise entry points through street plantings.

R19 Future residential development must be orientated to face significant roadside vegetation. Rear and side fences facing this vegetation will be discouraged.

Guidelines

G6 Where dwellings are adjacent to or abut public space, including streets, there should be:
- Provision of no front fence; or
- A low, visually transparent front fence may be provided to a maximum height of 1.2 metres and if the lot is rear-loaded, then the frontage abutting public space should be set back by no more than three metres.

G7 Provide a combination of road and housing land uses that are rear loaded adjacent to waterway corridors (see diagram to the right)

Replace text: *left*

Replace text: *Figure 1*

G8 Subdivision and building design should create landmark or gateway sites at main road entry points and at intersections which provide visual markers and signature buildings and spaces at key locations.

G9 Where lots have a direct frontage to public space, a footpath should be provided along the front boundary to provide passive surveillance and a sense of street address.

Planning Scheme Amendment action:

Apply the Design and Development Overlay to future growth areas.

Passive surveillance

This is in relation to the interface between public and private (including commercial) land. Rather than active surveillance (security cameras), passive surveillance refers to people seeing and being seen by other people. Queensland Police have been encouraging planners and developers to consider the impact of passive surveillance on crime for over ten years. "Crimes against people and property are less likely to occur if other people are around. The presence of other people, for example, provides them with an opportunity to:

- Prevent a crime;
- Intervene in a crime that has started and limit its extent;
- Help apprehend the criminal;
- Summon help from others; and
- Report the crime and act as a subsequent witness.

In Marong, passive surveillance can be achieved by orientating houses towards public spaces such as streets and parks, ensuring shop fronts and fences are transparent, and encouraging medium density housing in the town centre.

https://www.police.qld.gov.au/programs/cscp/safetyPublic/Documents/CPTEDPartA.pdf

Rear access to the lots in the image below

A quality interface treatment between houses and Jackass Gully

Housing

Typical housing in Marong

Housing

Guiding principles

Sufficient land is provided to accommodate a population of approximately 8,000 people.

The impact on the surrounding farmland and farming operations is limited by containing future development within the identified area.

Key issues/considerations

There are several areas around Marong where residential development is not suitable due to environmental constraints.

It is important that future growth is sequenced to help maintain a compact town and help retain a semi-rural character.

Current housing is dominated by larger detached dwellings. There is a need to encourage a greater range of housing types and sizes to cater for a range of households. This includes future growth areas.

Link to the Marong & Districts Community Plan

"Support the development of housing diversity in Marong"

Township context

In 2016, there were 393 dwellings with an average household size of 2.8 people.

Since then, development has continued in a relatively fast pace, with a population growth rate of approximately 9.5% per annum.

The majority of new housing in Marong has occurred as part of larger subdivisions which can be referred to as 'greenfield' subdivisions. Although some new housing have been developed on vacant lots closer to the town centre. There are currently two large subdivisions being developed on Malone Park Road and Goldie Street.

These recent greenfield developments deliver a housing density of approximately 8-10 dwellings per hectare.

There are very few units or semi-detached dwellings in Marong; 96.1% of all dwellings are detached - stand alone homes. These are generally large homes, with an average of 3.4 bedrooms per dwelling.

The majority of housing in Marong is owned or being purchased with lower numbers of private rental dwellings than other suburbs in Bendigo.

There are several constraints for planning new residential areas in Marong. Environmental factors such as flooding, slope of the land and bushfire risk, as well as avoiding conflicting land uses are among the constraints for future growth precincts.

Conventional density housing

For the purposes of this plan, conventional density housing is generally 8-15 dwellings per hectare (lots ranging from 500-1,000 square metres).

Medium density housing

For the purposes of this plan, medium density housing is generally 15-25 dwellings per hectare (lots ranging from 200-500 square metres).

Low density housing

For the purposes of this plan, low density housing is less than 8 dwellings per hectare (lots greater than 1,000 square metres).

All new residential development

Objective

O15 To achieve an overall average density of 11 dwellings per net developable hectare (NDHa) throughout the Township Structure Plan area.

Conventional and low density housing

Requirement

R20 New conventional density residential neighbourhoods must avoid dead-end or cul-de-sac streets. Where a cul-de-sac is necessary, the street must be a maximum of 75 metres in length.

Guidelines

G10 Provide a permeable and functional urban structure of blocks and streets where:

- The street layout is interconnected with regular block sizes;
- New streets align with existing streets where possible;
- Blocks should be generally no more than 240 metres long and 120 metres wide;
- Streets follow contours to align with key natural features such as creeks, and straight in other areas where this is not applicable.

G11 Lots are to be designed to enable rear accessed garages on narrow fronted lots.

G12 The Marong South Industrial Investigation Precinct should appropriately respond to residential amenity through zoning and/or appropriate land use controls.

Replace name: *Bendigo Regional Employment Precinct*

Permeability (access)

The extent to which the layout of urban forms enables people or vehicles to move in different directions. In planning Marong, permeability will be increased by discouraging dead end streets and providing additional paths for pedestrians through town centre blocks.

Good permeability allows users of a space navigate easily without feeling lost; this can encourage more activity in an area such as the town centre.

Watch this video to find out other benefits of a permeable neighbourhood https://www.youtube.com/watch?v=mP5tcK5lGxk

Marong Township Structure Plan
Housing - Legend

- Future residential development areas
- Areas appropriate for medium density residential development
- Medium density residential development required
- Low density residential area
- South Marong Industrial Investigation Precinct
- Private forest
- Crown land
- Potential site for new government school and sports fields
- Indication of potential school size
- 1% AEP (1 in 100 year flood event)
- No land use changes proposed
- Rail
- Proposed railway station
- Primary public space network (district)
- Secondary public space network (local)
- Creeks
- 1km buffer from broiler farm

Replace text: *Bendigo Regional Employment Precinct*

Replace text: *education facility*

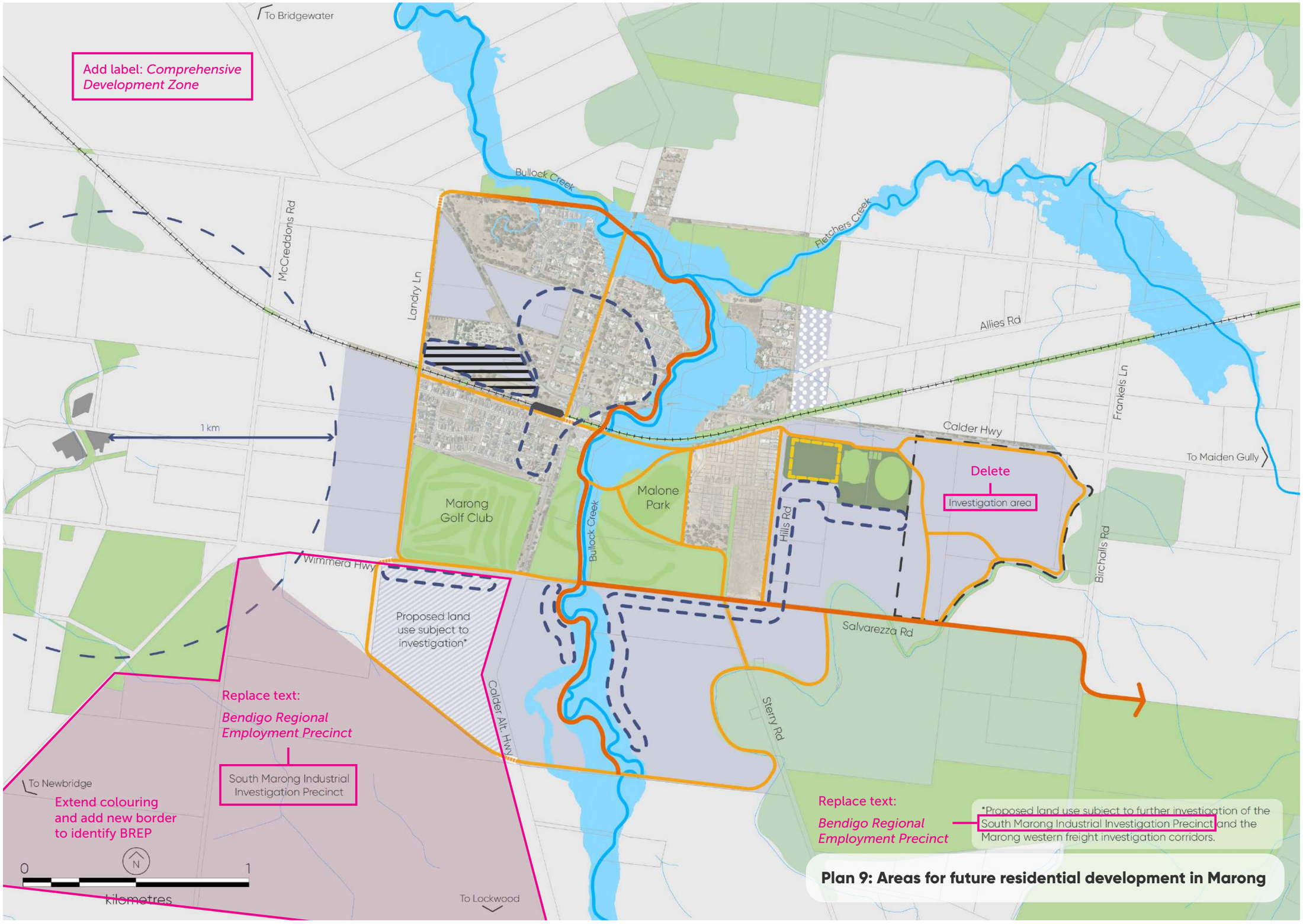
Planning Scheme Amendment actions:

Apply the Development Plan Overlay to future growth areas.

Apply the Low Density Residential Zone to areas of low density housing.

Apply the Neighbourhood Residential Zone to areas of conventional density housing and areas appropriate for medium density residential development, as shown on Plan 9.

Apply the Mixed Use Zone to areas where medium density housing residential development is required, as shown on Plan 9.



Plan 9: Areas for future residential development in Marong

Medium density residential development

Objectives

O16 To provide medium density housing in the following locations:
- Within or at the edge of the Marong town centre;
- Overlooking local and/or linear open space;
- Within close proximity to schools; and
- Adjacent to the proposed Marong Railway Station.

O17 To co-locate medium density residential development with fine grain commercial and retail uses in the identified location adjacent to the proposed Marong Railway Station.

Requirements

R21 Medium density housing must be provided on Mixed Use Zone land to satisfy objective O27. — Replace text: *O17*

R22 Medium density residential neighbourhoods must not include dead-end or cul-de-sac streets.

R23 Lots must be designed to maximise frontage to the public realm, including streets, parks, and creek/watercourse corridors.

Fine-grained (in urbanism)

A fine-grained environment is one with small blocks with many buildings and narrow street frontages.

This environment creates more opportunities for business owners and is a more interesting place for people.

Guidelines

G13 Streets linking dwellings within medium density neighbourhoods should give pedestrians a higher priority to encourage walking.

G14 Medium density housing developments should include communal open space that has access to the winter sun.

G15 Rear access is encouraged where lots have direct frontage to recreational spaces, or streets with recreational frontages. These lots should be designed to ensure:
- The rear lane access to garages lessens the visual impact on the streetscape;
- Strong built form along park edges provides an interface with open space; and
- Wide pathways are provided along frontages to ensure a sense of 'address' for dwellings.

Guidelines - applicable to aged care facilities/ retirement villages/other support housing

G16 The design of retirement villages should not compromise the permeability and accessibility of neighbourhoods, particularly for pedestrians.

Integrated housing

Integrated housing is the provision of housing to cater for a range of income types in a single development.

Shop-top housing

Shop-top housing is a building with a commercial use on the lower floors and a residential use on the upper floors, ideally situated in commercial centres or a town centre environment.

Rendering of appropriate medium density housing
Image: theinteriorsaddict.com

Marong Town Centre

Artist's impression of the future Marong town centre

Marong Town Centre

Guiding principles

Sufficient commercial land is provided to meet the needs of a growing population.

An attractive, climate resilient, and people friendly town centre.

Key issues/considerations

A high amount of freight traffic passes through the town centre, creating an unsafe environment. In the absence of alternatives, the amount of traffic will grow as the town grows.

Marong currently lacks some basic retail and commercial services. A suitable amount of land needs to be provided for these uses.

Future development in the town centre can provide opportunities for beautification projects.

Link to the Marong & Districts Community Plan

"Beautify streetscapes in the business areas"

Township context

The layout of the town centre provides enormous potential for the future planning of the town. The four main corners are a defining element of the town centre, with the Marong Family Hotel, the former Shire Offices (now used for community purposes), the former railway station site, and a large vacant area previously occupied by a garage/service station.

Wide road reserves provide the opportunity to extend footpaths, plazas, and parkland, and provide high quality walking and cycling paths. However, given that this is currently where the Calder and Calder Alternative Highways meet, it is currently dominated by a large volume of traffic including trucks creating an unsafe and noisy environment for all road users, particularly pedestrians trying to cross the road.

Marong's key sites for public space are in close proximity to the town centre and the Primary School, Bullock Creek, Malone Park, and the golf course are all within walking distance; however, few connections for pedestrians are made to these areas.

There are a small range of existing commercial and retail services in the town centre. These include a post office, hotel, general store, doctor's clinic, dentist, neighbourhood house, church and two community halls.

Public spaces

Objectives

O18	To capitalise on the wide High Street reserve and significantly improve the streetscape.
O19	To encourage on-street dining and trading.
O20	To contribute to the existing town centre's character of planted palm trees.

Requirements

R24	A central town square or similar public space must be: • Provided in the High Street road reserve in scale with the role of the commercial centre; • Edged with the active frontages of specialty shops and be directly accessed by shop frontages to encourage outdoor dining; • Well located in an area with high levels of pedestrian activity and where multiple paths or pedestrian desire lines intersect; • Have good solar orientation; and • Be designed consistent with the Urban Design Guidelines for Victoria.
R25	The commercial centre (including car park areas) is to be landscaped with clean-trunked canopy trees and low-lying vegetation to provide shade and safety.
R26	Suitable lighting must be provided to maintain a sense of safety in the commercial centre.

Guideline

G17	Additional street trees should be planted to strengthen the character of Marong. Natives and various palms will be highly encouraged. • Additional palms should be planted in High and Adams Streets to create a symmetrical layout.

The Marong town centre in 2016

Structure, land use and built form

Objectives

O21	To plan for the appropriate provision of commercial facilities in line with the forecast floor areas set out in the Marong Township Economic Analysis 2019 (3,000m² of supermarket floorspace and 2,250m² of specialty retail and other commerical floorspace).
O22	To retain the Marong town centre and adjacent mixed use area as the focal point for the community.

Requirements

R27	Commercial buildings must have: • No setbacks from the road reserve; • Provide weather protection to footpaths with verandas or awnings; and • A building height of no more than ten metres.
R28	Prominent locations (including corner sites at High Street and Adams Street) must be developed to provide buildings with a greater scale.
R29	Signage is to be integrated within the built form.
R30	Windows at ground floor are to be at least 75% transparent to ensure treatments do not impair passive surveillance to and from premises

Guidelines

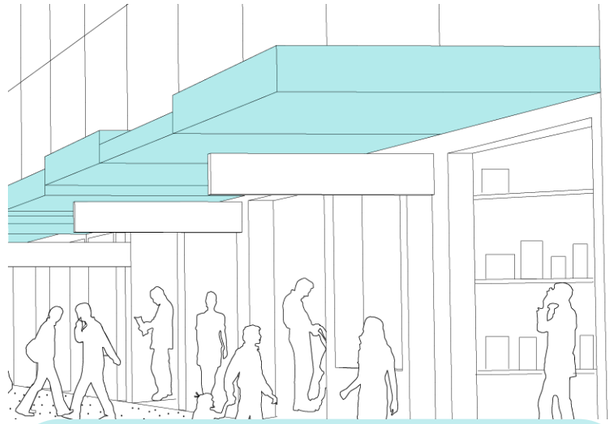
G18	Buildings should have a fine grained street frontage with multiple shop fronts, doorways, and windows.
G19	As the town centre evolves and intensifies, future development should front laneways or pedestrian routes.
G20	Prominent locations (including corner sites at High Street and Adams Street) are critical development sites and are not suitable for single-storey fast food outlets or service stations.
G21	Blank walls should not face streets or public space. Where unavoidable, they must not be more than 10 metres in length or account for no more than 50% of any one side of a building (whichever is smaller).
G22	Increase water harvesting opportunities and improve water quality discharge.

Planning Scheme Amendment actions:

Apply the Design and Development Overlay to the High Street environs.

Apply the Commercial 1 Zone to 31-33 High Street and 30-32 High Street.

Amend the Schedule to the Commercial 1 Zone to specify maximum floor spaces for the Marong Town Centre.



Buildings in the Marong town centre can contribute to a walkable environment if they have no setbacks (built on the front lot line) and verandas over footpaths.

Movement and car parking

Replace text: *Marong western freight corridor*

Objectives

O23	To support the potential future development of a bypass of Marong to remove through traffic and improve town amenity.
O24	To carefully design a safe and vibrant Marong town centre fronting Adams Street (Calder Highway).

Requirements

R31	The road and pedestrian network must be well integrated with existing and planned surrounding areas providing multiple route options that enable safe and accessible movement to, from and within the commercial centre, particularly for pedestrians.
R32	Wide pathways of at least two metres must be provided.
R33	Pedestrian crossings, slow zones, pedestrian priority areas and clearly indicated shared spaces must be used to deliver a pedestrian friendly environment. This applies to public roads and internal development roads.
R34	Larger car parking lots must be located to the rear of the buildings they serve (see Figure 2).
R35	Where car parking lots interface with sensitive uses such as residential lots, car parking lots must be designed to mitigate against noise and fumes with appropriate acoustic and screening treatments.

Requirements (continued)

R36	Landscape a minimum of 15% of the parking surface area, with greater concentrations of natural soil to support large canopy trees to provide natural shade for car parking facilities (see Figure 5): • 50% of the parking facility must receive shade from canopy trees.
R37	In large car parking lots, position dedicated direct paths to take pedestrians from car parking spaces to main building entries.
R38	Locate trees clear of lighting to allow direct illumination of paths and vehicle lanes.
R39	Provide for water harvesting and other on-site water re-use and treatment systems (see Figure 4).
R40	Service areas are to be internalised wherever possible. Where internalised service areas cannot be provided, they are to be secured and screened at the rear of buildings or at the side where rear servicing cannot be achieved.

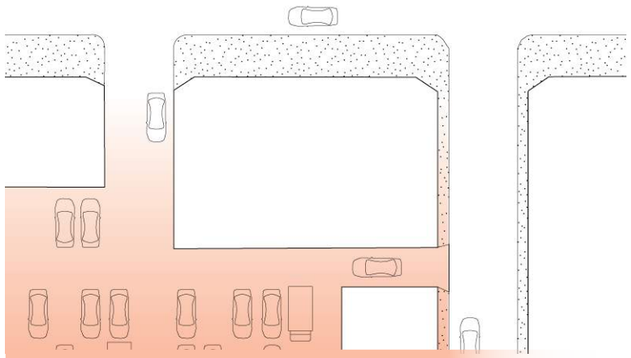


Figure 2: Locating larger car parking lots between the street and the building may reduce street amenity and compromise pedestrian access to buildings.

Guidelines

G23	Street blocks are to be permeable enabling easy transport for pedestrians and cyclists through and within the commercial centre. Pedestrian routes should be provided wherever possible.
G24	Use of slip lanes within the commercial centre are to be avoided.
G25	Site access to future buildings fronting High Street should only be provided by side lanes, where the majority of vehicular traffic can access sites via Leslie and Cathcart Street.
G26	The use of roundabouts to manage traffic flow is to be avoided wherever possible.
G27	Where a road is designed as a 'shared space', it should be generally characterised by continuous at-grade paving treatment from frontage to frontage.
G28	Site servicing access and public car parking access should be separated. Where they cannot be separated, a secure façade must be provided.
G29	Limit new vehicle crossovers in areas where on-street parking is essential.

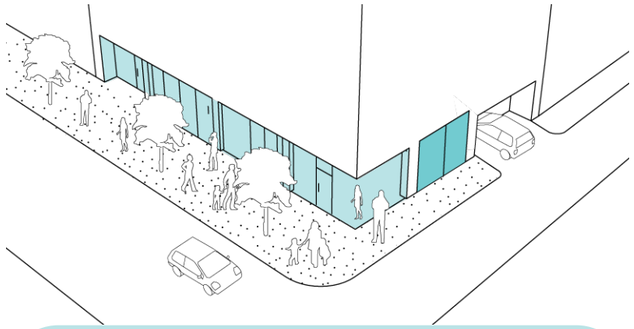


Figure 3: Side (or rear) service access minimises the disruption to an active street frontage. People prefer to walk along streets where there is activity, visual interest and perception of being visible from nearby windows.

Figure 4: on-site water harvesting

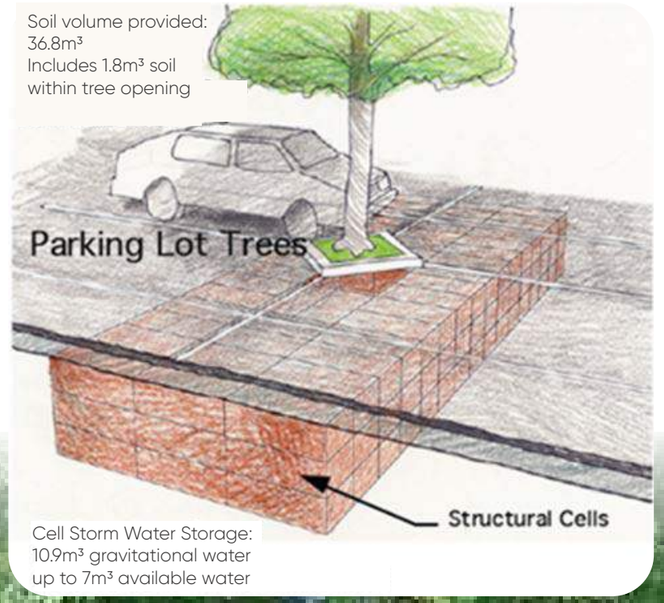


Figure 5: adequate tree canopy over car parking

Car parking facility providing an acceptable level of natural shade from canopy trees

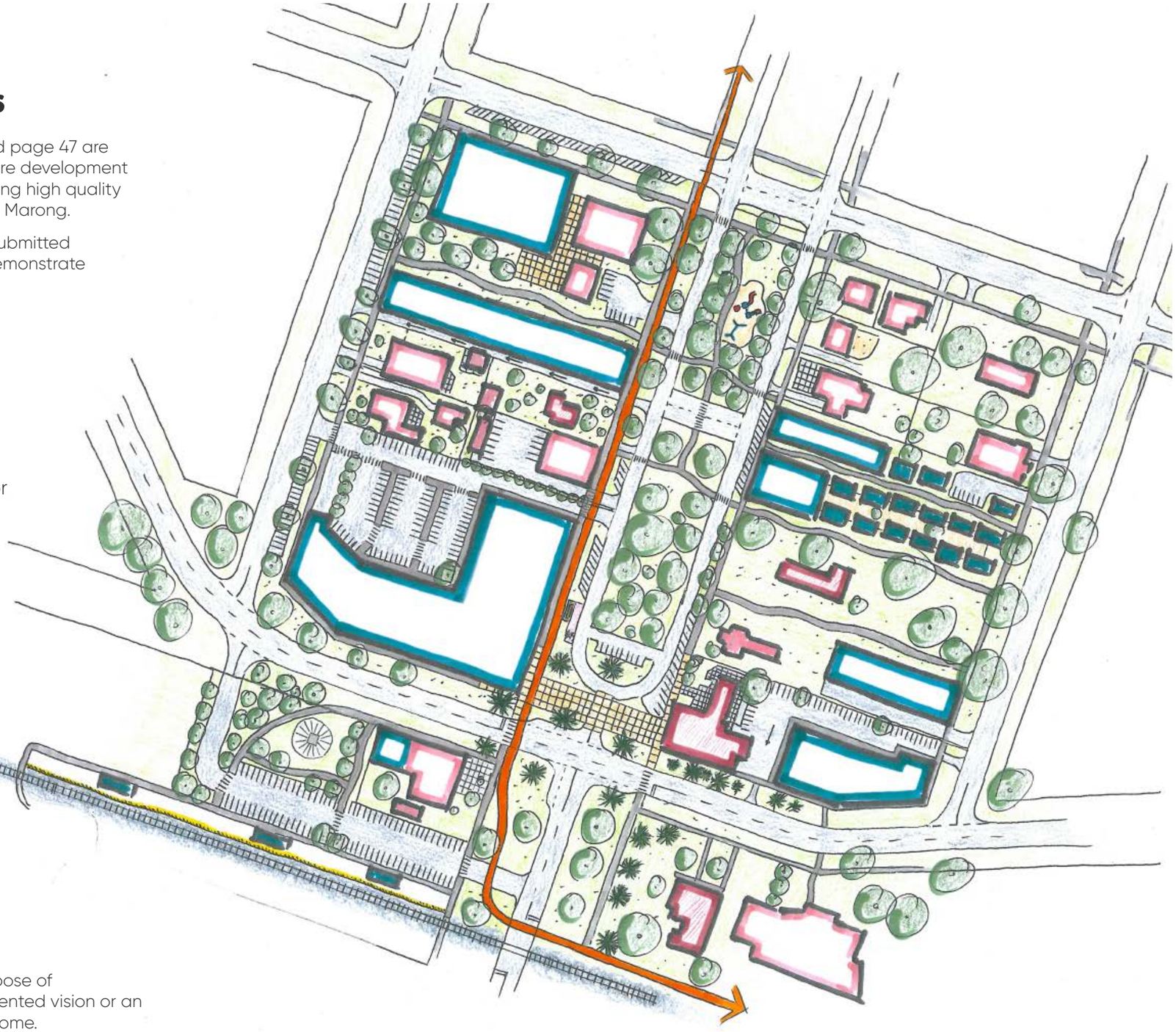
Town Centre concepts

The concept drawings on this page and page 47 are examples of how to accommodate future development in the Marong town centre while delivering high quality urban design outcomes appropriate for Marong.

The concepts on these pages are not submitted proposals and are solely intended to demonstrate principles outlined in this section.

Legend

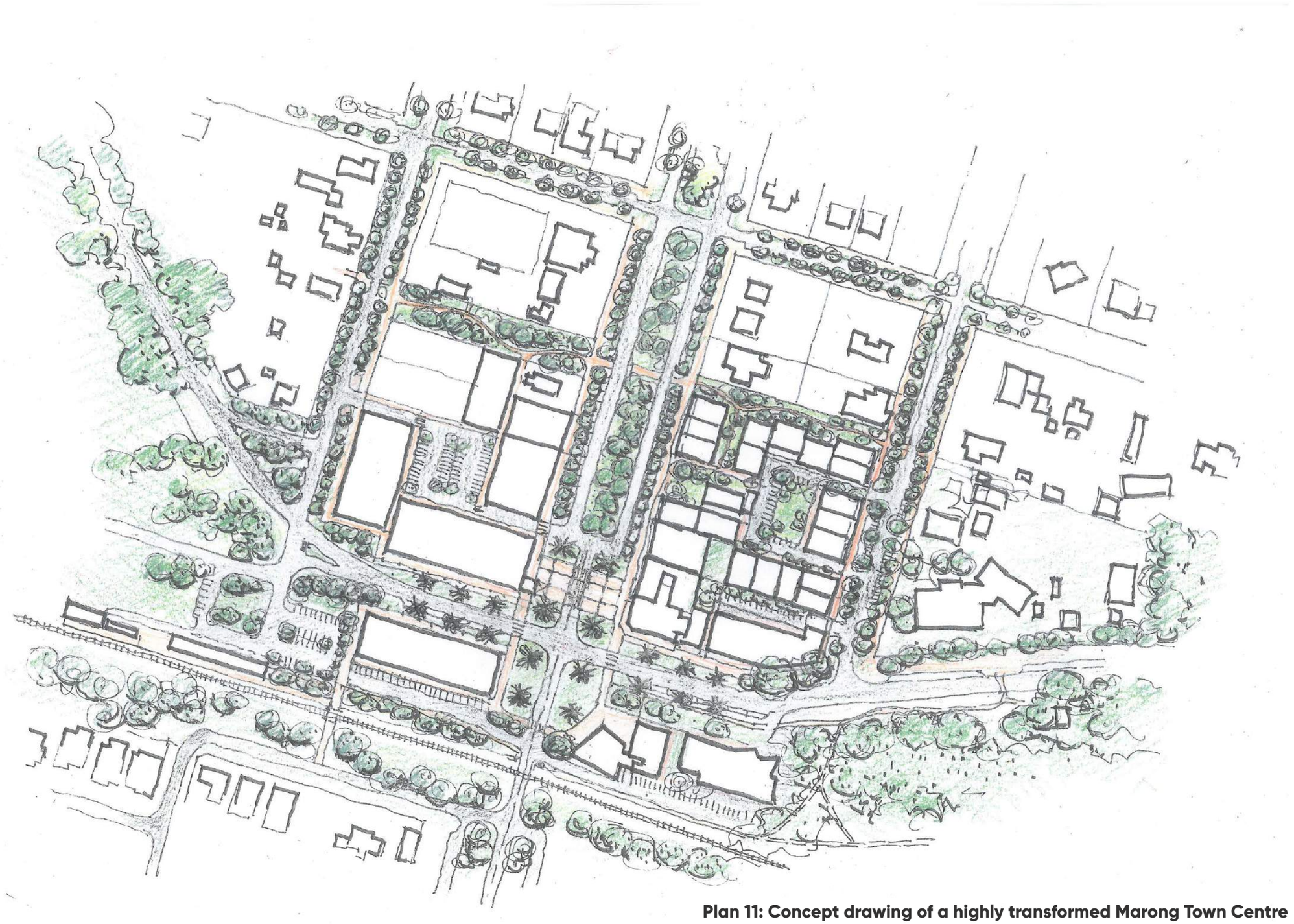
- Existing buildings
- Existing heritage buildings
- Potential new buildings
- Proposed public space corridor



Plan 10: Concept drawing of a moderately transformed Marong Town Centre

Note:

These illustrations are solely for the purpose of demonstrating a concept of an implemented vision or an example of an appropriate design outcome.



Plan 11: Concept drawing of a highly transformed Marong Town Centre

Community Facilities and Public Space

Community Facilities and Public Space

Guiding principles

Replace text: *education facility*

A range of community facilities is provided, including a new government primary school, that can support the growing population.

Marong features a high quality, accessible public space network, including Bullock Creek, by using public land and land subject to flooding.

Key issues/considerations

As Marong grows, improved facilities, and new parks and play spaces will be needed in appropriate locations.

With an expected population of 8,000, Malone Park will not meet the needs of the community. There is also poor connection with the park and the surrounding neighbourhoods.

The Marong Primary School is close to reaching capacity and has limited opportunities to expand on its current site. Sharing with the Marong Preschool and Maternal Child Health Centre, the school has 1.1 hectares of land.

Replace first sentence:

Marong Primary School will continue to serve the community and State government will monitor enrolements.

The existing community halls are outdated spaces and need to be updated and expanded. Given the location in the Marong town centre and available land, there are strong opportunities to redevelop the Marong Community Hall.

Link to the Marong & Districts Community Plan

"Support development of community infrastructure that enhances people's wellbeing and fair access to services"

Township context

Due to Marong's history of a self contained township, the community has enjoyed a wide range of facilities in the township. These include (in no particular order):

- A government primary school with approximately 180 enrolments;
- A preschool with kindergarten and pre-kindergarten sessions;
- Two community halls available for hire - the former Marong Shire Hall and the Marong Community Hall;
- Marong Neighbourhood House including a meeting space and op shop;
- Marong and District Mens Shed;
- Marong Uniting Church;
- A medical practice, including pathology, diabetes education, psychology services, and a dental practice;
- Country Fire Authority and State Emergency Service Brigades;
- Malone Park with various user groups and facilities, including an 18 hole golf course and 25 metre swimming pool; and
- Various commercial uses, including a hotel, post office and general store.

Objectives

Replace text: *education facility*

O25	To co-locate any future school with sporting facilities that are available for the wider community to use.
O26	To locate future central community gathering hubs within the Marong town centre or co-locate with an education/ sporting site.
O27	To plan and design for community facilities to reflect high quality architecture and flexible design for a range of uses to accommodate changing community needs over time.
O28	To ensure that future public spaces are consistent with the principles and directions of the Greater Bendigo Public Space Plan.
O29	To design future local community facilities to be climate resilient.

Requirements

R41	Parks and open spaces must contain extensive planting of large canopy native trees or palms in suitable locations.
R42	All parks must be located, designed and developed to in accordance with Plan 12 and the table on page 52. An alternative provision of land for a neighbourhood park is considered to be generally in accordance with that illustrated on Plan 12, provided: • The location does not reduce walkable access to neighbourhood parks demonstrated on Plan 12; • The design does not diminish the quality or usability of the space for passive recreation; and • The area is equal to or more than the park provision outlined in the table on page 52.
R43	Fencing of public spaces where required, whether encumbered or unencumbered, must be: • Low-scale and visually permeable to facilitate public safety and surveillance; • Designed to guide appropriate movement and access; and • Constructed using materials that complement the park setting.

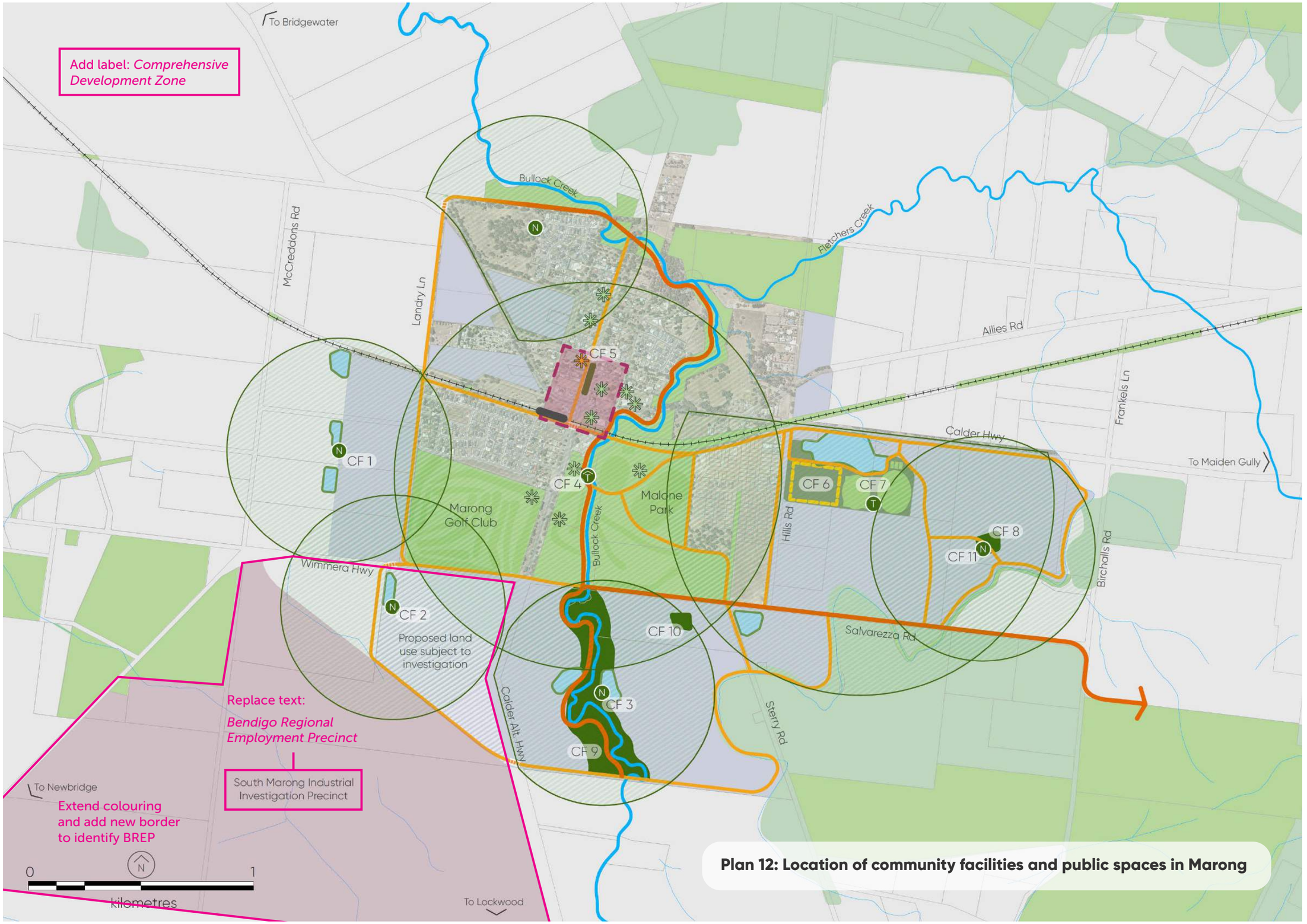
Guidelines

G30	Neighbourhood parks should cater for a broad range of users by providing a mix of spaces and planting to support both structured and unstructured recreational activities and play opportunities for all ages and abilities.
G31	Open spaces should have a road frontage to all edges except when adjoining the drainage network, abutting community facilities or where housing fronts the space.
G32	The industrial employment investigation area should plan for appropriate open space to meet the needs of a best practice employment precinct.

Marong Township Structure Plan Community facilities and public space Legend

Planning Scheme Amendment action:

Amend errors in planning zones by rezoning land to reflect their public land management status.



Plan 12: Location of community facilities and public spaces in Marong

Community facilities and public space delivery guide

ID - plan ref	Type	Area (hectares)	Attributes	Responsibility
CF 1	Neighbourhood park	0.4	Neighbourhood, adjoining drainage network	City of Greater Bendigo
CF 2	Neighbourhood park	0.4	Neighbourhood, adjoining drainage network	City of Greater Bendigo
CF 3	Neighbourhood park	0.4	Neighbourhood, Bullock Creek corridor	City of Greater Bendigo
CF 4	Upgraded existing neighbourhood park to township level	NA	Township, Malone Park	City of Greater Bendigo
CF 5	Community hub	0.61	Township	City of Greater Bendigo
CF 6	Government primary school	3.5	Township, adjoining neighbourhood sports facility	Department of Education and Training
CF 7	Neighbourhood sports facility, including township park	12	Township, adjoining government primary school	City of Greater Bendigo
CF 8	Encumbered open space	1	Neighbourhood, existing remnant vegetation	City of Greater Bendigo
CF 9	Encumbered open space	22.14	Neighbourhood, floodplain, Bullock Creek corridor	City of Greater Bendigo
CF 10	Encumbered open space	0.5	Neighbourhood, existing remnant vegetation	City of Greater Bendigo
CF 11	Neighbourhood park	0.4	Neighbourhood, existing remnant vegetation	City of Greater Bendigo

Add astericks

Replace text: *Education facility*

Add text:

**Subject to ultimate land use following investigation as park of BREP*

Cricket at Malone Park

Malone Park

Movement and Access

Corner of Calder and Calder Alternative Highways

Movement and Access

Guiding principle

New and upgraded transport infrastructure is provided to support a town of 8,000 people.

Key issues/considerations

High volumes of freight movement on all highways have created wide, noisy, and unsafe roads acting as barriers to movement;

The main intersection of Adams and High Streets is difficult to use for all users: motorists, cyclists and pedestrians;

Marong currently consists of a limited and disconnected path network:

- Lack of pedestrian crossing points;
- New subdivisions have good footpaths, but no connection elsewhere;
- Poor pedestrian connection at school crossing;
- A lack of footpaths in the 'older' areas of Marong, the neighbourhoods surrounding the town centre;
- Wide roads and narrow footpaths indicate vehicle priority;

There is currently a very limited bus service that operates in Marong. Only two buses operate each weekday in either direction to Bendigo; and

There are very few safe routes for cyclists around the township, and no safe route for cyclists to Bendigo.

Link to the Marong & Districts Community Plan

"Ensure that transport infrastructure meets the needs of a growing community"

Township context

The Marong township is in a unique situation with a three way State Highway intersection and a railway all close to the town centre. While this provides a major opportunity to Marong in a regional context, this infrastructure creates barriers for the residents who need to move around the township.

Transportation is a major concern for residents. Being a satellite township with limited commercial facilities, many Marong residents rely on private transport to carry out their day to day needs.

The growth to occur as a result of recommendations in this Township Structure Plan is estimated to generate an additional 7,500 daily vehicle movements. This does not include through traffic and existing traffic.

Replace text: *16,300 daily*

This will create the need to plan for appropriate intersection and road upgrades. It also highlights the need to create safe and accessible alternative travel mode options such as a strong walking and cycling network and the provision of quality public transport connections.

Public transport

Objectives

O30 To establish a bus network that connects areas in the Marong township with key destinations such as Maiden Gully and Bendigo. The possibility of expanding the network to connect Marong with Kangaroo Flat and Eaglehawk should also be considered into the future.

Requirements

R44 Clearly marked, direct and safe connections must be provided for pedestrians travelling between movement modes. This includes:

- In car parking lots;
- Crossings of collector and arterial roads; and
- From residential neighbourhoods.

R45 Public transport stops and their approach paths must be located where they are visible from nearby buildings.

Guidelines

G31 Locate public transport stops and pedestrian approach paths on major roads where there are opportunities for informal surveillance.

G32 Where possible, integrate shelters for public transport stops into the facade of adjacent buildings.

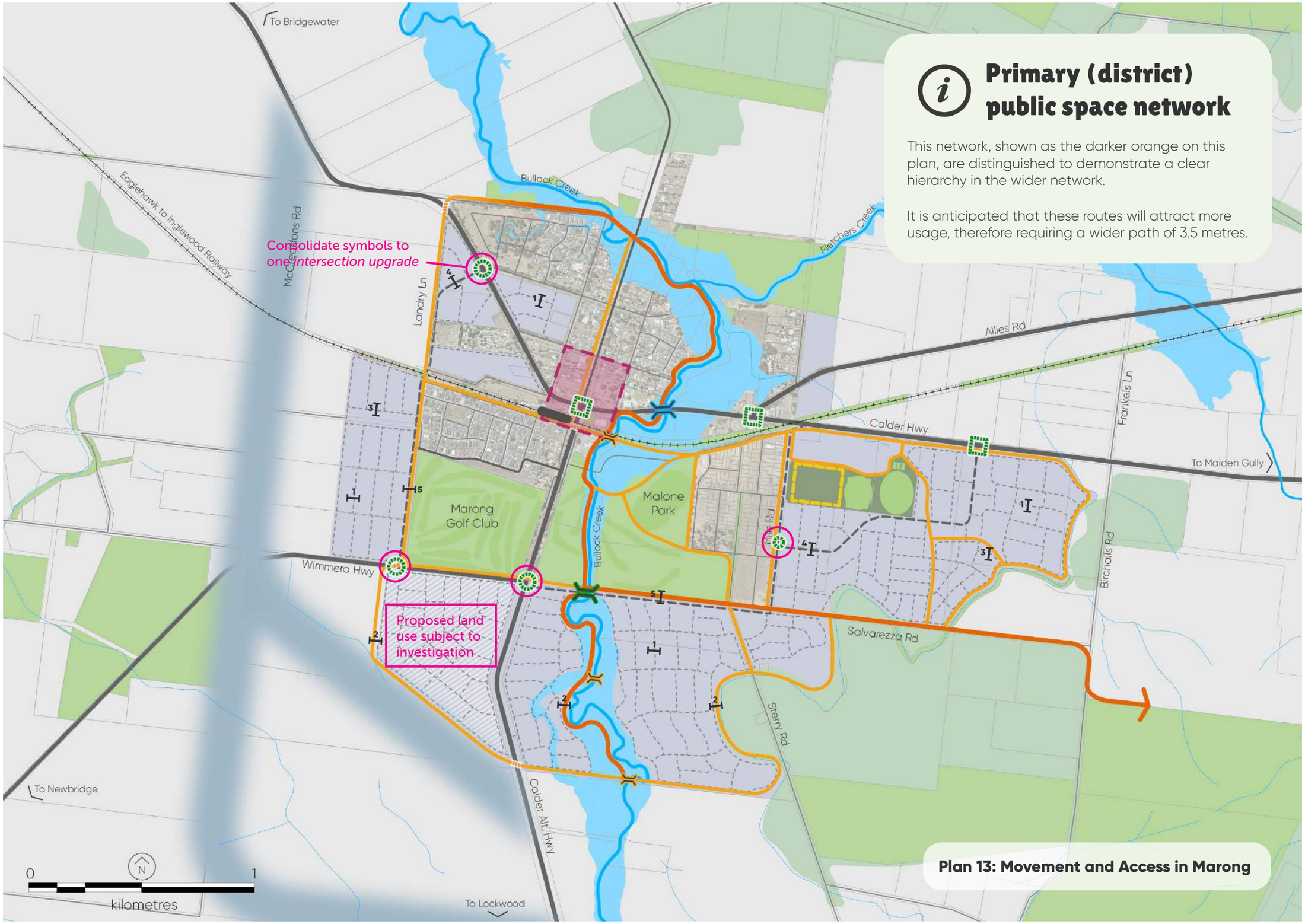
G33 Position bus stops at locations that have higher numbers of passers-by.

Marong Township Structure Plan Movement and Access - Legend

- Future residential development areas
- Proposed land use subject to investigation
- Town centre
- Private forest
- Crown land
- Potential site for new government school and sports fields
- Indication of potential school size
- No land use changes proposed
- Upgraded intersection - traffic signals
- Upgraded intersection - roundabout
- Rail
- Marong western freight investigation corridors
- Existing arterial and sub-arterial roads
- Existing collector roads
- Proposed collector roads
- Proposed road bridge
- Proposed pedestrian/cycle bridge
- Proposed underpass
- Existing local roads
- Potential local roads
- Proposed railway station
- Primary public space network (district)
- Secondary public space network (local)
- Refuge crossing point
- Creeks
- Example of street cross section provided on pages 62-64

Consolidate symbols to one *intersection upgrade*

Replace text: *education facility*



Plan 13: Movement and Access in Marong

Walking and bicycle routes

Objective

O31 To promote the early provision of safe and efficient pedestrian and bicycle paths and links which are connected to the key features of the township and which link to regional networks outside the precinct. These include:

- A link to Bendigo via Maiden Gully as a priority; and
- A more completed Bullock Creek trail linking Marong north to south.

Requirements

Design of all streets and roads must give priority to the requirements of pedestrians and cyclists by providing:

R46

- Footpaths on both sides;
- 2.5 metre wide shared path or separated lanes on collector streets and arterial roads;
- Directed, low glare lighting to paths along streets, so that all lanes are illuminated, rather than just the roadway;
- At grade crossings located on roads where pedestrians and cyclists can be seen by approaching drivers;
- A clear space in busy crossing areas for pedestrians waiting to cross a road, separate from the through pedestrian path;
- Safety strip width for opening car doors and the safe passage of cyclists where on-street parking is adjacent to on-road bicycle lanes;
- Pedestrian and cyclist refuges where roadways are wide. These include kerb outstands, traffic islands, and median strips.
  - » Refuge spaces must be at least 1.8 metres wide; and
- Pedestrian and cyclist priority crossings on all slip lanes.

Requirements (continued)

Shared paths must incorporate the following design requirements:

R47

- 3.5 metre wide paths on the primary (district level) routes identified on Plan 13 (page 57), and 2.5 metre wide paths elsewhere;
- Where shared paths curve, set an inside radius of at least 15 metres;
- Where bordered by a fence, arrange paths to have a straight, or near straight alignment;
- Lay out paths to allow pedestrians and cyclists clear sightlines for a distance of at least 15 metres ahead;
- Grade the surface of paths to shed water readily and locate drainage pits outside of the travel path;
- Provide formal seating placed at 400 metre intervals on primary routes;
- Incorporate lighting on approaches to and at road crossings;
- Clearly signpost upcoming crossings and intersections to alert pedestrians, cyclists and drivers;
- Locate grade-separated crossings of railways, highways, or waterways on direct, desirable routes to schools, parks, and the town centre; and
- Paths delivered by development proponents must be consistent with the network illustrated on Plan 13 (page 57).

R48 Bicycle parking facilities, including way-finding signage must be provided by development proponents in convenient locations at key destinations such as in the town centre and throughout the community facilities and public space network.

Guidelines

G34 Shared paths should be constructed to a high standard by incorporating the following design guidelines:

- Minimise abrupt level changes along paths; and
- Fences and barriers along bicycle routes should be designed to limit snagging handlebars or pedals, spearing injuries or collision.

  (Bollards, picket fences and log barriers pose a hazard to cyclists. Bollards should only be used at gateways points to restrict vehicular access).

G35 Design of all streets and roads should give priority to the requirements of pedestrians and cyclists by providing:

- Clear sightlines to landmarks to assist pedestrians and cyclists to orient themselves and move around an area;
- Kerb separated bicycle lanes on the kerbside of an on-street parking lane on busy roads;
- Minimal vehicle crossovers on streets with shared paths
  - » Locate essential vehicle crossovers on straight street sections in areas of high visibility to approaching pedestrians and cyclists.
- Co-located pedestrian and cyclist crossings at major road crossings, but with separate paths; and
- Road pavement details in bicycle lanes at intersections
  - » Detailing such as painted bicycle lanes or rumble strips can alert drivers.

The street network

Objectives

O32 To support the Department of Transport and the community in the planning and development of a bypass of Marong.

Replace text: *Marong Western Freight Corridor*

O33 To create a calm traffic environment in the Marong town centre once bypass routes are delivered.

Requirements

R49 An interconnected, permeable local street layout must be created that provides a safe a low speed network that encourages walking and cycling.

R50 The alignment of streets, pedestrian and bicycle paths must be continued from existing areas into new areas with direct roads, streets and paths.

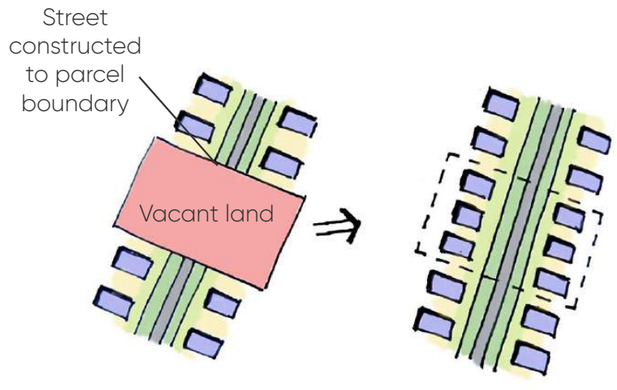


Figure 6: Streets constructed to parcel boundaries where an interparcel connection can be achieved over time.

Requirements (continued)

R51 Lots adjoining highways must provide a service road with lots to front the service road or provide rear lane access.

R52 Streets must be constructed to parcel boundaries where an inter-parcel connection is intended or indicated in the TSP (see figure 6 below).

R53 Where a lot is 7.5 metres or less in width, vehicle access must be via rear laneway, unless otherwise approved by the responsible authority. Where rear access lanes are provided, they are to:

- Be no more than 150 metres long or 6 metres wide;
- Have two access points;
- Be designed with no alcoves or obscured places, to maintain safety and security;
- Be straight to achieve a sightline from both access points;
- Provide one way access;
- Provide consistent setbacks from the road reserve; and
- Not be heavily landscaped to ensure sightlines are not obscured with vegetation.

R54 Any collector or local street abutting infrastructure projects CF 2 and PS 5 (future government primary school and neighbourhood sports facility) must be designed to be generally consistent with the figure 7 drawn on page 61.

R55 Road networks and street types must be designed and developed in accordance with the street cross sections outlined on pages 62-64 of the TSP unless otherwise agreed by the responsible authority.

Guidelines

G36 On predominately flat development sites, lay out street and block patterns with direct, straight or near straight streets.

G37 On development sites with a varying topography use the area's topography, slope and contours to achieve an accessible movement network.

- Curving street alignments may increase pedestrian and cycling distances, and reduce sightlines. However in sloping topography, curving streets may be more appropriate to enable flatter travel path. Curved streets can also calm traffic.

G38 Create a permeable block layout with block dimensions ranging from 120 metres to 240 metres long and 60 metres to 120 metres wide.

G39 Access to public spaces such as the Bullock Creek should be encouraged by creating obvious links such as perimeter streets and streets that lead into constructed pathways.

G40 Where a cul-de-sac is necessary, limit the length to less than 75 metres, with a straight alignment or clear sightlines to the end.

Traffic calming

Deliberately using physical and other design practices to create a safer road and street environment for motorists, cyclists and pedestrians.

Some obvious measures to achieve this are to install speed bumps, chicanes, and raised pedestrian crossings and refuges. Less obvious measures are reducing lane widths and extending kerbs.

The use of road materials can also assist in calming traffic. An unfamiliar stone surface can encourage motorists to use more caution and give more attention to other users when driving through an area.

Separated bike lanes

Bicycle lanes that are in road reserves, but are physically separated from traffic and parking lanes. Separated lanes help create a safer environment for cyclists to move around a town and can encourage more people to use a bicycle as a safe mode of transport.

Safety strip

Space in an on-road bicycle lane that allows enough room for an open car door, a cyclist, a car and a one metre gap between the cyclist and the car.

The safety strip will depend on the street's traffic speed and type. Car and truck doors opening into bicycle lanes are one of the major causes of cyclist crashes.

Cul-de-sac

A street or passage closed at one end, typically with a bulging roadway (court bowl) or a three point turn opportunity at its terminus to allow u-turns.

Cul-de-sac streets offer residents very little street traffic, but effectively create more traffic elsewhere. Dead end streets make an area less walkable and make neighbourhoods difficult to navigate for motorists.

The structure of most cul-de-sac streets also leaves urban land poorly utilised. Lots for housing surrounding the court bowl usually have irregular shapes with tight corners, making it difficult to accommodate typical residential uses, such as dwellings and sheds.

Rail crossing near Malone Park Road

Streetscape design for community facilities

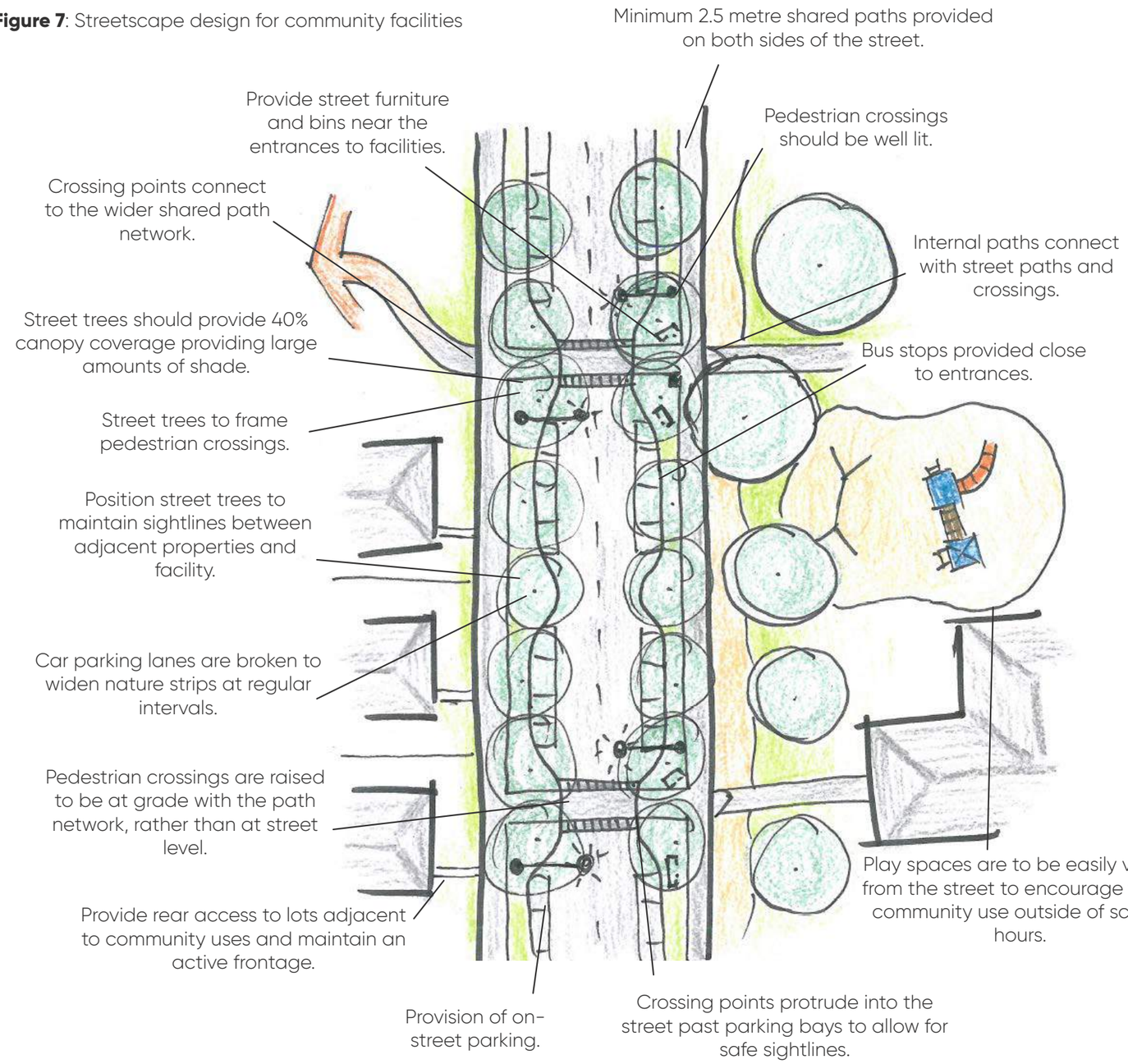
It is the streetscape that frames our community facilities. When planning for new community facilities, the design of the streetscape should be taken into consideration.

To encourage community use, the streetscape should:

- Provide safe access for all users;
- Provide attractive wayfinding signage that is easily interpreted;
- Form an attractive entrance that is inviting for all users; and
- Perform functionally when considering the specific activities of the facility.

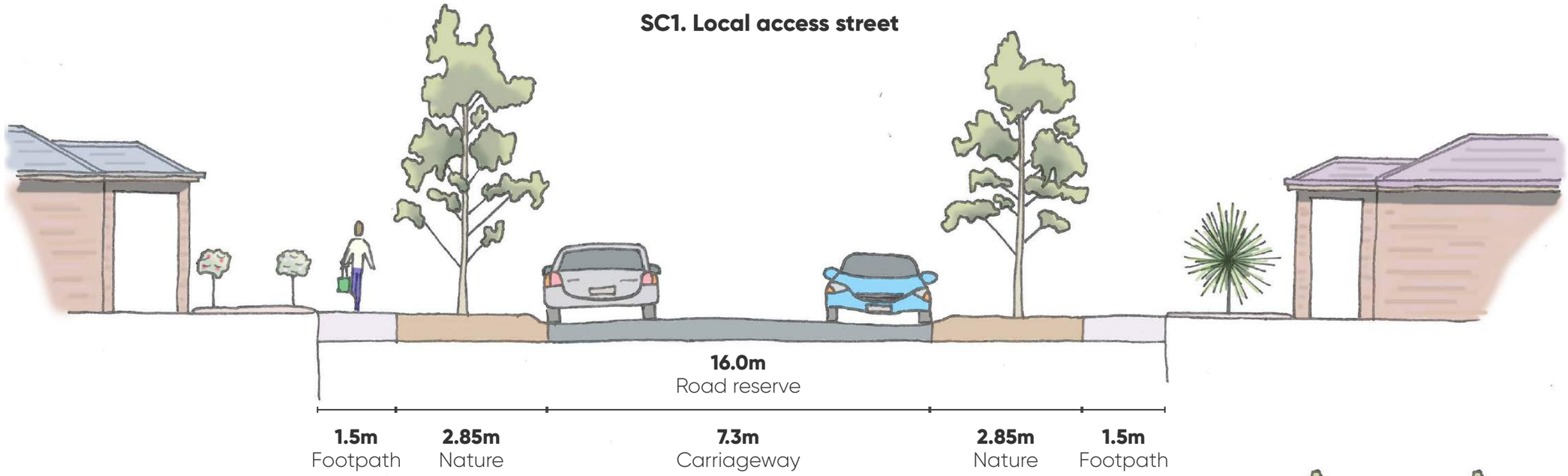
The adjacent sketch illustrates the planning and design guidelines for streetscapes surrounding community facilities.

Figure 7: Streetscape design for community facilities



Street cross sections

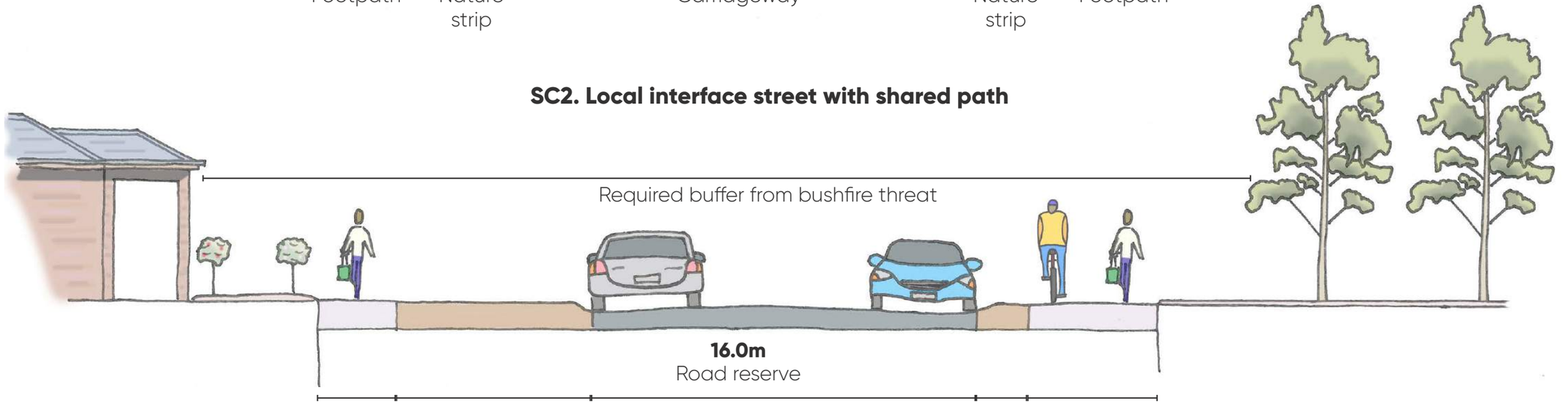
SC1. Local access street



16.0m
Road reserve

1.5m	2.85m	7.3m	2.85m	1.5m
Footpath	Nature strip	Carriageway	Nature strip	Footpath

SC2. Local interface street with shared path

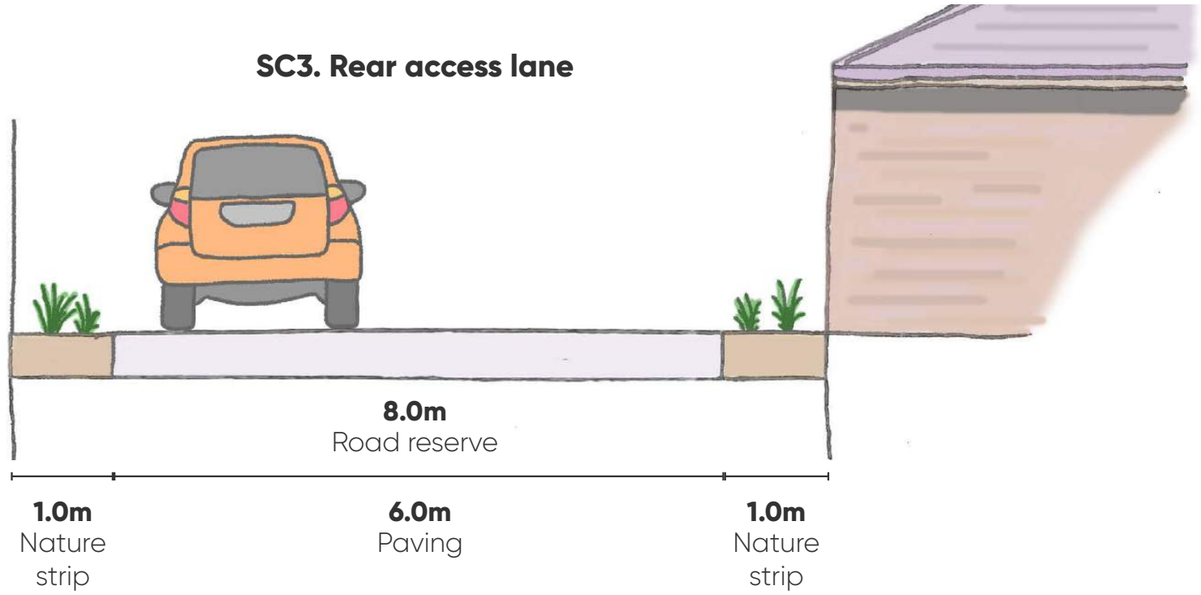


16.0m
Road reserve

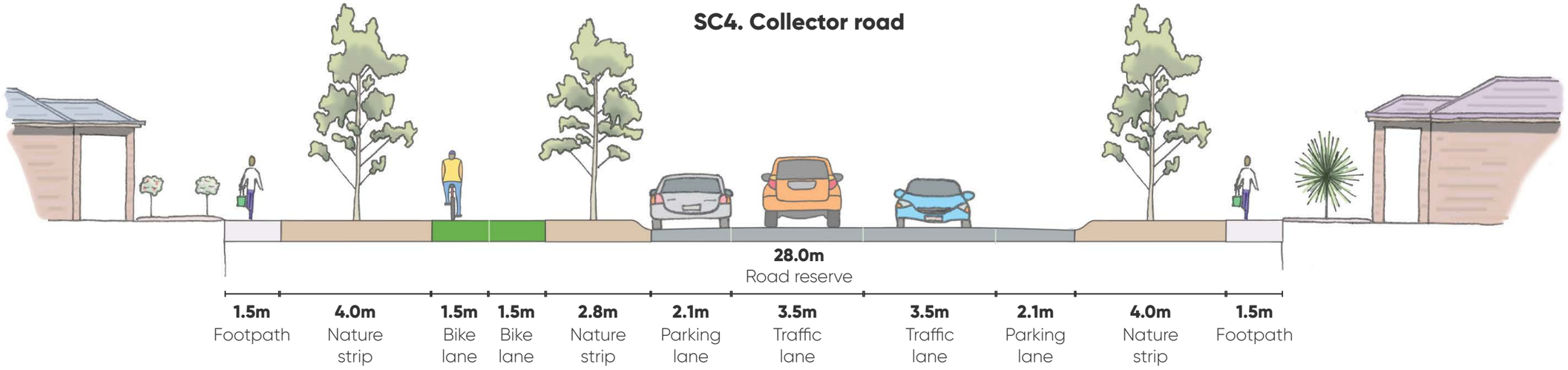
1.5m	3.7m	7.3m	1.0m	2.5m
Footpath	Nature strip	Carriageway	Nature strip	Shared path*

*The shared path can be provided inside or outside of the road reserve depending on the circumstances of the adjacent public space.

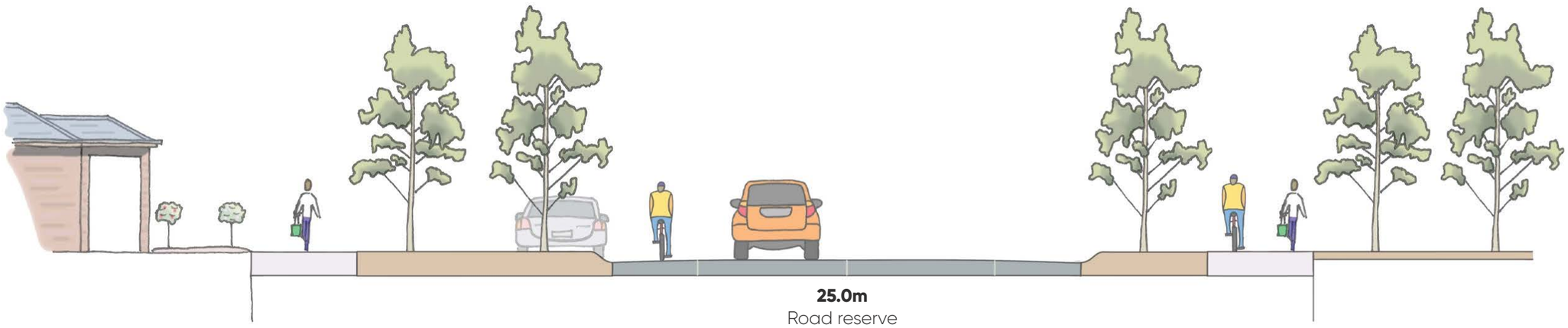
SC3. Rear access lane



SC4. Collector road



SC5. Collector road interfacing with public open space or rural land



25.0m
Road reserve

2.5m	5.5m	2.0m	3.5m	3.5m	2.0m	3.0m	2.5m
Shared path	Nature strip*	Bike lane	Vehicle lane	Vehicle lane	Bike lane	Nature strip	Shared path

*Car parking bays to be provided in pairs behind the kerb at an average of one bay per bay per lot apart from corner lots.

Pedestrian in the Marong Town Centre

Township Infrastructure Plan and Development Staging

'Discover Marong' - Malone Park Road

Township Infrastructure Plan and Development Staging

Guiding principle

Development staging is coordinated with the delivery of key local and state infrastructure.

Key issues/considerations

Development needs to be staged in accordance with the TSP to ensure an efficient and timely delivery of identified infrastructure.

Essential infrastructure will need to be delivered collaboratively by development proponents, Council and state government agencies and departments.

Organised sequencing of development will help retain Marong's unique character as a compact, self contained township.

Infrastructure delivery (subdivision works by developers)

Requirements

R56

Subdivision of land within the township, including the growth areas, must progressively deliver each of the following applicable infrastructure items, except those included in the infrastructure plan, to adequately service new areas.

- Local streets and collector roads, including footpaths;
- Local bus stop infrastructure;
- Landscaping of all existing and future roads and local streets;
- Intersection works and traffic management measures along roads;
- Secondary shared paths including bridges and crossing points;
- Bicycle parking;
- Appropriately scaled lighting along all roads, major shared paths, and traversing public open space;
- Local drainage system;
- Local street crossings of waterways; and
- Infrastructure as required by utility service providers including water, sewerage, drainage, electricity, gas and telecommunications.

Requirements (continued)

Replace DCP with:

Development Contribution Framework

R57

All public open space (where not otherwise provided via a Development Contributions Plan or separate agreement) must be finished to a standard that satisfies the requirements of the responsible authority prior to the transfer of the public open space, including but not limited to:

- Removal of all existing disused structures, foundations, pipelines, stockpiles and soil contamination;
- Clearing of rubbish, environmental weeds and rocks, and levelling, topsoiling and sowing with warm climate grass;
- Trees and other plantings;
- Vehicle exclusion devices (fence, bollards or other suitable methods) and maintenance access points;
- Construction of pedestrian paths to a minimum of 2.5 metres wide circulating the perimeter of the public space and connecting to the surrounding path network; and
- Installation of park furniture.

Township infrastructure plan

*Council may be willing to enter into agreements with development proponents to facilitate the delivery of DCP infrastructure projects as works in kind.

ID - plan ref	Title	Project description	Lead responsibility*	Indicative timing	Included in DCP?
Road projects					
RD 1	Salvarezza Road	Boulevard collector road: two lane collector road, 34 metre road reserve width land purchase	City of Greater Bendigo	M	Yes
RD 2	Hills Road (widening)	Widening: purchase of 8 metre width to accommodate collector road	City of Greater Bendigo	M	Yes
RD 3	East collector road	Boulevard collector road: two lane collector road, 34 metre road reserve width land purchase	City of Greater Bendigo	L	Yes
RD 4	Alternative freight routes	Re-routing of two highways: purchase land and construction of two bypass highways to the west and north of Marong (ultimate standard)	Department of Transport	L	No
Bridge/underpass projects					
BR 1	Salvarezza Road bridge	Construction of collector road bridge over Bullock Creek at Salvarezza Road (RD 1)	City of Greater Bendigo	M	Yes
BR 2	Bullock Creek Trail underpass	Construction of Bullock Creek Trail (SP 1) underpass at Calder Highway	City of Greater Bendigo	S	Yes
Intersection projects					
IT 1	Landry Lane and Wimmera Highway	Roundabout: purchase of additional land surrounding existing intersection and construction of four way roundabout	City of Greater Bendigo	S	Yes
IT 2	Wimmera Highway and Calder Alternative Highway	Roundabout: purchase of additional land surrounding existing intersection and construction of four way roundabout (ultimate standard)	City of Greater Bendigo	S	Yes
IT 3	Calder Highway and Calder Alternative Highway	Traffic signals: construction of four way signalled intersection	Department of Transport	S	No
IT 4	Goldie Street and Calder Highway	Roundabout: purchase of additional land surrounding existing intersection and construction of four way roundabout	City of Greater Bendigo	S	Yes
IT 5	Allies Road and Calder Highway	Traffic signals: purchase of additional land surrounding existing intersection and construction of three way signalled intersection	Department of Transport	M	No
IT 6	New east collector road (RD 3) and Calder Highway	Traffic signals: purchase of additional land surrounding existing intersection and construction of three way signalled intersection	City of Greater Bendigo	L	Yes
IT 7	Hills Road (RD 2) and new east collector road (RD 3)	Roundabout: purchase of land and construction of three way roundabout.	City of Greater Bendigo	L	Yes
Public transport project					
PT 1	Marong Railway Station	Construction of platform, station building, car parking and associated track upgrades.	Department of Transport	L	No

Update

ID - plan ref	Title	Project description	Lead responsibility*	Indicative timing	Included in DCP?
Shared path projects					
SP 1	Bullock Creek Trail	District level shared path. Construction of 3.5 metre wide shared path along existing creek reserve and floodplain land (PS 7)	City of Greater Bendigo	M	Partially
SP 2	Marong to Bendigo Trail	District level shared path. Construction of 3.5 metre wide shared path along existing road reserves	City of Greater Bendigo	M	Partially
Drainage projects					
RB 1	Northern Precinct 1 retarding basin	Retarding basin west of Precinct 1. Purchase of land, construction of basin and construction of piped drains connecting basin to discharge point	City of Greater Bendigo	S	Yes
RB 2	Central Precinct 1 retarding basin	Retarding basin adjoining neighbourhood park (PS 1). Purchase of land, construction of basin and construction of piped drains connecting basin to discharge point	City of Greater Bendigo	S	Yes
RB 3	Southern Precinct 1 retarding basin	Retarding basin west of Precinct 1. Purchase of land, construction of basin and construction of piped drains connecting basin to discharge point	City of Greater Bendigo	S	Yes
RB 4	North-western Precinct 2 retarding basin	Retarding basin adjoining neighbourhood park (PS 2). Purchase of land, construction of basin and construction of piped drains connecting basin to discharge point	City of Greater Bendigo	S	Yes
RB 5	Eastern Precinct 2 retarding basin	Retarding basin adjoining floodplain land (PS 7). Purchase of land, construction of basin and construction of piped drains connecti[Update]rge point	City of Greater Bendigo	S	Yes
RB 6	Western Precinct 3 retarding basin	Retarding basin adjoining floodplain land and neighbourhood park (PS 3, PS 7). Purchase of land, construction of basin and construction of piped drains connecting basin to discharge point	City of Greater Bendigo	M	Yes
RB 7	Eastern Precinct 3 retarding basin	Retarding basin adjoining Salvarezza Road and Sterry Road intersection. Purchase of land, construction of basin and construction of piped drains connecting basin to discharge point	City of Greater Bendigo	M	Yes
RB 8	Precinct 4 retarding basin, pump and water tanks	Water harvesting basin adjoining government primary school and neighbourhood sports facility (CF 2, PS 5). Purchase of land, construction of basin, construction of piped drains connecting basin to discharge point and construction of pump and water tanks to serve neighbourhood sports facility (PS 5)	City of Greater Bendigo	L	Yes
Utility projects					
UT 1**	Augmentation works	Upsizing of potable water and sewer infrastructure to serve existing development	Coliban Water	S	No
UT 2**	Augmentation works	Upgrade of potable water and sewer infrastructure to serve development above the 195 metre contour line up to 200 metres	Coliban Water	L	No

** Utility projects are not referenced on Plan 14

ID - plan ref	Title	Project description	Lead responsibility*	Indicative timing	Included in DCP?
Community facilities					
CF 1	Community hub	Community hub integrating kindergarten, maternal child health and general community spaces in the town centre. Construction of facility.	City of Greater Bendigo	M	Yes
CF 2	Government primary school	Government primary school co-located with neighbourhood sports facility (PS 5). Purchase of land and construction of school and associated infrastructure.	Department of Education and Training	M	No
Public space					
PS 1	Neighbourhood park (Precinct 1)	Neighbourhood level park and play space adjoining retarding basin (RB 2). Purchase of land and construction of park and play space.	City of Greater Bendigo	S	Yes
PS 2	Neighbourhood park (Precinct 2)	Neighbourhood level park and play space adjoining retarding basin (RB 4). Purchase of land and construction of park and play space.	City of Greater Bendigo	S	Yes
PS 3	Neighbourhood park (Precinct 3)	Neighbourhood level park and play space located in floodplain land (PS 7) and [illegible] Bullock Creek Trail and retarding basin (SP 1) [illegible] ruction of park, basketball half court and natural play space features and installation of fitness equipment.	City of Greater Bendigo	M	Yes
PS 4	Upgraded existing neighbourhood park to township level	Township level park located in Malone Park Construction of play space and associated infrastructure.	City of Greater Bendigo	M	Yes
PS 5	Neighbourhood sports facility, including township park	Neighbourhood sports facility co-located to government primary school (CF 2). Purchase of land and construction of ovals, courts, pavilion, play space, skate park, car parking and other associated infrastructure.	City of Greater Bendigo	M	Yes
PS 6	Encumbered open space (Precinct 4)	Public space with remnant native vegetation. Purchase of land.	City of Greater Bendigo	L	No
PS 7	Encumbered open space (Bullock Creek floodplain)	Public space in Bullock Creek floodplain adjoining retarding basins (RB 5, RB 6), ultimately facilitating delivery of Bullock Creek Trail (SP 1) and neighbourhood park PS 3). Purchase of land.	City of Greater Bendigo	M	Yes
PS 8	Encumbered open space (Precinct 3)	Public space with remnant native vegetation. Purchase of land.	City of Greater Bendigo	M	No
PS 9	Neighbourhood park (Precinct 4)	Neighbourhood level park and play space adjoining encumbered open space (PS 6). Purchase of land and construction of park and play space.	City of Greater Bendigo	L	Yes

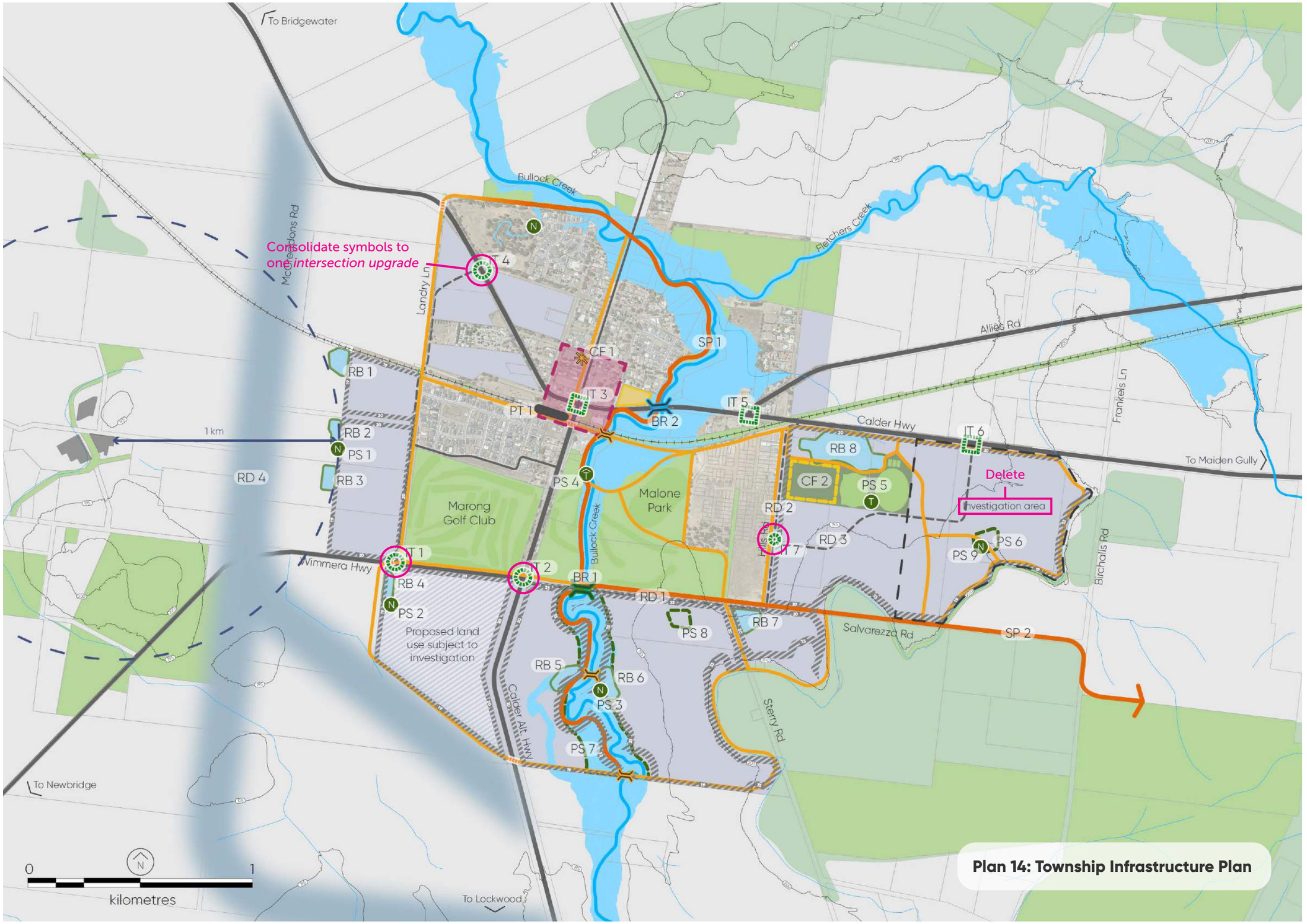
Update

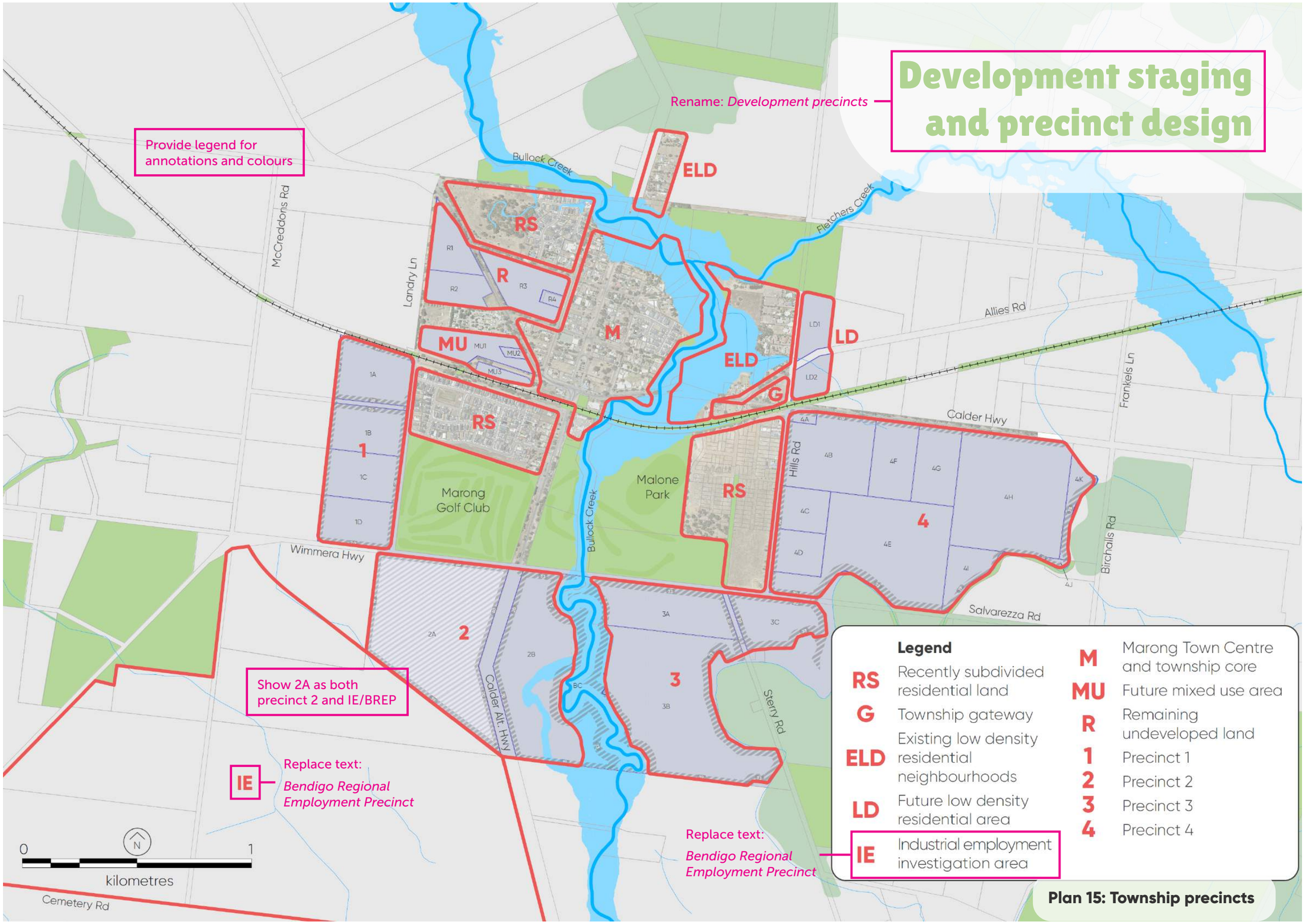
Marong Township Structure Plan
Township Infrastructure Plan - Legend

- Future residential development areas
- 19 Required bushfire setback and distance in metres
- Town centre
- Private forest
- Crown land
- Encumbered land to be used as open space
- Potential site for new government school and sports fields
- Indication of potential school size
- Existing Marong Primary School
- N T Neighbourhood and township parks
- Community hub
- RB 6 Infrastructure ID number
- 1% AEP (1 in 100 year flood event)
- No land use changes proposed
- Intersection upgrade - traffic signals
- Intersection upgrade - roundabout
- Rail
- Marong western freight investigation corridors
- Existing arterial and sub-arterial road
- Existing collector road
- Proposed collector road
- Proposed railway station
- Primary public space network (district)
- Secondary public space network (local)
- Creeks
- Proposed retarding basin
- 1km buffer from broiler farm
- 195 and 200 metre contour lines

Replace text: *education facility*

Consolidate symbols to one *intersection upgrade*


To Bridgewater
Bullock Creek
Fletchers Creek
Allies Rd
Frankels Ln
Birchalls Rd
Landry Ln
McCredons Rd
Consolidate symbols to one intersection upgrade
IT 4
CF 1
IT 3
PT 1
SP 1
IT 5
BR 2
Calder Hwy
IT 6
RB 8
CF 2
PS 5
Delete
Investigation area
To Maiden Gully
RB 1
RB 2
PS 1
1 km
RB 3
RD 4
PS 4
Marong Golf Club
Malone Park
RD 2
RD 3
IT 7
PS 6
PS 9
IT 1
IT 2
BR 1
RB 4
PS 2
RD 1
PS 8
RB 7
Salvarezza Rd
SP 2
Proposed land use subject to investigation
RB 5
RB 6
PS 3
PS 7
Calder Alt. Hwy
Sterry Rd
Wimmera Hwy
To Newbridge
To Lockwood
0
1
kilometres
Plan 14: Township Infrastructure Plan


Development staging and precinct design
Rename: *Development precincts*
Provide legend for annotations and colours
Bullock Creek
Fletchers Creek
McCreddons Rd
Landry Ln
Allies Rd
Frankels Ln
Calder Hwy
Hills Rd
Malone Park
Marong Golf Club
Bullock Creek
Wimmera Hwy
Birchalls Rd
Salvarezza Rd
Sterry Rd
Calder Alt. Hwy
Cemetery Rd
ELD
RS
R
M
MU
ELD
LD
G
RS
RS
1
2
3
4
Show 2A as both precinct 2 and IE/BREP
IE
Replace text:
Bendigo Regional Employment Precinct
Replace text:
Bendigo Regional Employment Precinct
0
1
kilometres
N
Legend
RS Recently subdivided residential land
G Township gateway
ELD Existing low density residential neighbourhoods
LD Future low density residential area
IE Industrial employment investigation area
M Marong Town Centre and township core
MU Future mixed use area
R Remaining undeveloped land
1 Precinct 1
2 Precinct 2
3 Precinct 3
4 Precinct 4
Plan 15: Township precincts

Precincts 1–4 (future residential growth areas)

Preferred character/land use outcome

Precincts 1-4 currently comprises of 19 largely undeveloped/rural parcels of land zoned Farming Zone.

The Township Structure Plan (TSP) seeks to establish new residential neighbourhood precincts that will accommodate the majority of population growth in Marong.

The neighbourhoods will be primarily developed at a conventional density; however small areas of medium density residential development will be encouraged in interface areas with public open spaces and community facilities.

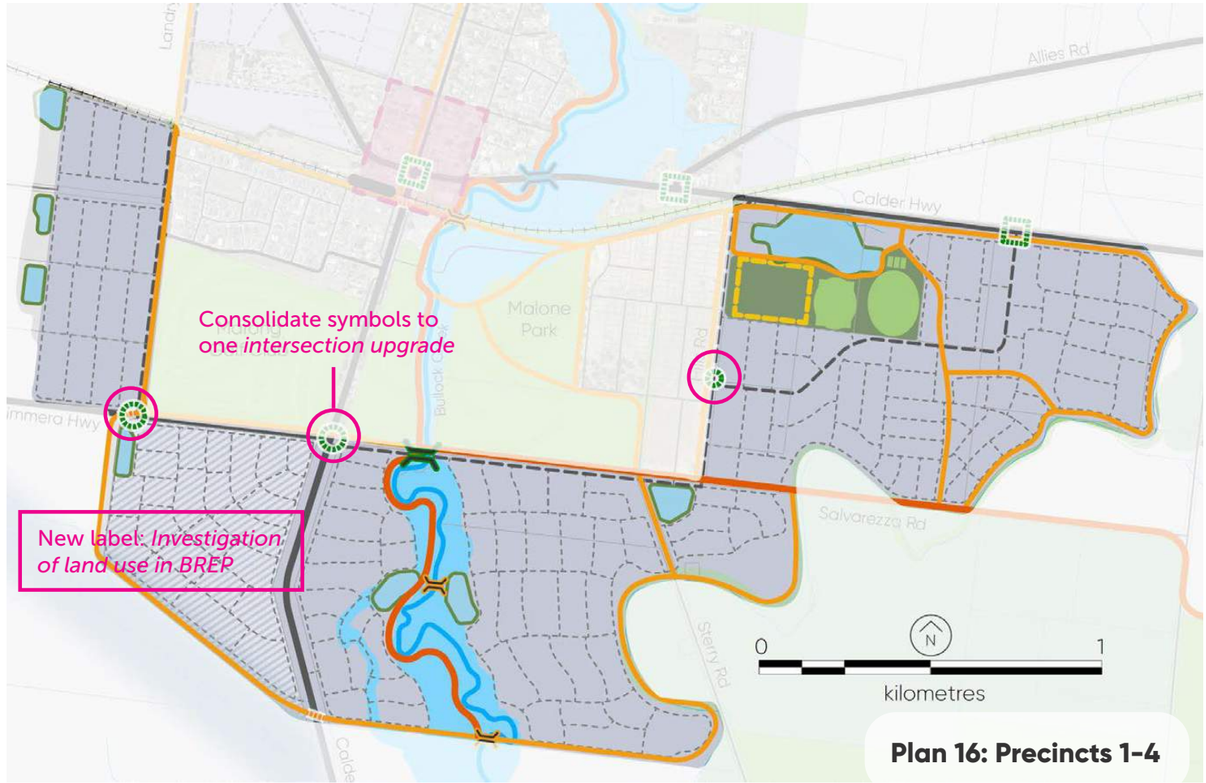
Precincts will be based on an inter-connected local street network that responds to the topography and key site and amenity features.

Marong's extensive public open space network will be extended, creating new public open space along the Bullock Creek floodplain separating Precincts 2 and 3, and the construction of a township scale sporting facility.

Amendments - Precincts 1-4

AM1	Apply the Land Subject to Inundation Overlay to affected areas on Plan 6 (page 25).
AM2	Apply the Heritage Overlay to places of heritage significance as shown on Plan 7 (page 29).
AM3	Apply the Vegetation Protection Overlay as shown on Plan 8 (page 31) to roadside vegetation and areas where retention of vegetation is required.
AM4	Amend the local policy in the Greater Bendigo Planning Scheme referencing the Marong Township Structure Plan which outlines requirements for developing in these areas.
AM5	Progressively rezone future growth precincts to the Neighbourhood Residential Zone, apply a Development Plan Overlay and apply a Design and Overlay.

Replace text: *Design and Development Overlay*



Plan 16: Precincts 1-4

Consolidate symbols to one *intersection upgrade*

Legend

- Future residential development areas
- Land use subject to further investigation of the South Marong Industrial Investigation Precinct and the Marong western freight investigation corridors.
- Potential site for new government school and sports fields
- Indication of potential school size
- 1% AEP (1 in 100 year flood event)
- Intersection upgrade - traffic signals
- Intersection upgrade - roundabout
- Existing arterial road
- Proposed collector road
- Potential local roads
- Proposed road bridge
- Proposed pedestrian/cycle bridge
- Rail
- Primary public space network (district)
- Secondary public space network (local)
- Creeks
- Proposed retarding basin

Rename to: *Bendigo Regional Employment Precinct*

Replace text: *education facility*

Rezoning requirements - Precincts 1-4

R58 Relevant retarding basins (RB 1, RB 2, RB 3) must be constructed or included in the first stage of a development plan prior to rezoning Precinct 1.

R59 Roundabout intersection (IT 1) must be constructed or included in the first stage of a development plan prior to rezoning Precinct 2.

Replace text: *Upgraded*

R60 Retarding basin (RB 4) must be constructed or included in the first stage of a development plan prior to rezoning Precinct 2A.

R61 Roundabout intersection (IT 2) must be constructed or included in the first stage of a development plan prior to rezoning Precinct 2B.

Replace text: *Upgraded*

R62 Retarding basin (RB 5) must be constructed or included in the first stage of a development plan prior to rezoning Precinct 2B.

R63 Bridge (BR 1) must be constructed or included in the first stage of a development plan prior to rezoning Precinct 3.

R64 Augmentation works (UT 2) must be completed prior to rezoning any land in Precinct 3 or 4 that is above the 195 metre contour line.

R65 Retarding basins (RB 6, RB 7) must be constructed or included in the first stage of a development plan prior to rezoning relevant areas of Precinct 3.

R66 Retarding basin (RB 8) must be constructed or included in the first stage of a development plan prior to rezoning Precinct 4.

R67 Hills Road (RD 2) must be upgraded or included in the first stage of a development plan prior to rezoning Precinct 4.

R68 Prior to rezoning Precinct 4, a land capability assessment must be prepared for the land identified in Plan 3 (page 14), which shows that the land is suitable for residential development.

R69 Prior to rezoning land for General Residential purposes, the proponent must prepare a Development Plan for the entire precinct which responds to the design and development guidance contained in the objectives, requirements, guidelines and Township infrastructure plan of the Marong Township Structure Plan.

R70 New residential areas and growth areas are required to progressively deliver required infrastructure to adequately service new development areas.

R71 A Native Vegetation Precinct Plan must be prepared and approved prior to rezoning any precinct

Subdivision and development requirement - Precincts 1-4

R72 An application to rezone land for a sensitive use (residential use, child care centre, pre-school centre or primary school) must be accompanied by an environmental site assessment of the land by a suitably qualified environmental professional to the satisfaction of the responsible authority which takes into account the 'Planning Practice Note: Potentially Contaminated Land' and provides information including:

- Further detailed assessment of potential contaminants on the relevant land;
- Clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended;
- Further detailed assessment of surface and subsurface water conditions and geotechnical characteristics on the relevant land and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions and geology on the development and the impact of the development on surface and subsurface water; and
- Recommended remediation actions for any potentially contaminated land.

R73 Any development in Precinct 4 must not compromise the delivery of the government primary school (CF 2) and neighbourhood sports facility (PS 5).

Replace text: *education facility*

Rezoning guidelines - Precincts 1-4

G41 Demand for residential land supply must be demonstrated prior to rezoning new growth areas in Marong.

Delete

G42 The western bypass (RD 4) should be a committed project and project planning should be completed so that the alignment is known prior to the rezoning of Precinct 2A.

Replace text: *Marong Western Freight Corridor*

G43 Signalised intersection (IT 6) should be constructed or included in the first stage of a development plan prior to rezoning Precinct 4 subject to satisfaction of the Department of Transport.

Precinct R (remaining undeveloped land)

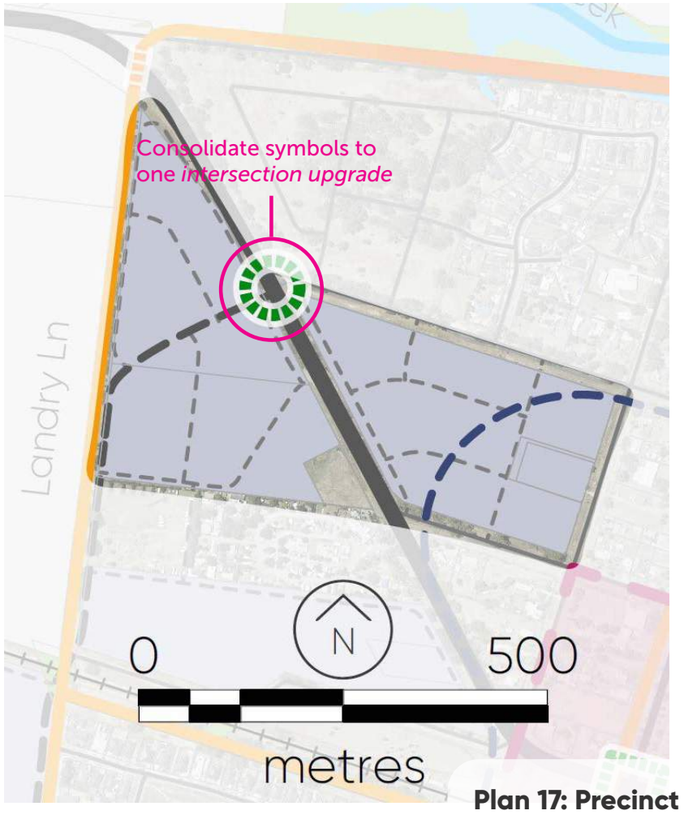
Preferred character/land use outcome

Precinct R currently comprises of four parcels of land, three of which are primarily undeveloped. They are currently zoned Township Zone.

The TSP encourages the completion of development within the existing township boundary. Development in this precinct will be primarily conventional density residential neighbourhoods.

Other uses may be supported on a case by case basis, as this precinct straddles the Calder Highway and abuts the Marong Town Centre.

Amendment - Precinct R	
AM6	Apply the Neighbourhood Residential Zone to the land, replacing the Township Zone
AM7	Apply a Development Plan Overlay to the precinct
AM8	Apply a Design and Development Overlay to the precinct



Plan 17: Precinct R

Legend

- Future residential development areas
- Intersection upgrade - roundabout — Consolidate symbols to one *intersection upgrade*
- Existing arterial road
- Proposed collector road
- Potential local roads
- Secondary public space network (local)
- Areas appropriate for medium density residential development

Precinct MU (future mixed use area)

Preferred character/land use outcome

Precinct MU currently comprises of three primarily undeveloped parcels of land in a mixture of Industrial 3 Zone and Township Zone.

No industrial uses have been recorded on this land.

The precinct abuts the Marong Town Centre and land for the proposed Marong Railway Station.

The TSP seeks to establish a mixed use precinct with a combination of medium density housing and office land uses. Medium density housing will need to satisfy requirements R23-R25.

New buildings should be a mixture of semi-detached and apartments/units, while providing an appropriate scale for Marong. New buildings should provide active frontages to streets and public spaces.

Heavy industrial uses and conventional density residential development will not be supported in this precinct.

Plan 18: Precinct MU

Legend

- Future residential development areas
- Existing arterial road
- Proposed collector road
- Existing local roads
- Potential local roads
- Rail
- Proposed railway station
- Secondary public space network (local)

Amendments - Precinct MU

AM9	Apply the Mixed Use Zone to the land, replacing the Industrial 3 Zone and Township Zone. • Include a schedule with specific direction to this precinct, including the preferred character and land use outcomes.
AM10	Apply the Vegetation Protection Overlay as shown on Plan 8 (page 31) to roadside vegetation areas.

Subdivision and development requirement - Precinct MU

R74	New residential development must reach a development density of at least 15 dwellings per hectare.

Precinct M (Marong Town Centre and township core)

Preferred character/land use outcome

Precinct M has historically been the core of the Marong township, where the majority of services and older homes are located. The precinct has a strong diversity of land uses, including retail, office commercial, community services, education, recreation, health services and residential at a variety of densities.

The precinct features a large block grid street network that was included in the original surveyed plan of Marong, which includes a 60 metre wide road reservation where High Street is situated.

The precinct is currently zoned Township Zone for the most part, and others:

- Commercial 1 Zone on the four corners of the intersection of Adams and High Streets;
- Commercial 2 Zone for the commercial uses south of the railway;
- Public Use Zone 2 on the Marong Primary School land; and
- Rural Living Zone on the parcel at 7 Adams Street.

The TSP seeks to encourage the diversity of land uses in this precinct, while focusing retail development within a compact town centre, encourage medium density residential development, and retain places of heritage significance.

Land at 36-40 Adams Street and 27-31 High Street is a key strategic development site. Any future development here must provide a supermarket and buildings of scale suitable for such a prominent location - at least two storeys and the integration of landmark architecture at the corner of Adams and High Streets.

Creating a more walkable area should be a focus for this precinct; mid-block connections for pedestrian movement will be encouraged.

There will be a specific emphasis on design for the blocks either side of the High Street corridor. It is important that development fronts the street, provides active frontages and the streetscape is not dominated by fences and garage doors.

Retention of existing native vegetation and further planting will be encouraged to contribute to the existing character. The planting of more palms to create a symmetrical layout around the intersection of Adams and High Streets will also be encouraged.

Plan 19: Precinct M

Legend

- Future residential development areas
- 1% AEP (1 in 100 year flood event)
- Town centre
- Intersection upgrade - traffic signals

Delete *traffic signals*

- Proposed Design and Development Overlay
- Existing arterial road
- Existing collector road
- Potential local roads
- Existing local roads
- Proposed underpass
- Proposed pedestrian/cycle bridge
- Rail
- Proposed railway station
- Primary public space network (district)
- Secondary public space network (local)
- Creeks
- Key strategic development site

Amendments - Precinct M

AM11	Extend the Commercial 1 Zone to provide sufficient land for retail and commercial land uses to be consistent with the Marong Township Retail Land Needs Assessment.
AM12	Rezone the remainder of the Township Zone to Neighbourhood Residential Zone.
AM13	Apply the Heritage Overlay to places of heritage significance as shown on Plan 7 (page 29).
AM14	Apply the Design and Development Overlay to the blocks either side of High Street to guide specific design outcomes.
AM15	Remove the Development Plan Overlay as there is no opportunity for larger scale developments that should require a Development Plan prepared.
AM16	Apply the Land Subject to Inundation Overlay to affected areas on Plan 6 (page 25)

Precinct LD (future low density residential area)

Preferred character/land use outcome

Precinct LD currently comprises of two primarily undeveloped parcels of land in the Farming Zone.

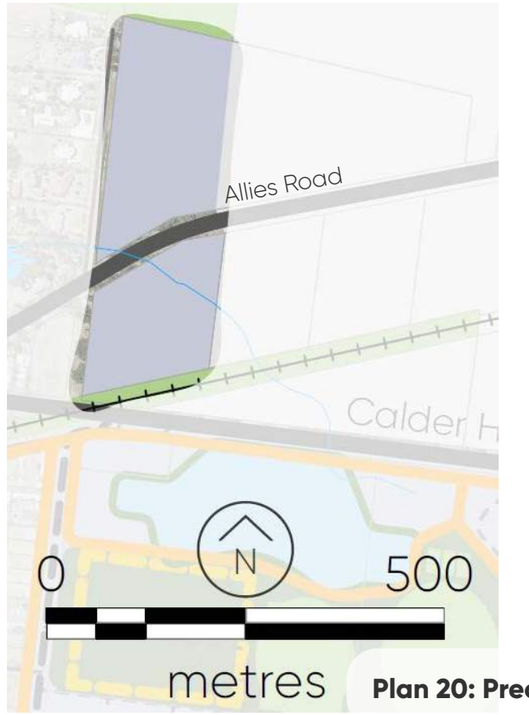
Given the proximity to an existing low density residential neighbourhood, an opportunity has presented itself to extend the precinct to the east to mirror the style of existing development.

New development must satisfy the requirement for low density residential developments (R22 in the Marong TSP).

New buildings on Fletchers Creek Road should be setback at similar distances to the opposite development.

The creation of new access points from Allies Road will be discouraged.

The planting of native trees will be encouraged as this precinct develops.



Plan 20: Precinct LD

Legend

- Future residential development areas
- Crown land
- Existing arterial road
- Existing local roads
- Rail
- Waterway

Amendments - Precinct LD

AM17	Apply the Low Density Residential Zone to replace the Farming Zone.
AM18	Apply the Vegetation Protection Overlay as shown on Plan 8 (page 31) to roadside vegetation areas.
AM19	Apply a Design and Development Overlay to the precinct

Development guideline - Precinct LD

G44	Dwellings fronting Fletchers Creek Road should be setback between 20-25 metres from the road reserve

ELD Precincts (existing low density residential neighbourhoods)

Preferred character/land use outcome

ELD Precincts currently comprise of existing low density residential neighbourhoods, which are currently zoned Township Zone.

There are limited development opportunities in these precincts as much of the land is highly fragmented and in the Bullock Creek floodplain.

The TSP encourages the retention of the existing character of these precincts, including the retention of the large river red gums and focus on the Bullock Creek and Fletchers Creek corridors.

New development must satisfy the requirement for low density residential developments (R22 in the Marong TSP).

Amendments - ELD Precincts	
AM20	Apply the Low Density Residential Zone, replacing the Township Zone
AM21	Apply the Land Subject to Inundation Overlay to affected areas on Plan 6 (page 25).

Plan 21: ELD Precincts

Legend

- 1% AEP (1 in 100 year flood event)
- Crown land
- Intersection upgrade - traffic signals
- Existing arterial road
- Existing local roads
- Rail
- Proposed underpass
- Creeks

Delete

Precinct G (township gateway)

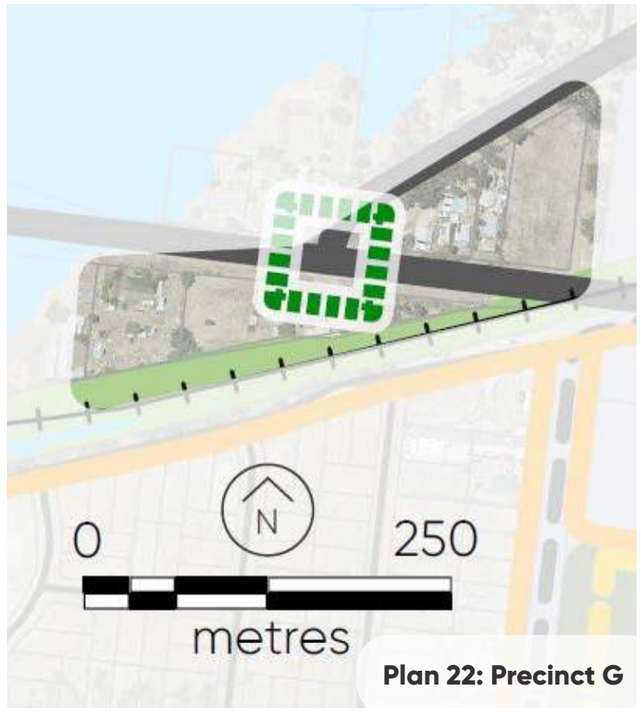
Preferred character/land use outcome

Precinct G is a small area comprising of six parcels of land straddling the Calder Highway on the eastern approach of Marong. Parcels north of the highway are currently in the Township Zone, and parcels to the south are in the Rural Living Zone.

The precinct features several existing dwellings and associated buildings, some of which are of local heritage significance. These typically have minimal setbacks to the road reserve.

The TSP encourages the retention of the existing character of this precinct, which includes the large eucalypts that flank the Calder Highway.

The precinct is at risk by being dominated from highway traffic and freight movements using the intersection to access Allies Road. Any future development in this precinct will need to consider a design response to this issue.



Plan 22: Precinct G

Legend

- 1% AEP (1 in 100 year flood event)
- Crown land
- Intersection upgrade - traffic signals
- Existing arterial road
- Rail

Delete

Amendment - Precinct G

AM22	Apply the Neighbourhood Residential Zone to replace the Township Zone and Rural Living Zone.

RS Precincts (recently subdivided residential land)

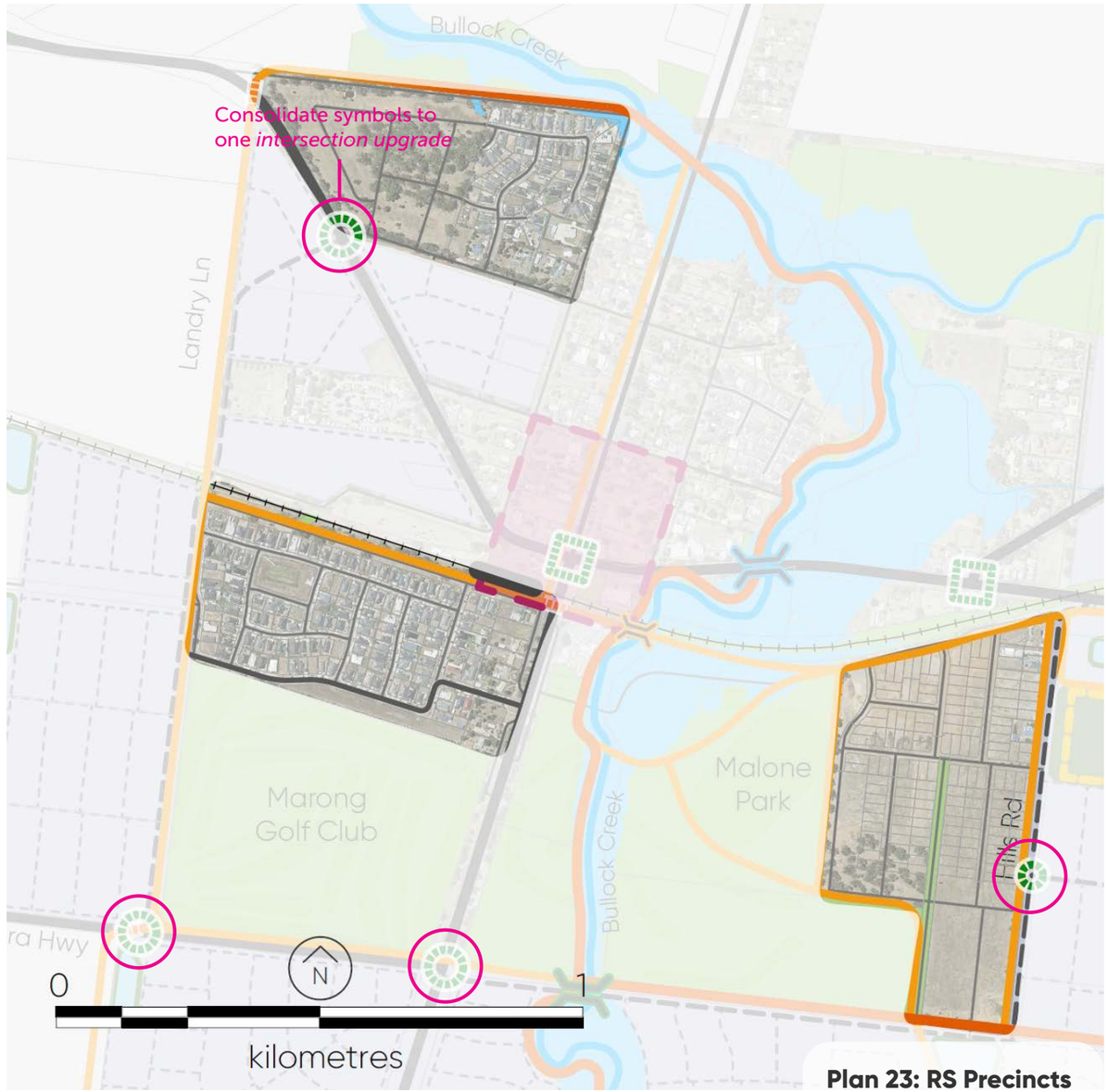
Preferred character/land use outcome

RS Precincts currently comprise of existing and developing conventional density residential neighbourhoods, which are currently zoned Township Zone.

The TSP encourages the retention of the existing character and land uses in these precincts.

Amendments - RS Precincts

AM23	Apply the Neighbourhood Residential Zone, replacing the Township Zone
AM24	Remove the Development Plan Overlay as relevant Development Plans have been recently approved
AM25	Apply the Vegetation Protection Overlay as shown on Plan 8 (page 31) to roadside vegetation areas.



Plan 23: RS Precincts

Legend

Consolidate symbols to one *intersection upgrade*

- 1% AEP (1 in 100 year flood event)
- Crown land
- Intersection upgrade - roundabout
- Existing arterial road
- Proposed collector road
- Existing collector road
- Existing local road
- Rail
- Proposed railway station
- Primary public space network (district)
- Secondary public space network (local)

Precinct IE (industrial employment investigation area)

Replace text: *BREP – Bendigo Regional Employment Precinct*

Preferred character/land use outcome

Replace text: *BREP*

Precinct IE is a large area south of Marong situated between the Wimmera and Calder Alternative Highways and adjacent to the proposed Western Bypass Investigation Corridor. The precinct is currently in the Farming Zone.

The precinct features a small number of existing dwellings and associated buildings, and the site of a water tank business in the north-west corner of the precinct.

The precinct has a rural character, comprised of mostly cleared land used for livestock grazing, with three clusters of native vegetation and a north-south spine of remnant roadside vegetation along O'Sullivans Road.

Given its proximity to the Marong township, access to two state highways, limited constraints and land ownership pattern, this precinct should be subject to a detailed investigation regarding its future use as an industrial employment area.

The Precinct could be expected of accommodate between 2,000 – 3,000 new jobs for the Greater Bendigo area and provide local employment opportunities the growing Marong township.

A mix of industrial land uses should be accommodated in this precinct, with a particular opportunity for land uses that require larger parcels of land that cannot be situated elsewhere in the City.

In areas that interface with highways and the Proposed Western Bypass Investigation Corridor, a sensitive design response is needed. The design response should focus on achieving a smooth transition of rural to urban character into the Marong township. Larger setbacks, service roads or internal perimeter roads, and land uses that compliment highway and township activity can assist in achieving this.

Replace name with: *Potential Marong Western Freight Corridor*

Plan 24: Precinct IE

Replace text: *BREP*

Replace text: *BREP*

Amendments* - Precinct IE

AM26	Apply the Industrial 1 Zone, replacing the Farming Zone
AM27	Apply an appropriate planning overlay to protect existing significant vegetation
AM28	Apply the Development Contributions Overlay to facilitate critical infrastructure funding (if applicable).

Replace text with astericks text below

Replace text: *BREP*

*Any future planning scheme amendments for Precinct IE will be subject to a separate planning process upon further investigation

Legend

- Proposed alternative freight route Investigation Corridor
- Crown land
- Existing arterial road
- Existing local roads
- Waterways

Replace text: *Potential Marong Western Freight Corridor*

Planning zones and overlays

Plans 25-28 (pages 84-87) outline both the current and proposed planning zones and overlays.

The proposed planning zones and overlays in this section reflect the changes that will be made as part of the first stage of the planning scheme amendment. Further rezoning and the application of overlays will be included in future proponent-led planning scheme amendments.

The following planning zones and overlays are used/proposed in Marong:

Planning zones

C1Z - Commercial 1 Zone

C2Z - Commercial 2 Zone

CDZ - Comprehensive Development Zone

FZ - Farming Zone

IN3Z - Industrial 3 Zone

LDRZ - Low Density Residential Zone

MUZ - Mixed Use Zone

NRZ - Neighbourhood Residential Zone

PCRZ - Public Conservation and Resource Zone

PUZ - Public Use Zone

PPRZ - Public Park and Recreation Zone

RDZ1 - Road Zone 1

RDZ2 - Road Zone 2

RLZ - Rural Living Zone

SUZ - Special Use Zone

TZ - Township Zone

Planning overlays

BMO - Bushfire Management Overlay

DCPO - Development Contributions Plan Overlay

DDO - Design and Development Overlay

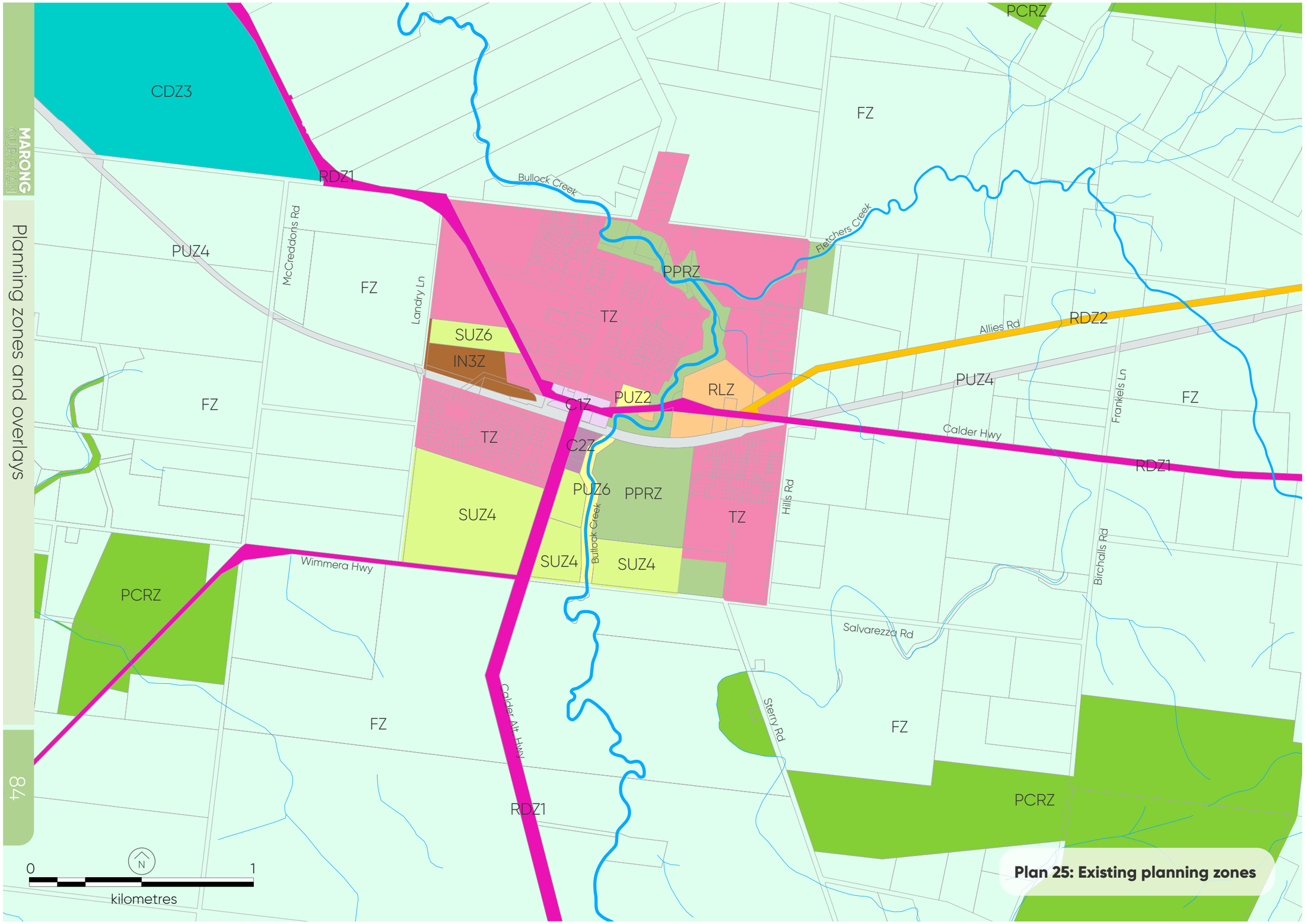
DPO - Development Plan Overlay

ESO - Environmental Significance Overlay

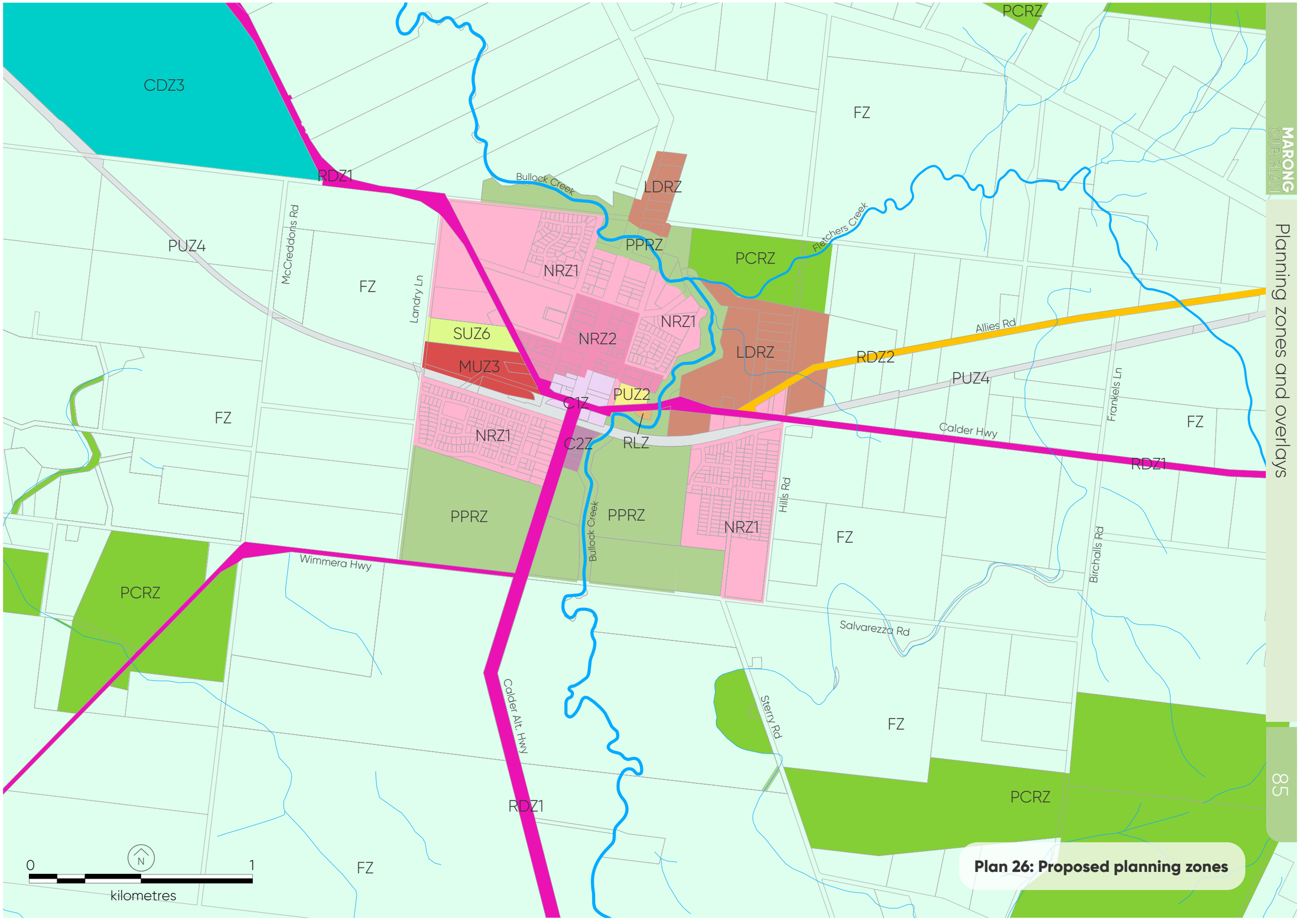
HO - Heritage Overlay

LSIO - Land Subject to Inundation Overlay

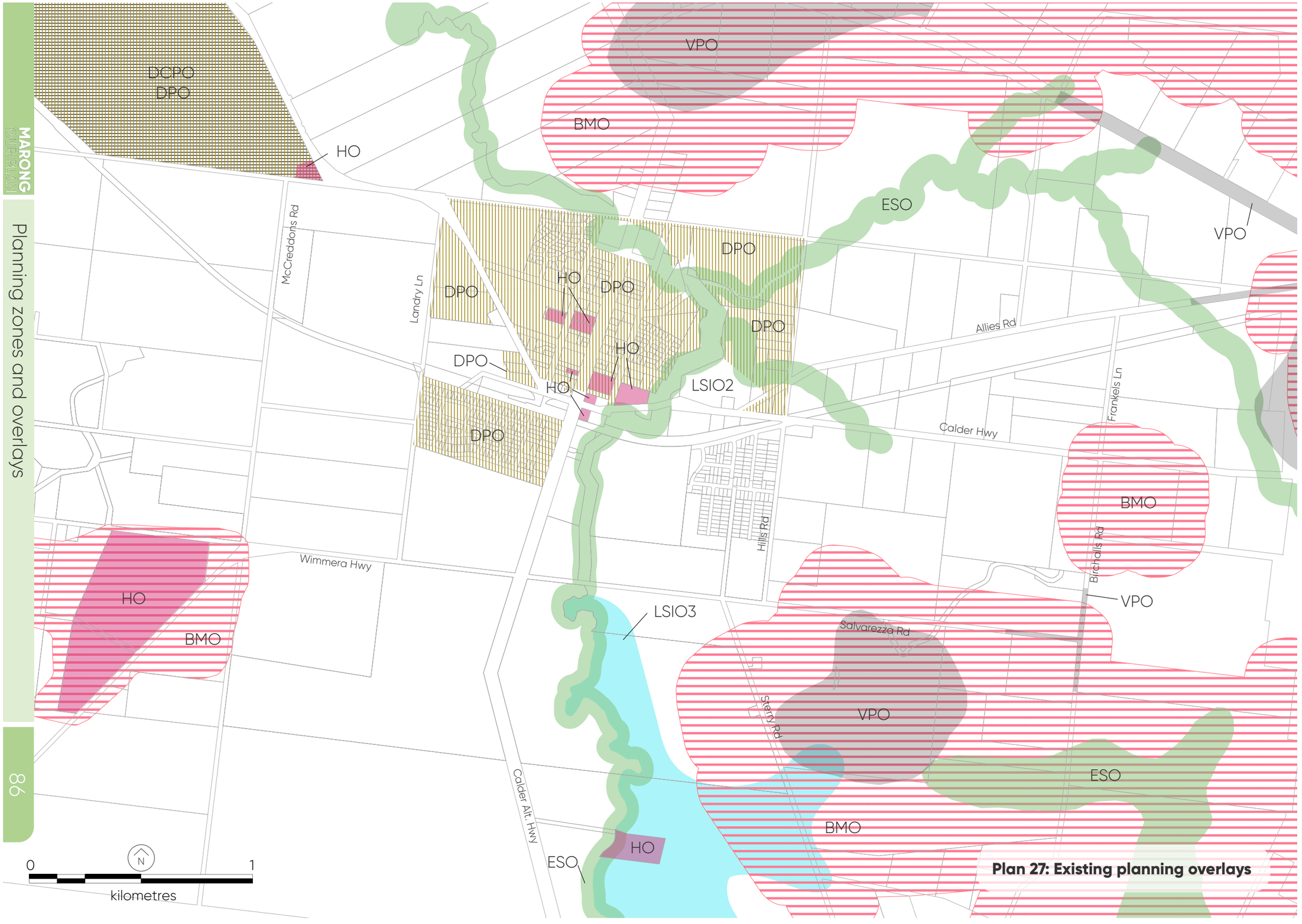
VPO - Vegetation Protection Overlay



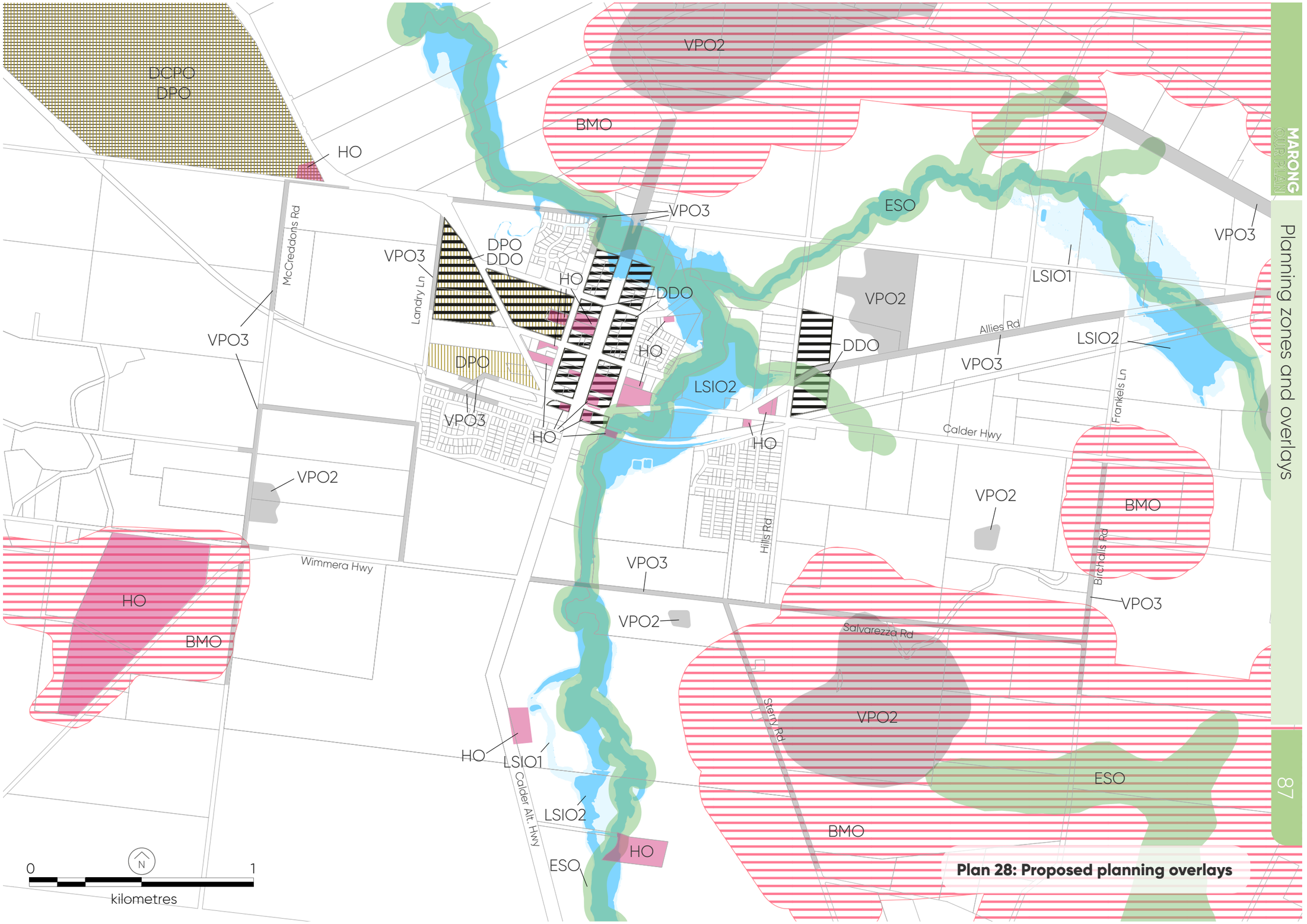
Plan 25: Existing planning zones



Plan 26: Proposed planning zones



Plan 27: Existing planning overlays



Plan 28: Proposed planning overlays

Action Implementation Plan

The following table sets out the Action Implementation Plan for the actions identified in the Township Structure Plan.

Each action is categorised by:

- The type of action (in terms of the City of Greater Bendigo's role in facilitating the action);
- The resources required to undertake the action; and
- The timeframe in which the action should be implemented.

A general indication of costs is provided to assist in the allocation of funds.

Type of action	
Council collaboration	Actions where the City of Greater Bendigo works with other stakeholders, such as landholders, proponents and Government agencies
Council advocacy	Actions where the City of Greater Bendigo influences others to act
Resources	
OT	Officer time. The City of Greater Bendigo has existing resources to complete the action within the identified timeframe.
$	Limited, The City of Greater Bendigo can readily fund the action within the identified timeframe.
$$	Moderate. The City of Greater Bendigo will require and plan for additional funds to complete the action within the identified timeframes.
$$$	Significant. Council will require substantial planning to complete actions and likely require other funding sources.
Timeframe	
Immediate	Within the next year, most likely as part of implementation of the Township Structure Plan
Short	Within the next 1-2 years
Medium	Within the next 2-5 years
Long	5+ years
Ongoing	Actions that will continue over time

	Action	Type of action	Lead responsibility	Partners	Timeframe	Resources
A1	Prepare and implement an amendment to the Greater Bendigo Planning Scheme which: • References the Marong Township Structure Plan and outlines the requirements for rezoning and developing future growth areas; • Applies the Land Subject to Inundation Overlay in accordance with Plan 6 (page 25) in the TSP and the Bullock Creek Flood Study 2018; • Applies the Vegetation Protection Overlay in accordance with Plan 8 (page 31) in the TSP; • Applies the Neighbourhood Residential Zone, replacing the Township Zone in accordance with Plans 17, 19, 22 and 23 (pages 75, 77, 80 and 81); • Applies the Mixed Use Zone, replacing the Township Zone and Industrial 3 Zone in accordance with Plan 18 (page 76); • Applies the Commercial 1 Zone, replacing the Township Zone in accordance with the Marong Township Retail Needs Assessment 2019 and Plan 19 (page 77); • Applies the Design and Development Overlay in accordance with Plans 17 and 19 (pages 75 and 77); • Applies the Heritage Overlay in accordance with Plan 7 (page 29) to the following properties in Marong: » 13 Cathcart Street; » 19 Cathcart Street; » 25 High Street; » Bills horse trough, Calder Highway in front of the Marong Family Hotel; » Adams Street palms, Calder Highway; » Marong railway trestle bridge, Eaglehawk to Inglewood railway Bullock Creek bridge; » 12 Leslie Street; » 82 Goldie Street; » 1329 Calder Highway; » 1320 Calder Highway; » 1318 Calder Highway; and » Former Argyle Inn Stables, 1880 Calder Alternative Highway Marong. • Removes the Development Plan Overlay in accordance with Plans 19 and 23 (pages 77 and 81); and • Applies the Low Density Residential Zone in accordance with Plans 20 and 21 (pages 78 and 79);	Council collaboration	City of Greater Bendigo Regional Sustainable Development Unit	Internal: • Active and Healthy Lifestyles • Community Partnerships • Engineering • Financial Strategy • Parks and Open Spaces • Property Services • Statutory Planning External: • Coliban Water • Country Fire Authority • Department of Education and Training • Department of Environment, Land, Water and Planning • Department of Transport • Development and Planning Industry Forum • Marong Community Action Group • North Central Catchment Management Authority • Parks Victoria • Powercor	Immediate	OT + $
A2	Finalise Master Plan for Malone Park	Council collaboration	City of Greater Bendigo Active and Healthy Lifestyles Unit	Internal • Community Partnerships • Engineering • Parks and Open Spaces External • Malone Park User Groups Association • Marong Community Action Group • North Central Catchment Management Authority	Short	OT + $$
A3	Continue to advocate for the provision of a new government primary school in a suitable location Replace text: *education facility*	Council advocacy	City of Greater Bendigo Regional Sustainable Development Unit	Internal • Active and Healthy Lifestyles • Community Partnerships • Statutory Planning External • Department of Education and Training • Marong Community Action Group • Marong Primary School	Ongoing	OT

	Action	Type of action	Lead responsibility	Partners	Timeframe	Resources
A4	Complete Investigation and planning for Proposed Industrial Employment Precinct including: • Prepare background studies for the Industrial Employment Precinct Investigation Area; • Continue working with the Department of Transport to confirm Marong Bypass alignment and specific design requirements; • Prepare a Framework Plan for the Precinct to confirm industrial development opportunities and address areas of potential land use conflict / transition; • Prepare an infrastructure funding framework, including a Development Contributions Plan (if required); • Rezone land for industrial development; and • Facilitate early stages of the Precinct's development via government and private sector partnership(s).	Council collaboration	City of Greater Bendigo Regional Sustainable Development Unit	Internal • Engineering • Statutory Planning External • Coliban Water • Department of Environment, Land, Water and Planning • Department of Jobs, Precincts and Regions • Department of Transport	Short	OT + $$$
A5	Continue to advocate for quality additional public transport services, including bus and rail	Council advocacy	City of Greater Bendigo Regional Sustainable Development Unit	External • Department of Transport • Marong Community Action Group • V/Line • VicTrack	Ongoing	OT
A6	Undertake further investigations to apply relevant statutory controls to protect significant trees and landscapes along arterial roads, particularly around key township entrances.	Council collaboration	City of Greater Bendigo Parks and Open Spaces Unit	Internal • Regional Sustainable Development • Statutory Planning External • Department of Environment, Land, Water and Planning • Department of Transport	Short	OT + $
A7	Prepare and implement an Urban Design Framework for the Marong Town Centre including streetscape improvements in High and Adams Streets and a town centre drainage scheme.	Council collaboration	City of Greater Bendigo Engineering, Parks and Open Spaces and Regional Sustainable Development Units	Internal • Active and Healthy Lifestyles • Regional Sustainable Development • Property Services External • Bike Bendigo • Department of Transport • Marong Community Action Group	Short-Medium	OT + $$$

Replace text: *Proposed Bendigo Regional Employment Precinct*

Replace text: *Victorian Planning Authority*

Replace text: *Marong Western Freight Corridor*

	Action	Type of action	Lead responsibility	Partners	Timeframe	Resources
A8	Plan and implement a Bullock Creek Improvement Project, which features actions that will: • Undertake vegetation improvements on the southern section of Bullock Creek to improve water quality and streamside condition; • Investigate opportunities to remove or relocate Phoenix canariensis (palms); and • Deliver a Bullock Creek trail, including an underpass of the Calder Highway	Council collaboration	Project team consisting of City of Greater Bendigo Active and Healthy Lifestyles, Engineering, and Parks and Open Spaces Units	Internal • Regional Sustainable Development External • Bike Bendigo • Department of Environment, Land, Water and Planning • Department of Transport • Dja Dja Wurrung Clans Aboriginal Corporation • Malone Park User Groups Association, including Marong Golf Club • Marong Community Action Group • North Central Catchment Management Authority • Parks Victoria • VicTrack	Medium-Long	OT + $$$
A9	Plan and construct a Marong to Bendigo (via Maiden Gully) shared path connection to be linked in with the wider regional network of paths	Council collaboration	City of Greater Bendigo Active and Healthy Lifestyles Unit (planning) and Engineering Unit (construction)	Internal • Parks and Open Spaces • Regional Sustainable Development External • Bike Bendigo • Department of Environment, Land, Water and Planning • Department of Transport • Dja Dja Wurrung Clans Aboriginal Corporation • Marong Community Action Group • North Central Catchment Management Authority	Medium-Long	OT + $$$
A10	Acquire 7 Adams Street and consolidate the land with the Bullock Creek Reserve	Council collaboration	City of Greater Bendigo Building and Property Unit	Internal • Active and Healthy Lifestyles • Parks and Open Spaces • Regional Sustainable Development • Statutory Planning External • Department of Environment, Land, Water and Planning • Dja Dja Wurrung Clans Aboriginal Corporation • Department of Transport • Marong Community Action Group • North Central Catchment Management Authority	Long	OT + $$

Contact

Regional Sustainable Development Unit
City of Greater Bendigo
03 5434 6000
rsdenquiries@bendigo.vic.gov.au
https://www.bendigo.vic.gov.au

Update contact details:

Strategic Planning Unit
City of Greater Bendigo
1300 002 642
strategic.planning@bendigo.vic.gov.au

MARONG
OUR PLAN

CITY OF GREATER
BENDIGO

20.2. Arts and Creative Industries Advisory Committee - Appointment of New Members

Author:	Mandy Field, Creative Industries Officer
Responsible Director:	Andrew Cooney, Acting Director Strategy and Growth

Purpose

To present Council with a list of recommended appointments to the Arts and Creative Industries Advisory Committee (ACIAC) following the completion of the Expression of Interest process.

Recommended Motion

That Council endorse the recommended list of new members of the ACIAC:

- Dave Hughes
- Debra Allanson
- Rose Norton
- Dan Mitchell
- Dinali Dharmadasa
- John Willis
- Keira Long
- Megan Champion
- John Richards
- Brett Adie
- Reece Hendy
- Paul Fletcher
- Pat Thwaites
- Tamara Reinisch
- David Hague
- Troy Firebrace (Guest Member)

MOTION

That the recommended motion be adopted.

Moved: Cr Evans
Seconded: Cr Fagg

Resolution No. 2023-174

CARRIED

Executive Summary

An action of the Greater Creative Bendigo Strategy was to appoint an Arts and Creative Industries Advisory Committee, enabling a representation of the local industry to provide advice, advocate for the creative industries, and partner with City of Greater Bendigo to develop our creative industries.

The original committee was appointed in March 2020 for a three year term. An expression of interest (EOI) process was undertaken in August 2023 to seek new interested committee members, who would like to join the committee for the next three year term.

There was an encouraging response with 28 applications through the EOI process, for a total of 14 places on the committee. A shortlist was interviewed by a panel that included Cr. Matthew Evans (ACIAC Chairperson), Youth Deputy Mayor Remus Brasier, Coordinator Business Development Jacqueline Murphy and Creative Industries Officer Mandy Field.

A final list of recommended committee members has been compiled, with decisions based on a balanced, equitable and diverse representation to reflect the Greater Bendigo community and representation across different genres within the Arts and Creative Industries.

Background

The ACIAC combines various specialist skills from within the City of Greater Bendigo region, with the expertise, knowledge and interest of technical experts and community-based participants to provide strategic directions and support the delivery of the vision and actions of Greater CREATIVE Bendigo Strategy.

The Terms of Reference (TOR'S) clarify the roles and responsibilities of the Committee as follows:

a. Providing advice to Council on current and emerging issues for creative industries, including issues related to, but not limited to, economic, cultural, social, wellbeing, environmental and education aspects;

b. Taking a broad approach to the understanding of creative industries and the development of creative opportunities in our city and region – rather than focusing on just one aspect of creative expression or experience;

c. Providing advice on matters strategically relevant to the development and support of creative industries as required by Council;

d. Participating in consultative forums initiated by the CoGB for the purpose of informing and seeking feedback from the community;

e. Assisting in the development of partnerships and communication networks to ensure effective dissemination of information, coordinated advice and feedback to Council;

f. Providing recommendations for research or investigations into strategic issues impacting on creative industries;

g. Providing clear recommendations based on skills, knowledge and experience of the members;

h. Identify relevant funding opportunities.

The ACIAC meet every 2 months and this year have participated in the following activities:

- Review of the Advisory Committee – function and priorities
- Public Art Plan and Policy Feedback
- Greater Creative Bendigo Strategy review – process considerations
- Update regarding funding opportunities, and Commonwealth Games Cancellation implications. Tourism Strategy and Program Contributions.
- Greater Creative Bendigo Strategy review – consultation workshop
- End of Year Event and new committee member's welcome.

Report

The EOI process involved completing an online form (available for 6 weeks). The following questions were:

1. What strengths, experience, skills and / or knowledge would you bring to the Arts and Creative Industries Advisory Committee?

2. Have you been on an advisory committee in the past? This is not a requirement, but please list any similar committees you have participated in.

3. The advisory committee requires a time commitment of approximately 4 hours per month, including a 90-minute meeting every 2 months and additional reading or correspondence. Are you able to meet this time commitment? Yes/No

4. Are you able to commit to a 3-year term with regard to membership? (Note: We understand that circumstances change, but we would appreciate that an initial commitment is with an outlook to completing a 3-year term.) Yes/No

5. Meetings are held on the 4th Tuesday of the month at 3.30 – 5.00pm. Are you able to attend at this time? Yes/No

6. Would you be advocating on behalf of one of several artforms or creative industries? Please list. E.g. Theatre, Visual arts, Dance, Digital arts, film etc.

7. Do you represent or would you be advocating on behalf of a community (optional)? E.g. young and emerging, LGBTQI+, people with a disability, first nations.

8. Do you represent or would you be advocating on behalf of a cultural group (optional)?

9. Please attach a CV or resume or anything else that is relevant to your application (optional). This is not a requirement but will help us in ensuring we have a diverse representation of committee members.

The final selection was made based on a balance of skills, experience, gender, and a diverse representation across genres, community, and culture.

Dave Hughes - Manager Emporium Creative Hub: A broad knowledge of the creative landscape and creative industries across Bendigo

Debra Allanson - Executive Director/Co CEO Arena Theatre Company: Champion of local artists and professional arts-based experiences for children, Arena are a success story with local, national and international touring works.

Rose Norton - Emerging Artist: Vocalist, Visual Artist and event organiser, Rose will passionately represent young women and emerging artists.

Dan Mitchell - Creative Producer Dumawul: Dumawul are Djaara's creative industries team, and Dan has many years of experience representing and working with First Nations Artists.

Dinali Dharmadasa - Dancer and Dance Teacher: Dance representative and advocate. Performs and teaches locally with many years of experience.

John Willis - Creative Producer CreateA performance ensemble: John established CreateA, through Golden City Support Services, creating opportunities for arts-based experience for people with a disability.

Keira Long - Visual Artist: Keira is an emerging artist and is passionate about representing First Nations young people, and also giving First Nations young people a voice.

Megan Champion - Creative Producer: Megan is working on the Multi Arts project 'We are untold', and is passionate about representing the untold stories of women, and has had a diverse experience in the creative industries across film and tv, theatre and events.

John Richards - Bendigo Pride Festival: John is a producer, storyteller, theatre maker, and Bendigo Pride Festival Director.

Brett Adie - Phoenix FM Radio Presenter: Passionate about creating opportunities for local musicians and pathways for young and emerging contemporary musicians.

Reece Hendy - Creative Producer: Reece has a local business Nacho Station that delivers public art and street art projects engaging local and visiting artists as well as young people. He also works for DJAARA corporation, in Djandak, as a design project manager, and also creates a local podcast called ‘Country Creatives.’

Paul Fletcher - Video and Sound Artist and Educator: Representing digital arts and the education sector as an independent artist and tertiary educator.

Pat Thwaites - Bendigo Artist Inc: Local organisation that represents artists, provides reduced rate studio space, resources and auspice to independent artists.

Tamara Reinisch - Orima Research: Works in the disability advocacy and inclusion research sector.

Troy Firebrace - Artist and First Nations Cultural Educator: Troy Firebrace is a Yorta Yorta and Dja Dja Wurrung artist and cultural educator and an important contributor to the ACIAC. Troy will remain a guest member attending meetings when he is available.

David Hague - Representing Bendigo Competitions Society Inc; Bendigo & District Bands Group, AESAAssociation of Eistedfod Societes Aust.

Timelines

EMT – Review of proposed committee members	3 October 2023
Councillor Briefing - Recommendation of new committee members	16 October 2023
Council Meeting - Appointment of new committee members	23 October 2023

Communications/Engagement

External Engagement

- A media release outlined the expression of interest process;
- A page was set up on the City’s website that detailed the process and provided a link to the online EOI;
- Information was sent out through the Creative Communities e-newsletter and through the Creative Communities Social Media Sites;
- Information was sent out through the YoBendigo e-newsletter and through the YoBendigo Social Media Sites;
- The Creative Industries Officer presented information to staff at the Loddon Campaspe Multicultural Services and to the City’s Cultural Ambassadors, inviting expressions of interest to join the committee.

Internal Engagement

- As outlined in the ACIAC TOR'S, a panel was composed including a Councilor, Youth Councilor, Coordinator and Creative Industries Officer, all sitting members of the Committee.
- A meeting was held to discuss the shortlist, and an interview process was undertaken where the final list of recommended members was decided.

Equity Impact Assessment (EIA)

- The recommended list of new members was made by taking an equity approach, and considering a balance of gender, ensuring there was First Nations representation, and members of the culturally diverse community.

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 6 - A vibrant, creative community

Secondary Council Plan Reference(s)

Goal 1 - A culture of creativity
Goal 3 - Nurturing and supporting talent and championing inclusion and access for creatives

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

Nil

20.3. Bendigo Tourism Board - Appointment of New Members

Author:	Terry Karamaloudis, Manager Tourism & Major Events
Responsible Director:	Andrew Cooney, Acting Director Strategy and Growth

Purpose

To recommend that Kathryn MacKenzie and Seamus Haugh be approved as Council's appointed representatives to the Bendigo Tourism Board (BTB).

Recommended Motion

That Council:

1. Note that an externally advertised and open recruitment process was undertaken to fill the Council appointed positions on the Bendigo Tourism Board
2. Approve Kathryn MacKenzie and Seamus Haugh as Council appointed Board members to the Bendigo Tourism Board for an initial term concluding on the 30 September 2025.

MOTION

That the recommended motion be adopted.

Moved: Cr Evans
Seconded: Cr O'Rourke

Resolution No. 2023-175

CARRIED

Executive Summary

Paul Greblo, Fiona Rooke and Nicole Walker, all Council appointed representatives on the Bendigo Tourism Board (BTB), resigned on 25 September 2023. As set out in the BTB Constitution, the vacant positions were advertised externally.

Following the assessment of a strong field of candidates, Kathryn MacKenzie and Seamus Haugh are the candidates recommended to be appointed to the Board. City staff will continue to work with the BTB to identify another suitably qualified and experienced person to join as the third Council-appointed Board member.

Report

The Bendigo Tourism Board is an Incorporated Association and works collaboratively with the City to advance tourism in Greater Bendigo and the region. Together with the Bendigo Tourism Board, City staff advance the goals and objectives of the BTB Strategic Plan. The 10 member BTB comprises 6 industry elected representatives along with 4 Council appointed representatives. One of the Council appointed representatives is a current Councillor of the Greater Bendigo City Council and the remaining three Council appointed representatives are identified and selected based on a skill set and expertise that the Council considers, in collaboration with the Association, will benefit the composition of the Board and deliver positive outcomes for its members.

The three previous Council appointed members on the Board are Paul Greblo (appointed March 2014), Fiona Rooke (appointed September 2018) and Nicole Walker (appointed November 2018). These members collectively have a mix of the required skills in financial management, retail and wine tourism.

Kathryn MacKenzie is a Project Officer at the Victorian Tourism Industry Council (VTIC) and is a veteran of the tourism industry having worked for over 30 years in the sector. Kathryn brings to the table excellent knowledge of State, national and international strategy in tourism and visitor attraction, an intimate knowledge of regional tourism and a keen eye for good governance and finance management.

Seamus Haugh is Manager, Communications and Engagement – Loddon Mallee Transport Communications, Operations and Experience, Department of Transport and Planning. Seamus has valuable skills and expertise in communications, media planning, assessment and monitoring which will be of great benefit to the BTB. Seamus is an experienced board member and Rotarian with a knowledge of good governance.

Communications/Engagement

This positions were advertised externally in the Bendigo Advertiser and on the City of Greater Bendigo's website. Following the advertising, a competitive recruitment process took place, with Kathryn and Seamus recommended for appointment to the Board.

An EOI will be released to fill the one remaining vacant Council-appointed representative position. A demonstrated expertise in financial management will be a priority skill set for this vacancy.

Terry Karamaloudis – Manager Tourism and Major Events, Steve Hamilton - Director Strategy and Growth in consultation with Bendigo Tourism Board Chair, Kath Bolitho reviewed the applications received.

Financial Sustainability

The Bendigo Tourism Board members are all voluntary. There is no remuneration for Board members.

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 6 - A vibrant, creative community

Secondary Council Plan Reference(s)

Goal 1 - A culture of creativity

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

Nil

21. A SAFE, WELCOMING AND FAIR COMMUNITY

Nil

22. URGENT BUSINESS

Nil

23. NOTICES OF MOTION

Nil

24. MAYOR'S REPORT

The Mayor, Cr Andrea Metcalf, tabled a report on attendance at the following meetings and events:

- Chaired the Economic Development Implementation Steering Committee – Unlock Land & Build New Key Infrastructure working group meeting.
- Hosted session ‘A conversation with Rodney Carter & Rev. Tim Costello’ Yes23.
- Chaired the Economic Development Implementation Steering Committee – Transform and Revitalise working group meeting.
- Fina event to show support for the Indigenous Voice to Parliament hosted by Federal Member for Bendigo Lisa Chesters MP and attended by Hon. Linda Burney MP.
- Bendigo Trust Board meeting.
- Visited John Wolseley Studio in Woodvale.
- Officially opened the Strength in Stories. This is what we do exhibition at Djaa Djuwima Gallery – Bendigo Visitor Centre.
- Central Victoria Police Remembrance Day service and laid wreath on behalf of the City.
- On-Farm Renewables Roadshow in Bendigo, a Farmers for Climate Action event.
- Chaired the Economic Development Implementation Steering Committee – Invest working group meeting.
- Presided at the Citizenship Ceremony (4th October) held at the Bendigo Town Hall attended by 100 new citizens.
- Presided at the Citizenship Ceremony (5th October) held at the Bendigo Town Hall attended by 100 new citizens.
- Met with City of Ballarat Mayor Cr Des Hudson and CEO Evan King, followed by meeting with The Hon. Catherine King MP, Minister for Infrastructure, Transport, Regional Development and Local Government to discuss the UNESCO World Heritage Bid.
- Start Up Central Vic Pre-Accelerator Showcase.
- Spoke at the Zinda Multicultural Festival held at Gardens for the Future – Bendigo Botanic Gardens.
- Mayor and CEO online meeting with Dallas Widdicombe, CEO Bendigo & District Aboriginal Co-operative.
- Showcase Evening for the Bendigo Northern District Community Enterprise.
- Site visit of Rosalind Park Fernery.
- Attended online for the Local Government Mayoral Advisory Panel, Chaired by The Hon. Melissa Horne MP, Minister for Local Government.
- Information Session on Splitters Creek Project - Junortoun Community Action Group.
- Bendigo Cup 2023 at Lords Raceway (Greyhound Racing).
- Spoke at the Official Opening of the Ewing Park redevelopment (Ewing Park Wheeled Sports and Community Recreation Hub).
- Council & Youth Council Engagement Listening Post held at The Bendigo Showgrounds Market.
- Celebrating the Birth of Baha'u'llah event held at the Bendigo Rowing Club.
- Met with Epsom Primary School representatives.
- Chaired the Eaglehawk Table Tennis and Badminton Meeting.

- Chaired the Regional Cities Victoria – Executive Management Group online meeting.
- Spoke at the Official Opening and ribbon cutting of Carl’s Jr Epsom opening.
- Councillors met with the City's Intercultural Ambassadors.
- Chaired the Regional Cities Victoria online meeting.
- Visted with Grade 5 & 6 students at Holy Rosary Primary School.
- Spoke at the Ik Onkar Inauguration 4th Anniversary held at The Great Stupa of Universal Compassion.
- Spoke at the Indian Association of Bendigo Inaugural 2023 Navratri Garba Festival held at Mandurang Public Hall.
- Spoke at the Heathcote Flood Recovery Expo follow-up event held at the Heathcote Community House.
- Lehenda Ukrainian Dance Company performance - Ukrainian Soul Australian Soil held at Ulumbarra Theatre.
- Spoken with residents, businesses and community groups regarding a wide range of issues.
- Participated in numerous radio, newspaper, television media interviews and photo opportunities.

25. CHIEF EXECUTIVE OFFICER'S REPORT

- Thanks to Brian Westley for acting as CEO in my absence.
- Ewing Park Stage 2 opened, a great outcome and a magnificent open space.
- Tulip dig is on this Wednesday.
- Annual Report is a great comprehensive summary of what the City does.
- Marong Township Plan, has been a long-time coming - but is a hugely important piece of work.
- Appointment of Rachel Lee to the Director Strategy Growth has been well received.
- 194 + 94 new citizens across 3 Ceremonies - fantastic to be part of this.
- Citizen and Young Citizen awards are now open for nominations.

26. CONFIDENTIAL (SECTION 66) REPORTS

RECOMMENDED MOTION

That Council close the meeting to members of the public pursuant to Section 66(2) of the Local Government Act 2020, to consider reports relating to:

(a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released; and

(f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

MOTION

That the recommended motion be adopted.

Moved: Cr O'Rourke
Seconded: Cr Penna

Resolution No. 2023-176

CARRIED

27. CLOSE OF MEETING

There being no further business, this Council Meeting closed at 8:17 pm.