

# COUNCIL MEETING AGENDA

CITY OF GREATER BENDIGO

## 6:00 pm on Monday February 26, 2024

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

Please note, the February Council Meeting will return to the Bendigo Town Hall. Due to water damage caused by the January storm events, there will be limited gallery seating. If you plan on attending the meeting, seating will be prioritised for those who register to attend.

If you would like to attend, please register your interest through the following link. https://www.bendigo.vic.gov.au/about-us/council/council-meetings#register-attend-meeting or call the box office on 5434 6100 no later than 5pm on the day of the meeting.

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





## 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.

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## 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

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## 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.




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This Council Meeting is conducted in accordance with the

- Local Government Act 2020
- Governance Rules

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## 1. ACKNOWLEDGEMENT OF COUNTRY

## 2. TRADITIONAL LANGUAGE STATEMENT

## 3. OPENING STATEMENT

## 4. MOMENT OF SILENT REFLECTION

## 5. ATTENDANCE AND APOLOGIES

## 6. LEAVE OF ABSENCE

Council resolved (**Resolution No. 2024-1**) to grant Cr Rod Fyffe OAM leave of absence for the February 2024, March 2024 and April 2024 Council Meetings.

## 7. SUSPENSION OF STANDING ORDERS

**RECOMMENDED MOTION**

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

## 8. COMMUNITY RECOGNITION

# 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 recommended as this provides more time for a more detailed response to be provided to you at question time. Pre registered questions will also be given priority in accordance with the Governance rules. If a question is asked on the night and we don't have the answer immediately available we may need to take it on notice, and provide a response later.

Regardless, any member of the community may ask a question in person. The preferred format is to state your name, suburb and briefly identify your topic (ie parking or Lake Weeroona Playspace, etc). Then, without preamble or statements, please ask one relevant question only.

To ensure fairness, given time constraints, only one question per community member will be accepted each month, inclusive of pre-registered questions, and questions on the night.

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.

## 10. RESUMPTION OF STANDING ORDERS

### RECOMMENDED MOTION

That Standing Orders be resumed.

## 11. WARD REPORTS

### 11.1. Eppalock Ward - Cr Penna

### 11.2. Lockwood Ward - Cr Williams

### 11.3. Whipstick Ward - Cr Sloan

## 12. DECLARATIONS OF 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

### RECOMMENDED MOTION

That the Minutes of the Council Meeting held on January 29, 2024 as circulated, be taken as read and confirmed.

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

## 14. PETITIONS AND JOINT LETTERS

### 14.1. Petition Response - Introduction of permanent 40km/hr speed zone on Howard Street and Goynes Road

| | |
|---|---|
| Author: | Ian McLauchlan, Manager Engineering |
| Responsible Director: | Brian Westley, Director Presentation and Assets |

**Purpose**

To respond to a recent petition calling for the introduction of a permanent (24 hour) 40 km/hr speed limit on sections of Howard Street and Goynes Road, Epsom.

**Recommended Motion**

That Council:

1. Advise the lead petitioner that:
    a. Their request for introduction of a permanent 40 km/hr speed zone along Howard Street, between Midland Highway and Lorikeet Avenue and Goynes Road, from Howard Street to Rosemundy Road is not supported.
    b. That the City will pursue a speed zone change application, seeking to expand the extent of the current time-based school speed zone, to include a further area approximately 200m west along Howard Street and a new area of Goynes Road, approximately 170m south of the Howard Street intersection.
    c. That implementation of the proposed speed zone change shall be subject to external funding being secured for additional electronic speed zone signage.

2. Instruct officers to proceed with preparation and lodgement of a speed zone change request with DTP to obtain approval to expand the extent of the Howard Street school speed zone.

3. Instruct officers to investigate funding opportunities for installation of additional electronic speed signage in support of an expanded 40 km/hr school speed zone on Howard Street and Goynes Road, subject to the projects comparative priority against other outstanding road safety initiatives.

**Background**

A petition signed by seventy residents was received on 7 November 2023, calling for introduction of a permanent (24 hour) 40km/hr zone, along Howard Street from the

Midland Highway to Lorikeet Avenue and Goynes Road, from Howard Street to Rosemundy Road (see Attachment 1).

Howard Street is a local road under the management of the City of Greater Bendigo (the City) and extends 6km between Averys Road to Taylor Street, Epsom. It is a busy transport corridor servicing a variety of adjoining land uses (e.g. commercial, residential and public land/facilities) as well as key activity centres near the Epsom train station, Epsom Village and Epsom Primary School. It carries a high volume of both local and through traffic and is commonly used as part of Bendigo's heavy vehicle freight network.

The most recent traffic count indicates that the above section of Howard Street services approximately 10,000 vehicles Per Day (VPD), with 5% (or 500) of these being Commercial Vehicles (CV's) i.e. trucks. This traffic count also identified an 85$^{th}$ percentile speed of 66 km/hr for this section of Howard Street.

Goynes Road is also a local road controlled by the City and extends 1.5km between Buckland Street and Howard Street. Adjoining land use is predominantly residential development. The most recent traffic count within the identified section of Goynes Road indicated that it services nearly 2500 vehicles per day with 9% (or 225) CV's. An 85$^{th}$ percentile speed of 59 km/hr was recorded.

The current speed zone applicable for both the identified sections of Howard Street and Goynes Road is 60 km/hr. A subsection of the Howard Street segment also has an existing time based 40 km/hr School Speed Zone (SSZ) in place. A summary of these zones, their extent and the hours of operation of the associated SSZ is provided in Attachment 2.

Clarification was sought regarding the petitioner's rationale for requesting the introduction of a permanent 40 km/hr zone in this area. Through this discussion it was identified that the primary reason for this request is perceived concerns with respect to the safety of students, parents and other members of the public either crossing or being in proximity to these sections of road, given observed traffic volumes, high number of CV's and vehicle speeds.

Further, the request to extend the duration of the 40 km/hr speed limit is in recognition of ancillary school-based activities which occur outside of traditional SSZ hours, namely operation of before/after school care services and holiday programs. Concerns were also raised regarding the potential for students to leave the school grounds unsupervised during the school day (e.g. retrieving sports equipment or wandering off grounds). No clear justification for the requested 40 km/hr zone overnight was articulated.

Previous Council decision dates: The petition was tabled at Councils ordinary meeting on 20 November 2023 at which time it was resolved that a response be prepared within three meetings to allow for consultation with the Department of Transport (DTP).

**Report**

In considering the petitioners request, officers reviewed historical customer requests, analysed available speed, traffic and crash statistics, conducted a site inspection, referred to Speed Zoning Technical Guidelines (the Guidelines) and completed preliminary consultation with DTP.

The City's Road Safety Action Plan 2023 (RSAP) identifies the following actions which closely align with the subject of the petition and the officers subsequent recommendation:

- Action 31 - Review speed limits across the local road network to identify opportunities to improve consistency, particularly on rural roads.
- Action 44 - Seek funding for electronic 40 km/h signs at schools for high-priority sites. Review consistency in application of school based 40 zones to ensure credibility for road users (permanent vs time-based).

Several options were subsequently identified in response to the petition, with officers ultimately recommending that the hours of operation of the current 40 km/hr SSZ remain unchanged (i.e. 8:00am to 9:30am and 2:30pm to 4:00pm), however that the spatial extent to which this zone applies be extended west along Howard Street by approximately 200m and a new contiguous zone be established for the first 170m of Goynes Road, south of the Howard Street intersection.

In reaching this position officers have specifically referenced section 3.4 of the Guidelines which identifies that operating times of SSZ's are well understood by the Victorian community, generally have a high level of compliance and that it is important that these times are not modified.

This approach is also consistent with the principle that speed limits should be set in a consistent manner and that combinations of similar environments and factors should have the same speed limit. It is noted that several schools across the municipality maintain similar road conditions to that observed in proximity to Epsom Primary School and that there is a consistent application of default SSZ operating times in these instances.

The recommendation to expand the area of the SSZ in this instance does however take into consideration the site-specific observations of the extent to which vehicle

and pedestrian movement occurs along both Howard Street and Goynes road during peak school drop off and pickup times, as well as the presence of a remote school crossing (i.e. separated from the school frontage) on Goynes Road, approximately 30m south of the Howard Street intersection.

Further to the assessment of the SSZ, officers also evaluated what speed limit would be most appropriate for these roads more broadly i.e. outside of SSZ operating times. The following factors were considered when identifying an appropriate speed limit against the Guideline:

- recognition as higher movement local streets
- adjacent land uses
- compliance with posted speed limit and recorded 85$^{th}$ percentile traffic speed
- number and density of property accesses
- level of reasonably anticipated pedestrian and cycling activity
- presence and use of adjacent intersections
- general road environment, sight distances and geometry
- speed limit consistency with surrounding roads

The results of this assessment identified that the current 60 km/hr speed zoning for both Goynes Road and Howard Street is consistent with the Guideline. Deviation from this assessment may be considered where there is an overarching road safety concern or exceptional circumstances which may warrant use of a reduced speed zone; however no such exceptional circumstances were identified in this instance.

No crashes have been recorded over the past 5 years within the identified sections of Howard Street or Goynes Road, with the nearest incidents occurring about 200m west of Lorikeet Ave or at the Howard Street and Midland Hwy intersection (both these locations sit outside the scope of the petitioner's request).

When reviewing appropriateness of speed limits, the likelihood of driver compliance is also taken into consideration. In this instance it is noted that the recorded 85$^{th}$ percentile speed for the identified section of Howard Street is 66 km/hr, which exceeds the posted speed limit. Further enforcement and driver awareness interventions may therefore be required to address this behaviour, through either Victoria Police or deployment of the City's speed advisory signage trailer.

Other relevant matters noted by officers which have/will impact traffic movement and road safety within this precinct included:

- Recent bridge widening and pedestrian facility construction over Bendigo Creek: In 2022 the City completed widening of the road bridge over Bendigo Creek in order to improve safety and access for pedestrians and cyclists accessing Epsom Primary School and the Bendigo Creek trail. A new separated shared path exists on the south side of the bridge.

- Pending pavement renewal and upgrade works on Howard Street between Bendigo Creek and Bowles Road: The City's Engineering unit are currently finalising designs for a sealed pavement renewal project encompassing the area of Howard Street forming the subject to the petitioner's request.

  This project will involve the reconstruction and widening of the existing sealed pavement, construction of new kerb and channel, provision of additional formalised parking bays, new on-road cycling lanes and a roundabout at the Goynes Road intersection. These improvements, which are anticipated to be delivered over the coming 2 to 4 years, are likely to result in further road safety and traffic calming impacts within this precinct.

Preliminary consultation with DTP identified that consideration would be given to implementation of any of the identified options below, however preference should be given to those which are considered to comply with the Guideline (i.e. Option 1).

***Options Considered***

Four options were identified in response to the petitioner's request. These options have also been spatially represented within Attachment 2.

*Option 1 – Expand the existing time based 40km/hr school zone:*

This option involves extending the existing 40km/hr school zone by 200m to the west along Howard Street (i.e. to Lorikeet Ave), as well as establishing a new leg of this SSZ extending approximately 170m south along Goynes Road (south from the Howard Street intersection). This option was ultimately recommended by officers as the preferred option, as it was considered to comply with the Guidelines and adequately responds to transport efficiency and road safety considerations.

Implementation of this option would require the acquisition and installation of either additional static and/or solar powered Electronic Speed Limit (ESL) signs, like those already deployed for the current SSZ on Howard Street. The estimated cost to implement this option is in the order of $20,000 for additional signage, with external grant funding to be sought to cover this cost.

*Option 2 – Extend and modify the existing time based 40km/h zone:*

This Option would not only expand the spatial extent of the existing 40 km/hr SSZ as described within option 1 above but would seek to modify the time which this zone would be active. It would be proposed that the 40 km/hr SSZ be active in this area during the period 7am through to 7pm, Monday to Friday to cover the purported additional pedestrian activity and increased risks associated with before and after

school care services as well as potential unsupervised student movements throughout the day. Outside these hours (i.e. 7pm to 7am) the speed zone would revert to 60 km/hr.

To facilitate this arrangement, new mains powered ESL signage would be required as the existing solar powered signs for the current SSZ do not have sufficient power to operate 24 hours per day. It is anticipated that 6 new ESL signs would be required at an estimated cost of $150,000 including supply and installation. Given the expected cost of this option, implementation would again be subject to external funding being obtained through such grants as the Blackspot or Safe Travel in Local Street programs.

This option is not being recommended as it deviates from the SSZ principles identified within the Guidelines, would maintain a comparatively lower priority when assessed against other road safety improvements being pursued across the local road network and has a high associated capital cost. This option would however respond to the majority of concerns raised by the petitioners.

*Option 3 – Permanent (24 hour) 40km/h zone:*

This option involves implementation of a permanent 40km/h zone within the area nominated by the petitioners, that would be in operation for 24 hours per day. This option would have a lower cost than both options 1 and 2 above, as static signage may be used. The City would install static signage for this section of Howard Street and Goynes Road and potentially remove the school electronic signage. It is anticipated this option could be accommodated using existing operational budgets.

This option was not considered to be consistent with the Guideline as both traffic and pedestrian volumes at night are significantly reduced and the application of a 40 km/hr zone during this time is not warranted. Further, it is anticipated that the introduction of a permanent overnight 40km/h speed restriction for this section of Howard Street may result in a low level of community compliance.

*Option 4 – Retain existing conditions:*

This option would retain both the existing 60km/h speed zone for the above sections of Howard Street and Goynes Road as well as the spatial extent and operating hours of the SSZ. There is no operational or capital cost involved with this option.

Subject to Council support, the next steps would be to lodge the preferred speed zone change application with DTP. If approved officers would then either consider this project (i.e. signage installation) as part of a future funding bid to an external road safety grant program (e.g. Blackspot or Safe Travel in Local Streets) or undertake required modifications using available operational budgets.

***Priority/Importance***

Subject to DTP approval, implementation of any speed zone change and/or associated signage installation is considered to maintain a comparatively lower priority when assessed against other road safety improvements currently being pursued by the City.

***Timelines***

An application to expand the extent and/or operating timeframes of the SSZ along Howard Street could be prepared by officers and submitted to DTP within 3 months, using existing operational resources. This would include preparing a written application and seeking support and input from Victoria Police.

Once submitted to DTP, their approval process can take between 6-12 months for a typical speed limit change.

In the event that implementation is subject to obtaining external grant funding, installation of signage required to facilitate the speed zone change may take several years based upon this projects comparative priority when assessed against other road safety improvements.

**Communications/Engagement**

Following receipt of the petition, officers sought further clarification as to the rationale for the requested permanent 40 km/hr zone from the lead petitioner, conducted internal discussions and engaged with DTP to seek preliminary feedback on the various options available.

**Financial Sustainability**

It is anticipated that internal resources would be available to prepare any proposed speed zone change application using existing operational budget.

Further capital costs associated with installation of additional signage to support the various options identified above are as follows:

| Option | Estimated Capital Cost |
|---|---|
| Option 1 | $20,000 |
| Option 2 | $150,000 |
| Option 3 | $3,000 |
| Option 4 | $Nil |

For options 1 and 2 it is envisaged that the above capital costs will need to be funded from an external grant (e.g. Blackspot Program).

**Risk Assessment**

Road safety issues have been taken into consideration when assessing potential speed zones against the Guideline.

**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

***Secondary Council Plan Reference(s)***

Goal 1 - Accountable, financially responsible, equitable, transparent decision making
Goal 1 - Strengthened community health and wellbeing
Goal 7 - Sustainable population growth is planned for

***Other Reference(s)***

Road Safety Action Plan 2023

DTP Speed Zoning Technical Guidelines – Edition 2 (December 2021)

**Conflict of Interest**

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

**Attachments**

1. Petition Epsom Primary School Council Petition [**14.1.1** - 2 pages]
2. Attachment 2 - Howard Street and Goynes Road speed zones (2) [**14.1.2** - 1 page]

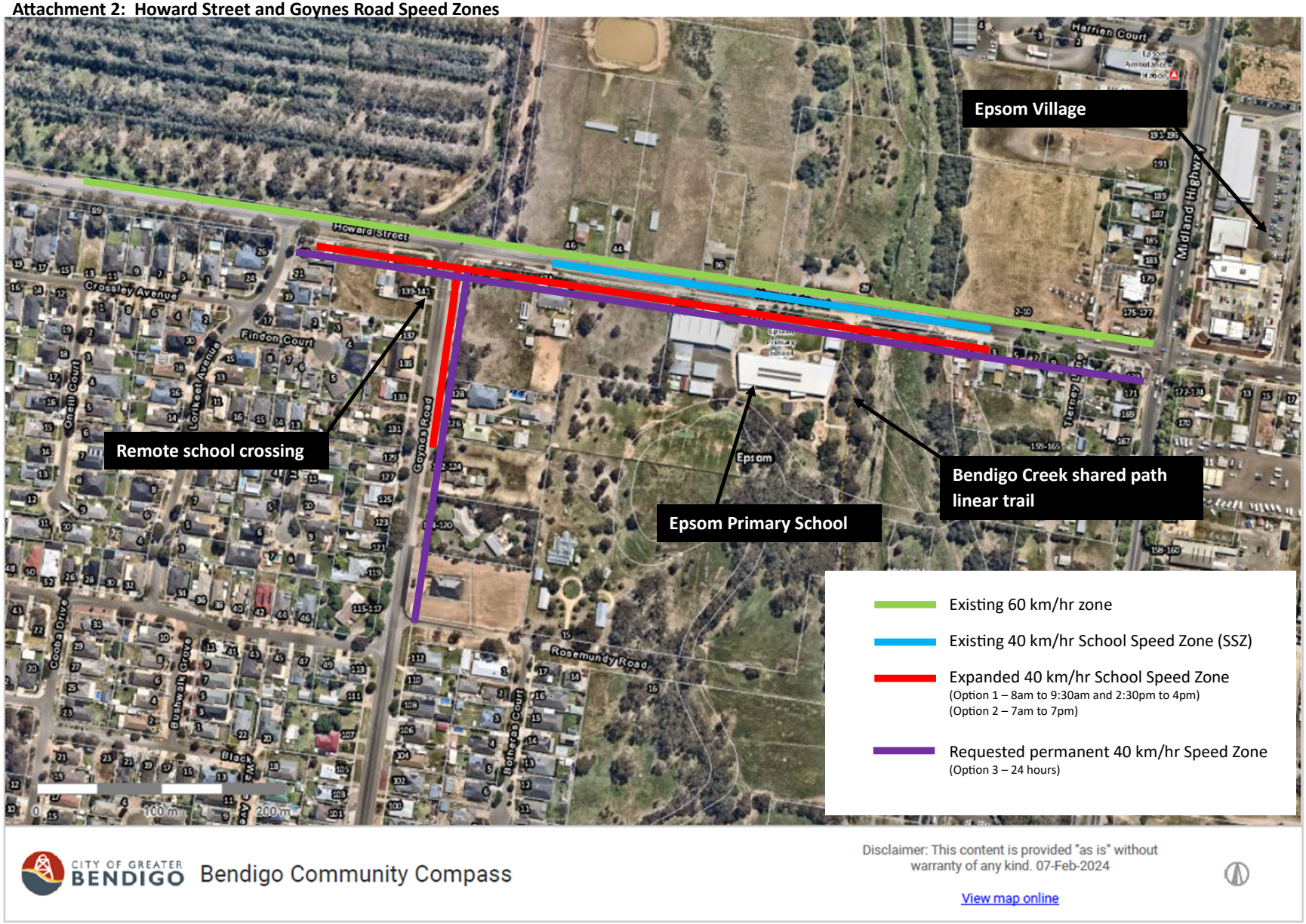
"We the undersigned residents and ratepayers of Greater Bendigo City Council formally request Council to change the speed limit to 40km at all times, along Howard St from the Midland Highway to Lorikeet Avenue and along Goynes Road from Howard St to Rosemunday Road.".

| Timestamp | Full Name | Address |
|---|---|---|
| 10/27/2023 16:01:33 | Josh Justin | [redacted] |
| 10/27/2023 16:01:39 | Kylie Beale | |
| 10/27/2023 16:02:05 | James Beale | |
| 10/27/2023 16:04:04 | Kathleen Mayer | |
| 10/27/2023 16:04:11 | Kylie Warfe | |
| 10/27/2023 16:04:41 | Samantha Miller | |
| 10/27/2023 16:06:20 | Natasha mackenzie | |
| 10/27/2023 16:08:48 | Anthea Wicks | |
| 10/27/2023 16:09:28 | Katherine Bowden | |
| 10/27/2023 16:09:51 | Samantha Dobbin | |
| 10/27/2023 16:11:45 | Kylie Jones | |
| 10/27/2023 16:12:04 | Hollie james | |
| 10/27/2023 16:12:29 | Joshua james | |
| 10/27/2023 16:15:03 | Rachael Connelly | |
| 10/27/2023 16:22:51 | Jessica Greenwood | |
| 10/27/2023 16:23:22 | Leigh Pope | |
| 10/27/2023 16:26:14 | Lana Jackson | |
| 10/27/2023 16:26:15 | Tichaona Chinhamo | |
| 10/27/2023 16:26:53 | Rhianna davey | |
| 10/27/2023 16:30:03 | Reanna Mcdonald | |
| 10/27/2023 16:31:38 | Vicki Haneveer | |
| 10/27/2023 16:32:31 | April O'Meara | |
| 10/27/2023 16:35:35 | Samantha McGillivray | |
| 10/27/2023 16:38:36 | Katharine Farnington | |
| 10/27/2023 16:40:23 | Maree Augustynowicz | |
| 10/27/2023 16:42:59 | Kate Muller | |
| 10/27/2023 17:01:15 | Susan Cail | |
| 10/27/2023 17:22:55 | Anabel Marland | |
| 10/27/2023 17:25:04 | Megan Perrow | |
| 10/27/2023 17:34:05 | Candice Usher | |
| 10/27/2023 17:34:29 | Brad Cadzow | |
| 10/27/2023 17:40:32 | Emma McNamara | |
| 10/27/2023 17:43:17 | Samantha Drew | |
| 10/27/2023 17:46:00 | Lynne Moncrieff | |
| 10/27/2023 17:48:10 | Mariaa Randall | |
| 10/27/2023 18:00:02 | Karla Tucci | |
| 10/27/2023 18:02:08 | Hayley Allan | |
| 10/27/2023 18:05:38 | Michelle McKinnon | |
| 10/27/2023 18:10:13 | Melissa Evans | |
| 10/27/2023 18:27:52 | Neroli Lindsay | |
| 10/27/2023 18:32:26 | Jamie Trimby | |
| 10/27/2023 18:47:08 | Emma Patten | |
| 10/27/2023 19:01:20 | Jodie Fraser | |
| 10/27/2023 19:08:50 | Jillian Kensley | |
| 10/27/2023 19:47:04 | Jessica Paisley | |
| 10/27/2023 20:41:36 | Lucinda Schepisi | |
| 10/27/2023 20:45:49 | Lyn Giblett | |
| 10/27/2023 20:45:54 | Renee Kinross | |

"We the undersigned residents and ratepayers of Greater Bendigo City Council formally request Council to change the speed limit to 40km at all times, along Howard St from the Midland Highway to Lorikeet Avenue and along Goynes Road from Howard St to Rosemunday Road.".

| Timestamp | Full Name | Address |
|---|---|---|
| 10/27/2023 20:46:13 | Matthew Kinross | [redacted] |
| 10/27/2023 21:03:44 | Hannah Rourke | |
| 10/27/2023 22:07:43 | Paw Boh htoo | |
| 10/27/2023 23:24:33 | Chris Currell | |
| 10/28/2023 0:16:12 | James edwards | |
| 10/28/2023 6:40:28 | Melissa Dalton | |
| 10/28/2023 7:37:18 | Rebecca Downing | |
| 10/28/2023 7:49:01 | Robert Moncrieff | |
| 10/28/2023 8:20:17 | Yes | |
| 10/28/2023 8:20:56 | Brendan ryan | |
| 10/28/2023 9:26:38 | Cindy Nickels | |
| 10/28/2023 9:53:43 | Melissa Ephgrave | |
| 10/28/2023 10:04:50 | Jan Ridsdale | |
| 10/28/2023 10:26:33 | Stephen Poole | |
| 10/28/2023 10:35:00 | Donna Drew | |
| 10/28/2023 17:30:15 | Trudie Newton | |
| 10/28/2023 20:48:20 | Shantelle popple | |
| 10/29/2023 8:08:42 | Rebecca Pata | |
| 10/29/2023 15:30:44 | Nicole Schepisi | |
| 10/29/2023 18:11:09 | Anne Dellar | |
| 10/29/2023 18:44:40 | Tegan baines | |
| 10/30/2023 8:15:30 | Dearne Bowes | |

**Attachment 2: Howard Street and Goynes Road Speed Zones**



## 14.2. Petition Response - Petition to Save Bendigo East Pool

| | |
|---|---|
| Author: | Amy Johnston, Manager, Active & Healthy Communities |
| Responsible Director: | Stacy Williams, Director Healthy Communities and Environments |

### Purpose

To respond to a recent petition requesting to retain Bendigo East Swimming Pool as a year-round, heated aquatic facility.

### Recommended Motion

That Council advise the lead petitioner that:

1. Bendigo East Swimming Pool remaining as a year-round, heated aquatic facility is not financially sustainable in the short term and not strategically endorsed in the long term.
2. The Community Aquatic Facilities Strategy outlines the future provision of aquatic services in Greater Bendigo.
3. Council adopted the Community Aquatic Facilities Strategy with an amendment for Bendigo East Swimming Pool to remain open as a non-heated seasonal pool subject to various conditions.

### Executive Summary

At the Council Meeting on 28 August 2023, Council adopted the Community Aquatic Facilities Strategy, with the following amendment:

1. Subject to a suitably skilled Community Committee of Management being established, that the Bendigo East Swimming Pool is retained, becoming a non-heated seasonal pool, following the upgrade of Brennan Park Pool;
2. Responsibility for all operations, risk management, asset maintenance, renewal and new investment of the Bendigo East Pool will be the responsibility of the Community Committee of Management;
3. Provision of $50,000 in annual funding from Council will be provided to the Community Committee of Management; and
4. If a suitably skilled Community Committee of Management is not able to be established, and adhere to the terms of the resolution, that the Bendigo East Swimming Pool is permanently closed.

The Community Aquatic Facilities Strategy (the Strategy) contains a range of key recommendations and site-specific actions that guides the planning and decision making for the City’s swimming pools and splash parks.

The Strategy has significant importance in the strategic direction of aquatic services for Greater Bendigo that meet the principles of:

- Equity
- Accessibility
- Promoting Wellbeing
- Partnering
- Sustainability;

In addition, the adopted Strategy recognised and considered the community panel's principles of:

- Creative & innovative process and solutions
- Sustainability & respect
- Community participation, collaboration and empowerment
- Accessible, equitable & inclusive
- Community health & wellbeing

The Strategy acknowledges that Greater Bendigo aquatic facilities have served the community well for many decades but are now in need of modernisation to comply with current industry and community standards and cater for current and future residents with the Strategy outlining this direction.

Council has received a petition to retain Bendigo East Swimming Pool as a year-round, heated aquatic facility which is not recommended in the Community Aquatic Facilities Strategy and is not financially sustainable in the short term.

**Background**

Council received a petition with 1093 signatories to review the detail specific to Bendigo East Swimming Pool, as detailed in the Community Aquatic Facilities Strategy.

Of the petition responses 61% were from Greater Bendigo or Regional – Central Victoria which is defined as any Municipality that shares the boundary with the City.

The petition details are as follows:
'We support the appeal to retain Bendigo East Swimming Pool as a year-round, heated aquatic facility, because it is the only outdoor, public pool in Bendigo shallow enough to stand for its entire length. This is critically important for less confident and able swimmers, such as the disabled, aged and beginners, to feel safe while swimming. Clients drive many miles to use this specific pool. If this swimming pool is closed, it will discriminate against these vulnerable swimmers and deprive them of the important and enormous benefits to health and well-being that is gained by water

exercise. We sincerely request Council to re-examine the decision to cease using Bendigo East Swimming Pool, as detailed in the Community Aquatic Facilities Strategy 2023.'

The Community Aquatic Facilities Strategy contains a range of key recommendations and site-specific actions and guides the planning and decision making for the City's swimming pools and splash parks.

In response to feedback regarding Bendigo East and Brennan Park Pool recommendations within the Strategy, a service review including a community panel was independently facilitated and resulted in principles for decision making from the panel being considered alongside the Community Aquatic Facilities Strategy principles by Council.

**Report**

Public swimming pools are highly valued by the community and play an important role in contributing to the health and wellbeing of residents. However, pools are high-cost assets and Council has made significant decisions which relate to the running, use, asset maintenance and renewal and funding of our public pools into the future. The adopted strategy aims to give direction to meet the challenges in providing public pools relating to compliance, meeting expectations, needs and funding.

Community Aquatic Facilities Strategy

The 2023 Community Aquatic Facilities Strategy is to guide planning and decision making on the provision, value, costs, opportunities, risks, management and future of the City's public pools over the next 10 years.

The strategy provides information and sets out the priorities for Greater Bendigo's aquatic facilities and will help to secure funding to deliver the identified priority projects for a ten-year period.

The Strategy focusses on diversification of the service offering and limiting duplication which for Greater Bendigo is within the urban catchment.

Bendigo East Swimming Pool current operations

Since the receipt of the petition at the December 2023 Council Meeting, Bendigo East Pool Committee of Management and the City have agreed to transition Bendigo East Pool to operating seasonally and open only during the summer months.

The annual budget allocation is committed to and will remain unchanged at approximately $167,000. The Committee and the City have assessed cost saving and income generating options however the options assessed did not provide enough impact on the overall operating costs to retain a year round heated service.

Attendance data at Bendigo East Swimming Pool highlights that approximately 70% of attendance occurs in the summer season (November – March) with alternative

options for winter season swimming being provided at Faith Leech Aquatic Centre (9 month operations) and Gurri Wanyarra Wellbeing Centre and Peter Krenz Leisure Centre (12 month operations).

Programming of aquatic facilities

The construction of aquatic facilities date back to post-war decades with standards and compliance requirements increasing significantly over time in the aquatic industry. The ability to walk the distance of a 50m pool is unique and whilst beneficial for walking does limit the ability to complete other activities such as diving in line with current standards.

The ability to program all aquatic activities including walking is critical to ensuring diverse use in aquatic facilities.

The 400,000+p.a. attendances confirms Gurri Wanyarra Wellbeing Centre's contemporary design and innovative fit out delivers on the breadth of our community's diverse needs.

Providing separate learn to swim, warm water and 50m (2 x 25m configuration) pools, delivers a mix of lengths, depths and water temperature to accommodate most activities.

When configured in the 2 x 25m format, the shallow end of the 25m pool provides a standing depth of 1.35m – 1.5m which accommodates the requirements of walking activities. Combined with ramp and step entries, heated accessible, family and changing places change rooms, Gurri Wanyarra can fulfil year round exercise and programming requirements for all abilities and diversity of needs.

Further options are available at Peter Krenz Leisure Centre with a warm water pool with steps and hoist entry, accessible change rooms and variety of programming.

***Priority/Importance***

Bendigo East Swimming Pool is scheduled to transition to a seasonal heated pool on 12 April 2024.

***Options Considered***

Option 1 - Current service plan: (Recommended)

- Bendigo East transitions to a seasonal heated pool from season 2023/24
- Council seeks funding for Brennan Park Pool to upgrade to a heated outdoor pool in line with the Community Aquatic Facilities Strategy

- Subject to a suitably skilled Committee and following the upgrade to Brennan Park, Bendigo East Pool remains open as an outdoor non-heated seasonal pool

Option 2 – Alter service plan:

- Bendigo East Pool remains open as a year-round heated outdoor pool until Brennan Park is upgraded requiring more than twice the current budget allocation
- The actions from the Community Aquatic Facilities Strategy are implemented

Option 3 – Alter strategic direction:

- Review the adopted Community Aquatic Facilities Strategy

***Timelines***

Bendigo East Swimming Pool is transitioning to a seasonal heated pool with the 2023/24 season finishing on the 12 April 2024 prior to season 2024/25 commencing for the summer months – specific dates are to be confirmed with the Bendigo East Swimming Pool Committee of Management.

**Communications/Engagement**

During the development of the Community Aquatic Facilities Strategy there was extensive consultation undertaken including a short-term action of a specific service review of Brennan Park and Bendigo East Swimming Pools.

Bendigo East Swimming Pool Committee of Management have been meeting with the City over the last six months to consider all options to maintain the pool's current year round operations. It has been agreed that most cost-effective way forward is to transition the pool to operate seasonally and open during the warmer months only. The transition of seasonal operations was announced on 13 February 2024 with the 2023/24 season to finish on 12 April 2024 before reopening for the 2024/25 season.

**Financial Sustainability**

<u>Operational</u>
The City provides approximately $167,000 to the Bendigo East Swimming Pool Committee of Management annually to operate. The Committee also receives income through lane hire, venue hire, memberships, kiosk sales and general admission.
The annual budget allocation along with other income generated by the Committee is not enough to maintain a year-round heated pool with the rising costs of operations especially utilities.

It is noted that a one off payment was provided for season 2023/24 over and above the annual budget allocation to assist the Committee with operational costs.

Improvements and upgrades
The Community Aquatic Facilities Strategy outlines the changes required to ensure asset upgrades are financially sustainable, comply with current community and compliance standards and cater for current and future residents with diverse aquatic usage.

**Risk Assessment**

The current operations at Bendigo East Swimming Pool as a year-round outdoor seasonal pool have been identified as not financially sustainable therefore without a change in service or increased funding allocation the operations will not be sustainable.

**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 8 - Targeted investment in services, facilities, and programs to communities most in need

***Other Reference(s)***

Community Aquatic Facilities Strategy

**Conflict of Interest**

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

**Attachments**

1. Petition to Save Bendigo East Pool-December 2023 Redacted [**14.2.1** - 40 pages]

# Petition to Save Bendigo East Pool

Jim Evans

[redacted]

Claire Cooper

[redacted]

RECEIVED

- 4 DEC 2023

City of Greater Bendigo

22

1

# Petition to Save Bendigo East Swimming Pool

We support the appeal to retain Bendigo East Swimming Pool as a year-round, heated aquatic facility, because it is the only outdoor, public pool in Bendigo shallow enough to stand for its entire length. This is critically important for less confident and able swimmers, such as the disabled, aged and beginners, to feel safe while swimming. Clients drive many miles to use this specific pool. If this swimming pool is closed it will discriminate against these vulnerable swimmers and deprive them of the important and enormous benefits to health and well-being that is gained by water exercise.

We sincerely request Council to re-examine the decision to cease using Bendigo East Swimming Pool, as detailed in the Community Aquatic Facilities Strategy 2023.

| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| JAMES VICTOR EVANS | James V Evans | 3550 | Save the heated pool | 31/10/23 |
| CORAL ROSEMARY EVANS | Coral R Evans | 3550 | Keep open all year heated! | 31/10/23 |
| CLAIRE COOPER | Claire Cooper | 3463 | Great, unique pool | 31/10/23 |
| CHRIS Jacobsen | | 3551 | Add Solar / heat pump - needed [illegible] | 1/11/23 |
| David GRIMES | | 3550 | Best pool in Bendigo Well used | 31/10/23 |
| Joe Anderson | | 3551 | Best pool [illegible] | [illegible] |
| PETER BUTLER | | 3550 | Most Family/Child friendly pool in BGO. It will get busier! | 31/10/23 |
| Clare Dullard | | 3550 | Love swimming outside! | 1/11/23 |
| PAUL SKINNON | | 3556 | BEST POOL IN BENDIGO | 1/11/23 |
| Sally Ripper | Sally Ripper | 3551 | Keeps community alive + Well | 1/11/23 |
| MARKEUS BROWN | | 3551 | Cleanest + friendliest bgo pool | 2/11/23 |
| MARTHA LANDELLS | | 3550 | Beautiful. Clean. Great staff! | 2/11/23 |
| Cindy Morrissey | | 3551 | Best pool in Bendigo awesome in [illegible] | 2/11/23 |
| Hal Pringle | | 3550 | Keeps community alive | 2/11/23 |
| JANET SIMMIE | J E Simmie | 3550 | Keep community pool open | 2/11/23 |
| TOM CARBOON | T. Carboon | 3550 | Save the heated pool | 2/11/23 |
| JENNY UPTON | J upton | 3550 | The best outdoor heated pool ever | 2/11/23 |
| Mischa Gt[illegible]R | | 3550 | | 2/11/23 |
| Micheal McCONVEY | | 3463 | Best pool all year round | 2/11/23 |
| IAN SELF | | 3551 | BEST STAFF | 2/11/23 |
| Bea McDermid | | 3550 | Best Pool! | 2-11-23 |
| DONNA Dunlop | | 3550 | A great all year round pool | 2.11.23 |

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| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| GREG BARBER | | 3551 | Such a great facility! Please keep! | 2/11/23 |
| HANS TRACKSDORF. | | 3556 | BEST PATRONISED OUTDOOR FACILITY IN BENDIGO. | 2/11 |
| MICHAEL PERRY | | 3515 | | 3/11/23 |
| Bronwyn Perry | | 3515 | BEST POOL IN BENDIGO | 3/11/23 |
| Matt McCarthy | | 3551 | AWESOME COMMUNITY ASSET | 3/11/23 |
| Brendan Currie | | 3551 | The only pool and heated pool this side of | 3/11/23 |
| DALGLIESH | | 3551 | 12 mths open means true community B | uilding |
| HAYDEN SYMES | | 3331 | GREAT ASSET FOR BENDIGO | 03-11-23 |
| Wendy Matthews | | 3550 | GREAT POOL, ASSET FOR AREA | 3-11-23 |
| Rebecca Beagley | | 3555 | Best pool and community in Bendigo | 3/11/23 |
| Dorothy Box | | 3555 | Very good access to the pool | 3/11/23 |
| Robin Cranbourn | | 3551 | Great pool, beautifully clean | 3/11/23 |
| JAN ELLIOTT | | 3463 | GREAT DEPTH | 3/11/23 |
| LEE MEAD | | 3463 | I travel to swim here b/c its great | 3/11/23 |
| Mathew Jones | | 3556 | One of the best pools in the region. | 3/11/23 |
| AMELIA BOURKE | | 3550 | Best Pool in Bendigo | 3/11/23 |
| GEOFF ROBINSON | | 3551 | Apart from swimming, the pool connects people | 3/11/23 |
| BRETT HOULDEN | | 3550 | Best Pool in Bendigo | 3/11/23 |
| Sabine Falquet | ~~Falquet~~ | 3557 | Great access to pool at preschool | 3/11 |
| Janet King | | 3551 | Great pool - very clean - friendly staff | 3/11/23 |
| MICHAEL STOKES | | 3550 | | 3/11/23 |
| ADRIENNE STOKES | | 3556 | This pool is the heart + soul of Bendigo Pools | |

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3

# Petition to Save Bendigo East Swimming Pool

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| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| LIZ FOSTER | | 3550 | Convenient, accessible pool for all | 4/11/23 |
| SARAH KETTERER | | 3550 | " " " | 4/11/23 |
| Percy Ketterer | | 3550 | " " " | 4/11/23 |
| Dustin Ketterer | | 3550 | for ronnie pool | 4/11/23 |
| Melissa Maloney | | 3551 | Swim 2 times a week | 4/11/23 |
| Michelle McKinnon | | 3551 | COMMUNITY POOLS ARE REQUIRED! | 4/11/23 |
| YELANA JENNINGS | | 3550 | ~~HAD~~ A WINTER OUTDOOR POOL IS A MUST! | 5/11/23 |
| NOEL MITTING | | 3550 | DON'T VOTE FOR [illegible] | 5/11/23 |
| Norma Mitting | | 3550 | | |
| Judy Whitlock | | 3550 | Vote to stay open | 5/11/23 |
| Sulman Nhoulk | | [illegible] | Where I can't to swim | 5/11/23 |
| Mat Boyle | | 3551 | Need to Swim close to work | 5/11/23 |
| R Robertson | | 3550 | V. convenient. | 5/11/23 |
| D Barber | | 3551 | I love this Pool | 5/11/23 |
| O Barber | | 3551 | This pool is the best please don't close it | 5/11/23 |
| RAEBAN BARBER | | 3551 | GREAT FOR SCHOOLS + FAMILIES | 5/11/23 |
| ROD Campbell | | 3550 | great friendly pool. Central location | 6/11/23 |
| W GIBSON | | 3551 | GREAT pool | 6/11/23 |
| John RANDLE | | 3550 | Essential for community | 6/11/23 |
| ROSALIE HARVEY | | 3550 | I love this pool! | 6/11/2023 |
| Lesley Hutchison | | 3065 | From Melb, Swim here best outdoor | 6/11/23 |
| Eamon Clancy | E. Clancy | 3065 | Best outdoor in State! | 6/11/2023 |
| PAUL ENGLEFIELD | | 3550. | | 9/11/23 |

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# Petition to Save Bendigo East Swimming Pool

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| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| ROB CLARK | | 3515 | great pool | 6/11/23 |
| Jan Williams | | 3351 | Vote to stay open | 6-11-23 |
| Phyllis Bertolus | | 3550 | Please keep Open | 6.11.23 |
| Jane Upton | | 3550 | please retain heated pool all year round. | 6-11-23 |
| Heather Brisbane | | 3550 | | 6-11-23 |
| Eileen O'Brien | | 3550 | | 6-11-23 |
| Helen Whiteman | | 3463 | Best pool in Bendigo | 6-11-23 |
| Leanne Robertson | | 3551 | | 6.11.23 |
| ADAM SGARIOTO | | 3550 | BEST KEEP | |
| GRAHAM [illegible] | | 3550 | LOVE OUR POOL | 6/11/23 |
| Janelle Beagley | | 3550 | A popular and beautiful pool. Keep it open | 6-11-23 |
| Malcolm Douglas | | 3550 | A Public Health Asset | 6-11-23 |
| PARYL ANDERSON | | 3315 | Speak to some users ! | 6.11.23 |
| Andrea [illegible] | | 3450 | great pool | 6.11.23 |
| Freya Nicoletti | | 3550 | WE LOVE BESC!! | 6.11.23 |
| Zarah Reynolds | | 3550 | Best Pool Ever! | 6.11.23 |
| Holly Grainger | | 3550 | great family pool | 6.11.23 |
| KATH GRIBBLE | | 3550 | The best health benefits + summer winter | 7-11-23 |
| MARC Dexham | | 3550 | The pleasure of my day | 7.11.2023 |
| Sandra Dexter | | 3550 | Lovely pool, outdoors, shady, community | 7-11-2023 |
| Sharyn Cubbs | | 3550 | Excellent pool, community - keeps me well | 7-11-23 |

22

# Petition to Save Bendigo East Swimming Pool

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| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| CATHIE SHEARER | C. L Shearer | 3550 | Our wonderful pool! | 7.11.2023 |
| Richard Deacon | | 3551 | " " " | |
| Rosalind Deacon | | 3551 | This pool caters for EVERYONE - the best | 7/11/23 |
| Dianne Elliott | Diane Elliott | 3550 | Have been using it since 1979! | 7-11-23 |
| Sophie Robbins | | 3550 | Such a lovely pool | 7/11/23 |
| Amelie Crole | | 3550 | Has been a highlight of my time in Bendigo | 7/11/23 |
| Adam Howman | | 3551 | Dont Kill off a community asset | 7/11/23 |
| Kim Collins | | 3550 | A "great good place" "save it. | 7/11/23 |
| Denise McFarlane | | 3551 | Why would you close "part of the community" | 7/11/23 |
| Rohan Sinclair | | 3450 | Increase need due to global warming | 7/11/23 |
| [illegible] | | 3555 | FAB POOL!! | 7/11/23 |
| PHIL COGGIN | | 3550 | Once its gone, we can't get it back | 7/11/23 |
| Lucinda Wright. | | 3551. | The best + most inclusive pool in Bgo | 7/11/23 |
| Eleanor Kate | | 3550 | | 7/11/23 |
| Mary Fraser | | 3550 | THE EAST IS MORE THAN | |
| CHRIS Barker | | 3550 | Feel a Pool | 8-11-23 |
| Barbara Taylor | | 3551 | Not so deep great for rehab. all yr | 8.11.23 |
| CHRIS Dickson | | 3550 | Great pool for the community | 8/11/23 |
| Bren Hargreaves | | 3551 | Beautiful pool + staff | 8/11/23 |
| RHYS MCELHENEY | | 3551 | " " | 8/11/23 |
| O'Brien | | 3550 | Wonderful | 8/11/23 |
| Burbank | | 3550 | Keep it open | 8/11/23 |

(22)

# Petition to Save Bendigo East Swimming Pool

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| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| Natasha Ward | C.P. Ward | 3551 | please keep open in winter | |
| Amy ADDINSALL | | 3450 | Pleas keep open in water | |
| Chris TUONG | | 3550 | Open in winter | |
| ANNE ROBINSON | | 3551 | GREAT FOR COMMUNITY IN BENDIGO. | 8/11/23 |
| Josh Ketterer | | 3550 | Unique pool with a great community feel | 8/11/23 |
| HEATHER LONG | H Long | 3551 | Great for me & 4 grandkids | 8/11/23 |
| Janelneson | | 3551 | Always my preference year round - Large focus on health recovery | 8/11/23 |
| Ali Doyle | Ali Doyle | 3555 | Our favourite Pool* | 8/11/23 |
| Sara Vanzella | | 3550 | It's our FAVOURITE POOL! | 8/11/23 |
| Kylie Addlem | | 3517 | | 8/11/23 |
| Angela Mundy | | 3550 | Quiet restful, peaceful place of enjoyment | 9/11/23 |
| KEN TOWNROW | | 3551 | WE WATCH THE GRAND KIDS SWIM | 9/11/23 |
| HELEN TOWNROW | H Townrow | 3551 | BRING my GRAND KIDS HEAR TO SWIM | 9/11/23 |
| SALLY AND Chris Purton | | 3550 | COMMUNITY WELLBEING | 9.11.23 |
| PATRICE MCCARTHY | | 3550 | My Pool! | 9/11/23 |
| Dianna Turnbull | | 3551 | I LOVE BENDIGO EAST POOL! | 9/11/23 |
| Frances Gray | | 3550 | Amazing swim all seasons | 9/11/23 |
| DEREK de VRIESE | | 3450 | All year outdoor swimming a must | 9/11/23 |
| Sue Howe | | 3550 | Love this Pool! | 9/11/23 |
| ROD HOLMBERG | | 3550 | This is a great local family pool | 9/11/23 |
| BRENT NALLY | | 3550 | Keep & upgrade | 8/11/23 |
| | | | Best pool in Bendigo | 9/11/23 |

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# Petition to Save Bendigo East Swimming Pool

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| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| Kerry-Anne Hamilton | | 3556 | | 11/11/23 |
| Benjamin McNaughton | | 3556 | | 11/11/23 |
| JOSH COLLINS | | 3056 | Heard how good it was on ABC so had to drop by for a dip! | |
| Lachlan PIEPER | | 3551 | | 11/11/23 |
| STEPHEN FREEMANTLE | | 3550 | | 11/11/23 |
| Jess Jose | | 3550 | Awesome outdoor pool! | 11/11/23 |
| LISA MCAULIFFE | | 3550 | | 11/11/23 |
| ASh McAuliffe | | 3550 | | 11/11/23 |
| Jane Dunstan | | 3451 | Is there a group forming? | 13/11/23 |
| Paula PARKIN | | 3550 | If so see front office for my contact details. | 13/11/23 |
| | | | | |
| | | | | |
| | | | PLEASE ADD YOUR CONTACT DETAILS TO LIST @ OFFICE! | |
| | | | | |
| | | | | |
| KAREN CROOK | | 3550 | | 13/11/23 |
| Peter Hughes | | 3550 | Wonderful "Community" Pool | 12/11/23 |
| Attila Barasits | | 3551 | Best pool for me | 12/11/23 |
| Evan Council | | 3550 | | 12/11/23 |
| Fiona Soanes | | 3463 | | 12/11/23 |
| Abbie Lockwood | | 3550 | So many other reasons to keep it all year! | 13/11/23 |
| Linda Whitlane | | 3580 | | 13/11/23 |

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| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| Jennifer Jenkins (Bendigo swimmer since 1992) | | 3550 | This pool is incredibly special | 14/11/2023 |
| Quinee Frances | | 3450 | Great pool | 14/11/2023 |
| Piranee Hall | | 3551 | Only year round outdoor heated pool - should be saved | 14/11/2023 |
| Kate Thurgood | | 3550 | The best pool in Bendigo | 14/11/23 |
| Luke Rodda | | 3551 | | 14/11/23 |
| Lucy Rodda | | 3551 | | 14/11/23 |
| Bowie Thurgood | BT | 3550 | | 14/11/23 |
| JEFF SWAN | | 3550 | POOL REQUIRED LONG TERM | 14/11/23 |
| Stacy Macdonald | | 3551 | Should be keeping facilities; not closing | 15.11.23 |
| GAVIN FIEDLER | Gavin Fiedler | 3550 | | 15-11-23 |
| Tim Lovell | | 3551 | Training pool for last 15 yrs | 15.11.23 |
| Marlene Macdonald | | 3550 | Keep as is great pool & staff | 15-11-23 |
| Donna Todd | Todd | 3550 | Love the pools environment | 15.11.23 |
| JAYNE [illegible] | | 2229 | YOU CAN'T DISSOLVE HISTORY | 15.11.23 |
| NICK WALSH | | 3550 | BEST POOL IN TOWN | 15.11.23 |
| ANNE FITZGERALD | Fitzgerald | 3550 | | 15.11.23 |
| Helen M KEECH | | 3550 | Best outdoor Pool | 15/11/23 |
| Tony Mellor | | 3551 | Keep this Pool | 15/11/23 |
| ANTHONY ARNOLD | | 3551 | Especially special for p/o rehabilitation | 15/11/23 |
| Rob Bratby | | 3551 | Too good an asset to lose | " |
| Janet Jiricek | | 3550 | Great pool + community | " |
| Bryde O'Rourke | Bryde | 3551 | Great pool | " |

22

# Petition to Save Bendigo East Swimming Pool

We support the appeal to retain Bendigo East Swimming Pool as a year-round, heated aquatic facility, because it is the only outdoor, public pool in Bendigo shallow enough to stand for its entire length. This is critically important for less confident and able swimmers, such as the disabled, aged and beginners, to feel safe while swimming. Clients drive many miles to use this specific pool. If this swimming pool is closed it will discriminate against these vulnerable swimmers and deprive them of the important and enormous benefits to health and well-being that is gained by water exercise.

We sincerely request Council to re-examine the decision to cease using Bendigo East Swimming Pool, as detailed in the Community Aquatic Facilities Strategy 2023.

| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| BRIAN SHANAHAN | | 3550 | GREAT POOL ALL YEAR ROUND | 9/11/23 |
| [illegible] | | 3515 | GREAT POOL - OUTDOOR | 9/11/23 |
| TAMARA WARDELL | | 3551 | KIDS SWIM HERE ALL YEAR ROUND | 9/11/23 |
| ROB HARRISON | | 3516 | Best Pool in Bendigo Lots of History | 10/11/23 |
| Alison Barrett | | 3550 | Fantastic facility | 10/11/23 |
| Kat Brown-Dela Cruz | | 3550. | Beautiful iconic pool. | 10/11/2023. |
| David Jones | | 3550 | lap-Swimmers pool = great community | " |
| Kris Greene | | " | There is a need | " |
| [illegible] Williamson | | 3550 | ONGOING NEED FOR MENTAL HEALTH + PHYSICAL FITNESS | 10/11/2023 |
| Trish Condliffe | | 3551 | Fantastic pool, family pool | 10/11/2023 |
| Kate Booth | | 3550 | Love this pool, great for families | 10/11/2023 |
| Kahe BOND | | 3550 | great Pool | 10/11/23 |
| CAMERON KNOTT | | 3550 | FAMILY POOL WITH STRONG LOCAL INVOLVEMENT | 10/11/23 |
| JAMES ARCHER | | 3550 | | 10/11/23 |
| THERESA ARCHER | | 3550 | great family pool to socialise | 10/11/23 |
| David Beer | | 3556 | Love this place! | 10/11/23 |
| Carolyn Pleat | | 3550 | Best pool around Bendigo | 11/11/23 |
| Stephen Morris | | 3550 | Only the best | 11/11/23 |
| Taylor ZAR HEANEY | | 3550 | BEST POOL Great coaches. | 11/11/23 |
| Annabelle Smith | | 3550 | The best pool in Bendigo. | |
| [illegible] | | 3550 | FAVOURITE PLACE TO SWIM | |
| Kate Parker | | 3523 | Fantastic year round community | 11.11.23 |

Asset

22

# Petition to Save Bendigo East Swimming Pool

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| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| Maggie Burke | MB | 3550 | children. adults everyone grateful | 15/11 |
| [illegible] | | 3550 | Best Pool in CaCOB | 15/11 |
| Carlene Eggo | | 3550 | Please keep open - such an asset | 15/11 |
| Peter Coffin | | 3551 | | |
| Stan Kluzek | | 3250 | Please keep warm & Open | 16/11 |
| David Massie | | 3472 | PLEASE KEEP HEATED FOR EVERYONE | 16/11 |
| Alison McCullagh | | 3350 | | 16/11 |
| Emma Fraser | | 3551 | | 16/11 |
| Sandra Pascoe | | 2229 | VISITING FROM SYDNEY! Great! | 16/11 |
| Jakobi Coll | | 3550 | BSE | 16/11 |
| Liam Dickins | | 3550 | SAVE OUR POOL!!! | 16/11 |
| Jacinta Blencowe | | 3551. | Keep it open and heated. | 16/11 |
| Patricia DiDomato | | 3550 | KEEP IT OPEN | 16/11 |
| Milly Shepherd | | 3555. | Keep heated & open. Its Great. | 16/11. |
| Ruby Loverso | | 3550 | | 16/11 |
| Hayley Lethlean | | 3551 | | |
| Steph Telbart | | 3550 | | 16/11 |
| Raquel Corbett | | [illegible] | | |
| Jorja Polglase | | 3550 | Great community feel! | 16/11 |
| Anne Colvin | | 3551 | | 16/11 |
| Brendan Russell | | 3550 | | 16/11 |
| Jacob Murphy | | 3551 | Great pool & community | 18/11 |

22

# Petition to Save Bendigo East Swimming Pool

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| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| KANE GOULD. | | 3550. | PLEASE KEEP OPEN ALL YEAR ROUND. | 15/11/23. |
| Imogen Coffey | | 3550 | Please keep Pool open :) | 15/11/23 |
| Keira Grant | | 3550 | This was my childhood :) | 16/11/2023 |
| Ella Lindrea | E. Lindrea | 3550 | it's a good pool! | 16/11/2023 |
| Morgan Mansfield | | 3550 | best pool in Bendigo | 16/11/23 |
| [illegible] | | 3551 | people need their pools!! | 16/11/23 |
| Nim Maplestone | | 3550 | love this pool! | 16/11/23 |
| EMMA SHIPP | | 3550 | I love this pool xo | 16/11/23 |
| Grace Purtill | | 3550 | keep it! | 16/11/23 |
| charlize Clough | | 3550 | " " | 16/11/23 |
| Rick Jacked | | 3550 | Keep it Open! | 16/11/23 |
| Alli Campbell | Campbell | 3550 | keep it open and heated all year! | 18/11/23 |
| Tim Whitfort | | 3550 | GREAT POOL. PLEASE KEEP OPEN & HEATED | 17/11/23 |
| Rob Burns | | 3551 | Keep open and heated | 17/11/23 |
| JOHN TWEY | | 3448 | GROWING CITY, DONT CLOSE CRITICAL INFRASTRUCTURE | 19/11/23 |
| TONY GINIS | | 3450 | LOVE THIS POOL | 17/11/23 |
| Lyn Wingrave | | 3550 | i dont swim but realize this is | 18/11/23 |
| KARL LAWTON | | 3570 | an important facility for general | 18/11/23 |
| GEORGIE LAWTON | | 3550 | CHILDHOOD POOL MEMORIES public | 18/11/23 |
| Jenni Jennings | | 3550 | Best Pool in Bendigo | 18/11/23 |
| Ivy Bela Cnty | | 3550 | " " | 18/11/23 |
| [illegible] | | 3550 | We love this outdoor facility. Warm year round | 18/11/23 |

22

# Petition to Save Bendigo East Swimming Pool

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| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| Natalie Waters-Hughes | | 3550 | | 16/11/23 |
| Manoka Sutton | | 3555 | | 16/11/23 |
| Kara Storey | | 3551 | | 16/11/23 |
| Eve Mudie | | 3551 | | 16/11/23 |
| Chantelle Sleep | | 3555 | | 16/11/23 |
| Jacinda Tmant | | 3556 | | 16/11/23 |
| Carol Dider | | 3550 | I loved going to that pool | 16.11.23 |
| Anne Doherty | | 3550 | | 16/11/23 |
| Clare Chalmers | | 3550 | | 16/11/23 |
| Surani Niniellawatte | | 3550 | | 16/11/23 |
| Ashleigh Rogers | | 3438 | | 16/11/23 |
| Clair Barrow | | 3551 | That pool is fantastic, heated - don't close | 16/11/23 |
| Katrina McMillan | | 3517 | | 16/11/23 |
| Christine Cyglerczyk | | 3551 | | 16/11/23. |
| Hayley Meares | | 3550 | | |
| Paul Bunche | | 3550 | Great Pool | 16/11/23 |
| Ashlee Griffin | | 3555 | Amazing Pool! | 20.11.23 |
| Robyn Williams | | 3515 | Good family pool | 20.11.23 |
| Gill Petrie | | 3550 | | 20/11/23 |
| Caitlin Cox | | 3551 | | 20/11/23 |
| Thomas Phelan | | 3551 | Best family Pool in Bendigo | 20/11/23 |
| Ann Ford | | 3550 | GREAT FAMILY POOL. | 20/11/23 |

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# Petition to Save Bendigo East Swimming Pool

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| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| MARK DELA CRUZ | | 3550 | | 18/11/2023 |
| PETER BAUER | | 3550 | HANDY TO HOME. | 18/11/2023 |
| Annie Knott | | 3550 | | |
| NICOLE PORTER | | 3550 | Walking distance + small for families | 19-11-23 |
| GARRY DONOVAN | | 3550 | | 19-11-23 |
| Tim Kuhlman | | 3551 | Amazing pool would be crazy to lose | 19-11-23 |
| Kim Kuhlman | | 3551 | My favourite pool in Bendigo. Save it!! | 19/11/23 |
| Cheryle Parker | | 3550 | It's a Community Pool for everyone!! | 20/11/23 |
| Anna Williams | | 3451 | It's a fantastic pool | 20/11/23 |
| Jaume Cail | | 3550 | | 20/11/23 |
| BRIDGET FINCH | | 3551 | | 20/11/23 |
| Andre Sardone | | 3551 | | 20.11.23 |
| Bec Plagodzki | | 3551 | | 20.11.23 |
| Jess Jose | | 3550 | | 20.11.23 |
| Sara Hancock | | 3550 | great pool | 20.11.23 |
| COURTNEY LOVICK | | 3551 | Favourite pool in Bendigo! | 24.11.23 |
| BOB LEGEK | | 3551 | " " " | 25.11.23 |
| Neil Goulton | | 3550 | The community pool | |
| ANGUS MORGAN | | 3551 | | 25/11/23 |
| | | | | |
| | | | | |
| Lynette Sommerfeld | L Sommerfeld | 3551 | Favourite outdoor pool do not like noisy indoor heated pools | 22/11/23 |

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# Petition to Save Bendigo East Swimming Pool

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| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| ANNE BEGG | | 3551 | Best all year pool. Please retain! | 23/11/23 |
| Carol Sheldon | | 3219 | | |
| mark Sheldon | | 3219 | Best Pool Ever | 23/11/23 |
| Helen Leach | | 3550 | Please retain!! | " " |
| Lachlan Rodel | | 3550 | | 25/11/23 |
| MARGARET MANGAN | | 3550 | Best Pool in Bgo | 23/11/23 |
| Ros Cheney | | 3550 | keeps me exercised. | 23/11/23 |
| Geoff Warren | | 3551 | Good PLACE TO BE AT | 23/11/23 |
| Sandra Warren | | 3551 | Great Pool. | 23/11/23 |
| Lilly McMaster | | 3551 | Fun to swim in: love it!c: | 23/11/23 |
| Nash McMaster ✓ | | 3551 | good pool too much memories | 23/11/23 |
| Kevin Perez | | 3550 | Best Pool in Bendigo | 23/11/23 |
| PAT SLATTERY | P Slattery | 3550 | This pool is essential! | 25-11-23 |
| DANIEL HARRISON | | 3550 | Best pool | 26/11/23 |
| ELEANOR LAZARUS | | 3550 | I love the pool | 26/11/23 |
| Tom Lewin | | 3551 | Great pool | 26/11/23 |
| STEPH PAY | | 3550 | Love this pool! | |
| SUE TAYLOR | | 3550 | Leave pool open all year. | 26/11/23 |
| GREG TAYLOR | | 3550 | Keep the pool | 26/11/23 |
| Richard HERZ | | 3550 | Add solar panels ↓ costs | 26/11/23 |
| Bron Bull | | 3551 | | |
| | | | | |

12

# Petition to Save Bendigo East Swimming Pool

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| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| Rebecca O'Dwyer | RO | 3472 | Drive 50 minutes to come here | 25/11/23 |
| CHRIS ODWYER | | 3472 | Use pool for walking after op. | " " " |
| KIERAN RANSOM | K Ransom | 3550 | A member for 40 years | 25/11/23 |
| Shonyn Gibbs | | 3550 | [redacted] | 28/11 |
| Peter Gibbs | | 3550 | | 28/11 |
| RAY CHALKLEY | | 3555 | | 28/11 |
| CHERYL HESSE. | | 3550 | | 28/11 |
| MORRIS HESSE | Hesse. | 3556 | " " " " " | 28/11 |
| RHYS HESSE | Rhys Hesse | 3550 | " " " " " | 29/11 |
| LEAH HESSE | Leah Hesse | 3550 | " " " " " | 29/11 |
| CAROLYN STANFORD | | 3551 | HAPPY TO HELP KEEP THIS POOL OPEN! | 30-11-23 |
| Anne Henshall | | 3550 | Very happy to assist to keep open especially for those who use this for therapy. | 30.11.23 |

# Petition to Save Bendigo East Swimming Pool

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| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| Jenna Strauch |  | 3550/4220 | As an Olympic Swimmer who started their swimming journey at Bendigo East swimming pool, I consider it imperative to retain the pool. It is the only outdoor pool that is inclusive of all, with a community feel and I attribute my swimming success to my early beginnings at this pool, it would be disappointing to deprive youngsters of the same opportunities I received | 20/11/2023 |
| Tom Roche |  | 4220 | One of the best country pools I have swum in, swim there every time I am in town and would chose this pool over any other in Bendigo | 26/11/2023 |
| Cedella Baker | | 3550 | I have always loved Swimming in this pool. | 29/11/2 |
| Chelsea Baker | | 3550 | A pool we enjoy going to as a family | 29/11/2023 |
| BRENDAN BAKER | | 3550 | A community asset. | 29.11.23 |
| Sue Amos. | | 3550 | A wonderful community pool that needs saving. | 29.11.23. |
| Ken Bailey | | 3505 | | 5.12.23 |
| | | | | |
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# Petition to Save Bendigo East Swimming Pool

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| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| JANE STRAUCH | Jstrauch | 3550 | Regularly used by all family | 18/11/23 |
| DEAN STRAUCH | | 3550 | Use three - four times a week all year! | 18/11/23 |
| Tom Strauch | | 3550 | use it on a constant basis for recovery | 19/11/23 |
| Ryan Strauch | RStrauch | 3550 | Use on a regular basis | 19/11/23 |
| Harriett Slorach | | 3550 | Use on a regular basis | 19/11/23 |
| Narasha Long | Narashalong | 3550 | Use regularly | 24/11/23 |
| Michael Long | | 3550 | Family use this pool often | 25/11/23 |
| Melissa Keath | | 3550 | | 25/11/23 |
| Grant Keath | | 3550 | Family pool - keep it open SAD | 25/11/23 |
| JACQUI THEOBALD | | 3072 | Lovely pool - what a shame | 28/11/23 |
| Jean Booth | Jean E Booth | 3550 | Best place to swim. Wonderful Staff | 28.11.23 |
| TREVOR BOOTH | | 3550 | USER FRIENDLY | 28.11.23 |
| JACK BOOTH | | 3073 | FCS pool | 5.12.23 |

# Petition to Save Bendigo East Swimming Pool

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| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| WENDY OSTER | | 3550 | Use regularly. | 24-11-23 |
| BRIAN OSTER | | 3550 | Must keep. | 24-11-23 |
| NIKKI DRUMMOND | | 3551 | Only warm pool - convient. | 28-11-23 |
| MATT CACCAVIELLO | | 3551 | CONVENIENT | 01-12-23 |
| CHRISTINE LAYTON | | 3551 | GREAT POOL FOR FAMILIES | 1/12/23 |
| DARREN LAYTON | | 3551 | GREAT ALL YEAR ROUND POOL. | 3/12/23 |
| Noah Layton | | 3551 | Good for Fitness | 3/12/23 |
| Alice Layton | | 3551 | Have used a lot | 3-12-23 |
| ANDREW ARUNDELL | | 3551 | FAMILY FRIENDLY, CATERS FOR EVERYONE | 3/12/23 |
| SALLY ARUNDELL | | 3551 | Best pool in Bendigo! | 3/12/23 |
| Lexi Arundell | | 3551 | Awesome Pool! | 3/12/23 |
| Harrison Burke | | 3555 | Lovely scenery and pool | 4/12/23 |
| Jayda Drummond | | 3551 | Great Pool for everyone!!!!!!! | 4/12/23 |
| Axel Drummond | | 3551 | I Love Swimming there! | 4/12/23 |
| Meg Layton | | 3551 | Good Swimming programs | 4/12/23 |
| Zahli Drummond | | 3551 | Great pool, better people, | 4/12/23. |
| Lyn McCullough | | 7116 | Rural areas need these places!! | 5/12/23 |
| Bob Brooker | | 7116 | " " " | " " |
| Jamie Brooker | | 3184 | " " " | " " |
| Liz LAWSON | | 3205 | 323 Barkly St St Kilda 3205 | 5/12/23 |
| | | | | |
| | | | | |

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| Name (print) | Signature | Postcode | Comment | Date |
|---|---|---|---|---|
| Margaret Pawsey | Marg. M. Pawsey | 3550 | Fabulous family pool - inclusive of all age groups | 30 |
| BERT MCIVOR | | 3550 | LEAVE IT AS IT IS | 30.11.23 |
| BRAD HINTON | | 3556 | WHY?? GREAT POOL !! | |
| Kathryn Hinton | | 3556 | Great facility | |
| Jacinta McIvor | | 3550 | awesome pool ! | |
| John Pawsey | | 3550 | Best pool in Bendigo, Keep Open | 30/11/23 |
| Debbie Keopek | | 3550 | 39 Carpenter St Quarry Hill | 1/12/23 |
| Kathy Noonan | | 3550 | 12 Regency Pl Kennington | 1/12/23 |
| Pamdhux Ford | | 3551 | | 1-12-23 |
| Murray Hufford | | 3551 | | 1-12-23 |
| Charmaine Kent | | 3555 | | |
| Lorraine Morton | L Morton | 3550 | It's a wonderful family venue | 1-12-23 |
| Deb Williams | | 3550 | Great community facility Leave it open | 01/12/23 |
| Kaye Wellings | | 3555 | | 1/12/23 |
| Sue Walton | Sue Walton | 3551 | | 1/1/23 |
| CATHERINE MONAHAN | | 3555 | | 1/12/23 |
| Corinne Roberts | Corinne Roberts. | 3555 | | 1/12/23. |
| Rhonda Sperling | | 3555 | Great facility a well supported | 1/12/23. |
| Maureen Poulton | | 3555 | | 1/12/23 |
| Nora McNair | | 3551 | Very friendly pool. | 1/12/23 |
| Marlene Williams | M. Williams | 3555 | Absolutely needed. | 1/12/23 |
| MERCIA McBURNEY | | 3551 | Bendigo needs pools ! | 1/12/23 |
| MAREE EVANS | | 3555 | Yes - keep it. Solar - heated very valuable | 1/12/23 |
| MARY CUSACK | | 3551 | We need choices in pools | 1/12/23 |

| Name | City | Post Code | Signed On |
|---|---|---|---|
| Claire Cooper | Maldon | | 7 11 2023 |
| Mitchell Hogg | Melbourne | 3000 | 8 11 2023 |
| Nicky Rose | Maldon | 3463 | 8 11 2023 |
| Amy Purdue | Melbourne | 3000 | 8 11 2023 |
| Kayleen Kelly | Melbourne | 3001 | 8 11 2023 |
| Gail Hughes | Bendigo | 3550 | 8 11 2023 |
| Hayden Shearer | Huntly | 3551 | 8 11 2023 |
| Evelyn Delves | Bendigo | 3550 | 8 11 2023 |
| Lansberry Ann | Strathdale | 3550 | 8 11 2023 |
| Leah Elvey | Huntly | 3551 | 8 11 2023 |
| Chris Quinn | | 3550 | 8 11 2023 |
| Paige McAuliffe | Strathfieldsaye | 3551 | 8 11 2023 |
| Petra Mcloughlin | Melbourne | 3550 | 8 11 2023 |
| Emma Boxshall | Bendigo | 3550 | 8 11 2023 |
| Andrea Byrnd | Bendigo | 3550 | 8 11 2023 |
| Deb Thomas | Melbourne | 3004 | 8 11 2023 |
| Beth Flack | Bendigo | 3550 | 8 11 2023 |
| Danielle Couch | MYRTLE CREEK | 3551 | 8 11 2023 |
| Winter Beriman | Bendigo | 3550 | 8 11 2023 |
| Lisa Coyle | | 3918 | 8 11 2023 |
| Manorama Sh | Melbourne | 3051 | 8 11 2023 |
| Shannon McAuliffe | Bendigo | 3555 | 8 11 2023 |
| Graham Skinner | | 3556 | 8 11 2023 |
| Adriane Couch | Bendigo | 3050 | 8 11 2023 |
| Emily Byrne | Bendigo | 3550 | 8 11 2023 |
| Kate Macdonald | Kennington | 3550 | 8 11 2023 |
| Cathy Studham | Melbourne | 3004 | 8 11 2023 |
| Carolyn Sutton | Bendigo | 3550 | 8 11 2023 |
| Ebony Griffiths | Melbourne | 3001 | 8 11 2023 |
| Julie Crowe | | 3550 | 8 11 2023 |
| eliza elsom | Melbourne | 3065 | 8 11 2023 |
| Katrina Arthur | Melbourne | 3001 | 8 11 2023 |
| Rhett Butler | EAGLEHAWK | 3556 | 8 11 2023 |
| June Havea | Bendigo | 3550 | 8 11 2023 |
| Sophie Rogers | Bendigo | 3550 | 8 11 2023 |
| Jenny Porlai | Bendigo | 3550 | 8 11 2023 |
| Heather Wallace | Heathcote | 3523 | 8 11 2023 |
| Annick G | Bendigo | 3550 | 8 11 2023 |
| Jacinta wright | Bendigo | 3550 | 8 11 2023 |
| Paris Craig | Bendigo | 3550 | 8 11 2023 |
| Emma Lacey | White hills | 3550 | 8 11 2023 |
| Jill Ryan | Bendigo | 3550 | 8 11 2023 |
| Nick Seidenman | Bendigo | 3555 | 8 11 2023 |
| Julie Mollison | Melbourne | 3000 | 8 11 2023 |
| Bridget Fitzgibbon | Bendigo | 3555 | 8 11 2023 |
| Kate Ellis | Perth | 6800 | 8 11 2023 |

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| Lisa Wohnsdorf | Melbourne | 3463 | 8 11 2023 |
| Suzanne Birthisel | Melbourne | 3000 | 8 11 2023 |
| Kim Windebank | Melbourne | 3001 | 8 11 2023 |
| Sally Bentley | Cohuna | 3568 | 8 11 2023 |
| Amelia Bourke | | 3550 | 8 11 2023 |
| Kate Payne | Mandurah | 6180 | 8 11 2023 |
| Jessica Eastman | Bendigo | 3551 | 8 11 2023 |
| Megan Merrett | Strathfieldsaye | 3551 | 8 11 2023 |
| Karen Lunney | Melbourne | 3000 | 8 11 2023 |
| Sharon McIntosh | Junortoun | 3551 | 8 11 2023 |
| Teesh Facey | Ironbark | 3550 | 8 11 2023 |
| Liana Elias Elias | Bendigo | 3550 | 8 11 2023 |
| Jayne Lawson | | 3516 | 8 11 2023 |
| Sonja Stikkelorum | Tilburg | 4651 | 8 11 2023 |
| noelene mccreadie | | 812 | 8 11 2023 |
| Emily Lenaghan | Bendigo | 3550 | 8 11 2023 |
| Donna Nativo | Melbourne | 3082 | 8 11 2023 |
| Denise McFarlane | Bendigo | 3551 | 8 11 2023 |
| Jessica X | Brisbane | 4000 | 8 11 2023 |
| Zenda McConnell | Epsom | 3551 | 8 11 2023 |
| Linda Gibson | Bendigo | 3550 | 8 11 2023 |
| Suzanne McLean | Melbourne | 3463 | 8 11 2023 |
| Kate Pentreath | | 3550 | 8 11 2023 |
| Leonie Thomsen | Bendigo | 3550 | 8 11 2023 |
| Ani Shay | Melbourne | 3065 | 8 11 2023 |
| Erin Scott | Bendigo | 3550 | 8 11 2023 |
| Melinda Stroud | Epsom | 3551 | 8 11 2023 |
| Bree Bortolotto | Strathfieldsaye | 3551 | 8 11 2023 |
| Joanne Pickles | Kialla | 3631 | 8 11 2023 |
| Danielle Cameron | Melbourne | 3001 | 8 11 2023 |
| Stacey Cox | Junortoun | 3551 | 8 11 2023 |
| Alice Scott | Melbourne | 3004 | 8 11 2023 |
| Sharna A'Vard | Bendigo | 3550 | 8 11 2023 |
| Stacey mcgregor | Eaglehawk | 3556 | 8 11 2023 |
| Sarah Hipwell | Bendigo | 3551 | 8 11 2023 |
| Jenny Johnston | Kennington | 3550 | 8 11 2023 |
| Erin Henderson | Bendigo | 3550 | 8 11 2023 |
| Kylie Chalmers | Bendigo | 3550 | 8 11 2023 |
| Bella Tuohey | Melbourne | 3001 | 8 11 2023 |
| Georgie Lanyon | Bendigo | 3550 | 8 11 2023 |
| april scullie | bendigo | 3555 | 8 11 2023 |
| jenni jennings | | 3551 | 8 11 2023 |
| Samantha Anderson | Melbourne | 3000 | 8 11 2023 |
| Peter De Salvo | Melbourne | 3004 | 8 11 2023 |
| Meaghan Keogh | Lancefield | 3435 | 8 11 2023 |
| Shiloh Austin | Melbourne | 3004 | 8 11 2023 |
| Joanne Borchard | Melbourne | 3001 | 8 11 2023 |

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| Deb Hammer | Melbourne | 3000 | 8 11 2023 |
| Linda Preece | Melbourne | 3001 | 8 11 2023 |
| Jenna McNamara | Bendigo | 3551 | 8 11 2023 |
| Patrick Eid | Illawong | 2234 | 8 11 2023 |
| Robyn Curry | Melbourne | 3001 | 8 11 2023 |
| Kristy Nihill | Runnymede | 3558 | 8 11 2023 |
| Colinda Mannix | Collingwood | 3066 | 8 11 2023 |
| Steven Knapman | Bendigo | 3550 | 8 11 2023 |
| Nardine Cahoon | Bendigo | 3550 | 8 11 2023 |
| Khambia Clarkson | Marshalltown | 50158 | 8 11 2023 |
| T Kwok | | 4109 | 8 11 2023 |
| Hayley Jacobsen | Bendigo | 3551 | 8 11 2023 |
| Claudia Cox | Melbourne | 3001 | 9 11 2023 |
| Yvonne Bahen | Melbourne | 3006 | 9 11 2023 |
| Cameron Henderson | | 3015 | 9 11 2023 |
| Belinda Davies | Bendigo | 3550 | 9 11 2023 |
| Michelle Strauch | Melbourne | 3001 | 9 11 2023 |
| Cameron White | Melbourne | 3070 | 9 11 2023 |
| Lara Taylor | | 2460 | 9 11 2023 |
| Geoffrey Elsegood | Melbourne | 3000 | 9 11 2023 |
| Brooke Brauer | | 3550 | 9 11 2023 |
| Jack Sides | Melbourne | 3001 | 9 11 2023 |
| Spinks Ben | Perth | 6000 | 9 11 2023 |
| Alan Townsend | Bendigo | 3550 | 9 11 2023 |
| Hannah farrell | Melbourne | 3000 | 9 11 2023 |
| judy hills | Bendigo | 3556 | 9 11 2023 |
| Bianca Comer | Bendigo | 3550 | 9 11 2023 |
| Rick Oates | East Bendigo | 3550 | 9 11 2023 |
| Lauren Price | Melbourne | 3001 | 9 11 2023 |
| Hannah Gretgrix | Bendigo | 3550 | 9 11 2023 |
| Amanda Abley | Bendigo | 3000 | 9 11 2023 |
| Jason Sharp | Bendigo | 3551 | 9 11 2023 |
| Beverley Harvey | Melbourne | 3000 | 9 11 2023 |
| Mark Reid | Melbourne | 3000 | 9 11 2023 |
| Val Stratford | Jackass Flat | 3556 | 9 11 2023 |
| Kona Kitt | Melbourne | 3000 | 9 11 2023 |
| Jaime Childs | Melbourne | 3001 | 9 11 2023 |
| Bec Hogan | Bendigo | 3550 | 9 11 2023 |
| Kade and Andrea Rowe | Melbourne | 3000 | 9 11 2023 |
| Louise Garside | Melbourne | 3000 | 9 11 2023 |
| Mon Bonney | Bendigo | 3556 | 9 11 2023 |
| Paula Hare | Melbourne | 3000 | 9 11 2023 |
| Tegan Malone | Bendigo | 3551 | 9 11 2023 |
| Deb Spear | Melbourne | 3001 | 9 11 2023 |
| Rod Morris | Melbourne | 3006 | 9 11 2023 |
| Caterina Brew | Melbourne | 3001 | 9 11 2023 |
| Louise Gibson | Brisbane | 4103 | 9 11 2023 |

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| Melissa Moloney | Junortoun | 3551 | 9 11 2023 |
| Andy Matthews | Melbourne | 3001 | 9 11 2023 |
| Nadia Teuma | Strathfieldsaye | 3551 | 9 11 2023 |
| Lauren Williams | Melbourne | 3550 | 9 11 2023 |
| Madeline Walter | Bendigo | 3550 | 9 11 2023 |
| Lauren Wedlick | Bendigo | 3550 | 9 11 2023 |
| Carly Horsfall | Bendigo | 3001 | 9 11 2023 |
| Hannah eames | | 3555 | 9 11 2023 |
| Rebeca McCulloch | Bendigo | 3551 | 9 11 2023 |
| Lesley Childs | Burlington | 3660 | 9 11 2023 |
| Lindy Finnen | Bendigo | 3551 | 9 11 2023 |
| Josh Pell | North Bendigo | 3550 | 9 11 2023 |
| Kim Wright | Melbourne | 3000 | 9 11 2023 |
| Joshua McLeod | Melbourne | 3000 | 9 11 2023 |
| Nadia Wesolek | Strathfieldsaye | 3551 | 9 11 2023 |
| Geoff Dempster | Melbourne | 3001 | 9 11 2023 |
| Michael Pilcher | Melbourne | 3001 | 9 11 2023 |
| Kade Rowe | Melbourne | 3000 | 9 11 2023 |
| Lisa Hanson | Bendigo | 3550 | 9 11 2023 |
| Ash McAuliffe | Melbourne | 3001 | 9 11 2023 |
| Marita Austin | Junortoun | 3551 | 9 11 2023 |
| Jamie Price | Bendigo | 3550 | 9 11 2023 |
| Robyn Lougoon | Sydney | 2000 | 9 11 2023 |
| Shasta Maher | Melbourne | 3004 | 9 11 2023 |
| Libby Nuttall | Melbourne | 3001 | 9 11 2023 |
| Grace Scalora | Melbourne | 3001 | 9 11 2023 |
| Marnie Lake | Melbourne | 3001 | 9 11 2023 |
| Amber Weston | Bendigo | 3550 | 9 11 2023 |
| Leanne Bonney | Bendigo | 3555 | 9 11 2023 |
| Melissa McEniry | Melbourne | 3004 | 9 11 2023 |
| Emily Finnemore | Melbourne | 3000 | 9 11 2023 |
| Nick McEniry | Bendigo | 3550 | 9 11 2023 |
| Nathan Meade | Quarry Hill | 3550 | 9 11 2023 |
| Rachael Austin-Pearson | bendigo | 3515 | 9 11 2023 |
| Kerryn Moroney | Melbourne | 3001 | 9 11 2023 |
| Nicole Birks | Junortoun | 3551 | 9 11 2023 |
| MaryAnne Hickmott | Sandhurst | 3977 | 9 11 2023 |
| Rhylee Kellow | Melbourne | 3000 | 9 11 2023 |
| Kate Schoder | Bendigo | 3550 | 9 11 2023 |
| Peter Lorenz | Melbourne | 3081 | 9 11 2023 |
| Leigh Fisher | Melbourne | 3053 | 9 11 2023 |
| Zoe Porlai | Bendigo | 3550 | 9 11 2023 |
| Chelsey Pawsey | Melbourne | 3006 | 9 11 2023 |
| James Svensen | Melbourne | 3006 | 9 11 2023 |
| Mary Hogarth | | 3444 | 9 11 2023 |
| Sharon Whiley | Bendigo | 3550 | 9 11 2023 |
| Louise Svensen | Melbourne | 3001 | 9 11 2023 |

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| Dianne Stephens | Bendigo | 3555 | 9 11 2023 |
| Melanie Hynes | Bendigo | 3555 | 9 11 2023 |
| Kerry Brown | Hawthorn | 3122 | 9 11 2023 |
| Aaron Macumber | Bendigo | 3550 | 9 11 2023 |
| Angela Lucas | Mckenzie Hill | 3451 | 9 11 2023 |
| Marcia Arnold | Melbourne | 3000 | 9 11 2023 |
| Stacey Andrews | Melbourne | 3000 | 9 11 2023 |
| Felicity Jackman | Bendigo | 3550 | 9 11 2023 |
| Kylie LIESCHKE | Sydney | 2000 | 9 11 2023 |
| Carmen Morrow | Bendigo | 3550 | 9 11 2023 |
| Matt Stagg | Strathfieldsaye | 3551 | 9 11 2023 |
| Nick Morrow | Melbourne | 3001 | 9 11 2023 |
| Jamie-Lee Hope | Melbourne | 3004 | 9 11 2023 |
| Laura Fitt | East Bendigo | 3550 | 9 11 2023 |
| Susan Borserio | Bendigo | 3550 | 9 11 2023 |
| Katie Bond | Sydney | 2000 | 9 11 2023 |
| Majella Clarke | Essendon | 3040 | 9 11 2023 |
| Sharon Hall | Ballarat | 3350 | 9 11 2023 |
| Jessie Dole | Westmeadows | 3049 | 9 11 2023 |
| Tanya Harms | Melbourne | 3001 | 9 11 2023 |
| Claire Farnsworth | Melton West | 3337 | 9 11 2023 |
| Prue Bond | Melbourne | 3065 | 9 11 2023 |
| Judi Elliott | Strathdale | 3550 | 9 11 2023 |
| Trevor Birks | | 3551 | 9 11 2023 |
| Julia Feiss | Sunbury | 3429 | 9 11 2023 |
| Mitchell Barri | Melbourne | 3000 | 9 11 2023 |
| marguerita murphy | Bendigo | 3551 | 9 11 2023 |
| Daniel Rowell | Melbourne | 3001 | 9 11 2023 |
| Regan Smith | Bendigo | 3550 | 9 11 2023 |
| Samantha Hamilton | Melbourne | 3001 | 9 11 2023 |
| Penny Watt | Melbourne | 3001 | 9 11 2023 |
| Meleah Hogan | Bendigo | 3551 | 9 11 2023 |
| Elizabeth Morrow | Melbourne | 3004 | 9 11 2023 |
| Yvonne Fabry | Melbourne | 3001 | 9 11 2023 |
| Marc Frochot | East Bendigo | 3550 | 9 11 2023 |
| Bernadette Sporn | Melbourne | 3051 | 9 11 2023 |
| Donna Stebbins | Strathfieldsaye | 3552 | 9 11 2023 |
| Sharon Knobel | Gerogery | 2642 | 9 11 2023 |
| Sandy Brown | Junortoun | 3551 | 9 11 2023 |
| Peter Clarke | Melbourne | 3004 | 9 11 2023 |
| Jo & Russ | Melbourne | 3004 | 9 11 2023 |
| Kimberley Galvin | Melbourne | 3006 | 9 11 2023 |
| Lynn Maher | Bendigo | 3550 | 9 11 2023 |
| Katrina Knight | Bendigo | 3550 | 9 11 2023 |
| Mark Hynes | Bendigo | 3555 | 9 11 2023 |
| Kane Fitzpatrick | Sydney | 2000 | 9 11 2023 |
| Susan Qualtrough | Welshpool | 3966 | 9 11 2023 |

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| Anne Cahilll | Melbourne | 3001 | 9 11 2023 |
| mackenzie couch | junortoun | 3551 | 9 11 2023 |
| Olga Davenport | Melbourne | 3000 | 9 11 2023 |
| Jodie Bennett | Melbourne | 3000 | 9 11 2023 |
| Elisha Slingo | Bendigo | 3551 | 9 11 2023 |
| imogen ash | Melbourne | 3001 | 9 11 2023 |
| Josh Sloane | | 3551 | 9 11 2023 |
| daisy mckimmie | melbourne | 3000 | 9 11 2023 |
| Nadia Smith | Bendigo | 3550 | 9 11 2023 |
| Kerry-Anne Hamilton | Eaglehawk | 3556 | 9 11 2023 |
| Michael Mantzaris | Greystanes | 2145 | 9 11 2023 |
| Leanne White | Preston | 3072 | 9 11 2023 |
| Hayley Donat | Bendigo | 3550 | 9 11 2023 |
| Danyelle Hunter | Axe Creek | 3551 | 9 11 2023 |
| Aaron Smith | Bendigo | 3550 | 9 11 2023 |
| Michelle Robertson | Melbourne | 3001 | 9 11 2023 |
| Shahbaz Khan | Canberra | 2602 | 9 11 2023 |
| bronte flanagan | melbourne | 3551 | 9 11 2023 |
| Laura Kennedy | Bendigo | 3555 | 9 11 2023 |
| Katie Moloney | Strathdale | 3550 | 9 11 2023 |
| Dani J | Bendigo | 3550 | 9 11 2023 |
| Judi Flack | Melbourne | 3001 | 9 11 2023 |
| Jessica Naismith | Bendigo | 3550 | 9 11 2023 |
| Karen Borserio | Melbourne | 3001 | 9 11 2023 |
| Melissa Moon | EPSOM | 3551 | 9 11 2023 |
| Vicki Fisher | Epsom | 3551 | 9 11 2023 |
| Paul Doncovio | Sydney | 2000 | 9 11 2023 |
| Paige Freemantle | Melbourne | 3001 | 9 11 2023 |
| Nicarah Khong | Melbourne | 3000 | 9 11 2023 |
| Amy Peters | Marong | 3515 | 9 11 2023 |
| Sue Nielsen | Bendigo | 3550 | 9 11 2023 |
| Louise Purdon | Bendigo | 3555 | 9 11 2023 |
| Samantha Borserio | Bendigo | 3551 | 9 11 2023 |
| Peter Kennedy | Melbourne | 3550 | 9 11 2023 |
| Laura Marshall | Wandin | 3551 | 9 11 2023 |
| Brock Pinner | Melbourne | 3001 | 9 11 2023 |
| Cam Ladd | Melbourne | 3001 | 9 11 2023 |
| Harmony Davies | Bendigo | 3550 | 9 11 2023 |
| Aaron Hearps | Strathfieldsaye | 3551 | 9 11 2023 |
| Sharon Pfeiffer | Sedgwick | 3551 | 9 11 2023 |
| Amy Cunniff | Melbourne | 3000 | 9 11 2023 |
| Nathan Cail | Melbourne | 3001 | 9 11 2023 |
| Cindy Purdon | Bendigo | 3555 | 9 11 2023 |
| Heather Slater | Bendigo | 3550 | 9 11 2023 |
| Kerry Rowell | Melbourne | 3001 | 9 11 2023 |
| Jasmine Ponsold | Caulfield North | 3161 | 9 11 2023 |
| Naomi Morel | Melbourne | 3004 | 9 11 2023 |

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| Ashley Bennallack | Melbourne | 3001 | 9 11 2023 |
| Leanne Cullen | Strathfieldsaye | 3551 | 9 11 2023 |
| Mark Anderson | Melbourne | 3001 | 9 11 2023 |
| Darrell Billett | Melbourne | 3004 | 9 11 2023 |
| Mary Appleton | Bendigo | 3550 | 9 11 2023 |
| Bret Leversha | Junortoun | 3551 | 9 11 2023 |
| Mel Ryan | Melbourne | 3001 | 9 11 2023 |
| Jimmy Teuma | Bendigo | 3551 | 9 11 2023 |
| Liz Varney | Melbourne | 3141 | 9 11 2023 |
| Rhiann Caldwell | Junortoun | 3551 | 9 11 2023 |
| Claire Pertzel | Bendigo | 3550 | 9 11 2023 |
| Jayne Demeo | Melbourne | 3000 | 9 11 2023 |
| Lauren Bell | Melbourne | 3004 | 9 11 2023 |
| Lyn Waterson | Bendigo | 3551 | 9 11 2023 |
| Adam Place | Bendigo | 3551 | 9 11 2023 |
| Dean Sheldrick | Melbourne | 3001 | 9 11 2023 |
| Roland Wiltshire | Melbourne | 3001 | 9 11 2023 |
| Paige Ellis | Melbourne | 3001 | 9 11 2023 |
| Therese Worme | Melbourne | 3550 | 9 11 2023 |
| Lachlan Mcintosh | | | 9 11 2023 |
| Ken Preston | Bendigo | 3550 | 9 11 2023 |
| Peter Linford | South Belgrave | 3160 | 9 11 2023 |
| Anthony Peters | Bendigo | 3550 | 9 11 2023 |
| Mikaela Florence | Melbourne | 3000 | 9 11 2023 |
| Michael Purdon | Sydney | 2000 | 9 11 2023 |
| Tanika Murray | Melbourne | 3051 | 9 11 2023 |
| Brad King | Bendigo | 3556 | 9 11 2023 |
| Donna Heard | Bendigo | 3550 | 9 11 2023 |
| Anthony McAliece | Melbourne | 3001 | 9 11 2023 |
| Bryley Savage | Bendigo | 3550 | 9 11 2023 |
| Shelley Hall | Kingston | K7M | 9 11 2023 |
| Sarah Evans | White Hills | 3550 | 10 11 2023 |
| Anita Watts | Melbourne | 3000 | 10 11 2023 |
| Carolyn Keglevich | Bendigo | 3550 | 10 11 2023 |
| Rox Hayes | Melbourne | 3001 | 10 11 2023 |
| Liz Findlay | Melbourne | 3550 | 10 11 2023 |
| Lanika Thompson | Melbourne | 3001 | 10 11 2023 |
| Cynthia Wilkinson | Sydney | 2000 | 10 11 2023 |
| Rachel Mason | Bendigo | 3550 | 10 11 2023 |
| Corinne Leversha | | 3551 | 10 11 2023 |
| Linda Whillance | Bendigo | 3000 | 10 11 2023 |
| Mark Lockwood | Melbourne | 3001 | 10 11 2023 |
| Tom Pain | Bendigo | 3550 | 10 11 2023 |
| Cheryl Axell | Strathfielsaye | 3551 | 10 11 2023 |
| Jodie Rasmussen | Strathfieldsaye | 3555 | 10 11 2023 |
| Amanda Downing | bendigo | 3550 | 10 11 2023 |
| Erin Field | Quarry Hill | 3550 | 10 11 2023 |

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| Heather Downing | Bendigo | 3550 | 10 11 2023 |
| Rob Ketterer | Melbourne | 3001 | 10 11 2023 |
| Belind Pinner | Junortoun | 3551 | 10 11 2023 |
| Nicole McPhee | Bendigo | 3550 | 10 11 2023 |
| Faye Lougoon | Bendigo | 3550 | 10 11 2023 |
| Georgina Moloney | Melbourne | 3001 | 10 11 2023 |
| Alison Dullard | Bendigo | 3550 | 10 11 2023 |
| Michelle Fredricks | Bendigo | 3550 | 10 11 2023 |
| Anna Mulquiny | Tatura | 3616 | 10 11 2023 |
| Camille Sier | Bendigo | 3550 | 10 11 2023 |
| Mitchell Keuken | Melbourne | 3001 | 10 11 2023 |
| Brenda Baker | Bendigo | 3550 | 10 11 2023 |
| Maree Hobbs | Melbourne | 3001 | 10 11 2023 |
| brendan jackman | Melbourne | 3000 | 10 11 2023 |
| Amanda Hall | Bendigo | 3550 | 10 11 2023 |
| Tony Day | Pascoe Vale | 3044 | 10 11 2023 |
| Josie Roberts | Melbourne | 3000 | 10 11 2023 |
| Geoffrey Flack | Junortoun | 3551 | 10 11 2023 |
| Emily Murphy | Bendigo | 3551 | 10 11 2023 |
| David Burgess | Brisbane | 4171 | 10 11 2023 |
| Jon Turton | Melbourne | 3000 | 10 11 2023 |
| Fiona Shanahan | Melbourne | 3001 | 10 11 2023 |
| Helen Mason | Melbourne | 3000 | 10 11 2023 |
| Emily Ryan | Melbourne | 3000 | 10 11 2023 |
| Tim Shanahan | Melbourne | 3001 | 10 11 2023 |
| Janine Gerber | Melbourne | 3000 | 10 11 2023 |
| Kristy Lowe | Golden Square | 3555 | 10 11 2023 |
| Margaret Hardingham | Melbourne | 3000 | 10 11 2023 |
| Kathryn Spry-erland | | 3000 | 10 11 2023 |
| Ross Freemantle | Strathfieldsaye | 3551 | 10 11 2023 |
| Cassandra Argus | Bendigo | 3550 | 10 11 2023 |
| Peter Taylor | Sydney | 1001 | 10 11 2023 |
| Amy Clark | Bendigo | 3550 | 10 11 2023 |
| Chris Bruce | Melbourne | 3001 | 10 11 2023 |
| Anastasia Christopoulos | Bendigo | 3550 | 10 11 2023 |
| Carla Anderson | Kennington | 3550 | 10 11 2023 |
| Casey trotter | Hamilton | 3300 | 10 11 2023 |
| Nick Whatley | Cohuna | 3568 | 10 11 2023 |
| Derek G Devrieze | Melbourne | 3001 | 10 11 2023 |
| Kate Kyne | Epsom | 3551 | 10 11 2023 |
| Nicki Waters | | 3550 | 10 11 2023 |
| Ingrid Woodward | Bendigo | 3550 | 10 11 2023 |
| Luci Wright | Longlea | 3551 | 10 11 2023 |
| Lisa S | Melbourne | 3000 | 10 11 2023 |
| Mary Leversha | Sydney | 2000 | 10 11 2023 |
| Sharon Michell | | 3555 | 10 11 2023 |
| Rob Beswick-Davison | Junortoun | 3551 | 10 11 2023 |

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| Piper Downing-Mooney | Bendigo | 3556 | 10 11 2023 |
| Jodie Kovesy | Mandurang South | 3551 | 10 11 2023 |
| Sarah Lea | Bendigo | 3550 | 10 11 2023 |
| Renee Williams | Bendigo | 3000 | 10 11 2023 |
| Marie Bonne | Bendigo | 3550 | 10 11 2023 |
| Maree Cahill | Bendigo | 3550 | 10 11 2023 |
| Anita Pinch | Melbourne | 3004 | 10 11 2023 |
| Mary Murphy | East Bendigo | 3550 | 10 11 2023 |
| Martina Thomson | Bendigo | 3550 | 10 11 2023 |
| Kathy McEncroe | Bendigo | 3550 | 10 11 2023 |
| Sarah Adams | Bendigo | 3556 | 10 11 2023 |
| Fern Noske | Melbourne | 3006 | 10 11 2023 |
| Katie Felini | Bendigo | 3550 | 10 11 2023 |
| Llevelyse Shepley | Eaglehawk | 3556 | 10 11 2023 |
| Tim Douglas | Melbourne | 3001 | 10 11 2023 |
| Brian Bell | Melbourne | 49 | 10 11 2023 |
| Nardia Dazkiw | Melbourne | 3187 | 10 11 2023 |
| Andrew Gallagher | Strathdale | 3550 | 10 11 2023 |
| Nicole van Oosterwijck | East Bendigo | 3550 | 10 11 2023 |
| Gail fowler | Bendigo | 3550 | 10 11 2023 |
| Yvonne Besanko | Golden Square | 3555 | 10 11 2023 |
| Helen Hughan | Melbourne | 3004 | 10 11 2023 |
| Chelsea Mazzarino | Bendigo | 3551 | 10 11 2023 |
| Karen Pascoe | Melbourne | 3000 | 10 11 2023 |
| Jo-Anne Russell | | 3550 | 10 11 2023 |
| Kylie Pearson | Melbourne | 3000 | 10 11 2023 |
| Dianne Tarran | Melbourne | 3000 | 10 11 2023 |
| Stephanie Asher | Mooroolbark | 3138 | 10 11 2023 |
| Ann Churchill | Melbourne | 3001 | 10 11 2023 |
| Ashlea Thomson | Brisbane | 4169 | 10 11 2023 |
| Kathy Job | Bendigo | 3550 | 10 11 2023 |
| Feda M | Sydney | 2000 | 10 11 2023 |
| Ebonee Vanscolina | Brisbane | 4000 | 10 11 2023 |
| Chloe Pyke | Melbourne | 3001 | 10 11 2023 |
| Carol Rose | Bendigo | 3555 | 10 11 2023 |
| Natalie Westbtook | Kennington | 3550 | 10 11 2023 |
| Tara O’Connor | Melbourne | 3004 | 10 11 2023 |
| Michelle Warwick | Huntly | 3551 | 10 11 2023 |
| Maree Conway | Bendigo | 3550 | 10 11 2023 |
| Kaye Crapper | Bendigo | 3551 | 10 11 2023 |
| Hayley Soulsby | Melbourne | 3053 | 10 11 2023 |
| Richelle Hilson | Ironbark | 3550 | 10 11 2023 |
| Jude Hocking | Bendigo | 3550 | 10 11 2023 |
| Jan Falconer | Bendigo | 3550 | 10 11 2023 |
| Hayley Pepperell | Flora Hill | 3550 | 10 11 2023 |
| Sally Warhurst | Bendigo | 3550 | 10 11 2023 |
| Deidre ryan | Melbourne | 3001 | 10 11 2023 |

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| Erika Adams | Bendigo | 3550 | 10 11 2023 |
| Katie Webb | Bendigo | 3551 | 10 11 2023 |
| Nola Cowled | Melbourne | 3001 | 10 11 2023 |
| Matt Charlton | Junortoun | 3551 | 10 11 2023 |
| Zoe Moroni | Bendigo | 3550 | 10 11 2023 |
| James Burston | Melbourne | 3135 | 10 11 2023 |
| Jess Roberts | Spring Gully | 3550 | 10 11 2023 |
| Jack Bowyer | Melbourne | 3001 | 10 11 2023 |
| Ivy Hodson | Bendigo | 3550 | 10 11 2023 |
| Keshia frame | Melbourne | 3008 | 10 11 2023 |
| Christina Capuano | Melbourne | 3001 | 10 11 2023 |
| Donna Gay | Melbourne | 3006 | 10 11 2023 |
| Kerry Waterman | Bendigo | 3555 | 10 11 2023 |
| Jan Eccles | Ascot | 3551 | 10 11 2023 |
| Annaleise Osborne | Bendigo | 3550 | 10 11 2023 |
| Lisa O'Shea | Melbourne | 3000 | 10 11 2023 |
| Sarah Esposito | Bendigo | 3550 | 10 11 2023 |
| Gemma Gibson | Bendigo | 3551 | 10 11 2023 |
| Alisa Conlan | Melbourne | 3065 | 11 11 2023 |
| IAN CLARK | East Bendigo | 3550 | 11 11 2023 |
| Scott Harrison | Melbourne | 3006 | 11 11 2023 |
| Arjwan Hasan | Sydney | 2000 | 11 11 2023 |
| Sonia Szewczuk | Cairns | 4868 | 11 11 2023 |
| Iain Stewart | Bendigo | 3550 | 11 11 2023 |
| Nikki Rundle | Strathfieldsaye | 3551 | 11 11 2023 |
| Denise Grant | Melbourne | 3000 | 11 11 2023 |
| Marnie Grewar | Bendigo | 3550 | 11 11 2023 |
| Gordon Beach | Melbourne | 3000 | 11 11 2023 |
| Elizabeth Coulton | Melbourne | 3001 | 11 11 2023 |
| Karen Nebenfuehr | Melbourne | 3004 | 11 11 2023 |
| Frances Chandler | Bendigo | 3555 | 11 11 2023 |
| Julie Smith | | | 11 11 2023 |
| Russ McMillan | Nanneella | 3561 | 11 11 2023 |
| Donna Wagner | Bendigo | 3551 | 11 11 2023 |
| Wendy Lazzarotto | Melbourne | 3000 | 11 11 2023 |
| Clark Regina | Bendigo | 3550 | 11 11 2023 |
| Peter Boyle | | 3556 | 11 11 2023 |
| Paris Mouzos | | 3877 | 11 11 2023 |
| Alexandra WHalen | | 3550 | 11 11 2023 |
| Phill Grant | Melbourne | 3000 | 11 11 2023 |
| Sharon Good | Kangaroo Flat | 3555 | 11 11 2023 |
| Billy Baker | Sydney | 2000 | 11 11 2023 |
| Carolyn Borme | Brock | 76066 | 11 11 2023 |
| Jayne Alexander | Melbourne | 3001 | 11 11 2023 |
| Kristy Keighran | Bendigo | 3550 | 11 11 2023 |
| Tracey Hughes | Bendigo | 3550 | 11 11 2023 |
| Rosalie Rogers | White Hills | 3550 | 11 11 2023 |

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| Jason moorby | | 3156 | 11 11 2023 |
| Kirsten Hill | Melbourne | 3008 | 11 11 2023 |
| Nigel Preston | Flora Hill | 3550 | 11 11 2023 |
| Lyndall Grant | Melbourne | 3008 | 11 11 2023 |
| Joanne Campione | Tweed Heads | 2485 | 11 11 2023 |
| Katherine Rottmann | Eaglehawk | 3556 | 11 11 2023 |
| Holly Pedler | Melbourne | 3550 | 11 11 2023 |
| Douglas Kennedy | | 2337 | 11 11 2023 |
| Karen Falconer | Melbourne | 3004 | 11 11 2023 |
| Susan Faux | Melbourne | 3000 | 11 11 2023 |
| LISA BOWLES | bendigo | 3550 | 11 11 2023 |
| David Farquharson | Bendigo | 3550 | 11 11 2023 |
| Ian Barr | Melbourne | 3000 | 11 11 2023 |
| Jason Priestley | Melbourne | 3001 | 11 11 2023 |
| Sue O’Connor | Strathfieldsaye | 3551 | 11 11 2023 |
| Denise Bain | | 3557 | 11 11 2023 |
| Lilla Joos | | 2030 | 11 11 2023 |
| elizabeth brawn | liverpool | 1871 | 11 11 2023 |
| Mrs Suzanne Dullard | Eaglehawk | 3556 | 11 11 2023 |
| Steph Kenealy | Melbourne | 3006 | 11 11 2023 |
| Tracy Hansen | Bendigo | 3550 | 11 11 2023 |
| Barbara Hey | Burleigh Heads | 4220 | 11 11 2023 |
| Eloise Whitifield | Sydney | 2000 | 11 11 2023 |
| Lynsey York | Bendigo | 3550 | 11 11 2023 |
| Taneka Ruschmeyer | Melbourne | 3001 | 11 11 2023 |
| Hifsa Iqbal | Perth | 6004 | 11 11 2023 |
| Debra Mount | Melbourne | 3550 | 11 11 2023 |
| Heather Cox | Melbourne | 3004 | 11 11 2023 |
| Carolyn Wyatt | Melbourne | 3001 | 11 11 2023 |
| Tim Stringer | Melbourne | 3088 | 11 11 2023 |
| Rebecca Wiegard | Melbourne | 3065 | 11 11 2023 |
| Bridget Waters | Bendigo | 3550 | 11 11 2023 |
| Naomi Roberts | Melbourne | 3053 | 11 11 2023 |
| Joanna Quinlan | Maiden Gully | 3555 | 11 11 2023 |
| Madi Craven | Brisbane | 4101 | 11 11 2023 |
| Kezia Thomas | Bendigo | 3550 | 11 11 2023 |
| Dakota Craven | Melbourne | 3065 | 11 11 2023 |
| Robyn Robertson | Melbourne | 3001 | 11 11 2023 |
| Claire Proctor | Maiden Gully | 3551 | 11 11 2023 |
| Gordon Falk | Wodonga | 2000 | 11 11 2023 |
| Jan walklate | Melbourne | 3000 | 11 11 2023 |
| Kelli Chamberlain | Melbourne | 3006 | 11 11 2023 |
| Bridget Simes | Melbourne | 3000 | 11 11 2023 |
| Stephen Webster | Melbourne | 3001 | 11 11 2023 |
| Jane Leahy | Ironbark | 3550 | 11 11 2023 |
| Janet Jiricek | | 3550 | 11 11 2023 |
| Tricia Geary | Epsom | 3551 | 11 11 2023 |

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| Alice Belfrage | Bendigo | 3550 | 11 11 2023 |
| Ben Harrison | Sutton grange | 3448 | 11 11 2023 |
| Genee Chamberlain | Melbourne | 3001 | 11 11 2023 |
| Paul McDonald | Adelaide | 5000 | 11 11 2023 |
| Joanne Ellery | Melbourne | 3000 | 11 11 2023 |
| Megan Rodwell | | | 11 11 2023 |
| Sandra Sayers | Melbourne | 3000 | 11 11 2023 |
| Donna Forbes | | 3550 | 11 11 2023 |
| Tepaeru Ngature | Sydney | 2000 | 11 11 2023 |
| Jeanette Watson | Fremantle | 6160 | 11 11 2023 |
| John Apolinarr | Sydney | 2000 | 11 11 2023 |
| Stacey Macdonald | | 3085 | 11 11 2023 |
| Alix Lane | Bendigo | 3551 | 11 11 2023 |
| Kristy Bateman | Bendigo | 3551 | 11 11 2023 |
| Tamara Adams | Melbourne | 3000 | 11 11 2023 |
| Jenny Eddy | Melbourne | 3000 | 11 11 2023 |
| Kate O'Sullivan | Melbourne | 3451 | 11 11 2023 |
| Gen Rodda | Melbourne | 3001 | 11 11 2023 |
| Anna F | Bendigo | 3551 | 11 11 2023 |
| Lois Mitchell | Melbourne | 3001 | 11 11 2023 |
| Anna Leahy | Melbourne | 3000 | 11 11 2023 |
| Megan Pyke | Strathfieldsaye | 3551 | 11 11 2023 |
| Petrea Corcoran | Melbourne | 3121 | 11 11 2023 |
| Amy Templeton | Melbourne | 3001 | 11 11 2023 |
| Fiona P | Bendigo | 3550 | 11 11 2023 |
| Kristin Slingo | Bendigo | 3551 | 11 11 2023 |
| Lindsay Hamilton | Melbourne | 3001 | 11 11 2023 |
| Gail Paxton | Springfield Lakes | 4300 | 12 11 2023 |
| Stacie Wright | Melbourne | 3001 | 12 11 2023 |
| CHRISTINE RITCHIE | | 3551 | 12 11 2023 |
| Ben Taylor-rose | Brisbane | 4101 | 12 11 2023 |
| Fraser Walsh | Brisbane | 4032 | 12 11 2023 |
| Alison Preston | Fitzroy North | 3068 | 12 11 2023 |
| James Kipper | | 2548 | 12 11 2023 |
| diane dole | | 3556 | 12 11 2023 |
| Sanela Nuhanovic | Melbourne | 3000 | 12 11 2023 |
| Margaretha Beach | Strathdale | 3550 | 12 11 2023 |
| Kaye Lane | Melbourne | 3000 | 12 11 2023 |
| Julie Robinson | Sydney | 2000 | 12 11 2023 |
| Paul Ludeman | | 3550 | 12 11 2023 |
| Peter Robinson | Bendigo | 3000 | 12 11 2023 |
| jane dunstan | Castlemaine | 3451 | 12 11 2023 |
| Georgina Lane | Bendigo | 3550 | 12 11 2023 |
| Jessie Mackin | Bendigo | 3550 | 12 11 2023 |
| Tara Carrington | East Bendigo | 3550 | 12 11 2023 |
| Kaye Robins | | 3551 | 12 11 2023 |
| Catherine Farley | Strathfieldsaye | 3551 | 12 11 2023 |

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| Wendy Jackson | Melbourne | 3001 | 12 11 2023 |
| Carolyn Robinson | Melbourne | 3000 | 12 11 2023 |
| Louise Murrihy | Melbourne | 3001 | 12 11 2023 |
| Stewrt Scoble | Bendigo | 3551 | 12 11 2023 |
| Genevieve Fells | Bendigo | 3550 | 12 11 2023 |
| Jan Doherty | Bendigo | 3551 | 12 11 2023 |
| Alison Torney | Epsom | 3551 | 12 11 2023 |
| Debbie McDowall | Melbourne | 3065 | 12 11 2023 |
| Johanna Winchcomb | Castlemaine | 3450 | 12 11 2023 |
| Kristi Mitchell | Melbourne | 3001 | 12 11 2023 |
| Belinda Dean | Bendigo | 3550 | 12 11 2023 |
| Maria Moraca | Flora Hill | 3550 | 12 11 2023 |
| Jan Lewis | Bendigo | 3550 | 12 11 2023 |
| Cherie Varney | Bendigo | 3555 | 12 11 2023 |
| Ronalda Cowcher | Melbourne | 3001 | 12 11 2023 |
| Carolyn Donovan | Bendigo | 3550 | 12 11 2023 |
| Hana Tepic | Balwyn North | 3104 | 12 11 2023 |
| Wendy Donaldson | Bendigo | 3001 | 12 11 2023 |
| Sara Fletcher | Kennington | 3550 | 12 11 2023 |
| Joanne Thomas | Melbourne | 3001 | 12 11 2023 |
| Edith Theuns | Flora Hill | 3550 | 12 11 2023 |
| Cornelis Norbart | Melbourne | 3000 | 12 11 2023 |
| Jacqueline Lennon | Melbourne | 3004 | 12 11 2023 |
| Rob Ellis | Melbourne | 3000 | 12 11 2023 |
| Mark Trevean | | 3551 | 12 11 2023 |
| Michelle Pearce | Melbourne | 3001 | 12 11 2023 |
| Alyssa Creely | Melbourne | 3006 | 12 11 2023 |
| Lyn Turner | Bendigo | 3550 | 12 11 2023 |
| Tes Lapham | | 3550 | 13 11 2023 |
| Tara Leckie | Bendigo | 3550 | 13 11 2023 |
| Wendy Franzi | | 3556 | 13 11 2023 |
| Kylie Cox | Melbourne | 3001 | 13 11 2023 |
| bhp inc | Canberra | 2611 | 13 11 2023 |
| Sharnie Curnow | Bendigo | 3550 | 13 11 2023 |
| Bec Allen | Strathdale | 3550 | 13 11 2023 |
| nicky ramm | | 3550 | 13 11 2023 |
| slasnx sn | Canberra | 2600 | 13 11 2023 |
| Mary Preston | Bendigo | 3550 | 13 11 2023 |
| Carmen Moreno | Pennant Hills | 1715 | 13 11 2023 |
| Keira Gordon | Albury | 2640 | 13 11 2023 |
| Lorraine Bartlett | Chiswick | 3806 | 13 11 2023 |
| Wajahat Ali | | | 13 11 2023 |
| Katie Maher | | 3550 | 13 11 2023 |
| Louise Reidy | Bendigo | 3550 | 13 11 2023 |
| Sally Reiffel | Bendigo | 3550 | 13 11 2023 |
| Lauren Schulz | Melbourne | 3000 | 13 11 2023 |
| Maree O'Connor | Bendigo | 3550 | 13 11 2023 |

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| Carmel Moore | Melbourne | 3002 | 13 11 2023 |
| Peta Comfort | | | 13 11 2023 |
| Marni Pollock | Bendigo | 3550 | 13 11 2023 |
| Kathi Smith | Bendigo | 3550 | 13 11 2023 |
| Lee Bramley | | 3556 | 13 11 2023 |
| Sophie MCKELLAR | Bendigo | 3550 | 13 11 2023 |
| Darren Mills | Melbourne | 3004 | 13 11 2023 |
| Georgie McGrath | Bendigo | 3550 | 13 11 2023 |
| Roseanna Moylan | Melbourne | 3000 | 13 11 2023 |
| Paul Smith | Melbourne | 3001 | 13 11 2023 |
| Jayne Dixon | Bendigo east | 3550 | 13 11 2023 |
| Michele Brett | Melbourne | 3001 | 13 11 2023 |
| belinda eddy | Bendigo | 3550 | 13 11 2023 |
| Megan Draper | seabrook | 3030 | 13 11 2023 |
| Sally Lowndes | | 3551 | 13 11 2023 |
| Kylie Dean | Brisbane | 4006 | 13 11 2023 |
| Mark Adams | Junortoun | 3551 | 13 11 2023 |
| Jan Freemantle | Golden Square | 3555 | 13 11 2023 |
| Tam Boyd | Boort | 3537 | 13 11 2023 |
| Lorraine Grinton | Bendigo | 3551 | 13 11 2023 |
| Bev Sutherland | Melbourne | 3001 | 13 11 2023 |
| Paula Saxon | Melbourne | 3001 | 13 11 2023 |
| Genevieve Hoskin | Strathfieldsaye | 3551 | 14 11 2023 |
| Kate Athorn | Strathfieldsaye | 3551 | 14 11 2023 |
| Jodi Joss | | 3551 | 14 11 2023 |
| M R | | | 14 11 2023 |
| Elizabeth Shelton | Melbourne | 3006 | 14 11 2023 |
| Meagan D Daley | Strathfieldsaye | 3551 | 14 11 2023 |
| Rachael Stalley | Brisbane | 4000 | 14 11 2023 |
| Sharan Ermel | Bendigo | 3550 | 14 11 2023 |
| Kirrilee Miller | Strathdale | 3550 | 14 11 2023 |
| Glenn Purdy | Bendigo | 3556 | 14 11 2023 |
| Jasmine Concol | Melbourne | 3004 | 14 11 2023 |
| Penny Hammill | KangarooFlat | 3555 | 14 11 2023 |
| Ben Edwards | Melbourne | 3051 | 14 11 2023 |
| Kerry Smith | Bendigo | 3550 | 14 11 2023 |
| Mandy Ferguson | Shelbourne | 3515 | 14 11 2023 |
| Adrienne Bermingham Bermingham | | 3550 | 14 11 2023 |
| Mr Jumbarrawa | Bendigo | 3550 | 14 11 2023 |
| Cindy Taylor | | 3551 | 14 11 2023 |
| Michael Richardson J.P. | Sydney | 2000 | 14 11 2023 |
| Peter Costello | Bendigo | 3555 | 15 11 2023 |
| Fran Sokel | Ascot | 3551 | 15 11 2023 |
| Kristy Morley | Melbourne | 3001 | 15 11 2023 |
| Ella Hudson | Melbourne | 3000 | 15 11 2023 |
| Mike Lowther | White Hills | 3550 | 15 11 2023 |
| Sam Stevens | | 3350 | 15 11 2023 |

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| Janette Van den Berg | Melbourne | 3001 | 15 11 2023 |
| Joy Foster | Melbourne | 3001 | 15 11 2023 |
| Richmond Foster | Melbourne | 3001 | 15 11 2023 |
| Lauren Stevens | Bendigo | 3550 | 15 11 2023 |
| Cloud Byrne | Good Coast | 1234 | 15 11 2023 |
| Mavis Taig | Melbourne | 3001 | 15 11 2023 |
| Kellie Ellis | Melbourne | 3000 | 15 11 2023 |
| yeet yeetus | | | 16 11 2023 |
| Leanne Kellett | Melbourne | 3008 | 16 11 2023 |
| Michelle Robertson | Melbourne | 3004 | 16 11 2023 |
| Katy Katy | Sydney | 2000 | 16 11 2023 |
| Elaine Clark | Melbourne | 3001 | 16 11 2023 |
| Jean Ormond | Montrose | 3765 | 16 11 2023 |
| Jon Jugueta | | 2155 | 16 11 2023 |
| Joaquin Silva | | | 17 11 2023 |
| Julieanne Isherwood | Innaloo | 6018 | 17 11 2023 |
| issy hall | Brisbane | 4000 | 17 11 2023 |
| Richard Garward | Springvale | 3171 | 17 11 2023 |
| Jodi hocking | Dingee | 3571 | 17 11 2023 |
| Rachel Thomsen | Melbourne | 3001 | 17 11 2023 |
| June Quinn | Maldon | 3463 | 17 11 2023 |
| Douglas Simmonds | Brisbane | 4000 | 17 11 2023 |
| P.S. Jones | Shepparton | 3630 | 18 11 2023 |
| Ashleigh Ripper | Melbourne | 3000 | 18 11 2023 |
| Mark Dela Cruz | Bendigo | 3550 | 18 11 2023 |
| Tam Davis | Bendigo | 3550 | 18 11 2023 |
| Kate McGrath | Kennington | 3550 | 18 11 2023 |
| Rebecca Hemsley | Palmyra | 6157 | 18 11 2023 |
| Roman Gaidier | Budgewoi | 2262 | 18 11 2023 |
| Brooke Wilson | Balnarring | 3926 | 18 11 2023 |
| Lainey Kint | Melbourne | 3000 | 18 11 2023 |
| Ashley A | | 5251 | 18 11 2023 |
| Reilly Fitzgerald | Sydney | 2000 | 19 11 2023 |
| John Nimmo | Elizabeth Bay, Sydney | 2011 | 19 11 2023 |
| Roy Winters | Brisbane | 4000 | 19 11 2023 |
| Shae Hecimovic | | 3015 | 19 11 2023 |
| Ray Koschel | Toorak | 3142 | 19 11 2023 |
| Nicole Jones | Melbourne | 3001 | 19 11 2023 |
| P. S. Jones. | Shepparton | 3630 | 19 11 2023 |
| David Goodwin | Melbourne | 3001 | 20 11 2023 |
| Phillip Carlin | Bendigo | 3550 | 20 11 2023 |
| Amy McGowan | Melbourne | 3809 | 20 11 2023 |
| Julie Jackson | Burleigh | 4220 | 20 11 2023 |
| jason grasso | mentone | 3194 | 20 11 2023 |
| Michelle Hayward | | 3551 | 21 11 2023 |
| Son Jons | Sydney | 4000 | 21 11 2023 |
| Breanna Wickham | Melbourne | 3001 | 21 11 2023 |

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| Debra Butt | Melbourne | 3205 | 21 11 2023 |
| Ruth Turner | Bendigo | 3550 | 21 11 2023 |
| Malihe Khoo Mortezaie | Ringwood East | 3135 | 21 11 2023 |
| Emma Willcocks | Brisbane | 4000 | 21 11 2023 |
| Tony Lucas | Geelong | 3217 | 22 11 2023 |
| Dara Knezevic | Sydney | 2000 | 22 11 2023 |
| charlotte coulson | Victoria | 3550 | 22 11 2023 |
| Lani Bullen | Bendigo | 3555 | 22 11 2023 |
| Patricia Moebus | | 3049 | 22 11 2023 |
| Daniel O'Brien | Adelaide | 5038 | 23 11 2023 |
| Elly Neilsen | | 2088 | 23 11 2023 |
| Luka Todorovic | Melbourne | 3001 | 23 11 2023 |
| Leonard Brown | Surry Hills | 2010 | 23 11 2023 |
| Craig Cameron | Beverly Hills | 2209 | 23 11 2023 |
| Michael Morris | Newport | 3015 | 23 11 2023 |
| Ivanova Molina | | 3032 | 23 11 2023 |
| Teodora M. | Edinburgh | EH1 | 23 11 2023 |
| Lyn Brownjohn | | 5560 | 23 11 2023 |
| Steven Tubb | Sale | 3850 | 24 11 2023 |
| F.L. Ross | Melbourne | 3199 | 24 11 2023 |
| kevin brandie | bendigo | 3550 | 24 11 2023 |
| Elena Umana | Perth | 6000 | 24 11 2023 |
| James Pead | Valley View, Adelaide, SA | 5093 | 24 11 2023 |
| Roseanne Showler | Huntly | 3551 | 24 11 2023 |
| Victoria Juniper | Melbourne | 3053 | 25 11 2023 |
| Seb L | Melbourne | 3065 | 25 11 2023 |
| Jacob Biggs | Sydney | 2000 | 25 11 2023 |
| Al Mal | Melbourne | 3066 | 25 11 2023 |
| Julie de Graaff | Bendigo | 3550 | 25 11 2023 |
| Sara Osman | Homebush | 2140 | 25 11 2023 |
| Leyla Rashid | Yennora | 2161 | 26 11 2023 |
| Margaret McDonald | | 3551 | 26 11 2023 |
| A.D. L | | 2326 | 27 11 2023 |
| Hermione Granger | Melbourne | 3051 | 27 11 2023 |
| Sarah Bailey | | 2262 | 27 11 2023 |
| Alicia Walker | Paralowie | 5108 | 27 11 2023 |
| Christine WALLACE | Sussex Inlet | 2540 | 27 11 2023 |
| Ben Thomson | Sydney | 2000 | 27 11 2023 |
| sara groenewold | Brisbane | 4000 | 28 11 2023 |
| John Nimmo | Sydney | 2000 | 28 11 2023 |
| Kristen Ryan | | 2558 | 28 11 2023 |
| Gyorgyi Szabo | | 4030 | 28 11 2023 |
| Madilyn Liddell | Glebe | 2037 | 28 11 2023 |
| Catherine Jones | White Hills | 3550 | 28 11 2023 |
| Tammy Wood | Adelaide | 5000 | 28 11 2023 |
| Damian Draper | Melbourne | 3006 | 29 11 2023 |
| Tom Upton | Bendigo | 3550 | 29 11 2023 |

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| Lynn Smith | Perth | 6004 | 30 11 2023 |
| Sheree M | | 2234 | 30 11 2023 |
| Wayne Carroll | Sydney | 2000 | 30 11 2023 |
| Jill Dillon-Cole | Perth | 6015 | 30 11 2023 |
| Louise Murray | Melbourne | 3003 | 30 11 2023 |
| SUE JEAVONS | | 3550 | 30 11 2023 |
| Dianne Linton | Serpentine | 3571 | 30 11 2023 |
| Debra Price | Bendigo | 3550 | 30 11 2023 |
| Arthur Theodoropoulos | | 2206 | 1 12 2023 |
| Jenelle Back-Sercombe | Airds | 2560 | 1 12 2023 |
| Matilda Miller | Noosaville | 4566 | 1 12 2023 |
| Belinda Cas | Sydney | 2001 | 1 12 2023 |
| Jeffrey Betyou | Melbourne | 3030 | 1 12 2023 |
| Nichole Ballard | Bunbury | 6230 | 1 12 2023 |
| Gabi Fitzgerald | Cranbourne North | 3977 | 1 12 2023 |
| Helen Smith | East Bendigo | 3550 | 1 12 2023 |
| Emily Faulkner | | 4116 | 1 12 2023 |
| ANNETTE O'BRIEN | Sydney | 2060 | 2 12 2023 |
| Mick lxxxx | | 6168 | 2 12 2023 |
| Alex Radakovic | | 2567 | 2 12 2023 |
| Bella Millar | | 3977 | 2 12 2023 |
| Jessica Meager | Laurieton | 2443 | 2 12 2023 |
| Josh Hartwell | Axedale | 3551 | 2 12 2023 |
| Bengt Davidsson | | 4124 | 2 12 2023 |
| Donna Phythian | | 2766 | 2 12 2023 |
| Tayissa Astley | Adelaide | 5107 | 3 12 2023 |
| Nivin Elalfi | Mandurah | 6210 | 3 12 2023 |
| Sean Kelly | Melbourne | 3000 | 3 12 2023 |
| Dalia Mohamed | Maroochy River | 4561 | 3 12 2023 |
| Loz Galea | Leichardt | 2038 | 3 12 2023 |

| Name | City | Postal Code | Date | Comment |
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| Mitchell Hogg | Melbourne | 3000 | 8 11 23 | "It's our pool and needs to be saved!" |
| Gail Hughes | Bendigo | 3550 | 8 11 23 | "It's a amazing pool great family pool" |
| Chris Quinn | | 3550 | 8 11 23 | "A local fav by many" |
| Andrea Byrne | Bendigo | 3550 | 8 11 23 | "My kids love coming here." |
| Deb Thomas | Melbourne | 3004 | 8 11 23 | "We need to keep all of our outdoor areas not close them" |
| Lisa Wohnsdorf | Melbourne | 3463 | 8 11 23 | "I believe community health and exercise is vital and this pool is all part of that." |
| Amelia Bourke | | 3550 | 8 11 23 | "Best Pool In Bendigo" |
| Megan Merrett | Strathfieldsaye | 3551 | 8 11 23 | "If we lose this wonderful facility anyone ready of Kennington is forced to travel so much further to a heated pool! These communities of ratepayers deserve access to a local geared pool" |
| D McFarlane | Melbourne | 3001 | 8 11 23 | "It would be a sad day if the Council closed this local pool. It has so many benefits, for health and wellbeing, improved mental health, a wonderful community pool, a community space. Let's hope that good sense prevails!! Save our pool!" |
| Kate Pentreath | | 3550 | 8 11 23 | "This pool is great when you have children of various ages. A parent can be within a few steps of children in both the large and small pool at the same time. Supervision and safety is much easier here than other pools locally" |
| Melinda Stroud | Epsom | 3551 | 8 11 23 | "This is the best outdoor pool in Bendigo. I am allergic to chlorine and I have never had an issue with this pool all the others in Bendigo I can not use because of the reactions I get. When my children were little I could watch them in all the different pools safely. There is plenty of places to sit in the shade and enjoy family time. You are doing a huge disservice to the Bendigo community if you close this pool. It's the best in Bendigo. The aquatic centre is always dirt, Eaglehawk stinks and dirty and kangaroos flat is too far for people on the other side of town and cold." |
| jenni jennings | | 3551 | 8 11 23 | "I use this pool almost daily during the extended season. Being heated it's great for year round exercise. Being a retail full time worker it's nice to be outdoors and get some vitamin D. Indoor pools can be unhygienic. This is the perfect place for family gatherings in a well run , clean, welcoming environment. It would be absolutely tragic if this was taken away. I hope council has a long hard think about this decision." |
| Brooke Brauer | | 3550 | 9 11 23 | "Brooke Brauer" |
| Lauren Wedlick | Bendigo | 3550 | 9 11 23 | "This pool means a lot to our community. Lots of fond memories spent there as a child and now want to create special memories with my own children" |
| Josh Pell | North Bendigo | 3550 | 9 11 23 | "We need this pool. Bendigo and surrounds is under served." |
| MaryAnne Hickmott | Sandhurst | 3977 | 9 11 23 | "My grandchildren will use it." |
| Mary Hogarth | | 3444 | 9 11 23 | "It's a great pool, well-used and loved by locals and visitors." |
| Kerry Brown | Hawthorn | 3122 | 9 11 23 | "Kerry Brown" |
| Trevor Birks | | 3551 | 9 11 23 | "It's the best pool in Bendigo and needs to be retained. Our kids love it and want it to be saved." |
| Donna Stebbins | Strathfieldsaye | 3552 | 9 11 23 | "It is a wonderful safe place to take your young family" |
| Sharon Knobel | Gerogery | 2642 | 9 11 23 | "All year round pools should be accessible to the public they help with mental health a general well being of all ." |
| Bryley Savage | | 3555 | 9 11 23 | "It's a well-managed pool by people who care." |
| Sarah Evans | White Hills | 3550 | 10 11 23 | "A great family pool." |
| Amanda Downing | bendigo | 3550 | 10 11 23 | "It's a much loved used pool. Not everyone wants to swim at big indoor places." |
| Kathryn Spry-erland | | 3000 | 10 11 23 | "We need public pools" |

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| | | | | "It’s a wonderful family pool with beautiful shade from the trees. I have been going there with my children for 32 years and |
| Sharon Michell | | 3555 | 10 11 23 | now my grandchildren. I feel very safe there and I can keep an eye on the children well" |
| Marie Bonne | Bendigo | 3550 | 10 11 23 | "This pool is a community hub. Much needed by locals." |
| | | | | "Swimming pools in regional towns are a basic requirement for kids. They don't have an ocean or bay to swim in . Also look at history. How many of our greatest Australian swimmers came from regional towns. Give the kids of the future that |
| Brian Bell | Melbourne | 49 | 10 11 23 | opportunity to continue in their footsteps." |
| Keiran McEncroe | | 3550 | 10 11 23 | "We need public pools for families to enjoy." |
| Matt Charlton | London | N1 4nt | 10 11 23 | "Best pool in Bendigo." |
| Frances Chandler | Bendigo | 3555 | 11 11 23 | "This pool is easy to access and good parking ," |
| | | | | "This is a wonderful community pool in a great location. So important to have outdoor pools and a range of options for |
| Katherine Rottmann | | 3078 | 11 11 23 | different people." |
| Lilla Joos | | 2030 | 11 11 23 | "It is essential to keep the pool" |
| Gordon Falk | Wodonga | 2000 | 11 11 23 | "I belive pools should never be closed" |
| Janet Jiricek | | 3550 | 11 11 23 | "I love being able to swim.outdoors all year round." |
| Donna Forbes | | 3550 | 11 11 23 | "This is a fantastic family pool and it would be very sad to see it close" |
| Stacey Macdonald | | 3085 | 11 11 23 | "This is the best pool for all-year-round lap swimming and needs to be kept as it is now." |
| Jenny Eddy | Melbourne | 3000 | 11 11 23 | "This pool is such a wonderful place for so many people young, old everyone, it should be kept operating." |
| | | | | "Best pool in Bendigo, easy for families to use, consistently used year round by lap swimmers. As a local resident in the |
| Anna F | Bendigo | 3551 | 11 11 23 | immediate vicinity it is an important part of our area and community." |
| Alison Preston | Fitzroy North | 3068 | 12 11 23 | "This is a beautiful outdoor pool and accessibility is vital. Please keep this pool open. Many beautiful memories here!" |
| diane dole | | 3556 | 12 11 23 | "We need the pool" |
| Margaretha Beach | Strathdale | 3550 | 12 11 23 | "The pool is a vital community asset." |
| | | | | "There is no alternative outdoor year round heated pool in Bendigo. And it's surrounded by glorious mature trees. Unlike its proposed alternative for 2027, Brennan Park, which it is proposed be open only nine months of the year! East Bendigo pool |
| jane dunstan | Castlemaine | 3451 | 12 11 23 | just needs a bit of a light facelift" |
| Kaye Robins | | 3551 | 12 11 23 | "I believe this is an awesome pool. Please don’t take my memories away." |
| | | | | "This is a beautiful family pool. It is a community space that locals love. I have spent many years squad training in the pool and my own children have learnt to swim here. There is no replacement for East Bendigo pool. Please listen to the |
| Genevieve Fells | Bendigo | 3550 | 12 11 23 | community!" |
| Jan Doherty | Melbourne | 3001 | 12 11 23 | "We don’t need any more pools closing in Bendigo." |
| | | | | "Wow to have a pool that patrons can stand in the length of the pool is a great community asset. The benefits to patrons for |
| Joanne Thomas | | 3424 | 12 11 23 | rehabilitation and maintaining fitness are too great to list." |
| Mark Trevean | | 3551 | 12 11 23 | "We cannot lose our recreational facilities" |
| Wendy Franzi | | 3556 | 13 11 23 | "I believe there is a need for outdoor swimming pools for family use and to get young ones out doing some exercise." |
| nicky ramm | | 3550 | 13 11 23 | "I feel the pool should stay open all year round" |
| Mary Preston | Bendigo | 3550 | 13 11 23 | "this is a great pool for a range of ages and excellent for teaching swimming as well" |
| Kathi Smith | Bendigo | 3550 | 13 11 23 | "this pool is used for school swimming sports and so many other things - why close it???" |
| | | | | "Greater Bendigo is going rapidly and we need to keep all our outdoors resources to support the need for swimming lessons, recreational swimming, swimming for exercise/wellbeing and team/club swimming. A great established facility with |
| Glenn Purdy | Bendigo | 3556 | 14 11 23 | parking an asset that we need to keep." |
| | | | | "My children learnt to swim at this pool. It has always been a family friendly pool and would be a massive loss to the |
| Mandy Ferguson | Shelbourne | 3515 | 14 11 23 | community if it closed." |

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| Adrienne Bermingham Bermingham | | 3550 | 14 11 23 | "Adrienne Bermingham" |
| Peter Costello | Bendigo | 3555 | 15 11 23 | "I'm happy for my rates to go towards the running cost of this pool" |
| Mike Lowther | White Hills | 3550 | 15 11 23 | "of the intrinsic value of this facility to so many people in the region." |
| Joy Foster | Melbourne | 3001 | 15 11 23 | "I live near this pool and know how popular it is, Council should be ashamed to even suggest it" |
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| jason grasso | mentone | 3194 | 20 11 23 | "Love swimming" |
| Debra Butt | Melbourne | 3205 | 21 11 23 | "Our pools are an important part the diverse community" |
| kevin brandie | Plumpton | 3335 | 24 11 23 | "It's a good central POOL , and with a depth that is of great benefit to many, so if the council have all this money to spend on Brennan Park why not use it on East Bendigo." |
| Margaret McDonald | | 3551 | 26 11 23 | "It's important for young families to safely navigate and watch all family members at different level of swimming skills. Save Bendigo East." |

# 15. LEAD AND GOVERN FOR ALL

## 15.1. Q2 - Council Plan Report

| | |
|---|---|
| Author: | Kathryn Loy, Corporate Planning and Reporting Officer |
| Responsible Director: | Jessica Howard, Director Corporate Performance |

### Purpose

To report to Council progress on the implementation of the Annual Plan initiatives for the 2nd quarter of 2023-2024.

### Recommended Motion

That Council note the progress of implementing Annual Plan initiatives for 2023-2024.

### Executive Summary

The City of Greater Bendigo Community Plan *Mir Wimbul* contains Council's vision, values and direction for 2021-2025, which underpin the way the City manages and conducts its operations. The Annual Action Plan 2023-2024 supports this and details initiatives for the financial year. This document provides the action updates from the 2nd quarter of 2023-2024.

### Background

The Council Plan is a critical document that guides the work of staff at the City of Greater Bendigo. The goals within this plan will help to deliver on the community vision to create a bright and happy future for us all as we prepare to support a population of 200,000 people by 2050. The Council Plan was adopted by Council on October 18, 2021.

### Report

The Council Plan is based on seven outcomes, which are the main focus areas 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

**Communications/Engagement**

The community vision and values were developed by a dedicated community panel of 61 residents who were specifically chosen to complete this important work.

**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. Council Plan 2021-2025 - Q2 Quarterly Report 2023-2024 [**15.1.1** - 29 pages]

# City of Greater Bendigo
## Council Plan 2021 – 2025
## Mir Wimbul
## Annual Action Plan Progress Report

*Period: Q2, 2023/2024*
*Quarterly Report*

## Acknowledgement of Country

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 and Taungurung Peoples, the Traditional Owners of the land.

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 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.

## 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*.

# 1: Lead and govern for all

**A community that works together to achieve our shared vision**

## 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 1.1.1 | Develop and procure (if required) improvements to Council's corporate software to manage Development Contributions Plan transactions to improve transparency | | In Progress | 10% | The Information Technology team are working with the Strategic Capital Management team to look at possible solutions. | MANAGER INFORMATION TECHNOLOGY | 30/06/2024 |
| CP 1.1.2 | Facilitate local procurement engagement sessions to support local businesses obtain work from the Victoria 2026 Commonwealth Games | ✔ | Completed | 100% | Due to the cancellation of the Commonwealth Games by the State Government, this action is no longer relevant. | CHIEF EXECUTIVE OFFICER | 30/06/2024 |
| CP 1.1.3 | Complete procurement for the community competition venues that Council will deliver for the Commonwealth Games | ✔ | Completed | 100% | Due to the cancellation of the Commonwealth Games by the State Government, this action is no longer relevant. | CHIEF EXECUTIVE OFFICER | 30/06/2024 |

## 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 1.2.1 | Implementation of software to improve the City's overall cyber security | | In Progress | 50% | Currently implementing software to improve the City's cyber security position. | MANAGER INFORMATION TECHNOLOGY | 30/06/2024 |
| CP 1.2.2 | Implement wayfinding technology to assist with locating vacant parking bays | | Completed | 100% | The PayStay App has been activated to display parking availability with a traffic light system showing green for high availability and red for low availability. Further system expansion will be explored when both Multi Story Car Park parking systems are upgraded in 2024. | MANAGER SAFE & HEALTHY ENVIRONMENTS | 30/06/2024 |

## 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 1.3.1 | Review the Customer Service Centre software | | In Progress | 30% | Migration of services into ePathway is underway. | MANAGER CUSTOMER EXPERIENCE AND CORPORATE PLANNING | 30/06/2024 |

| Code | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 1.3.2 | Deliver a new website and develop a customer portal for improved customer experience |  | In Progress | 50% | New website delivered in September 2023, and work continues on developing a portal that is supported by current business systems. | MANAGER COMMUNICATIONS | 30/06/2024 |

## 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 Development 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 1.4.1 | Provide executive support and develop regional priorities for the Loddon Campaspe Group of Councils |  | In Progress | 50% | Guests at the Loddon Campaspe Councils meeting of 17 November 2023 included representatives from Local Government Inspectorate; Minister Steve Dimopoulos; and State Government Regional Directors. Executive support for the group will continue to be provided by City and it was agreed to continue to meet six times per year. | CHIEF EXECUTIVE OFFICER | 30/06/2024 |

## 2: Healthy, liveable spaces and places

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

### 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 2.1.1 | Secure land and progress the design for the multi-year stormwater infrastructure project in Epsom | | In Progress | 45% | Valuations have been returned and negotiations are proceeding with responsible landowner. | MANAGER ENGINEERING | 30/06/2024 |
| CP 2.1.2 | Deliver the Activation Program for the Healthy Loddon Campaspe initiative for communities across the region | | In Progress | 80% | Activation funding agreements have been executed and implementation with community across the region has commenced. | MANAGER ACTIVE AND HEALTHY COMMUNITIES | 30/06/2024 |
| CP 2.1.3 | Commence year 1 works to construct an underpass at Emu Creek in Strathfieldsaye | | In Progress | 50% | Construction of Emu Creek underpass is scheduled for commencement in February 2024. | MANAGER ENGINEERING | 30/06/2024 |
| CP 2.1.4 | Commence works on the multi-year Strathfieldsaye Town Square and Linear Link project | | In Progress | 25% | Stage 1 funded and design complete. Civil works to commence in 2024. | MANAGER ENGINEERING | 30/06/2024 |
| CP 2.1.5 | Complete the concept design for the Quarry Hill Recreation Reserve (Ken Wust) Pavilion renewal | | In Progress | 20% | Project initiated with internal project working group established to lead the concept design. | COMMUNITY PROJECTS LIAISON OFFICER | 30/06/2024 |

## 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 2.2.1 | In partnership Bendigo Community Health Services and Stephanie Alexander Kitchen Garden Foundation, progress the implementation of the Healthy Facilities policy in line with adopted targets | | In Progress | 45% | Progressing healthy facilities through various partnerships and programs best placed for each setting. | FOOD SYSTEMS & EVALUATION OFFICER | 30/06/2024 |

## 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 2.3.1 | Design shared paths for Rennie Street and Gungurru Street, Huntly | | In Progress | 80% | Designs for shared paths are progressing to enable delivery in future years. | MANAGER ENGINEERING | 30/06/2024 |
| CP 2.3.2 | Construction of the Ironbark Gully Trail Stage 1 from Nolan Street to Holmes Road | | In Progress | 55% | Agreements with various parties (Djarra and DECCA) progressing and to be finalised prior to construction commencement.<br>Pending agreement finalisation, the project is expected to commence in the first half of 2024. | COMMUNITY PROJECTS LIAISON OFFICER | 30/06/2024 |
| CP 2.3.3 | Plan for the advocacy and implementation of the 10-year walking and cycling infrastructure plan | | In Progress | 50% | Infrastructure plan endorsed with ongoing advocacy through Department of Transport and Planning (DTP) working group. Two research projects are underway in partnership with DTP and universities to support future investment. | COORDINATOR ACTIVE COMMUNITIES | 30/06/2024 |

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| Code | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 2.3.4 | Work with the Department of Transport and Planning to finalise designs and secure funding for shared cycleways into the Bendigo City Centre | | In Progress | 45% | Funding scope modification submission provided to Department of Transport and Planning (DTP) in November 2023. Awaiting advice from DTP as to outcome and subsequent finalisation of funding agreement. | MANAGER ENGINEERING | 30/06/2024 |

## 2.4: The supply and quality of affordable housing is increased

- Implement the Affordable Housing Action Plan

| Code | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 2.4.1 | Investigate how Council can support the delivery of social and/or affordable housing in collaboration with housing agencies | | In Progress | 50% | City officers provide regular support and advice to housing agencies about social and affordable housing proposals are being undertaken as part of the Big Housing Build. | MANAGER STRATEGIC PLANNING | 30/06/2024 |

## 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 2.5.1 | Design the Bendigo Low Line separated walking cycling network between Maple Street, Golden Square and Lake Weeroona consisting of seven exit ramps to navigate in and out of the trail | | In Progress | 50% | Design is in progress. | MANAGER ENGINEERING | 30/06/2024 |
| CP 2.5.2 | Construction of new concrete footpaths in various high priority locations throughout the municipality | | In Progress | 65% | Delivery of 23/24 new footpath program is progressing well. All nominated projects expected to be delivered this financial year. | MANAGER ENGINEERING | 30/06/2024 |

## 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 2.6.1 | Finalise the Managed Growth Strategy | | In Progress | 50% | Drafting of the Managed Growth Strategy is nearing completion. Awaiting the completion of two final background assessments - Huntly flooding assessment, and growth areas bushfire assessments. The growth areas bushfire assessments have been referred to the CFA for formal review. | MANAGER STRATEGIC PLANNING | 30/06/2024 |
| CP 2.6.2 | Review Maternal and Child Health service points of delivery | | In Progress | 10% | We have commenced reviewing workloads in each centre and have brought a team together to discuss, | MANAGER COMMUNITY WELLBEING | 30/06/2024 |
| CP 2.6.3 | Facilitate planning scheme amendments to implement endorsed structure plans | | In Progress | 50% | Marong will be considered by a Panel in February 2024. Heathcote will commence exhibition in February 2024. Golden Square amendment has received feedback from DTP, and the amendment is being refined. Maiden Gully residential framework will progress if the activity centre is confirmed as a growth area in the Managed Growth Strategy. | MANAGER STRATEGIC PLANNING | 30/06/2024 |

## 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 2.7.1 | Commence Stage 1 of the Marong Kindergarten and Community Hub (subject to external funding) | | In Progress | 20% | Detailed design will be complete by April 2024. Works scheduled for completion December 2025. | MANAGER PROPERTY SERVICES | 30/06/2024 |
| CP 2.7.2 | Commence design for the Spring Gully Kindergarten expansion to meet the needs of the growing community (subject to external funding) | | In Progress | 50% | Architect undertaking design process - considering opportunities for expansion to a 66 or 99 place kindergarten. Stakeholder engagement continues. | CONNECTED COMMUNITIES COORDINATOR | 30/06/2024 |
| CP 2.7.3 | Advocate for additional funding to commence delivery of the multi-year Heathcote Civic Precinct Project | | In Progress | 90% | The City's expression of interest to the Growing Regions Program was successful, a full funding application will now be submitted. | COORDINATOR STRONG COMMUNITIES | 30/06/2024 |
| CP 2.7.4 | Scope and design the amenities upgrade and car park improvements for Axedale Kindergarten and Public Hall | | In Progress | 40% | Procurement in progress including review of costing, program and impact on operation of the preschool. Carpark concept plan complete ready for stakeholder engagement. | COODINATOR BUILDINGS INFRASTRUCTURE PROJECTS | 30/06/2024 |
| CP 2.7.5 | Undertake design for the redevelopment of the Bendigo Library loading bay to better reflect the increased workflow in the area | | In Progress | 10% | Initial site visit and stakeholder engagement completed in preparation for engagement of architect. | COODINATOR BUILDINGS INFRASTRUCTURE PROJECTS | 30/06/2024 |
| CP 2.7.6 | Design and erect gateway entrance signs for Junortoun on the McIvor Highway | | In Progress | 50% | Design significantly progressed and two options will be presented to community representatives to choose their preferred option prior to the order being placed. | MANAGER PARKS AND OPEN SPACE | 30/06/2024 |

| Code | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 2.7.7 | Improve accessibility at Red Energy Arena (Bendigo Stadium) to courts 9 and 10, upgrades to the Sky Lounge and the design for the heating, ventilation and air conditioning system (HVAC) | | In Progress | 25% | HVAC design underway and planned for 23/24 delivery. | MANAGER ECONOMIC DEVELOPMENT | 30/06/2024 |

## 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 2.8.1 | Deliver the renewal of Bagshot Hall including roof, weatherboards and painting | | Not Proceeding | 20% | Project cancelled due to review of service need and impact of flood damage. | COODINATOR BUILDINGS INFRASTRUCTURE PROJECTS | 30/06/2024 |
| CP 2.8.2 | Upgrade the kitchen cabinetry and floor covering at Elmore Community Hub | | In Progress | 30% | Draft designs completed ready for procurement early in the 2024. | COODINATOR BUILDINGS INFRASTRUCTURE PROJECTS | 30/06/2024 |
| CP 2.8.3 | Commence the Maiden Gully Public Hall renewal by re-rendering and painting the external mudbrick wall | | In Progress | 40% | A contract for the works has been awarded with start date to be confirmed. | COORDINATOR STRONG COMMUNITIES | 30/06/2024 |
| CP 2.8.4 | Complete the external painting of the Lockwood South Public Hall | | In Progress | 95% | The works are complete apart from signage renewal. | COORDINATOR STRONG COMMUNITIES | 30/06/2024 |

| Code | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 2.8.5 | Commence painting the interior of the Marong Historic Council Chamber |  | Not Proceeding | 0% | A project scope change is required with the view that it would not be wise to invest in interior painting until the cause/s of significant building cracking have been identified and remedied. An engineer's assessment and recommendations are currently being sought. | COORDINATOR STRONG COMMUNITIES | 30/06/2024 |

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## 3: Strong, inclusive and sustainable economy

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

### 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 roll out of the Startup Central Victoria project to support regional innovation

- Support the development of the Bendigo Regional Dementia Village in Heathcote

| Code | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 3.1.1 | Partnering with local jobs facilitators to hold a Jobs Fair in September 2023 focused on opportunities for school leavers | ✔ | Completed | 100% | Jobs Fair was completed with over 400 people attending. | MANAGER ECONOMIC DEVELOPMENT | 30/06/2024 |
| CP 3.1.2 | Progress the business case and advocate for funding to install a roof at the Livestock Exchange to improve shelter | ▶ | In Progress | 75% | Design and business case has been completed. | MANAGER ECONOMIC DEVELOPMENT | 30/06/2024 |
| CP 3.1.3 | Develop an agreement with the Office of Commonwealth Games that outlines Council's responsibilities for the delivery of community competition venues | ✔ | Completed | 100% | Due to the cancellation of the Commonwealth Games by the State Government, this action is no longer relevant. | CHIEF EXECUTIVE OFFICER | 30/06/2024 |
| CP 3.1.4 | Develop an agreement with the Organising Committee that outlines Council's responsibilities for Commonwealth Games operations | ⊘ | Not Proceeding | 0% | Due to the cancellation of the Commonwealth Games by the State Government, this action is no longer relevant. | CHIEF EXECUTIVE OFFICER | 30/06/2024 |
| CP 3.1.5 | Complete detailed design for the Commonwealth Games community competition venues that Council will deliver | ✔ | Completed | 100% | Due to the cancellation of the Commonwealth Games by the State Government, this action is no longer relevant. | CHIEF EXECUTIVE OFFICER | 30/06/2024 |

### 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 roll out of the Bendigo Education Plan

| Code | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 3.2.1 | Develop and rollout the Leadership Framework and the Capability Framework | ▶ | In Progress | 35% | Capability Framework developed and work is underway on the rollout including in Performance and Development plan templates. | COORDINATOR ORGANISATION DEVELOPMENT | 30/06/2024 |

### 3.3: A transformed and revitalised City Centre

- Implement the City Centre Plan

- Support the roll out of 100GB Bendigo establishing Greater Bendigo as the technology hub of Victoria

| Code | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 3.3.1 | Facilitate a planning scheme amendment to implement the endorsed City Centre planning framework | ▶ | In Progress | 40% | The planning scheme amendment for the City Centre strategies and plans has been prepared, and was endorsed by Council in December 2022. City officers are currently working through a pre-authorisation review of the amendment documentation with the Department of Transport and Planning. | MANAGER STRATEGIC PLANNING | 30/06/2024 |

### 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 3.4.1 | Support the Victorian Planning Authority (VPA) to prepare a master plan and planning scheme amendment to rezone the land for the Bendigo Regional Employment Precinct (BREP) |  | In Progress | 60% | Regular support is provided to the VPA in their preparation of the BREP master plan and rezoning package. Monthly meetings are held to monitor the project's progress. | MANAGER STRATEGIC PLANNING | 30/06/2024 |

### 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 White Hills Botanic Gardens Master Plan

| Code | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 3.5.1 | Complete the Bendigo Airport terminal expansion |  | In Progress | 80% | Project on track for opening in prior to mid 2024. | MANAGER ECONOMIC DEVELOPMENT | 30/06/2024 |
| CP 3.5.2 | Support the new Visitor Economy Partnership to develop and implement the new Destination Management Plan for the City and neighbouring regions |  | In Progress | 85% | The Destination Management Plan has progressed through consultation phase, with a first draft due early February 2024. A final version of the document is expected to be approved by all relevant stakeholders around late April 2024 for regional implementation. | MANAGER TOURISM AND MAJOR EVENTS | 30/06/2024 |

### 3.6: Improved safe freight networks

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

| Code | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 3.6.1 | Advocate to the Department of Transport and Planning for a more safe and efficient freight network as identified in the Bendigo Freight Study |  | In Progress | 40% | City officers from a range of units participate in a regular 'movement and access' working group with the Department of Transport and Planning, where improvements to all transport modes are discussed. Further advocacy will be investigated. As part of the $6M BREP grant, DTP is currently leading the Marong Freight Corridor Assessment. | MANAGER STRATEGIC PLANNING | 30/06/2024 |

## 4: Aboriginal reconciliation

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

### 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 4.1.1 | Encourage increased participation by First Nations peoples in events such as the Bendigo Easter Festival and Summer in the Parks through regular consultation | | In Progress | 75% | Throughout each year the unit is in regular contact with First Nations peoples to explore and encourage involvement in annual events like the Bendigo Easter Festival, Summer in the Parks, Hargreaves Mall and city centre activations opportunities. | MANAGER TOURISM AND MAJOR EVENTS | 30/06/2024 |
| CP 4.1.2 | Finalise the commission of a major First Nations art work to hang in perpetuity in The Capital main foyer to mark the 150th anniversary of the building in 2023 | | Completed | 100% | Official unveiling of the artwork was held on Thursday January 18, 2024, | MANAGER BENDIGO VENUES & EVENTS | 30/06/2024 |

### 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 4.2.1 | Identify a Service Lead for delivery of Yalingga Marna, the 12-month Local Area Agreement between Dja Dja Wurrung Clans Aboriginal Corporation (DJAARA) and the City |  | In Progress | 80% | Governance structures developed and under review to ensure the implementation of Yalingga Marna. Partnership Officer appointed at DJAARA to support implementation. Key City staff identified and implementation plan to be drafted. | DIRECTOR HEALTHY COMMUNITIES AND ENVIRONMENTS | 30/06/2024 |

## 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 4.3.1 | Investigate changing the Citizenship Ceremonies date from January 26 to January 25 |  | Completed | 100% | Council endorsed changing the date of the Citizenship Ceremony from January 26, to January 25 in future years on July 24, 2023. | COORDINATOR INCLUSIVE COMMUNITIES | 30/06/2024 |

## 5: A climate resilient and healthy landscape

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

### 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 5.1.1 | Replace gas appliances at approximately 20 small community facilities including early years centres, senior citizen centres and community halls | | In Progress | 50% | Electrical works and switchboard upgrades have been awarded to a contractor and are underway. Less facilities will be transitioned than originally planned due to the additional costs associated with upgrading electricity supply to some facilities. | MANAGER CLIMATE CHANGE AND ENVIRONMENT | 30/06/2024 |
| CP 5.1.2 | Finalise a Zero Emissions Roadmap for the City and the broader region and commence implementation | | In Progress | 90% | The Greater Bendigo Zero Emissions Roadmap was adopted by Council on September 25, 2023. A draft of the Regional Zero Emissions Roadmap for Loddon Mallee is substantially complete and will be released for stakeholder and community input in early 2024. | MANAGER CLIMATE CHANGE AND ENVIRONMENT | 30/06/2024 |
| CP 5.1.3 | Develop the detailed design and tender specifications for the electrification of the Bendigo Library, Council's fourth-largest gas user | | In Progress | 20% | The Request for Quote has been finalised and will be sent out before the end of 2023. | MANAGER CLIMATE CHANGE AND ENVIRONMENT | 30/06/2024 |

## 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 5.2.1 | Deliver against the Circular Economy and Zero Waste Policy targets | ✔ | Completed | 100% | Following on from the internal CE and CC&E policies, RR&E staff have commenced Circular Economy workshop sessions. | MANAGER RESOURCE RECOVERY & EDUCATION | 30/06/2024 |

## 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 5.3.1 | Implementation of a Sustainable Land Management Program, which involves delivery of education and engagement activities complemented by a grant to rural land owners for works that achieve positive environmental outcomes on their land | | In Progress | 70% | The Rural Regeneration Grants program was launched in Oct 2023 with funding to be awarded in early 2024. Council's Agribusiness Officer has been visiting farms to complement the grants program and a range of workshops and field days are planned for early 2024. | MANAGER CLIMATE CHANGE AND ENVIRONMENT | 30/06/2024 |
| CP 5.3.2 | Set up a biodiversity monitoring program that uses citizen scientists to assist with implementation | | In Progress | 20% | Development of the monitoring program is underway in accordance with the framework set out in the adopted Biodiversity Strategy. Monitoring sites to be confirmed and stakeholder engagement to occur in early 2024. | MANAGER CLIMATE CHANGE AND ENVIRONMENT | 30/06/2024 |
| CP 5.3.3 | Finalise a Biodiversity Strategy for the City | | Completed | 100% | The Biodiversity Strategy was adopted by Council on September 25, 2023. | MANAGER CLIMATE CHANGE AND ENVIRONMENT | 30/06/2024 |
| CP 5.3.4 | Establish a biodiversity community engagement program which includes providing support to Friends and Landcare groups | | Completed | 100% | A program of engagement activities is being delivered by Council's new Biodiversity Engagement Officer in collaboration with other agencies. | MANAGER CLIMATE CHANGE AND ENVIRONMENT | 30/06/2024 |

## 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’s 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 5.4.1 | Implement year 2 of the in-stream work in Bendigo Creek |  | In Progress | 50% | The final detailed design and landscape plan is complete which removes the need for soil removal and EPA approval. Costing are currently being confirmed with Djandak who are Council's delivery partner. LUAA application submitted and awaiting approval. | MANAGER CLIMATE CHANGE AND ENVIRONMENT | 30/06/2024 |
| CP 5.4.2 | Progress development of a Stormwater Management Strategy |  | In Progress | 20% | A project plan is in development. Preliminary modelling of stormwater treatment opportunities is in progress. | MANAGER CLIMATE CHANGE AND ENVIRONMENT | 30/06/2024 |

# 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**

## 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 6.1.1 | Through the Fair Play program, develop an Equity Action Plan with specific goals and actions to develop greater equity and inclusion in regional Victorian arts organisations | ✔ | Completed | 100% | Fair Play course completed by Manager and BV&E Coordinators and certificates of completion have been issued. A draft BV&E Equity Action Plan was submitted as part of this coursework. | MANAGER BENDIGO VENUES & EVENTS | 30/06/2024 |

## 6.2: More activated spaces

- Develop and implement a Public Art Strategy and Policy

- Expand the Bendigo Art Gallery

| Code | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 6.2.1 | Redevelop the Municipal Baths to be a publicly accessible open space | ▶ | In Progress | 80% | On track scheduled for completion mid 2024 | MANAGER PARKS AND OPEN SPACE | 30/06/2024 |
| CP 6.2.2 | Launch philanthropic and Federal funding campaign phase for the Bendigo Art Gallery redevelopment | ▶ | In Progress | 30% | Fundraising Committee Chair appointed and updated materials being prepared. Fundraising Project Plan approved. Business Case being updated ahead of Growing Regions Fund EOI submission. | DIRECTOR STRATEGY AND GROWTH | 30/06/2024 |

## 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 6.3.1 | Deliver the State-funded Innovative Young Minds program, providing gallery-based learning opportunities for high-ability regional students, levels F - 12, enrolled in government schools. The program will foreground First Nations contributions to art and culture and encourage cultural leadership skills | | In Progress | 70% | A number of programs and artists have been engaged this calendar year including incursions into schools with Kenny Pittock and First Nations Artists program. Program has been successful and will continue in the 2024 calendar year. | DIRECTOR BENDIGO ART GALLERY | 30/06/2024 |

## 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 6.4.1 | Attend the International UNESCO Creative Cities Network meeting and submit the first four-yearly monitoring report to UNESCO | | Completed | 100% | UNESCO Creative Cities Network meeting was cancelled and four-year monitoring report was submitted in December 2023. | MANAGER ECONOMIC DEVELOPMENT | 30/06/2024 |
| CP 6.4.2 | Develop a showcase event to celebrate our designation as a City and region of Gastronomy | | In Progress | 35% | An EOI document will be developed calling for interested parties to submit new gastronomy event ideas. Our designation will be showcased on Master Chef TV programme around April 2024. Various events showcase gastronomy experiences, like Bendigo Wine Growers Showcase, Heathcote Wine and Food, Bendigo Community Farmers Market, Moonlight Market . | MANAGER TOURISM AND MAJOR EVENTS | 30/06/2024 |

## 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 6.5.1 | Expand the Bendigo Tramways workshop to increase workshop capacity, while expanding the heritage and cultural experience |  | In Progress | 80% | Project on track to be completed in early 2024. | MANAGER ECONOMIC DEVELOPMENT | 30/06/2024 |

## 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.**

### 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 7.1.1 | Support the review and refresh of the Gender Equity Coalition Strategy | | In Progress | 30% | Consultant has been appointed utilising Women's Health Loddon Mallee funds. First consultation meeting will occur in Jan 2024. | MANAGER COMMUNITY PARTNERSHIPS | 30/06/2024 |

### 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 7.2.1 | Achieve the Welcoming Cities re-accreditation | | In Progress | 50% | Evidence and data collection across the organisation is underway. Working with Welcoming Cities to trial the new standards.<br>Waiting for Welcoming Cities to launch new portal before evidence can be submitted. | COORDINATOR INCLUSIVE COMMUNITIES | 30/06/2024 |

### 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 | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 7.3.1 | Development and endorsement of the 2023-2025 Youth Action Plan | ✔ | Completed | 100% | Council endorsed the Youth Action Plan 23-25 on April 24, 2023. | CONNECTED COMMUNITIES COORDINATOR | 30/06/2024 |

## 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 LGBTQIA+ community

| Code | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 7.4.1 | Design and construction of Changing Places toilet in Heathcote | ▶ | In Progress | 15% | Early stages of the design stage. | COODINATOR BUILDINGS INFRASTRUCTURE PROJECTS | 30/06/2024 |
| CP 7.4.2 | Construction and upgrade of non-compliant disabled car parking, pedestrian crossings and minor footpath/kerb areas | ● | Not Started | 60% | Pedestrian safety works at View / McKenzie Street to commence in March. External grant funding | MANAGER WORKS | 30/06/2024 |

## 7.5: A community who feels safe

- Develop and implement a Community Safety Strategy

| Code | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 7.5.1 | Commence the multi-year upgrade of the Midland Highway/Waratah Road intersection in Huntly with traffic signals to maximise the community's ability to cross the Midland Highway safely | ✔ | Completed | 100% | Construction planned for 24/25 | MANAGER WORKS | 30/06/2024 |
| CP 7.5.2 | Commence stage 1 redevelopment of the Adam Street Depot with the relocation of the wash bay | ▶ | In Progress | 10% | Survey work completed. Contractors being sought for preconstruction and demolition work | MANAGER WORKS | 30/06/2024 |
| CP 7.5.3 | Implement the orders from the adopted Domestic Animal Management Plan | ▶ | In Progress | 70% | Dog on leash orders in place from January 1, 2024. Communications undertaken and website updated. Installation of signage in process. | MANAGER SAFE & HEALTHY ENVIRONMENTS | 30/06/2024 |

## 7.6: A community that promotes equity and addresses poverty and disadvantage

- Implement the recommendations of the Bendigo Human Rights Charter evaluation

| Code | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 7.6.1 | Deliver Celebrating Capacity training for staff and local community based organisations | ⏸ | Future Action | 0% | Aiming for delivering of training in May/June 2024. | COORDINATOR INCLUSIVE COMMUNITIES | 30/06/2024 |
| CP 7.6.2 | Increase visibility of Equity Impact Assessments across the organisation | ✔ | Completed | 100% | This is now ongoing work - embedded through 'road shows' to unit meetings, inclusion through review of relevant policies and also included in report writing process through embedding templates etc. Ongoing focus on education and increasing visibility. | COORDINATOR INCLUSIVE COMMUNITIES | 30/06/2024 |

| Code | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 7.6.3 | Establish a secure annual funding program for Neighbourhood Houses to provide valuable support to local communities | ✔ | Completed | 100% | Community Grants Policy review was completed and endorsed by Council - which included an annual $25K allocation for Community Houses to be supported by a work plan and KPIs which align with the City's strategic objectives. | MANAGER COMMUNITY PARTNERSHIPS | 30/06/2024 |

## 7.7: Emergencies are prevented or mitigated

- Implement the Integrated Municipal Emergency Management Plan

- Implement the Municipal Fire Management Plan

| Code | Action Name | Traffic Lights | Status | Progress | Comments | Responsible Officer | Due Date |
|---|---|---|---|---|---|---|---|
| CP 7.7.1 | Progress the design for the Bendigo Creek Levee between Howard Street and Leans Road in Epsom | ▶ | In Progress | 50% | Updated flood modelling has been prepared based upon concept design. Final design preparations are being made before engaging with adjoining landowners and agency stakeholders. | MANAGER ENGINEERING | 30/06/2024 |

## 15.2. Quarterly Finance and Capital Management Report Q2 - December 2023

| | |
|---|---|
| Author: | Leah Mullins, Coordinator Management Accounting & Analysis |
| Responsible Director: | Jessica Howard, Director Corporate Performance |

### Purpose

The purpose of this report is to update Council on the financial position and capital program of the City of Greater Bendigo 2023/2024 financial year, as at December 31, 2023, in accordance with the requirements of the *Local Government Act 2020* (Vic).

### Recommended Motion

That Council

1. Receives the report comparing budget and actual revenues and expenses to December 31, 2023, in accordance with the requirements of the *Local Government Act 2020* (Vic).
2. Approves the transfer of $400,000 from the Developer Related Drainage Reserve for land acquisition and related works, in line with the City's Financial Reserves Management Policy.

### Executive Summary

The Quarter 2 (Q2) Financial and Capital Management Report provides an update on financial performance for the 2023/2024 financial year.

The report provides a summary of general debtors; rate debtors / management; cash and investments; borrowings; grants; reserves; and key capital and project information.

### Background

Council adopted the 2023/2024 Budget in May 2023. In accordance with Section 97 of the *Local Government Act 2020 (Vic)* (the Act), as soon as practicable after the end of each quarter of the financial year, a quarterly budget report is presented to the Council at a Council meeting which is open to the public.

### Report

The City's operating result as at December 31, 2023 is unfavourable to budget (year to date) by $0.5M (1%). For the full financial year the forecast is for an operating

deficit of $4.7M, predominantly due to additional contributions paid, and other cost increases detailed in this report. The 2023/2024 budget was based on a reducing rate of inflation. Given persistently high inflation over this year and last, the resulting additional costs for materials and services are starting to flow through to the City's bottom line.

Financial forecasting continues to be undertaken across the organisation, noting that the majority of these forecasts occurred in advance of the recent rain events in December 2023 and early January 2024.

The City's key year to date results include:

Additional income compared to budget across the following sources:

- **$5.1M additional operational grants -** a number of grants have been carried forward from last financial year, many of which offset additional expenditure included in forecast lines. The City received $1.3M in DRFA reimbursement funding relating to the 2022 Floods (not budgeted in FY24). The City also received additional financial assistance grants due to higher than budgeted indices applied by the Federal government ($1.5M variance to budget).
- **$1.3M additional other income compared to budget** due to higher interest rates on term deposits, resulting in additional income.

Expense variances included:

- **$9.1M higher than budget spend in contributions and donations:** relates to an unbudgeted contribution to Bendigo Stadium Limited – discussed further below.
- **$0.5M underspend in employee costs:** attributable to vacancies across the organisation.
- **$0.8M underspend in administration expenses:** predominately due to timing of tourism campaign schedules.
- **$0.8M overspend in materials and consumables:** unfavourable variance for minor equipment expenses. Portions of this variance are timing related for upfront payments, but we are expecting a 7% increase on the cost of materials and services due to inflation this financial year.

The City's profit and loss statement for the 6 months ended December31, 2023 is provided below:

| | YEAR TO DATE | | | | FULL YEAR | | | |
|---|---|---|---|---|---|---|---|---|
| | YTD Actual $'000 | YTD Budget $'000 | Variance $'000 | Variance % | Full Year Forecast $'000 | Annual Budget $'000 | Variance $'000 | Variance % |
| **Income** | | | | | | | | |
| Rates and Charges | 146,351 | 146,913 | (562) | (0%) | 147,260 | 147,243 | 17 | 0% |
| Statutory Fees and Fines | 3,100 | 2,960 | 140 | 5% | 6,081 | 5,794 | 287 | 5% |
| User Fees | 11,343 | 10,931 | 412 | 4% | 23,427 | 24,178 | (752) | (3%) |
| Grants Operating | 9,027 | 4,250 | 4,777 | 112% | 33,308 | 28,252 | 5,056 | 18% |
| Contributions Monetary | 1,051 | 1,128 | (78) | (7%) | 2,340 | 2,458 | (118) | (5%) |
| Other Income | 3,379 | 2,075 | 1,304 | 63% | 6,019 | 3,919 | 2,100 | 54% |
| **Total income** | 174,250 | 168,256 | 5,994 | 4% | 218,435 | 211,844 | 6,591 | 3% |
| **Expenses** | | | | | | | | |
| Employee Costs | 40,080 | 40,536 | 456 | 1% | 78,529 | 79,609 | 1,080 | 1% |
| Materials & Services | | | | | | | | |
| Administration Expense | 1,733 | 2,573 | 840 | 33% | 6,016 | 5,756 | (260) | (5%) |
| Contractors and Services | 15,517 | 15,335 | (182) | (1%) | 32,293 | 31,627 | (666) | (2%) |
| Contributions and Donations | 11,008 | 1,880 | (9,128) | (486%) | 13,052 | 3,033 | (10,019) | (330%) |
| Employee Costs (outside payroll) | 712 | 1,055 | 344 | 33% | 2,042 | 1,976 | (66) | (3%) |
| Insurance | 2,229 | 2,266 | 37 | 2% | 2,426 | 2,266 | (160) | (7%) |
| IT Costs | 2,045 | 2,149 | 104 | 5% | 4,251 | 4,268 | 17 | 0% |
| Materials & Consumables | 4,400 | 3,648 | (751) | (21%) | 8,984 | 8,426 | (558) | (7%) |
| Plant & Fleet | 1,983 | 2,447 | 464 | 19% | 4,405 | 4,590 | 185 | 4% |
| Professional Services | 2,262 | 2,562 | 300 | 12% | 6,382 | 5,825 | (557) | (10%) |
| Property, Trades & Maintenance | 3,841 | 3,994 | 153 | 4% | 8,607 | 8,466 | (140) | (2%) |
| Utilities, Rates & Charges | 4,175 | 5,014 | 839 | 17% | 10,148 | 10,291 | 143 | 1% |
| Borrowing Costs | 416 | 399 | (17) | (4%) | 781 | 798 | 17 | 2% |
| Other Expenses | 38 | 54 | 16 | 29% | 154 | 154 | (0) | (0%) |
| **Total expenses** | 90,439 | 83,915 | (6,524) | (8%) | 178,385 | 167,086 | (11,300) | (7%) |
| **Surplus/(deficit):** | 83,811 | 84,341 | (530) | (1%) | 40,049 | 44,758 | (4,709) | (11%) |

Note this financial year to date profit and loss statement focuses on operations, and excludes capital grants, depreciation, non-monetary contributions and certain (non-material) statutory reporting lines.

*Cash holdings and investments*

Cash holdings remain above minimum required levels. There has been lower uptake of early payments of rates to receive the discount incentive compared to the previous year, and a relatively small number of rate deferrals are in place for financial hardship.

The City's investment portfolio remains diverse in line with its Investment Policy. As at December 31, funds were invested across six different institutions. Competition has increased in recent months, with increased central bank rates. Interest rates for term deposits are now closer to 5%. Currently 56.33% of investments are with institutions without fossil fuel interests. The City's Climate Change and Environment Strategy lists a target of 60% for Council funds to be invested with financial institutions that do not lend to fossil fuel industries (or similar) by 2026.

*December 2023 / January 2024 rain events*

The State and Federal Governments have declared the impacts of the three recent downpours as an 'event' commencing December 24, 2023, running through to early January. Initial reports are that the damage to public infrastructure, overwhelmingly roads, is higher than that experienced in the October 2022 floods due to the rain impacting a wider area. For the City's road network initial (rough) cost estimates are in the order of $5M, with the rectification work expected to occur over the coming 12-18 months.

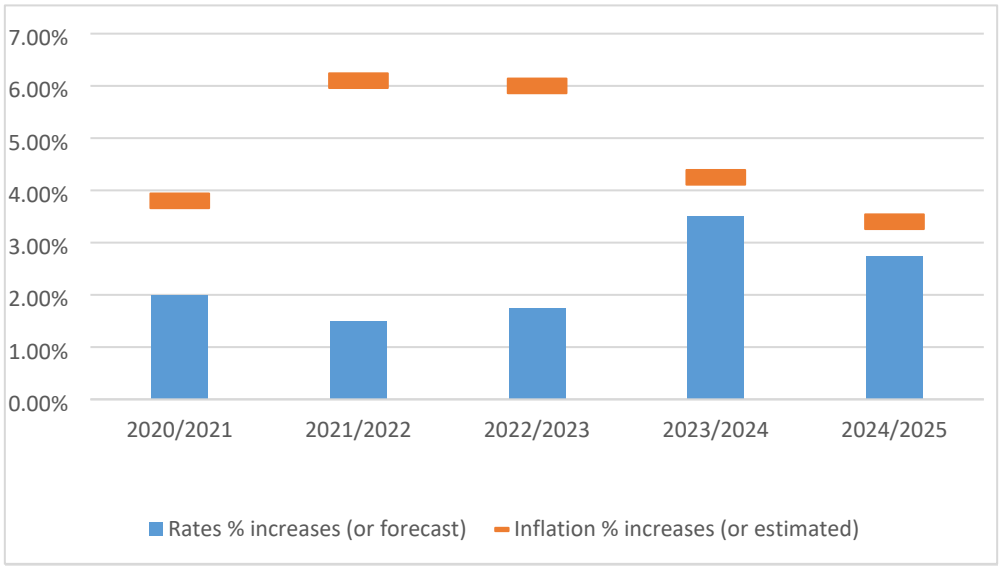
*Rate Cap and City financial sustainability*

A rate cap of 2.75% has been announced for the 2024/2025 financial year, in line with State forecasts for inflation. Given City costs associated with running of Council services and infrastructure continues to run higher than CPI figures, the funding gap will continue to increase.

The Reserve Bank of Australia (RBA) predicted the forecasted CPI for 2024/2025 to be 3.4%. This was the figure used by the Essential Services Commission (ESC) when providing advice to the Local Government Minister in relation to the setting of the rate cap. The RBA forecast CPI is higher than the State Department of Treasury and Finance inflation estimate which sits at 2.75% for 2024/2025.

There are three issues to note in the medium and long term:

- Neither the ESC's advice nor the Minister's responses considered the incorrect CPI estimates that informed the rate cap in 2021/2022 or 2022/2023. There was no allowance for remediation or catch-up to account for inflationary gaps already experienced by the sector and the impact of this on the delivery of services to the community. Not addressing this funding gap, particularly in relation to construction cost inflation over the last few years, has a *compounding* impact into the future. For the City, the approximate $5M funding gap experienced over the last two years is now built into the rates baseline for future years (the gap continues, even when inflation reduces again).
- Some of the impacts are immediate – for example, many capital program costs are higher than budgets in the current year. However, the real impacts are over the next 3-4 years as the gap between the demand to renew existing assets and the funds available to maintain this renewal grows. The two rain events of October 2022 and December/January 2024 within 13 months of each other will further exacerbate these gaps.
- Further advocacy on reviewing the mechanism for the rate cap – which could improve the system of a rate cap for rural, regional and interface (growth) municipalities – should continue to be pursued.




Sources: ESC rate cap announcements (and advice to the Minister) www.esc.gov.au; Reserve Bank of Australia (RBA); Victorian Department of Treasury & Finance (DTF) Macroeconomic updates

*Reserves*

In line with the City's Financial Reserves Management Policy certain transfers from Reserves require Council endorsement where not captured in the Budget.

The adopted budget for the Drainage Reserve for 2023/2024 was $150,000 for provisional development drainage works. Forecast expenditure from the reserve has since increased to $550,000. The additional forecast expenditure of $400,000 is requested to be approved by Council, in line with the Financial Reserves Management Policy.

*Capital Program*

The City adopted an annual capital budget of $67.8M, carried forward $22.2M (including previously deferred projects) and deferred a further $20.9M, resulting in an annual capital delivery target of $69.1M. Capital expenditure at the end of the second quarter reached $28.8M, of which $15.8M was realised in the last 3 months. The level of capital expenditure throughout Q2 exceeds that of the previous 5 years and exceeds the YTD target by $1.7M.

Although capital expenditure exceeds the established target to date, numerous projects have forecast cost increases as a result of inflated construction and material prices. Whilst it is still expected that the annual capital expenditure will align with the total approved budget, this may be achieved through some project scope reductions, project cancellations or additional commitments of funds where required.

Early estimates indicate that approximately 11% of projects are significantly impacted by the inflationary environment and as a result are forecasting overspends to budget.

The profit and loss statement included in the above report does not include an income line of Grants – Capital, which sits at $14.2M YTD, with a full year forecast of $20.2M. This revenue will be included as part of statutory reporting requirements in the financial statements for 2023/2024. As capital expenditure is not included in this profit and loss statement, we have excluded the associated capital income to avoid showing a misleading surplus position.

*Bendigo Stadium (BSL) and City support package*

In October 2023, the City supported Bendigo Stadium Limited (BSL) with a $9.3M payment as part of a financial sustainability package. A report to Council was considered as a confidential item at the July 2023 Council Meeting.

This payment went directly toward paying down BSL's loan with Bendigo and Adelaide Bank, valued at $11.9M. The loan was to service BSL's contribution to the 2018 upgrade and expansion of Bendigo Stadium (a City asset) and supported additional cashflow during the COVID-19 pandemic.

The City is guarantor for the remaining $2.6M loan, while further initiatives are implemented by BSL to ensure the business remains financially sustainable.

A brief history of decisions is included here:

In 2016/2017:

- The upgrade and expansion of Bendigo Stadium is approved. BSL contributes $14.55M, the Victorian Government contributes $5M and the City of Greater Bendigo contributes $5M
- Council agreed to a request from BSL to act as guarantor for a loan of $11M

In 2020/2021:

- Council supported various BSL requests to amend financing arrangements with the Bendigo and Adelaide Bank to support operations during the COVID-19 pandemic, culminating in moving to interest-only payments for a period

In 2022/2023:

- Council and BSL undertook an independent review and investigated options to support BSL's financial viability into the future
- In mid-2023, Council resolved to put in place a support package to repay the majority of the current loan

At the time BSL entered into the loan, it was manageable. However, a combination of the impacts of the COVID-19 pandemic and series of interest rate rises severely impacted BSL's financial reserves.

Approximately 12,000 people use the venue each week for community sport and it is also home to elite-level basketball. It was Council's preference to step in and work to ensure BSL remained open to the community.

The City has always taken a conservative approach to spending and borrowing, so has had the financial capacity to support BSL's request without impacting on service delivery. The remaining loan debt of $2.6M remains with BSL, with the City remaining a guarantor.

***Priority/Importance***

In accordance with Section 97 of the Act: "As soon as practicable after the end of each quarter of the financial year, the Chief Executive Officer must ensure that a quarterly budget report is presented to the Council at a Council meeting which is open to the public."

***Timelines***

A report on finances must be presented to Council quarterly as required by the Act.

**Communications/Engagement**

Officers reviewed the financial results and provided commentary and forecasting to inform the Q2 Quarterly Report. The Executive Management Team considered this report earlier in February.

**Financial Sustainability**

The Q2 Quarterly Report and related briefings are a key tool in assessing and managing the City's ongoing financial sustainability.

**Risk Assessment**

Financial sustainability remains a key City strategic risk, currently assessed as Medium.

## 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

### *Other Reference(s)*

Other key documents:

- City of Greater Bendigo Financial Plan 2021-2031
- City of Greater Bendigo Budget 2023/2024

## Conflict of Interest

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

## Attachments

Nil

## 15.3. Potential Surplus Land

| | |
|---|---|
| Author: | Barry Maskell, Strategic Property Analyst |
| Responsible Director: | Brian Westley, Director Presentation and Assets |

### Purpose

Seek Council approval to commence with community engagement of the following eight (8) freehold properties which have been identified as ***potentially*** surplus and no longer required to support City services:

| Ref | Address | Legal Description | Zone | Area* ($m^2$) *(*Subject To Survey)* |
|---|---|---|---|---|
| 1 | 53 Eaglehawk Road, Ironbark | CA 13C SEC:A At Bendigo P.Sandhurst C/T V.10115 F.142 | Commercial 2 | 3,522$m^2$ |
| 2 | 10 Sibley Place, Strathdale | RES 1 on PS 208288G C/T V.9807 F.109 | General Residential | 873$m^2$ |
| 3 | 101 Alder Street, Kangaroo Flat | Lot 5 PS 203883T C/T V.9698 F.879 | General Residential | 3,131$m^2$ |
| 4 | 3-4 Lindsay Court, Strathfieldsaye | RES 1 on Plan of Subdivision 604606V C/T V.11024 F.668 (for Public Open Space Reserve) | General Residential | 4,303$m^2$ |
| 5 | 5 St Johns Close, Kangaroo Flat | RES 1 on Plan of Subdivision LP119299 C/T V.9307 F.479 (for Recreation) | Public Park and Recreation | 1,789$m^2$ |
| 6 | 17 Edwin Street, North Bendigo | Lot 73 on LP61300 C/T Vol 8738 Fol 283 | General Residential | 547$m^2$ |
| 7 | 11 Carolyn Way, Maiden Gully | Proposed lot being part of Lot 1 TP109612 Note: The new road McNamara Drive which is currently incorporated into the property, together with additional footpaths and drainage reserve which are yet to be excised. | Commercial 1 | Approximately 2,750$m^2$ (subject to final survey) |
| 8 | 27 Hamelin St, White Hills | Proposed lot being part of Lot 2 LP131230 Note: Allotment still requires subdivision. New road between Hamelin St and Bosquet St and the portion of the property potentially surplus are yet to be excised. | General Residential | Approximately 5,400$m^2$ (subject to final survey) |

**Recommended Motion**

That Council authorises the CEO to:

- Undertake further due diligence regarding the subject properties including, but not limited to, future land requirements, infrastructure needs, adequacy of existing public open space and any reservations or encumbrances.
- In accordance with s114 of the Local Government Act 2020 *(the Act),* commence public engagement regarding future use of the subject properties.
- Prepare a report for Council consideration, by no later than Monday 29 May 2024, regarding the recommended future use of the subject properties.

**Executive Summary**

Whilst community members may have varying degrees of attachment to existing open space within their neighbourhood, the subject properties described in the table above have been identified as potentially surplus land.

Surplus land is land that is no longer required to fulfill a current or future City service provision.

The public engagement period will allow community members to provide reasons why this land may still be required, as well as communicating any other views relating to the subject properties. After community consultation, a further Council resolution will be required to decide if the subject properties are considered surplus. Funds from the sale of former or current public open spaces will be deposited in the Public Open Space Reserve. Funds from this Reserve are nominally allocated towards future land acquisitions and land improvements associated with public open spaces.

**Report**

The City of Greater Bendigo's Property Services Unit manages a portfolio of 1,500 assets valued in excess of $600 million. As part of the City's strategic asset management and long-term financial plan, the City's asset portfolio is continually reviewed.

The subject properties are considered no longer necessary for ongoing recreational use and therefore deemed potentially surplus.

The process will include a public engagement period prior to Council considering these sites surplus. As the sale or relinquishment of Council owned or managed

land is a significant decision, the City diligently ensures that any land isn't relinquished unnecessarily.

Community engagement, as required by the Act, will inform the next steps before any determination is made by Council.

***Priority/Importance***

The City manages assets valued in excess of $2 billion, so it is critical that Council's land holdings and asset portfolio is continually reviewed to ensure appropriate allocation of finite resources and equitable distribution of public open space.

***Options Considered***

1. Proceed with community engagement of eight (8) freehold properties identified as *potentially* surplus.
2. Do not proceed with community engagement of the freehold properties identified as potentially surplus.

***Timelines***

March 2024 – Commence 28 day public notice period
April 2024 – Review and consider all community feedback
May 2024 – Council Briefing - Officer recommendation to Council for consideration
June 2024 – Council Meeting - Officer recommendation for Council resolution

**Communications/Engagement**

External
No recent community engagement has been undertaken ahead of this Council resolution. A Communications Plan has been developed with the City's Communications Unit to guide the engagement activities over a 28 day period. These include:

- A project page on the Let's Talk online platform with site-specific surveys, frequently asked questions, and further information about each property.
- Letters sent to nearby residents and landowners.
- Physical signs erected on each property.
- Public notice published in the Bendigo Advertiser.
- Options for community members to contact the City's Property Services Unit to provide feedback.

Internal
All appropriate internal business units have been consulted in relation to provision requirements for open space.

**Financial Sustainability**

1. Funds from the sale of former/current public open spaces will:
    a. be deposited in the Public Open Space Reserve.
    b. support future projects to deliver City services in areas that have been identified with an undersupply and have a clear link between the allocation of funds and source of the contribution.
2. Identified properties may incur Windfall Gains Tax because of rezoning which will be determined at the time of sale.
3. Annual costs for ongoing grass slashing maintenance are estimated to be $12,404 with an annualised cost over 10 years allowing for CPI of $142,202.
4. Estimated cost for legal disbursements including survey plans, registration fees, of $10,000 per property, which will be offset by the sale transaction and net funds transferred to the appropriate reserve.

**Risk Assessment**

There are minimal risks other than financial costs incurred which will be offset upon sale. The potential disposal of Council land may generate community interest.

**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

***Secondary Council Plan Reference(s)***

Goal 1 - Accountable, financially responsible, equitable, transparent decision making
Goal 7 - Sustainable population growth is planned for

***Other Reference(s)***

- City of Greater Bendigo Asset Plan 2022-2032
- Local Government Act 2020
- Valuations of Land Act 1962
- Subdivision Act 1988.

- Community Engagement Policy (March 2020)
- Public Open Space Contributions Policy (August 2020)
- Greater Bendigo Public Space Plan 2019
- Financial Plan 2021-2031

**Conflict of Interest**

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

**Attachments**

1. Surplus Land (1) [**15.3.1** - 24 pages]

# NORTH BENDIGO, 17 EDWIN STREET – STREET VIEW

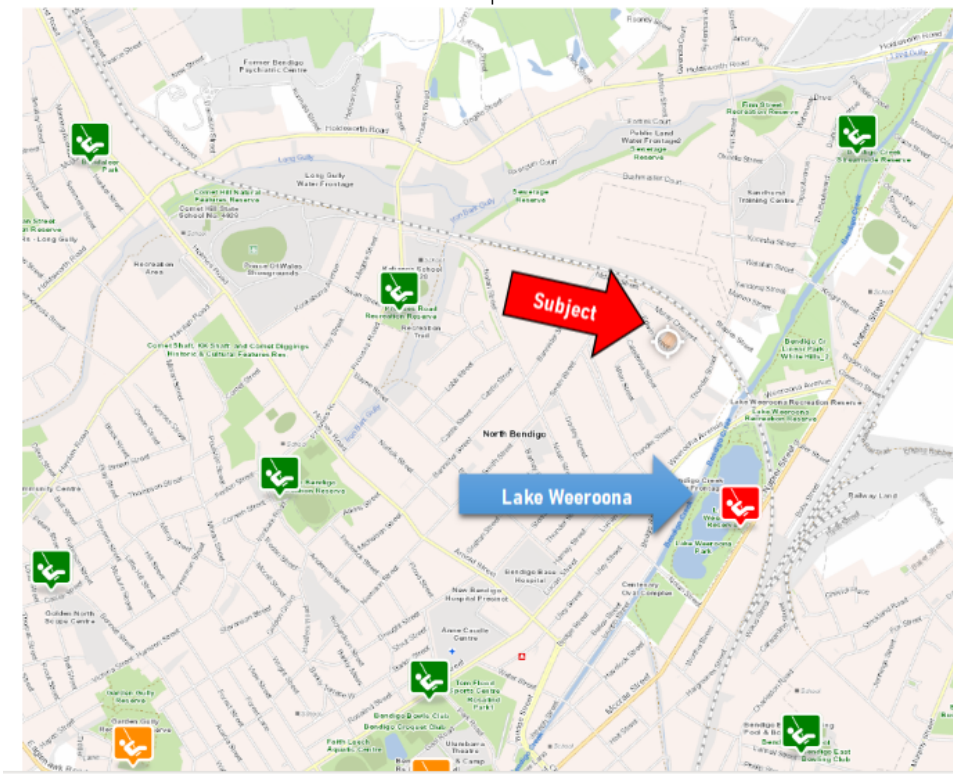


# NORTH BENDIGO, 17 EDWIN STREET – LOCATION MAP

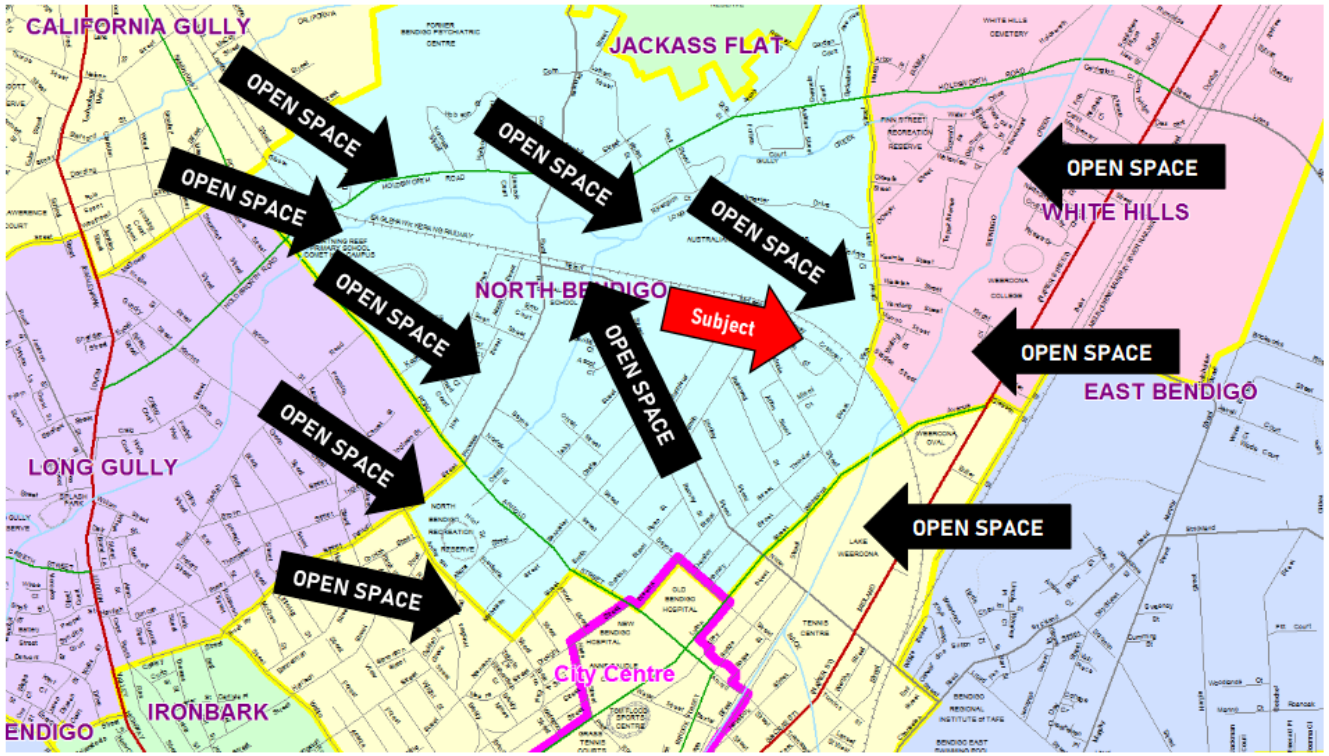





## NORTH BENDIGO, 17 EDWIN STREET – PLAYSPACES




## NORTH BENDIGO, 17 EDWIN STREET – OPEN SPACE



# 53 EAGLEHAWK RD, IRONBARK

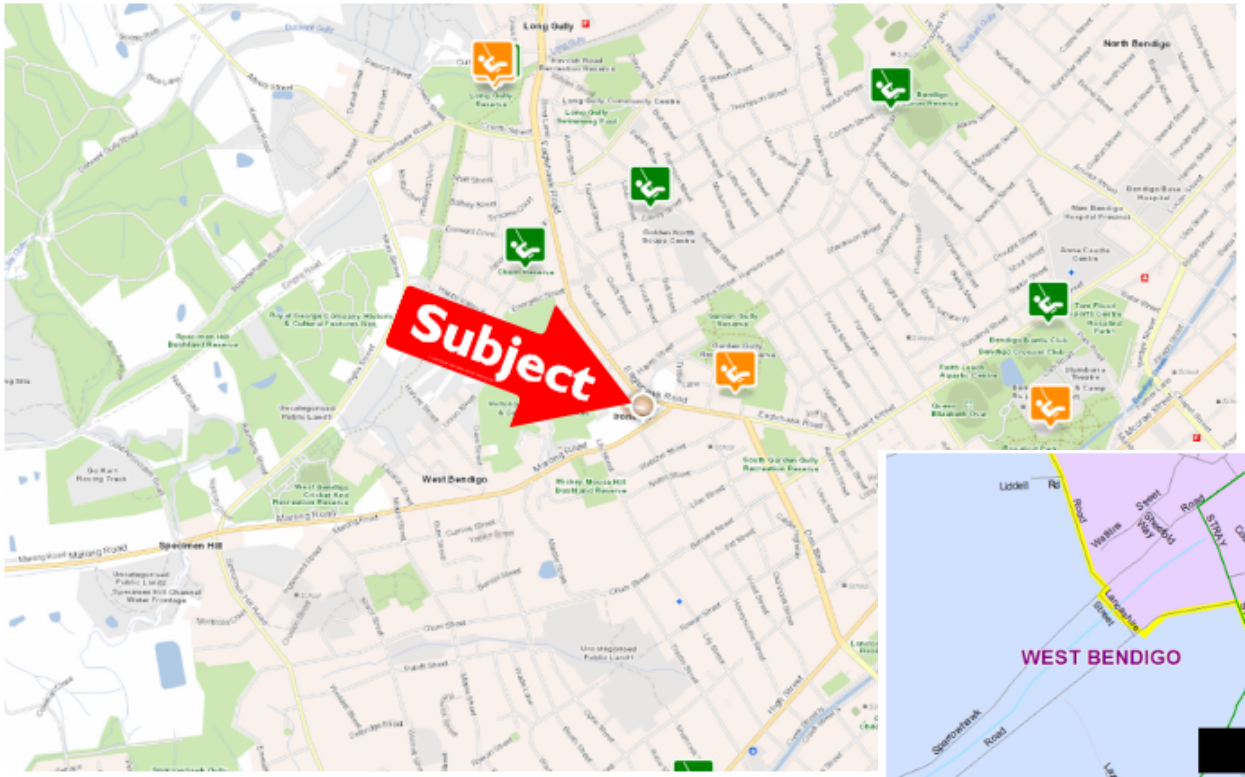


# 53 EAGLEHAWK RD, IRONBARK, LOCATION MAP

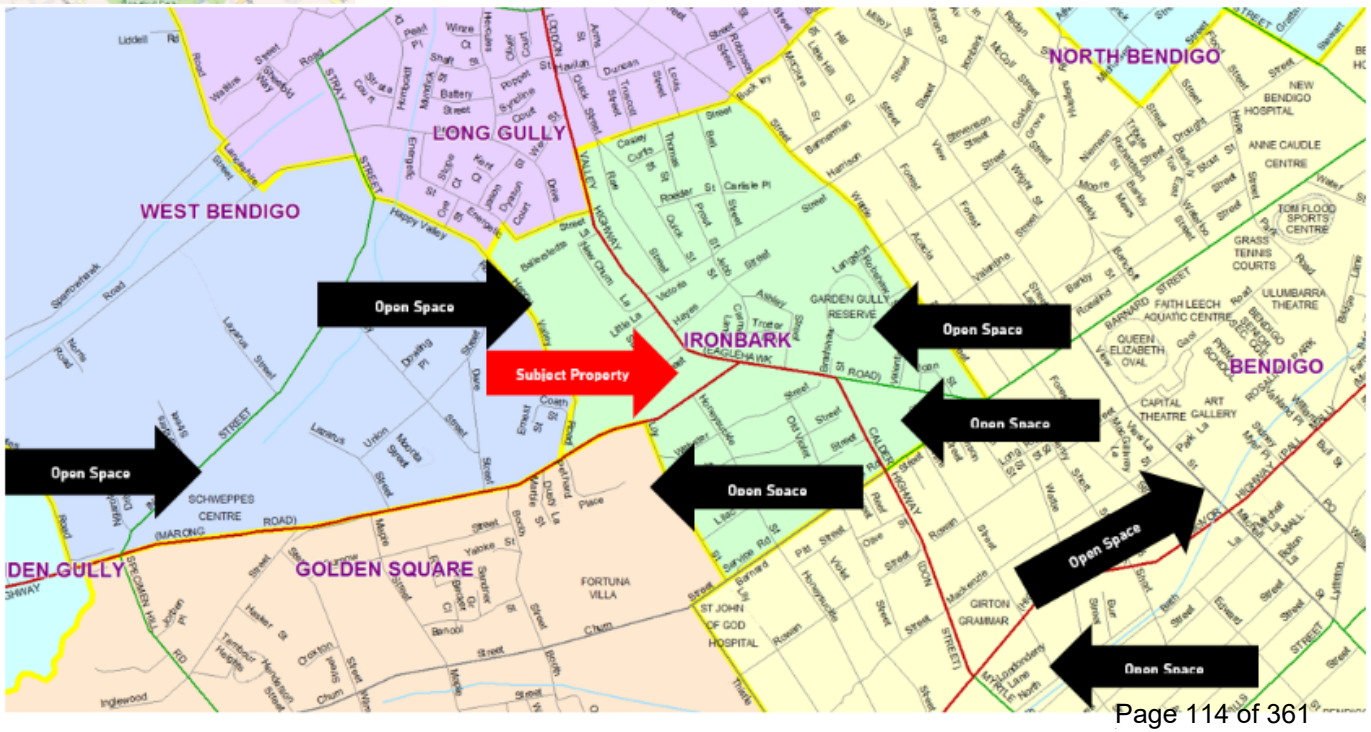





## 53 EAGLEHAWK RD, IRONBARK - PLAYSPACES




## 53 EAGLEHAWK RD, IRONBARK - OPENSPACE



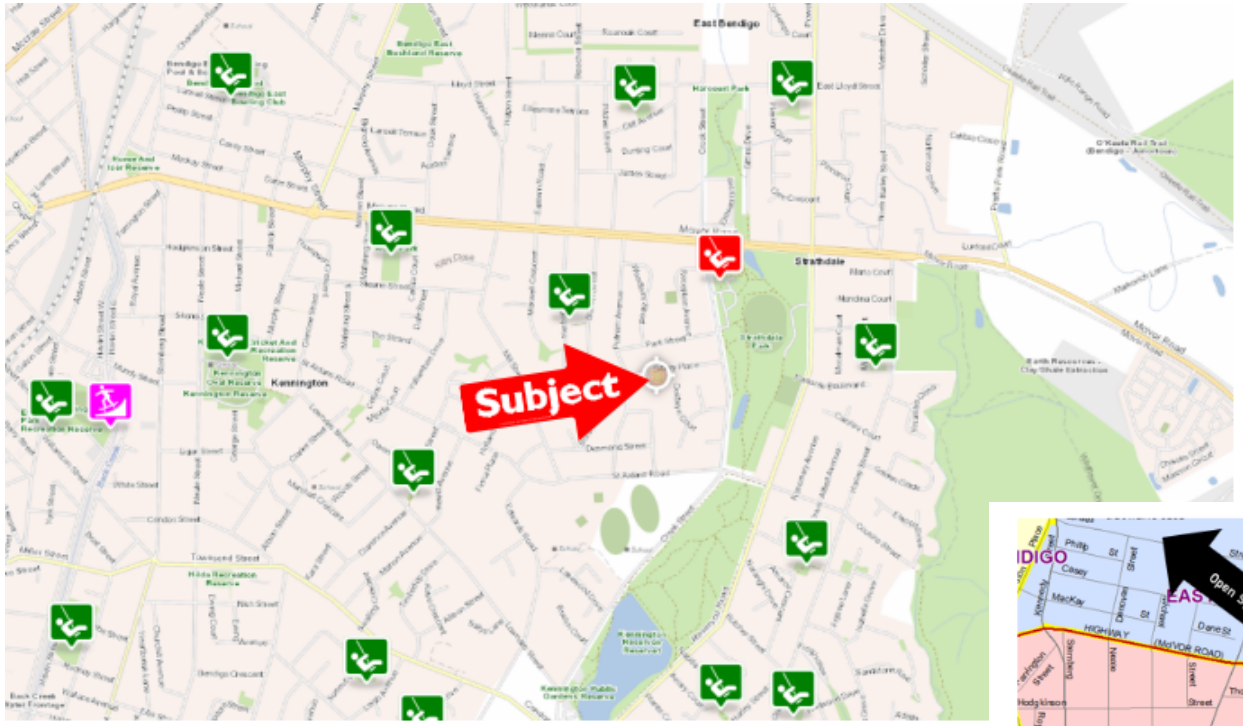
# 10 SIBLEY PLACE, STRATHDALE



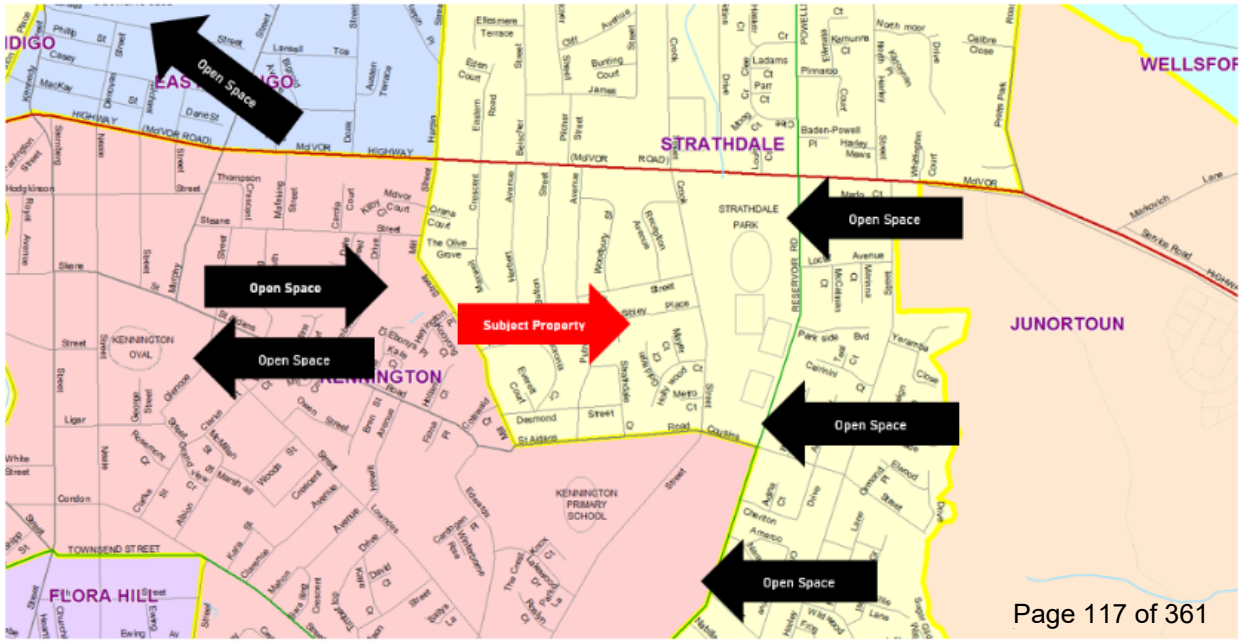
# 10 SIBLEY PLACE, STRATHDALE, LOCATION MAP



## 10 SIBLEY PLACE, STRATHDALE - PLAYSPACES




## 10 SIBLEY PLACE, STRATHDALE - OPENSPACE



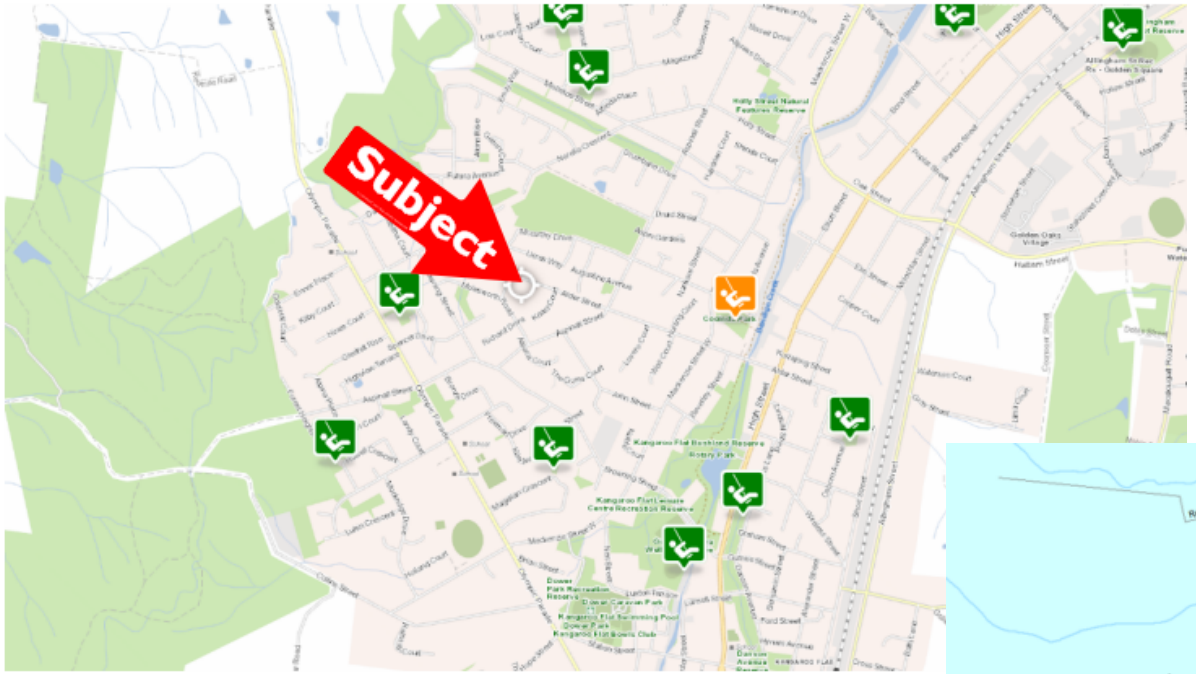
# 101 ALDER ST, KANGAROO FLAT



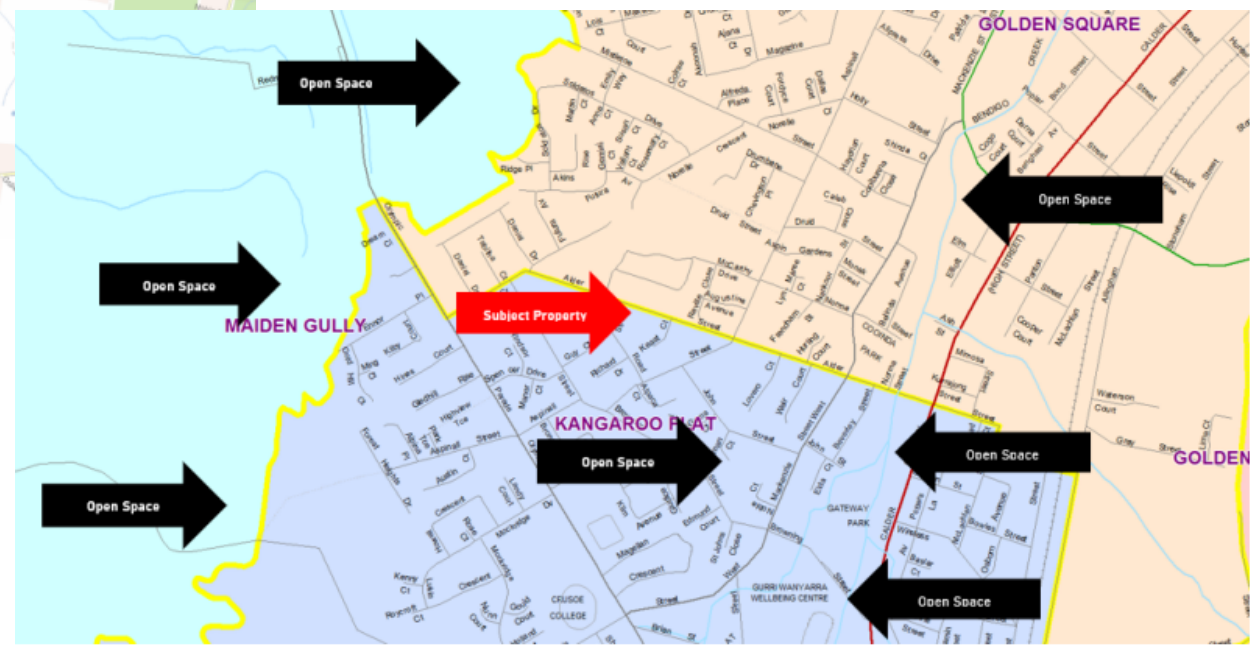
# 101 ALDER ST, KANGAROO FLAT, LOCATION MAP



## 101 ALDER ST, KANGAROO FLAT - PLAYSPACES



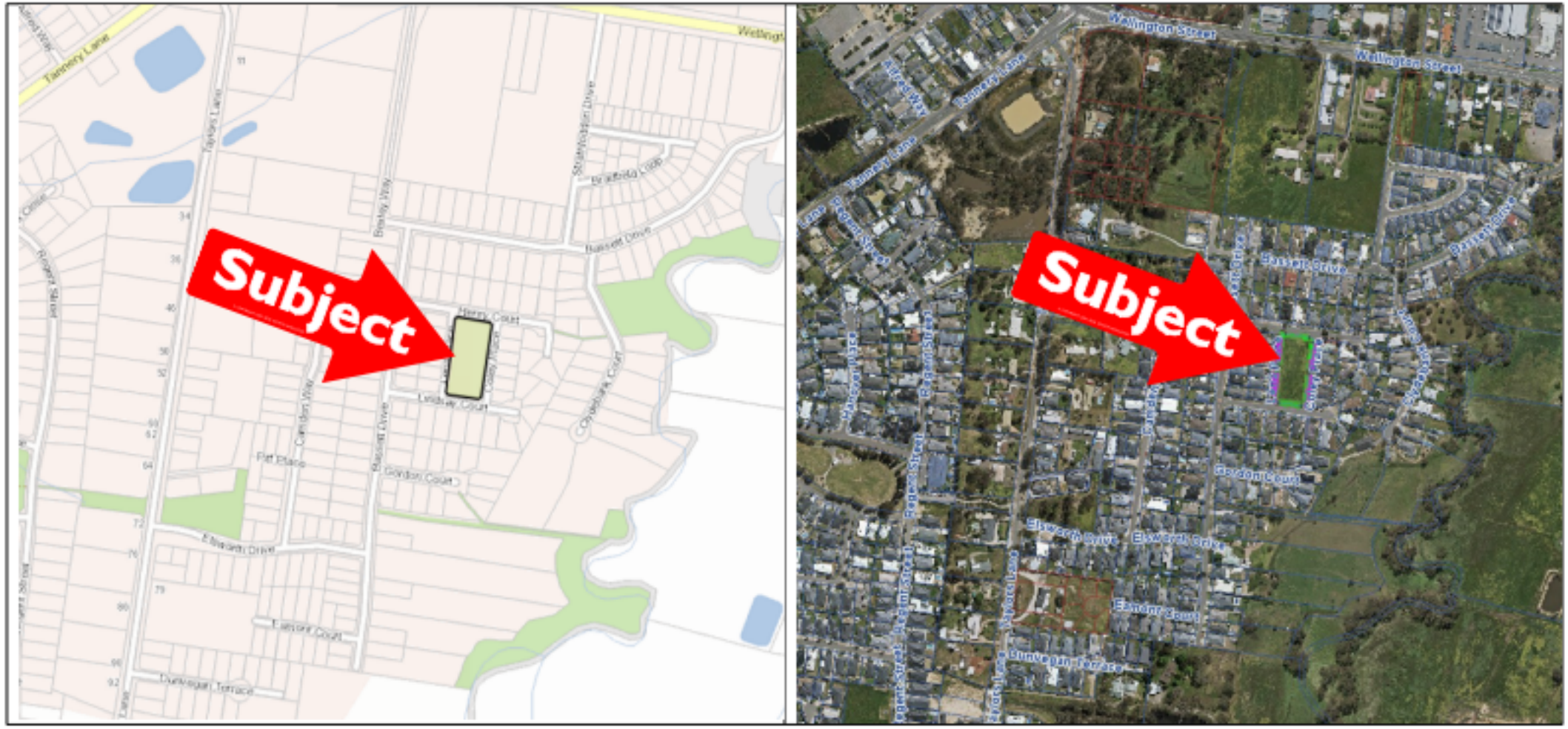

## 101 ALDER ST, KANGAROO FLAT - OPENSPACE



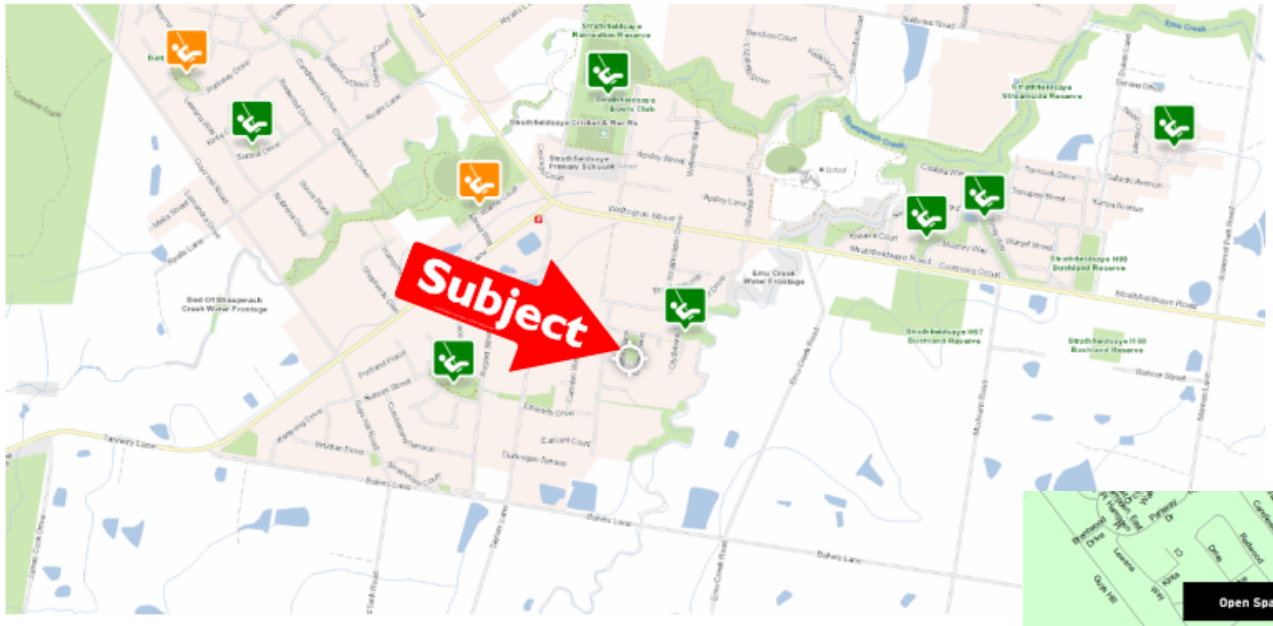
# 3-4 LINDSAY CT, STRATHFIELDSAYE



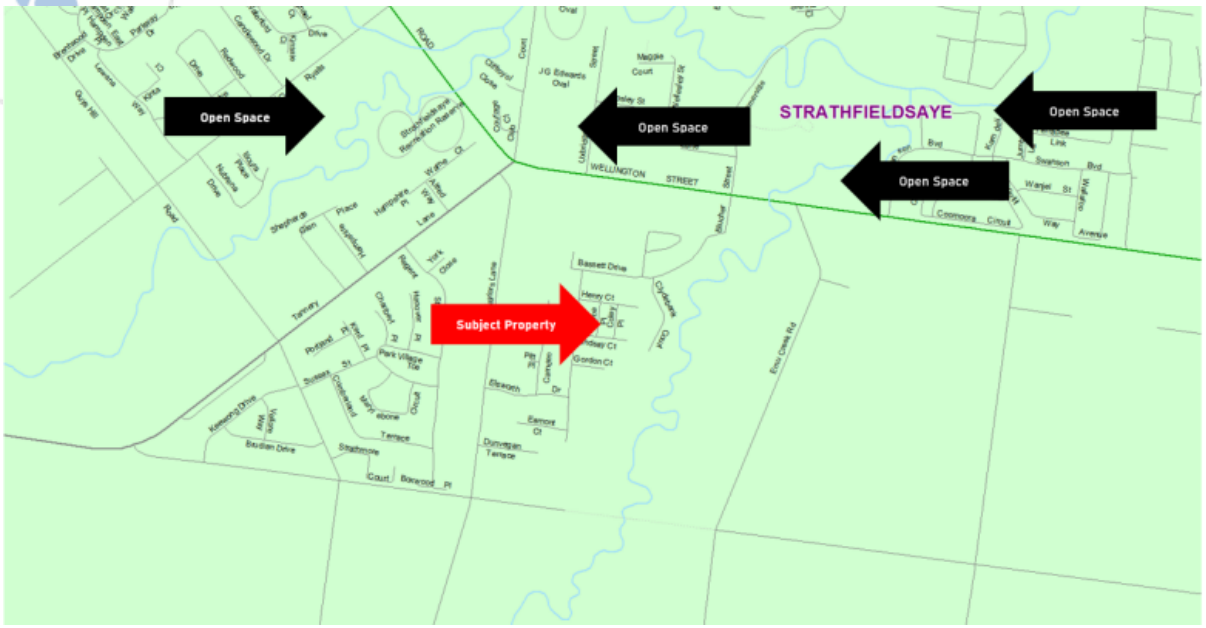
# 3-4 LINDSAY CT, STRATHFIELDSAYE, LOCATION MAP



## 3-4 LINDSAY CT, STRATHFIELDSAYE - PLAYSPACES



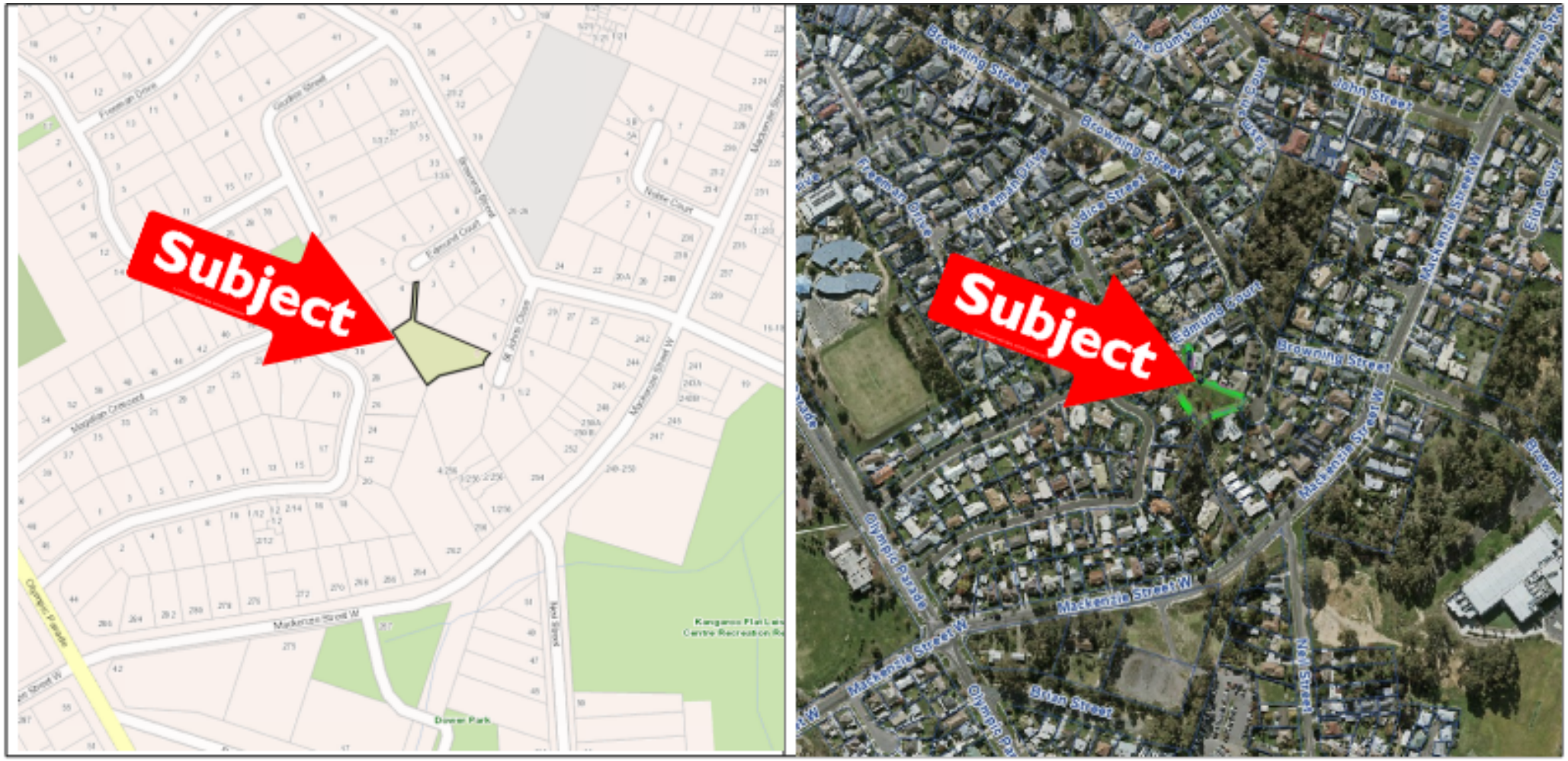

## 3-4 LINDSAY CT, STRATHFIELDSAYE - OPENSPACE



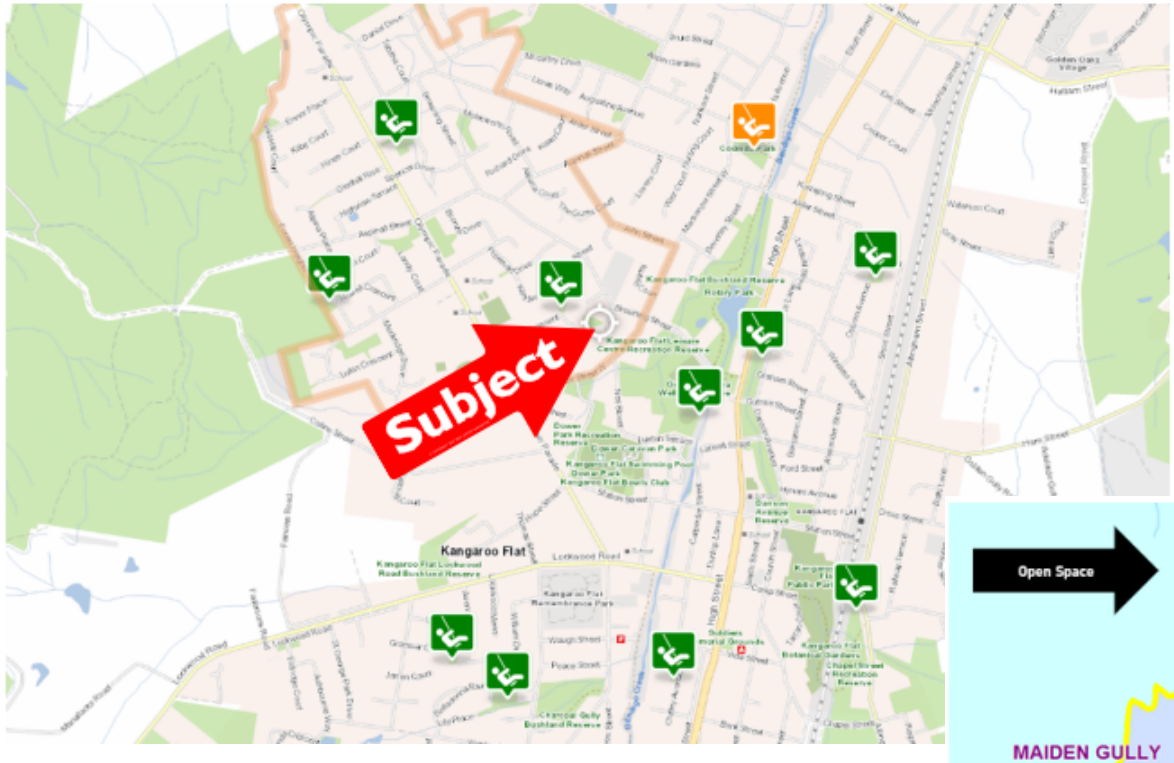
# 5 ST JOHNS CL, KANGAROO FLAT



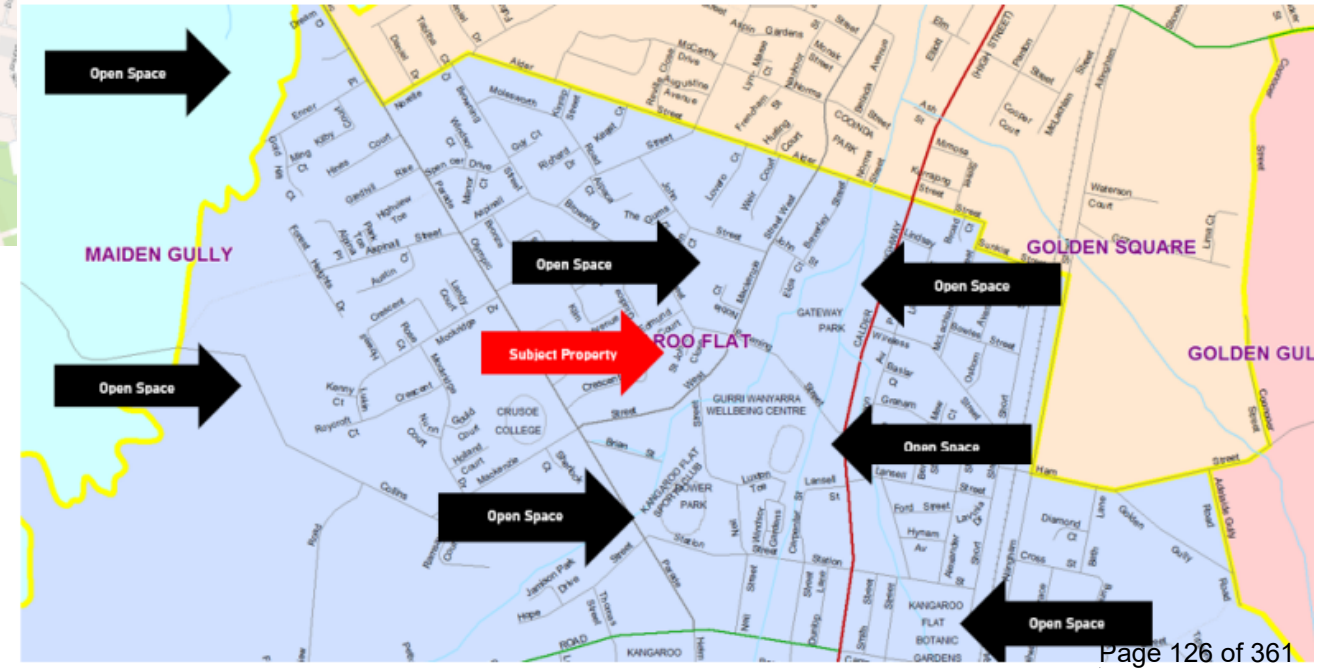
# 5 ST JOHNS CL, KANGAROO FLAT LOCATION MAP



## 5 ST JOHNS CL, KANGAROO FLAT - PLAYSPACES



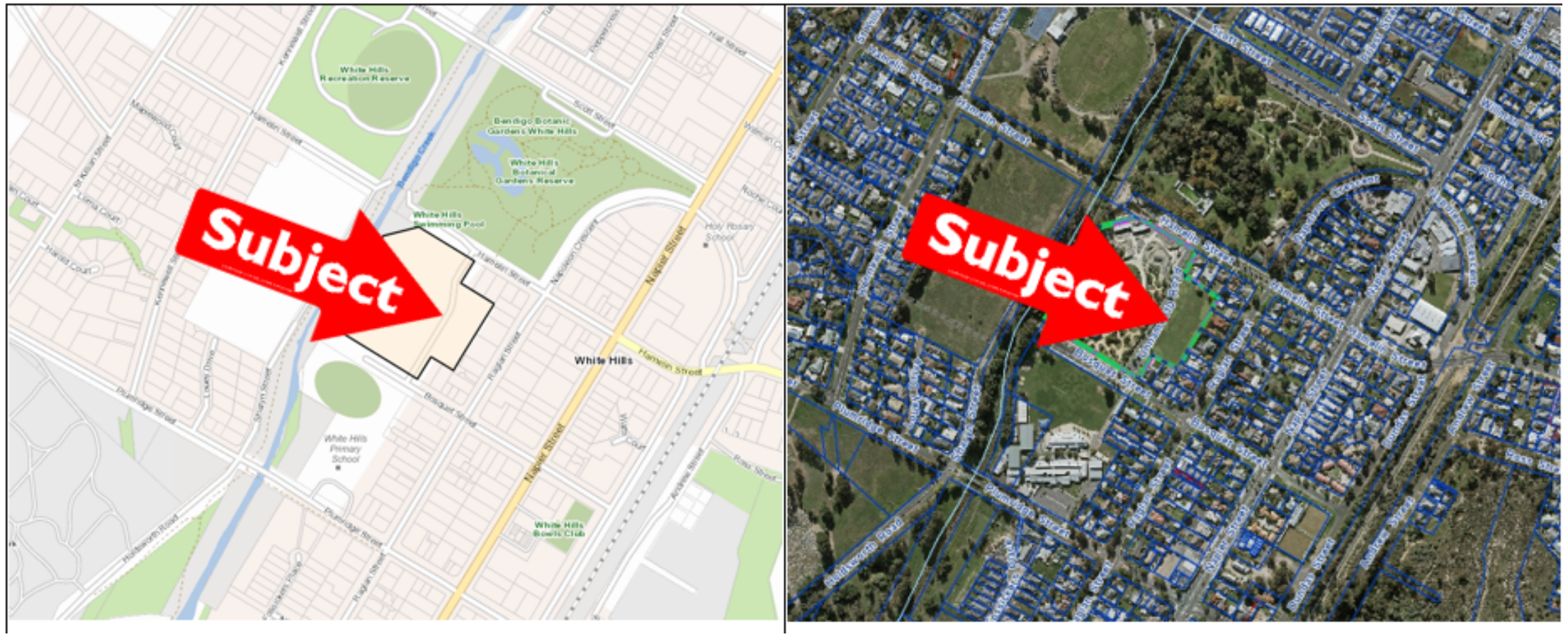

## 5 ST JOHNS CL, KANGAROO FLAT - OPENSPACE



# 27 HAMELIN ST, WHITE HILLS



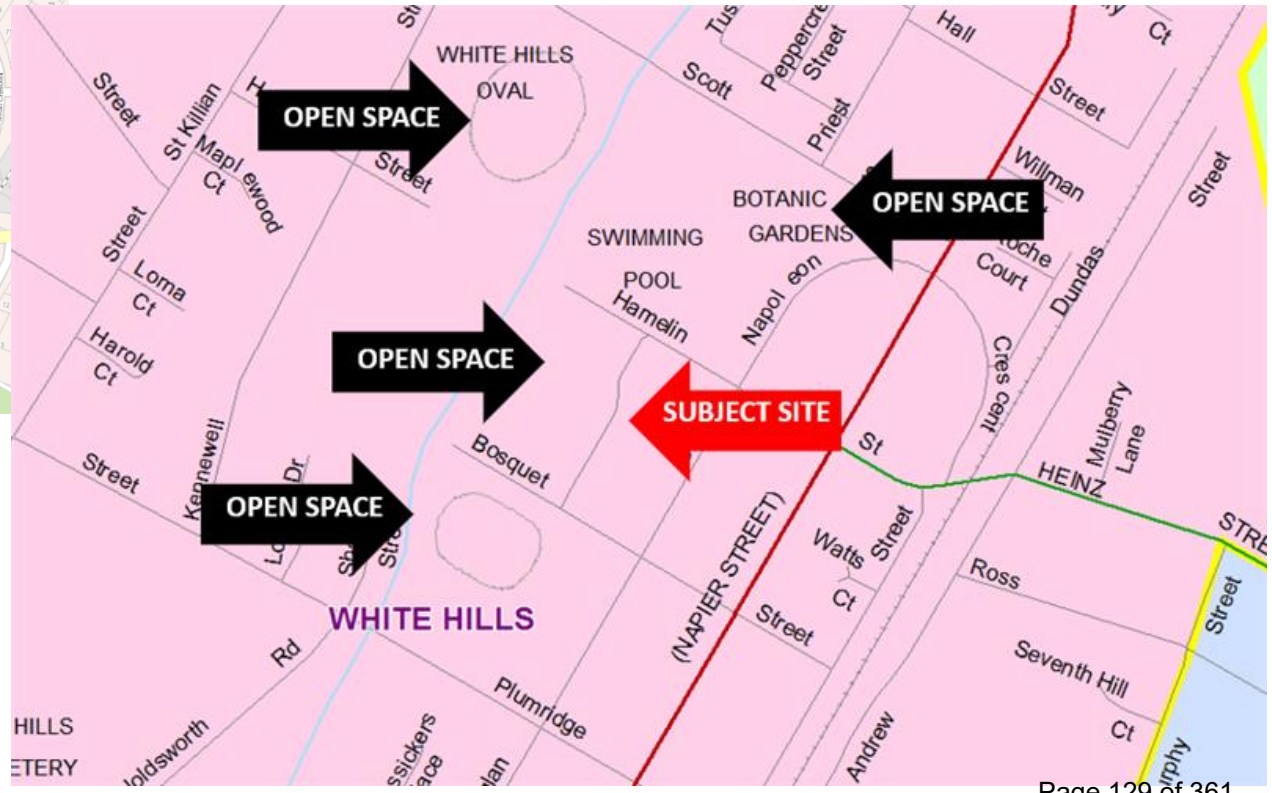
# 27 HAMELIN ST, WHITE HILLS LOCATION MAP



## 27 HAMELIN ST, WHITE HILLS - PLAYSPACES



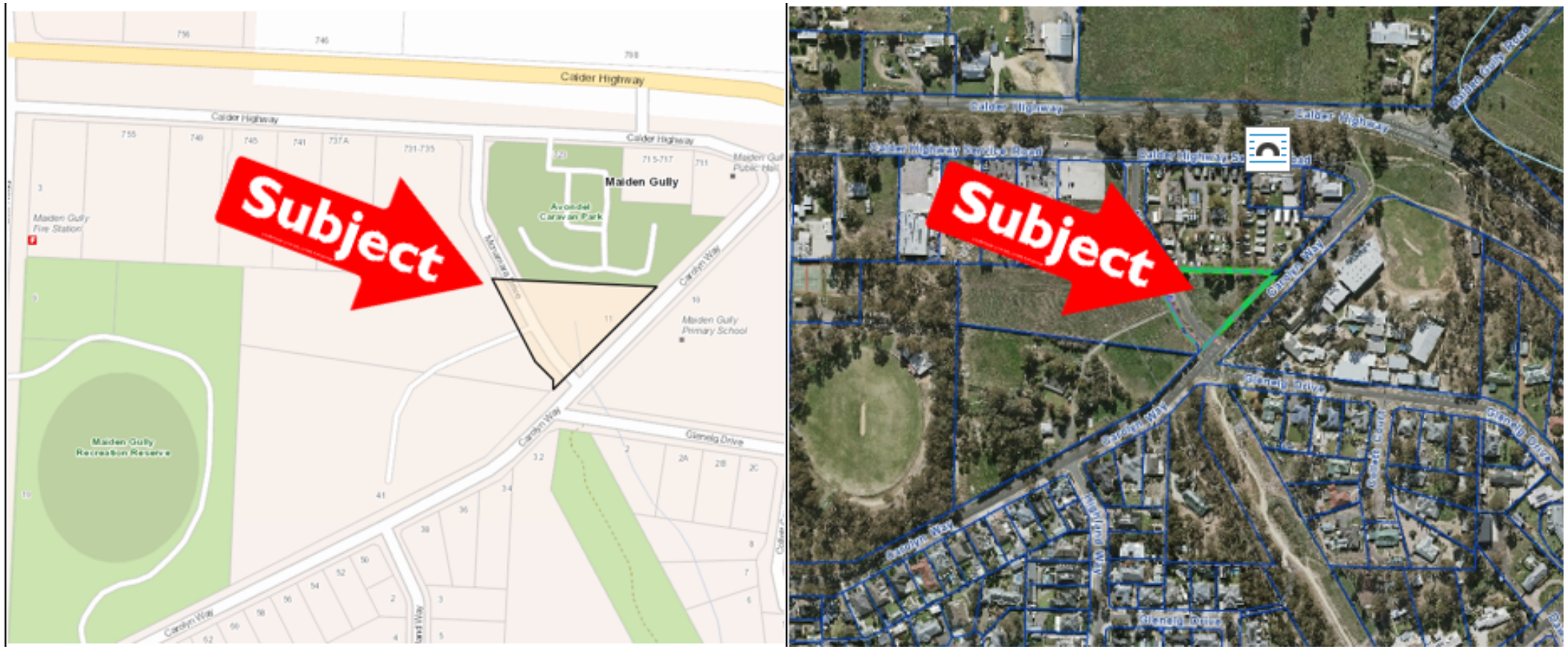

## 27 HAMELIN ST, WHITE HILLS - OPENSPACE



# 11 CAROLYN WAY, MAIDEN GULLY



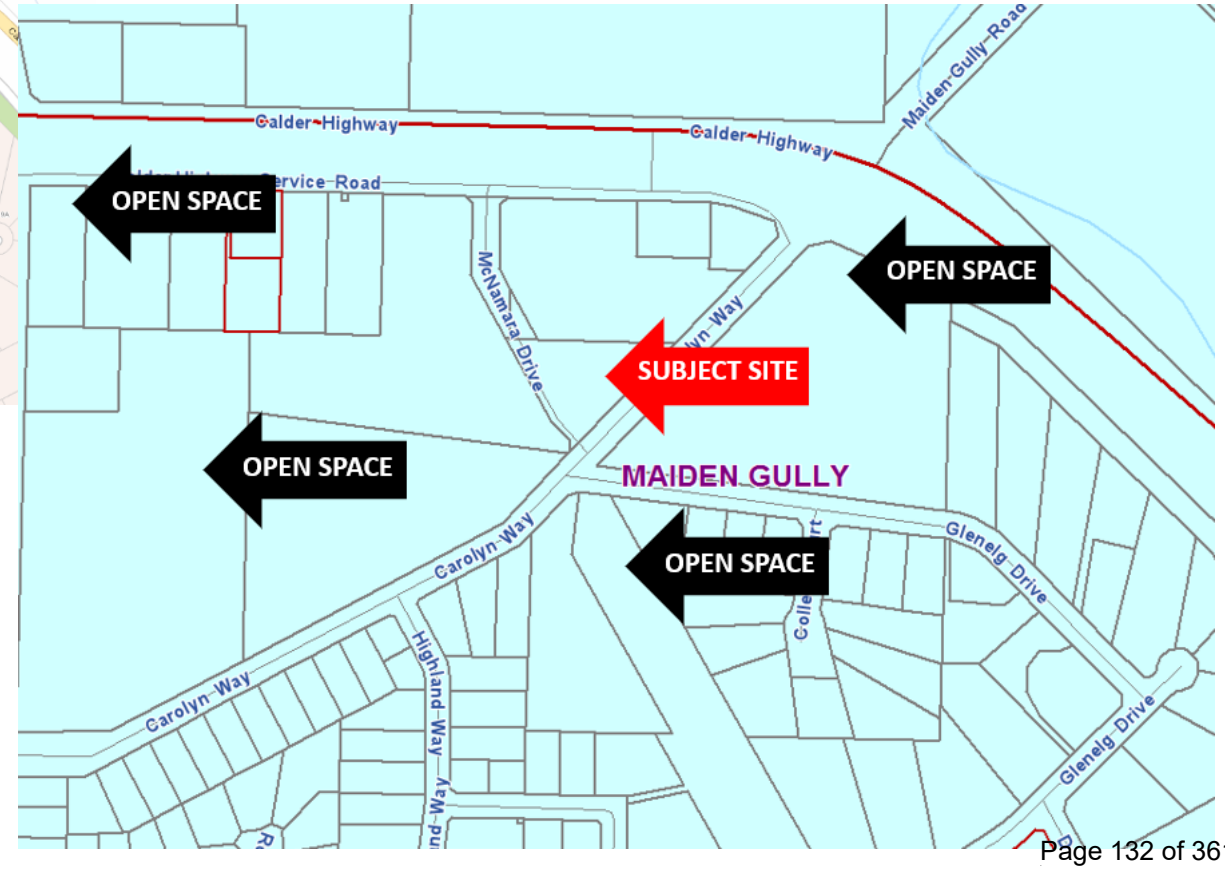
# 11 CAROLYN WAY, MAIDEN GULLY LOCATION MAP



## 11 CAROLYN WAY, MAIDEN GULLY - PLAYSPACES




## 11 CAROLYN WAY, MAIDEN GULLY - OPENSPACE



## 16. HEALTHY, LIVEABLE SPACES AND PLACES

### 16.1. Lot 2 Drummonds Lane DERRINAL - Use and Development of the Land for a Dwelling and Facilities Associated with Horse Husbandry and Dog Breeding

| | |
|---|---|
| Author: | Beth Lavery, Senior Statutory Planner |
| Responsible Director: | Rachel Lee, Director Strategy and Growth |

**Summary/Purpose**

| | |
|---|---|
| Application No: | DU/553/2022 |
| Applicant: | Stonehenge Constructions Aus Pty Ltd |
| Land: | Lot 2 Drummonds Lane, DERRINAL 3523 |
| Zoning: | Rural Conservation Zone |
| Overlays: | Environmental Significance Overlay 3 |
| No. of objections: | 7 |
| Consultation meeting: | Amended plans were sent to all surrounding landowners and occupiers who received notice of the original application. No further consultation was undertaken. |
| Key considerations: | • Whether the deletion of the dog breeding component represents an appropriate planning outcome for the site;<br>• Whether the provision of additional information specifically referred to in the Notice of Refusal satisfies the previously identified concerns regarding the proposal; and<br>• Whether Council should revise their original position on the application based on the above. |
| Conclusion: | The provision of additional information addresses the policy gaps and key concerns identified within the Grounds of Refusal, and the removal of the dog breeding element of the proposal eliminates an area of previous concern and contention.<br><br>On this basis it is recommended that the previous decision to refuse the application be overturned and the application be supported in its revised format. |

**Recommended Motion**

Having had the matter remitted to Council, that Council advises the Victorian Civil and Administrative Tribunal and permit applicant that its grounds of refusal have been addressed and that a conditional Planning Permit be issued.

**Background Information**

This application was refused by Council at its Meeting of 27 February 2023, on the following grounds:

1. In the absence of a Waste Management Plan, Operations Management Plan and Land Management Plan, Council is not satisfied that the proposal is in accordance with clauses:
   a. 13.04-2S (Erosion and landslip) – specifically how stocking rates from the horse husbandry use would pose a risk to aggravating soil erosion.
   b. 14.01-2S (Sustainable agricultural land use) specifically with respect to wastewater from the horse husbandry and dog breeding operations and how it would be managed including how much water may be required and where it would be sourced.
   c. 35.06-6 (Rural Conservation Zone decision guidelines)
2. The risk of grassland fires because of land slope and the threat from fast moving grassfires has not been appropriately considered in accordance with 13.02-1S (Bushfire planning) and 71.02-3 (Integrated decision making) which elevates the protection of human life over all other policy considerations.

The applicant subsequently appealed this refusal to VCAT (matter P481/2023), where a hearing was listed for 27, 28, 29 and 30 November 2023.

In the intervening period, the applicant resolved to remove the dog breeding component from the application and sought consent orders to vacate the hearing dates and have the matter remitted back to Council for reconsideration in light of the proposed changes to the application. In its Order dated 16 October 2023, VCAT formally invited the responsible authority to reconsider its decision pursuant to Section 51(A)(2) of the *Victorian Civil and Administrative Tribunal Act 1998.*

An administrative mention has been scheduled for February 2024, by which time each party is to advise the Tribunal in writing whether the matter is resolved, and/or whether a practice day hearing or mention is required.

It is also noted that the subject land and proposal were the subject of a previous, separate planning application and VCAT appeal which ultimately directed that no permit be issued on grounds of non-compliance with a Covenant on the land, which has since been resolved. Please refer to the Minutes of the February 2023 meeting for a more detailed history on this previous application.

**Report**

<u>Subject Site and Surrounds</u>

The subject site and surrounds remain generally unchanged from when Council previously considered this application. In brief, the site is irregularly shaped, generally cleared and has a total area of 42.10 hectares. The parcel is located on the southern side of Drummonds Lane, with notable site features including two waterways in the southern portion of the allotment, with significant gully erosion present surrounding these two waterways. The site is vacant and is surrounded by a mix of larger farming parcels (to the north, south and west, and rural residential sized allotments to the east. The land is located approximately 7.5km north west of the township of Heathcote, and 20km south east of Bendigo.

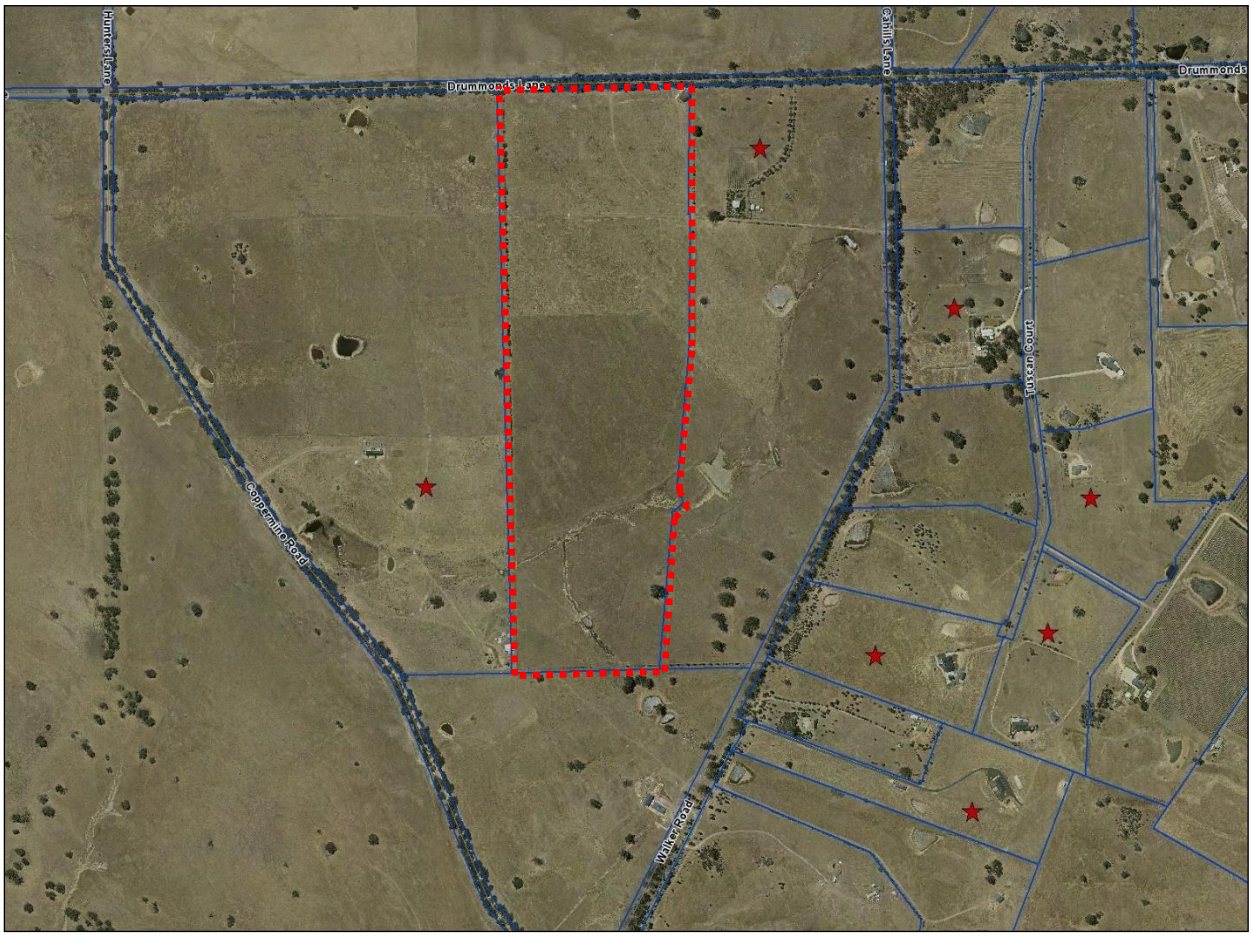



**Figure 1**: Location map showing subject site. Objectors' properties marked with a star.

Proposal

The applicant has submitted revised plans that show the deletion of the previously proposed dog breeding building. These updated plans are shown below at Figures 2 -7.

The original proposal has been revised to now incorporate a proposed dwelling and horse husbandry building only.

Along with these revised plans, the applicant has also submitted the following supporting documentation:

- Revised Land Capability Assessment
- Operations Management Plan
- Land Management Plan
- Waste Management Plan
- Traffic Summary of Opinion
- Bushfire Risk Assessment

The proposed dwelling and horse husbandry components remain unchanged from the initial application and are summarised below.

*Dwelling*

It is proposed to construct a single storey dwelling on the land, to be located 293 metres from Drummonds Lane and 30 metres from the eastern boundary, essentially positioned within the northeastern corner of the allotment. The dwelling will comprise:

- Five bedrooms
- Three bathrooms
- Home office/study
- Open kitchen/living/dining/lounge area including second kitchen and pantry
- Laundry
- Additional powder room
- Triple garage
- Externally accessible showers (x 2)
- Alfresco
- Swimming pool and decking
- Additional parking areas for visitors (4 spaces)

The dwelling is to be constructed of a combination of face brickwork (red), acrylic render (to Dulux Luck colour), precast concrete panel (Dulux Limed White), timber cladding (Dulux Tea) and a Colorbond roof (Monument). The living area, including the roof, will also incorporate clear glazing.

*Horse Husbandry (Stables)*

This element of the proposal includes the use of the land for horse training and stables, and the construction of a horse stable building.

One large stable building is proposed which will include:

- A large arena
- 24 horse stalls

- Washing facilities
- Grooming areas
- Grain and hay storage
- Track room
- Toilet facilities
- Laundry
- Kitchen
- Lounge area, including decking adjoining the arena area
- Office/reception area

The palette of materials for the proposed building is similar to that of the proposed dwelling and will be constructed of red recycled brick face brickwork, acrylic render, precast concrete panel with a combination of Colorbond and glazed roofing. Visitor car parking is also proposed nearby to the building, with 18 spaces proposed.

The building will be sited 318 metres from Drummond Lane, 131 metres from the eastern boundary and approximately 50 metres to the west of the proposed dwelling.

This facility will be used for the purpose of keeping, training, and caring for horses, as well as storing associated equipment. It is not proposed to be used in a commercial capacity, such as for events.

Horse grazing areas would be developed in accordance with the Land Management Plan which has been submitted to support the revised application.

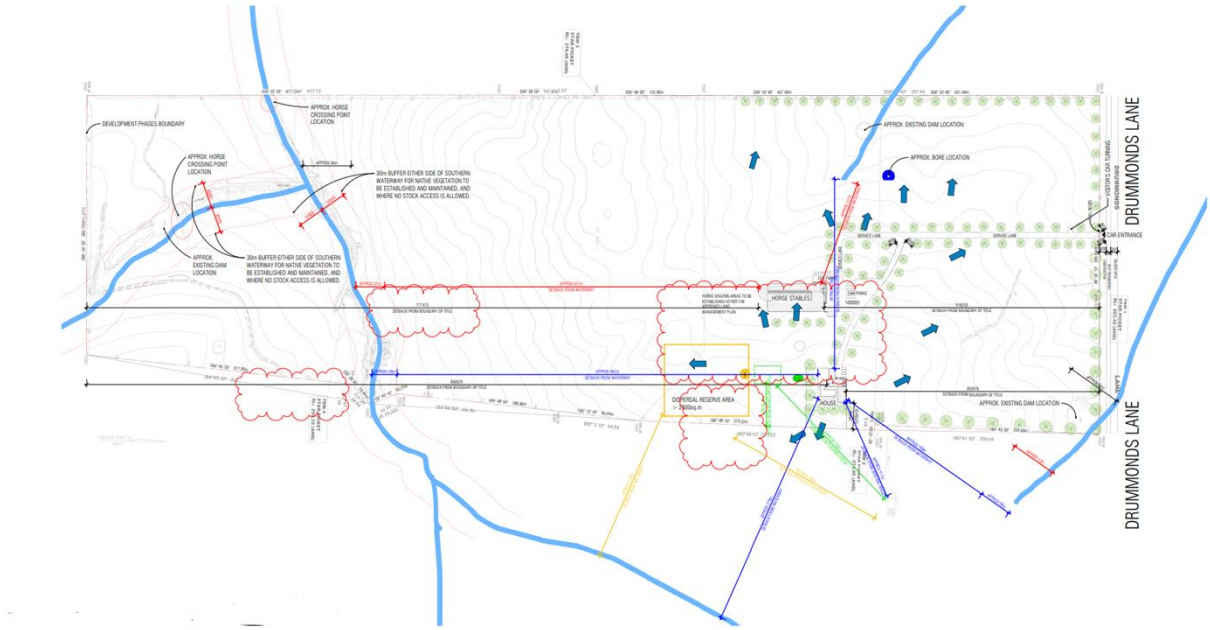



**Figure 2**: Proposed revised site plan.

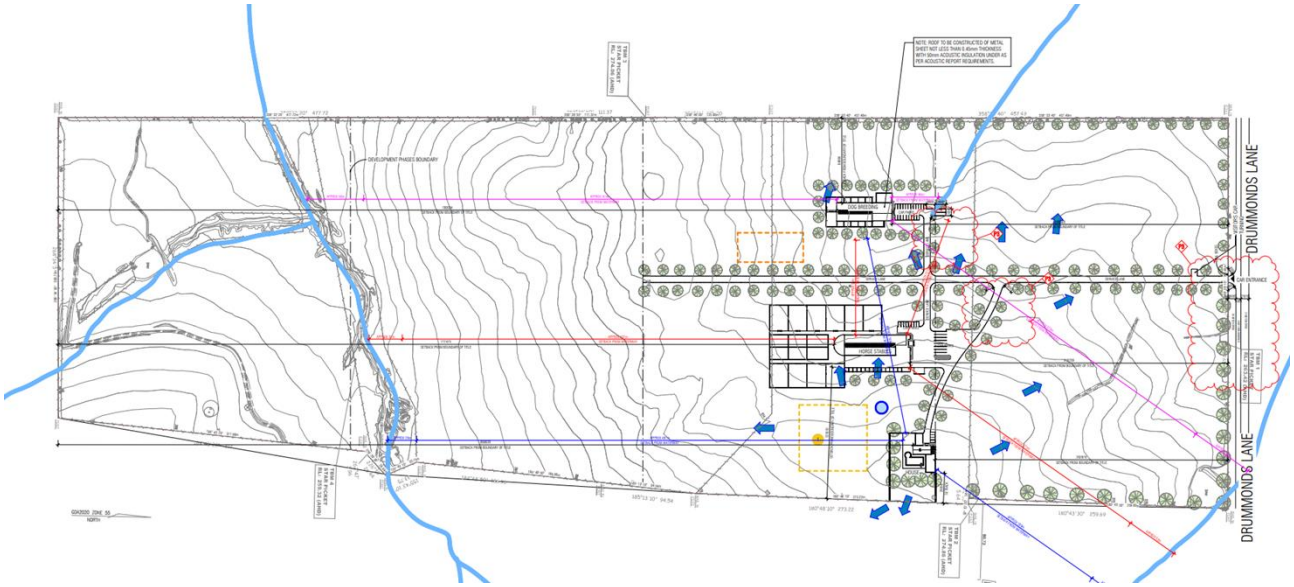



**Figure 3**: Previous site plan, showing the location of the dog breeding building.

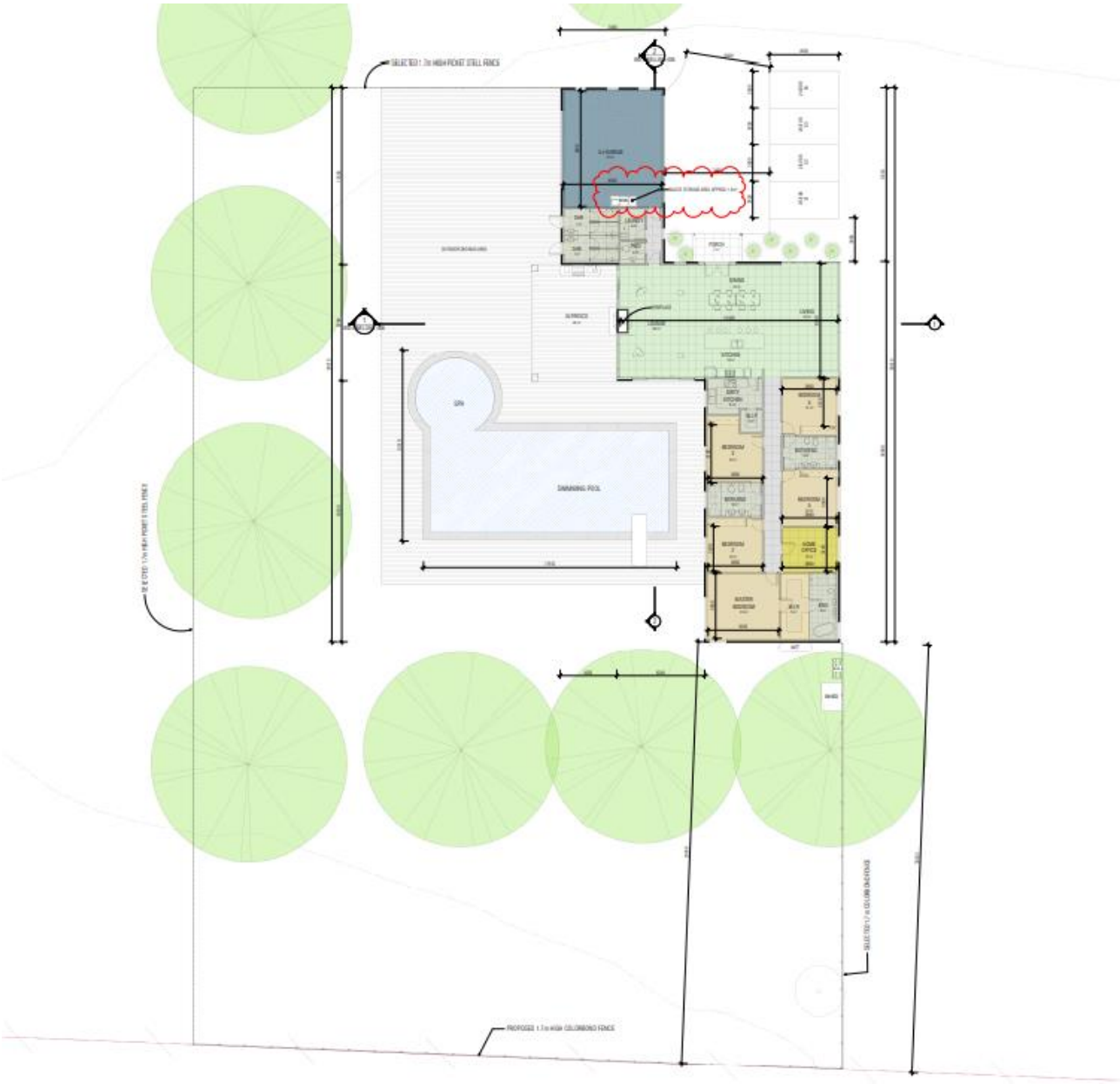



**Figure 4**: Floor plan of proposed dwelling




**Figure 5**: Elevation plans of proposed dwelling.

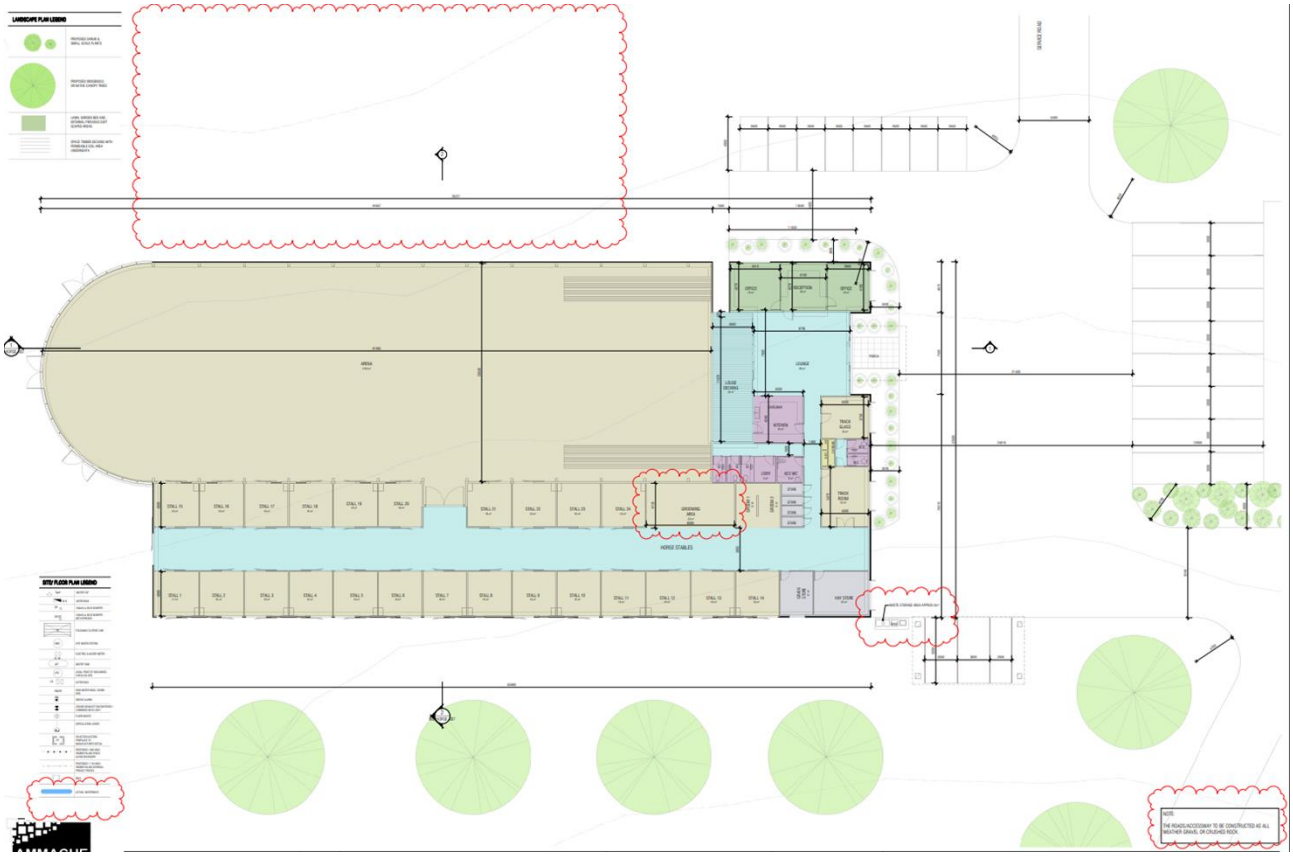


**Figure 6**: Floor plan of proposed horse husbandry building/stables




**Figure 7**: Elevation plans of proposed horse husbandry building/stables.

## Planning Controls - Greater Bendigo Planning Scheme

Why is a permit needed?

A planning permit is triggered pursuant to the following clauses within the Greater Bendigo Planning Scheme:

- Clause 35.06-2 states that use of the land for a dwelling and horse husbandry (agriculture) are section 2 uses requiring a permit within the Rural Conservation Zone.
- Clause 35.06-5 states that a permit is required to construct a building or construct or carry out works associated with a section 2 use within the Rural Conservation Zone.
- Clause 42.01-2 states that a permit is required to construct a building or construct or carry out works within the Environmental Significance Overlay (Schedule 3) as the land is not connected to sewer.

The following clauses are relevant in the consideration of this proposal:

Municipal Planning Strategy

- 02.03-2 – Environment and landscape values

- 02.03-3 – Environmental risks and amenity
- 02.03-4 – Natural resource management

Planning Policy Framework

- 12.05-2S – Landscapes
- 13.02-1S – Bushfire planning
- 13.04-2S – Erosion and landslip
- 13.05-1S – Noise management
- 13.07-1S – Land use compatibility
- 14.01-1S – Protection of agricultural land
- 14.01-1L – Protection of agricultural land – Greater Bendigo
- 14.02-1S – Catchment planning and management
- 14.02-2S – Water quality
- 15.01-2S – Building design

Other Provisions

- 35.06 Rural Conservation Zone
- 42.01 Environmental Significance Overlay
- 52.06 – Car parking
- 53.02 – Bushfire planning
- 65 – Decision guidelines

**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**

Public Notification

All objections to the initial application are taken to be objections to this revised proposal. As such, 7 objections to the application remain. These grounds of objection to the application are detailed within the minutes of the 27 February 2023 Council Meeting

Notification of the amended application through the VCAT process was undertaken by way of letters sent to all property owners/occupiers who received notice of the original permit application.

No objectors have lodged Statements of Grounds to be parties to the VCAT proceeding in its initial, nor amended form.

**Planning Assessment**

This planning assessment is centred around the key questions below, following the amendment to the application, being:

- Whether the deletion of the dog breeding component of the proposal represents an improved and acceptable planning outcome for the land;
- Whether the provision of the documentation which was specifically referred to within the Grounds of Refusal is satisfactory, and if this additional information satisfies previous concerns that the application was lacking critical information in this regard; and
- Whether, based on the above, Council should revise its previously determined position not to support the application.

Each of these matters is discussed further below.

*Deletion of Dog Breeding*

Whilst not specifically referred to in the Grounds of Refusal, the use of the land for dog breeding and the potential associated amenity impacts (such as traffic and noise) was a contentious aspect and key concern contained within the majority of objections received to the application.

Officer assessment of the dog breeding element in the report considered at the 27 February 2023 Council Meeting concluded that while contentious, this element could be appropriately managed so as to not have adverse impact on the environment or the amenity of the surrounding area, and further that the use was in accordance with the purpose and objectives of the Rural Conservation Zone.

Nonetheless, as the dog breeding component was likely to be one of the key noise generators resulting from the proposed use of the land, its removal from the proposal will undoubtedly result in less likelihood of increased or nuisance noise from the site.

The removal of this element will also reduce overall traffic movements in and out of the site, which was also a significant amenity concern raised by objectors. A Traffic Summary of Opinion has been provided which makes an assessment against the

likely traffic and parking demand to be generated from the horse husbandry and dwelling use only, and concludes the parking to be provided is acceptable and the increase to traffic minimal. Proposed traffic generated is anticipated to be in the order of 32 vehicle movements per day, compared to the anticipated 58 additional vehicle movements per day when the dog breeding was included.

The Grounds of Refusal did cite concerns in terms of water supply and waste management requirements for the proposed dog breeding use. These elements will be discussed in more detail below in terms of the revised proposal, however the removal of dog breeding from the proposal and site will reduce overall waste generation and result in far lesser demand for water.

Overall, it is considered that the removal of dog breeding from the application and the confining of the proposed uses to the dwelling and horse husbandry use only, result in the proposal becoming one that will sit appropriately within the existing rural landscape of this area, both in terms of land use and built form. Additionally, the reduced proposal will also significantly reduce the likelihood of any adverse amenity impacts to the surrounding area.

*Has the provision of key additional documentation responded appropriately to previous concerns regarding management of the site and bushfire risk, as outlined within the Grounds of Refusal?*

As outlined earlier within this report, a number of additional documents have been provided to support the application, specifically to address matters which were outlined within the Grounds of Refusal.

The following table outlines the Grounds of Refusal, what new information has been supplied, and how the revised information has addressed the previously identified gaps in the application material.

| **Ground of Refusal** | **Response** |
|---|---|
| In the absence of a Waste Management Plan, Operations Management Plan and Land Management Plan, Council is not satisfied that the proposal is in accordance with clauses:<br>a. 13.04-2S (Erosion and landslip) – specifically how stocking rates from the horse husbandry use would pose a risk to aggravating soil erosion | A Waste Management Plan, Operations Management Plan, Land Management Plan and revised Land Capability Assessment have been submitted to support the amended application.<br><br>These documents provide additional detail on a range of matters, summarised below:<br><br>*Waste Management Plan*<br><br>The Waste Management Plan makes an assessment of the likely volume of waste to be generated by the |

| Ground of Refusal | Response |
|---|---|
| b. 14.01-2S (Sustainable agricultural land use) specifically with respect to wastewater from the horse husbandry and dog breeding operations and how it would be managed including how much water may be required and where it would be sourced.<br>c. 35.06-6 (Rural Conservation Zone decision guidelines) | horse husbandry and dwelling use, as well as providing guidelines as to how this will be managed on the site and disposed of as necessary. Waste storage areas are identified, as well as protocols for the storage of waste, for both the horse and residential components.<br><br><u>*Operations Management Plan*</u><br><br>The Operations Management Plan outlines the proposed uses of the land (horse husbandry and associated dwelling), and clearly indicates:<br>• Parameters of the use<br>• Hours of operation<br>• Stocking rates<br>• Access to the site<br>• Management of staff<br>• Management of visitors<br>• Water and food sources, in accordance with the *Code of Practice for the Welfare of Horses*<br>• Housing, shelter, and cleaning of stable and arena areas<br>• Waste disposal, dust, and odour management<br>• Incident and complaint register<br>• Maintenance of equipment and infrastructure<br>• Emergency procedures and animal welfare<br><br><u>*Land Management Plan*</u><br><br>The Land Management Plan provides a detailed assessment of the existing site conditions and the proposed use of the land. The document: incorporates the following:<br>• Proposed farm layout<br>• Areas of fencing<br>• Where revegetation should occur on the site (around the erosion gully nearby to the southern boundary), and provides a species list to ensure that this area can be appropriately rehabilitated<br>• Assesses the current agricultural capability of the site and stocking capacity, and potential to improve this productivity through strategic fencing, sowing of improved pastures, increasing soil fertility, and grazing rotation and management<br>• Current water resources and required stock water, and how this will be supplied on site<br>• A 5-year farm development schedule, including |

| Ground of Refusal | Response |
|---|---|
| | key activities to be undertaken to improve the land and soil in both environmental and productive agricultural terms<br>• Further assessment of the proposal against the decision guidelines of the Rural Conservation Zone<br><br>*Revised Land Capability Assessment*<br><br>This report has been updated to remove dog breeding from the proposal and provide revised recommendations for wastewater management.<br><br>The specific Grounds of Refusal are addressed below:<br>a) This ground raised concern that the proposal had not provided sufficient information on how stocking rates from the horse husbandry use would not pose a risk to aggravating soil erosion.<br><br>Through the submission of the additional reports, it is considered that the proposal does now appropriately address the objectives of Clause 13.04-2S (Erosion and landslip) which seeks to protect areas prone to erosion, landslip, or other land degradation processes.<br><br>The Land Management Plan details how the potential for erosion of the site can be managed through fencing, revegetation and rehabilitation of the existing gully, and appropriate fencing and rotational grazing through the remainder of the site. The plan also indicates how horses can cross these eroded gullies (through creating specific crossing points) to avoid exacerbating existing eroded areas.<br><br>The Land Management Plan has also provided an assessment of the capacity of the land in terms of agricultural productivity, and how the proposed stocking rate (being a maximum of 30 horses), can be managed to reduce adverse environmental impact to the land.<br><br>b) This ground related to Clause 14.01-2S – Sustainable agricultural land uses, specifically with regard to wastewater from the horse husbandry and dog breeding operations, citing |

| Ground of Refusal | Response |
|---|---|
| | that the application did not appropriately demonstrate how it would be managed, including how much water may be required and where it would be sourced.<br><br>The Land Management Plan and updated Land Capability Assessment provide an assessment of how wastewater will be managed on the site relating to the proposed dwelling and horse husbandry uses.<br><br>In terms of water supply and likely demand, the current water resources for the site (being a number of small surface water storages and an undeveloped groundwater bore), have been indicated within the Land Management Plan, along with detail on how stock water will be supplied on the site.<br><br>Water will be supplied via a groundwater bore to a 7,000-litre concrete header tank on the highest point in paddock 3, where it will be gravity fed to water troughs in other paddocks). Existing farm dams will remain available for stock water in the paddocks which contain them.<br><br>It is also noted that the water demand for the site will be significantly lessened through the deletion of the dog breeding component from the proposal.<br><br>It is considered that this ground has now been sufficiently addressed as the appropriate water supply for the horse husbandry use has been identified, and sufficient detail provided on how this will be established on the land. Appropriate wastewater management has also been identified within the revised Land Capability Assessment.<br><br>c) The final Ground of Refusal stated that the proposal was not in accordance with Clause 35.06-6 – being the Rural Conservation Zone decision guidelines, owing to the lack of a Waste Management Plan, Operations Management Plan and Land Management Plan being submitted to support the application.<br><br>These documents have now been prepared and submitted. |

| Ground of Refusal | Response |
|---|---|
| | A detailed assessment of the proposal against the Rural Conservation Zone decision guidelines was included in the 27 February 2023 Council Report.<br><br>Relevant decision guidelines of the Rural Conservation Zone include the need to make an assessment of the following:<br>o The capability of the land to accommodate the proposed use or development;<br>o Whether use or development protects and enhances the environmental, agricultural and landscape qualities of the site and its surrounds;<br>o The need to prepare an integrated land management plan;<br>o The protection and enhancement of the natural environment of the area, including the retention of vegetation and faunal habitats and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas; and<br>o How the use and development relates to sustainable land management and the need to prepare an integrated land management plan which addresses the protection and enhancement of native vegetation and waterways, stabilization of soil and pest plant and animal control.<br><br>These specific decision guidelines have now been comprehensively considered within the Land Management Plan prepared for the site.<br><br>The Plan identifies where and how revegetation should occur on the site, assesses the current agricultural capacity and capability of the site, indicates current water resources, assesses likely water demand and details how this will be supplied on site, and also outlines a 5 year farm development schedule, which includes key activities to be undertaken to improve the land and soil both environmentally and agriculturally.<br><br>This Land Management Plan, along with the other additional information supplied (being the Operational Management Plan, Waste |

| Ground of Refusal | Response |
|---|---|
| | Management Plan and Land Capability Assessment) demonstrates that the revised proposal is consistent with the relevant decision guidelines of the Rural Conservation Zone, particularly relating to land management.<br><br>In summary, based on the above assessment it is considered that the provision of additional technical reports and management plans confirm that the proposal is in accordance with the objectives of Clauses 13.04-2S, 14.01-2S and 35.06-6 and that these Grounds of Refusal have now been appropriately addressed. |
| The risk of grassland fires because of land slope and the threat from fast moving grassfires has not been appropriately considered in accordance with 13.02-1S (Bushfire planning) and 71.02-3 (Integrated decision making) which elevates the protection of human life over all other policy considerations. | A Bushfire Risk Assessment has now been prepared for the site.<br><br>This assessment makes the following conclusions:<br>• Bushfire risk to the site is moderate, with the potential for grassfires to approach from multiple aspects and threaten on site infrastructure.<br>• The open terrain and clear access to Heathcote reduces this risk enough that it can be appropriately addressed through on-site management and implementation of onsite bushfire mitigation measures.<br>• As horses will require shelter during a bushfire, bushfire mitigation measures normally required for development within the Bushfire Management Overlay should be implemented (noting the site is not within this Overlay but is nonetheless within a declared bushfire prone area).<br>• These measures include a requirement to build all structures to a BAL-19, along with the provision of 22m of defendable space around each of the proposed buildings, and the provision of a 20,000L static water supply with CFA access and fittings onsite.<br>• Proposed driveways will also require construction to an appropriate standard to allow emergency services access.<br>• An Emergency Management Plan will be required for the facility which includes procedures for the safe evacuation of all occupants and shelter in place procedures.<br><br>Implementation of these measures will ensure that |

| Ground of Refusal | Response |
|---|---|
| | the objectives of Clauses 13.02-1S and 71.02-3 have been duly considered and that the proposal will not risk any unacceptable risk to life or property.<br><br>As such, this Ground of Refusal is considered to be appropriately addressed. |

*Should Council revise its position on the application?*

The application has transformed from that which Council considered in February 2023.

The deletion of dog breeding from the proposal results in an improved and acceptable planning outcome for the site by removing an element that created the most risk in terms of potential adverse impacts to the amenity of the locality, and environmentally to the site.

Additionally, the provision of a number of technical reports, which were not initially provided to support the application, demonstrate that the proposal is in accordance with both relevant planning policy and the planning controls applicable to the site, and the proposed horse husbandry and dwelling use can operate while giving appropriate regard to the environmental constraints of the site.

Each of the Grounds of Refusal have been thoroughly addressed and are now considered largely irrelevant given the additional information and the revisions to the proposal.

As such, it is considered that these changes warrant an alternative position on the application by Council, and that the application should be supported.

**Conclusion**

The provision of additional information addresses the policy gaps and key concerns identified within the Grounds of Refusal, and the removal of the dog breeding eliminates an area of previous concern and contention.

To continue to defend these grounds at a VCAT Hearing will be difficult now that the applicant has comprehensively addressed the matters contained within the grounds through the provision of various expert reports and additional operational and site management information.

On this basis it is recommended that the previous decision to refuse the application be overturned and the application be supported in its revised format.

**Options**

Council has two options:
1. Advise the VCAT and permit applicant that its grounds of refusal have been addressed and that a conditional Planning Permit be issued (Recommended); or
2. Advise the VCAT and permit application that it maintains its opposition to the grant of a permit for specified reasons (Not recommended).

**Conflict of Interest**

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

**Proposed Draft Permit Conditions**

If a permit is to issue; the permit will be generally in accordance with the conditions below. It is normal for permit conditions to change and evolve through the VCAT process as they are a topic of discussion, and ultimately imposed at the discretion of VCAT as they see fit.

NO LAYOUT ALTERATION
The use and/or development permitted by this permit as shown on the endorsed plan(s) and/or described in the endorsed documents must not be altered or modified (for any reason) except with the prior written consent of the responsible authority.

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.

INTERNAL DRIVEWAY AND ACCESS
Prior to the commencement of any construction, internal driveways must be constructed to an all-weather standard to accommodate emergency vehicles, and the new entrance from Drummonds Lane must be constructed in accordance with the Infrastructure Design Manual.

NUMBER AND USE OF CAR PARKING AREAS
(a) No more than 15 car spaces are to be provided in association with the horse husbandry use of land.
(b) Areas set aside for the parking and movement of vehicles as shown on the

endorsed plan must be made available for such use and must not be used for any other purpose.

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.

LANDSCAPING WORKS
Before the occupation of the development or by such later date as is approved by the responsible authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.

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.

NUMBER OF ANIMALS
No more than 30 horses are to be kept on the subject land at any time, including those belonging to the operator under this permit. Any stallions to be kept on the land in association with the horse husbandry use must be appropriately paddocked and managed at all times to the satisfaction of the responsible authority.

WASTE MANAGEMENT PLAN
Waste generated from the site must be managed in accordance with the endorsed Waste Management Plan.

HORSE BREEDING FACILITIES WASHDOWN
The horse breeding facilities must be regularly washed down and maintained in a hygienic manner to the satisfaction of the responsible authority.

WASTEWATER
All washdown water, wastewater or water, effluent or polluted drainage which has been in contact with horse excrement or putrescible matter must not be allowed to discharge beyond the boundaries of the subject land or directly or indirectly into any watercourse. The horse breeding facility must be drained to the satisfaction of the responsible authority. This includes providing plans and documentation of cut-off drains which are constructed to direct stormwater around the horse breeding facility, and the wastewater disposal fields to the satisfaction of the responsible authority.

FEED STORAGE

All feed shall be stored in vermin proof containers.

NOISE EMISSIONS
Noise emissions from the site at all times must generally comply with the Environment Protection Authority's guidelines.

PUBLIC EVENTS
The land must not be used for displays or exhibitions attended by members of the public or for meetings or exhibitions organised by a bona fide organisation or the like without the further approval of the responsible authority.

AMENITY
The amenity of the area must not be detrimentally affected by the use or development, though the:
(a) Transport of materials, goods, or commodities to or from the land.
(b) Appearance of any buildings, works or materials.
(c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste ater, waste products, grit or oil,
(d) Presence of vermin.

OPERATIONS MANAGEMENT PLAN
The endorsed Operations Management Plan must be complied with to the satisfaction of the responsible authority.

LAND MANAGEMENT PLAN
All actions identified within the endorsed Land Management Plan must be undertaken and complied with to the satisfaction of the responsible authority.

COLIBAN WATER
(a) Prior to the commencement of the construction of buildings or other works, the Land Capability Assessment must be endorsed under the permit.
(b) The disposal area, and any recommendations for fencing or the prevention of trafficable access to the disposal area, which are set out in the Land Capability Assessment, must be shown on the site plans that form part of the permit.
(c) The wastewater treatment system and disposal area must be installed, and, at all times, must be operated and managed, in accordance with the endorsed Land Capability Assessment and the council-issued septic tank permit.

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) No buildings are to be constructed within 30 metres of a waterway.

(c) A 30 metre wide buffer strip of native vegetation must be established and maintained either side of the waterway that traverses the southern area of the subject land. Stock must be prevented from having access to this area.
(d) All domestic wastewater from the dwelling and horse stables must be treated to a standard of at least 20mg/L BOD and 30mg/L suspended solids using a package treatment plant or equivalent. The system must be an EPA approved system, installed, operated, and maintained in accordance with the relevant EPA Code of Practice and Certificate of Conformity.
(e) The wastewater disposal area must be located at setback distances of at least 60m from the nearest waterway or dam, 20 metres from any bores and 40 metres from any drainage lines.
(f) The wastewater disposal area must be kept free of stock, buildings, driveways, and service trenching and must be planted with appropriate vegetation to maximise its performance. Stormwater must be diverted away. 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.
(g) No faecal waste material from the horses or any stormwater containing faecal matter is to be discharged to any waterways or dams on waterways.
(h) Solid faecal waste must be collected from the horse stables and either composted on site or transported off-site to the satisfaction of council's Environmental Health Department.
(i) Any on-site disposal system for wastewater or faecal waste material from the pens must be located at least 60m from the nearest waterway or dam on a waterway.

SECTION 173 AGREEMENT
Prior to the commencement of use, the applicant must enter into a Section 173 Agreement under the Planning and Environment Act 1987.

Such agreement must covenant that erosion management measures outlined in the Land Management Plan and the requirements referred to in Condition 19 (c) are undertaken on an ongoing basis.

The applicant must meet all costs associated with drafting and execution of the Agreement, including those incurred by the responsible authority.

EXPIRY OF PERMIT
This permit will expire if:
(a) The development is not commenced within two (2) years from the date of this permit;
(b) The development is not completed within four (4) years from the date of this permit; or

(c) The uses have not commenced within five (5) years from the date of this permit.

These times 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.

**Attachments**

1. Council Meeting February 27, 2023 – Agenda and Minutes

## 16.2. 584-592 Midland Highway, HUNTLY 3551 – Extension to Existing Hotel, Increase to Licensed Floor Area, Installation of 40 Electronic Gaming Machines and Alteration of Access to a Transport Zone 2 Road

| | |
|---|---|
| Author: | Beth Lavery, Senior Statutory Planner |
| Responsible Director: | Rachel Lee, Director Strategy and Growth |

### Summary/Purpose

| | |
|---|---|
| Application No: | DC/360/2023 |
| Applicant: | Cook Country Hotels |
| Land: | 584-592 Midland Highway, HUNTLY 3551 |
| Zoning: | Commercial 1 Zone and General Residential Zone |
| Overlays: | Nil |
| No. of objections: | Eight objections and two letters of support were received to the application. One objection was subsequently withdrawn following the consultation process, so 7 live objections remain. |
| Consultation meeting: | No formal consultation meeting was held. The applicant elected to provide a written response that was circulated to all objectors. One objection was withdrawn following this process. |
| Key considerations: | • Whether the proposed increase in the extent of licensed floor area and patron numbers is appropriate;<br>• Whether the installation of 40 electronic gaming machines is acceptable;<br>• Whether the proposed built form of the additions to the building is acceptable; and<br>• Whether the altered access to the Midland Highway (a Transport Zone 2 road) is appropriate. |
| Conclusion: | The proposal is an intensification of a long-established hotel, with the core of the use occurring within Commercial 1 zoned land. The amenity impacts from the increased patron numbers and floor area can be managed through appropriate acoustic treatments. The proposed built form and vehicle access arrangements to the Midland Highway are acceptable. While community concern with gaming machines is valid and well-founded, the venue responds acceptably to the locational criteria outlined at clause 52.28.<br><br>It is recommended that a permit be granted, and a Notice of Decision to this effect be issued, subject to the conditions at the conclusion of this report. |

## Recommended Motion

That Council issue a Notice of Decision to Grant a Permit for extension to existing hotel, increase to licensed floor area, installation of 40 electronic gaming machines, and alteration of access to a Transport Zone 2 road at 584- 592 Midland Highway, Huntly on the grounds listed at the end of this report.

## Background Information

Regulation of Electronic Gaming Machines (EGMs) in Victoria.

There are two distinct statutory processes for adding EGMs to a new venue.

Broadly the two statutory processes relate to:

- The *Gaming Regulation Act 2003* for gambling *licence* applications (City lead – Active and Healthy Communities).
- The *Planning and Environment Act 1987* for *planning permit* applications (City lead – Statutory Planning).

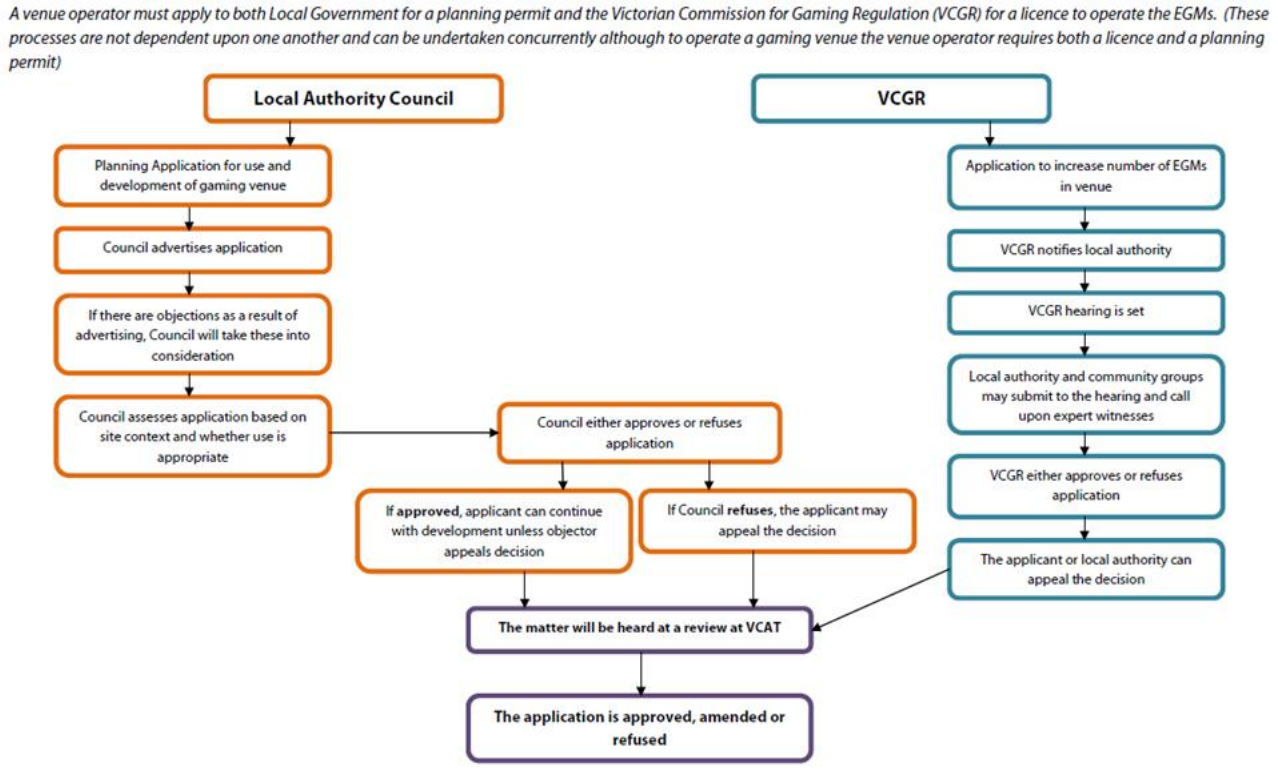



**Figure 1** – Overview of the two application processes. Source: Understanding the Application Processes for Electronic Gaming Machines (EGMs) in Victoria *egm.responsiblegambling.vic.gov.au*

There are key differences between the two statutory processes and the City's role and responsibility under each Act:

- The *Gambling Regulation* Act *2003* states that EGMs are subject to a *licence* application via the Victorian Gambling and Casino Control Commission (VGCCC) – this is a State Government administered process. The VGCCC considers the economic and social impact of the application on the wellbeing of the community of the *municipal district* in which the premises are located and can also consider the impact on surrounding municipal districts. The task of the VGCCC is to determine if the impact of the EGMs is neutral or positive i.e. the granting of a *licence* cannot result in net social and economic detriment. Council (using a prescribed form; and attaching other evidence if desired) can make a submission and be heard at any hearing of the VGCCC on the *licence* application.
- The *Planning and Environment Act 1987* via the Planning Scheme states that a *planning permit* is required to install and use an EGM. This is a local government administered process and decision. The planning consideration includes the "usual" suite of planning issues which include building design, traffic, parking, hours of operation, amenity and whether a proposal overall represents a net community benefit. The City has planning policy at the schedule to Clause 52.28 which outlines objectives, locations where prohibition exists, locational criteria, application requirements and decision guidelines to inform that part of the permit application.

History of this planning application and other approvals.

The application was lodged on 23 June 2023. Initial referrals were undertaken in July 2023, and a request for further information was made on 11 July 2023. Following receipt of satisfactory information, including amended plans and acoustic information, advertising was commenced in November 2023.

There are a number of recent planning approvals for the site, relating to use of the land for a hotel, which are summarised as follows:

- DC/330/2018 – on 14 August 2018, a permit was issued allowing *Alterations and additions to existing hotel, display signage, and realignment of red line area'*.
- AM/330/2018/A – this allowed for minor amendments to the terraced area shown on the plans endorsed under permit DC/330/2018. This amendment was approved in May 2019.
- AM/330/2018/B – this amendment was approved on 21 February 2020 and updated the permit preamble (what the permit allows) to *Alterations and additions to existing hotel, display signage, re-alignment of red line area, increased number of patrons and waiver of car parking requirements.* This amended permit included a condition restricting the number of patrons to 450.
- AM/330/3018/C – this amendment allowed for modification of permit conditions relating to acoustic requirements and included a new condition which restricted outside use of the outdoor area/beer garden (no music within the beer garden past 10pm, and no patrons within the beer garden past 11pm), installation of a

noise limiter on a jukebox, and included a new condition requiring a Patron Management Plan. This amendment was approved on 25 September 2020.

**Report**

Subject Site and Surrounds

The application relates to the Huntly Hotel, an existing hotel on the corner of the Midland Highway and Pasley Street in Huntly.

The existing hotel is a single storey building constructed circa 1860. It includes an original older brick portion that is centrally located along the Midland Highway frontage. This has been extended with more modern extensions on each side. A main entrance and public bar are located on the northeast side of the building, with a covered courtyard located closest to the corner with Pasley Street. On the other side is a covered terrace. Kitchens and other “back of house” functions are concentrated near the centre of the site, behind the older building. A beer garden and children’s playroom are located behind these parts of the hotel. An established tree is located between the hotel buildings and Pasley Street. Customer access is available from both the Midland Highway and Pasley Street frontages. The existing floorplan is shown at Figure 2 below.

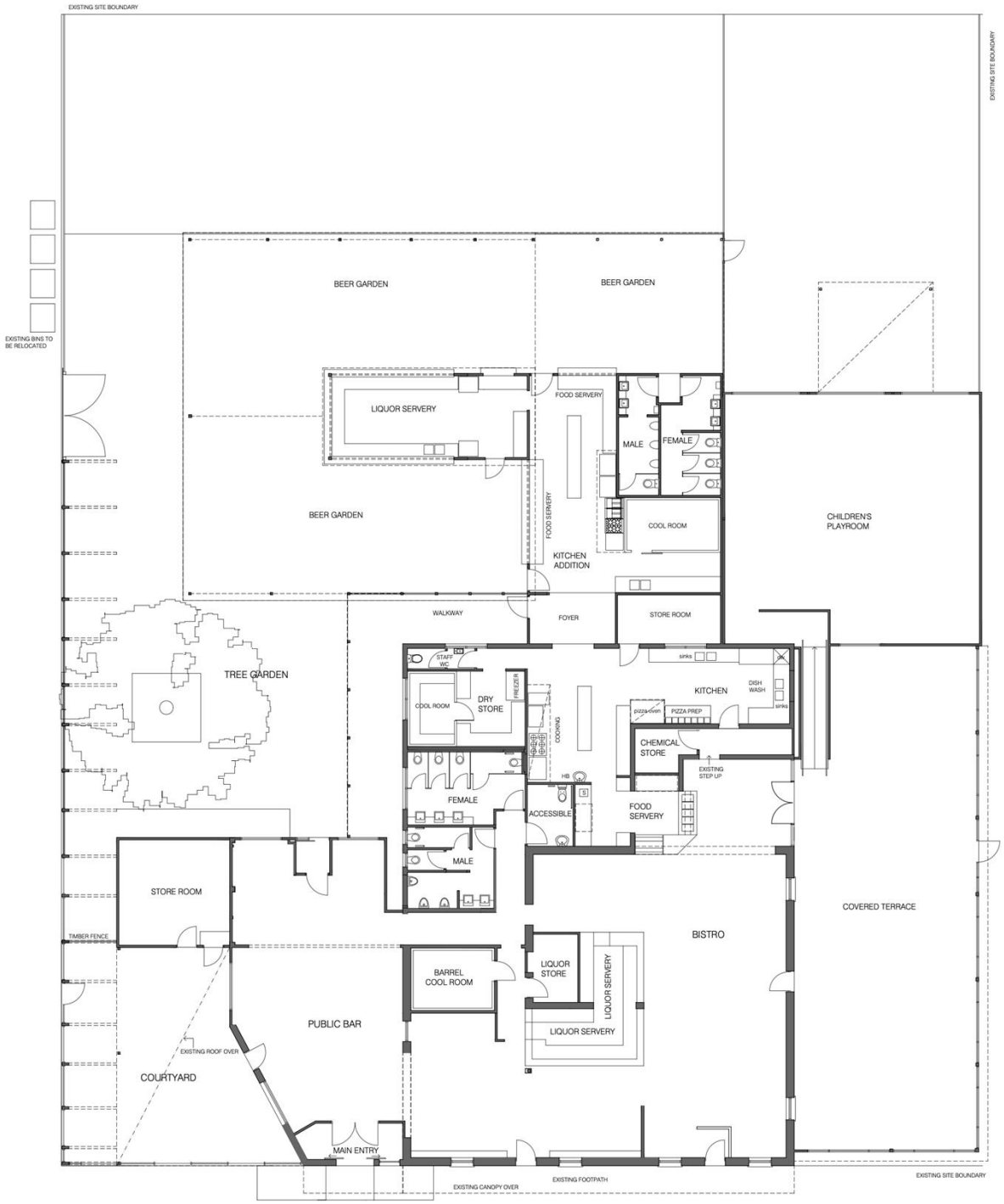



**Figure 2:** Existing floorplan




**Figure 3:** Street view of existing hotel



**Figure 4:** Street view of existing hotel

As shown in the aerial photography at Figure 5, there is currently an open gravel car parking area to the southwest of the land used in association with the hotel. This part

of the land is still part of 592 Midland Highway, but is within the General Residential Zone, whereas the hotel building is within the Commercial 1 Zone (see Figure 6 for the zone boundary). There is an existing unsealed crossover from this carpark to the Midland Highway.



**Figure 5:** Aerial photography of subject site and immediate surrounds (20 October 2023)




**Figure 6:** Zoning map of site and surrounds. Blue outline shows 592 Midland Highway (current hotel site) but not 584 Midland Highway.

The hotel currently abuts houses on its southwest and northeast sides. The land across Pasley Street to the northeast is vacant and commercially zoned. The commercial zoning continues along both sides of the Midland Highway in this direction (see Figure 6), although the nearest properties appear to be either used residentially or vacant.

Notably, the nearest house to the hotel to the southwest (584 Midland Highway) is included as part of the site in this application, as explained below. This house adjoins a vacant lot to its southwest side and a large undeveloped lot to its rear (southeast).

The hotel currently has a general liquor licence (allowing trade both on the premises and also for supply of liquor for consumption off the premises). Trading hours for on-premises consumption are as follows:

- Sunday: between 10am and 11pm
- Good Friday: between 12noon and 11pm
- ANZAC Day (not being a Sunday): between 12 noon and 1am the day following.

- On any other day: between 7am and 1am the day following except for the morning of Good Friday.

Off-premises trading is licensed for the following hours:

- Sunday: between 10am and 11pm
- Good Friday and ANZAC Day: between 12 noon and 11pm
- On any other day: between 7am and 12 midnight

The licence allows 434 patrons internally and 300 externally and allows live music within the outside area.

Proposal

The application seeks to extend the existing hotel, including the installation of 40 electronic gaming machines.

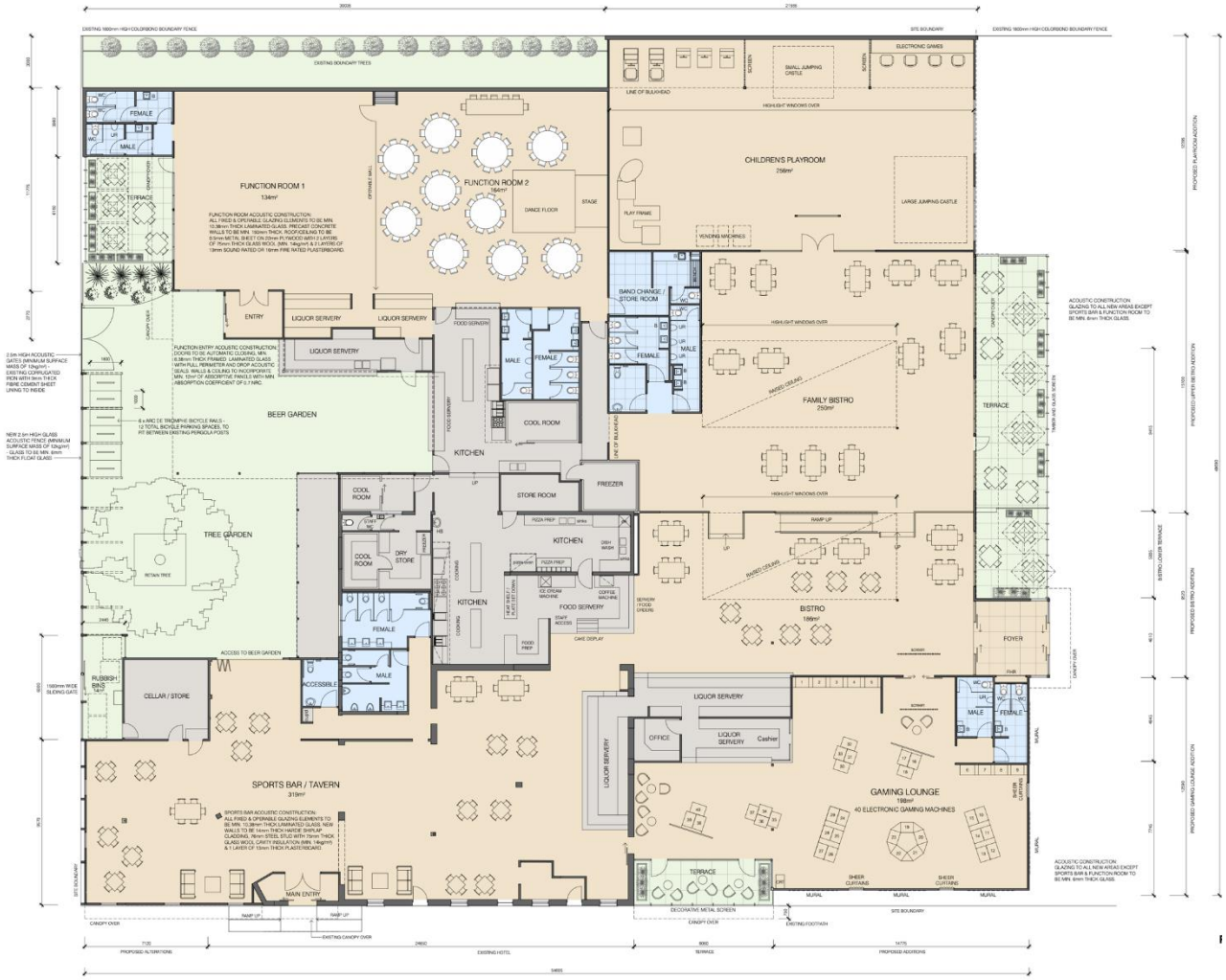



**Figure 7:** Proposed floor plan

This would involve construction of new buildings and works, removing much of the existing ground floor portions of the building and replacing them with new, extended ground floor spaces. The proposed new floor plan is shown above at Figure Figure . The proposed new areas would comprise:

- A sports bar at the northern corner of the site
- A gaming lounge adjacent to the Midland Highway frontage
- Expanded bistro with adjacent terrace
- Larger children's playroom
- Function room near the Pasley Street frontage, beside the beer garden retained on this side of the frontage.

All the new buildings are proposed to be single storey and are in a simple contemporary style with a mixture of pitched and flat roofing, as shown in Figure and Figure Figure . The buildings would have a maximum height of approximately 4.7m. An acoustic fence is proposed along the edge of the beer garden along Pasley Street.

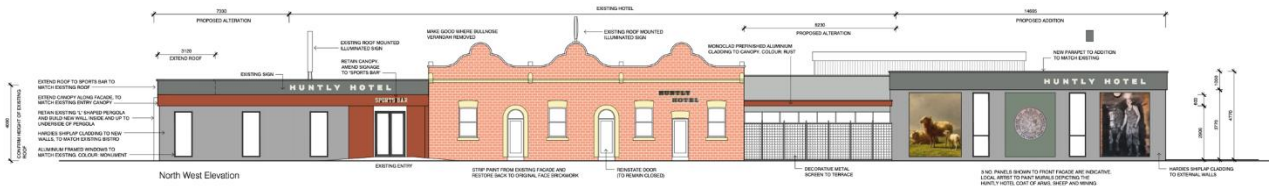



**Figure 8:** Proposed elevation to Midland Highway

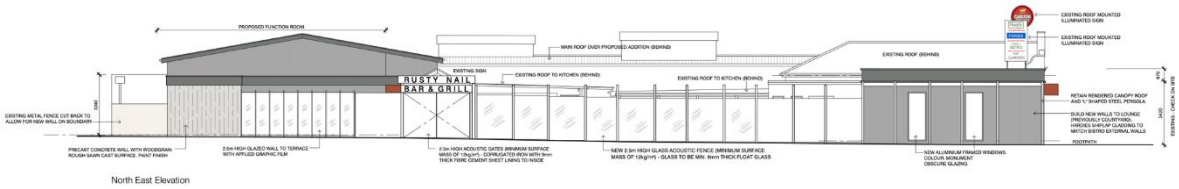



**Figure 9:** Proposed elevation to Pasley St

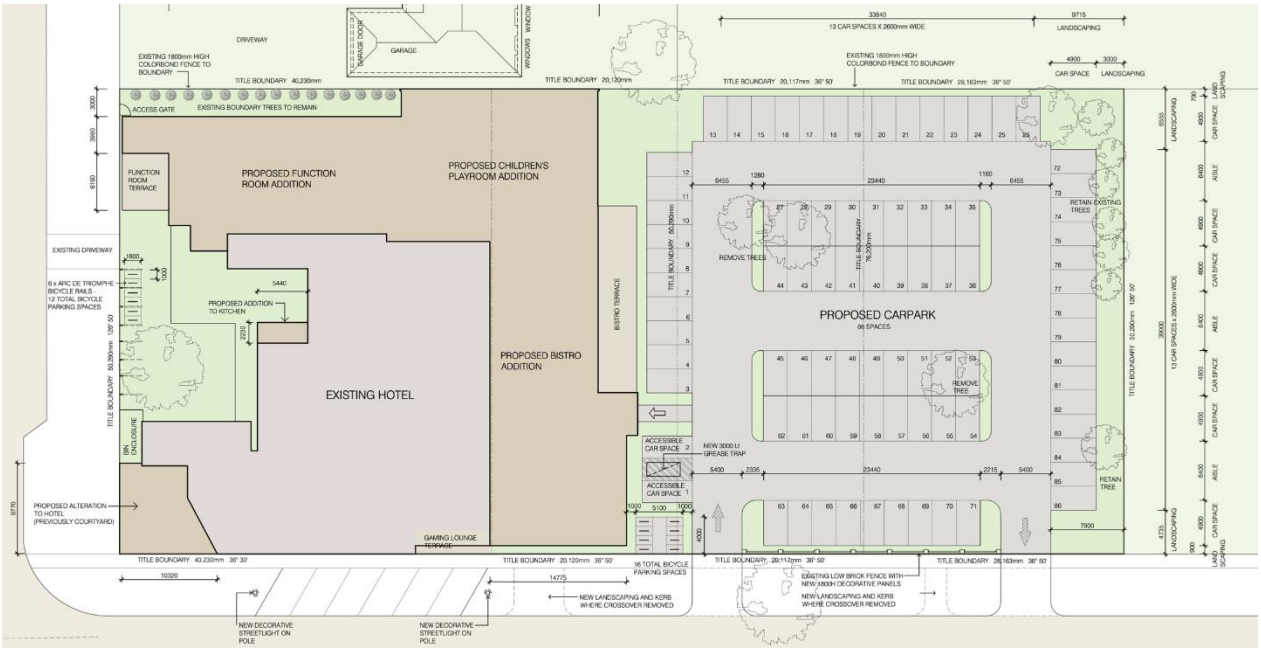



**Figure 10:** Proposed site layout, including proposed car park.

The enlarged footprint of the hotel would mean that the hotel building occupies most of the lot of 592 Midland Highway, which as noted above currently includes a car park. The proposed layout would replace this parking through the incorporation of the lot at 584 Midland Highway (currently a dwelling) and construction of a new 86 space car park on that land, as shown in Figure 10. This new car park would require two new crossovers to the Midland Highway (which as discussed below is a separate permit trigger), with two existing crossovers – one for the existing car park, and one to the dwelling at 584 Midland Highway – proposed to be removed.

The proposed expanded floor area requires an extension to the existing area licensed for sale and consumption of alcohol. It is also proposed to increase patron numbers from 450 to 570.

Operating hours are not proposed to be extended. The application material proposes that the beer garden be limited to 220 patrons until 10pm, reducing to 140 between 10pm and 11pm.

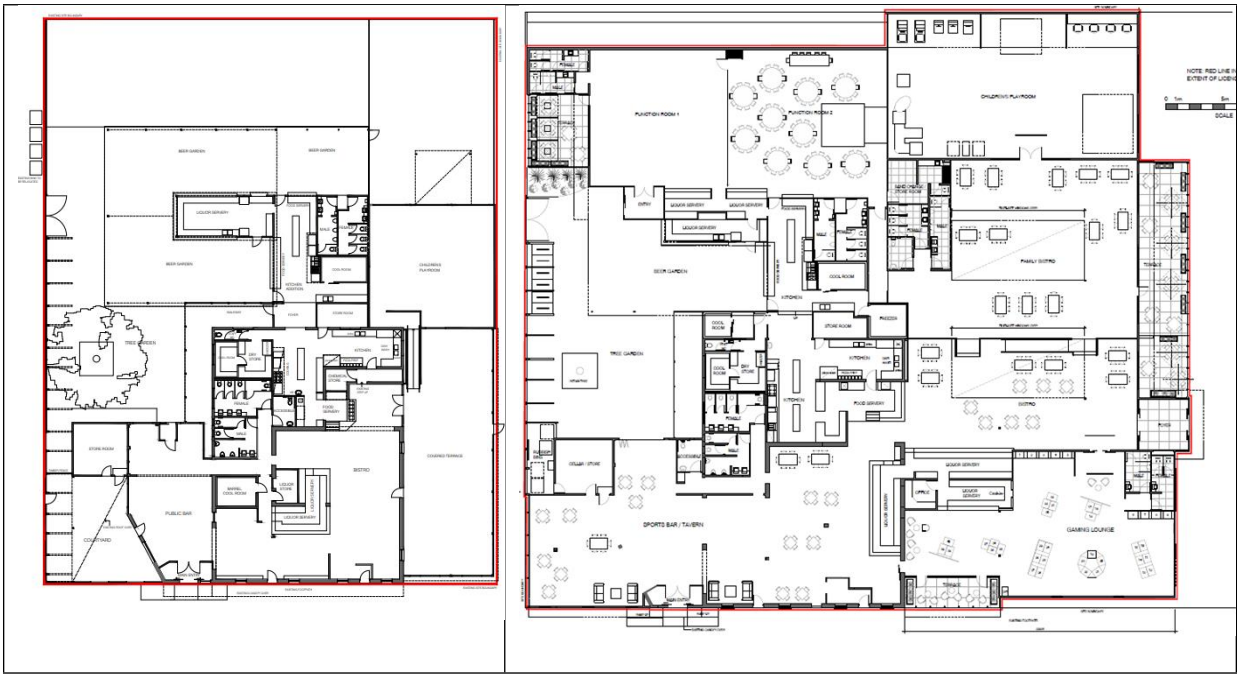


**Figure 11:** Current and proposed red line areas.

Permission is also sought for use of the land for 40 electronic gaming machines. The gaming machines would be located within a 198m$^2$ gaming lounge, to be located in the southwestern corner of the proposed extended hotel. This gaming area would not have any direct external access, with access only provided via two entry points internally within the building.

**Planning Controls - Greater Bendigo Planning Scheme**

Why is a permit needed?

| Clause | Permit Trigger |
|---|---|
| Clause 34.01-2 Commercial Zone | A permit is required to construct a building or carry out works. |
| Clause 32.08-2 and 32.08-10 General Residential Zone | "Hotel" (nested within "food and drink premises") is a Section 2 use and therefore needs a permit.<br><br>A permit is required to construct buildings and works associated with a Section 2 Use.<br><br>(It is noted that the General Residential Zone applies to the carpark rather than the main hotel building; this is, however, still part of the planning unit/ overall use of the hotel.) |
| Clause 52.27 – | A permit is required to use land to sell or consume liquor when |

| | |
|---|---|
| Licensed Premises | the number of patrons is to be increased and when the area in which liquor is to be consumed is increased. |
| Clause 52.28-3 Gaming | A permit is required to install or use gaming machines |
| Clause 52.29-2 Land adjacent to the principal road network | A permit is required to create or alter access to a road in a Transport Zone 2 (Midland Highway) |

No permit is required for a car parking variation under clause 52.06 as the statutory car parking rate is satisfied.

The following clauses are relevant in the consideration of this proposal:

Municipal Planning Strategy

Clause 02.03-3 Environmental Risks and Amenity (Land Use Compatibility)

Planning Policy Framework

Clause 11.03-1S Activity Centres
Clause 11.03-1L Activity Centres – Greater Bendigo
Clause 13.05-1S Noise Management
Clause 13.07-1S Land Use Compatibility
Clause 13.07-1L Licensed Premises- Greater Bendigo
Clause 15.01-1S Urban Design
Clause 15.01-2S Building Design
Clause 15.01-5S Neighbourhood Character
Clause 17.01-1S Diversified Economy
Clause 17.01-1R Diversified Economy – Loddon Mallee South
Clause 17.01-1L Diversified Economy – Greater Bendigo
Clause 17.02-1S Business
Clause 17.02-1L Business – Greater Bendigo

**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 authority and internal departments have been consulted on the proposal:

| Referral | Comment |
|---|---|
| Urban Design | Comments requesting various changes that informed revised plans. |
| Traffic | Consented to the application subject to standard conditions. |
| ESD Officer | No objection subject to conditions. |
| Environmental Health | No objection subject to comments and conditions. |
| Department of Transport and Planning (Head, Transport for Victoria) | Consent subject to conditions. |

Public Notification

The application was advertised by way of notice on the site and letters to adjoining and nearby owners and occupiers.

Eight objections were received, along with two letters of support. The grounds of objection are summarised as follows:

- Increase in financial harm and social impacts of gambling addiction associated with gaming machines.
- Anti-social behaviour and crime associated with gaming machines.
- Inappropriate messaging to children from gaming machines in a family pub.
- Traffic impact (including impacts from increase turning movements on Midland Highway).
- Noise and nuisance from expansion to hotel.

Informal consultation occurred in the form of a written response to objections prepared by the applicant and circulated to objectors with a right of reply. One

objection was withdrawn as a result of this informal consultation process, meaning 7 objections to the proposal remain.

**Planning Assessment**

Are the proposed increases in the extent of licensed area and increased patron numbers appropriate?

The use of the land for a hotel in the Commercial 1 Zone does not need a permit. The need for a *use* permit for a hotel as part of this application therefore arises from the car parking within the General Residential Zone, rather than the extended floor area of the hotel building. However, a permit is needed for the increased licensed floor area and given the sale and consumption of liquor is intrinsic to the operation of a hotel, this allows a measure of indirect control of the use of this part of the land.

The Hotel is long-established on the site. The main hotel building is entirely contained within the Commercial 1 Zone, which is the favoured zone for entertainment and hospitality uses. Hotels are considered to make a valuable contribution to the social and economic vitality of communities. This background informs the approach to consideration of the expanded floor area.

That said, the proposal is at the edge of Huntly's commercial precinct and is close to residential properties, including an immediately adjoining dwelling to the southeast and three dwellings to the north and east with line of sight to the proposed beer garden. It is therefore important that amenity issues from the increased licensed area and patron numbers are appropriately managed.

The applicant has submitted an acoustic report that outlines design and construction measures to control noise and estimates noise levels based upon these measures being implemented. It argues these measures will appropriately control noise impacts from patron noise in accordance with accepted noise criteria.

The City's Environmental Health Officers reviewed the application and provided initial comment; they then reviewed the acoustic report that was provided in response to the further information request. They do not object to the proposal subject to various comments, in particular (in summary):

- The acoustic report needs to be endorsed and implemented as a condition of the permit.
- A noise risk management plan needs to be prepared to demonstrate management measures to control noise.
- A post construction noise assessment needs to occur to measure noise from fixed plant and equipment.

- Conditions should allow for follow-up compliance testing in the event that complaints are received.

These comments are reflected in the draft conditions.

It is considered that subject to these conditions, the increased patron numbers and floor area represents a reasonable outcome. This is particularly the case given the zoning and the longstanding use of the site as a hotel.

Is the installation of 40 electronic gaming machines acceptable?

The proposed gaming machines were the element of the proposal most commonly noted as of concern in objections, with references to anticipated anti-social behaviour and the financial and social harms of problem gambling, as well as the perceived negative impact on the suitability of the hotel for family groupings.

In response, the applicant has argued (in part) that *"moral opposition to gaming is not a relevant planning consideration."* It is not agreed that the objections are primarily moral in nature. Community concern with the social harms of gaming is legitimate and well-founded.

However, assessment of gaming machines does occur within a planning framework that structures and guides assessment of this issue and precludes sweeping in-principle opposition to gaming machines (no matter how well-founded in legitimate concern about the social harm of gaming machine that opposition is). It should also be noted that the planning assessment does not constitute the full assessment of the social impacts of gaming machines, with approval also required under the *Gambling Regulation Act 2003*. This is a process and approval separate to the planning application under consideration within this report.

The scope of the planning assessment is informed by the purposes of Clause 52.28 – Gaming, which are as follows:

> *To ensure that gaming machines are situated in appropriate locations and premises.*
>
> *To ensure the social and economic impacts of the location of gaming machines are considered.*
>
> *To prohibit gaming machines in specified shopping complexes and strip shopping centres.*

It can be seen that the scope of the provisions is centred on *locational* factors, with the consideration of social and economic impacts in the second point tied specifically to the location of the gaming machines. The schedule to Clause 52.28 provides

detailed locational guidance to inform such assessment within the City of Greater Bendigo. The objectives of the schedule are:

> *To discourage new gaming machines in disadvantaged areas.*
>
> *To ensure the location of gaming machines and design and operation of facilities containing gaming machines minimise opportunities for convenience gaming and the incidence of problem gambling.*
>
> *To ensure that gaming machines are located where the community has a choice of non-gaming entertainment and recreation activities within the venue or in the local area.*
>
> *To protect the amenity of existing uses surrounding gaming venues.*
>
> *To ensure gaming machines, are located to meet local needs and minimise any potential harm to the community.*

The objectives highlight the locational goals of avoiding location of gaming machines in disadvantaged areas and to avoid opportunities for convenience gaming.

The proposal is not in an area identified in parts 2 and 3 of the schedule as a location in which gaming machines are prohibited, shown as Table 1 and Table 2 in Figure 12 below.

Table 1

| Name of shopping complex and locality | Land description |
|---|---|
| Bendigo Marketplace,<br>Mitchell Street, Bendigo | 116-120 Mitchell Street, Bendigo<br>Crown Allotment 14, Section 125C, Parish of Sandhurst |
| Lansell Plaza Shopping Centre,<br>High Street, Kangaroo Flat | 267-283 High Street, Kangaroo Flat<br>Plan of Consolidation 162582 |
| Strath Village Shopping Centre,<br>Condon Street, Kennington | 134 Condon Street, Kennington<br>All the land in Strata Plan 34327 |
| Strathfieldsaye IGA Complex,<br>Wellington Street, Strathfieldsaye | 933-941 Wellington Street, Strathfieldsaye<br>Plan of Consolidation 367011L |

| Table 2 | |
|---|---|
| **Name of strip shopping centre and locality** | **Land description** |
| Ironbark | Land shown in red on Map 1 |
| Long Gully | Land shown in red on Map 2 |
| Kangaroo Flat | Land shown in red on Map 3 |
| Golden Square | Land shown in red on Map 4 |
| Eaglehawk | Land shown in red on Map 5 |
| Strathfieldsaye | Land shown in red on Map 6 |
| Heathcote | Land shown in red on Map 7 |
| Central Bendigo | Land shown in red on Map 8 |
| Strathdale | Land shown in red on Map 9 |
| Kennington | Land shown in red on Map 10 |

Part 4 of the schedule then outlines guidance for the locations in which gaming machines and venues should be located (responded to as follows).

Gaming venues and machines should be located:

- *In venues that:*
  - *Have a range of entertainment and leisure options.*
  - *Offer social and recreational opportunities other than gaming as the primary purpose of the venue.*

The proposal is considered to meet this criterion as the venue has a range of other entertainment options on site and is viewed as being a multi-purpose venue.

- *In areas other than those identified in the Greater Bendigo Discouraged Gaming Areas Incorporated Document.*

The site is not in one of the areas identified within this document.

- *In areas where at least one of the following criteria is met:*

- *The total density of gaming machines in the suburb and its adjoining suburbs is less than the regional Victorian average.*
- *The area is identified as a future residential growth area in Clause 11.01-1L.*

The proposal would meet the first criteria as there are not existing gaming machines in the suburb.

- *The area is proximate to a higher order activity centre as listed in Table 1.*

The proposal is not close to one of the nominated centres, although it is adjacent to a commercial centre.

- *Where there is a reasonable choice of alternative non-gaming entertainment and recreation facilities, including facilities proposed within 12 months. Alternative non-gaming entertainment and recreation facilities include hotels, clubs, cinemas, restaurants, bars, and indoor recreation facilities operating at the same times as the proposed gaming venue will operate.*

The applicants have argued that the proposal is close to many alternative facilities, citing venues within a 10–15-minute drive. It is not considered that this is a strong argument for this venue, as such a driving distance is not highly convenient and there are limited alternative options within Huntly itself. However, it is accepted that in the longer-term Huntly is to be a higher order activity centre, which will increase the number of entertainment options within the community.

- *In areas that are not:*
  - *Above average socio-economic disadvantage as defined by the Socio-Economic Index For Areas (SEIFA) index of relative disadvantage and shown on the Greater Bendigo Discouraged Gaming Areas Plan.*
  - *Pedestrian thoroughfares as this can lead to "convenience gaming" because the location of electronic gaming machines increases the likelihood of spontaneous decisions to play.*
  - *In a rural township unless there is an alternative club or hotel without gaming machines in the township.*

Huntly is not classified as a rural township or an area of above-average socio-economic disadvantage. There is some scope for pedestrian activity as this site is on the edge of the commercial centre and will be passed by those walking into town from the south, but this is not considered fatal to the proposal given the balance of considerations (see consideration immediately below).

- *On sites where large numbers of pedestrians are unlikely to pass in the course of their daily activities, to avoid increasing the likelihood of spontaneous decisions to play gaming machines.*

While the site is at the fringe of the town centre and thus attracts some pedestrian activity as people walk to town, the volume is not considered especially great given the location on the southern end of the town means there us a smaller pedestrian hinterland compared to other locations further north that are more central or which will see more residential growth. This broadly fits the general principle of gaming venues being accessible but reducing the possibility of impulse gaming as much as possible (see the next criterion).

- *On sites that meet at least one of the following criteria:*
  - *The site is towards the periphery of an activity centre, outside of the main shopping, transport, community, and civic functions of the centre, or within walking distance of the edge of an activity centre.*
  - *The location could reasonably be perceived as a destination in its own right separate from high concentrations of people undertaking daily activities.*
  - *At a sports or recreation club with a land holding of more than 2 hectares.*

The proposal is considered to align reasonably well with the first criterion above. The site is at the southern edge of the small, existing local centre in Huntly and is removed from the centre of activity that will emerge from planned growth to the north and east of the town.

In summary, while the proposal does not align perfectly with all the above criteria, overall, it is considered to respond acceptably to the locational principles of clause 52.28. Importantly, this is not a rural town or a location of particular socio-economic disadvantage, and is at the periphery of a commercial area but not at the heart of an activity centre. Broadly speaking, this is the kind of location contemplated in the schedule as allowing for some gaming while minimising impulse gaming.

While the objectors' concerns about the social harms of gambling are valid and well-founded, within the grounds outlined for consideration in the Planning Scheme the proposal has been assessed as being acceptable.

Is the proposed built form of the extension to the Hotel acceptable?

The additions to the hotel are generally comparable in design approach to the existing buildings. Revised plans submitted during the course of the application have improved the appearance of the building and have sought to ensure that the part of the building with some heritage significance remains as the focus and the additions do not detract or diminish its appearance. Notably, the parapet height of the building along the Midland Highway and south of the older portion of the hotel has been

reduced in height. This change, and the addition of an outside terrace immediately south of the old facade, has increased the prominence of the original building.

The site is outside of the Neighbourhood Character Precincts identified at clause 15.01-5L-01 – Neighbourhood Character and the building is considered an appropriate response to the commercial character of this township, highway-side location. It is also noted that while the Hotel building does have some heritage significance, it is not currently within a Heritage Overlay and as such, the City has limited control over the built form outcomes in this regard. Nonetheless, discussions with the applicant throughout the application process and the resulting amendments to the plans have responded to this appropriately.

Is the altered access to the Midland Highway (a Transport Zone 2 Road) appropriate?

The proposal involves changing the location of the access points to the Midland Highway for the car parking; the proposed increased size of the venue and its car park also can be expected to increase the number of cars turning into the venue. The number of access points is not changing.

The proposal has been referred to the Department of Transport and Planning (for the Head, Transport for Victoria) who are satisfied with the proposal subject to conditions requiring a right turn treatment to the highway, signage indicating one way entry and exit, and adequate lighting. The City's Traffic Engineer has also accepted the plans.

The proposed new access is therefore considered acceptable.

One of the objections/submissions to the proposal also raised concern with potential traffic impacts relating to the proposal, specifically with regard to road safety and capacity, and whether the current proposal has given regard to traffic impacts at the Midland Highway/Pasley Street intersection resulting from a proposed primary school at 78 Pasley Street approved under permit DP/611/2018 (noting that construction is yet to commence for this development).

The application for the school was (also) referred to the Department of Transport and Planning (then known as VicRoads) for comment and permit DP/611/2018 includes conditions requiring an upgrade to the intersection including:

- An auxiliary left short (AUL(S)) turn treatment on the north-east approach of the Midland Highway; and
- A channelised right (CHR) turn treatment on the south-west approach of the Midland Highway.

In addition, a road safety audit is required when these works are designed, with any mitigating measures arising from the works also requiring construction.

Other conditions within permit DP/611/2018 also require upgrade works to Pasley Street, including the construction of kerb and channel and associated pavement works.

While the Transport Impact Assessment report submitted to support the Hotel's proposal does not include assessment against this nearby development, both the proposed conditions to be imposed on the current permit (if a permit is to issue) and the conditions included on the existing permit for the school, include upgrade works to the Highway to address increased traffic demand. On this basis it is considered that traffic impacts resulting from both the upgraded hotel and the school have been adequately addressed.

**Conclusion**

The proposal is an intensification of a long-established hotel, with the core of the use occurring within Commercial 1 zoned land. The amenity impacts from the increased patron numbers and floor area can be managed through appropriate acoustic impacts. The proposed built form and vehicle access arrangements to the Midland Highway are acceptable. While community concern with gaming machines is valid and well-founded, the venue responds acceptably to the locational criteria outlined at clause 52.28. Approval of the application is recommended.

**Options**

Council, acting as the responsible authority for administering the Planning Scheme, may resolve to either grant a permit; grant a permit with conditions; or refuse 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. AMENDED PLANS
   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 advertised plans, but further modified to show:
   (a) All changes required by Department of Transport Condition 24

(b) Location of photovoltaic solar system,
(c) Location of motorcycle parking
(d) Location of water tank
(e) A table of ESD (environmentally sustainable development) initiatives committed to in the Sustainable Design Assessment (SDA) and Built Environment Sustainability Scorecard (BESS) should be shown on the development plans, and should include the following proposed conditions:
    i. A 12,000L water tank will be provided and connected to toilets for flushing.
    ii. Water fixtures and fittings efficiency commitment: 4-star kitchen taps, 5-star bathroom taps, 4-star toilets, 5-star urinals (WELS ratings).
    iii. Water efficient garden; plantings are not to require supplementary watering with potable water (after an initial period when plants are getting established)
    iv. All exposed floors and ceilings (forming part of the envelope) to have a minimum 10% improvement in required NCC2019 insulation levels.
    v. Heating and cooling systems to be within one star or at least 85% of the best CoP/EER available for the required capacity.
    vi. Water heating systems to be within one star of the best available, or 85% or better.than the most efficient equivalent capacity unit.
    vii. A 50% increase in outdoor air will be available to regular use areas compared to the minimum required by AS 1668.2:2012.
    viii. Mechanical ventilation systems to be designed and monitored to maintain a maximum absolute CO2 concentration of 800ppm.
    ix. Recycling facilities will be at least as convenient for occupants as facilities for general waste, and supplied at the point of disposal (i.e. Kitchens).
    x. Sub-meters will be provided in the switchboard to enable metering of individual circuits including HVAC, lighting, and to the gaming machines.
    xi. Parking area will have at least 5 motorcycle parking places.
    xii. A min 3.5kW solar photovoltaic system will be installed.

2. NO LAYOUT ALTERATION
The use and development permitted by this permit as shown on the endorsed plans and/or described in the endorsed documents must not be altered or modified (for any reason) except with the prior written consent of the responsible authority.

3. PATRON NUMBERS
No more than 570 patrons may be present on the premises at any one time without the prior written consent of the responsible authority.

4. ELECTRONIC GAMING MACHINES:
(a) No more than 40 gaming machines are permitted to be used in the gaming area. The gaming machines must only be available for use when the Hotel is

permitted to open under its liquor license.

(b) Before the use and installation of gaming machines commences, a Harm Minimisation Policy is to be submitted to the satisfaction of the responsible authority. The Plan must provide details of access to gaming lounge and include:
   i. Measures to identify problem gamblers; and
   ii. The training of staff in the responsible service of gambling.

The Plan, including the matters specified herein, may be amended to the satisfaction of the responsible authority.

When approved, the Plan is to be implemented to the satisfaction of the responsible authority.

5. USE OF BEER GARDEN
   (a) No music is permitted to be played in the beer garden past 10:00pm on any given day;
   (b) No patrons are permitted to be in the beer garden after 11:00pm on any given day; and
   (c) No more than 220 patrons are permitted in the beer garden before 10pm, and no more than 140 patrons are permitted in the beer garden between 10pm and 11pm.

6. ACOUSTIC MEASURES
   Prior to the supply and consumption of liquor in accordance with the layout allowed for by this permit, all acoustic measures outlined in the Clarity Acoustics Report R01 Rev2 22192 – 13 October 2023 must be completed and constructed to the satisfaction of the responsible authority.

   The supply and consumption of liquor must be undertaken in accordance with the recommendations of the acoustic report.

7. ACOUSTIC TREATMENT OF PLANT
   Prior to the commencement of use of the amended layout allowed for under this permit, the noise impacts of the selected proposed fixed plant and equipment must be assessed by a suitably qualified noise consultant. Installation and attenuation of all fixed plant and equipment shall be undertaken to avoid disturbing nearby residences and must comply with relevant legislation.

8. NOISE LIMITER
   (a) Prior to the occupation of the building and works allowed by this permit, the Permit Operator must install and maintain a Noise Limiter ("the Device") to the Juke Box (or equivalent from time to time), with a cut out for exceedance, set at a level by a qualified acoustic engineer, to ensure the escape of amplified music does not exceed the relevant noise protocol. Amplified music is not

permitted to be played through the Device other than when the Device is installed and operating.

(b) Evidence, in the form of a letter from a qualified acoustic engineer, must be supplied to the responsible authority confirming the Device has been installed, and the level in which the Device has been set to cut out music from the Juke Box.

9. COMPLIANCE TESTING

Should the City of Greater Bendigo deem it necessary on reasonable grounds, the occupier of the land must engage an Acoustic consultant to review the adequacy and implementation of the endorsed Acoustic Assessment report by Clarity Acoustics Report R01 Rev2 22192 – 13 October 2023 and submit within 30 days of the request an Acoustic Report containing amongst other things noise measurements and acoustic assessment to demonstrate compliance with relevant legislation or actions required to meet compliance.

10. AMENITY OF LOCALITY

The use permitted by this permit must not, in the opinion of the responsible authority, adversely affect the amenity of the locality by means of noise emissions, and / or patron behaviour.

11. PATRON MANAGEMENT PLAN

Before the supply and consumption of liquor in the amended layout approved by this permit commences, an updated Patron Management Plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. This should be consistent with existing patron management plans under the previous permit for the site but updated to reflect the altered and expanded operations allowed by this permit.

The plan must include but is not limited to:

(a) Staffing and security arrangements (the latter if applicable) for the premises designed to ensure the orderly arrival and departure of patrons;
(b) Signage to be used to encourage responsible off-site patron behaviour;
(c) Measures to control noise emissions from the premises;
(d) A contact person during the operation of the use.
(e) How the management of patrons within the Beer Garden will occur to comply with the requirements of Condition 4.

When approved, the plan will be endorsed and will form part of the permit. The Patron Management Plan must be implemented to the satisfaction of the responsible authority. The patron management plan must not be modified unless with the further written consent of the responsible authority.

12. NOISE RISK MANAGEMENT PLAN
Prior to the commencement of use of the amended layout allowed by this permit, the developer/occupier/duty holder of the venue must produce to satisfaction of the City of Greater Bendigo a Noise Risk Management Plan in reference to the Acoustic Assessment by Clarity Acoustics Report R01 Rev2 22192 – 13 October 2023 which includes:
(a) All potential risks of noise emissions that may impact surrounding uses.
(b) How noise emissions from the risks will be monitored to ensure compliance.
(c) How the patron cap per area per time of night, on which the Acoustic Assessment was based, will be implemented.
(d) How behavioural noise mitigation measures in the Acoustic Assessment will be implemented i.e. Sports bar bi-fold doors are closed at 2200hrs other than for patron ingress/egress and remain closed when live music is going.
(e) How the Sports bar bi-fold door and the Function Room Terrace door will remain closed apart from patron ingress/egress after 2200hours.
(f) How complaints of noise will be responded to when they arise.
(g) Any measures required to implement the recommendations of the Acoustic Assessment.

This may be combined with the Patron Management Plan.

When approved, the plan will be endorsed and will form part of the permit. The Noise Risk Management Plan must be implemented to the satisfaction the responsible authority. The Noise Risk Management must not be modified unless with the further written consent of the responsible authority.

13. LANDSCAPING WORKS
Before the use of the amended layout approved by this permit, 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.

14. 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.*

15. VEHICLE CROSSING REMOVAL
All disused or redundant vehicle crossings must be removed, and the area reinstated to kerb and channel to the satisfaction of the responsible authority.

16. ACCESSIBLE PARKING
Accessible parking bays, where required by the BCA, must be provided in

accordance with AS/NZ 2890.6-2009, section 2 and must be signed in accordance with AS/NZ 1742.11-1999 and line marked in accordance with AS/NZ 2890.6-2009, section 3.

17. CONSTRUCTION OF CAR PARK
The entry/exit, the internal roadway and the parking areas must be sealed, and the car parking spaces line marked and maintained to the responsible authority's satisfaction.

18. LIGHTING OF CAR PARK
The carpark must be provided with public lighting in accordance with AS/NZ 1158.3.1 with fittings to minimise spill lighting on to neighbouring property (including road reserves) in accordance with AS/NZ 4282-1997.

19. SIGHT LINES AT ENTRY
The development must ensure sight lines at the exit driveway comply with Clause 52.06-9.

20. CONSTRUCTION OF DRIVEWAY
The driveways between the property boundary and the edge of the sealed road must be constructed in accordance with the Infrastructure Design Manual.

21. LOADING AND UNLOADING
All loading and unloading of goods must be conducted wholly on the site.

22. GENERAL DRAINAGE
The proposed building(s) and works must be drained to the satisfaction of the City of Greater Bendigo as the responsible drainage authority.

23. SUSTAINABLE DESIGN ASSESSEMENT
(a) All works must be undertaken in accordance with the endorsed SDA (including BESS and STORM report etc) to the satisfaction of the responsible authority. No alterations to the SDA or associated documents may occur without the prior written consent of that authority.
(b) Prior to the commencement of occupation or issue of Statement of Compliance, a post construction report, must be submitted to the responsible authority. The report must be to the satisfaction of the responsible authority and must confirm that all measures specified in the SDA have been implemented in accordance with the approved plan. The report must include the following documents and photographic evidence of:
    i. Size and number of rainwater tanks installed pumps and connection to toilets Final JV3 modelling assessment.
    ii. The efficiency of electrical and water fittings and fixtures installed

including the heating/cooling and hot water system.

iii. Calculations that establish that a 50% increase in outdoor air will be available to regular use areas compared to the minimum required by AS 1668.2:2012.
iv. CO2 monitors.
v. Solar PV installation.
vi. Bicycle parking.
vii. Recycling facilities at the point of disposal (i.e. kitchens).
viii. Mechanical ventilation systems Co2 monitor.
ix. Motorcycle parking.
x. Utilities sub-metering.

24. DEPARTMENT OF TRANSPORT - ACCESS
Prior to commencement of the buildings and/or works, amended plans must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the responsible authority and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans date stamped June 2023 but modified to show:
(a) A basic right turn (BAR) treatment on Midland Highway.
(b) Entry only signs at the northerly access point of 584 Midland Highway, Huntly.
(c) Exit only signs at the southerly access point of 584 Midland Highway, Huntly.
(d) Adequate lighting of the entry and exit.

25. DEPARTMENT OF TRANSPORT – ACCESS CONSTRUCTION
Prior to commencement of the use, the works shown on the endorsed plans in accordance with condition 24 must be completed at no cost to and to the satisfaction of the Head, Transport for Victoria.

26. EXPIRY OF PERMIT
This permit will expire in the following circumstances;:
(a) The development permitted by this permit is not commenced within 2 years of the date of this permit;
(b) The development permitted by this permit is not completed within 4 years of the date of this permit;
(c) The use authorised by this permit is not commenced within 4 years of the date of this permit.

The time within which the development must be commenced and 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 Notes:**

- The food premises must be constructed and maintained in accordance with the Food Act 1984 and Food Standards Code. It is strongly recommended that working drawings of proposal be submitted to City of Greater Bendigo Environmental Health Department for review and comment prior to commencement of any works to ensure compliance.
- The design, capacity, and other requirements around a grease trap/s for the premises must be obtained from the Responsible Authority (Coliban Water).
- The occupier/operator of the venue must ensure the Tobacco Act 1987 controls are complied with, including adherence to areas legislated to be smokefree (including cigarettes and vapes) and the display of prescribed no smoking signage.

**Attachments**

Nil

## 16.3. Planning Scheme Amendment C242gben Eaglehawk Landfill Buffer Area Overlay

| | |
|---|---|
| Author: | Rebecca Fisher, Strategic Planner |
| Responsible Director: | Rachel Lee, Director Strategy and Growth |

### Purpose

Amendment C242gben proposes to apply the Buffer Area Overlay (BAO) and rezone land from a General Residential Zone (GRZ) to a Neighbourhood Residential Zone (NRZ) to recognise the constraints and potential off-site impacts to land located close to the Eaglehawk Landfill.

This report seeks consideration of the Panel Recommendations and City officer responses for Planning Scheme Amendment C242gben and recommends that the updated Amendment C242gben is adopted by Council and submitted to the Minister for Planning for approval.

### Recommended Motion

That Council:

1. Having considered the Planning Panel report and the Panel Recommendations for Amendment C242gben provided at Attachment 1, endorses the officer's response to the issues and recommendations as outlined in this report.
2. Adopts Amendment C242gben in accordance with section 29 of the *Planning and Environment Act 1987*, with changes as reflected in the final Amendment C242gben documentation provided at Attachment 2.
3. Submits adopted Amendment C242gben, together with the prescribed information, to the Minister for Planning for approval in accordance with section 31 of the *Planning and Environment Act 1987*.
4. Advises those persons who made written submissions to Amendment C242gben of Council's decision.

### Executive Summary

In response to the Environment Protection Authority's (EPA) recommendations, the City commissioned background technical reports and a Section 53V Audit to be undertaken to consider potential impacts from the Eaglehawk Landfill and transfer station on nearby properties. The resulting *Section 53V Audit of Risk of Harm - Landfill Buffer Eaglehawk Landfill 191-193 Upper California Gully Road, Eaglehawk, Victoria* (ERM, 2019) made recommendations to the City on how to best manage the interface between the landfill and transfer station and nearby properties.

The City prepared Amendment C242gben to introduce planning controls to manage the risk of potential off-site landfill gas and odour impacts, and the Amendment was exhibited for a period of six (6) weeks. Four submissions were received, two that acknowledged the Amendment but did not request changes, one submission which could be resolved if the amendment was changed in the manner requested and one submission that was unresolved.
Amendment C242gben was referred to an Independent Planning Panel which reviewed the Amendment 'on the papers' and concluded that the Amendment is strategically sound and should be supported subject to minor changes to the schedules to the Buffer Area Overlay to improve the clarity of the controls and make them easier to apply. The full Panel report can be found at Attachment 1.

City officers are supportive of the intent of the changes by the Panel. It is agreed that the Panel's alternative drafting does provide some clarity, however it is noted that some of the changes are not in accordance with *Ministerial direction s7(5) – The form and content of planning schemes.*

Officers recommend that Council adopt the Amendment as updated (refer to Attachment 2) and submit to the Minister for Planning for approval, noting that further changes may be made by the Minister prior to gazettal to ensure compliance with drafting requirements.

**Background**

The Eaglehawk Landfill is over 40 years old and is one of the few landfills in Victoria located in an urban area with established residential, commercial, and industrial land uses within close proximity. Even when landfills and transfer stations are operating in accordance with all relevant obligations, off-site impacts can occur. The landfill is actively managed under strict licence conditions, including the management of waste to reduce odour, regular gas monitoring, and extraction and dust suppressant measures.

The Environment Protection Authority (EPA) guideline, *Best Practice Environmental Management - Siting, design, protection, operation and rehabilitation of landfills 2015* provides recommendations on how to manage landfills now and in the future. The EPA recommends that any new development proposal within 500 metres of a landfill should be supported by an environmental audit undertaken in line with the Environment Protection Act 1970.

Rather than require individual landowners to undertake site specific audits, the City decided to undertake technical assessments to consider any potential gas migration, odour, noise and dust impacts of the landfill and transfer station on the immediate surrounding area. The findings of the technical reports were considered by an EPA accredited auditor, who prepared *Section 53V Audit of Risk of Harm - Landfill Buffer*

*Eaglehawk Landfill 191-193 Upper California Gully Road, Eaglehawk, Victoria* (ERM, 2019) which makes recommendations to the City on how to best manage the interface between the landfill and transfer station and nearby properties.

The audit found that:

- The risk of landfill gas migration is low and can be managed through building techniques and regular monitoring of gas at the landfill.
- There is a risk of odour in some areas close to the transfer station.
- Dust and noise are not causing significant risks to properties within the buffer area.

The audit made recommendations in relation to on-site operations and the monitoring of landfill and transfer station operations and impacts.

The audit provided recommendations for new developments to minimise any potential impacts of the landfill. These recommendations include introducing planning controls within
500 metres (from the boundary) of the landfill site to manage any potential risk of landfill gas migration, and within 250 metres of the transfer station and green waste mulching activities (the source of the odour) to manage amenity impacts. In response, City officers prepared C242gben which proposed to apply a Design and Development Overlay (DDO) to manage the risk of potential off-site landfill gas and odour impacts and make changes to local policy to require a Section 53V Audit to accompany any future rezoning proposals within the buffer area.

Amendment C242gben was submitted to the Department of Transport and Planning (DTP - Planning, previously DELWP) for authorisation on 29 July 2020. Authorisation to prepare the Amendment was received on 7 June 2021. Authorisation conditions included that the Buffer Area Overlay (BAO) be applied in place of the proposed DDO and that all residential land in the buffer area be rezoned from General Residential Zone (GRZ) to Neighbourhood Residential Zone (NRZ).

Amendment V10 introduced the BAO into the Victorian Planning Provisions, enabling application of the BAO to planning schemes through future amendments. Amendment C242gben is one of the first in the State being prepared to manage the off-site impacts of a landfill and transfer station. In addition to the BAO being a new planning tool, there have been significant changes to relevant legislation and policy since the completion of the Section 53V Audit and the submission of this amendment for authorisation.

The planning controls proposed and exhibited as part of this amendment were updated, in consultation with DTP (Planning) and the EPA, to respond to the authorisation conditions and the updated legislation and policy.

In preparing the Amendment documents, City officers worked with a specialist planning consultant, the EPA and DTP (Planning). The proposed controls were carefully considered, to ensure they are reasonable and proportionate and City officers worked extensively with an environmental scientist with demonstrated experience in contaminated land assessment, remediation and environmental management to consider the practical implications. Further information regarding the Amendment can be found in the Explanatory Report (provided as Attachment 3).

A supporting document, *Landfill gas protection measures user guide* (prepared by consultancy BGL Nominees Pty Limited in 2023) was prepared to assist applicants and staff in understanding when landfill gas protection measures will be required as part of a development, and the types of professionals they will need to engage to assist them in the design, installation and verification of the measures.

Amendment C242gben was publicly exhibited from 1 June to 14 July 2023. City officers received four (4) submissions to the Amendment. Of the submissions received, two submissions acknowledged the Amendment but did not request changes, one submission could be resolved if the amendment was changed in the manner requested and one submission was not resolved.

The unresolved submission opposed the inclusion of 10 Bragg Street, Eaglehawk in the Amendment, specifically the proposed rezoning to NRZ1 and the application of BAO1 and BAO2, on the basis that the Amendment would devalue the property. The submission was provided “in the absence of additional works being done to mitigate the noise levels coming from the landfill.”

As the submission opposed the Amendment due to issues with the landfill operations and the that the justification given relates to speculation on how the property value might be impacted, City officers did not recommend changing the Amendment in the manner requested. The submission remained unresolved and was recommended to be referred to an Independent Planning Panel for consideration.

Previous Council decision dates

On 15 July 2020 Council resolved to:

- Request the Minister for Planning to Authorise Council to prepare Amendment C242 to the Greater Bendigo Planning Scheme.
- When Authorised by the Minister, publicly exhibit Amendment C242 to the Greater Bendigo Planning Scheme as required under the Planning and Environment Act but extending the period from the minimum of one month to six weeks.

- Support the inclusion of conditions on planning permits to implement the recommendations of the 53V Audit while the planning scheme amendment process is undertaken.

On 28 August 2023 Council resolved to:

- Having formally considered all written submissions received to Amendment C242gben, note the issues raised by the submissions and the officer's response to those issues, as outlined in this report.
- Request the Minister for Planning appoint an Independent Planning Panel to consider submissions received for Amendment C242gben, in accordance with Part 8 of the *Planning and Environment Act 1987*.
- Refer all submissions identified in this report to the planning panel appointed by the Minister for Planning.
- Endorse the officer's response to the issues raised by submissions and the recommended changes to Amendment C242gben, as outlined in Attachment 1, as the basis for Council's submission to the planning panel.
- Advise those persons who made written submissions to Amendment C242gben of Council's decision.

**Report**

When requesting the Minister for Planning to appoint a Panel to consider the amendment and submissions, City officers, given there was only one submission that was unresolved, requested that if the submitter did not wish to be heard that the submissions be assessed on the papers.

The Minister appointed a one-person Panel to hear and consider submissions. As none of the submitters requested to be heard by the Panel, the matter was dealt with on the papers, with no additional directions and no hearing.

The Panel report was provided to City officers on 23 October 2023 and was made publicly available on 6 November 2023. The Panel report is provided as Attachment 1 to this report.

The Panel concludes the Amendment is strategically sound and should be supported subject to the Panel's recommended drafting changes to the BAO1 and BAO2.

The recommended drafting changes to BAO1 are intended to better reflect the intent of the Amendment, improve the clarity of the controls and make them easier to apply. Minor adjustments are recommended to the BAO2. City officers are generally supportive of the intent of the changes suggested by the Panel, agreeing that the Panel's alternative drafting does provide some clarity.

City officers do not support the suggestion of the Panel to insert the words “if not properly managed” into the Statement of Risk (suggested wording as *Even when landfills are operating in accordance with all relevant statutory obligations, landfill gas can (if not properly managed) pose human health and safety risks, such as asphyxiation and explosion”)* as landfill gas can still pose as risk even if properly managed.

This is stated in *Planning Practice Note 92: Managing land use buffers for land use compatibility* as:

> *“Many industrial and other land uses have the potential to produce off-site impacts, such as noise, dust, odour and hazardous air pollutants. While these impacts can often be prevented through onsite management, unintended off-site impacts due to equipment failure, accidents, abnormal weather events and other causes may still pose risks to amenity, safety and human health. These impacts are particularly concerning where residential areas, hospitals, schools and other sensitive uses may be exposed.”*

Officers note that the suggested insertion of Section 3.0 Definitions is not in accordance with the template provided in Annexure 2 of *Ministerial direction s7(5) – The form and content of planning schemes*; and the included reference to the *Landfill gas protection measures user guide* (BGL Nominees Pty Limited, 2023) directs readers to a document that is not proposed to be introduced to the Greater Bendigo Planning Scheme.

Officers raised these concerns with the Panel upon receipt of the Panel Report, however Planning Panels Victoria noted that a further response (and therefore changes) would not be provided.

Officers recommend that Council adopts the Amendment as updated (refer to Attachment 2) and submits it to the Minister for Planning for approval, noting that further changes may be made by the Minister prior to gazettal to ensure compliance with drafting requirements.

***Priority/Importance***

Timely progression of amendments is required as per *Ministerial Direction No. 15 - the planning scheme amendment process*.

Amendment C242gben is the result of significant work undertaken by the City to consider the potential off-site impacts of the landfill and transfer station, undertaken in accordance with EPA requirements. The completion of this project is required to give landowners certainty is regards to the future development capacity of their properties.

### *Options Considered*

Section 29(1) & (2) of the *Planning and Environment Act 1987* state that a planning authority may adopt an Amendment or part of an Amendment with or without changes.

It is recommended that the Amendment is adopted with changes as outlined in this report.

### *Timelines*

If adopted by Council, *Ministerial Direction No. 15 - the planning scheme amendment process* requires that a planning authority must submit an adopted amendment under section 31 of the Act, together with the prescribed information, within 10 business days of the date the amendment was adopted.

### *Communications/Engagement*

Exhibition of the amendment was undertaken in accordance with the *Planning and Environment Act 1987*.

## Risk Assessment

The introduction of the BAO seeks to make it clearer to landowners and residents of their requirements in being located close to the landfill.

The supporting document, *Landfill gas protection measures user guide* (prepared by consultancy BGL Nominees Pty Limited in 2023) has been prepared to assist applicants and staff in understanding when landfill gas protection measures will be required as part of a development.

## 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 1 - Strengthened community health and wellbeing
Goal 7 - Sustainable population growth is planned for

## Conflict of Interest

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

## Attachments

1. Greater Bendigo C242gben Panel Report [**16.3.1** - 42 pages]
2. Greater Bendigo C242gben Policy for Adoption [**16.3.2** - 30 pages]
3. Greater Bendigo C242gben Explanatory Report for Adoption [**16.3.3** - 30 pages]

Planning Panels Victoria

# Greater Bendigo Planning Scheme Amendment C242gben Eaglehawk Landfill and Transfer Station Buffers

**Panel Report**

*Planning and Environment Act 1987*

**23 October 2023**

VICTORIA State Government

**How will this report be used?**

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether or not to adopt the Amendment.
[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

*Planning and Environment Act 1987*

Panel Report pursuant to section 25 of the PE Act

Greater Bendigo Planning Scheme Amendment C242gben

Eaglehawk Landfill and Transfer Station Bufferss

**23 October** 2023

**Sarah Carlisle, Chair**

Planning Panels Victoria

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Planning Panels Victoria

## Glossary and abbreviations

| | |
|---|---|
| Audit | *Section 53V Audit of Risk of Harm - Landfill Buffer Eaglehawk Landfill 191 – 193 Upper California Gully Road, Eaglehawk, Victoria*, prepared by Environmental Auditor Paul Fridell, ERM, dated 16 December 2019 |
| British Standard | British Standard 8485:2015 *Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings* |
| Buffer Risk Assessment | *Buffer Risk Assessment for Eaglehawk Landfill,* AECOM, 2019 |
| Council | Greater Bendigo City Council |
| EP Act | *Environment Protection Act 1970/2017* |
| EPA | Environment Protection Authority Victoria |
| EPA 1321 | EPA Publication 1321 *Licence Assessment Guidelines: Guidelines for Using a Risk Management Approach to Assess Compliance with Licence Conditions* |
| EPA 1518 | *Recommended separation distances for industrial residual air emissions,* EPA Publication 1518, 2013 |
| EPA 1642 | EPA Publication 1642 *Assessing planning proposals within the buffer of a landfill* |
| GRZ | General Residential Zone |
| Landfill BPEM | *Best Practice Environmental Management: Siting, Design, Operation and Rehabilitation of Landfills* |
| MD[number] | Ministerial Direction [number] |
| NRZ | Neighbourhood Residential Zone |
| OU | Odour Units |
| PE Act | *Planning and Environment Act 1987* |
| Planning Scheme | Greater Bendigo Planning Scheme |
| PPN[number] | Planning Practice Note [number] |
| Practitioners Guide | *Practitioner's Guide to Victoria's planning schemes,* Department of Environment, Land, Water and Planning, April 2022 |
| S[number] | Submitter [number] |
| Site | Eaglehawk Landfill and Transfer Station at 191-193 Upper California Gully Road, Eaglehawk |
| User Guide | *Landfill gas protection measures user guide,* BGL Nominees Pty Limited, 2023 |

Planning Panels Victoria

## Overview

| Amendment summary | |
|---|---|
| The Amendment | Greater Bendigo Planning Scheme Amendment C242gben |
| Common name | Eaglehawk Landfill and Transfer Station Buffers |
| Brief description | Implement the findings and recommendations of the *Buffer Risk Assessment for Eaglehawk Landfill* (AECOM, 2019) and the *Section 53V Audit of Risk of Harm - Landfill Buffer Eaglehawk Landfill 191 – 193 Upper California Gully Road, Eaglehawk, Victoria* (ERM, 2019) by:<br>- updating the Municipal Planning Strategy and Planning Policy Framework to identify the Eaglehawk Landfill and Transfer Station as a waste and resource recovery hub of state significance with land use compatibility issues to be managed<br>- rezoning residential land within the buffer from General Residential Zone to Neighbourhood Residential Zone<br>- applying the Buffer Area Overlay to manage the risk of potential off-site landfill gas migration and elevated off-site odour impacts. |
| Affected land | Land within 500 metres of the Eaglehawk Landfill and Transfer Station |
| Planning Authority | Greater Bendigo City Council |
| Authorisation | 7 June 2021, with conditions:<br>- apply the Buffer Area Overlay in place of the proposed Design and Development Overlay<br>- rezone all residential land in the buffer from General Residential Zone to Neighbourhood Residential Zone |
| Exhibition | 1 June to 14 July 2023 |
| Submissions | Number of Submissions: 4<br>- Coliban Water<br>- R Benbow<br>- F Reed<br>- Environment Protection Authority Victoria |

| Panel process | |
|---|---|
| The Panel | Sarah Carlisle, Chair |
| Directions Hearing | Not required, as the matter was considered on the papers |
| Panel Hearing | Not required |
| Site inspections | Not required |
| Citation | Greater Bendigo PSA C242gben [2023] PPV |
| Date of this report | 23 October 2023 |

Planning Panels Victoria

# Executive summary

Greater Bendigo Planning Scheme Amendment C242gben (the Amendment) relates to the Eaglehawk Landfill and Transfer Station at 191-193 Upper California Gully Road, Eaglehawk (Site). The Site contains an operating landfill and a waste transfer station.

The landfill is scheduled to stop accepting waste at the end of 2023, but may continue to produce landfill gas for up to 30 years after it closes. The transfer station accepts putrescible waste, and includes a green waste mulching area and food/green waste transfer area which produce odour.

The purpose of the Amendment is to implement the findings and recommendations of the *Buffer Risk Assessment for Eaglehawk Landfill,* AECOM, 2019 (the Buffer Risk Assessment) and *Section 53V Audit of Risk of Harm - Landfill Buffer Eaglehawk Landfill 191-193 Upper California Gully Road, Eaglehawk, Victoria,* ERM, 2019 (the Audit) by:

- updating the Municipal Planning Strategy and Planning Policy Framework to identify the Site as a waste and resource recovery hub of state significance with land use compatibility issues to be managed
- rezoning residential land within a 500 metre buffer of the Site from General Residential Zone (GRZ) to Neighbourhood Residential Zone Schedule 1 (NRZ1) to identify the land as being constrained due to its proximity to the Site
- applying the Buffer Area Overlay (BAO) to land within 500 metres of the Site, with two schedules:
  - Schedule 1 (BAO1) to manage the risk of potential off-site landfill gas migration
  - Schedule 2 (BAO2) to manage the risk of elevated off-site odour impacts from the transfer station.

The Amendment is one of the first in the State to manage the off-site impacts of a landfill and transfer station using the BAO.

The Panel notes at the outset that there was no need for Council to refer the submissions to a panel. Council received four submissions, one of which requested no changes and one which requested changes which Council proposes to make when adopting the Amendment. Council is able to do this under section 23(1)(a) of the *Planning and Environment Act 1987* without referring the submission to a panel. The two remaining submissions did not raise relevant planning matters, and were not about the Amendment. They are therefore not relevant submissions for the purposes of section 23(1).

Nevertheless, given the Amendment and submissions have been referred, the Panel has prepared this report which assesses the Amendment against the Planning Policy Framework and provides some drafting advice and recommendations.

The Planning Policy Framework supports the use of buffers to separate incompatible land uses and to manage potential impacts on human health and safety and off-site amenity impacts. The BAO is the appropriate tool to do this.

The BAO1 has been prepared generally in accordance with the process (including the risk assessment process) outlined in *Planning Practice Note 92: Managing buffers for land Use compatibility* (PPN92). The Panel is satisfied that the risk of landfill gas migration has been appropriately assessed using a risk based approach, and the threshold in PPN92 of a 'high' risk of potential human health and safety impacts is met, justifying the application of the BAO.

The BAO2 has not been prepared in accordance with the process outlined in PPN92, and it is not clear the threshold of 'significant' off-site amenity impacts in PPN92 has been met. That said, preparation of the Amendment and its supporting technical assessments commenced before the release of PPN92. In this instance, the history of odour complaints from the community surrounding the Site justifies a cautious approach in applying the BAO2 in the absence of odour modelling and a detailed odour risk assessment. This further work should be completed within two years, and the application of the BAO2 reviewed in light of the outcomes of that further work.

The buffer distances (500 metres for the landfill buffer and 250 metres for the transfer station) accord with current guidance from Environment Protection Authority Victoria (EPA), and are supported by the technical assessments and the Audit. They are also supported by EPA, who has been appropriately consulted throughout the preparation of the Amendment.

The Amendment documents are generally appropriately drafted, although the Panel recommends several changes to the BAO1 to better reflect the intent of the Amendment, improve the clarity of the controls and make them easier to apply. Minor adjustments are recommended to the BAO2. The changes to the Municipal Planning Strategy and local policy, and the NRZ1, are appropriately drafted.

The Panel concludes the Amendment is strategically sound, and should be supported subject to the Panel's recommended drafting changes to the BAO1 and BAO2.

**Recommendations**

Based on the reasons set out in this Report, the Panel recommends that Greater Bendigo Planning Scheme Amendment C242gben be adopted as exhibited subject to the following:

**1. Amend the Buffer Area Overlay Schedule 1 as shown in Appendix B.1.**

**2. Amend the Buffer Area Overlay Schedule 2 as shown in Appendix B.2.**

**Further recommendations**

The Panel makes the following further recommendations:

**A Council should undertake the following further work within two years:**

- **a) complete the further odour modelling and assessment recommended in Recommendation 1912-R1 of the *Section 53V Audit of Risk of Harm - Landfill Buffer Eaglehawk Landfill 191 – 193 Upper California Gully Road, Eaglehawk, Victoria*, ERM, 16 December 2019**
- **b) review the appropriateness of the Buffer Area Overlay Schedule 2 in light of the outcomes of the further assessment, having regard to the principles in *Planning Practice Note 92: Managing buffers for land use compatibility*.**

# 1 Introduction

## 1.1 The Amendment

### (i) The Site

The Amendment relates to the Eaglehawk Landfill and Transfer Station at 191-193 Upper California Gully Road, Eaglehawk (Site). The Site contains:

- an operating landfill
- a transfer station.

### (ii) Amendment description

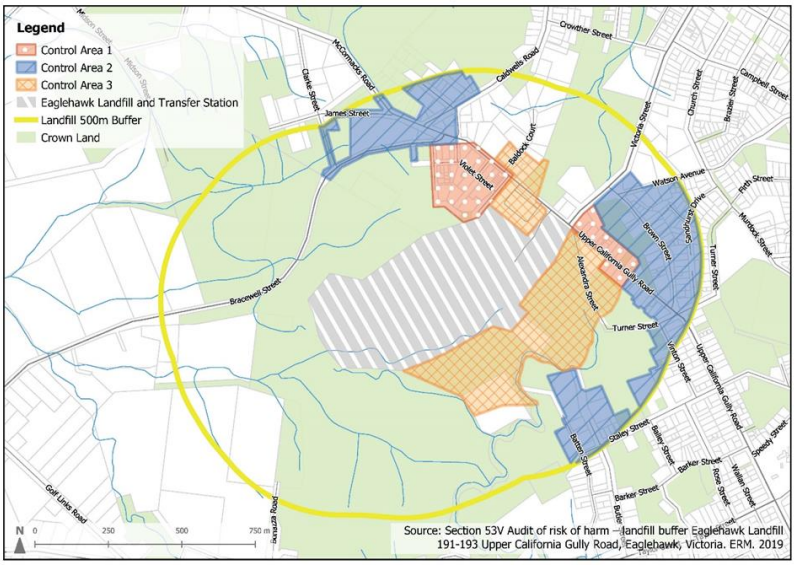
The purpose of the Amendment is to implement the findings and recommendations of the *Buffer Risk Assessment for Eaglehawk Landfill,* AECOM, 2019 (the Buffer Risk Assessment) and *Section 53V Audit of Risk of Harm - Landfill Buffer Eaglehawk Landfill 191-193 Upper California Gully Road, Eaglehawk, Victoria,* ERM, 2019 (the Audit) by:

- updating the Municipal Planning Strategy and Planning Policy Framework to identify the Site as a waste and resource recovery hub of state significance with land use compatibility issues to be managed
- rezoning residential land within a 500 metre buffer of the Site from General Residential Zone (GRZ) to Neighbourhood Residential Zone Schedule 1 (NRZ1) to identify the land as being constrained due to its proximity to the Site
- applying the Buffer Area Overlay (BAO) to land within 500 metres of the Site, with two schedules:
  - Schedule 1 (BAO1) to manage the risk of potential off-site landfill gas migration
  - Schedule 2 (BAO2) to manage the risk of elevated off-site odour impacts from the transfer station.

### (iii) The affected land

The Amendment impacts 276 properties within 500 metres of the boundary of the Site (shown in yellow in Figure 1 below). The BAO1 (which identifies land at risk of landfill gas migration) will be applied to all land within a 500 metre buffer of the site boundaries. The BAO2 (which identifies land at risk from odour from the transfer station) will be applied to all land within 250 metres of the odour sources on the transfer station.

**Figure 1 Land affected by the Amendment**




Source: Explanatory Report

Private land within the 500 metre landfill gas buffer area is classified into Control Areas, based on risk of landfill gas migration. The Control Areas are identified in Figure 1. The intent for each Control Area is described in Table 1.

**Table 1 Control Areas**

| Control Area | Number of properties | Proposal |
|---|---|---|
| 1 (residential, dwellings and some vacant lots within 250 metres of the landfill) | 55 | - Rezone from GRZ to NRZ1<br>- New buildings and works to achieve a gas protection score of 3.5 under *British Standard 8485:2015 – Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings* (the British Standard) |
| 2 (industrial within 250 metres of the landfill) | 140 | - Retain existing Industrial 1 Zone and Industrial 3 Zone<br>- New buildings and works to achieve a gas protection score of 2.5 (commercial buildings) and 1.5 (industrial buildings) under the British Standard |
| 3 (residential between 250 and 500 metres from the landfill) | 36 | - Rezone from GRZ to NRZ1<br>- As part of the pre-application process, Council will check results of recent monitoring of landfill gas and confirm if the landfill gas risk continues to be very low<br>- If the risk has increased, new buildings and works to achieve a gas protection score of 3.5 under the British Standard<br>- If the risk has not increased, no protection measures will be required |

Source: Panel, from information in the Explanatory Report

The BAO1 applies to all land within the 500 metre landfill buffer area. There are 276 properties in this area, including 231 in the Control Areas. The BAO1 proposes to apply permit triggers for subdivision and buildings and works to all land within the buffer. Proposals within the Control Areas will need to meet the additional requirements set out in Table 1 above. Land outside the Control Areas but within the buffer area will be subject to permit triggers, but the BAO1 does not specify particular requirements that must be applied.

The BAO2 applies to land within 250 metres of the odour sources on the transfer station. There are 45 properties in this area, 15 of which are zoned for residential use. One remains undeveloped. The BAO2 proposes to prohibit multiple dwellings or dependent persons units and sensitive uses in this area, and to apply a permit trigger for subdivision. Subdivisions that would allow additional dwellings are proposed to be prohibited.

## 1.2 Background

The Site is operated by the City of Greater Bendigo (Council) under a licence from Environment Protection Authority Victoria (EPA). The Site is a waste and resource recovery hub of state significance under the state-wide *Waste and Resource Recovery Infrastructure Plan* (2018) and the *Loddon Mallee Waste and Resource Recovery Implementation Plan* (2017).

The Site has operated as a licensed landfill since 1975. Before this, it had been used for the disposal of mine wastes and general waste since the 1860s. The landfill is scheduled to stop accepting new waste by the end of 2023. The transfer station will continue to operate after the landfill closes.

### (i) The landfill

The landfill is licensed to accept:

- general waste (putrescible and solid inert waste, asbestos of domestic origin, shredded tyres)
- prescribed waste (asbestos and Category C contaminated soil).

Landfills can have a range of environmental effects on surrounding land uses and activities, during operations and for many years after they stop accepting waste. The primary impacts are odour (during operation) and landfill gas migration (during and after operation). They can have other amenity impacts such as dust and noise.

The *Best Practice Environmental Management: Siting, Design, Operation and Rehabilitation of Landfills* (Landfill BPEM) provides advice on buffers for operating and closed landfills to achieve adequate separation between landfills and sensitive receptors. For landfills that receive putrescible waste (like the Site), a default 500 metre buffer is recommended from buildings and structures. The Landfill BPEM allows the default buffer to be reduced subject to detailed assessment.

Although the landfill is scheduled to stop accepting new waste by the end of this year, closed landfills can continue to potentially discharge landfill gas for more than 30 years after they last accept waste. Landfill gas is a potential issue at the Site, as the cells filled between 1975 and 2000 were unlined. A cautious approach is therefore required to managing land use and development within the 500 metre landfill gas buffer.

**(ii) The transfer station**

The transfer station accepts putrescible waste, including food, green and household waste. Transfer stations can cause amenity impacts, primarily through odour. Those that receive putrescible waste (like the Site) have a recommended buffer distance of 250 metres under the *Recommended separation distances for industrial residual air emissions,* EPA Publication 1518, 2013 (EPA 1518).

**(iii) The surrounding area**

According to the Explanatory Report:

> The Eaglehawk Landfill and Transfer Station has an unusual land use context, a legacy of the mining history and settlement pattern of the area. Residential and industrial zoned land is located immediately adjacent to the landfill, including many dwellings. Whilst most of the land has already been developed, there is some vacant land and land that has further development potential.

The Explanatory Report states that over time, Council and EPA have experienced significant difficulties in assessing applications without a clear understanding of the environmental risks presented by the landfill and transfer station. Further, many forms of land use and development within the buffer area currently do not require a planning permit.

**(iv) The risk assessment and audit**

In 2017, the Loddon Mallee Waste and Resource Recovery Group undertook a land use planning project for 55 sites across the region. This work found the landfill was a high priority for further investigation and intervention from a planning perspective.

The Landfill BPEM recommends that any new development proposal within 500 metres of a landfill should be supported by an environmental audit undertaken in accordance with the *Environment Protection Act 1970* (the EP Act).

Rather than require individual landowners to undertake site specific audits, Council decided to undertake technical assessments to consider any potential landfill gas migration, odour, noise and dust impacts of the landfill and transfer station on the surrounding area. These assessments were completed, then assessed and validated through a section 53V audit under the EP Act (1970). This process produced (among other technical assessments) the Buffer Risk Assessment and the Audit.

The technical assessments found:

- the risk of landfill gas migration is low and can be managed through building techniques and regular monitoring of gas at the landfill
- there is a risk of odour in some areas close to the transfer station
- dust and noise are not causing significant risks to properties within the buffer area.

The Audit recommended Council:

- apply a Design and Development Overlay (DDO) to land within 500 metres of the Site boundary (the default buffer recommended under the Landfill BPEM) that includes the following requirements for new developments:
  - Control Area 1 (residential) and Control Area 3 (industrial) – landfill gas mitigation measures (such as membrane barriers and slab venting) to be incorporated into the design of the new structures in accordance with the British Standard
- control risk in Control Area 2 by:

  - installing underground services and a number of new landfill gas monitoring bores to provide an early warning of the migration of landfill gas off the Site
  - Council's planning department obtaining advice from Council as the landfill operator on current landfill gas risk when considering new developments
- relocate the green waste mulching area and the food/green waste transfer area on the transfer station to maintain the default separation distance recommended under EPA 1518 (250 metres) to existing sensitive receptors and areas zoned for residential development
- where relocation of the green waste mulching area and the food/green waste transfer area is not practicable, investigate the installation of odour mitigation measures
- apply planning controls to land within the 250 metre default separation distance for the transfer station to limit intensification of sensitive uses within this area.

A supporting document, *Landfill gas protection measures user guide* (prepared by consultancy BGL Nominees Pty Limited in 2023) (User Guide) has been prepared to assist applicants and Council staff in understanding when landfill gas protection measures will be required as part of a development, and the types of professionals they will need to engage to assist them in the design, installation and verification of the measures.

## 1.3 Recent changes to legislation and policy

EPA released the following draft guidelines in December 2022 for consultation (after the Buffer Risk Assessment and Audit were prepared):

- *Landfill Buffer Guideline* (EPA Publication 1950), to replace the Landfill BPEM
- *Separation Distance Guideline* (EPA Publication 1949), to replace EPA 1518.

EPA's website states EPA is considering feedback and will publish a consultation report (timing unknown). It plans to finalise the draft guidelines by late 2023.

The draft guidelines propose the following changes:

- For operating landfills accepting putrescible waste, the default 500 metre buffer (Landfill BEPM) is proposed to increase to a default 1,500 metre buffer that can be reduced to a minimum of 1,000 metres. This is primarily to manage odour rather than landfill gas.
- For transfer stations accepting putrescible waste, the default 250 metre separation distance (EPA 1518) is proposed to increase to 500 metres. This is primarily to manage odour. A default 250 metre separation distance still applies for dust.

The increase in the default separation distance to transfer stations would bring the default distance in line with Clause 53.10 of the Greater Bendigo Planning Scheme (Planning Scheme), which provides a threshold distance of 500 metres for transfer stations accepting organic wastes.

The Amendment documents have been drafted taking into account changes to the following relevant legislation and policy since the Audit was completed:

- the replacement of the EP Act (1970) with the EP Act (2017)
- Amendment C256gben, which updated the Planning Scheme to be consistent with the new structure of the Planning Policy Framework introduced by Amendment VC148
- Amendment V10, which inserted the BAO into all Victorian Planning Schemes
- updates in 2019 to the British Standard.

The EPA draft guidelines have not been taken into account in preparing the Amendment.

## 1.4 Submissions

The Amendment was publicly exhibited from 1 June to 14 July 2023, with letters sent to the owners and occupiers of 319 properties within or adjoining the 500 metre buffer area. Council received four submissions in response:

- S1 (Coliban Water) did not object to the Amendment or request any changes
- S2 and S3, both of whom own properties in Control Area 1, raised issues in relation to the operation of the landfill, but did not request any changes to the Amendment
- S2 requested that their property not be included due to a concern that the Amendment would devalue their property
- S4 (EPA) acknowledged its previous feedback had been appropriately addressed, and requested additional permit conditions in BAO1 to address recommendations of any future environmental audit statement.

## 1.5 Proposed post-exhibition changes

In response to EPA's submission (S4), Council proposed additional permit conditions in Clause 4.0 (Subdivision) and Clause 5.0 (Buildings and works) of the BAO1 to require recommendations in any environmental audit statement:

- to be complied with prior to a Statement of Compliance being issued or the building being occupied or works being completed
- that require significant ongoing maintenance or monitoring to be maintained on a continuing basis.

The Panel supports these changes, and has included them in its recommended version of the BAO1 in Appendix B.1 with some minor drafting adjustments for clarity.

## 1.6 Procedural issues

In its request for a Panel to be appointed, Council indicated it would prefer the Hearing to be conducted online, and requested that the matter be considered on the papers (without a hearing) if the Panel received no requests to be heard. The Panel received no requests to be heard, other than from Council. It therefore determined to consider the matter on the papers.

## 1.7 The Panel's approach

At the outset, the Panel notes there was no need for Council to refer the submissions to a panel under section 23(1) of the *Planning and Environment Act 1987* (PE Act):

- S1 (from Coliban Water) requested no changes, and is therefore resolved
- S2 and S3 raised issues in relation to the operation of the landfill and (in the case of S2) property devaluation. These are not relevant planning matters, and are not about the Amendment. They are therefore not relevant submissions for the purposes of section 23(1)
- S4 (from EPA) requested changes to the Amendment, which Council proposes to make when adopting the Amendment. Council is able to do this under section 23(1)(a) without referring the submission to a panel.

However, given the Amendment has been referred, the Panel has prepared this report which assesses the Amendment against the Planning Policy Framework and provides some drafting advice and recommendations.

## 1.8 Limitations

As noted above, S2 and S3 raised issues about the operation of the landfill, and devaluation of property. These are not issues about the Amendment, and are not relevant planning matters.

Accordingly, this report is confined to a strategic assessment of the Amendment, and a drafting assessment.

# 2 Planning context and technical guidance

This chapter identifies planning context, technical guidance and drafting guidance relevant to the Amendment.

**Table 2 Planning context, technical guidance and drafting guidance**

| | Relevant references |
|---|---|
| **Victorian planning objectives** | - section 4 of the PE Act |
| **Municipal Planning Strategy** | - Clause 02.03-3 (Strategic Directions – Environmental risks and amenity) |
| **Planning Policy Framework** | - Clause 13 (Environmental risks and amenity), including:<br>- Clause 13.05-1S (Noise abatement)<br>- Clause 13.06-1S (Air quality management)<br>- Clause 13.07-1S (Land use compatibility)<br>- Clause 13.07-1L-02 (Amenity, Human Health and Safety – Eaglehawk Landfill and Transfer Station) - new<br>- Clause 17 (Economic Development), including:<br>- Clause 17.03-2S (Sustainable industry)<br>- Clause 19 (Infrastructure), including:<br>- Clause 19.03-5S (Waste and resource recovery) |
| **Planning scheme provisions** | - Clause 32.09 (Neighbourhood Residential Zone)<br>- Clause 33.01 (Industrial 1 Zone)<br>- Clause 33.03 (Industrial 3 Zone)<br>- Clause 44.08 (Buffer Area Overlay)<br>- Clause 53.10 (Uses and activities with potential adverse impacts) |
| **Planning scheme amendments** | - Amendment C256gben (new Planning Policy Framework)<br>- Amendment V10 (inserted the BAO into all Victorian Planning Schemes) |
| **Ministerial directions** | - Ministerial Direction on the Form and Content of Planning Schemes (Form and Content Direction)<br>- Ministerial Direction 1: Potentially contaminated land (MD1)<br>- Ministerial Direction 11: Strategic assessment of amendments (MD11)<br>- Ministerial Direction 19: Amendments that may result in impacts on the environment, amenity and human health (MD19) |
| **Planning practice notes and guides** | - Planning Practice Note 46: Strategic Assessment Guidelines (PPN46)<br>- Planning Practice Note 91: Using the residential zones (PPN91)<br>- Planning Practice Note 92: Managing Buffers for Land Use Compatibility, March 2021 (PPN92)<br>- Practitioner's Guide to Victoria's planning schemes (Practitioners Guide) |

| | Relevant references |
|---|---|
| **Technical guidance** | - Landfill BPEM<br>- EPA 1518<br>- EPA Publication 1642 *Assessing planning proposals within the buffer of a landfill* (EPA 1642)<br>- EPA Publication 1321 *Licence Assessment Guidelines: Guidelines for Using a Risk Management Approach to Assess Compliance with Licence Conditions* (EPA 1321) |

# 3 Strategic justification

## 3.1 Planning and Environment Act

### (i) Victorian planning objectives

The objectives of planning in Victoria are set out in section 4(1) of the PE Act. They include:

- provide for the fair, orderly, economic and sustainable use and development of land
- secure a pleasant, efficient and safe working, living and recreational environment
- protect public utilities and enable the orderly provision and coordination of public utilities for the benefit of the community
- facilitate development in accordance with the Victorian planning objectives
- balance the present and future interests of all Victorians.

The Panel considers the Amendment is consistent with the Victorian planning objectives. It supports fair and orderly planning by clarifying the way in which land within the buffers can be used and developed. It protects public utilities by ensuring land use and development within the buffers does not adversely affect the ongoing operation of the Site. It helps secure a pleasant and safe environment by introducing planning policies and controls that:

- identify potential risks of landfill gas migration and amenity impacts from the activities on the Site
- apply appropriate measures to facilitate development within the buffers, while managing the risks (for example, by ensuring buildings are designed and constructed to deal with potential landfill gas migration)
- constrain intensification of sensitive uses within the risk affected areas.

### (ii) Environmental, social and economic considerations

Section 12 of the PE Act states that environmental, social and economic considerations must be taken into account when preparing a planning scheme amendment.

The Panel considers the Amendment addresses potential environmental, social and economic effects by identifying and applying buffers around the Site to better manage its potential environmental and amenity effects.

The Amendment is supported by a detailed landfill gas risk assessment, which provided an assessment of potential landfill gas migration associated with the landfill currently and into the future, considering both normal and upset conditions. The assessment was reviewed by an accredited auditor, who evaluated the risk of landfill gas migration from each landfill cell through pathways such as geology, utility trenches and old mine shafts.

The Buffer Risk Assessment found risks associated with landfill gas migration are generally:

- low within 250 metres of the landfill
- very low between 250 and 500 metres from the landfill.

The Buffer Risk Assessment and Audit identified management practices and control measures required to manage any gas, dependent on the risk level that applies (based generally on the distance from the landfill and the land uses allowed). This was used to develop three tiers of 'control areas', within which tailored requirements apply that reflect the risk level associated with that area.

Other technical assessments were prepared of potential amenity impacts, including modelling of odour impacts from the operating landfill, and assessments of dust and noise impacts. Those assessments found that the 250 metre amenity buffer applied through the BAO2 is sufficient to manage odour, dust and noise impacts.

The Panel considers the Amendment addresses social and economic impacts by proposing development controls in areas that are potentially affected by landfill gas that reduce uncertainty and ensure risks are appropriately managed. By applying the NRZ to residential land within the buffer, the Amendment will constrain further encroachment and intensification of sensitive land uses that could be adversely impacted by the transfer station, reducing the number of people who could potentially be exposed to odour, dust and noise, thereby reducing the potential social impact of the Site. This will also protect the ongoing operation of the Site, which is a significant economic resource (being a State significant waste and resource recovery hub).

In terms of economic impacts, there will be a cost to some applicants within the higher risk parts of the 500 metre landfill buffer area, who will need to design and construct new development to achieve a certain gas protection score under the British Standard. The Panel considers this additional cost to be proportionate to the risk, noting the potential severity of consequences if landfill gas risk is not managed appropriately.

## 3.2 Planning policy

### (i) Planning Policy Framework

The Panel considers the Amendment implements and supports the following elements of the Planning Policy Framework:

- **Clause 13 (Environmental risks and amenity)**, by strengthening the resilience and safety of communities – the Amendment adopts an appropriate environmental management and risk management approach to landfill gas risks and amenity impacts, including by using building design measures to mitigate against the effects of landfill gas
- **Clause 13.05-1S (Noise abatement) and Clause 13.06-1S (Air quality management)**, by using land use separation techniques to minimise the impact on human health from noise and odour exposure
- **Clause 13.07-1S (Land use compatibility)**, by limiting the encroachment of further sensitive uses into an area potentially affected by the risk of landfill gas migration and off-site amenity impacts
- **Clause 17.03-2S (Sustainable industry)**, by providing separation between sensitive uses and the Site to ensure that future residents are not affected by adverse environmental effects, nuisance or exposure to hazards, and the Site is protected from further encroachment by sensitive uses
- **Clause 19 (Infrastructure) and Clause 19.03-5S (Waste and resource recovery)**, by using defined buffer areas that protect against encroachment from incompatible land uses to ensure the long-term viability of a State significant waste and resource recovery hub.

### (ii) Municipal Planning Strategy

The Panel considers the Amendment implements and supports the following elements of the Municipal Planning Strategy:

- **Clause 02.03-3 (Environmental risks and amenity)**, by introducing buffers to manage the interface between the Site and urban development, which supports land use compatibility and protects critical infrastructure from incompatible adjoining uses
- **Clause 02.03-7 (Economic development)**, by implementing controls to manage the risk posed by historic adjoining incompatible land uses
- **Clause 02.03-9 (Infrastructure)**, by considering the ongoing management of waste and resource recovery assets to support the continued development of the municipality.

## 3.3 Ministerial Directions

The Panel considers the Amendment is consistent with:

- MD1, by requiring consideration of potential contamination of land by migrating landfill gas for any future use or development within the 500 metre landfill buffer
- MD19, by seeking and adopting the advice of EPA early in the process of preparing the Amendment (the Panel notes EPA supports the objectives of the Amendment and has provided detailed comments on various aspects of the proposed new planning provisions that have been incorporated into the Amendment, including through Council's proposed post-exhibition changes).

The Form and Content Direction is addressed in the following chapter.

## 3.4 Choice of planning tools

The Panel considers the Amendment makes proper use of the Victoria Planning Provisions.

### (i) Local policy

It is appropriate to insert a new local policy at Clause 13.07-1L-02 (Eaglehawk Landfill and Transfer Station) to provide guidance when considering the impacts of the Site on future land use and development within the buffer areas. The proposed policy appropriately addresses the Victorian planning objectives for the reasons set out above. The content of the proposed policy (in particular its objective and strategies) is clear and provides appropriate context and guidance for future planning decisions affecting land within the buffers.

### (ii) Neighbourhood Residential Zone

The Buffer Risk Assessment and the Audit do not say that residential development in the buffers is inappropriate – rather, they identify that there are some risks, but these can be managed with appropriate design measures. It would not be appropriate to rezone the residential land within the buffer areas to a zone that prohibited residential development. The better approach is to limit the extent of new residential development, as is proposed.

PPN91 states:

> The right residential zone will reflect the true development capacity of the land. If land is impacted by special attributes or physical constraints that are identified in the Municipal Planning Strategy and Planning Policy Framework, then a residential zone should be applied that aligns with these attributes or constraints.

The NRZ is the most constrained of the suite of urban residential zones, and is therefore the appropriate zone to apply to the residential land in the buffers. The references in the NRZ1 to the environmental constraints presented by the Site will ensure these are appropriately considered in

future permit applications under the NRZ. Other uses and developments that would not require a permit under the NRZ will be assessed under the BAO1 and BAO2.

**(iii) Buffer Area Overlay**

The purposes of the BAO are:

- To identify buffer areas where there is potential for off-site impacts on human health or safety, or significant off-site impacts on amenity, from industry, warehouse, infrastructure or other uses.
- To ensure that use and development within buffer areas is compatible with potential off-site impacts.

The Practitioner's Guide states:

> The Buffer Area Overlay (BAO) can be used to prevent future encroachment and intensification of incompatible use and development within the buffer areas of industry, warehouse, infrastructure or other uses with potential off-site impacts. Criteria must be met and information about off-site impacts must be provided to apply the BAO. Further guidance about applying the BAO is available in PPN 92 Managing Buffers for Land Use Compatibility

The Panel is satisfied the BAO is the appropriate tool to identify buffers and manage land use and development within the buffers.

## 3.5 Planning Practice Note 92

PPN92 sets out the following principles for applying the BAO:

- Policy and zoning are the primary and preferred tools within the planning system for ensuring land use compatibility.
- Overlays and associated planning scheme maps not only identify land, but also apply requirements that improve land use and development outcomes.

**(i) Eligibility criteria**

PPN92 sets out two key eligibility criteria for applying the BAO. The use(s) requiring the buffer must:

- be compliant with relevant regulations, standards and licence conditions
- have potential for off-site impacts on human health or safety, or significant off-site amenity impacts, even when operating in compliance.

The BAO1 relates to the landfill. Landfill gas migration, if not properly managed, has the potential for off-site impacts on human health and safety, including risks of asphyxiation or explosion.

The BAO2 relates to the transfer station, which generates odour. Odour, if not properly managed, can have off-site amenity impacts and serious odour exposure can generate human health impacts including nausea and headaches.

On that basis, the Panel is satisfied the uses have off-site impacts on human health and safety and off-site amenity impacts.

PPN92 states that the BAO should only be applied where the residual risk of off-site impacts is high or above, based on a combination of the likelihood and the severity of the consequence (see Figure 2 below, extracted from PPN92). It may also be appropriate to apply the BAO to address some medium risks identified within the dashed red line in Figure 2.

**Figure 2 Risk exposure matrix for application of BAO**

| Consequence | | | | | |
|---|---|---|---|---|---|
| Severe | High | High | Very high | Very high | Extreme |
| Major | Medium | Medium | High | Very high | Very high |
| Moderate | Medium | Medium | High | High | High |
| Minor | Low | Low | Medium | Medium | Medium |
| Very Low | Very low | Low | Low | Low | Medium |
| Likelihood | Highly unlikely | Unlikely | Possible | Likely | Almost certain |

Source: PPN92 Appendix C

**Landfill gas risk – BAO1**

The Buffer Risk Assessment pre-dated PPN92, but adopted a similar approach to quantifying the risk posed by the landfill to that recommended in PPN92. It assessed the likelihood of landfill gas migrating, based on *Guidance on the Management of Landfill Gas* (UK Environment Authority, 2004), which reflects the same general approach recommended in EPA 1321. It then considered the severity of consequences, based on relevant Australian and British guidance. It adopted conservative assumptions, including:

> Due to uncertainty in relation to subsurface conditions within the majority of the 500m buffer, it was conservatively assumed that pathways around the landfill will persist to the full extent of the 500m buffer, but the level of risk, as defined by the likelihood of a landfill gas event, will change with distance.

The Buffer Risk Assessment assessed the risk of landfill gas migration from each landfill cell, based on likelihood and consequence. Each area within the buffer was assigned a 'characteristic gas situation' value, reflecting the risk of potential landfill gas migration taking into account pathways for migration. It then assigned a risk score to land surrounding the landfill, based on the sensitivity of the receptor (residential or industrial) and the risk of landfill gas migrating to those areas.

Areas with a risk score of 6 or more (which generally equates to the 'medium' risk categories shown in Figure 2) were designated as Control Areas, where additional measures are required for any future development to achieve a suitable 'gas protection score' as outlined in the British Standard. These could include:

- different floor construction methods (such as suspended or slab base)
- ventilation options (such as ventilated underfloor voids, gravel trenches around buildings)
- gas resistant membranes.

The Buffer Risk Assessment was then reviewed by an accredited environmental auditor, who found (in the Audit):

> The environmental auditor is of the opinion that the assessment methodologies of the reports prepared by the assessors was adequate for the purpose of this audit and confirms that the assessments were undertaken in accordance with applicable EPA Victorian guidelines, in particular the Landfill BPEM, as well as EPA Publication 1642 …

The Audit endorsed the recommendations of the Buffer Risk Assessment for measures within the Control Areas to manage the risk of landfill gas migration.

Based on the Buffer Risk Assessment and the Audit, the Panel is satisfied that:

- the risks posed by landfill gas migration to the surrounding uses are sufficiently high to justify the application of the BAO1, consistent with the risk categorisation approach recommended in PPN92
- the measures proposed in the BAO1 to address the risk in each Control Area are reasonable and proportionate.

**Odour risk – BAO2**

Consulting Environmental Engineers conducted odour modelling of the odour sources on the Site in 2019. The modelling assessed odour from the operating landfill, and from the food and green waste recovery activities on the transfer station (as they were then operating). It showed potential elevated odour concentrations are likely to be experienced by sensitive receptors within the buffer areas to the northeast of the Site (south of Violet Street) during the operation of the landfill and the (then) food and green waste recovery activities, under both normal and upset conditions.

The odour assessment applied a criterion of 4 Odour Units (OU), which was considered appropriate to protect residential amenity around the Site. According to the Audit, this is the practical odour limit at which no odour complaints occur.

The Audit reviewed the odour modelling, and supported the 4 OU criterion, noting that:

> The extent of the risk of a reduction in amenity due to odour is illustrated by the community survey results … and the extent of the 4 OU contour in the odour dispersion model plots…

The Audit found the green waste mulching and food/green waste activities at the transfer station will continue to generate odour after the landfill closes. It noted that the locations of these activities on the Site were changing, and would occur outside the shed on the concrete slab west of the building on the Site, and the shed will be used to transfer putrescible waste. The Audit stated:

> These future sources have only been recently advised and therefore have not been considered in the odour modelling or in isolation from the landfill source (post closure).

The Audit recommended the default 250 metre separation distance recommended under EPA 1518 for transfer stations should not be reduced, given the transfer station will remain an odour source beyond the landfill closure, and the odour sources at the transfer station had not been modelled separately. It recommended appropriate planning controls be implemented within the default amenity buffer:

> … to reduce intensification of sensitive uses until such time as the odour impacts are removed due to closure of the transfer station (food and green and putrescible), or a reassessment of odour impacts post closure of the landfill, demonstrates that odour impacts are reduced such that the amenity buffer can be reduced.

The Audit recommended:

- relocation (where practicable) of the green waste mulching area and the food/green transfer facility to maintain a 250 metre separation to existing sensitive receptors and areas zoned for residential development

- where this is not practicable, Council should investigate the installation of odour mitigation measures
- in both instances (relocation or additional mitigation measures) Council should undertake odour, noise and dust modelling to demonstrate the ongoing operation of the onsite organic waste operations will not pose an unacceptable risk to sensitive receptors
- the reassessment of odour is to include revised modelling and a field validation program, and be subject to endorsement by an EPA appointed Environmental Auditor.

It is not clear from the Audit what level of risk is associated with the 4 OU contour, other than that this is the threshold below which no odour complaints are likely to occur. It is not clear that this would constitute a 'significant' off-site amenity impact, which PPN92 says is needed to justify the application of the BAO2.

Further, the odour modelling conducted by Consulting Environmental Engineers was primarily focussed on odour from the landfill, which is expected to cease operating at the end of 2023. While it may have included some limited assessment of the odour sources associated with the transfer station, changes have subsequently been made to the location and operation of these activities. The odour impacts have not been remodelled or reassessed in light of these changes.

The Audit recommended planning controls be applied to land within the 250 metre default separation distance for transfer stations to limit intensification of sensitive uses within the buffer. The Audit was prepared before PPN92 established the criterion of a 'significant' off-site amenity impact. Not surprisingly, the Audit does not address whether the odour impacts of the transfer station are likely to be 'significant' for the purposes of PPN92.

In the circumstances, the Panel supports a cautious and protective approach of applying the BAO2 to the full extent of the default 250 metre amenity buffer, notwithstanding that odour impacts of the transfer station have not been modelled, and it has not been demonstrated that the 250 metre buffer represents the extent of a 'significant' off-site odour impact for the purposes of PPN92.

That said, the Panel considers that the further modelling and assessment recommended in the Audit should be completed, and the application of the BAO2 should be reviewed in light of the outcomes of that further assessment. This should be done within two years.

#### (ii) Process

PPN92 sets out the process to be undertaken when considering applying a BAO, which includes consulting with the relevant authorities (in this case EPA), preparing an assessment of the potential off-site impacts and preparing schedules that are informed by an appropriate evidence base. Refer to Figure 3 below.

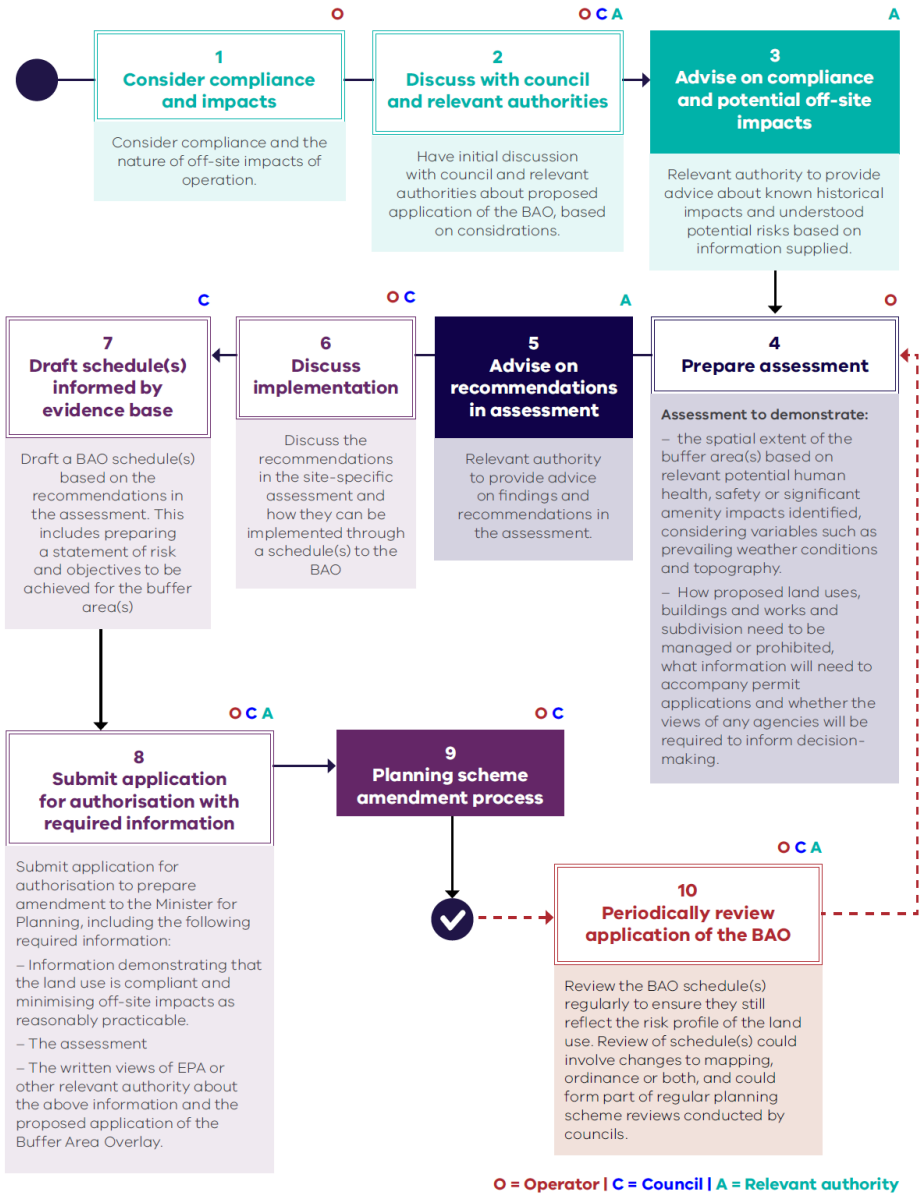
**Landfill gas risk – BAO1**

The Panel is satisfied that the process outlined in PPN92 has broadly been followed in relation to the BAO1. While every step may not have been completed as described in PPN92, the key steps were undertaken, including:

- Step 4 – preparing the Buffer Risk Assessment which provided a detailed assessment of the spatial extent of the buffer taking into account the risks of landfill gas migration, the potential human health and safety impacts and how proposed land use and development within the buffer needs to be managed

- Steps 5 and 6 – discussions with the Site operator (Council) and the relevant authority (EPA) on the recommendations in the site specific assessment and how they can be implemented through the BAO1
- Step 7 – drafting the BAO1 based on the recommendations in the Buffer Risk Assessment and informed by the evidence base provided by the Buffer Risk Assessment.

**Figure 3 Process for applying a BAO as outlined in PPN92**




Source: PPN92 Appendix B

**Odour risk – BAO2**

The process outlined in PPN92 has not been followed in relation to the BAO2. In particular, Step 4 has not been completed. Detailed odour modelling of the odour sources in the transfer station has not yet been undertaken, and the spatial extent of the buffer has not been determined based on significant amenity impacts, considering variables such as prevailing weather conditions and topography. Instead, the spatial extent of the BAO2 has been determined based on the default 250 metre separation distance under EPA 1518.

While this is not ideal, for the reasons discussed above the Panel accepts that the BAO2 should be applied as part of the Amendment. The Audit recommendations for further odour modelling and assessment should be undertaken, and the application of the BAO2 reviewed in light of the outcomes of that further assessment. This further work should be completed within two years.

## 3.6 Technical guidance

### (i) Buffer distances

The Panel considers that the 500 metre buffer distance for the landfill (BAO1) and the 250 metre separation distance for the transfer station (BAO2) are appropriate. The proposed buffers reflect the current recommended distances under the Landfill BEPM and EPA 1518. While larger separation distances are recommended in the EPA's draft *Landfill Buffer Guideline* and *Separation Distance Guideline*, these guidelines are yet to be finalised.

The landfill gas buffer is supported by a detailed risk assessments in the form of the Buffer Risk Assessment. Neither the Buffer Risk Assessment nor the Audit recommended a reduction of the default 500 metre buffer. Further, the controls proposed under the BAO1 target the required development measures to the graduated risk within the buffer, based on distance from the landfill and permitted land use.

The BAO2 applies across the default 250 metre separation distance recommended in EPA 1518. Odour emissions from the transfer station have not been subject to detailed modelling, and there is therefore no basis on which to support a reduction of the default 250 metre buffer. This was confirmed by the Audit. While the 250 metre separation distance is less than the 500 metres referred to in Clause 53.10, it is supported by EPA.

### (ii) Requirements for development within the Control Areas

The BAO1 requires that development within the Control Areas achieve a nominated gas protection score under the British Standard. This is consistent with the requirements in EPA 1642, which states landfill gas risk assessments should follow the methodology in either the British Standard or *Assessing risks posed by hazardous ground gases to buildings* (Construction Industry Research and Information Association, Publication 665:2007). It also recommends that the British Standard be referred to for guidance on measures to be incorporated into a building (such as underfloor venting) to address landfill gas risk. The Panel therefore regards the requirements of the BAO1, which largely reference the British Standard, to be appropriate.

## 3.7 Conclusions and recommendations

For the reasons set out above, the Panel concludes that on balance, the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework

- is consistent with the relevant Ministerial Directions and Planning Practice Notes including MD11, PPN46 and (to an extent) PPN92
- is well founded and strategically justified
- makes appropriate use of the Victoria Planning Provisions tools
- should proceed subject to addressing the drafting issues discussed in the following chapter and the further work recommended below.

The Panel recommends:

**Adopt Greater Bendigo Planning Scheme Amendment C242gben with the changes recommended in this Report.**

The Panel makes the following further recommendations:

**Council should undertake the following further work within two years:**

**a) complete the further odour modelling and assessment recommended in Recommendation 1912-R1 of the *Section 53V Audit of Risk of Harm - Landfill Buffer Eaglehawk Landfill 191 – 193 Upper California Gully Road, Eaglehawk, Victoria*, ERM, 16 December 2019**

**b) review the appropriateness of the Buffer Area Overlay Schedule 2 in light of the outcomes of the further assessment, having regard to the principles in Planning Practice Note 92: Managing buffers for land use compatibility.**

# 4 Drafting issues

## 4.1 Guidance

The Form and Content Direction sets out requirements for drafting planning controls, and requires approved templates to be used.

The Practitioner's Guide sets out guidance to ensure that planning scheme provisions are drafted consistently with the principles on which the Victoria Planning Provisions are based, namely:

- user focused
- consistent
- proportional
- land use focused
- policy and outcome focused.

It provides guidance on drafting policy and controls, and on the use of background and reference documents in planning schemes.

## 4.2 Discussion

### (i) The Form and Content Direction

The BAO1 and BAO2 follow the template set out in the Form and Content Direction. They include a detailed statement of risk describing what each BAO schedule seeks to address, and include no more than five objectives (as required by the Form and Content Direction).

### (ii) Drafting of the Buffer Area Overlay Schedule 1

The Panel recommends several changes to the BAO1 to better reflect the intent of the Amendment, improve the clarity of the controls and make them easier to apply. Many of these are self-explanatory. Some require explanation as set out below.

**Clause 1.0 Statement of risk**

The Panel recommends adding a sentence explaining that the Buffer Risk Assessment and Audit recommended the application of planning controls within the buffer area, informed by the level of landfill risk. This helps the user better understand the genesis of the BAO1 controls.

The statement of risk refers to the landfill risks within the buffer area being assessed based on the zone of the land and the characteristic gas situation. While the Buffer Risk Assessment referred to zoning, it assessed the risk based on the type of building and the use permitted within that building, in accordance with the building classifications in the British Standard. The Panel therefore recommends referring to the type of use and development proposed, rather than the zone.

**Clause 3.0 Definitions**

The Panel suggests adding some definitions, and a reference to the User Guide, to aid in the interpretation of the Schedule.

**Clause 5.0 Subdivision**

Clause 5.0 specifies a requirement that buildings and works associated with a subdivision must include gas protection measures, unless:

- the subdivision does not involve ground disturbance, or
- the land is outside Control Areas 1 and 3 and the landfill gas risk is very low based on the characteristic gas situation, or
- an environmental audit states otherwise.

The clause does not describe what standard or criteria must be achieved by the gas protection measures (for example, to achieve a certain gas protection score), or to whose satisfaction the gas protection measures should be. The Panel envisages difficulties in implementing this requirement in the absence of a measure against which the requirement can be satisfied. In the absence of a known intended use of future buildings (for which a suitable gas protection score could be determined), the Panel recommends the gas protection measures be to the satisfaction of the responsible authority.

**Clause 6.0 Buildings and works**

Requirements for enclosed buildings

The requirements for enclosed buildings are drafted (as exhibited) to state that buildings 'should' achieve the gas protection score specified in Table 1. Given the severity of the consequences if buildings are not appropriately designed, the Panel considers this should be a mandatory requirement, and has redrafted the clause using 'must' (as well as other changes for clarity and readability).

Table 1 in Clause 6.0 (as exhibited) was headed 'Gas protection measures' when it specifies gas protection scores. The Panel has relabelled the table accordingly.

Table 1 in Clause 6.0 sets out the required gas protection scores for different types of development. The Explanatory Report states that the gas protection score that needs to be achieved is determined by the Control Area in which the land is located, and the intended use of the proposed buildings. Table 1 in Clause 6.0 should be redrafted and reformatted accordingly.

The Panel recommends describing the intended use in Table 1 by reference to the land use definitions in the Planning Scheme, rather than the exhibited terms of 'Residential', 'Industrial (commercial buildings)' and 'Industrial (industrial buildings)'. This allows for interpretation of the BAO1 in the context of the Planning Scheme, while adhering to the principles of the British Standard that gas protection scores should reflect the intended use of buildings. For the residential areas (Control Areas 1 and 2), the intended use column should specify 'All buildings', as buildings and works in the NRZ are likely to be associated with a sensitive use (residential, educational, child care centre, medical centre etc).

The Explanatory Report states that in Control Area 2, Council (presumably in its capacity as the operator of the landfill rather than in its capacity as responsible authority under the Planning Scheme) will check results of recent monitoring of landfill gas and confirm if the landfill gas risk on the land in question remains very low. If the risk has increased, new buildings and works are

required to achieve a gas protection score of 3.5. If the risk has not increased, no protection measures will be required. This should be specified in Table 1.

The Statement of risk in Clause 1.0 states (Panel's emphasis):

> The levels of landfill gas risk in control area 2 and all other areas outside of the control areas but within the 500 metre buffer area, are likely to be very low, but the level of risk needs to be checked before development starts and protection measures applied where necessary.

Clause 6.0 states (above Table 1):

> If the relevant zone is not listed in Table 1, the gas protection score is to be determined by a suitably qualified professional, to the satisfaction of the responsible authority.

The Panel considers that this is potentially confusing, and a clearer approach, that is more consistent with the intent of the Amendment, is to add a further row to Table 1 for land outside the Control Areas that specifies the gas protection score is to be determined by a suitably qualified professional based on the characteristic gas situation and the intended use of the building.

Requirements for ground disturbance

As exhibited, these requirements apply to all buildings and works irrespective of their location within the buffer. They should be subject to the same exceptions as subdivision works requiring ground disturbance (in other words, they don't apply if the land is outside Control Areas 1 and 3 and the landfill gas risk is very low based on the characteristic gas situation, or an environmental audit states otherwise).

**Clause 7.0 Application requirements**

The characteristic gas situation is a critical factor in determining whether development proposals within the landfill buffer area are appropriate having regard to the landfill gas migration risk. For land in Control Area 2, Council will need to know the characteristic gas situation in order to determine whether a gas protection score of 3.5 should apply. For land outside the Control Areas, Council will need to understand the characteristic gas situation to determine whether the proposed use and development is appropriate, and whether any gas protection measures may be required. The Panel therefore recommends that applications in these areas include the landfill gas risk based on the characteristic gas situation, and has included an additional application requirement in Clause 7.0 to this effect.

The remaining application requirements in Clause 7.0 have been redrafted for clarity, or to reflect the Panel's recommended changes to Clauses 5.0 and 6.0.

**Clause 8.0 Decision guidelines**

The Panel recommends the decision guidelines include the landfill gas risk based on the characteristic gas situation, for the reasons set out above.

### (iii) Drafting of the Buffer Area Overlay Schedule 2

The Panel recommends minor drafting changes to the BAO2, as shown in Appendix B.2.

### (iv) Drafting of the changes to the Municipal Planning Strategy and local policy

The Panel has reviewed the proposed changes to Clause 02.03-3 (Environmental risks and amenity) of the Municipal Planning Strategy and the proposed Clause 13.07-1L-02 (Eaglehawk Landfill and Transfer Station), and considers they are appropriate.

**(v) Drafting of the Neighbourhood Residential Zone Schedule 1**

The Panel has reviewed the proposed NRZ1 and considers it is appropriate.

**(vi) Incorporated and background documents**

The Amendment proposes to incorporate the British Standard into the Planning Scheme, and specify the Buffer Risk Assessment and Audit as background documents to the Planning Scheme.

The Practitioner's Guide provides guidance on when it is appropriate to incorporate documents into a planning scheme, and when it is appropriate to reference documents in a planning scheme. It states that incorporated documents should generally be avoided, but:

> A document should be incorporated if the document is:
>
> - Essential to the administration or enforcement of the planning scheme, that is, without the document the scheme cannot be properly understood. The Code of Practice for Timber Production is an example.

The Practitioner's Guide goes on to state that it is preferable to extract the specific decision requirements from a document and include them directly in the relevant overlay schedule, rather than incorporate the document. However, where a document in lengthy or complex it may be better as an incorporated document. Incorporated documents should be in a suitable form for incorporation, including that they can be published online and are not subject to copyright that would prevent them from being published online.

The Panel is satisfied that the BAO1 could not be properly understood without the British Standard. The British Standard is a complex document and the relevant parts of the Standard could not be readily extracted into the BAO1. It is therefore appropriate to make the British Standard an incorporated document.

However, the British Standard is not freely available online. Council will need to provide applicants with access to the British Standard where required, and will need to manage any associated copyright issues.

The Practitioner's Guide states:

> If a document gives useful information that will help a user understand the planning scheme, it may be suitable for mention as a background document.

It goes on to state that background documents:

- must relate directly to a specific policy or provision in the planning scheme
- should not be included if the substantive elements of the document have been included in the planning scheme and require no further explanation.

The Panel is satisfied that the Buffer Risk Assessment and the Audit satisfy these requirements, and it is appropriate to include them as background documents.

## 4.3 Conclusion and recommendations

The Panel concludes:

- The Amendment documents are generally appropriately drafted apart from the Buffer Area Overlay Schedules, which should be adjusted as shown in Appendix B.

The Panel recommends:

**Amend the Buffer Area Overlay Schedule 1 as shown in Appendix B.1.**

**Amend the Buffer Area Overlay Schedule 2 as shown in Appendix B.2.**

# Appendix A Documents considered by the Panel

| No. | Date | Description | Provided by |
|---|---|---|---|
| **Amendment documents** | | | |
| 1 | Undated | Explanatory Report | Greater Bendigo City Council (Council) |
| 2 | N/A | Proposed policy changes:<br>- Clause 02.03-3 (Strategic Directions – Environmental risks and amenity)<br>- Clause 13.07-1L-02 (Amenity, Human Health and Safety – Eaglehawk Landfill and Transfer Station) | " |
| 3 | N/A | Proposed zone schedules:<br>- Neighbourhood Residential Zone Schedule 1 | " |
| 4 | N/A | Proposed overlay schedules:<br>- Buffer Area Overlay Schedule 1 (Eaglehawk Landfill Gas Protection Area)<br>- Buffer Area Overlay Schedule 2 (Eaglehawk Transfer Station Amenity Protection Area) | " |
| 5 | N/A | Proposed schedules to administrative clauses:<br>- Schedule to Clause 72.03 (What does this planning scheme consist of?)<br>- Schedule to Clause 72.04 (Documents incorporated into this planning scheme)<br>- Schedule to Clause 72.08 (Background documents)<br>- Clause 74.02 (Further strategic work) | " |
| 6 | N/A | Proposed incorporated and background documents in the Planning Scheme:<br>- British Standard<br>- Buffer Risk Assessment<br>- Audit | " |
| **Supporting documents** | | | |
| 7 | 17 Feb 2023 | Landfill Gas Protection Measures Guide | " |
| **Submissions** | | | |
| 8 | 16 Jun 2023 | Submission 1 – Coliban Water | Council |
| 9 | 20 Jun 2023 | Submission 2 – F Reed | " |
| 10 | 14 Jul 2023 | Submission 3 – Loddon Campaspe Community Legal Centre on behalf of R Benbow plus attachments | " |

| No. | Date | Description | Provided by |
|---|---|---|---|
| 11 | 14 Jul 2023 | Submission 4 – EPA | " |
| **Council minutes** | | | |
| 12 | 15 Jul 2020 | Amendment C242gben – Authorisation request | Council |
| 13 | 28 Aug 2023 | Amendment C242gben – Consider submissions and request panel | " |
| **Other material** | | | |
| 14 | 12 Aug 2015 | Landfill BPEM | Panel sourced |
| 15 | 7 Mar 2013 | EPA 1518 | " |
| 16 | Oct 2017 | EPA 1642 | " |
| 16 | Dec 2022 | Draft EPA Landfill Buffer Guidelines | " |
| 17 | Dec 2022 | Draft EPA Separation Distance Guidelines | " |
| 18 | Undated | Guide to separation distance and landfill buffer changes, EPA | " |
| 19 | Mar 2021 | Planning Practice Note 92: Managing Buffers for Land Use Compatibility | " |

# Appendix B Panel preferred version of the Buffer Area Overlay Schedules

**Tracked against the exhibited versions**

Tracked Added

~~Tracked Deleted~~

**Moved text has not been tracked**

## B:1 Schedule 1 to Clause 44.08 Buffer Area Overlay

### SCHEDULE 1 TO CLAUSE 44.08 BUFFER AREA OVERLAY

Shown on the planning scheme map as **BAO1**

### EAGLEHAWK LANDFILL GAS PROTECTION AREA

**1.0 Statement of risk**

The Eaglehawk Landfill and Transfer Station is a waste and resource recovery facility that accepts putrescible, organic and solid inert waste. The facility is classified as a hub of State significance in the *Statewide Waste and Resource Recovery Infrastructure Plan* (Sustainability Victoria, 2018) and the *Loddon Mallee Waste and Resource Recovery Implementation Plan* (Loddon Mallee Waste and Resource Recovery Group, 2016).

Even when landfills are operating in accordance with all relevant statutory obligations, landfill gas can (if not properly managed) pose human health and safety risks, such as asphyxiation and explosion.

The ~~facility~~ operator of the Eaglehawk Landfill and Transfer Station has prepared a *Buffer Risk Assessment for Eaglehawk Landfill* (AECOM, 2019) and a *Section 53V Audit of Risk of Harm - Landfill Buffer Eaglehawk Landfill 191-193 Upper California Gully Road, Eaglehawk, Victoria* (ERM, 2019). These assessments found there is potential for off-site landfill gas migration within 500 metres of the Eaglehawk Landfill ~~landfill~~, which can potentially discharge for more than 30 years after the last acceptance of waste. The assessments recommended planning controls be applied within the 500 metre buffer, informed by the level of landfill gas risk assessed in the assessments.

The assessments identified landfill gas risks ~~from the Eaglehawk Landfill and Transfer Station informs use and development of the site and surrounding areas. The risks have been determined~~ based on an analysis of the likelihood of the risk occurring and severity of the consequences for different receptor groups. The AECOM 2019 report identified different Control Areas within the buffer that reflect the different levels of risk within the buffer based on the ~~zone of the land~~ type of use and development proposed and the 'characteristic gas situation'. The Control Areas are shown on Map 1 of this Schedule.

The levels of landfill gas risk in C~~c~~ontrol A~~a~~rea 1 and C~~c~~ontrol A~~a~~rea 3 ~~, as shown on Map 1 of Schedule 1 to Clause 44.08,~~ are generally low but still require gas protection measures for most forms of development due to the potential severity of the consequences. The levels of landfill gas risk in C~~c~~ontrol A~~a~~rea 2 and all other areas outside of the C~~c~~ontrol A~~a~~reas but within the 500 metre buffer area, are likely to be very low, but the level of risk needs to be checked before development starts and protection measures applied where necessary.

**2.0 Objectives**

To ensure development within the landfill buffer is not at risk of landfill gas migration associated with the Eaglehawk Landfill.

To ensure that buildings and works are designed, constructed and maintained to mitigate potential adverse impacts caused by landfill gas migration, commensurate with the level of risk.

## 3.0 Definitions

In this Schedule:

- British Standard 8485 means the *Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings* (8545:2015+A1:2019).
- Characteristic gas situation has the meaning given in the British Standard.
- Control Area means a Control Area identified on Map 1 in this Schedule.
- Gas protection measures means measures to limit the movement of landfill gas to or through the proposed building, structure, or subdivision.

Further guidance is available in *Landfill gas protection measures user guide*, BGL Nominees Pty Limited, 2023.

## 43.0 Use of land

None specified.

## 54.0 Subdivision

A permit is required to subdivide land.

### Requirements

All buildings and works associated with the subdivision, including underground works to connect services, must include gas protection measures designed by a suitably qualified professional. Measures may include in-ground vertical venting, or trenches or wells at the site boundary or building envelope boundary to create a preferential pathway for gas to escape before reaching an existing or potential future building. The gas protection measures must be to the satisfaction of the responsible authority.

These requirements do not apply if one or more of the following is met ~~A permit to subdivide land must meet the following requirements, unless~~:

- The subdivision does not involve ground disturbance.~~; or~~
- The land is outside C~~c~~ontrol A~~a~~rea 1 and C~~c~~ontrol A~~a~~rea 3, as shown on Map 1 of Schedule 1 to Clause 44.08, and the landfill gas risk is very low based on the characteristic gas situation.~~; or~~
- An environmental audit statement prepared for the land under the *Environment Protection Act* 2017 has recommended otherwise.

**Permit conditions**

Where gas protection measures are required under this Clause 5.0, a~~A~~ permit to subdivide land ~~that includes gas protection measures~~ must include the following conditions:

*"The landfill gas protection measures determined by a suitably qualified professional and forming part of this permit or shown on the endorsed plans~~, including those relating to design, verification, installation, ongoing management and maintenance,~~ must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed."*

*"~~Prior to the issue of~~ Before a Statement of Compliance is issued ~~for the subdivision~~, written confirmation from a suitably qualified professional with demonstrated experience in gas protection measure installation, must be provided stating that any required gas protection measures have been verified to ensure they are fit for purpose and installed correctly in accordance with the manufacturer's instructions."*

Where an environmental audit statement under the *Environment Protection Act* 2017 has been provided, a permit to subdivide land must include the following conditions:

> *"Any measures recommended in an environmental audit statement prepared for the land that require significant ongoing maintenance or monitoring must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed."*
>
> *"Before a Statement of Compliance is issued, all relevant recommendations of the environmental audit statement must be complied with to the satisfaction of the responsible authority. Written confirmation of compliance must be provided by a suitably qualified environmental consultant or other suitable person acceptable to the responsible authority. Compliance sign off must be in accordance with any requirements in the environmental audit statement recommendations regarding verification of works."*

### 65.0 Buildings and works

A permit is required to construct a building or construct or carry out works, including:

- Demolition.
- Fences.
- Public toilets.
- A domestic swimming pool or spa and associated mechanical and safety equipment.
- A deck, including a deck to a dwelling.
- A disabled access ramp.
- A dependent person's unit.

This does not apply to:

- The construction of a building or structure which is not enclosed and does not require ground disturbance.; or
- An alteration to, or demolition of, a building or structure that does not require ground disturbance.

A permit to construct a building or construct or carry out works must not allow the construction of any enclosed basements or similar below ground spaces.

**Requirements for enclosed buildings**

Buildings and works associated with an enclosed building must include gGas protection measures must be designed by a suitably qualified professional to achieve the relevant gas protection score specified in Table 1 in accordance with the Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (British Standard 8485:2015+A1:2019) and should achieve the gas protection score as specified in Table 1 for the relevant zone of the land.

If the relevant zone is not listed in Table 1, the gas protection score is to be determined by a suitably qualified professional, to the satisfaction of the responsible authority.

**Table 1 Gas protection ~~measures~~score**

| ~~Type of zone~~Location of the land | Intended building use | Gas protection score |
|---|---|---|
| ~~Residential~~ Control Area 1 | All buildings | 3.5 |
| Control Area 2 | All buildings | The operator of the landfill is to determine the landfill gas risk based on the characteristic gas situation determined in accordance with the British Standard. If the landfill gas risk is:<br>▪ 'very low', no gas protection score applies<br>▪ above 'very low', the gas protection score is 3.5. |
| ~~Industrial (commercial building)~~ Control Area 3 | Office, Retail premises or Warehouse | 2.5 |
| ~~Industrial (industrial building)~~ Control Area 3 | Industry | 1.5 |
| Outside Control Areas 1, 2 or 3 | All buildings | The operator of the landfill is to determine the landfill gas risk based on the characteristic gas situation determined in accordance with the British Standard.<br>A suitably qualified professional is to determine the gas protection score (if any), based on the landfill gas risk and the intended use of the building, to the satisfaction of the responsible authority. |

All buildings and works should use a combination of two or more of the following ~~three~~ types of gas protection measures to achieve the relevant gas protection score (where required):

- A structural barrier within the floor slab.
- Ventilation measures.
- A gas resistant membrane.

These requirements do not apply if ~~A permit to construct an enclosed building or to construct or carry out works associated with an enclosed building, must meet the following requirements, unless~~:

- ~~The land is outside control area 1 and control area 3, as shown on Map 1 of Schedule 1 to Clause 44.08, and the landfill gas risk is very low based on the characteristic gas situation.; or~~
- An environmental audit statement prepared for the land under the *Environment Protection Act* 2017 has recommended otherwise.

**Requirements for ground disturbance**

All buildings and works ~~associated with the~~that require ground disturbance, including underground works to connect services, must include gas protection measures designed by a suitably qualified professional. Measures may include in-ground vertical venting, or trenches or wells at the site boundary or building envelope boundary to create a preferential pathway for gas to escape before reaching an existing or potential future building. The gas protection measures must be suitable, in combination with the types of gas protection measures specified in 'Requirements for enclosed buildings' in Clause 6.0, to enable future enclosed buildings to meet the requirements of Clause 6.0.

This requirement will not apply if:

- The land is outside Control Area 1 and Control Area 3 and the landfill gas risk is very low based on the characteristic gas situation; or

- An environmental audit statement prepared for the land under the *Environment Protection Act* 2017 has recommended otherwise

**Permit conditions**

Where gas protection measures are required, a~~A~~ permit to construct a building or construct or carry out works ~~that include gas protection measures~~ must include the following conditions:

> *"The landfill gas protection measures determined by a suitably qualified professional and forming part of this permit or shown on the endorsed plans ~~forming part of this permit or shown on the endorsed plans, including those relating to design, verification, installation, ongoing management and maintenance,~~ must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed."*
>
> *"Before a building is occupied or works are completed, written confirmation from a suitably qualified professional with demonstrated experience in gas protection measure installation, must be provided stating that any required gas protection measures have been verified to ensure they are fit for purpose and installed correctly in accordance with the manufacturer's instructions."*

Where an environmental audit statement under the *Environment Protection Act* 2017 has been provided, a permit to construct a building or to construct or carry out works must include the following conditions:

> *"Any measures recommended in an environmental audit statement prepares for the land that require significant ongoing maintenance or monitoring must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed."*
>
> *"Before a building is occupied or works are completed, all relevant recommendations of the environmental audit statement must be complied with to the satisfaction of the responsible authority. Written confirmation of compliance must be provided by a suitably qualified environmental consultant or other suitable person acceptable to the responsible authority. Compliance sign off must be in accordance with any requirements in the environmental audit statement recommendations regarding verification of works."*

## 7~~6~~.0 Application requirements

The following application requirements apply to an application for a permit under Clause 44.08, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Any relevant environmental audit statement which has been prepared for the land under the *Environment Protection Act* 2017.
- For land other than land in Control Areas 1 and 3, the landfill gas risk based on the characteristic gas situation determined in accordance with the British Standard.
- Where required under Clause 6.0, t~~T~~he gas protection score~~, determined by a suitably qualified professional,~~ for the proposed buildings and works being undertaken on the land determined in accordance with Table 1~~where the relevant zone use is not listed in in accordance with Table 1~~.
- Where gas protection measures are required under Clause 5.0 or Clause 6.0, ~~an application must be accompanied by~~ the design of any proposed gas protection measures ~~to limit the movement of landfill gas relevant to the proposed building, structure or subdivision~~, prepared by a suitably qualified professional and designed in accordance with the ~~Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (~~British Standard 8485~~:2015+A1:2019)~~.

- Where gas protection measures are not required under Clause 5.0 or Clause 6.0, ~~the application must be accompanied by~~ a statement confirming the reason ~~for which~~ they are not required in accordance with Clause 5.0 or Clause 6.0~~, from the following:~~
- ~~The application is for subdivision which does not involve ground disturbance.~~
- ~~The land is outside control area 1 and control area 3 shown on Map 1 of Schedule 1 to Clause 44.08 and the landfill gas risk is very low based on the characteristic gas situation.~~
- ~~An environmental audit statement under the Environment Protection Act 2017 has recommended otherwise~~.

## ~~7~~8.0 Exemption from notice and review

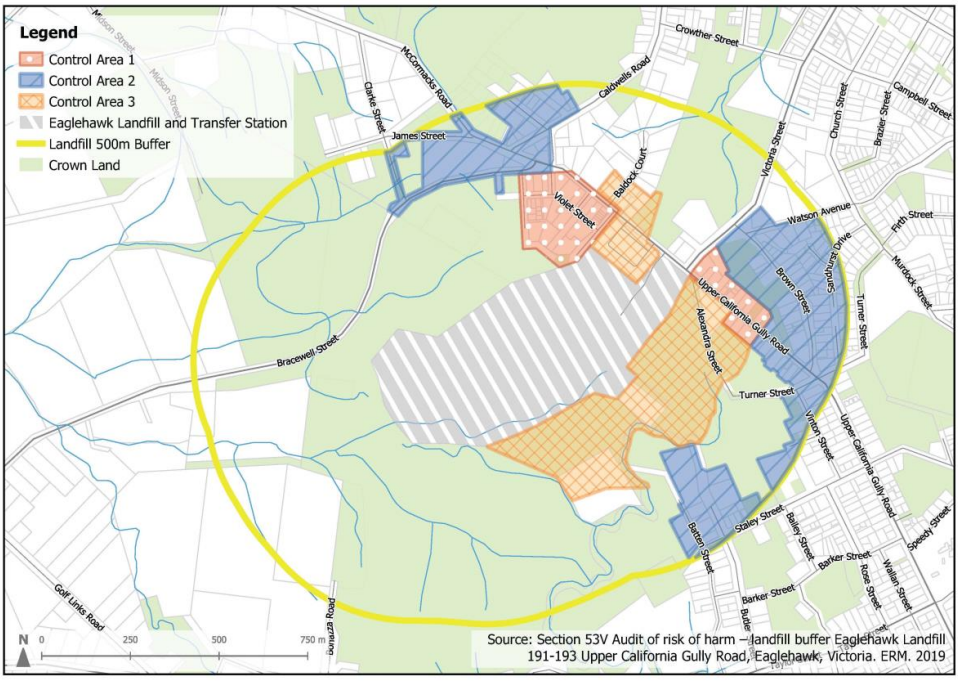
An application for construction of a building or to construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

## 9~~8~~.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.08, in addition to those specified in Clause 44.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The landfill gas risk based on the characteristic gas situation.
- Whether gas protection measures are required based on the characteristic gas situation.
- Where gas protection measures are required:
  - Whether the proposed gas protection measures will protect against human health and minimise safety risks.
  - Whether the proposed gas protection measures will achieve the relevant gas protection score in Table 1 (where applicable).
  - Whether the proposal adequately meets the requirements of the ~~for the Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (~~British Standard ~~8485:2015+A1:2019)~~.
- Where gas protection measures are not required:
  - Whether the development ~~that does not include gas protection measures~~ is at risk of potential landfill gas migration.

**Map 1 of Schedule 1 to Clause 44.08**



## B:2 Schedule 2 to Clause 44.08 Buffer Area Overlay

### SCHEDULE 2 TO CLAUSE 44.08 BUFFER AREA OVERLAY

Shown on the planning scheme map as **BAO2**

### EAGLEHAWK TRANSFER STATION AMENITY PROTECTION AREA

#### 1.0 Statement of risk

The Eaglehawk Landfill and Transfer Station is a waste and resource recovery facility that accepts putrescible, organic and solid inert waste. The facility is classified as a hub of State significance in the *Statewide Waste and Resource Recovery Infrastructure Plan* (Sustainability Victoria, 2018) and the *Loddon Mallee Waste and Resource Recovery Implementation Plan* (Loddon Mallee Waste and Resource Recovery Group, 2016).

The ~~facility~~ operator of Eaglehawk Landfill and Transfer Station has prepared a *Section 53V Audit of Risk of Harm - Landfill Buffer Eaglehawk Landfill 191-193 Upper California Gully Road, Eaglehawk, Victoria* (ERM, 2019). The audit ~~It~~ found that there is potential for the transfer station to create unintended and elevated off-site odour impacts, primarily to the north and east of the site. These impacts could affect human health by causing headaches and nausea. The risks are greatest for sensitive uses, which have a particular focus on protecting air quality for human health and wellbeing, local amenity and aesthetic enjoyment.

#### 2.0 Objectives

To restrict encroachment and intensification of land uses and development that are sensitive to the potential unintended off-site impacts of odour emissions from the Eaglehawk Transfer Station on human health.

To limit the density of sensitive uses in existing residential areas while odour generating activities ~~transfer station uses~~ operate at the Eaglehawk Transfer Station.

#### 3.0 Use of land

Land must not be used for:

- More than one dwelling on a lot.
- More than one dependent person's unit on a lot.

The following uses are prohibited on land affected by this overlay:

- Accommodation (other than dwelling and dependent person's unit).
- Education centre.
- Hospital.
- Place of assembly.

The above requirements do not apply if the Eaglehawk Landfill and Transfer Station ceases operation, or an environmental audit statement which has been prepared under the *Environment Protection Act* 2017~~,~~ recommends otherwise.

#### 4.0 Subdivision

A permit is required to subdivide land.

Any subdivision of land that results in an increase in the number of dwellings permitted on the land is prohibited.

The above requirement does not apply if the Eaglehawk Landfill and Transfer Station ceases operation, or an environmental audit statement prepared under the *Environment Protection Act* 2017 recommends otherwise.

## 5.0 Buildings and works

None specified.

## 6.0 Application requirements

The following application requirements apply to an application for a permit under Clause 44.08, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to subdivide land, d~~D~~etails of proposed restrictions on the subdivision to prevent the future use and development of sensitive uses, including additional dwellings.

## 7.0 Exemption from notice and review

An application for construction of a building or to construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

## 8.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.08, in addition to those specified in Clause 44.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal results in further encroachment and intensification of sensitive uses and development within the buffer area.
- Whether the subdivision will result in an increase in the allowable number of dwellings ~~and people~~ within the buffer area.
- Whether the proposal adequately responds to the recommendations of any relevant environmental audit statement.
- Whether the Eaglehawk Landfill and Transfer Station has ceased operation.

## 02.03-3 Environmental risks and amenity

--/--/----
Proposed C242gben

The key environmental risks for Greater Bendigo are:

- Climate change.
- Bushfire.
- Flooding.
- Soil degradation.
- Land use compatibility.

### Natural environmental risks

Greater Bendigo has committed to reaching net zero emissions by 2050, to contribute towards keeping global temperature rise to under two degrees Celsius. Responding to climate change includes:

- Taking a precautionary approach to managing climate change risks.
- Responding rapidly to enable climate change impacts to be minimised.
- Adapting to climate change that is already occurring.

Having a valuable network of public and private forests throughout the municipality also means that most of the municipality is bushfire prone. The extent of rural living uses throughout the rural areas and on the edges of the urban areas increases this vulnerability.

Bendigo Creek and its tributaries, and the McIvor Creek in Heathcote, have a long history of flooding that has historically caused damage to infrastructure and buildings. Some flooding is the result of old drainage systems that do not have sufficient capacity during large storm events, which are increasing in frequency.

Many of the soils in the municipality, particularly the granite and sedimentary slopes, are prone to erosion and salinity and need to be carefully managed.

Former mine sites have left a legacy of contaminated land across Bendigo. It is a challenge to remediate this land to be suitable for other uses, particularly residential development.

The strategic directions for natural environmental risks are:

- Contribute towards keeping global temperature rise to under two degrees Celsius by efficient use of land and other resources, reducing dependency on fossil fuels and supporting environmentally sustainable development.
- Respond to impacts of climate change on agricultural and urban areas through flexible application of planning tools and policies as change occurs.
- Strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.
- Manage flooding risks that have the potential to cause harm to people and property and damage environmental values.
- Reduce erosion causing activities and support development that improves soil quality and condition on agricultural and rural land.
- Minimise processes that contribute to salinity which occurs across the whole municipality.
- Ensure new development manages the risks from legacy mining contamination.

### Land use compatibility

The interface between urban development and forested areas, waste and resource recovery infrastructure and active gold mines in the municipality need to be managed to safeguard community amenity, protect forest values and support key services and industries. Landfill gas and amenity

buffers have been applied to the Eaglehawk Landfill and Transfer Station, which is a state waste and recovery hub, to manage the interface. There is further work to do in putting in place explicit buffers to manage other interfaces.

Licensed venues can have considerable social impact on communities and the amenity of areas surrounding venues and need to be appropriately managed. Problem gambling affects a small proportion of gamblers. By locating gaming venues appropriately, the incidence of "convenience gaming" should decrease.

The strategic directions for land use compatibility are:

- Manage the interface between urban development and incompatible uses including waste and resource recovery infrastructure, gold mines and other uses with off-site amenity impacts to support land use compatibility.
- Minimise land use compatibility issues through separating waste and resource recovery infrastructure, gold mines, and other uses with off-site amenity impacts.
- Protect critical infrastructure from incompatible adjoining uses.
- Direct licenced venues and gaming facilities to locations that minimise their impact on the amenity of surrounding areas and the wellbeing of community members affected by problem drinking and gambling.

## 02.03-4 Natural resource management

11/03/2022
C256gben

The key natural resource management issues for Greater Bendigo are:

- The protection of agricultural land and sustainable agricultural land use.
- Protection of water assets.
- Resource exploration and extraction.

Greater Bendigo's rural areas support a diverse agricultural base, which has traditionally been based on grazing in the southern areas of the municipality and mixed grazing and cropping in the northern half. The most productive agricultural land in the municipality is in the Campaspe River, Axe Creek, Bendigo Creek, and Bullock Creek areas. Rural Bendigo generates nearly $200 million of agricultural product each year.

Investment in grape production over the last three decades, particularly in the Heathcote region, has consolidated Greater Bendigo as a major wine region. Many other niche farming activities, especially associated with paddock to plate enterprise, have developed in recent years and are supported as a growth area.

There is continued growth in more intensive animal production such as poultry and pigs. Growth is also occurring in agricultural businesses that rely on irrigation and animal keeping and animal training facilities (including stables).

Major agricultural processing plants to the west of urban Bendigo and in Castlemaine (in the neighbouring Mount Alexander Shire) form a cluster of intensive rural industry and associated manufacturing.

There are areas where agricultural activities are potentially compromised by a fragmented subdivision pattern and isolated dwellings in rural areas have the potential to disrupt agricultural activities. Ongoing agricultural production depends, in part, upon maintaining a mass of productive land, which excludes concentrations of residential type uses that have the potential to restrict normal agricultural practices.

There are significant groundwater assets across the municipality. Both surface and groundwater require protection from high nutrient loads and from the impacts of dry land salinity and erosion.

Securing long term water supplies for the towns is key for future growth and development.

## 13.07-1L-02 Eaglehawk Landfill and Transfer Station

--/--/----
Proposed C242gben

### Policy Application

This policy applies to land within the Buffer Area Overlay surrounding the Eaglehawk Landfill and Transfer Station.

### Objective

To manage the potential risk to human health and property posed by the off-site amenity and landfill gas impacts of the Eaglehawk Landfill and Transfer Station.

### Strategies

- Discourage the rezoning of land for residential and other sensitive uses within 500 metres of the Eaglehawk Landfill and Transfer Station unless supported by an environmental audit statement under the *Environment Protection Act* 2017.
- Manage development within the buffer area to minimise landfill gas and amenity impacts through:
  - Restricting sensitive uses;
  - Limiting the number of new dwellings and people; and
  - Landfill gas protection measures.

### Policy documents

*Buffer Risk Assessment for Eaglehawk Landfill* (AECOM, 2019)

*Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings* (British Standard 8485:2015+A1:2019)

*Section 53V Audit of Risk of Harm - Landfill Buffer Eaglehawk Landfill 191-193 Upper California Gully Road, Eaglehawk, Victoria* (ERM, 2019)

## 13.07-2S Major hazard facilities

26/10/2018
VC152

### Objective

To minimise the potential for human and property exposure to risk from incidents that may occur at a major hazard facility and to ensure the ongoing viability of major hazard facilities.

### Strategies

Ensure major hazard facilities are sited, designed and operated to minimise risk to surrounding communities and the environment.

Consider the risks associated with increasing the intensity of use and development within the threshold distance of an existing major hazard facility.

Apply appropriate threshold distances from sensitive land uses for new major hazard facilities and between major hazard facilities.

Protect registered or licenced major hazard facilities as defined under Regulation 5 of the Occupational Health and Safety Regulations 2017 from encroachment of sensitive land uses.

GREATER BENDIGO PLANNING SCHEME

--/--/----
Proposed C242gben

## SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ1**.

**EAGLEHAWK LANDFILL AND TRANSFER STATION BUFFER AREA**

### 1.0 Neighbourhood character objectives

--/--/----
Proposed C242gben

To support development which responds to the environmental constraints presented by the Eaglehawk Landfill and Transfer Station.

To support low scale development with generous setbacks.

To maintain a rhythm of detached dwellings set behind landscaped front gardens with setbacks from side boundaries.

To support new buildings and extensions that are recessed from the ground floor façade and do not visually dominate dwellings or streetscapes.

### 2.0 Minimum subdivision area

--/--/----
Proposed C242gben

None specified.

### 3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

--/--/----
Proposed C242gben

| | Requirement |
|---|---|
| **Permit requirement for the construction or extension of one dwelling on a lot** | None specified |
| **Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot** | None specified |

### 4.0 Requirements of Clause 54 and Clause 55

--/--/----
Proposed C242gben

| | Standard | Requirement |
|---|---|---|
| **Minimum street setback** | A3 and B6 | None specified |
| **Site coverage** | A5 and B8 | None specified |
| **Permeability** | A6 and B9 | None specified |
| **Landscaping** | B13 | None specified |
| **Side and rear setbacks** | A10 and B17 | A new building not on or within 200mm of a boundary should be set back from side or rear boundaries at least 1-3 metres. |
| **Walls on boundaries** | A11 and B18 | None specified |
| **Private open space** | A17 | None specified |
| | B28 | None specified |
| **Front fence height** | A20 and B32 | A front fence within 3 metres of a street should not exceed 1.2 metres in height. |

### 5.0 Maximum building height requirement for a dwelling or residential building

--/--/----
Proposed C242gben

None specified.

## 6.0 Application requirements

--/--/----
Proposed C242gben

None specified.

## 7.0 Decision guidelines

--/--/----
Proposed C242gben

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development responds to the environmental constraints presented by the Eaglehawk Landfill and Transfer Station.
- Whether the development is low scale with generous setbacks.
- Whether a streetscape rhythm of detached dwellings set behind landscaped front gardens with side setbacks is maintained.
- Whether new buildings and extensions are recessed from the ground floor facade.
- Whether new buildings and extensions visually dominate dwellings or streetscapes.

GREATER BENDIGO PLANNING SCHEME

## 44.08 BUFFER AREA OVERLAY

01/03/2021
V10

Shown on the planning scheme map as **BAO** with a number.

### Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify buffer areas where there is potential for off-site impacts on human health or safety, or significant off-site impacts on amenity, from industry, warehouse, infrastructure or other uses.

To ensure that use and development within buffer areas is compatible with potential off-site impacts.

## 44.08-1 Buffer area risk and objectives

01/03/2021
V10

A schedule to this overlay must contain:

- A statement of risk.
- Objectives to be achieved.

## 44.08-2 Use of land

01/03/2021
V10

Any requirement in a schedule to this overlay must be met.

## 44.08-3 Subdivision

01/03/2021
V10

Any requirement in a schedule to this overlay must be met.

## 44.08-4 Buildings and works

01/03/2021
V10

Any requirement in a schedule to this overlay must be met.

## 44.08-5 Application requirements

01/03/2021
V10

An application must be accompanied by any information specified in a schedule to this overlay.

## 44.08-6 Exemption from notice and review

01/03/2021
V10

A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

## 44.08-7 Decision guidelines

01/03/2021
V10

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

- The Municipal Planning Strategy and Planning Policy Framework.
- The statement of risk and objectives contained in a schedule to this overlay.
- Any other decision guidelines specified in a schedule to this overlay.

GREATER BENDIGO PLANNING SCHEME

--/--/----
Proposed C242gben

# SCHEDULE 1 TO CLAUSE 44.08 BUFFER AREA OVERLAY

Shown on the planning scheme map as **BAO1**

## EAGLEHAWK LANDFILL GAS PROTECTION AREA

## 1.0 Statement of risk

--/--/----
Proposed C242gben

The Eaglehawk Landfill and Transfer Station is a waste and resource recovery facility that accepts putrescible, organic and solid inert waste. The facility is classified as a hub of State significance in the *Statewide Waste and Resource Recovery Infrastructure Plan* (Sustainability Victoria, 2018) and the *Loddon Mallee Waste and Resource Recovery Implementation Plan* (Loddon Mallee Waste and Resource Recovery Group, 2016).

Even when landfills are operating in accordance with all relevant statutory obligations, landfill gas can pose human health and safety risks, such as asphyxiation and explosion.

The operator of the Eaglehawk Landfill and Transfer Station has prepared a *Buffer Risk Assessment for Eaglehawk Landfill* (AECOM, 2019) and a *Section 53V Audit of Risk of Harm - Landfill Buffer Eaglehawk Landfill 191-193 Upper California Gully Road, Eaglehawk, Victoria* (ERM, 2019). These assessments found there is potential for off-site landfill gas migration within 500 metres of the Eaglehawk Landfill, which can potentially discharge for more than 30 years after the last acceptance of waste. The assessments recommended planning controls be applied within the 500 metre buffer, informed by the level of landfill gas risk assessed in the assessments.

The assessments identified landfill gas risks based on an analysis of the likelihood of the risk occurring and severity of the consequences for different receptor groups. The AECOM 2019 report identified different Control Areas within the buffer that reflect the different levels of risk within the buffer based on the type of use and development proposal and the 'characteristic gas situation'. The Control Areas are shown on Map 1 of this Schedule.

The levels of landfill gas risk in Control Area 1 and Control Area 3 are generally low but still require gas protection measures for most forms of development due to the potential severity of the consequences. The levels of landfill gas risk in Control Area 2 and all other areas outside of the Control Areas but within the 500 metre buffer area, are likely to be very low, but the level of risk needs to be checked before development starts and protection measures applied where necessary.

## 2.0 Objectives

--/--/----
Proposed C242gben

To ensure development within the landfill buffer is not at risk of landfill gas migration associated with the Eaglehawk Landfill.

To ensure that buildings and works are designed, constructed and maintained to mitigate potential adverse impacts caused by landfill gas migration, commensurate with the level of risk.

## 3.0 Definitions

--/--/----
Proposed C242gben

In this Schedule:

- British Standard 8485 means the *Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings* (8485:2015+A1:2019).
- Characteristic gas situation has the meaning given in the British Standard.
- Control Area means the Control Area identified on Map 1 in this Schedule.
- Gas protection measures means measures to limit the movement of landfill gas to or through the proposed building, structure or subdivision.

Further guidance is available in *Landfill gas protection measures user guide,* BGL Nominees Pty Limited, 2023.

**4.0 Use of land**

None specified.

## 5.0 Subdivision

--/--/---- Proposed C242gben

A permit is required to subdivide land.

**Requirements**

All buildings and works associated with the subdivision, including underground works to connect services, must include gas protection measures designed by a suitably qualified professional. Measures may include in-ground vertical venting, or trenches or wells at the site boundary or building envelope boundary to create a preferential pathway for gas to escape before reaching an existing or potential future building. The gas protection measures must be to the satisfaction of the responsible authority.

These requirements do not apply if one or more of the following is met:

- The subdivision does not involve ground disturbance.
- The land is outside Control area 1 and Control area 3, as shown on Map 1 of Schedule 1 to Clause 44.08, and the landfill gas risk is very low based on the characteristic gas situation.
- An environmental audit statement prepared for the land under the *Environment Protection Act* 2017 has recommended otherwise.

**Permit conditions**

Where gas protection measures are required under this Clause 5.0, a permit to subdivide land must include the following conditions:

*"The landfill gas protection measures determined by a suitably qualified professional and forming part of this permit or shown on the endorsed plans must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed."*

*"Before a Statement of Compliance is issued, written confirmation from a suitably qualified professional with demonstrated experience in gas protection measure installation, must be provided stating that any required gas protection measures have been verified to ensure they are fit for purpose and installed correctly in accordance with the manufacturer's instructions."*

Where an environmental audit statement under the *Environment Protection Act* 2017 has been provided, a permit to subdivide land must include the following conditions:

"*Any measures recommended in an environmental audit statement prepared for the land that require significant ongoing maintenance or monitoring must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.*"

"*Before a Statement of Compliance is issued, all relevant recommendations of the environmental audit statement must be complied with to the satisfaction of the responsible authority. Written confirmation of compliance must be provided by a suitably qualified environmental consultant or other suitable person acceptable to the responsible authority. Compliance sign off must be in accordance with any requirements in the environmental audit statement recommendations regarding verification of works.*"

## 6.0 Buildings and works

--/--/---- Proposed C242gben

A permit is required to construct a building or construct or carry out works, including:

- Demolition.
- Fences.
- Public toilets.

- A domestic swimming pool or spa and associated mechanical and safety equipment.
- A deck, including a deck to a dwelling.
- A disabled access ramp.
- A small second dwelling.

This does not apply to:

- The construction of a building or structure which is not enclosed and does not require ground disturbance.
- An alteration to, or demolition of, a building or structure that does not require ground disturbance.

A permit to construct a building or construct or carry out works must not allow the construction of any enclosed basements or similar below ground spaces.

**Requirements for enclosed buildings**

Buildings and works associated with an enclosed building must include gas protection measures designed by a suitably qualified professional to achieve the relevant gas protection score specified in Table 1 in accordance with the British Standard 8485.

**Table 1 Gas protection score**

| Location of the land | Type of zone | Gas protection score |
|---|---|---|
| Control Area 1 | All buildings | 3.5 |
| Control Area 2 | All buildings | The operator of the landfill is to determine the landfill gas risk based on the characteristic gas situation determined in accordance with the British Standard. If the landfill gas risk is:<br>- 'very low', no gas protection score applies<br>- above 'very low', the gas protection score is 3.5. |
| Control Area 3 | Office, Retail premises or Warehouse | 2.5 |
| Control Area 3 | Industry | 1.5 |
| Outside Control Areas 1, 2 or 3 | All buildings | The operator of the landfill is to determine the landfill gas risk based on the characteristic gas situation determined in accordance with the British Standard.<br>A suitably qualified professional is to determine the gas protection score (if any), based on the landfill gas risk and the intended use of the building, to the satisfaction of the responsible authority. |

All buildings and works should use a combination of two or more of the following types of gas protection measures to achieve the relevant gas protection score (where required):

- A structural barrier within the floor slab.
- Ventilation measures.
- A gas resistant membrane.

These requirements do not apply if an environmental audit statement prepared for the land under the *Environment Protection Act* 2017 has recommended otherwise.

**Requirements for ground disturbance**

All buildings and works that require ground disturbance, including underground works to connect services, must include gas protection measures designed by a suitably qualified professional. Measures may include in-ground vertical venting, or trenches or wells at the site boundary or building envelope boundary to create a preferential pathway for gas to escape before reaching an existing or potential future building. The gas protection measures must be suitable, in combination with the types of gas protection measures specified in 'Requirements for enclosed buildings' in Clause 6.0, to enable future enclosed buildings to meet the requirements of Clause 6.0.

This requirement will not apply if:

- The land is outside of Control Area 1 and Control Area 3 and the landfill gas risk is very low based on the characteristic gas situation; or
- An environmental audit statement prepared for the land under the *Environment Protection Act* 2017 has recommended otherwise.

**Permit conditions**

Where gas protection measures are required, a permit to construct a building or construct or carry out works must include the following conditions:

*"The landfill gas protection measures determined by a suitably qualified professional and forming part of this permit or shown on the endorsed plans must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed."*

*"Before a building is occupied or works are completed, written confirmation from a suitably qualified professional with demonstrated experience in gas protection measure installation, must be provided stating that any required gas protection measures have been verified to ensure they are fit for purpose and installed correctly in accordance with the manufacturer's instructions."*

Where an environmental audit statement under the *Environment Protection Act* 2017 has been provided, a permit to construct a building or to construct or carry out works must include the following conditions:

"*Any measures recommended in an environmental audit statement prepared for the land that require significant ongoing maintenance or monitoring must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed*."

"*Before a building is occupied or works are completed, all the relevant recommendations of the environmental audit statement must be complied with to the satisfaction of the responsible authority. Written confirmation of compliance must be provided by a suitably qualified environmental consultant or other suitable person acceptable to the responsible authority. Compliance sign off must be in accordance with any requirements in the environmental audit statement recommendations regarding verification of works*."

## 7.0 Application requirements

--/--/----
Proposed C242gben

The following application requirements apply to an application for a permit under Clause 44.08, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Any relevant environmental audit statement which has been prepared for the land under the *Environment Protection Act* 2017.
- For land other than land in Control Areas 1 and 3, the landfill gas risk based on the characteristic gas situation determined in accordance with the British Standard.
- Where required by Clause 6.0 the gas protection score for the proposed buildings and works being undertaken on the land determined in accordance with Table 1.

- Where gas protection measures are required under Clause 5.0 or Clause 6.0, the design of any proposed gas protection measures prepared by a suitably qualified professional and designed in accordance with the British Standard 8485.
- Where gas protection measures are not required under Clause 5.0 or Clause 6.0 a statement confirming the reason they are not required in accordance with Clause 5.0 or Clause 6.0.

## 8.0 Exemption from notice and review

--/--/----
Proposed C242gben

An application for construction of a building or to construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

## 9.0 Decision guidelines

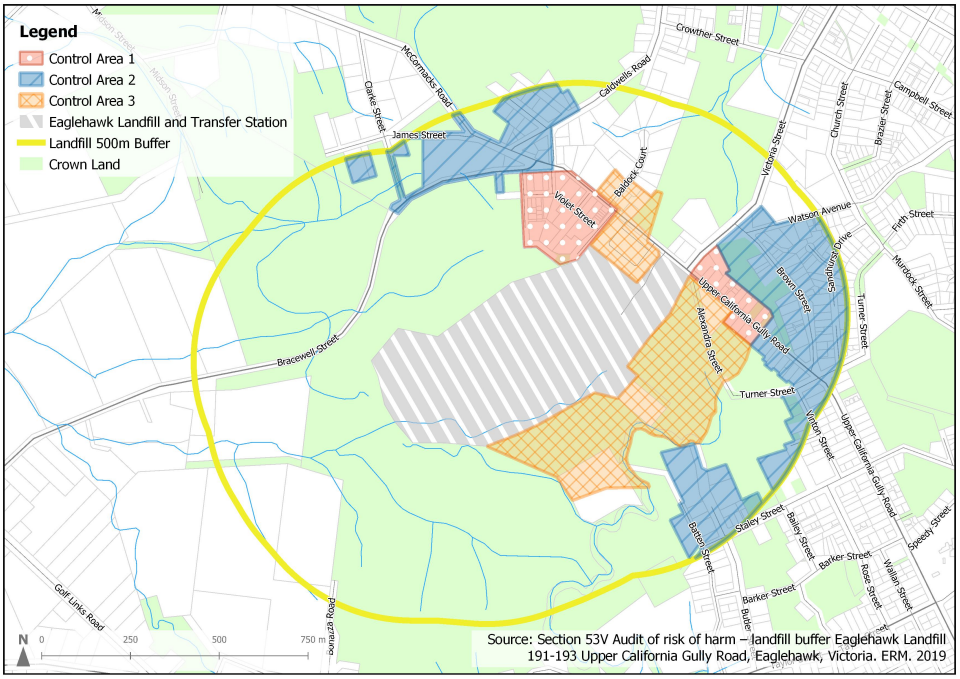
--/--/----
Proposed C242gben

The following decision guidelines apply to an application for a permit under Clause 44.08, in addition to those specified in Clause 44.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The landfill gas risk based on the characteristic gas situation.
- Whether gas protection measures are required based on the characteristic gas situation.
- Where gas protection measures are required:
  - Whether the proposed gas protection measures will protect human health, and minimise safety risks.
  - Whether the proposed gas protection measures will achieve the relevant gas protection score in Table 1 (where applicable).
  - Whether the proposal adequately meets the requirements of the British Standard.
- Where gas protection measures are not required:
  - Whether development that does not include gas protection measures is at risk of potential landfill gas migration.

**GREATER BENDIGO PLANNING SCHEME**

**Map 1 of Schedule 1 to Clause 44.08**



GREATER BENDIGO PLANNING SCHEME

--/--/----
Proposed C242gben

## SCHEDULE 2 TO CLAUSE 44.08 BUFFER AREA OVERLAY

Shown on the planning scheme map as **BAO2**

**EAGLEHAWK TRANSFER STATION AMENITY PROTECTION AREA**

### 1.0 Statement of risk

--/--/----
Proposed C242gben

The Eaglehawk Landfill and Transfer Station is a waste and resource recovery facility that accepts putrescible, organic and solid inert waste. The facility is classified as a hub of State significance in the *Statewide Waste and Resource Recovery Infrastructure Plan* (Sustainability Victoria, 2018) and the *Loddon Mallee Waste and Resource Recovery Implementation Plan* (Loddon Mallee Waste and Resource Recovery Group, 2016).

The operator of Eaglehawk Landfill and Transfer Station has prepared a *Section 53V Audit of Risk of Harm - Landfill Buffer Eaglehawk Landfill 191-193 Upper California Gully Road, Eaglehawk, Victoria* (ERM, 2019). The audit found that there is potential for the transfer station to create unintended and elevated off-site odour impacts, primarily to the north and east of the site. These impacts could affect human health by causing headaches and nausea. The risks are greatest for sensitive uses, which have a particular focus on protecting air quality for human health and wellbeing, local amenity and aesthetic enjoyment.

### 2.0 Objectives

--/--/----
Proposed C242gben

To restrict encroachment and intensification of land uses and development that are sensitive to the potential unintended off-site impacts of odour emissions from the Eaglehawk Transfer Station on human health.

To limit the density of sensitive uses in existing residential areas while odour generating activities operate at the Eaglehawk Transfer Station.

### 3.0 Use of land

--/--/----
Proposed C242gben

Land must not be used for:

- More than one dwelling on a lot.
- More than one small second dwelling on a lot.

The following uses are prohibited on land affected by this overlay:

- Accommodation (other than dwelling and small second dwelling).
- Education centre.
- Hospital.
- Place of assembly.

The above requirements do not apply if the Eaglehawk Landfill and Transfer Station ceases operation, or an environmental audit statement which has been prepared under the *Environment Protection Act* 2017, recommends otherwise.

### 4.0 Subdivision

--/--/----
Proposed C242gben

A permit is required to subdivide land.

Any subdivision of land that results in an increase in the number of dwellings permitted on the land is prohibited.

The above requirement does not apply if the Eaglehawk Landfill and Transfer Station ceases operation, or an environmental audit statement prepared under the *Environment Protection Act* 2017 recommends otherwise.

## 5.0 Buildings and works

--/--/----
Proposed C242gben

None specified.

## 6.0 Application requirements

--/--/----
Proposed C242gben

The following application requirements apply to an application for a permit under Clause 44.08, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to subdivide land, details of proposed restrictions on the subdivision to prevent the future use and development of sensitive uses, including additional dwellings.

## 7.0 Exemption from notice and review

--/--/----
Proposed C242gben

An application for construction of a building or to construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

## 8.0 Decision guidelines

--/--/----
Proposed C242gben

The following decision guidelines apply to an application for a permit under Clause 44.08, in addition to those specified in Clause 44.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal results in further encroachment and intensification of sensitive uses and development within the buffer area.
- Whether the subdivision will result in an increase in the number of allowable dwellings within the buffer area.
- Whether the proposal adequately responds to the recommendations of any relevant environmental audit statement.
- Whether the Eaglehawk Landfill and Transfer Station has ceased operation.

**GREATER BENDIGO PLANNING SCHEME**

16/08/2018
C236

## SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

### 1.0 Maps comprising part of this planning scheme:

--/--/----
Proposed C242gben

- 1, 1BMO, 1HO, 1LSIO, 1SMO, 1VPO
- 2, 2BMO, 2ESO, 2HO, 2RO, 2SCO, 2VPO
- 3, 3ESO, 3HO, 3SCO, 3VPO
- 4, 4ESO, 4HO, 4VPO
- 5, 5BMO, 5DCPO, 5DPO, 5ESO, 5HO, 5LSIO, 5PAO, 5VPO
- 6, 6BMO, 6DPO, 6ESO, 6HO, 6LSIO, 6VPO
- 7, 7HO
- 8, 8BMO, 8ESO, 8HO, 8LSIO, 8RO, 8SBO, 8VPO
- 9, 9BMO, 9DCPO, 9DPO, 9ESO, 9HO, 9LSIO, 9RO, 9SMO, 9VPO
- 10,10BMO, 10ESO, 10HO, 10VPO
- 11, 11BMO, 11DPO, 11EAO, 11ESO, 11SMO
- 12, 12BMO, 12DCPO, 12DDO, 12DPO, 12EAO, 12ESO, 12HO, 12LSIO, 12SBO, 12VPO
- 13, 13BMO, 13DDO, 13ESO, 13HO, 13LSIO, 13SCO, 13VPO
- 14, 114BMO, 4DDO, 14EAO, 14ESO, 14HO, 14LSIO, 14NCO, 14SBO, 14SCO, 14SMO, 14VPO
- 15, 15BMO, 15DDO, 15DPO, 15ESO, 15HO, 15LSIO, 15SBO, 15SLO, 15VPO
- 16, 16AEO, 16BMO, 16DDO, 16DPO, 16ESO, 16HO, 16LSIO, 16SBO, 16SCO, 16VPO
- 17, 17BMO, 17DDO, 17DPO, 17ESO, 17HO, 17LSIO, 17VPO
- 18, 18BAO, 18BMO, 18DDO, 18DPO, 18EAO, 18ESO, 18HO, 18HO1, 18LSIO, 18NCO, 18SBO, 18SCO, 18SLO, 18SMO, 18VPO
- 19, 19BMO, 19DDO, 19DPO, 19EAO, 19HO, 19HO1, 19LSIO, 19NCO, 19PO, 19SBO, 19SCO, 19SLO, 19SMO, 19VPO
- 20, 20AEO, 20BMO, 20DDO, 20DPO, 20HO, 20LSIO, 20SCO, 20SMO, 20VPO
- 21, 21BMO, 21DPO, 21ESO, 21LSIO, 21VPO
- 22, 22BMO, 22DDO, 22DPO, 22EAO, 22ESO, 22HO, 22LSIO, 22NCO, 22PAO, 22SBO, 22SLO, 22SMO, 22VPO
- 23, 23BMO, 23DDO, 23DPO, 23EAO, 23ESO, 23HO, 23LSIO, 23NCO, 23PO, 23SBO, 23SCO, 23SLO, 23VPO
- 24, 24BMO, 24DDO, 24DPO, 24ESO, 24HO, 24LSIO, 24SMO, 24VPO
- 25, 25BMO, 25DDO, 25DPO, 25EAO, 25ESO, 25HO, 25LSIO, 25SMO, 25VPO
- 26, 26BMO, 26DDO, 26DPO, 26EAO, 26ESO, 26HO, 26LSIO, 26SBO, 26SLO, 26SMO, 26VPO
- 27, 27BMO, 27DPO, 27ESO, 27HO, 27VPO
- 28, 28BMO, 28DPO, 28ESO, 28HO, 28LSIO, 28SMO, 28VPO
- 29, 29BMO, 29DPO, 29EMO, 29ESO, 29HO, 29VPO
- 30, 30BMO, 30ESO, 30LSIO, 30SMO, 30VPO
- 31, 31BMO, 31DDO, 31DPO, 31EMO, 31ESO, 31HO, 31LSIO, 31PAO, 31SMO, 31VPO

- 32, 32BMO, 32DPO, 32EMO, 32ESO, 32HO, 32SMO, 32VPO
- 33, 33BMO, 33DDO, 33DPO, 33ESO, 33HO, 33LSIO, 33SMO, 33VPO
- 34, 34BMO, 34DDO, 34ESO, 34HO, 34SLO, 34SMO, 34VPO
- 35, 35BMO, 35ESO, 35HO, 35LSIO, 35SCO, 35SMO, 35VPO
- 36, 36ESO, 36HO, 36SMO, 36VPO
- 37, 37BMO, 37ESO, 37HO, 37LSIO, 37SMO, 37VPO
- 38, 38BMO, 38ESO, 38HO, 38VPO
- 39, 39BMO, 39DDO, 39EMO, 39ESO, 39HO, 39LSIO, 39PAO, 39RO, 39SMO, 39VPO
- 40, 40BMO, 40EMO, 40ESO, 40HO, 40SMO, 40VPO
- 41, 41BMO, 41ESO, 41HO, 41SMO, 41VPO
- 42, 42BMO, 42ESO, 42HO
- 43, 43ESO, 43HO, 43SMO
- 44, 44BMO, 44DPO, 44ESO, 44HO, 44LSIO, 44NCO, 44SCO, 44SLO, 44VPO
- 45, 45BMO, 45DPO, 45ESO, 45HO, 45LSIO, 45SLO, 45VPO

GREATER BENDIGO PLANNING SCHEME

15/01/2024
VC249

# SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

## 1.0 Incorporated documents

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Proposed C242gben

| Name of document | Introduced by: |
|---|---|
| Atisha Comprehensive Development Plan, May 2005 | C54 |
| Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015 | VC107 |
| Bendigo Aerodrome Obstacle Limitation Surfaces, June 2012 | C175 |
| Bendigo Airport Redevelopment Project Incorporated Document, May 2015 | C175 |
| Bendigo GovHub Incorporated Document, November 2019 | C252gben |
| Bendigo Health and Academic Precincts, Bendigo, May 2013 (Amended July 2021) | C273gben |
| Bendigo Law Courts Incorporated Document, September 2020 | C262gben |
| Bendigo Local Floodplain Development Plan, February 2018 | C221 |
| Bendigo Residential Growth Plan, 2016 (Amended October 2018) | C232gben |
| Bendigo Signalling Upgrade Project Incorporated Document, May 2020 | C250gben |
| Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (British Standard 8485:2015+A1:2019) | C242gben |
| Eaglehawk Cemetery Heritage Management Plan, 2006 | C63 (Part 1) |
| Eumana Heritage Place Statement of Significance, October 2019 | C255gben |
| Fortuna Comprehensive Development Plan, May 2014 | C204 |
| Goulburn-Murray Water: Connections Project and Water Efficiency Project Incorporated Document, November 2021 | GC196 |
| Goulburn-Murray Water Native Vegetation Code of Practice, February 2011 | C176 |
| Greater Bendigo Discouraged Gaming Areas, 2008 | C110 |
| Greater Bendigo Heritage Incorporated Plan – Permit Exemptions (City of Greater Bendigo, September 2020) | C261gben |
| Heathcote Local Floodplain Development Plan (City of Greater Bendigo, May 2021) | C243gben |
| Heritage Design Guidelines (City of Greater Bendigo, September 2020) | C261gben |
| Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, June 2017 | GC49 |
| *Huntly Development Contributions Plan* (Mesh, December 2023) | VC249 |
| Huntly Township Plan Native Vegetation Precinct Plan, September 2010 | C136 |
| Jackass Flat Vegetation Precinct Plan, September 2009 | C133 |
| Kamarooka Restructure Plan, April 2008 | C88 |
| Lakeshore Camping and Caravan Park, Knowsley, Incorporated Document, March 2023 | C281gben |
| Marong Business Park Comprehensive Development Plan, November 2016 | C161(Part 1) |
| *Marong Business Park Development Contributions Plan* (Urban Enterprise, December 2023) | VC249 |
| Native Vegetation Precinct Plan for land at 244 Edwards Road, Maiden Gully, June 2014 | C190 |

**GREATER BENDIGO PLANNING SCHEME**

| Name of document | Introduced by: |
|---|---|
| Neilborough Restructure Plan, April 2008 | C88 |
| Ravenswood Restructure Plan, April 2008 | C88 |
| Statement of Significance: 1-75 Racecourse Road, Ascot , September 2020 | C261gben |
| Statement of Significance: 48-56 Taylor Street, Ascot , September 2020 | C261gben |
| Statement of Significance: 66 Taylor Street, Ascot, September 2020 | C261gben |
| Statement of Significance: 147 Barnard Street, Bendigo, September 2020 | C261gben |
| Statement of Significance: 3 Bayne Street and 95-97 Bridge Street, Bendigo, September 2020 | C261gben |
| Statement of Significance: 37-45 Bridge Street, Bendigo, September 2020 | C261gben |
| Statement of Significance: 49 Bridge Street, Bendigo, September 2020 | C261gben |
| Statement of Significance: 67-69 Bridge Street, Bendigo, September 2020 | C261gben |
| Statement of Significance: 125 Bridge Street, Bendigo, September 2020 | C261gben |
| Statement of Significance: 8-10 Garsed Street, Bendigo, July 2021 | C235gben |
| Statement of Significance: 159 Hargreaves Street, Bendigo, July 2021 | C235gben |
| Statement of Significance: Part of 165-171 Hargreaves Street, Bendigo, July 2021 | C235gben |
| Statement of Significance: Part of 426 Hargreaves Street, Bendigo, July 2021 | C235gben |
| Statement of Significance: 62 Lucan Street, Bendigo, September 2020 | C261gben |
| Statement of Significance: 89-91 Lucan Street, Bendigo, September 2020 | C261gben |
| Statement of Significance: 105 Lucan Street, Bendigo, September 2020 | C261gben |
| Statement of Significance: 156-158 Lyttleton Terrace, Bendigo, July 2021 | C235gben |
| Statement of Significance: 259-265 Lyttleton Terrace, Bendigo, July 2021 | C235gben |
| Statement of Significance: 314 Lyttleton Terrace, Bendigo, July 2021 | C235gben |
| Statement of Significance: 322-326 Lyttleton Terrace, Bendigo, July 2021 | C235gben |
| Statement of Significance: 80-84 Mitchell Street, Bendigo, July 2021 | C235gben |
| Statement of Significance: 96 Mollison Street, Bendigo, July 2021 | C235gben |
| Statement of Significance: 56 Mundy Street, Bendigo, July 2021 | C235gben |
| Statement of Significance: 249 Napier Street, Bendigo, September 2020 | C261gben |
| Statement of Significance: 251-253 Napier Street, Bendigo, September 2020 | C261gben |
| Statement of Significance: 354 Napier Street, Bendigo, September 2020 | C261gben |
| Statement of Significance: 19 Park Road, Bendigo (Drill Hall), September 2020 | C261gben |
| Statement of Significance: 27 Park Road, Bendigo, September 2020 | C261gben |
| Statement of Significance: 25 Queen Street, Bendigo, July 2021 | C235gben |
| Statement of Significance: 35-39 Short Street, Bendigo, July 2021 | C235gben |
| Statement of Significance: 7-9 St Andrews Avenue, Bendigo, July 2021 | C235gben |
| Statement of Significance: 4 Weeroona Avenue, Bendigo, September 2020 | C261gben |
| Statement of Significance: William Vahland Place, Bendigo, July 2021 | C235gben |

**GREATER BENDIGO PLANNING SCHEME**

| Name of document | Introduced by: |
|---|---|
| Statement of Significance: Part of 114 Williamson Street, Bendigo, July 2021 | C235gben |
| Statement of Significance: Part of 116 Williamson Street, Bendigo, July 2021 | C235gben |
| Statement of Significance: 143 Charleston Road, East Bendigo, September 2020 | C261gben |
| Statement of Significance: 10 McDowalls Road, East Bendigo, September 2020 | C261gben |
| Statement of Significance: 125-133 McIvor Road, East Bendigo, September 2020 | C261gben |
| Statement of Significance: 93 Strickland Road, East Bendigo, September 2020 | C261gben |
| Statement of Significance: 131 Goynes Road, Epsom, September 2020 | C261gben |
| Statement of Significance: 147 Kangaroo Gully Road, Kangaroo Flat, September 2020 | C261gben |
| Statement of Significance: Part of 55 Condon Street, Kennington, October 2022 | C271gben |
| Statement of Significance: 16 Crook Street Kennington, September 2020 | C261gben |
| Statement of Significance: 213 Arnold Street, North Bendigo, September 2020 | C261gben |
| Statement of Significance: 225 Arnold Street, North Bendigo, September 2020 | C261gben |
| Statement of Significance: 238 Arnold Street, North Bendigo, September 2020 | C261gben |
| Statement of Significance: 31 Bayne Street, North Bendigo, September 2020 | C261gben |
| Statement of Significance: 5 Finn Street and 25 & 31 Bushmaster Court, North Bendigo, September 2020 | C261gben |
| Statement of Significance: 3 Grattan Street, North Bendigo, September 2020 | C261gben |
| Statement of Significance: 14-16 Lobb Street, North Bendigo, September 2020 | C261gben |
| Statement of Significance: 6 Norfolk Street, North Bendigo, September 2020 | C261gben |
| Statement of Significance: 24 Smith Street, North Bendigo, September 2020 | C261gben |
| Statement of Significance: 3 Stewart Street, North Bendigo, September 2020 | C261gben |
| Statement of Significance: 25 Stewart Street, North Bendigo, September 2020 | C261gben |
| Statement of Significance: 40 Harley Street, Strathdale, September 2020 | C261gben |
| Statement of Significance: 14 Heinz Street and 15 Ross Street, White Hills, September 2020 | C261gben |
| Statement of Significance: 467 Napier Street, White Hills, September 2020 | C261gben |
| Statement of Significance: 506-508 Napier Street, White Hills, September 2020 | C261gben |
| Statement of Significance: 532 Napier Street, White Hills, September 2020 | C261gben |
| Statement of Significance: 545 Napier Street, White Hills, September 2020 | C261gben |
| Statement of Significance: Precinct: Baxter Street Heritage Precinct Extension, September 2020 | C261gben |
| Statement of Significance: Precinct: Bridge Street North Heritage Precinct, September 2020 | C261gben |
| Statement of Significance: Precinct: Buller Street Heritage Precinct, September 2020 | C261gben |
| Statement of Significance: Precinct: Gleeson Street Heritage Precinct, September 2020 | C261gben |

**GREATER BENDIGO PLANNING SCHEME**

| Name of document | Introduced by: |
|---|---|
| Statement of Significance: Precinct: Norfolk Street Heritage Precinct, September 2020 | C261gben |
| Statement of Significance: Precinct: Tomlins Street Heritage Precinct Extension, September 2020 | C261gben |
| Statement of Significance: Precinct: White Hills Heritage Precinct, September 2020 | C261gben |

GREATER BENDIGO PLANNING SCHEME

13/05/2022
C261gben

# SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

## 1.0

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Proposed C242gben

## Background documents

| Name of background document | Amendment number - clause reference |
|---|---|
| *2013-2019 North Central Regional Catchment Strategy* (North Central Catchment Management Authority, 2013) | C256gben - Clause 12.01-1L |
| *2014-2022 North Central Waterway Strategy* (North Central Catchment Management Authority, 2014) | C256gben - Clause 12.01-1L |
| *A Land Capability Study of the City of Greater Bendigo, Huntly District* (Bluml, M et al, November 1995) | NFPS - Clause 14.01-1L, Clause 14.01-2L-01, Clause 16.01-3L |
| *A Land Capability Study of the City of Greater Bendigo, Strathfieldsaye District* (Bluml, M et al, October 1995) | NFPS - Clause 14.01-1L, Clause 14.01-2L-01, Clause 16.01-3L |
| *A Land Capability Study of the Rural City of Marong* (Bryant, E and Lorimer, M, April 1993) | NFPS - Clause 14.01-1L, Clause 14.01-2L-01, Clause 16.01-3L |
| *All Saints' Anglican Church, School and Master's Residence Conservation Management Plan* (City of Greater Bendigo, August 2012) | C197 - Clause 15.03-1L |
| *Axedale Community Plan 2018-2022* (Greater Bendigo City Council, December 2017) | C256gben - Clause 42.03s02 |
| *Axedale Township Structure Plan* (Greater Bendigo City Council, March 2009) | C108 - Clause 42.03s02, Clause 43.02s09 |
| *Bendigo Aerodrome Master Plan 2007-2022* (Airport Plus Pty Ltd, July 2007) | C175 - Clause 18.04-1L |
| *Bendigo Airport Australian Noise Exposure Forecast for 2032* (ANEF 2032) (Kneebone Planning, November 2012) | C175 - Clause 18.04-1L |
| *Bendigo Airport Strategic Plan* (City of Greater Bendigo, June 2009) | C175 - Clause 18.04-1L |
| *Bendigo and Eaglehawk Heritage Study* (Butler, G and Associates, 1993) | NFPS - Clause 15.03-1L |
| *Bendigo CBD Parking Precinct Plan* (City of Greater Bendigo, 2009) | C169 - Clause 45.09s01 |
| *Bendigo CBD Parking Strategy* (GTA Consultants, October 2008) | C169 - Clause 45.09s01 |
| *Bendigo CBD Plan: New Visions, New Opportunities* (Planisphere, December 2005) | C86 - Clause 43.02s05, Clause 43.04s20 |
| *Bendigo City Centre Heritage Study Stage 1, Volume 2: Individually Significant Places* (GML Heritage Victoria Pty Ltd trading as Context, June 2021) | C235gben - Clause 43.01s |
| *Bendigo Highway Entrances and Boulevard Study* (TBA Planners et al, 1994) | NFPS - Clause 18.02-3L-01 |
| *Bendigo Industrial Land Strategy* (GHD, June 2002) | C41 - Clause 17.03-1L |
| *Bendigo Liquor Accord* (Victorian Commission for Gaming and Liquor Regulation, September 2019) | C256gben - Clause 13.07-1L |
| *Bendigo Region Destination Management Plan* (Urban Enterprises, November 2015) | C256gben - Clause 17.04-1L |
| *Bendigo Urban Flood Study* (Water Technology, November 2013) | C221 - Clause 13.03-1L, Clause 44.04s01, Clause 44.04s02 |
| *Big Hill Enterprise Park Landscape Development Report* (Spiire, 2014) | C200 - Clause 43.02s19 |

**GREATER BENDIGO PLANNING SCHEME**

| Name of background document | Amendment number - clause reference |
|---|---|
| *Buffer Risk Assessment for Eaglehawk Landfill* (AECOM, 2019) | C242gben - Clause 02.03-3, Clause 13.07-1L, Clause 44.08s01 |
| *Certificate of Environmental Audit, part 47 Lansell Street, East Bendigo* (Golder Associates Pty Ltd, January 2016) | C220 - Clause 43.04s16 |
| *City of Greater Bendigo Annual Report 2018-2019* (City of Greater Bendigo, October 2019) | C256gben - Clause 02.01 |
| *City of Greater Bendigo Community Plan 2017-2021* (City of Greater Bendigo, June 2019) | C256gben - Clause 02.02, Clause 02.03-9, Clause 19.02-4L |
| *City of Greater Bendigo Domestic Wastewater Management Strategy 2014-15* (City of Greater Bendigo, 2014) | C214 - Clause 16.01-3L, Clause 19.03-3L, Clause 42.01s02, Clause 42.01s03 |
| *City of Greater Bendigo Gaming Policy Framework – "Accessible but not convenient"* (Coombes Consulting Group, October 2007) | C110 - Clause 52.28s |
| *City of Greater Bendigo Good Design Guide for Industry* (City of Greater Bendigo, 1997) | NFPS - Clause 15.01-1L-02 |
| *City of Greater Bendigo Heritage Study Stage 2: Former Shires of McIvor and Strathfieldsaye. Volume 1 Key Findings and Recommendations* (City of Greater Bendigo, 2009) | C139 Pt 1 - Clause 15.03-1L |
| *City of Greater Bendigo Heritage Study Stage 2: Former Shires of McIvor and Strathfieldsaye. Volume 2 Heritage Place and Precinct Citations* (City of Greater Bendigo, 2009) | C139 Pt 1 - Clause 15.03-1L |
| *City of Greater Bendigo (Marong District) Heritage Study, Stage 1 Report* (Andrew Ward, 1994) | C256gben - Clause 15.03-1L |
| *City of Greater Bendigo Residential Character Study* (Planisphere, 2001) | C29 - Clause 15.01-5L |
| *City of Greater Bendigo Rural Communities Strategy* (City of Greater Bendigo, August 2016) | C256gben - Clause 02.03-2, Clause 02.03-4 |
| *Code of Practice for the Operation of Boarding Establishments* (Department of Economic Development, Jobs, Transport and Resources, August 2018) | C256gben - Clause 14.01-2L-02 |
| *Code of Practice for the Keeping of Racing Greyhounds* (Department of Economic Development, Jobs, Transport and Resources, April 2018) | C256gben - Clause 14.01-2L-02 |
| *Code of Practice for the Operation of Dog Training Establishments* (Department of Economic Development, Jobs, Transport and Resources, August 2018) | C256gben - Clause 14.01-2L-02 |
| *Commercial Land and Activity Centre Strategy* (City of Greater Bendigo, November 2015 (updated January 2017)) | C224 - Clause 11.03-1L, Clause 17.02-1L, Clause 42.02s08, Clause 43.02s04 |
| *Connecting Greater Bendigo Integrated Transport and Land Use Strategy* (City of Greater Bendigo, August 2015) | C227 - Clause 18.01-1L, Clause 18.02-1L, Clause 18.02-2L, Clause 18.02-3L-01 |
| *Eaglehawk Structure Plan* (Hansen Partnership, July 2013) | C213 - Clause 43.02s23 |
| *East Bendigo Local Structure Plan* (Maunsell Australia, July 2006 (amended 2013)) | C191 - Clause 17.03-1L |
| *Environmental Management Plan, Capped Area within Crown Allotment 2081, 107 to 125 Holdsworth Road, North Bendigo* (URS Australia Pty Ltd, August 2013) | C173 - Clause 37.01s11 |
| *Environmental Management Plan, Roadways and Fenced Area, 107 to 125 Holdsworth Road, North Bendigo* (URS Australia Pty Ltd, September 2013) | C173 - Clause 37.01s11 |

**GREATER BENDIGO PLANNING SCHEME**

| Name of background document | Amendment number - clause reference |
|---|---|
| *Forest Park Master Plan* (Roberts Day, December 2013) | C190 - Clause 43.04s28 |
| *Fortuna Villa Environmental Audit Report* (Coffey Environments, October 2012) | C204 - Clause 37.02s01 |
| *Greater Bendigo Environment Strategy 2016-2021* (City of Greater Bendigo, 2016) | GC110 - Clause 15.02-1L |
| *Greater Bendigo Health and Wellbeing Plan 2017-2021* (City of Greater Bendigo, October 2017) | C256gben - Clause 02.03-9, Clause 11.03-1L, Clause 19.02-4L |
| *Greater Bendigo Heritage Policy Citations Review, Revision 2* (City of Greater Bendigo, 2011) | C162 Pt 2 - Clause 15.03-1L |
| *Greater Bendigo Housing Strategy* (City of Greater Bendigo, January 2018) | C256gben - Clause 02.03-1, Clause 11.01-1L-01 |
| *Greater Bendigo Public Space Plan* (City of Greater Bendigo, June 2019) | C256gben - Clause 02.03-2, Clause 02.03-9, Clause 12.01-1L, Clause 12.05-2L, Clause 15.01-1L-01, Clause 15.01-3L, Clause 15.03-1L, Clause 18.01-1L, Clause 18.02-1L, Clause 18.02-2L, Clause 18.02-3L-01, Clause 19.02-6L-01, Clause 19.02-6L-02 |
| *Greater Bendigo Residential Strategy* (City of Greater Bendigo, October 2014 (amended March 2016)) | C215 - Clause 11.01-1L-01 |
| *Greater Bendigo Thematic Environmental History* (City of Greater Bendigo, 2013) | C201 - Clause 15.03-1L |
| *Greater CREATIVE Bendigo* (City of Greater Bendigo, November 2018) | C256gben - Clause 02.03-9, Clause 17.04-1L |
| *Heathcote Flood Study* (BMT WBM Pty Ltd, March 2016) | C243gben - Clause 13.03-1L, Clause 44.04s01, Clause 44.04s02, Clause 44.04s03 |
| *Heathcote-Strathfieldsaye Heritage Study Thematic Environmental History* (City of Greater Bendigo, 2002) | C139 Pt 1 - Clause 15.03-1L |
| *Heritage Assessment, Former City of Bendigo Abattoir* (Anthemion Consultancies, August 2014) | C220 - Clause 43.04s16 |
| *Hospital Precinct Structure Plan* (City of Greater Bendigo, September 2014) | C216 - Clause 11.03-6L-02, Clause 43.02s21, Clause 43.02s22, Clause 45.09s02 |
| *Huntly Township Plan* (Parsons Brinckerhoff, revised December 2009) | C136 - Clause 43.04s25 |
| *Infrastructure Design Manual* (Local Government Infrastructure Design Association, March 2020) | GC112 - Clause 19.03-2L |
| *Ironbark Heritage Study 2010: volume 1* (City of Greater Bendigo, 2010) | C129 - Clause 15.03-1L |
| *Ironbark Heritage Study 2010: volume 2 citations* (City of Greater Bendigo, revised July 2011) | C129 - Clause 15.03-1L |
| *Jackass Flat Local Structure Plan* (Hansen Partnership, April 2007 (amended October 2009)) | C133 - Clause 43.04s21 |
| *Kangaroo Flat South Regional Centre Structure Plan* (Hansen Partnership, May 2006) | C87 - Clause 43.04s17 |
| *Land Capability Mapping and Assessment Tools for Wastewater Management* (City of Greater Bendigo, 2015) | C214 - Clause 14.01-1L, Clause 16.01-3L, Clause 19.03-3L |
| *Maiden Gully Structure Plan* (TBA Planners and Planning Australia Consultants, October 1996) | C128 Pt 2 - Clause 43.02s10 |

**GREATER BENDIGO PLANNING SCHEME**

| Name of background document | Amendment number - clause reference |
|---|---|
| *North Central Biolinks Principles and Approaches* (RMCG, December 2009) | C256gben - Clause 12.01-1L |
| *North Central Native Vegetation Plan* (North Central Catchment Authority, 2005) | C60 - Clause 12.01-1L |
| *Northern Corridor and Huntly Local Structure Plan* (Conceptz et al, February 2005) | C69 - Clause 43.02s04, Clause 43.02s08 |
| *Plan Greater Bendigo Action Plan* (City of Greater Bendigo et al, January 2018) | C256gben - Clause 02.02 |
| *Public Open Space Contributions Background Report to Amendment C266gben* (City of Greater Bendigo, December 2022) | C266gben - Clause 53.01s |
| *Review of Demand and Supply for Industrial Land in Greater Bendigo* (SGS Economics and Planning, February 2012) | C161 Pt 1 - Clause 17.03-1L |
| *Rural Areas Strategy* (City of Greater Bendigo, September 2009) | C256gben - Clause 14.01-1L, Clause 16.01-3L |
| *Section 53V Audit of Risk of Harm - Landfill Buffer Eaglehawk Landfill 191-193 Upper California Gully Road, Eaglehawk, Victoria* (ERM, 2019) | C242gben - Clause 02.03-3, Clause 13.07-1L, Clause 44.08s01, Clause 44.08s02 |
| *Site Environmental Management Plan, Former VicRoads Depot* Buildings, 47 Lansell Street, Bendigo East (Beveridge Williams, January 2016) | C220 - Clause 43.04s16 |
| *Statement of Environmental Audit 47 Lansell Street East Bendigo* (Golder Associates, December 2005) | C34 - Clause 43.04s16 |
| *Strategic Directions Rural Roadside Conservation* (City of Greater Bendigo, 2011) | C256gben - Clause 12.01-1L |
| *Strathfieldsaye Township Plan* (Centrum Town Planning, amended March 2012) | C232gben - Clause 11.03-6L-03, Clause 43.04s26 |
| *Strathfieldsaye Urban Design Framework* (City of Greater Bendigo, February 2017) | C232gben - Clause 11.03-6L-03, Clause 43.02s27, Clause 43.02s28, Clause 43.02s29 |
| *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, May 2006) | C161 Pt 1 - Clause 43.04s29 |
| *Vision and Transition Strategy for a Water Sensitive Bendigo* (Cooperative Research Centre for Water Sensitive Cities Ltd, July 2018) | C256gben - Clause 02.03-9, Clause 19.03-3L |
| *Walk, Cycle Greater Bendigo* (City of Greater Bendigo, September 2019) | Clause 256gben - Clause 02.03-8, Clause 11.01-1L-01, Clause 18.01-1L, Clause 18.02-1L, Clause 18.02-2L |

GREATER BENDIGO PLANNING SCHEME

11/03/2022
C256gben

# SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

## 1.0 Application of zones, overlays and provisions

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Proposed C242gben

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- Low Density Residential Zone to low density residential land with a minimum subdivision area.
- Mixed Use Zone to land in or adjoining activity centres to allow for a range of complementary residential, commercial, industrial and other uses.
- Township Zone to urban areas of rural townships within Greater Bendigo where no detailed structure planning has been undertaken.
- Residential Growth Zone to identified key development sites within Bendigo.
- General Residential Zone to residential land within proximity to services and transport.
- Neighbourhood Residential Zone to residential land where there is no anticipated change to the predominantly single and double storey character.
- Industrial 1 Zone to the main industrial areas containing manufacturing industry, the storage and distribution of goods and associated uses.
- Industrial 3 Zone to industrial areas in order to provide a buffer between the Industrial 1 Zone and residential zones.
- Commercial 1 Zone to existing and proposed activity centres including the Bendigo City Centre, Bendigo Marketplace, Strath Village, Lansell Square and the centres of Eaglehawk, Golden Square, Kangaroo Flat, Strathfieldsaye and Heathcote to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses and for residential uses at densities complementary to the role and scale of the commercial centre.
- Commercial 2 Zone to areas containing offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services including areas along the Midland Highway at Epsom, areas along Harpin and Murphy Streets in East Bendigo, and land within the Deborah Triangle in Golden Square.
- Rural Living Zone to rural areas primarily containing residential uses including the area to the south east of Bendigo and in other locations surrounding the rural townships.
- Rural Conservation Zone to all land in the Lake Eppalock catchment and in areas of Heathcote, Junortoun, North Harcourt, Strathfieldsaye and Axe Creek and inliers to land abutting national parks.
- Farming Zone to rural areas to protect and support agricultural activities within the municipality.
- Public Use Zone to land used for public utilities and community services and facilities.
- Public Park and Recreation Zone to urban open space areas managed by the council.
- Public Conservation and Resource Zone to Crown land river frontages and national and regional parks, state forests and nature conservation reserves.
- Road Zone to significant transport connections controlled and managed by the roads corporation including the Calder Highway, Calder Alternative Highway, McIvor Highway, Northern Highway, Loddon Valley Highway and Murray Valley Highway.

- Special Use Zone to land where a combination of the other available zones, overlays and local policies cannot give effect to the desired objectives or requirements including private education and religious establishments, hospitals, television or radio stations, private sport and recreation facilities, racing facilities, tourism facilities, the Bendigo Showgrounds, bus depots, electricity terminal stations and the Bendigo Airport, including the Bendigo Airport Business Park.
- Comprehensive Development Zone to Fortuna Villa, Atisha Centre and Marong Business Park to facilitate the development in accordance with a comprehensive development plan.
- Urban Floodway Zone to urban environments where there is an extreme potential for flood risk and only low intensity uses and development are suitable.
- Urban Growth Zone to areas transitioning from non-urban land into urban land in accordance with a precinct structure plan, or before a precinct structure plan is applied, to ensure the use and development of land does not prejudice the future urban use and development of the land.
- Environment Significance Overlay to areas for watercourse protection, groundwater recharge protection areas, the Eppalock Proclaimed Catchment and protection of remnant vegetation.
- Vegetation Protection Overlay to wildlife corridors and areas of significant vegetation including roadside remnant vegetation.
- Significant Landscape Overlay to residential areas on the fringe of Bendigo and Heathcote with identified landscape characteristics and the Campaspe River Valley environs.
- Heritage Overlay to buildings, areas, places and sites of heritage significance.
- Design and Development Overlay to areas requiring specific design and built form.
- Development Plan Overlay to areas requiring detailed planning prior to development commencing.
- Neighbourhood Character Overlay to areas where development is required to achieve local neighbourhood character objectives.
- Erosion Management Overlay to areas subject to high risk of erosion.
- Salinity Management Overlay to areas subject to saline ground water discharge or high ground water recharge.
- Land Subject to Inundation Overlay to areas affected by the 1 in 100 year flood.
- Special Building Overlay to urban areas affected by flooding from the urban drainage system.
- Bushfire Management Overlay to areas where the bushfire hazard warrants bushfire protection measures.
- Buffer Area Overlay to identify areas where there is potential for off-site impacts on safety or human health, or significant off-site impacts on amenity, from industry, warehouse, infrastructure or other uses.
- Public Acquisition Overlay to land which is proposed to be acquired by a Minister, public authority or municipal council.
- Airport Environs Overlay to the Bendigo Airport and surrounds to identify areas that are subject to high levels of aircraft noise, consistent with the Bendigo Airport Australian Noise Exposure Forecast 2032.
- Environmental Audit Overlay to potentially contaminated land to ensure any potential future uses are not significantly adversely affected by contamination.
- Restructure Overlay to old and inappropriate subdivisions to be restructured at Kamarooka, Ravenswood and Neilborough.
- Development Contributions Plan Overlay to the Marong Business Park to collect developer contributions for infrastructure.

- Parking Overlay to the Bendigo City Centre and Bridge Street Activity Area and Health Precinct to manage parking effectively.
- Specific Controls Overlay to Bendigo Health and Academic Precinct, Bendigo Airport Redevelopment and the Hospital Emergency Medical Services – Helicopter Flight Path Protection Areas which are planned in accordance with an incorporated document.

GREATER BENDIGO PLANNING SCHEME

11/03/2022
C256gben

# SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

## 1.0 Further strategic work

--/--/----
Proposed C242gben

Review, prepare and implement as appropriate:

- The Industrial Land Strategy and Good Design Guide for Industry.
- The City Centre Plan and Parking Strategy.
- A municipal settlement strategy – urban settlement plan including:
  - A bushfire risk assessment.
  - A review of residential and mixed use zones.
  - An investigation of future growth areas.
- A municipal settlement strategy – rural settlement plan including:
  - A review of the Rural Areas Study 2009.
  - Protection for productive farm land and activities including intensive animal industries.
  - Identifying the role of rural townships, small townships and rural living areas.
  - Providing policy guidance for rural industry.
  - Identifying and protecting significant landscapes.
- An environmental significance study including:
  - A review of existing provisions.
  - A native vegetation protection strategy.
  - Urban forest interface and biolink protections.
- A Greater Bendigo greening strategy including:
  - Identification of significant urban trees.
  - An analysis of heat island effect.
  - Landscape and subdivision design guidelines.
  - An urban forest strategy.
- A climate change adaptation strategy.
- Structure plans and development contributions plans for major new greenfield areas:
  - Marong Township.
  - Maiden Gully North East.
- A development contributions plan for Huntly West growth area.
- A future growth plan and development contributions plan for Huntly.
- Public open space projects including:
  - Zoning and overlay review.
  - Streetscape protection policy.
- A Bendigo Creek plan.
- A review of neighbourhood character overlays and policies and design and development overlays.

- Implement flood studies for:
  - Marong.
  - Redesdale.
  - Lockwood
  - Flood mitigation for urban Bendigo.
- A review of the Highway Entrances & Boulevards Study 1994.
- A municipal wide heritage strategy.
- Heritage studies for:
  - The Bendigo City Centre.
  - Golden Square.
  - The former Huntly Shire.
  - Significant trees.
  - Bendigo/Quarry Hill.
  - The urban area that was formerly in Strathfieldsaye Shire.
  - Post War.
  - Eaglehawk/Sailors Gully.
  - Marong.
- Buffers controls for Bendigo Water Reclamation Plant.
- A review to identify contaminated land including closed landfills.
- Commercial design guidelines, including for shopping centres.
- Residential infill urban design guidelines.
- Urban design frameworks for:
  - Ironbark.
  - Marong.
  - Maiden Gully.
  - Epsom.
  - Kangaroo Flat.
  - Golden Square.
  - Heathcote.
  - Elmore.
  - The University Precinct (including Kennington).
- Structure plans for 10 minute neighbourhoods, in order to apply appropriate residential zones and schedules and overlays and schedules:
  - Golden Square.
  - Epsom.
  - Kangaroo Flat.

  - Strathdale and Kennington.
  - Kangaroo Flat South.
  - Eaglehawk.
  - Huntly.
  - Maiden Gully.
  - Bendigo.
  - Strathfieldsaye.
- A structure plan for East Bendigo and Junortoun.
- Structure plans for rural townships:
  - Heathcote.
  - Elmore.
  - Goornong.
  - Redesdale.
  - Structure plan for Lake Eppalock.
- Residential rezonings, as appropriate, in accordance with the housing strategy.
- An affordable housing plan.
- Freight corridor and precinct plans to protect key freight routes, identify heavy vehicle and trailer exchange facilities, and a freight terminal hub.
- Water sensitive urban design guidelines.
- A review of planning controls for the Bendigo Airport.
- A Greater Bendigo development contributions plan framework.
- Prepare a design and development overlay to replace Clause 18.03-2L Calder Freeway and Calder Highway environs.
- A review of current development plan overlay schedules, particularly:
  - The content and application of DPO4.
  - References to external documents in DPOs 16, 20, 25 and 29.
- A review of the application of the SLO and whether it is the most appropriate control to achieve its intended purpose.

*Planning and Environment Act 1987*

# GREATER BENDIGO PLANNING SCHEME

# AMENDMENT C242gben

## EXPLANATORY REPORT

**Who is the planning authority?**

This amendment has been prepared by the Greater Bendigo City Council which is the planning authority for this amendment.

**Land affected by the amendment**

The amendment applies to land in California Gully, Eaglehawk and Maiden Gully that is within 500 metres of the site boundary of the Eaglehawk Landfill and Transfer Station, located at 191-193 Upper California Gully Road, Eaglehawk, as shown and described below.

The amendment impacts 276 properties. The properties are located within 500 metres of the site boundary of the Eaglehawk Landfill and Transfer Station, which is shown in Figure 1 below. There are 55 properties within Control Area 1, 140 properties within Control Area 2 and 36 properties in Control Area 3. 41 properties are outside the control areas but within the 500 metre buffer area.

The properties within Control Areas 1 and 2 are currently zoned General Residential Zone (GRZ) and the properties within Control Area 3 are in the Industrial 1 Zone or Industrial 3 Zone.

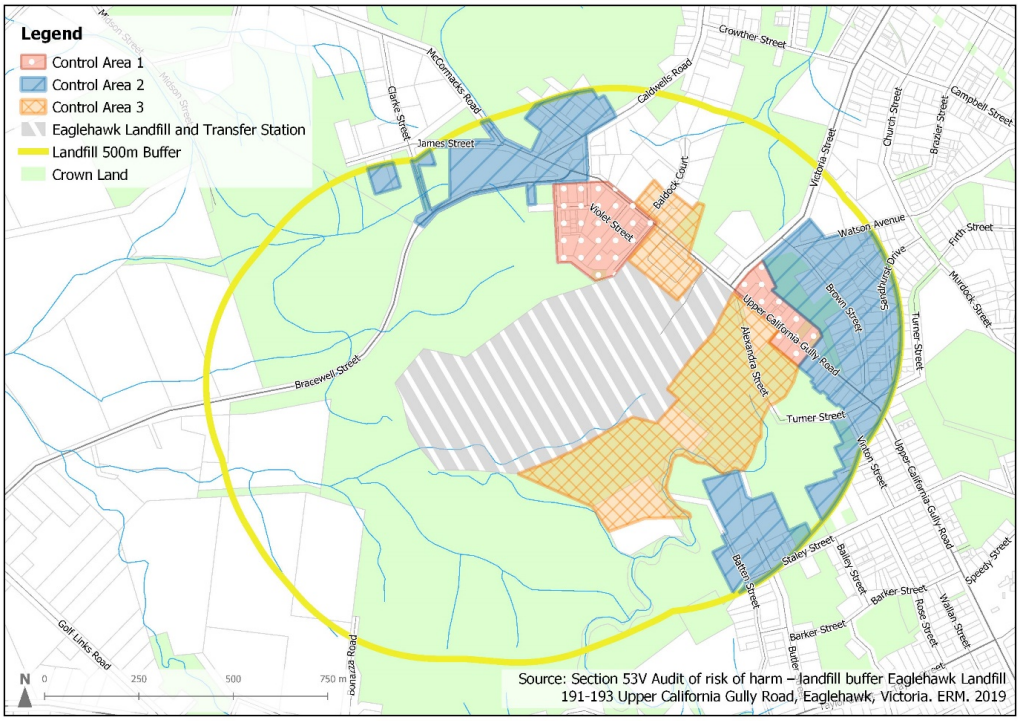



Figure 1. Control Areas within the Eaglehawk Landfill and Transfer Station 500m buffer area

There are 45 properties in the Eaglehawk Landfill and Transfer Station Amenity Protection Area, shown as BAO2 in Figure 2 below. Of these properties, 15 are zoned for residential use, one of which remains undeveloped.

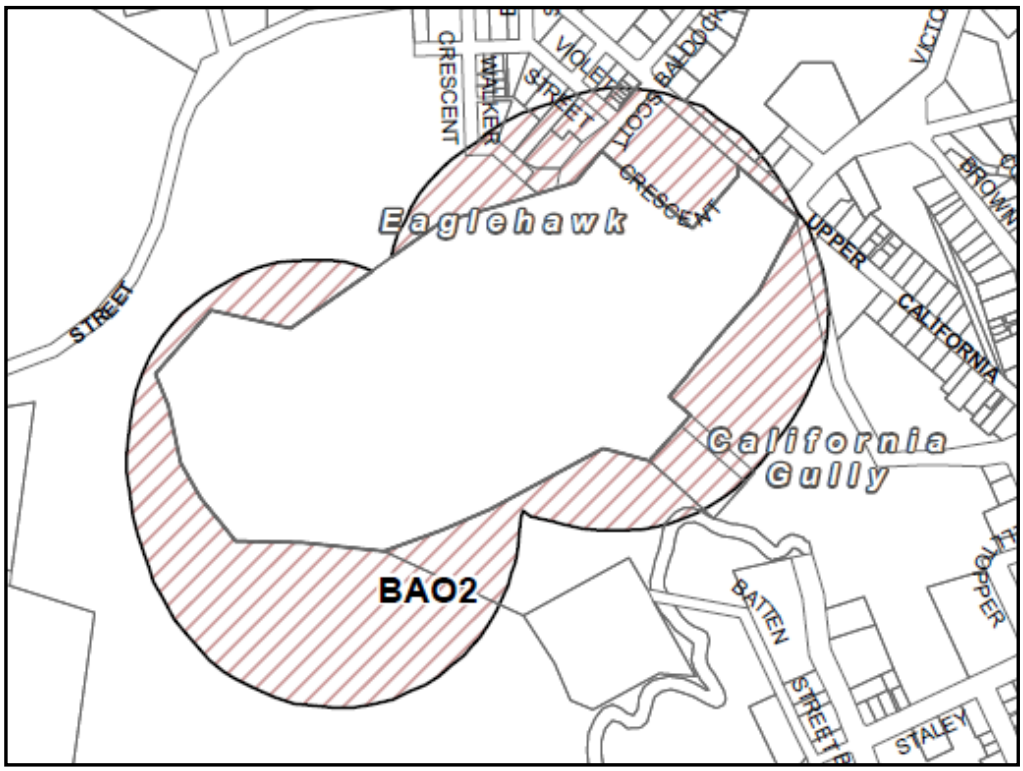



Figure 2. Buffer Area Overlay Schedule 2 application

Mapping reference tables are attached at Attachments 1-3 to this Explanatory Report.

**What the amendment does**

The amendment proposes to implement the findings and recommendations of the *Buffer Risk Assessment for Eaglehawk Landfill* (AECOM, 2019) and *Section 53V Audit of Risk of Harm - Landfill Buffer Eaglehawk Landfill 191-193 Upper California Gully Road, Eaglehawk, Victoria* (ERM, 2019).

The amendment proposes to update the Municipal Planning Strategy and Planning Policy Framework to identify the Eaglehawk Landfill and Transfer Station as a waste and resource recovery hub of state significance with land use compatibility issues to be managed.

The amendment proposes to rezone land from GRZ to Neighbourhood Residential Zone, Schedule 2 (NRZ2) to identify the land as being constrained due to its proximity to the Eaglehawk Landfill and Transfer Station.

The amendment proposes to insert the Buffer Area Overlay (BAO), along with Schedule 1 (BAO1) to manage the risk of potential off-site landfill gas migration and Schedule 2 (BAO2) to manage the risk of elevated off-site odour impacts.

Specifically, the amendment proposes to:

***Maps***

- Rezone approximately 8,000 square metres of land south of James Street and west of Clarke Street, Eaglehawk from GRZ to NRZ2 as shown on Planning Scheme Map No. 18.
- Rezone approximately 4.1 hectares of land at 2 and 11 Bracewell Street and 2-8 and 12 James Street, Eaglehawk and the adjoining road reserves in James Street, Clarke Street and Bracewell Street from GRZ to NRZ2 as shown on Planning Scheme Map No. 18.
- Rezone approximately 4.7 hectares of land east of Walker Crescent, south of Bracewell Street and Upper California Gully Road, and north of Scott Crescent and the Eaglehawk Landfill and Transfer Station, and the road reserves in Walker Crescent and all internal roads in the described area of Eaglehawk, from GRZ to NRZ2 as shown on Planning Scheme Map No. 18.

- Rezone approximately 3.4 hectares of land north of McCormacks Road and Bracewell Street and Caldwells Road Eaglehawk, and the internal road reserves in the described area and part of Caldwells Road from GRZ to NRZ2 as shown on Planning Scheme Map No. 18.
- Rezone approximately 4.8 hectares of land south and east of Batten Street, west of the California Gully Primary School and north Hosken Street and Staley Street, and 18 Batten Street and 1 Hosken Street, California Gully, and the road reserves in the described area from GRZ to NRZ2 as shown on Planning Scheme Map No. 18.
- Rezone approximately 3.4 hectares of land south and west of Upper California Gully Road, north and east of the California Gully Primary School, California Gully, and the road reserves in the described area from GRZ to NRZ2 as shown on Planning Scheme Map No. 18.
- Rezone approximately 14 hectares of land north and east of Upper California Gully Road, and south of Victoria Street and Watson Street and north of Truscott Reserve, California Gully, and the road reserves in the described area from GRZ to NRZ2 as shown on Planning Scheme Map No. 18.
- Apply the BAO1 to land in California Gully, Eaglehawk and Maiden Gully within 500 metres of the Eaglehawk Landfill and Transfer Station as shown on Planning Scheme Map No. 18BAO.
- Apply the BAO2 to land within 250 metres of the transfer of food and organics and the storage and mulching of green waste at the Eaglehawk Transfer Station as shown on Planning Scheme Map No. 18BAO.

***Municipal Planning Strategy and Planning Policy Framework***

- Amend Clause 02.03-3 (Environmental risks and amenity) to clarify the strategic direction relating to the buffers around the Eaglehawk Landfill and Transfer Station.
- Insert a new Clause 13.07-1L-02 (Eaglehawk Landfill and Transfer Station) to provide guidance when considering a rezoning or a planning permit application within the buffers to the Eaglehawk Landfill and Transfer Station.

***Zones and Overlays***

- Insert a new Schedule 2 to Clause 32.09 (NRZ2) to insert new objectives, variations to the side and rear setbacks and front fence heights and decision guidelines to recognise the existing neighbourhood character values and environmental constraints of land within close proximity of the Eaglehawk Landfill and Transfer Station.
- Insert Clause 44.08 (BAO) into the Greater Bendigo Planning Scheme.
- Insert a new Schedule 1 to Clause 44.08 (BAO1) to insert new objectives, subdivision and buildings and works requirements including gas protection measures, application requirements, notice and review exemptions and decision guidelines for land within 500 metres of the site boundary of the Eaglehawk Landfill.
- Insert a new Schedule 2 to Clause 44.08 (BAO2) to insert new objectives, use and subdivision requirements including limiting uses that may be sensitive to unintended off-site odour impacts, application requirements, notice and review exemptions and decision guidelines for land within 250 metres of the transfer of food and organics and the storage and mulching of green waste at the Eaglehawk Transfer Station.

***Operational Provisions***

- Amend the Schedule to Clause 72.03 (Map comprising part of this planning scheme) to include a new Planning Scheme Map No. 18BAO.
- Amend the Schedule to Clause 72.04 (Incorporated documents) to insert the *Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings* (British Standard 8485:2015+A1:2019) as an incorporated document.
- Amend the Schedule to Clause 72.08 (Background documents) to insert the *Buffer Risk Assessment for Eaglehawk Landfill* (AECOM, 2019) and *Section 53V Audit of Risk of Harm - Landfill Buffer Eaglehawk Landfill 191-193 Upper California Gully Road, Eaglehawk, Victoria* (ERM, 2019) as background documents.
- Amend the Schedule to Clause 74.01 (Applications of zones, overlays and provisions) to describe the application of the NRZ and BAO.

- Amend the Schedule to Clause 74.02 (Further strategic work) to remove completed strategic work from the list relating to buffer controls for the Eaglehawk Landfill and public open space contributions completed in Amendment C266gben.

**Strategic assessment of the amendment**

**Why is the amendment required?**

The Eaglehawk Landfill and Transfer Station at 191-193 Upper California Gully Road, Eaglehawk, is a waste and resource recovery hub of state significance under the state-wide *Waste and Resource Recovery Infrastructure Plan* (2018) and the *Loddon Mallee Waste and Resource Recovery Implementation Plan* (2017).

The site has operated as a licensed landfill since 1975. Prior to this, the site and area had been used for the disposal of mine wastes and waste disposal since the 1860s. The site also contains a transfer station that receives food, green and household waste.

The landfill and transfer station are operated by the City of Greater Bendigo (the City) under a licence from Environment Protection Authority Victoria (EPA). It is licensed to accept general (putrescible and solid inert waste, asbestos of domestic origin, shredded tyres) and prescribed waste (asbestos and Category C contaminated soil).

Operating landfills can have a range of environmental effects on surrounding land uses and activities. The *Best Practice Environmental Management: Siting, Design, Operation and Rehabilitation of Landfills (*Landfill BPEM*)* provides advice on buffers for operating and closed landfills to achieve adequate separation between landfills and sensitive receptors. A buffer is the area recommended between the activity boundary and the nearest development to protect the amenity, health and safety of people. For landfills that receive putrescible waste a 500 metre buffer distance is recommended from buildings and structures to minimise the risk of harm. The Landfill BPEM allows changes to buffers subject to detailed assessment. Landfills can continue to potentially discharge landfill gas for more than 30 years after they last accept waste. Landfill gas migration is a potential issue at Eaglehawk Landfill, particularly as the cells filled between 1975 and 2000 were unlined. Various EPA guidelines recommend that councils take a cautious approach to managing land use and development within buffers, particularly in relation to landfill gas risks, which have the potential to affect human safety.

Transfer stations can also cause amenity impacts, and those that receive putrescible waste have a recommended buffer distance of 250 metre under the *Recommended separation distances for industrial residual air emissions (EPA 1518, 2013)*. Draft separation distance guidelines released for public comment by EPA in December 2022 propose to increase this distance to 500 metres, which would bring the default distance in line with Clause 53.10 of the planning scheme, that was updated by Amendment VC175 in May 2020, which provides a threshold distance of 500 metres for transfer stations accepting organic wastes.

The Eaglehawk Landfill and Transfer Station has an unusual land use context, a legacy of the mining history and settlement pattern of the area. Residential and industrial zoned land is located immediately adjacent to the landfill, including many dwellings. Whilst most of the land has already been developed, there is some vacant land and land that has further development potential. The council receives planning permit applications for a range of land use and development but there are many forms of land use and development that currently do not require planning permits within the buffer area. Over time, council and the EPA have experienced significant difficulties in assessing applications without a clear understanding of the environmental risks presented by the landfill and transfer station. This has led to significant uncertainty for property owners and permit applicants.

In 2017, the Loddon Mallee Waste and Resource Recovery Group undertook a land use planning project for 55 sites across the region. This work found that the Eaglehawk Landfill was a high priority for further investigation and intervention from a planning perspective.

In order to resolve the uncertainties for all users of the planning system, the council undertook technical assessments of landfill gas, odour, noise and dust to determine whether the default EPA recommended buffers were appropriate for the future and to investigate suitable planning responses. These assessments were completed, then assessed and validated through a Section 53V Audit under the *Environment Protection Act* 1970.

This amendment proposes to implement the findings and recommendations of the *Section 53V Audit of Risk of Harm - Landfill Buffer Eaglehawk Landfill 191 – 193 Upper California Gully Road, Eaglehawk, Victoria,* prepared by Environmental Auditor, Paul Fridell, ERM, dated 16 December 2019 (the 2019 Audit).

The 2019 Audit recommends, in summary, that:

- *The City of Greater Bendigo is to relocate on-site (where practicable) the green waste mulching area and the food/green transfer facility to maintain a 250 metre separation to existing sensitive receptors and areas zoned for residential development. Where this is not practicable, council is to investigate the installation of odour mitigation measures (page 80).*
- *Planning controls are recommended for land within the 250 metre default amenity buffer for transfer station to limit intensification of sensitive uses within the buffer (page 80).*
- *For land within 500 metres of waste placement on the site (effectively the boundary of the site), it is recommended that a Design and Development Overlay (DDO) be developed to ensure the following controls are implemented for new developments:*
    - *For new developments within Control Area 1 (residential) and Control Area 3 (industrial) (typically within approximately 250 metre of landfill) the developer will require LFG mitigation measures (membrane barriers and/or slab venting) to be incorporated into the design of the new structures as per British Standard 8485:2015.*
    - *Risk in Control Area 2 (existing and new residential developments) (typically 250-500 metre from landfill) will be addressed by increased monitoring by the landfill operator (Council).*
    - *The council planning department is obligated to obtain advice from the landfill operator (council) on current LFG risk when considering new developments in this area (page 80).*
- *Specifically, for control area 2, it is recommended that underground services and a number of new LFG monitoring bores be installed and monitored by the City of Greater Bendigo, as per Figure F9 of the AECOM report, to provide an early warning of the migration of LFG off-site.*

Since the completion of the Section 53V Audit, and the submission of this amendment for authorisation, there has been significant changes to relevant legislation and policy. The planning controls proposed in this amendment have been drafted taking into account the following:

- The *Environment Protection Act 1970* was replaced by *Environment Protection Act 2017* on 1 July 2021.
- Amendment C256gben updated the Greater Bendigo Planning Scheme to be consistent with the new structure of planning schemes introduced by Amendment VC148.
- Amendment V10 inserted the Buffer Area Overlay (BAO) into the Victoria Planning Provisions (VPP) at Clause 44.08.
- The British Standard Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (BS:8485:2015) has been updated to current version BS:8485:2015+A1:2019.

When authorisation to prepare this amendment was granted on 7 June 2021, it contained several conditions, including that the land zoned GRZ be rezoned to NRZ1, and that the BAO be applied to land within 500 metres of the site boundary of the Eaglehawk Landfill and Transfer Station rather than the DDO.

**How does the amendment implement the objectives of planning in Victoria?**

The proposed amendment will implement the objectives of planning in Victoria as follows:

*(a) to provide for the fair, orderly, economic and sustainable use, and development of land;*

The proposed amendment achieves this by clarifying the way in which land within the buffers of Eaglehawk Landfill and Transfer Station can be used and developed.

*(b) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*

The proposed amendment achieves this by establishing a planning framework that minimises risk to life and property from landfill gas migration and manages amenity impacts associated with the transfer station.

*(e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*

The proposed amendment achieves this by ensuring that land use and development within the buffers of the Eaglehawk Landfill and Transfer Station do not adversely affect its ongoing operation.

*(f) to facilitate development in accordance with the objectives;*

The proposed amendment achieves this by establishing clear planning provisions that guide the way in which land within the buffer of Eaglehawk Landfill and Transfer Station can be used and developed.

**How does the amendment address any environmental, social and economic effects?**

The proposed amendment addresses potential environmental, social and economic effects as described below:

Environmental effects

Landfills and transfer stations have the potential for a range of environmental effects both at the operating site and on the surrounding area. The 2019 Audit assessed the findings of technical studies undertaken to consider the impacts of odour, noise, dust and landfill gas on surrounding properties. Clause 53.10 of the planning scheme anticipates a 500 metre buffer between sensitive land and transfer stations with organic material, to protect sensitive uses from a broad range of adverse amenity impacts, including noise, dust and odour. EPA guidelines anticipate a 250 metres buffer between transfer stations and sensitive uses, with consideration of odour and dust only. The 2019 Audit was prepared prior to the inclusion of the 500 metre threshold distance in Clause 53.10, however, a 250 metre buffer is considered to be acceptable on the basis that emissions are predicted to comply with noise and dust limits and odour will be managed through the inclusion of the BAO2, as explained in detail below.

*Odour*

The odour assessment undertaken for the project by Consulting Environmental Engineers sampled odour emissions of the existing operations. This work identified that the main sources of odour are the landfill tipping face (40 per cent), green/food waste transfer facility (organics shed) (20 per cent) and green waste mulch area (15 per cent). Odour modelling undertaken as part of the assessment found that sensitive receptors to the north and east of the site, as well as land zoned Farming Zone land to the west within the 500 metre landfill buffer, are likely to experience elevated odour levels from these current sources. The odour modelling indicated that areas to the south and southwest were unlikely to be affected.

The 2019 Audit found that odour from the activities on the site is expected from the continued operation of the food and organics transfer station and green waste storage and mulching area even after the closure of the landfill. The sources and the location of these facilities post-closure were not considered in the odour modelling. However, the 2019 Audit found it likely that odour from these activities will continue to have the potential to have odour impacts. The amendment proposes to address potential ongoing odour issues by implementing a 250 metre amenity buffer (BAO2) around the shed where the transfer of food and organics and the area where green waste is stored and mulched.

Given the location of the open landfill cell and its impending closure, council and the EPA agreed that a separate schedule to address odour impacts associated with the landfill was not necessary, as it would predominantly cover the same area as the proposed BAO2.

*Noise*

The noise assessment was undertaken for the project by SLR Consulting. Noise emissions have been predicted to comply with the respective daytime and evening noise limits for the site based on existing conditions. Proposed activities in the future were not assessed, however they were not predicted to intensify and therefore are unlikely to significantly alter the current noise impact findings. The transfer station amenity buffer will assist in addressing any potential noise impacts on sensitive receptors.

*Dust*

The dust assessment undertaken for the project by SLR Consulting found that the risk from dust and particulate matter impacts at the nearest sensitive receptors is negligible under existing and proposed activities. The transfer station amenity buffer will assist in addressing any potential dust impacts on sensitive receptors.

*Landfill gas*

Landfill gas is primarily generated by the decomposition of waste in a landfill. Landfill gas continues to generate within a landfill for up to 30 years after the landfill stops accepting waste. Landfill gas can be flammable, explosive, toxic, corrosive, odorous and present an asphyxiation (suffocation) hazard. If there is a build-up of landfill gas pressure in a landfill, the gas can move outward and upward. The pathway will be affected by the design of the landfill, treatment systems and landfill caps to reduce the risk of landfill gas migration and the geology of the subsurface between the landfill and the receptor. Service trenches in proximity to landfills can also be preferential pathways for landfill gas. Gas can enter buildings through gaps around pipes and service entries, gaps and cavities in walls, cracks in floors, cracks and gaps in basements and accumulate in these areas.

In order to provide a basis for consideration of development proposals and to provide recommendations in relation to minimum safe buffer distances, a landfill gas risk assessment, titled *Buffer Zone Landfill Gas Risk Assessment Eaglehawk Landfill*, was prepared by AECOM Australia Pty Ltd in September 2019 (AECOM, 2019). The report provided an assessment of potential landfill gas migration associated with the current and historical landfill currently and into the future in the facility aftercare period, considering normal and upset conditions. This work involved an analysis of landfill gas monitoring bores, the development of a conceptual site model and an assessment of risk of landfill gas migration to land and potential receptors based on industry accepted standards.

The 2019 Audit evaluated the risk of landfill gas migration from each landfill cell (source) to receptor groups such as residential and industrial areas, via designated pathways, such as geology, utility trenches and old mine shafts. The gas risk assessment found that the risks associated with gas from the Eaglehawk Landfill are generally low within 250 metres of the landfill and very low within 250–500 metres, as defined by British Standard BS:8485:2015+A1:2019. The assessed risk scores determine the management practices and control, or 'protection' measures required to manage any gas.

The risk levels were divided into three control areas. These areas are shown in Figure 1 above and are included in the map in BAO1.

The control areas are:

- Control Area 1, which comprises of land zoned GRZ (proposed to be NRZ1) within 250 metres of the landfill to the north. This area includes dwellings and some vacant lots. New buildings and works in these areas will need to achieve a gas protection score of 3.5 under the British Standard BS:8485:2015+A1:2019.
- Control Area 2, which comprises of land zoned Industrial 1 Zone (IN1Z) and Industrial 3 Zone (IN3Z) to the north and south of the landfill. New buildings and works in these areas will need to achieve a gas protection score of 2.5 (commercial buildings) and 1.5 (industrial buildings) under the British Standard BS:8485:2015+A1:2019.
- Control Area 3, which comprises of land zoned GRZ (proposed to be NRZ1) between 250 metres and 500 metres to the north, east and south of the landfill. As part of the as part of the planning permit pre-application process, the council will check the results of recent monitoring of landfill gas in proximity of the proposal site and confirm if the landfill gas risk continues to be very low based on the characteristic gas situation. If the risk has increased, new buildings and works in these areas will need to achieve a gas protection score of 3.5 under the British Standard BS:8485:2015+A1:2019. If the landfill gas risk has not increased, no protection measures will be required.

The proposed amendment will ensure that future development in areas that are subject to risk of potential harm from landfill gas will contain protection measures that will reduce the risk of impacts to human safety and property.

Social and economic effects

Landfill gas can have significant social and economic impacts on human safety and property. In extreme cases, evacuation of buildings may be required to minimise safety risks. These impacts, and the uncertainties surrounding the risks, can have negative effects on people's lifestyle, relationships, property values and mental health.

Landfill gas risk has emerged as a significant environmental issue since a major landfill gas incident in the Brookland Greens residential estate in the City of Casey in 2008. The need for councils and the EPA to address these issues was raised in the Victoria Auditor General's Report into *Managing Landfills (2014)* and the *Independent Inquiry into the Environment Protection Authority (2016).*

This amendment seeks to protect life and property by proposing development controls in areas that are potentially affected by landfill gas. The proposed amendment also seeks to restrict encroachment and

intensification of land uses that are sensitive to the potential unintended off-site impacts of the Eaglehawk Transfer Station. Odour impacts can cause headaches and nausea impacting human health and wellbeing, local amenity and aesthetic enjoyment.

There will be a cost to applicants in designing and constructing their developments in accordance with relevant standards to protect against landfill gas risks. Given the potential severity of consequences if landfill gas risk is not managed appropriately, the cost is considered proportionate. There are no design or construction costs associated with managing amenity impacts, though density limits will prevent intensive development from occurring on a limited number of sites.

A peer review of the 2019 Audit was undertaken to confirm that the recommendations were reasonable and proportionate. A guide has been prepared to assist landowners and developers in understanding how the proposed requirements of the BAO1 can be fulfilled. This guide is provided as a supporting document to the exhibited amendment.

**Does the amendment address relevant bushfire risk?**

The land subject to this proposed amendment is located in a designated bushfire prone area, with parts covered by the Bushfire Management Overlay (BMO). As such, the proposed amendment is required to meet the objective and give effect to the strategies to address bushfire risk in the Planning Policy Framework, specifically Clause 13.02-1S (Bushfire Planning).

The objective to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life is based on the same principles that underpin this amendment. This proposed amendment will not result in the introduction or intensification of development, but instead reduces the development capacity of the land through the rezoning of land from GRZ to NRZ2, and the introduction of the BAO2. The proposed amendment will not result in increased bushfire risk for existing and future residents, property or community infrastructure as a result of the proposed changes to allowable future use or development.

The views of the Country Fire Authority (CFA) were sought before the amendment was submitted for authorisation, though no response was received. The views of the CFA were again sought during the exhibition process with no response received.

**Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The proposed amendment is consistent with the *Ministerial Direction on the Form and Content of Planning Schemes* under section 7(5) of the *Planning and Environment Act* 1987 with new and updated policy being consistent with the required templates.

The amendment is consistent with *Ministerial Direction No.1 (Potentially Contaminated Land)* by requiring that the potential contamination of land by migrating sub-surface landfill gas is considered early in the planning process for any future development of land within 500 metres of the Eaglehawk Landfill site boundary.

The proposed amendment has been prepared in accordance with the strategic considerations set out in *Minister's Direction No. 11 Strategic Assessment of Amendments,* as required by section 12(2)(a) of the Act. Consideration has been given to all relevant environmental, social, and economic effects, as required by the direction.

The proposed amendment has been prepared in accordance with *Minister's Direction No.15 The Planning Scheme Amendment Process,* particularly the requirement for an exemption from the need to comply to be granted by the Minister for Planning where timeframes cannot be met. Given the complexity of this amendment and the extent of the conditions of authorisation, exemptions have been sought and approved as required throughout this process.

Council has received written feedback from the EPA Victoria in relation to *Ministerial Direction No.19 (Parts A&B).* The EPA supports the objectives of the amendment and has provided detailed comments on various aspects of the proposed new planning provisions that have been incorporated into the amendment.

**How does the amendment support or implement the Planning Policy Framework and any adopted State policy?**

Clause 01 states that one of the purposes of the planning scheme is "*To provide a clear and consistent framework within which decisions about the use and development of land can be made*." This amendment implements recommendations from the 2019 Audit providing clear guidance on how risk presented by historic incompatible land uses can be appropriately managed going forward.

The proposed amendment implements and supports the following elements of the Planning Policy Framework:

- Clause 11 (Settlement) by attempting to manage environmental and amenity problems that have resulted from the historical siting of incompatible uses in close proximity to one another in the vicinity of the Eaglehawk Landfill and Transfer Station.
- Clause 11.01-1R (Settlement – Loddon Mallee South), by supporting Bendigo as the regional city and major population and economic hub in the region.
- Clause 13 (Environmental Risks and Amenity) by strengthening the resilience and safety of communities by adopting a best practice environmental management and risk management approach to the human-made hazard of landfill gas.
- Clause 13.05-1S (Noise abatement) and Clause 13.06-1S (Air quality management) by limiting the density of new dwellings and lots within the Eaglehawk Landfill and Transfer Station amenity buffer area.
- Clause 13.07-1S (Land use compatibility) by safeguarding community amenity using building design measures to mitigate against the effects of landfill gas and limiting the encroachment of development for sensitive uses. The amendment proposes to insert a new local policy at Clause 13.07-1L-02 to manage the potential risk to human health and property posed by the off-site amenity and landfill gas impacts of the Eaglehawk Landfill and Transfer Station.
- Clause 17.03-2S (Industrial development siting) by providing adequate separation and buffer areas between sensitive uses and the Eaglehawk Landfill and Transfer Station to ensure that residents are not affected by adverse environmental effects or exposure to hazards.
- Clause 19 (Infrastructure) by minimising the impact of land use and development on the operation of a major waste and resource recovery hub of state significance.
- Clause 19.03-5S (Waste and resource recovery) by protecting the Eaglehawk Landfill and Transfer Station, from the encroachment of incompatible land uses through the formal identification of buffers for the purposes of landfill gas and amenity protection.

**How does the amendment support or implement the Municipal Planning Strategy?**

The proposed amendment implements and supports the following elements of the Municipal Planning Strategy (MPS):

- Clause 02.03-3 (Environmental risks and amenity) by introducing buffers to manage the interface between the waste and resource recovery hub and urban development to support land use compatibility and to protect critical infrastructure from incompatible adjoining uses.
- Clause 02.03-5 (Built environment and heritage) by introducing the NRZ2 to protect both neighbourhood character and human health.
- Clause 02.03-7 (Economic development) by implementing controls to manage the risk posed by historic adjoining incompatible land uses.
- Clause 02.03-9 (Infrastructure) by considering the ongoing management of waste and resource recovery assets to support the continued development of the municipality.

**Does the amendment make proper use of the Victoria Planning Provisions?**

The proposed amendment makes proper use of the Victoria Planning Provisions by:

- Inserting new local policy at Clause 13.07-1L-02 (Eaglehawk Landfill and Transfer Station) to provide guidance when considering the impacts of the Eaglehawk Landfill and Transfer Station on future development with the 500 metre buffer area.
- Rezoning land from GRZ to NRZ2 to identify land constrained by the nearby Eaglehawk Landfill and Transfer Station and the existing character values of the area in accordance with Planning

Practice Note 43 (Understanding neighbourhood character), Planning Practice Note 90 (Planning for housing) and Planning Practice Note 91 (Using the residential zones).

- Applying the BAO1 to land where new development must consider and implement as required suitable protection measures to address landfill gas risk in accordance with Planning Practice Note 30 (Potentially contaminated land) and Planning Practice Note 92 (Managing buffers for land use compatibility).
- Applying the BAO2 to land where the density of new dwellings needs to be limited to protect the ongoing operations of the Eaglehawk Landfill and Transfer Station and to protect the amenity of new residents in accordance with Planning Practice Note 92 (Managing buffers for land use compatibility).
- Amending the Schedule to Clause 72.04 (Incorporated documents) and the Schedule to Clause 72.08 (Background documents) to introduce relevant documents into the scheme, giving appropriate consideration to the role the document will be required to play in decision making and the way in which the documents will be used or relied upon.
- Making minor updates to Clause 02-03-3 (Environmental risks and amenity), the Schedule to Clause 72.03 (Maps comprising part of this planning scheme), the Schedule to Clause 74.01 (Application of zones, overlay and provisions) and the Schedule to Clause 74.02 (Further strategic work) to ensure that the Greater Bendigo Planning Scheme correctly reflects the work undertaken as part of this amendment.

The following Planning Practice Notes have also been considered in the creation of this proposed amendment and will continue to be considered throughout the amendment process, as appropriate:

- PPN46: Strategic assessment guidelines.
- PPN59: The role of mandatory provisions in planning schemes
- PPN64: Local planning for bushfire protection
- PPN74: Making planning documents available to the public.
- PPN77: Pre-setting panel hearing dates.
- PPN94: Land use and transport integration.

**How does the amendment address the views of any relevant agency?**

Extensive consultation occurred throughout the preparation of the technical reports and the audit with the EPA, the Department of Transport and Planning (DTP - formerly Department of Environment, Land, Water and Planning) and the Loddon Mallee Waste and Resource Recovery Group. The proposed amendment documents and proposed policy address feedback provided during this early consultation.

In accordance with the conditions of authorisation, the drafting of the schedules to the BAO was undertaken in consultation with the EPA and DTP.

All relevant authorities were notified during the exhibition period and Coliban Water made a submission acknowledging the Amendment and confirming they had no comment. In their submission, the EPA acknowledged that all previous feedback had been appropriately addressed in preparation of the Amendment and requested additional permit condition requirements in BAO1 to address recommendations of any future Environmental Audit Statement, which have been incorporated.

**Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The proposed amendment addresses the relevant requirements of the Transport Integration Act 2010. The development will not have a significant impact on the transport system as defined by Section 3 of the Transport Integration Act 2010. There are no applicable statements of policy principles prepared under section 22 of the Transport Integration Act 2010.

**Resource and administrative costs**

**What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The proposed amendment will have some financial implications for the responsible authority, due to the technical nature of the requirements to satisfy the new planning provisions, particularly BAO1, and the need to ensure that staff are appropriately trained and supported in assessing applications.

The proposed provisions will trigger the need for planning permits for many forms of development in the buffer areas, which will increase the resource and administrative costs for the responsibility authority. These costs, however, will be offset by the clearer and more efficient process for managing whether development within the buffer area is appropriate.

**Where you may inspect this amendment**

The amendment can be inspected free of charge at the City of Greater Bendigo website at https://www.bendigo.vic.gov.au/Services/Building-and-Planning/Planning-scheme-amendments

Or by contacting 1300 002 642 or email strategic.planning@bendigo.vic.gov.au to arrange a time to view the amendment documentation at the City of Greater Bendigo at 189-229 Lyttleton Terrace, Bendigo.

The amendment can also be inspected free of charge at the Department of Transport and Planning website at www.planning.vic.gov.au/public-inspection or by contacting 1800 789 386 to arrange a time to view the amendment documentation.

**ATTACHMENT 1 – Rezone from General Residential Zone (GRZ) to Neighbourhood Residential Zone Schedule 2 (NRZ2)**

| Location | Land /Area Affected | Mapping Reference |
|---|---|---|
| CALIFORNIA GULLY | 18 Batten Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 1-3 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 5 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 6 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 7 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 8 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 9-11 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 10 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 13 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 13A Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 13B Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 13C Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 15 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 16 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 17A Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 17B Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 19 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 21 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 23 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 25 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 27 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 28 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 28A Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 29 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 30 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 31 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 32 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 1/32A Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |

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| CALIFORNIA GULLY | 2/32A Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 3/32A Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 33 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 34 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 35 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 36 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 1/38 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 2/38 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 3/38 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 4/38 Brown Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 26 Butler Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 27 Butler Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 28 Butler Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 29 Butler Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 30 Butler Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 31 Butler Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 32 Butler Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 36 Butler Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 1 Hosken Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 4 Johnson Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 6 Johnson Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 7 Sandhurst Drive | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 9 Sandhurst Drive | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 10 Sandhurst Drive | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 11 Sandhurst Drive | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 12 Sandhurst Drive | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 13 Sandhurst Drive | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 14 Sandhurst Drive | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 15 Sandhurst Drive | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 16 Sandhurst Drive | Greater Bendigo C242gben 003znMap18 Exhibition |

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| CALIFORNIA GULLY | 17 Sandhurst Drive | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 18 Sandhurst Drive | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 19 Sandhurst Drive | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 20 Sandhurst Drive | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 22 Sandhurst Drive | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 18 Staley Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 18A Staley Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 20 Staley Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 22 Staley Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 24 Staley Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 2 Terage Court | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 3 Terage Court | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 4 Terage Court | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 5 Terage Court | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 6 Terage Court | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 7 Terage Court | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 8 Terage Court | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 9 Terage Court | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 8 Turner Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 8A Turner Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 10 Turner Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 12 Turner Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 14 Turner Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 16-18 Turner Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 20 Turner Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 22 Turner Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 1/24 Turner Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 2/24 Turner Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 3/24 Turner Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 4/24 Turner Street | Greater Bendigo C242gben 003znMap18 Exhibition |

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| CALIFORNIA GULLY | 41 Turner Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 159 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 161 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 162 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 163 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 165 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 167A Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 1/167B Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 2/167B Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 169 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 171 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 172 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 173 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 174 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 175 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 176 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 177 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 178 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 179 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 180 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 181 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 182 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 183 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 184 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 185 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 186 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 188 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 1/188A Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 2/188A Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 190 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |

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| CALIFORNIA GULLY | 1/190A Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 2/190A Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 192 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 194 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 196 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 1/143 Victoria Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 2/143 Victoria Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 3/143 Victoria Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 4/143 Victoria Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 145 Victoria Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 2 Vinton Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 4 Vinton Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 5 Vinton Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 6 Vinton Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 7 Vinton Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 10 Vinton Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 10A Vinton Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 10B Vinton Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 12 Vinton Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 41 Watson Avenue | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 43A Watson Avenue | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 43B Watson Avenue | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 45A Watson Avenue | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 45B Watson Avenue | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 47-49 Watson Avenue | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 1-2/51 Watson Avenue | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 3-4/51 Watson Avenue | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 55-57 Watson Avenue | Greater Bendigo C242gben 003znMap18 Exhibition |
| CALIFORNIA GULLY | 59 Watson Avenue | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | CA 428C Bracewell Street | Greater Bendigo C242gben 003znMap18 Exhibition |

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| EAGLEHAWK | 1 Bracewell Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 2 Bracewell Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 3 Bracewell Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 5 Bracewell Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 11 Bracewell Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 2A Bragg Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 2B Bragg Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 2C Bragg Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 2D Bragg Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 2E Bragg Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 2F Bragg Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 10 Bragg Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 49 Caldwells Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 54 Caldwells Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 56 Caldwells Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 58 Caldwells Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 60 Caldwells Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 62 Caldwells Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 64 Caldwells Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 2-8 James Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 12 James Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 16 James Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 18 James Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 1 McCormacks Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 1A McCormacks Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 5 McCormacks Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 1 Robbins Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 3 Robbins Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 4 Robbins Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 6 Robbins Street | Greater Bendigo C242gben 003znMap18 Exhibition |

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| EAGLEHAWK | 8 Robbins Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 201 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 203 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 205 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 207-209 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 211-213 Upper California Gully Road | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 135 Victoria Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | CA 402C Violet Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 1 Violet Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 3 Violet Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 5 Violet Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 1/5A Violet Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 2/5A Violet Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 3/5A Violet Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 7 Violet Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 9 Violet Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 11 Violet Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 13 Violet Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 15 Violet Street | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 10 Walker Crescent | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 12 Walker Crescent | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 14 Walker Crescent | Greater Bendigo C242gben 003znMap18 Exhibition |
| EAGLEHAWK | 16 Walker Crescent | Greater Bendigo C242gben 003znMap18 Exhibition |

**ATTACHMENT 2 – Apply Buffer Area Overlay Schedule 1 (BAO1)**

| Location | Land /Area Affected | Mapping Reference |
|---|---|---|
| CALIFORNIA GULLY | 18 Batten Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 20 Batten Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 37 Batten Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 1-3 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 5 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 6 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 7 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 8 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 9-11 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 10 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 13 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 13A Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 13B Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 13C Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 15 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 16 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 17A Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 17B Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 19 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 21 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 23 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 25 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 27 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 28 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 28A Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 29 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 30 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 31 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |

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| CALIFORNIA GULLY | 32 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 1/32A Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 2/32A Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 3/32A Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 33 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 34 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 35 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 36 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 1/38 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 2/38 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 3/38 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 4/38 Brown Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | CA 479 Butler Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 26 Butler Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 27 Butler Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 28 Butler Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 29 Butler Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 30 Butler Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 31 Butler Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 32 Butler Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 36 Butler Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 1 Hosken Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 4 Johnson Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 6 Johnson Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 7 Sandhurst Drive | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 9 Sandhurst Drive | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 10 Sandhurst Drive | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 11 Sandhurst Drive | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 12 Sandhurst Drive | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 13 Sandhurst Drive | Greater Bendigo C242gben 001baoMap18 Exhibition |

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| CALIFORNIA GULLY | 14 Sandhurst Drive | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 15 Sandhurst Drive | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 16 Sandhurst Drive | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 17 Sandhurst Drive | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 18 Sandhurst Drive | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 19 Sandhurst Drive | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 20 Sandhurst Drive | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 22 Sandhurst Drive | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 4-14 Staley Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 18 Staley Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 18A Staley Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 20 Staley Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 22 Staley Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 24 Staley Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 2 Terage Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 3 Terage Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 4 Terage Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 5 Terage Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 6 Terage Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 7 Terage Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 8 Terage Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 9 Terage Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 8 Turner Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 8A Turner Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 10 Turner Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 12 Turner Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 14 Turner Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 16-18 Turner Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 20 Turner Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 22 Turner Street | Greater Bendigo C242gben 001baoMap18 Exhibition |

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| CALIFORNIA GULLY | 1/24 Turner Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 2/24 Turner Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 41 Turner Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 159 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 161 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 162 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 163 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 165 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 167A Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 1/167B Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 2/167B Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 169 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 171 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 172 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 173 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 174 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 175 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 176 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 177 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 178 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 179 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 180 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 181 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 182 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 183 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 184 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 185 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 186 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 187 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 188 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |

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| CALIFORNIA GULLY | 1/188A Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 2/188A Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 190 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 1/190A Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 2/190A Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 192 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 194 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 196 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 1/143 Victoria Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 2/143 Victoria Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 3/143 Victoria Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 4/143 Victoria Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 145 Victoria Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 2 Vinton Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 4 Vinton Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 5 Vinton Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 6 Vinton Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 7 Vinton Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 10 Vinton Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 41 Watson Avenue | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 43A Watson Avenue | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 43B Watson Avenue | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 45A Watson Avenue | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 45B Watson Avenue | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 47-49 Watson Avenue | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 1-2/51 Watson Avenue | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 3-4/51 Watson Avenue | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 55-57 Watson Avenue | Greater Bendigo C242gben 001baoMap18 Exhibition |
| CALIFORNIA GULLY | 59 Watson Avenue | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 1 Baldock Court | Greater Bendigo C242gben 001baoMap18 Exhibition |

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| EAGLEHAWK | 1A Baldock Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 2 Baldock Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 3 Baldock Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 4 Baldock Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 5 Baldock Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 6 Baldock Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 7 Baldock Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 8-9 Baldock Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 10 Baldock Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 11 Baldock Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 2/11 Baldock Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 12 Baldock Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 1/13 Baldock Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 2/13 Baldock Court | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | CA 428C Bracewell Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 1 Bracewell Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 2 Bracewell Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 3 Bracewell Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 5 Bracewell Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 11 Bracewell Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 2A Bragg Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 2B Bragg Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 2C Bragg Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 2D Bragg Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 2E Bragg Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 2F Bragg Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 10 Bragg Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 39 Caldwells Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 41 Caldwells Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 43 Caldwells Road | Greater Bendigo C242gben 001baoMap18 Exhibition |

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| EAGLEHAWK | 43A Caldwells Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 45 Caldwells Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 47 Caldwells Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 49 Caldwells Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 54 Caldwells Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 56 Caldwells Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 58 Caldwells Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 60 Caldwells Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 62 Caldwells Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 64 Caldwells Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 13-17 Crowther Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 3 Evely Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 2-8 James Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 12 James Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 16 James Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 18 James Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | CA 179 McCormacks Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 1 McCormacks Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 1A McCormacks Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 5 McCormacks Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 10-14 McCormacks Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 1 Robbins Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 3 Robbins Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 4 Robbins Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 6 Robbins Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 8 Robbins Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 1 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 1A Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 2 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 3 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |

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| EAGLEHAWK | 4 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 5 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 6 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 7 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 8 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 9 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 10 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 11 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 12 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 13 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 14 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 15 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 16 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 17 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 18 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 19 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 20 Scott Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 195 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 195A Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 198 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 200 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 201 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 203 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 205 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 207-209 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 211-213 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 214 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 216 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 220 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 222-224 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |

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| EAGLEHAWK | 226 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 228 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 230 Upper California Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 129 Victoria Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 131 Victoria Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 133 Victoria Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 135 Victoria Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 140 Victoria Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 146 Victoria Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | CA 402C Violet Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 1 Violet Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 3 Violet Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 5 Violet Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 1/5A Violet Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 2/5A Violet Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 3/5A Violet Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 7 Violet Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 9 Violet Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 11 Violet Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 13 Violet Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 15 Violet Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 10 Walker Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 12 Walker Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 14 Walker Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| EAGLEHAWK | 16 Walker Crescent | Greater Bendigo C242gben 001baoMap18 Exhibition |
| MAIDEN GULLY | 29 Bonazza Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| MAIDEN GULLY | 69 Bonazza Road | Greater Bendigo C242gben 001baoMap18 Exhibition |
| MAIDEN GULLY | CA 592E Bracewell Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| MAIDEN GULLY | 64 Bracewell Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| MAIDEN GULLY | 73 Bracewell Street | Greater Bendigo C242gben 001baoMap18 Exhibition |

| | | |
|---|---|---|
| MAIDEN GULLY | 75 Bracewell Street | Greater Bendigo C242gben 001baoMap18 Exhibition |
| MAIDEN GULLY | CA 592C Maiden Gully Road | Greater Bendigo C242gben 001baoMap18 Exhibition |

**ATTACHMENT 3 – Apply Buffer Area Overlay Schedule 2 (BAO2)**

| Location | Land/Area Affected | Mapping Reference |
|---|---|---|
| CALIFORNIA GULLY | 37 Batten Street | Greater Bendigo C242gben 002baoMap18 Exhibition |
| CALIFORNIA GULLY | CA 479 Butler Street | Greater Bendigo C242gben 002baoMap18 Exhibition |
| CALIFORNIA GULLY | 41 Turner Street | Greater Bendigo C242gben 002baoMap18 Exhibition |
| CALIFORNIA GULLY | 187 Upper California Gully Road | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 2A Bragg Street | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 2B Bragg Street | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 2C Bragg Street | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 2D Bragg Street | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 2E Bragg Street | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 2F Bragg Street | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 10 Bragg Street | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 13-17 Crowther Street | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 1 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 1A Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 2 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 3 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 4 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 5 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 6 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 7 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 8 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 9 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 10 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 11 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 12 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 13 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 14 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 15 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |

| | | |
|---|---|---|
| EAGLEHAWK | 16 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 17 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 18 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 19 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 20 Scott Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 195 Upper California Gully Road | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 195A Upper California Gully Road | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 198 Upper California Gully Road | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 200 Upper California Gully Road | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 201 Upper California Gully Road | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 203 Upper California Gully Road | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | CA 402C Violet Street | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 13 Violet Street | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 15 Violet Street | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 14 Walker Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| EAGLEHAWK | 16 Walker Crescent | Greater Bendigo C242gben 002baoMap18 Exhibition |
| MAIDEN GULLY | CA 592C Maiden Gully Road | Greater Bendigo C242gben 002baoMap18 Exhibition |

## 16.4. CA 8B Weaver Road, NEILBOROUGH 3570 - Use and Development of the Land for a Dwelling

| | |
|---|---|
| Author: | Rees May, Senior Statutory Planner |
| Responsible Director: | Rachel Lee, Director Strategy and Growth |

### Summary/Purpose

| | |
|---|---|
| Application No: | DR/616/2023 |
| Applicant: | Bendigo Planning Services |
| Land: | CA 8B Weaver Road, NEILBOROUGH 3570 |
| Zoning: | Farming Zone |
| Overlays: | None |
| No. of objections: | 0 |
| Consultation meeting: | Not applicable |
| Key considerations: | • Whether the proposed use and development of the land for a dwelling is supported by the Municipal Planning Strategy, Planning Policy Framework and Farming Zone.<br>• Whether the proposal is consistent with decisions made by the Victorian Civil and Administrative Tribunal. |
| Conclusion: | The Greater Bendigo Planning Scheme recognises that agricultural land is a valuable and finite resource that must be protected from the encroachment of conflicting land uses.<br><br>The application proposes the use and development of the land for a dwelling and outbuilding, which is contrary to planning policy relating to rural dwellings and the protection of agricultural land. The proposal would result in a rural residential outcome and permanent change in land use that is contrary to the purpose of the Farming Zone and does not support or enhance agriculture.<br><br>It is recommended that Council issue a Notice of Decision to Refuse to Grant a Permit as the proposal presents an unacceptable planning outcome. 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. |

## Recommended Motion

That Council issue a Notice of Decision to Refuse to Grant a Permit for the use and development of the land for a dwelling and outbuilding at CA 8B Weaver Road, Neilborough on the following grounds:

1. The proposal is inconsistent with policy relating to rural dwellings and the protection of agricultural land at Clause 14.01-1S and Clause 14.01-1L and the purpose and decision guidelines of the Farming Zone, in the following manner:
   (a) The dwelling does not support an agricultural land use with the application solely proposing a rural residential outcome.
   (b) The dwelling would cause the fragmentation of agricultural land by limiting the ability of the land to consolidate with adjoining or nearby land.
   (c) The dwelling would result in a permanent change in land use and has the potential to stymie genuine agricultural activities on surrounding land.
   (d) The dwelling could lead to a concentration or proliferation of dwellings in the area thus impacting on the use of the land for agriculture.
   (e) The proposal does not support or enhance agriculture.

## Report

Subject Site and Surrounds

The site is located on the western side of Weaver Road and is formally described as Crown Allotment 8B Section K Parish of Neilborough (Volume 12402 Folio 517). The site is irregular in shape with an overall area of 8.053 hectares. The site has a north-eastern frontage onto Weaver Road of 312.62 metres and a depth along the north-western boundary of 317.85 metres.

The site is vacant and is not currently being used for agricultural purposes, although the application material does state that the site has historically been used for agriculture. The site is mostly cleared of vegetation other than some scattered trees and a patch of native vegetation along a portion of the north-western boundary. A small dam is also sited along the north-western boundary. Access to the site is provided via an informal crossover onto Weaver Road. The topography of the site is slightly undulating with a fall towards the south-west.

The site and immediate area to the north, east and south-west are located within the Farming Zone. Land to the south-east on the eastern side of Dixon Road is located within the Rural Conservation Zone. The site is not affected by any overlays. Lot sizes of adjoining parcels range from approximately 6.2 hectares to 29 hectares with many of the parcels being used for grazing. Agriculture is practiced within the immediate surrounding area.

Whilst it is acknowledged that there are dwellings located within the Farming Zone in the surrounding area, the majority of these dwellings pre-date the current planning policy. The only example of a recent dwelling approval is on the adjoining parcel to the north-east on the eastern side of Weaver Road. Planning approval for this dwelling was granted on the basis that the proposal also included the consolidation of 7 parcels of land, with the consolidation deemed to improve the productive capacity of the site.

The south-eastern corner of the site adjoins the intersection of Weaver Road, Aldridges Road, Palmer Road and Dixon Road.

The site adjoins Weaver Road to the north-east. Further north-east is an irregular shaped lot with an area of approximately 13 hectares which is vacant.

The site adjoins an irregular shaped lot to the south-east which has an area of approximately 29 hectares and is vacant. The southern portion of the site contains extensive native vegetation.

The site adjoins a generally rectangular shaped lot to the south-west which has an area of approximately 10 hectares and is vacant. A small dam is located in the north-western corner of the site and a patch of vegetation found through the centre of the site where Elysian Flat Creek flows.

The site adjoins an unmade road reserve to the north-east. Further north-east is vacant farmland (with the exception of a small shed).

The site is located approximately 800 metres to the south-east of the Neilborough Township.

Figure 1 below shows an aerial image of the subject site.




**Figure 1: Aerial image of the subject site and surrounds.**

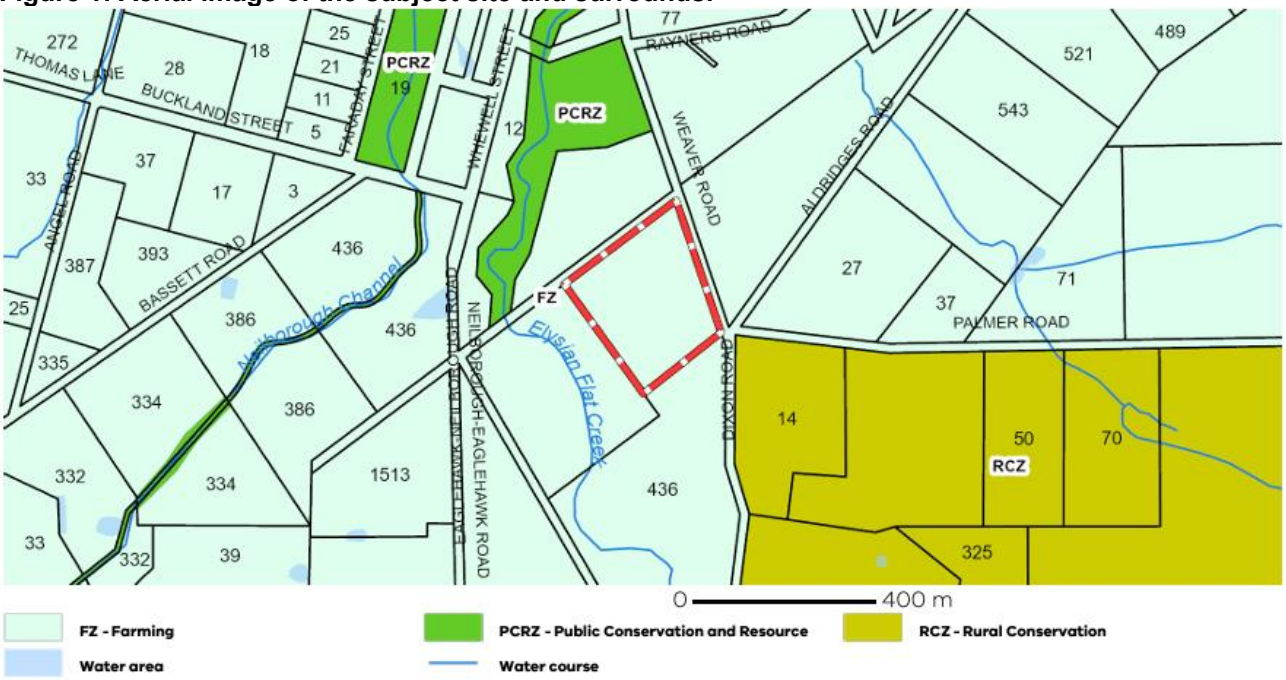



**Figure 2: Zoning map of the site and surrounds.**



**Figure 3: View of the existing informal vehicle access onto Weaver Road (looking towards the south-west).**



**Figure 4: View from the north-eastern corner of the site looking towards the south-west.**

Proposal

The proposal is for the use and development of the land for a dwelling and outbuilding. It is noted that no agricultural land use is proposed to support the dwelling.

The dwelling would be located in the central portion of the site and would be setback 105.6 metres from Weaver Road and approximately 129.6 metres from the north-western boundary that adjoins an unmade road reserve.

The dwelling would be single storey with an overall area of 428.6 square metres. The dwelling would contain four bedrooms (plus study); two bathrooms; an open plan kitchen and dining area; and separate lounge and retreat.

The dwelling would be constructed of brick with a hipped Colourbond roof. Details of external colours have not been provided.

A 216 square metre (9m x 24m) outbuilding is proposed to be constructed to the south-west of the dwelling. The outbuilding would have a height of 4.175 metres and feature 6 roller doors across the northern elevation. Details of the external colours and materials have not been provided.

The application plans show a building envelope which is not registered on title, but rather included by the applicant for indicative purposes.

Figures 5 and 6 below show the siting of the proposed dwelling.

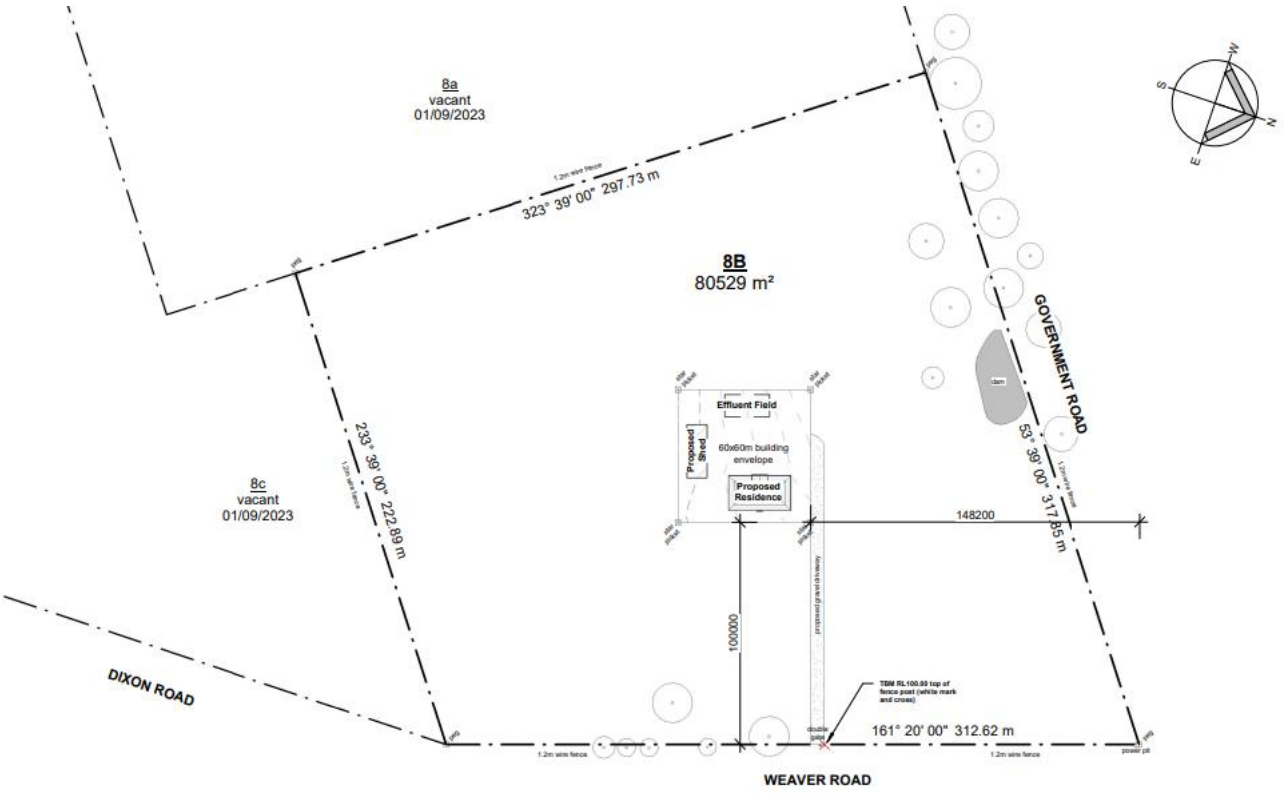



**Figure 5: Proposed site plan.**

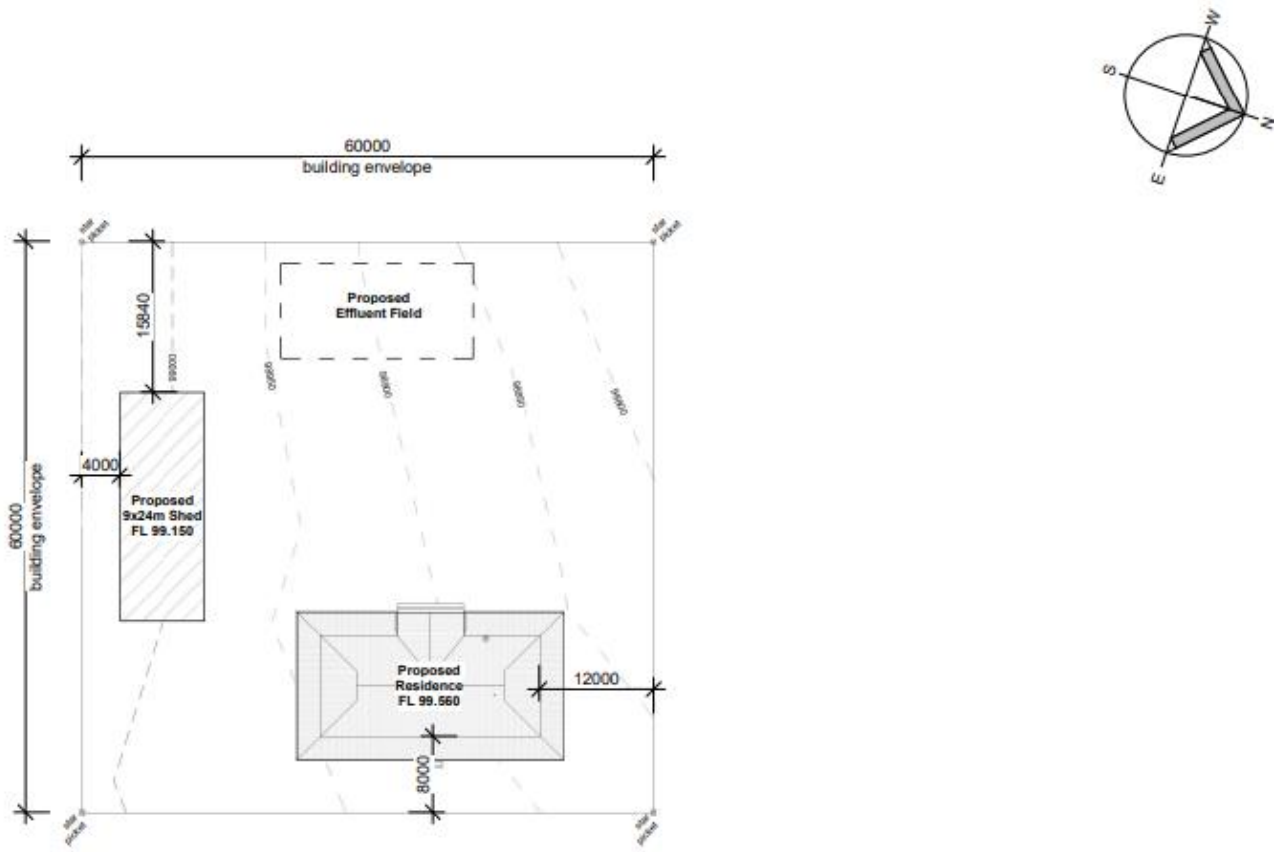



**Figure 6: Proposed site plan close up.**

Figure 7 below shows the proposed dwelling floor plan.

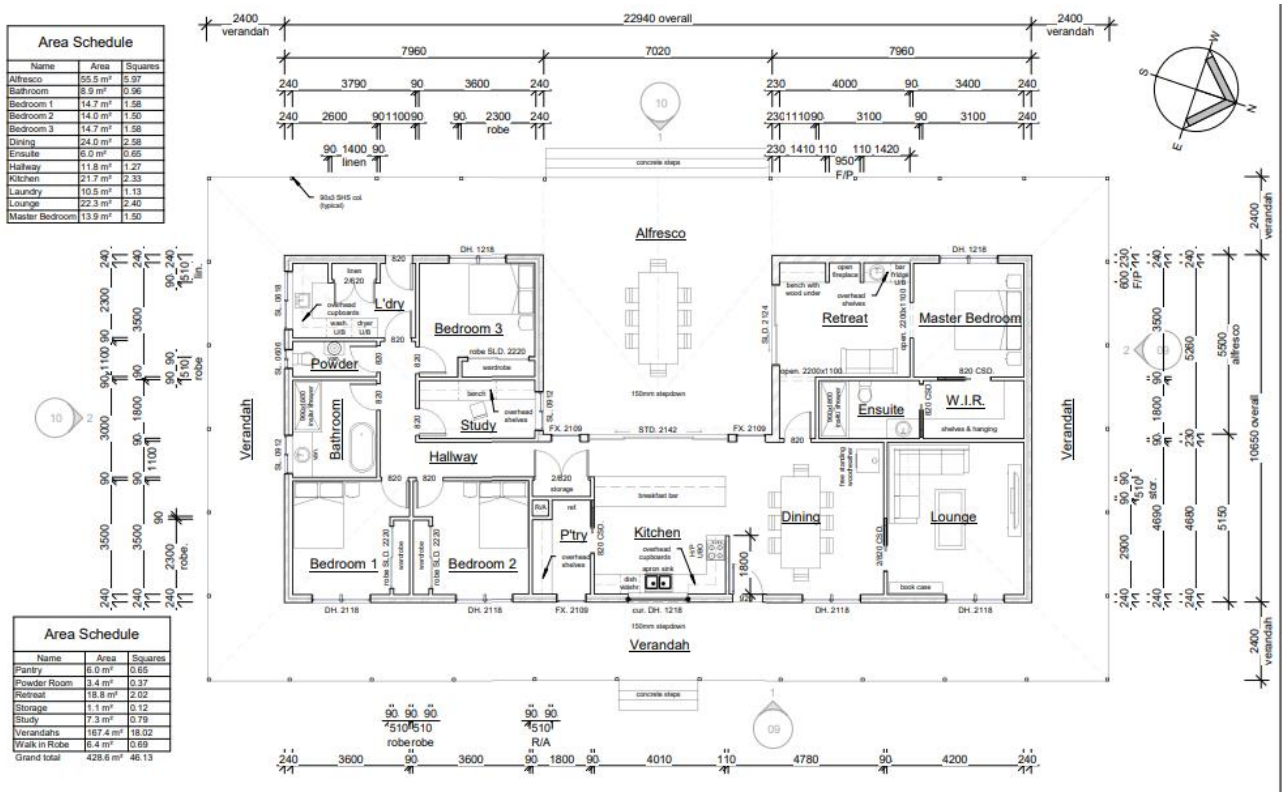



**Figure 7: Proposed floor plan.**

Figures 8 to 11 below show the proposed dwelling elevations.

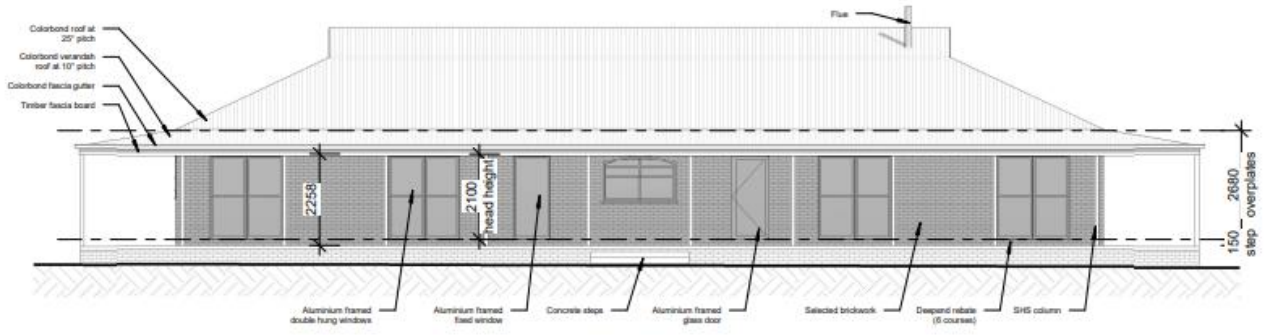



**Figure 8: Eastern elevation.**

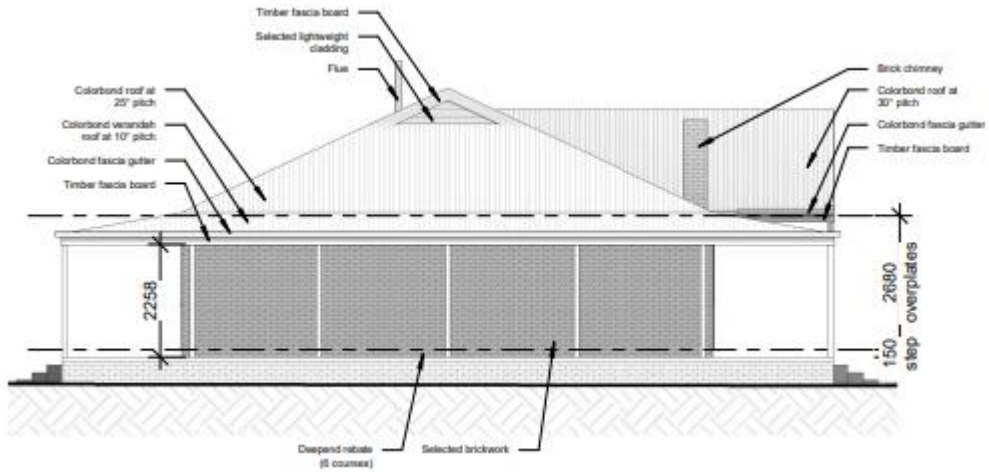



**Figure 9: Northern elevation.**

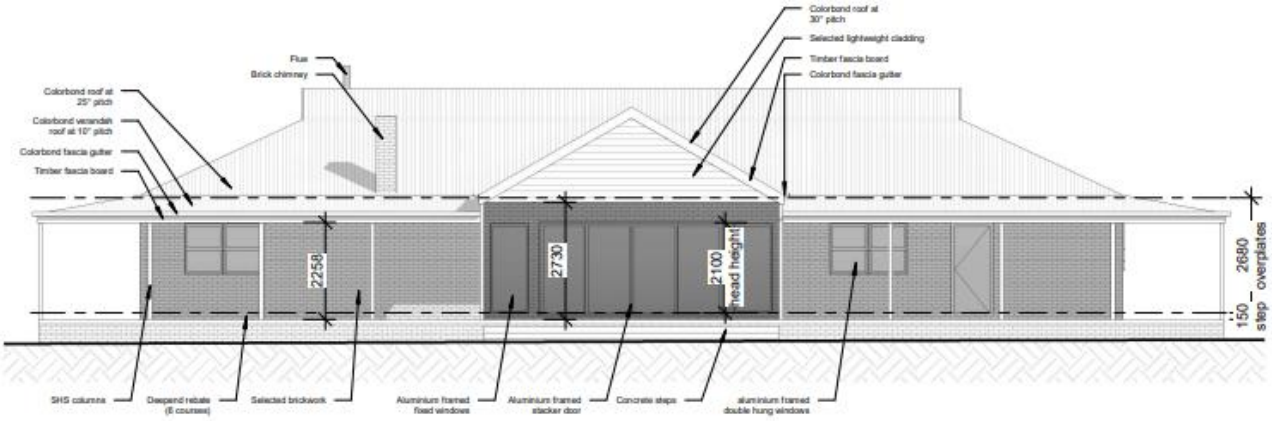



**Figure 10: Western elevation.**

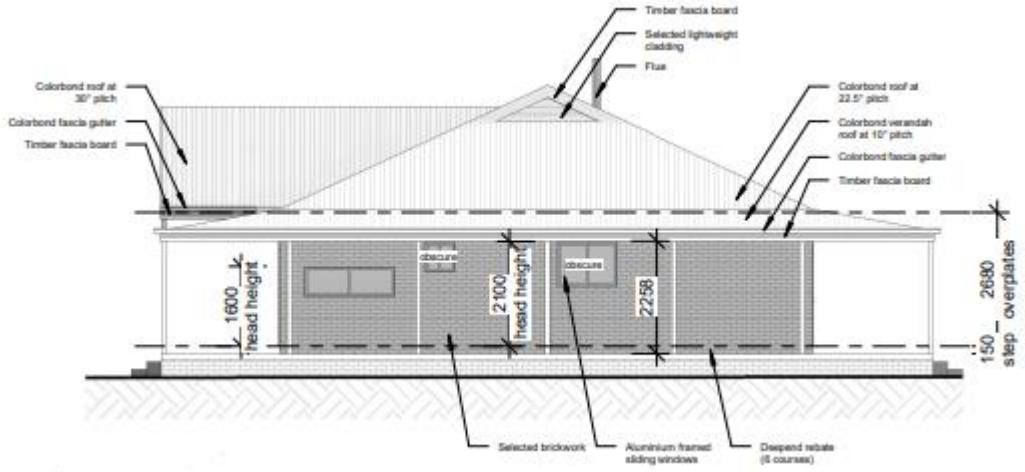



**Figure 11: Southern elevation.**

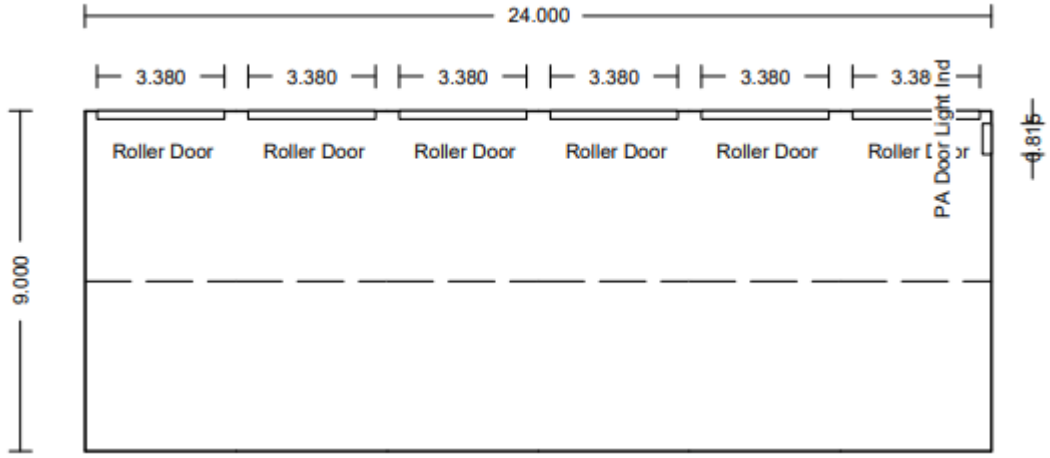



**Figure 12: Outbuilding floor plan.**

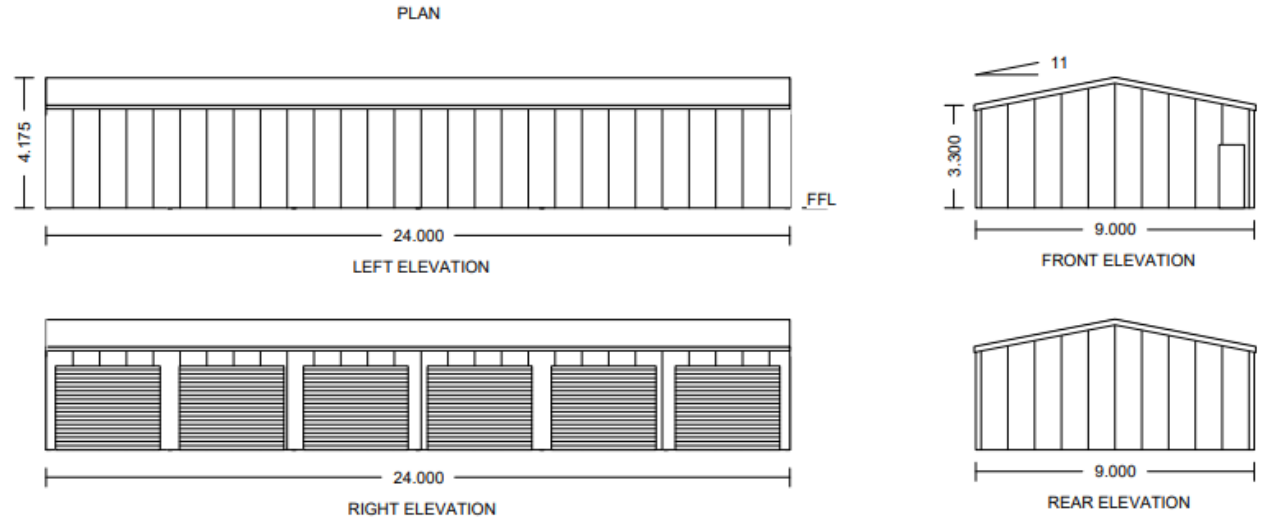



**Figure 13: Outbuilding elevation plans.**

## Planning Controls - Greater Bendigo Planning Scheme

Why is a planning permit needed?

| Clause | Permit Trigger |
|---|---|
| Clause 35.07-1 Farming Zone | A permit is required to use the land for a dwelling as the minimum lot size of 40 hectares is not met. |
| Clause 35.07-4 Farming Zone | A permit is required to construct a building or carry out works with a use in Section 2 of Clause 35.07-1. |

The following clauses are relevant in the consideration of this proposal:

Municipal Planning Strategy

| | |
|---|---|
| Clause 02.03-1 | Settlement |
| Clause 02.03-4 | Natural resource management |
| Clause 02.03-6 | Housing |

Planning Policy Framework

| | |
|---|---|
| Clause 11.01-1L-01 | Settlement – Greater Bendigo |
| Clause 14.01-1S | Protection of agricultural land |
| Clause 14.01-1L | Protection of agricultural land – Greater Bendigo |
| Clause 14.01-2S | Sustainable agricultural land use |
| Clause 15.01-6S | Design for rural areas |

Other Provisions

| | |
|---|---|
| Clause 35.07 | Farming Zone |
| Clause 65.01 | Approval of an application |
| Clause 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 internal departments have been consulted on the proposal:

| Referral | Comment |
|---|---|
| Traffic Engineer | Supported the proposal subject to conditions relating to construction requirements for the vehicle crossing and internal driveway. |

| Referral | Comment |
|---|---|
| Environmental Health | Supported the proposal subject to the inclusion of a note on the permit requiring the issue of a Permit to Install an Onsite Wastewater Management System prior to the issue of a building permit. |

Public Notification

The application was advertised by way letters to adjoining and nearby owners and occupiers and a sign displayed on the site. As a result of advertising, no objections were received.

**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:

- Whether the proposed use and development of the land for a dwelling is supported by the Municipal Planning Strategy, Planning Policy Framework and Farming Zone.
- Whether the proposal is consistent with decisions made by the Victorian Civil and Administrative Tribunal.

The relevant Planning policy context

The Municipal Planning Strategy through Clause 02.03-1 outlines that Greater Bendigo has experienced strong population growth. This growth is supported by State Government strategies and is forecast to continue. A strategic direction of this policy is to protect agricultural land and high value environmental areas from development.

Clause 02.03-4 identifies the protection of agricultural land and sustainable agricultural land use as being the key natural resource management issues for Greater Bendigo. The Planning Scheme recognises that Greater Bendigo's rural areas support a diverse agricultural base, with the municipality generating nearly $200 million of agricultural product each year. The policy states that:

> *"There are areas where agricultural activities are potentially compromised by a fragmented subdivision pattern and isolated dwellings in rural areas have the potential to disrupt agricultural activities. Ongoing agricultural production depends, in part, upon maintaining a mass of productive agricultural land, which excludes concentrations of residential type uses."*

Strategic directions relevant to the proposal include:

- Protecting agricultural land as a valuable and finite resource from fragmentation and encroachment by competing uses.
- Supporting 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.
- Managing 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.

Clause 02.03-6 identifies the management of rural residential development as a key housing issue. It notes that rural residential development requires careful management in Greater Bendigo to avoid the loss of agricultural land, adverse impacts on the biodiversity values, isolation of people from services and costs and poor standards of infrastructure such as roads and drainage. There is a large supply of land zoned Rural Living Zone in the Strathfieldsaye and Heathcote areas which provides opportunities for rural residential development for many years.

Clause 11.01-1L-01 has the objective to manage Greater Bendigo's outward growth and avoid further sprawl by directing growth to identified locations.

Clause 14.01-1S Protection of agricultural land seeks to protect the State's agricultural base by preserving productive farmland and includes the following strategies relevant to the proposal:

- *Avoid permanent removal of productive agricultural land from the State's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.*
- *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.*
- *Prevent inappropriately dispersed urban activities in rural areas.*
- *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.*
  - *Encouraging consolidation of existing isolated small lots in rural zones.*
- *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.*
- *The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.*
- *Land capability.*

Clause 14.01-1L requires consideration to be given to the following policy guidelines:

- *Whether an agreement under Section 173 of the Planning and Environment Act 1987 should be utilised at the time of subdivision to prevent the fragmentation of agricultural land as a result of:*
  - *Further subdivision.*
  - *Construction of a dwelling.*
- *Whether there will be an impact on the viability of adjoining agricultural land uses.*
- *Whether there is a demonstrated need to reside on the site to support the agricultural land use.*
- *Where a dwelling is deemed necessary to support an agricultural use, whether that use is viable based on the level of investment required and the estimated return as shown in an integrated land management plan.*

Clause 14.01-2S seeks to encourage sustainable agricultural land use and includes the following strategies relevant to the proposal:

- *Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.*
- *Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.*
- *Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.*
- *Support agricultural investment through the protection and enhancement of appropriate infrastructure.*

Consideration must also be given to how the proposal aligns with the purpose of the Farming Zone which provides direction as to how land in that zone should function and how development should look and operate. 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.*

[Author emphasis added]

The provisions of the Farming Zone also direct that consideration must also be given to a number of decision guidelines which consider the question of how rural dwellings fit within these purposes. The decision guidelines provide a means by which to assess such applications. 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.*
- *The capability of the land to accommodate the proposed use or development, including the disposal of effluent.*
- *How the use 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 capacity of the site to sustain the agricultural use.*
- *The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.*
- *Whether the dwelling will result in the loss or fragmentation of productive agricultural land.*
- *Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.*
- *Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.*
- *The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.*

In this instance, planning approval is required to use the land for a dwelling as the lot is less than 40 hectares in area. Just because a person is able to apply for a permit, does not imply that a permit should or will be granted. An assessment of the proposal against the relevant planning policy framework is outlined below.

Assessment of the proposal against the Municipal Planning Strategy, Planning Policy Framework and Farming Zone.

It is evident from a review of the relevant planning policy framework and Farming Zone that planning policy recognises the importance of agricultural land as a valuable and finite resource, seeks to avoid the permanent removal of productive agricultural land, protect the land from unplanned loss due to permanent changes in land use and prevent inappropriately dispersed urban activities in rural areas.

The application proposes the use and development of the land for a dwelling. The planning report provided as part of the application material clearly states that the site is proposed to be used for rural residential purposes only. As such, consideration is not required to be given to whether the proposal presents a genuine agricultural land use as no agricultural land use is either existing or proposed for the site as part of this application. If supported, the proposal would result in a solely rural-residential outcome in a zone which is not intended for such a use.

In *Daylesford Design Studio v Hepburn SC [2008] VCAT 2128 (17 October 2008)* the Tribunal considered the use and development of the land for a dwelling on a small lot in the Farming Zone, affirming the Council's decision to refuse to grant a permit. In this instance Member Cooks states the following:

> *"The purposes of the Farming Zone do not provide any encouragement for the use of a dwelling on a relatively small lot in a farming area, particularly if it has no relationship with a farming activity. The zone purposes focus on encouraging improved agricultural practices and avoiding uses that have the potential to cause conflict with existing agricultural practices."*

As outlined above, the State and local policy framework relating to the protection of agricultural land contains clear strategies to support the broader policy objectives. The proposal is at odds with the identified strategies as follows:

- The dwelling is not required to support a genuinely, economically viable agricultural use of the land that requires permanent and continuous care, supervision or security; noting that no agricultural land use is existing or proposed.
- The dwelling would result in a permanent change in land use.
- The proposal would result in the construction of a dwelling on an existing small lot.

The permit applicant has attempted to justify the proposed rural residential land use and development by stating that the site is inappropriate for grazing. An analysis of potential stocking rates for dry sheep grazing has been provided that indicates a total of 61 sheep can be provided on a 7-hectare parcel, but a lower stock rate should be adopted for long term sustainability. This information has not been verified (through a referral process) on the basis that the landowner is not actually seeking to graze the land.

Based on the information provided, it is acknowledged that sheep grazing may not be an economically viable agricultural activity. However, the applicant has failed to consider any potential alternative agricultural activities that the land could accommodate and has failed to produce a compelling argument that the site cannot sustain an agricultural land use. Whilst the lot size (being just over 8 hectares) may create some limitations, dependent on the proposed agricultural land use, it does not prevent the land from being productive. The fact that the site has historically been used for agriculture indicates that it is productive agricultural land. The site has the potential to sustain an agricultural activity, whether used as a small-scale, stand-alone operation or utilised or consolidated as part of a larger agricultural landholding. It is important to note that the refusal of the application would not in any way hinder the ability of the land to be used for agricultural purposes.

Currently there is potential for the subject site to be consolidated with adjoining parcels of land to allow for an outcome that would improve agricultural productivity and allow for a sustainable and economically viable agricultural activity to occur. The approval of a dwelling would fragment the land, lead to an irreversible change in land use and affect the ability of the site to support or enhance agricultural production. This approach has been recognised by the Victorian Civil and Administrative Tribunal (VCAT) on a number of occasions when affirming a council's position to refuse to grant a permit for a dwelling on small lots within the Farming Zone.

The permit applicant's argument that the dwelling is acceptable also rests on the existence of other dwellings within the surrounding area and the proximity of the site to the Neilborough township.

It is accepted that there are dwellings on other similar sized or nearby properties. However, these dwellings either predate the tightening of planning policy to protect agricultural land, or a permit application has been able to demonstrate an outcome that results in an improvement to the agricultural productivity of the site. Current Planning Scheme policy seeks to ensure that new dwellings in the Farming Zone are only approved in instances where they support agriculture. The strengthening of policy over time has been driven by the undesirable proliferations of dwellings and the adverse impact that this is having on the loss of agricultural land.

In *McGrath v Mornington Peninsula SC [2003] VCAT 1816 (3 December 2003)*, the Tribunal discussed the issue of land fragmentation. In doing so, Member Cimino acknowledged that:

> *"This cycle of fragmentation can only be broken by planning controls that stabilise both the development of housing in rural areas and subdivision expectations, combined with practical support for the sustainable management of land as farmland."*

The proposal has the potential to lead to a concentration or proliferation of dwellings in the surrounding area as there are several similar sized parcels that are currently vacant. A proliferation/spread of dwellings in the rural landscape would contribute to the incremental loss of agricultural land and impact the potential for agricultural productivity. Once the land use has changed to a residential use it is highly unlikely that the site will be returned to productive agricultural purposes.

Whilst one application for a dwelling and the loss of a small amount of agricultural land may appear to be insignificant, every decision has an impact and continued poor decision making poses a significant threat to the viability of the local agricultural sector as over time it progressively compromises the ability of local farming enterprises to operate and expand, and often results in inflated land values. The incremental loss of agricultural land should be avoided.

Not only do dwellings in the Farming Zone result in the fragmentation of agricultural land, they can also adversely impact on adjoining and surrounding agricultural land uses. The dwelling would result in a rural residential land use within the Farming Zone which would potentially stymie genuine agricultural activities on surrounding land.

The *Rural Areas Strategy (City of Greater Bendigo, September 2009)* states that "*Council and the community need to be more realistic about the opportunities for new dwellings to promote agricultural use in farming areas and recognise the risk that new dwellings pose to farming uses.*"

This sentiment is further echoed in *Xerri v Strathbogie SC [2023] VCAT 673 (20 June 2023)* in which the Tribunal *(*Senior Member Sibonis) states:

> *"There is clear and consistent policy which discourages the establishment of dwellings on land in the FZ where the dwelling is not associated with an agricultural activity on the land. Such uses have the potential to limit surrounding farming activities as they can be impacted by emissions (dust, noise, odour, waste, vibration, soot, smoke, spray drift and the like) which adversely affect the amenity of the dwelling occupants and give rise to land use conflict."*

It is evident from a review of the relevant policy relating to rural dwellings and the protection of agricultural land that there is a clear desire within the Planning Policy Framework to ensure that agricultural land is carefully managed and protected. It is particularly important given the importance of agricultural production to our region. Inappropriate rural residential land use can adversely affect the use of land for agriculture, create land use conflicts, limit agricultural operation and prevent the expansion of future activity.

The proposal would exacerbate the potential for land use conflict due to the presence of an entirely residential lot within the Farming Zone. The presence of additional dwellings within the Farming Zone can impact on the operation and expansion of genuine agricultural activities by way of potential for offsite amenity impacts, agricultural production being unable to meet required buffer distances (for intensive animal industries) and increased land values which can affect the viability of farming enterprises. These are real issues that threaten and compromise the agricultural industry.

*Dwelling siting, design and servicing*

The dwelling has been designed appropriately to minimise the potential for visual amenity impacts and to ensure that the dwelling is in keeping with the rural landscape. The dwelling would be single storey in form and be clad in suitable materials and colours, subject to a condition requiring the external colours to be of muted environmental tones if a permit was issued.

The proposal is also able to meet the mandatory requirements outlined in Clause 35.07-2 of the Farming Zone to use the land for a dwelling which includes the following:

- Access to the dwelling provided via an all-weather road with dimensions adequate to accommodate emergency vehicles;
- The wastewater generated from the dwelling treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system;
- The dwelling connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes; and
- The dwelling connected to a reticulated electricity supply or have an alternative energy source.

The dwelling has been sited to meet the required setbacks from waterways, from dwellings in different ownership, from roads and from boundaries outlined in the

Farming Zone. Whilst these setbacks have been met, the dwelling and associated outbuilding have been designed to be sited in the central portion of the site. Siting the dwelling in the central portion of the site would impact the ability of the balance of the land to be used for agriculture. The siting would also result in the unnecessary loss of productive land due to the construction of lengthy internal driveway. Whilst the siting of the dwelling is not considered significant as a stand alone issue, the siting along with the compelling matters listed above result in the proposal be an unacceptable planning outcome that is at odds with the direction of the Planning Scheme.

**Conclusion**

The Greater Bendigo Planning Scheme recognises that agricultural land is a valuable and finite resource that must be protected from the encroachment of conflicting land uses.

The application proposes the use and development of the land for a dwelling and outbuilding, which is contrary to planning policy relating to rural dwellings and the protection of agricultural land. The proposal would result in a rural residential outcome and permanent change in land use that is contrary to the purpose of the Farming Zone and does not support or enhance agriculture.

It is recommended that Council issue a Notice of Decision to Refuse to Grant a Permit as the proposal presents an unacceptable planning outcome with regards to the purposes of the Farming Zone and broader planning policy framework relating to rural 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 Planning Scheme, may resolve to: grant a permit, grant a permit with conditions, or refuse 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.

**Attachments**

Nil

## 16.5. Draft O'Keefe Rail Trail Plan

| | |
|---|---|
| Author: | Matthew Kerlin, Coordinator, Strategy and Policy |
| Responsible Director: | Stacy Williams, Director Healthy Communities and Environments |

### Purpose

To inform Council of the work undertaken to date on the draft O'Keefe Rail Trail Plan and to seek Council's approval to release the draft Plan for public comment.

### Recommended Motion

That Council release the draft O'Keefe Rail Trail Plan for a minimum period of four weeks for the community to review and provide feedback on the plan.

### Executive Summary

The draft O'Keefe Rail Trail Plan (the draft Plan) has been developed to guide the ongoing development and management of the O'Keefe Rail Trail and to promote increased usage by local residents and visitors to the region.

Key actions and elements of the draft Plan include:

- Improving amenities along the Rail Trail (toilets, drinking fountains, wayfinding signage and seating)
- Improving safety along the Rail Trail (improved road crossings at high traffic areas, reviewing areas of shared use with motor vehicles)
- Ongoing management including detailing how the City will manage and maintain the Rail Trail along with confirming a commitment to continued working with the Friends of the Bendigo Kilmore Rail Trail (FBKRT)
- Ongoing marketing and promotion of the Rail Trail
- Defining level of infrastructure and maintenance service standards to help clearly define the expectations for the Rail Trail.

### Background

The O'Keefe Rail Trail is one of the City of Greater Bendigo's primary nature-based attractions for both local residents and visitors to the region. The 49km long rail trail is located along the decommissioned rail corridor between Bendigo and Heathcote, passing through Axedale.

Although the trail's surface is mostly sandy gravel, there are small sections of asphalt. The rail trail is used by a wide variety of local residents and visitors for

walking, cycling, trail running and horse riding in some sections. Key attractions along the rail trail include Bendigo, Axedale, the Campaspe River, Lake Eppalock, Heathcote, replica railway stations, an original railway wagon and peaceful bush and farm vistas.

The original railway line on which the O'Keefe Rail Trail is constructed, was developed by Andrew O'Keefe in 1887 using funds from the Victorian Railways and opened in October 1888. The line featured 13 stations and platforms (not all operational over the life of the line) and 50 bridges. Due to the proposed construction of Lake Eppalock across a section of the railway line, along with a decline in service demand and maintenance neglect, the line was permanently closed in December 1958.

A 19km stretch of the O'Keefe Rail Trail was initially constructed between Bendigo and Axedale in the early 1990's over a number of years and was officially opened in 1993. In 2015, the trail was extended an additional 30km to Heathcote.

At a regional trail level, the O'Keefe Rail Trail connects with the 65km trail that circles Bendigo, the Bushland Trail, and indirectly links with the 210km long Goldfields Track that extends south of Ballarat via Castlemaine and Daylesford. There are also plans to potentially develop a link from Heathcote to Rushworth in the east and Kilmore and Wallan in the south.

Part of the O'Keefe Rail Trail around Knowsley has been constructed on private farming land. There is a legally binding licence agreement with a number of landowners outlining, should these landowners choose to sell their property in the future, the City of Greater Bendigo will have first right of refusal.

An economic impact study that was conducted in 2016 determined that the average domestic overnight expenditure by users of the O'Keefe Rail Trail was $134 per person and was $123 for domestic day visitors. The study stated that the overall annual benefit to the region in 2016 was $669,000.

Usage of the O'Keefe Rail Trail has grown strongly with usage by bike riders doubling since 2016 (12,700 to 26,735), while walking usage in 2023 was its highest (at 20,540) of the three years data we have. Data is currently measured at Cashens Road, with a safe assumption that there is additional usage along the trail at different points such as Axedale and Heathcote.

The City has made a significant financial investment into the O'Keefe Rail Trail over the years, supported by a significant amount of volunteer support from the Friends of the Bendigo Kilmore Rail Trail (FBKRT).

**Report**

The Rail Trail is already well established both locally and as a tourist destination, with significant infrastructure and investment already having occurred to develop it into what it is today. The draft Plan looks to build on this solid foundation to guide the ongoing development and management of the O'Keefe Rail Trail and to promote increased usage by local residents and visitors to the region. To ensure that the Rail Trail can achieve its full potential as a recreational and tourist trail and at the same time be sustainable, this plan outlines some key actions to improve the way the rail trail is governed, managed, maintained, promoted, funded, activated and evaluated.

Key actions and elements of the draft Plan include:

- Improving amenities along the Rail Trail (toilets, drinking fountains, wayfinding signage and seating)
- Improving safety along the Rail Trail (improved road crossings at high traffic areas, reviewing areas of shared use with motor vehicles)
- Ongoing management including detailing how the City will manage and maintain the Rail Trail along with confirming a commitment to continue working with the FBKRT
- Ongoing marketing and promotion of the Rail Trail
- Defining level of infrastructure and maintenance service standards to help clearly define the expectations for the Rail Trail.

Significant community engagement was first undertaken in 2020 with the draft Plan developed in 2021 before work on the project was paused, refined and finalised in partnership with the FBKRT in 2023.

Development of the plan also considered existing strategic documents of the City, including the engagement that informed those, with actions included from the Greater Bendigo Public Space Plan and Greater Bendigo Public Toilet Strategy, while an action of the Walk, Cycle Greater Bendigo Strategy was to develop a sustainable trail plan for the O'Keefe Rail Trail.

It is proposed that further community engagement is undertaken to close the loop on the engagement undertaken to develop the Plan and confirm that what was heard is still relevant, and that no significant changes have developed since the initial stage of engagement that need to be addressed within the Plan.

Engagement will be undertaken over a 4 week period and whilst it is not intended or anticipated that there will be significant changes to the draft Plan due to the ongoing engagement with key stakeholders and users of the Rail Trail, final refinement to the draft plan can be considered where relevant.

### *Priority/Importance*

The Plan will ensure that a clear, proactive and planned approach is taken to the ongoing development and management of the O'Keefe Rail Trail and to promote increased usage by local residents and visitors to the region.

The recommendations and content of the Plan will also help create clarity with the City and key stakeholders, and reaffirm the City's commitment to working with the FBKRT.

### *Options Considered*

Council may release the draft O'Keefe Rail Trail Plan for community review and feedback or alternatively seek amendments or further information from officers prior to releasing it on public exhibition.

### *Timelines*

Subject to Council endorsement, it is proposed to release the draft Plan throughout March 2024 and following this period the document will then be finalised taking into account any feedback received.

Officers will aim is to present the final Plan for consideration by Council in June 2024.

### Communications/Engagement

To ensure that relevant issues and opportunities were identified and so that a sustainable management plan could be developed, engagement was undertaken with several key stakeholders and the broader community in late 2020, with further engagement undertaken with the FBKRT and via user surveys in an ongoing manner since.

Engagement included:

- 7 written submissions from individual community members or groups
- 290 completed community surveys
- 4 surveys from tourism operators located near the rail trail
- 22 participants involved in key stakeholder meetings (FBKRT; City of Greater Bendigo staff; Department of Energy, Environment and Climate Action (DEECA); Parks Victoria; Sport and Recreation Victoria; Department of Transport and Planning and Coliban Water).

Some of the key areas identified included:

- Positive aspects of the rail trail, e.g. safe off-road cycling and walking experience away from cars; bush environment; relatively flat surface; and opportunities for short loops
- Suggested infrastructure upgrades, e.g. toilets and drinking water
- Mapping and signage
- Promotion, marketing and development of packages / experiences
- Potential safety issues, e.g. Bobs Street and McIvor Road crossings
- Potential realignments and extensions to the trail
- Usage data
- Potential governance, management and maintenance improvements.

These issues and opportunities have been considered and formulated into the actions and elements contained within the draft Plan. A background report was also prepared which incorporates the evidence base behind this plan, i.e. community engagement analysis and a literature review.

In addition to community engagement, the results of previous evaluation reports, surveys (including ongoing visitor experience surveys) and plans (e.g. information about road crossings and lack of signage in specific areas) were also considered and helped to formulate key action areas.

**Financial Sustainability**

The implementation of the Plan is subject to future budget and resourcing allocations. Budget bids will be generated and administered through the City's budgetary process. There is an acknowledgement of the City's constrained financial environment and where appropriate officers will work to support any projects with grant funding.

The draft Plan also identifies a number of advocacy projects that will need to be delivered by partners, such as the Department of Transport and will be dependent on their future budget and resource availability also.

From a long-term perspective, with regards the extension from Heathcote to Wallan, the majority of the trail extension sits within Mitchell Shire who will be the appropriate lead for development. Mitchell Shire have previously acknowledged that there are further challenges to work through within their municipality and when Mitchell Shire Council endorsed the feasibility study they committed to progress further engagement, planning, feasibility and investigations.

## Risk Assessment

The plan mitigates the chances of inappropriate assets being developed along the Rail Trail. Failure to adopt the plan may lead to ongoing, haphazard planning and implementation of improvements, and a disconnected or uneven level of service for the Rail Trail.

Primary risks associated with the draft Plan include the failure to adequately fund the implementation and the need to ensure that partners deliver works along the Rail Trail that are consistent with the vision for the Rail Trail.

## Policy Context

### *Primary Council Plan Reference*

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 2 - Healthy, liveable spaces and places
Outcome 3 - Strong, inclusive and sustainable economy

### *Secondary Council Plan Reference(s)*

Goal 1 - Strengthened community health and wellbeing
Goal 3 - Everyday walking and cycling is easier for all ages and abilities.
Goal 5 - More sustainable active and public transport services

### *Other Reference(s)*

- Greater Bendigo Public Space Plan (2019)
  Action: Support the extension of the O'Keefe Rail Trail from Heathcote to Kilmore
- Greater Bendigo Public Toilet Strategy (2017)
  Recommendation: Investigate a location for a new public toilet in along the O'Keefe Trail
- Walk, Cycle Greater Bendigo (2019)
  Action 1.3: Progress and/or prioritise planning and implementation of key walking and cycling infrastructure projects.
  - Develop sustainable plans for existing regional trails

## Conflict of Interest

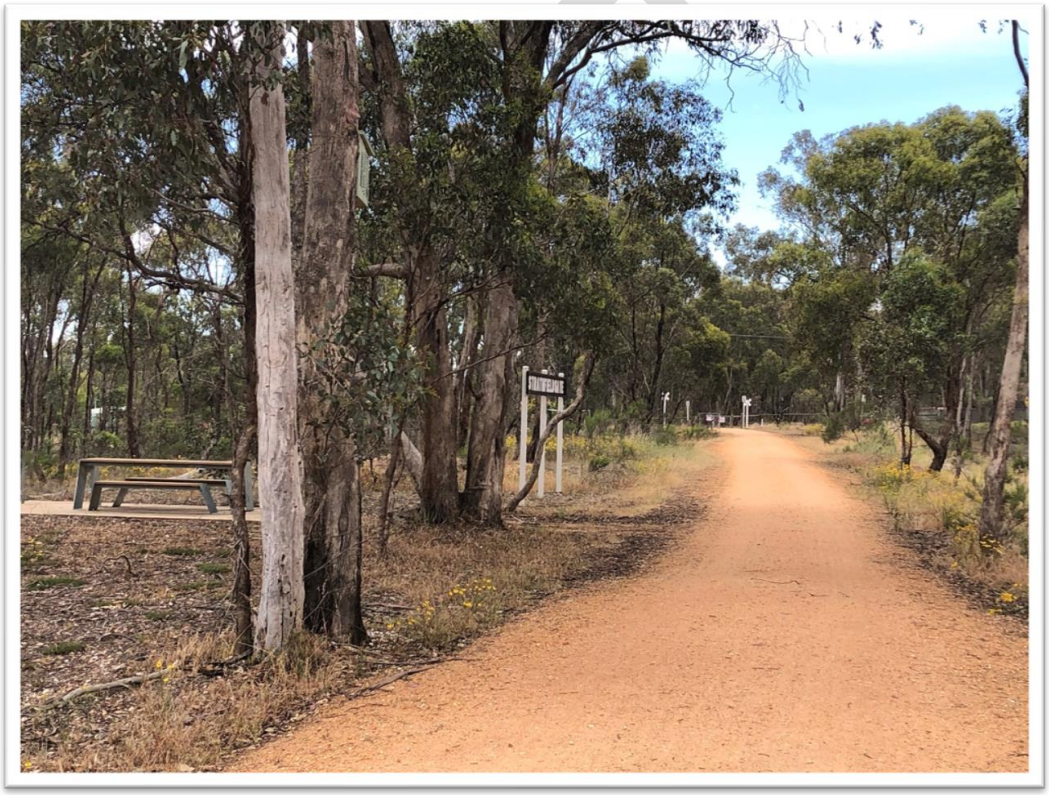
No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

## Attachments

1. O' Keefe Rail Trail - Draft Regional Trail Plan - Jan 2024 [**16.5.1** - 35 pages]

CITY OF GREATER BENDIGO

# O'Keefe Rail Trail Plan



2024

## Disclaimer

The information contained in this report is intended for the specific use of the within named party to which it is addressed ("the *communityvibe* client") only. All recommendations by communityvibe are based on information provided by or on behalf of the communityvibe client and communityvibe has relied on such information being correct at the time this report is prepared. communityvibe shall take no responsibility for any loss or damage caused to the communityvibe client or to any third party whether direct or consequential as a result of or in any way arising from any unauthorised use of this report or any recommendations contained within.

**Report Date:** January 2024

DRAFT

## Prepared By

Wendy Holland
Director
communityvibe
PO Box 421
Strathdale Vic 3550
Ph: 0438 433 555
E: wendy@communityvibe.com.au
W: www.communityvibe.com.au

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We acknowledge both the Dja Dja Wurrung people and the Taungaurung people as the Traditional Owners of the land. We recognise their continuing connection to land, waters and culture and pay our respects to Elders past, present and future. We look after this land while recognising the ground we're walking or riding upon.

## 1.0 Purpose of the Plan

The purpose of this plan is to develop a sustainable regional trail plan to guide the ongoing development and management of the O'Keefe Rail Trail and to promote increased usage by local residents and visitors to the region. To ensure that the Rail Trail can achieve its full potential as a recreational and tourist trail and at the same time be sustainable, this plan outlines some key actions to improve the way the rail trail is governed, managed, maintained, promoted, funded, activated and evaluated. The drive for this plan was identified an action of the City's *Walk, Cycle Greater Bendigo* strategy.

This plan has 10 key focus areas and is structured in the following way:




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To ensure that relevant issues and opportunities were identified and so that a sustainable management plan could be developed, engagement was undertaken with several key stakeholders and the broader community.

Engagement included:

- 7 written submissions from individual community members or groups
- 290 completed community surveys
- 4 surveys from tourism operators located near the rail trail
- 22 participants involved in key stakeholder meetings (FBKRT; City of Greater Bendigo staff; Department of Energy, Environment and Climate Action (DEECA); Parks Victoria; Sport and Recreation Victoria; and Coliban Water).

Some of the key areas identified included:

- Positive aspects of the rail trail, e.g. safe off-road cycling and walking experience away from cars; bush environment; relatively flat surface; and opportunities for short loops
- Suggested infrastructure upgrades, e.g. toilets and drinking water
- Mapping and signage
- Promotion, marketing and development of packages / experiences
- Potential safety issues, e.g. Bobs Street and McIvor Road crossings
- Potential realignments and extensions to the trail
- Usage data
- Potential governance, management and maintenance improvements.

These issues and opportunities have been considered and formulated into the directions and actions contained within this Management Plan.

In addition to community engagement, the results of previous evaluation reports, surveys and plans (e.g. information about road crossings and lack of signage in specific areas) were also considered and helped to formulate key action areas.

A background report has been prepared which incorporates the evidence base behind this plan, i.e. community engagement analysis and a literature review.

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## 2.0 Overview of the trail

The O'Keefe Rail Trail is one of the City of Greater Bendigo's primary nature-based attractions for both local residents and visitors to the region. The 49km long rail trail is located along the decommissioned rail corridor between Bendigo and Heathcote, passing through Axedale.

Although the trail's surface is mostly sandy gravel, there are small sections of asphalt. The rail trail is used by a wide variety of local residents and visitors for walking, cycling, trail running and horse riding in some sections. Key attractions along the rail trail include Bendigo, Axedale, the Campaspe River, Lake Eppalock, Heathcote, replica railway stations, an original railway wagon and peaceful bush and farm vistas.




In addition to the predominantly sandy gravel trail itself, there is a variety of infrastructure along the 49km linear O'Keefe Rail Trail, including:

- 11 interpretive signs and numerous directional signs
- 3 bike repair stations (Wilkie Road in Junortoun, Axedale Hall Reserve and Heathcote)
- 4 water refill stations (Junortoun, Axedale Hall Reserve, Heathcote Dog Park – next to the trail head and Heathcote Visitor Information Centre)
- 3 toilet blocks (Lake Weeroona, Axedale Hall Reserve and Heathcote Visitor Information Centre, with additional toilet facilities being constructed at Longlea Lane)
- Picnic tables and seats (Lake Weeroona, Axe Creek, Axedale, Lake Eppalock and Heathcote)
- 2 shelters – one in Heathcote and one in Axedale (with a 3rd being constructed at Longlea Lane)
- Barbeques (Lake Weeroona, Axedale and Heathcote)
- Bridges
- 8 replica railway stations and platform sites
- 27 replica concrete railway mileposts
- Railway wagon at Axedale Station.


BENDIGO
13.4 km
LONGLEA
8.1 km
AXEDALE
11.4 km
KNOWSLEY
16.1 km
HEATHCOTE
LAKE WEEROONA
The Zone
Hattier St
B280
BENDIGO
Pratts Park Rd
JUNORTOUN
Farmers Arms Hotel
BIG4 Bendigo Park Lane Holiday Park
AXE CREEK BRIDGE
This 60 metre long structure is the third bridge to be installed at the Axe Creek crossing, replacing a much smaller suspension bridge in 2012. This pretty spot is a favourite stop off for picnics.
LONGLEA
Longlea Ln
LONGLEA RECREATION RESERVE
Catch a local cricket or tennis match, or see dog training in action beside the scenic Axe Creek. Surrounded by beautiful bushland, this is a great spot for a breather.
AXEDALE
Axedale Tavern
Crowes Rd
AXEDALE
Axedale is the O'Keefe Rail Trail's halfway point. Stop here for a bite to eat and to discover some of the township's historic buildings.
Yalooka Farm Farmstay
B280
KNOWSLEY
Axedale Farm Cottage
KNOWSLEY STATE FOREST
CAMPASPE RIVER
Moorabbee Rd
B75
HEATHCOTE
Heathcote boasts the longest main street of any country Australian town, as well as over 30 cellar doors in the region which is renowned for its award winning shiraz and the famous red Cambrian soils.
BENDIGO
A proud cycling city, Bendigo's beautiful streets are a legacy of one of the world's greatest gold rushes. Historic buildings and idyllic bushland are intertwined with contemporary experiences around the arts, world class attractions, wine, beer and local produce.
PEPPERCORN PARK
Peppercorn Park hosts a range of equestrian activities. With car parking available, this is the ideal place to stagger your journey along the trail.
AXE CREEK
CAMPASPE RIVER RESERVE
Take a walk along the Campaspe River. It once helped sustain various Indigenous groups along its course. Today, the slow-moving water is a haven for platypus.
LAKE EPPALOCK
Armstead Estate
MT IDA CREEK
DERRINAL
B75
B280
HEATHCOTE
Meehan Vineyard
Mia Mia-Derrinal Rd
Milvine Estate Wines
Herriot St
To Melbourne
BENDIGO FIELD NATURALISTS CLUB FLORA RESERVE
Stop here for a dose of bush therapy. You'll find local species like yellow box, grey gums, grey box, long-leaf box and red stringybark; and in winter and spring, golden wattle blooms reign.
AXEDALE FLORA AND FAUNA RESERVE
This reserve is a protected sample of Axedale's box ironbark forest, featuring grey box, yellow box, yellow gum, red ironbark, white box, red box and red stringybark, and some endangered flora.
LAKE EPPALOCK
Covering a land mass of over 3000 hectares, this man-made lake is an important water storage, and playground for Bendigo and Heathcote.
N
RIDE PROFILE
Length 49km (one way)
Grade Easy
Surface Sandy gravel, small sections of asphalt and a number of bridge crossings
Access points Multiple access points are available. Please refer to brochure
Cycling time* Approximately 3 hours at 16km/h, 5 hours at 10km/h
Limited on time? Why not explore a shorter section of the Trail. Entry points are detailed on the brochure. See Access Points.
*Rest stops are not taken into calculation.
O'Keefe Rail Trail
Bendigo Creek Trail
Bendigo Bushland Trail
Goldfields Track
McIvor Highway B280
Northern Highway B75
Rivers and Creeks
Information Centre
Car Parking
Toilets
Drinking Water
Food & Drink
BBQ / Recreation

The original railway line on which the O'Keefe Rail Trail is constructed, was developed by Andrew O'Keefe in 1887 using funds from the Victorian Railways and opened in October 1888. The line featured 13 stations and platforms (not all operational over the life of the line) and 50 bridges. During the time in which it was operational, the railway line hauled timber for gold mining in Bendigo, firewood and charcoal for fuel, railway sleepers, quarried rock, clay, grain, produce and livestock. Due to the proposed construction of Lake Eppalock across a section of the railway line, along with a decline in service demand and maintenance neglect, the line was permanently closed in December 1958.

A 19km stretch of the O'Keefe Rail Trail was initially constructed between Bendigo and Axedale in the early 1990's over a number of years and was officially opened in 1993. In 2015, the trail was extended an additional 30km to Heathcote. At a regional trail level, the O'Keefe Rail Trail connects with the 65km trail that circles Bendigo, the Bushland Trail, and indirectly links with the 210km long Goldfields Track that extends south of Ballarat via Castlemaine and Daylesford. There are also plans to potentially develop a link from Heathcote to Rushworth in the east and Kilmore and Wallan in the south.

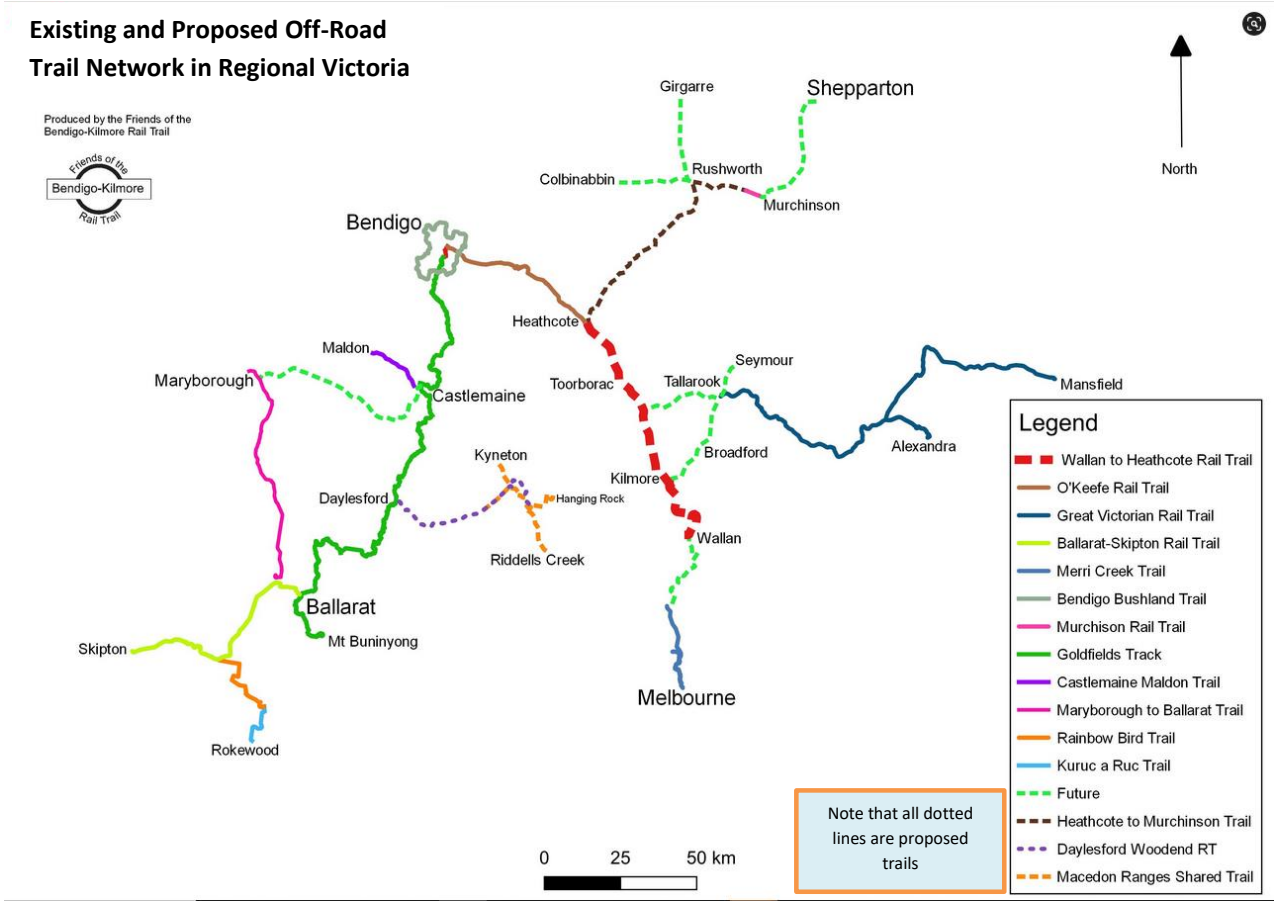
Part of the O'Keefe Rail Trail around Knowsley has been constructed on private farming land. There is a legally binding licence agreement with three landowners. Should these landowners choose to sell their property in the future, the City of Greater Bendigo will have the first right of refusal.

A variety of events are held on the O'Keefe Rail Trail each year. These events and programs include:

- O'Keefe Challenge (comprising of full and half marathon running race, 10km fun run, 5km walk / run, relay running race, kids' race and kids' dash – run by the community)
- Light the Trail night ride from Axedale to Heathcote (26km)
- Ride for Dad (last held in 2014)
- Spring in the Bush (last held in 2013)
- National Tree Day events
- Friends of the Bendigo-Kilmore Rail Trail (FBKRT) member activities
- Scout Jamboree 2022 (will run events on the rail trail)
- Catholic Pilgrimage from Heathcote to Bendigo (in the planning stage).

An economic impact study that was conducted in 2016 determined that the average domestic overnight expenditure by users of the O'Keefe Rail Trail was $134 per person and was $123 for domestic day visitors. The study stated that the overall annual benefit to the region in 2016 was $669,000.

The City has made a significant financial investment into the O'Keefe Rail Trail over the past 10 years, supported by a significant amount of volunteer support from the Friends of the Bendigo Kilmore Rail Trail (FBKRT). Ideally the City and FBKRT would like to see usage of the trail by local residents and visitors to the region continue to increase delivering a range of health, social, economic and environmental benefits, and so that the capital and volunteer investment thus far can be further capitalised on.




*1 Existing and proposed off-road trail network in regional Victoria*

Within municipal boundaries, the O'Keefe Rail Trail connects to a variety of local recreational and commuting paths such as the Bendigo Creek Trail via its entry point near Lake Weeroona, as well as Bendigo Bushland Trail, Grassy Flat Creek Trail and urban trails within Heathcote. It is indirectly linked to the Long Gully Trail, Back Creek Trail, Goldfields Track, Junortoun-Strathfieldsaye Trail / Sheepwash Creek Trail and Strathdale-Junortoun Trail.

Various cycle trails are planned in Heathcote emanating from the Visitor Information Centre - the O'Keefe Rail Trail's most easterly entry point. From a long-term perspective, with regards the extension from Heathcote to Wallan, the majority of the trail extension sits within Mitchell Shire who will be the appropriate lead for development. Mitchell Shire have previously acknowledged that there are further challenges to work through within their municipality.

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## 3.0 Vision and proposed outcomes

The goals, proposed outcomes and action areas of Council's Council Plan (Mir Wimbul) and Walk, Cycle Greater Bendigo have been incorporated into the vision and planning principles for the O'Keefe Rail Trail.

The vision for the O'Keefe Rail Trail is:

**The O'Keefe Rail Trail is the first choice for local residents and visitors to actively explore the unique features and natural environment of the Greater Bendigo region.**

Proposed outcomes to guide future works and initiatives related to the O'Keefe Rail Trail are as follows:

| Outcomes | What this means |
|---|---|
| Lead and govern for all | The City of Greater Bendigo will take a strong leadership role with the O'Keefe Rail Trail and will ensure that appropriate policies and strategies are in plan to guide the management and operation of the trail and that a sufficient budget and human resources are available to undertake ongoing management and renewal responsibilities.<br><br>Wherever possible, works and initiatives will be undertaken in partnership with communities, community-based organisations or the private sector to encourage community involvement and participation and to promote the utilisation of shared resources.<br><br>Any works undertaken or initiatives implemented will ensure that relevant safety standards are met and that a detailed risk management assessment is conducted.<br><br>A strong evidence base / demonstrated need must be identified prior to undertaking initiatives. |
| Healthy, liveable spaces and places | Any works or initiatives should be designed to provide positive health and wellbeing benefits for all trail users. These initiatives should also be designed to increase usage of the O'Keefe Rail Trail by local residents and visitors of all ages, genders, cultural backgrounds, socio-economic status and abilities. |
| Strong, inclusive and sustainable economy | Any works or initiatives should deliver positive economic benefits to the Greater Bendigo community and businesses along the trail or businesses who support the trail.<br><br>Works or initiatives along the trail will aim to link towns to one another and to distribute revenue across the municipality. |
| Aboriginal reconciliation | Dja Dja Wurrung and Taungurung culture should be celebrated. There is potential to investigate opportunities for Aboriginal place naming along the trail. |

| Outcomes | What this means |
|---|---|
| A climate-resilient built and natural environment | Any works or initiatives undertaken must be designed to be as sustainable as possible. This may mean using locally sourced materials or recycled materials in construction and avoiding damage to surrounding flora and fauna and Aboriginal cultural heritage sites. It also means using quality materials with a long lifespan to help reduce environmental impacts caused from unnecessary manufacturing and disposal of materials. |
| A vibrant, creative community | The Rail Trail should embrace the UNESCO Creative City of Gastronomy status and link to food and beverage experiences.<br><br>Unique local features, e.g. bushland / water views or aesthetically attractive bridges should be incorporated into the trail to provide a point of difference with other rail trails around the state.<br><br>Any works or initiatives need to be relevant to the local region. Historical railway infrastructure placed along the trail should ideally reflect the type of infrastructure that was used along the former rail line. |
| A safe, welcoming and fair community | The trail and infrastructure along it need to be designed for use by all ages and abilities to enable trail users to choose the length of trail that they traverse, i.e. the whole section or shorter sections. Universal Design Principles and Disability Discrimination Act (DDA) compliance needs to be factored into all works.<br><br>The trail, its infrastructure and the supporting spaces along it need to be designed according to Crime Prevention Through Environmental Design (CPTED) principles to maximise safety and to ensure good passive surveillance.<br><br>A number of different access points to the trail are available so that people can join the trail at key locations or close to their home if possible.<br><br>Trail etiquette needs to be considered on signage and in promotional materials to encourage trail users to respect one another. Warning signs for motorists also need to be provided near key crossings to warn motorists to look out for trail users. |

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## 4.0 Governance and management

**City of Greater Bendigo**

The land on which the O'Keefe Rail Trail is located is owned partially by the City of Greater Bendigo, partially by three private landowners and partially by the Crown. The Department of Energy, Environment and Climate Action (DEECA) has issued a licence to the City to enable it to utilise Crown Land areas around Heathcote and has appointed the City as the Committee of Management for reserved Crown Land from Junortoun to Napier Street. Similarly, the City has been granted a licence by the three private landowners to utilise a section of their land for the Rail Trail. Parks Victoria has no responsibility for the Rail Trail, but does play a role in some of the trails that link to the O'Keefe Rail Trail, e.g. Bendigo Bushland Trail and the Goldfields Track.

The City of Greater Bendigo is therefore responsible for the day-to day-management, maintenance, upgrade and marketing of the trail. DEECA doesn't play an active role in the Rail Trail unless there is a requirement under the relevant Act to do so.

**Friends of the Bendigo Kilmore Rail Trail**

The Friends of the Bendigo Kilmore Rail Trail (FBKRT) is an incorporated membership-based organisation operated by volunteers from a range of professional and trade backgrounds. It has an informal advisory role to the City of Greater Bendigo and undertakes 'hands on' works and advocacy to improve the quality of the trail experience. It regularly seeks grants and sources materials to provide facilities and improve existing infrastructure and experiences along the trail. FBKRT currently has a membership of over 70, all of whom pay an annual fee.

The Friends group has a licence to manage the wagon on the trail near Axedale, but no formal lease, licence or management agreement associated with any other aspect of the Rail Trail.

**Memorandum of Understanding**

To formalise the important relationship and to provide greater clarity of the roles and responsibilities of the City of Greater Bendigo and the Friends of the Bendigo to Kilmore Rail Trail, it is recommended that a Memorandum of Understanding (MOU) is developed and signed by both parties.

An MoU specifically states how each party will work with one another and describes the roles and responsibilities and contributions of each organisation in terms of the management, maintenance, marketing and further development of the Rail Trail.

# 5.0 Growing participation

In order to increase participation by local residents and visitors on the O'Keefe Rail Trail, a number of strategies should be undertaken.

## Activation of the trail

Activation of the trail essentially refers to introducing measures that will help make the experience more enjoyable or user friendly. Ways to activate the trail include:

- **Infrastructure** – developing the desired level of infrastructure that would attract more people to use the trail, e.g. shaded rest stops, picnic tables, wayfinding signage, water bubblers and toilets.
- **Events** – providing events along the trail that appeal to various markets, including family rides, people wanting a fitness challenge, fund raising initiatives, and environmental initiatives.
- **Story telling** – through interpretive signage, public art and railway infrastructure, tell the story of the O'Keefe Rail Trail's history and provide information about Dja Dja Wurrung and Taungurung culture, post-European settlement history, flora, and fauna.
- **Loops** – creating rides of different lengths or loops with clear entry and exit points so that people don't feel that they need to ride or walk the entire length of the rail trail, e.g. investigate a loop around the Derrinal waterfront precinct.
- **Public transport linkages** – promoting the 'Bikes-on-Buses' initiative so that trail users know that it's possible to ride one way along the Rail Trail and place their bike on public transport to return (noting that each bus can only carry two bikes at a time).

## Supporting business growth

The most successful rail trails in other locations both in Australia and internationally are well supported by businesses along the length of the trail. Businesses may include accommodation, cafes, restaurants, pubs, wineries, breweries, farm gate sales / pick your own fruit, shuttle services, bicycle hire, tour guiding services, on-trail picnic hamper delivery and Cellar Door 'wine to home' purchase delivery service.

To ensure that the O'Keefe Rail Trail continues to grow and attract more local residents and visitors to the area, there needs to be a focus on supporting existing businesses to more effectively meet the needs of cyclists / pedestrians and to promote their goods and services to trail users. There also needs to be an environment that supports the growth of new businesses along the trail. To some extent business growth will be dictated by the private sector, however there is also a role for the City of Greater Bendigo's, Economic Development and Tourism and Major Events Units to play in this space.

## Promoting the trail

To increase awareness of the O'Keefe Rail Trail, it is important that it is promoted effectively. A priority for the City of Greater Bendigo's Tourism and Major Events Unit is to develop a marketing plan and to set aside an annual budget to undertake promotional activities. This marketing plan should align with the State Visitor Economy Master Plan, specifically the Nature Based strategic direction, and incorporate information about the target market and initiatives that are likely to



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increase awareness of the trail with the target group and translate to increased usage of the trail. Some of the potential tools that may be incorporated into the marketing plan include:

- **Website** – investigate whether a dedicated O'Keefe Rail Trail website is needed/sustainable and if yes, apply for budget/grants to support this. Linked to the City of Greater Bendigo's websites and other relevant websites such as the FBKRT and Rail Trails Australia
- **Maps and brochures** - maps and brochures of the rail trail that link to online resources via QR code that provide information about distances, elevations, supporting infrastructure (such as locations of car parks, toilets, water bubblers, picnic tables, etc) and businesses along the trail. These maps and brochures should be available in the Bendigo and Heathcote Visitor Information Centres and local bike shops and in motel / hotel compendiums as well as other key destinations including Visitor Information Centres in other cities. These maps and brochures also need to be made available online on the O'Keefe Rail Trail website, on relevant apps and the City of Greater Bendigo's websites.
- **Itineraries** – suggested routes that provide people with ideas about different cycling and walking options, e.g. Bendigo to Heathcote with a stop at Axedale Pub and then accommodation and dinner in Heathcote or a short loop from Lake Weeroona out to Junortoun and back. These itineraries should also include multi-day options that link local experiences and the City's listing as a UNESCO City of Gastronomy, e.g. one day on the O'Keefe Rail Trail with wine sampling in Heathcote, another day on the Bushland Trail experiencing breweries and gastropubs in Bendigo, and another day at the Mountain Bike Park in Harcourt (La Larr Ba Gauwa) sampling apple cider.
- **Signage** – directional signs on roads pointing to trail heads; trail head signs in central locations in Bendigo, Axedale and Heathcote; billboards in other towns
- **Traditional / electronic media** – Look for opportunities to highlight the rail trail, including editorial articles, blogs, social posts, advertorials, advertisements, cycling, walking and outdoor magazines and TV shows (eg. Trail Towns). These may be prepared by City of Greater Bendigo's Tourism and Major Events Unit or may be prepared by journalists or influencers.
- **Social media** – use a variety of social media tools to promote the O'Keefe Rail Trail, (eg. Facebook, Youtube, Instagram, Snapchat and Tik Tok). This will necessitate the need for high quality images and videos.

Three marketing campaigns should be held annually, focussing on the three seasons in which the O'Keefe Rail Trail is at its best:

- Autumn – pleasant weather, Autumn leaves
- Winter – low rainfall, open fires, red wine
- Spring – pleasant weather and wildflowers.

The marketing campaign needs to be focussed on attracting visitors from intra-state and interstate. It also needs to focus on the trail's points of difference from other trails – adventure, forest, lake, gastronomy, variety of other trails / experiences to link to.

Ideally both the Bendigo Tourism and Major Events Unit and Heathcote Tourism bodies will promote the trail in collaboration.

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## 6.0 Level of infrastructure development on the O'Keefe Rail Trail

In 2019, the Greater Bendigo Public Space Plan was adopted by Council. Part of this plan identifies the appropriate level of development for various areas of open space, including trails, according to its public space hierarchy, i.e. neighbourhood, suburb / township, municipal, regional or state / national. The O'Keefe Rail Trail is considered a regional key space trail, hence according to the City of Greater Bendigo's Public Space Plan, such a facility should generally feature infrastructure relevant to its hierarchy.

The following table has been adapted to incorporate specific considerations for the Rail Trail. It should be used as a guide to inform the level of development of the Rail Trail into the future.

| Feature | Details | Rail Trail Considerations |
|---|---|---|
| **ACCESS** | | |
| Car parking (on-site) | Integrated and minimal impact on use of the space | Car parking will only be provided at trail heads and well utilised entry / exit points. Wherever possible, existing parking will be used as opposed to constructing new parking, e.g. parking around Lake Weeroona. |
| Car parking (off-site) | Available on-street or elsewhere within short walking distance | The use of existing off-site car parking will be encouraged. |
| Design to prevent illegal vehicle access | Bollards, railings, fences, landscape features, grading, etc | Bollards will be used to prevent illegal vehicle access to the Rail Trail. |
| Emergency or maintenance vehicle access | Should be determined in consultation with relevant emergency services | Emergency or maintenance vehicle access will be provided. Consideration will also be given to installing emergency marker signage to assist with location of injured cyclists / walkers. |
| Internal roads (optional) | Should generally be avoided excepting emergency/ maintenance access needs. Road should be suitably integrated and have minimal impact on use of the space | Internal roads will be avoided excepting emergency/ maintenance access needs. Road will be suitably integrated and have minimal impact on use of the space |
| Public transport proximity | A rail station or bus stop within short walking distance | Links are proposed between Bendigo Railway Station and Ewing Park Trailhead, Back Creek and Bendigo Creek Trails. |
| Universal access car parking (on-site or on-street) | Car parking compliant with relevant Australian Standards and requirements of the National Construction Code | Universal access car parking (on-site or on-street) should be provided at trail heads in Bendigo, Axedale and Heathcote. |
| Universal access design | Site design compliant with relevant Australian Standards and requirements of the National Construction Code | Infrastructure along the trail should be designed according to Universal Access designs and other |

| Feature | Details | Rail Trail Considerations |
|---|---|---|
| | | relevant standards, codes and regulations. |
| **FACILITIES AND FIXTURES** | | |
| Barbecues | | Barbeques will only be available at trail heads in Bendigo, Axedale and Heathcote. |
| Bicycle racks / storage | | Bicycle racks will be available at or near trail heads in Bendigo, Axedale and Heathcote, along with the shelter at Longlea Lane and proposed shelter between Axedale and Heathcote. |
| Bins – recyclables | | Recyclable bins will be available at trail heads in Bendigo, Axedale and Heathcote. |
| Bins – waste | | Waste bins will be available at trail heads in Bendigo, Axedale and Heathcote. |
| Drinking water bubblers | Where a reliable and cost-efficient water supply is / can be available | Water bubblers will be available at trail heads in Bendigo, Axedale and Heathcote. Ideally a water bubble will be made available between Axedale and Heathcote (at Knowsley), however drinking water locations are dependent upon access to treated water and sufficient funds in the maintenance budget to maintain these features. There is no potable water at Knowsley. Five water bubblers (counting one around the Knowsley area if possible) will enable a distance of approximately 10km between each facility or the equivalent of a 30-45 minute bike ride or a 1.5-2 hour walk (note that promotional materials / signs also need to state that people need to take their own water with them). |
| Pedestrian-scale lighting | Additional to lighting provided by street or building lighting | No lighting will be provided on the Rail Trail. |
| Picnic tables | | Picnic tables will be provided at trail heads in Bendigo, Axedale and Heathcote and spaced at intervals along the Rail Trail (approximately a 15-minute ride apart or near a specific attraction) |
| Seating | | Seating will be provided at trail heads in Bendigo, Axedale and |

| Feature | Details | Rail Trail Considerations |
|---|---|---|
| | | Heathcote and spaced at intervals along the Rail Trail (approximately a 15-minute ride apart or near a specific attraction) |
| Shade structures / shelters | Covering activity areas and seating areas where structures are more appropriate than trees for shade | Shade structures will be provided at trail heads in Bendigo, Axedale and Heathcote, with one located between Bendigo and Axedale (currently being constructed at Longlea Lane) and another located between Axedale and Heathcote. |
| Toilets | | Toilets will be provided at Lake Weeroona in Bendigo, Axedale Hall Reserve and Heathcote Visitor Information Centre. An additional toilet will be made available between Bendigo and Axedale (at Longlea Lane) and ideally between Axedale and Heathcote at Knowsley, however there is no potable water at Knowsley. Five toilets (counting a potential one around the Knowsley area) will enable a distance of approximately 10km between each facility or the equivalent of a 30-45-minute bike ride or a 1.5-2 hour walk. |
| **FEATURES** | | |
| Interpretive signs | | Interpretive signage should be placed at locations where such information will appeal to a significant number of trail users. However, it is important not to create signage clutter. Some interpretive information will be better provided through websites. Signs also need to align with design and locational principles and processes included in the City's Place Interpretation and Naming Policy. Requests may need to go through the City's Place Naming Committee to ensure consistency. |
| Location / place sign | | Location/place signs should be provided at each town entrance along the trail. It is important not to create signage clutter. Signs also need to align with design and locational principles and processes |

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| Feature | Details | Rail Trail Considerations |
|---|---|---|
| | | included in the City's Place Interpretation and Naming Policy. |
| Public artwork | | A limited amount of public artwork will feature at key locations along the Rail Trail, e.g. at the underpass at Campaspe River Reserve in Axedale and in the format of a railway carriage near Axedale. It is important not to over-develop the trail as its prime purpose is physical activity. |
| Water features | | Other than natural water features, e.g. Lake Eppalock, the Campaspe River and Lake Weeroona, there will be no water features along the Rail Trail. |
| Water sensitive urban design (optional) | | Best practice water sensitive urban design will be considered at the concept design stage of individual projects impacting the Rail Trail. |
| **LANDSCAPING** | | |
| Irrigation | | There will be no irrigation on the Rail Trail. |
| Food-producing plantings | | There will be no food-producing plantings on the Rail Trail. |
| Ornamental garden beds | | There will be no ornamental garden beds on the Rail Trail. |
| Shade trees | | Explore opportunities for increased plantings along sections of the Rail Trail where appropriate. |
| Wild / low-maintenance area | | Land next to the Rail Trail will be wild / low maintenance. The surrounding Rail Trail corridor should be naturalised as much as possible, including native grasslands. |

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## 7.0 Maintenance / Service Standards

Proactive maintenance of the O'Keefe Rail Trail is primarily guided by the City's Road Management Plan (2022).

Council's Asset Management System (AMS) records inspection dates, defects, works programmed and completion dates. Location information is recorded in Councils Geographic Information System (GIS). Council uses a mobile computing solution to accurately record the inspection date/time of each asset, and the spatial location of any defects.

Reactive maintenance is logged into the City's Pathways system.

The FBKRT undertake minor maintenance tasks such as repainting signage, removing litter and removing small fallen branches. They currently report larger maintenance issues to the City either via formal feedback mechanisms via customer services or directly to City staff.

The following service standards have been developed to guide the maintenance of regional trails such as the O'Keefe Rail Trail. An annual budget bid is available to undertake the maintenance levels required.

| Infrastructure | Inspection regime | Routine maintenance | Structural issues / defects / safety issues |
|---|---|---|---|
| **Trail surface** | Inspected every 12 months | • Condition assessments will identify sections of trail surface that need to be upgraded within confines of existing budget. It is expected that a section of the trail surface will be upgraded annually (if required).<br>• Where the trail is shared with vehicles in certain sections between Axedale and Heathcote, additional maintenance may be required.<br>• Additional inspections may also be required after heavy rain events. | • Degraded sections of the rail trail, e.g. potholes greater than 300mm in diameter and greater than 25mm in depth will be repaired within 1 month of reporting. |
| **Bridges** | Inspected annually | • A visual inspection will be undertaken annually.<br>• The structural integrity and condition of bridges will be inspected every 2 years. | • Where the structure of a bridge is compromised, the bridge will be closed. If trail users can be diverted around the bridge and still maintain usage of the trail, works will be carried out within 3 months of reporting. If trail users cannot use the trail as a result of a bridge that has a compromised structure, the bridge will be repaired within 1 week if possible. |

| Infrastructure | Inspection regime | Routine maintenance | Structural issues / defects / safety issues |
|---|---|---|---|
| **Vegetation** | Inspected every 6 months | • Overgrown vegetation such as long grass or weeds (e.g. bindis) on or next to the trail, or tree branches hanging over the trail, will be removed as per the annual works plan.<br>• Some areas that are particularly prone to long grass and weeds may need to be included in the annual works plan each year, whilst other areas may require maintenance less frequently.<br>• Native grasslands are being established as part of long-term sustainable management practices and these grasses need to drop seed most years prior to mowing. | • Potential safety issues such as large branches across the Rail Trail will be responded to within 2 business days of notification.<br>• Long grass that is reported as a high fire risk will be risk assessed within 7 business days of notification and responded to accordingly. |
| **Bollards, fences, gates, cattle grids, culverts and drains** | Inspected every 2 years | • Bollards, fences, gates, cattle grids, culverts and drains will be inspected every 2 years. | • Where bollards, fences or gates have fallen down, or where cattle grids have broken and there is a risk that trail users and stock could be injured, repairs will be carried out within 1 week of notification. Suitable warning signage will be installed until works are carried out.<br>• Where culverts and drains have been damaged, repairs will be carried out within 20 working days. |
| **Signage** | Inspected every 2 years | • Inspect signs to ensure that they are structurally sound. Undertake repairs and replace as necessary. | • Missing signs need to be replaced according to their level of importance in wayfinding and safety. Those that are most critical (i.e. they could result in someone getting lost or injuring themselves by riding onto a |

| Infrastructure | Inspection regime | Routine maintenance | Structural issues / defects / safety issues |
|---|---|---|---|
| | | | road) should be replaced within 1 month of notification wherever and suitable warning signage will be erected immediately until the signage can be replaced. |
| **Toilets** | Inspect daily | • Toilets need to be inspected and cleaned daily to ensure that a suitable level of supplies are available, bins are emptied and cleanliness is maintained. | • Damaged, unsafe or deteriorated toilets need to be isolated immediately and repairs undertaken within 10 working days. Suitable signage needs to be provided to inform trail users that the toilets are closed. This information should also be provided on websites and social media sites associated with the trail. |
| **Picnic tables / seats / shelters** | Inspected every 2 years | • The structural integrity and overall condition of picnic tables / seats / shelters need to be inspected every 2 years and in response to a customer request. | • Damaged picnic tables / seats / shelters need to be isolated or removed immediately and repaired within 10 working days of notification. |
| **Bike repair stations** | Inspected every 2 years | • Bike repair stations will be inspected every 2 years and in response to a customer request. | • A damaged bike repair station needs to be repaired within 10 working days of notification if possible. If not possible, suitable signage needs to be provided to inform trail users that the bike repair station is damaged. This information should also be provided on websites and social media sites associated with the trail. |
| **Water bubblers** | Inspected every 2 years | • Water bubblers will be inspected every 2 years and in response to a customer request. | • A damaged water bubble needs to be repaired within 10 working days of notification Suitable signage needs to be provided to inform trail users that the water bubbler is damaged. This information should also be provided on websites and social media sites associated with the trail. |

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| Infrastructure | Inspection regime | Routine maintenance | Structural issues / defects / safety issues |
|---|---|---|---|
| | | | |
| **Historical artefacts / public art** | Inspected every 2 years | • Historical artefacts such as the railway wagon on the trail near Axedale and public art need to be inspected every 2 years to ensure that these items are structurally sound and not likely to cause injury to trail users. | • Where historical artefacts or public art has been damaged, it will be repaired within 3 months of reporting if possible. If the object is damaged beyond repair, it will only be replaced if sufficient funds can be obtained to replace it. |
| **Car parks** | Inspected every 2 years | • Car parks next to the rail trail need to be inspected every 2 years to ensure that the entry from the road and surface is adequate for people wishing to transport their bike(s) to trail heads via car. | • Where there are potholes greater than 300mm in diameter and greater than 25mm in depth, repairs will be undertaken within 3 months of reporting. |

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## 8.0 Risk management

To ensure safety of trail users and continued usage of the rail trail by local residents and visitors, it is important that a risk management plan is prepared and regularly updated and that actions are identified to mitigate hazards. The key tool to use to assess and mitigate risk is the City's Risk Management Policy. This policy has been prepared using a Risk Management Framework aligned with the International Risk Management Guidelines and Principles (ISO 31000) and specified in the "Assurance of a risk management framework", Section 3.4 of "Delivering assurance based on ISO 31000:2009 Risk Management – Principles and guidelines, HB 158-2010".

Some of the potential risks and mitigation responses associated with the O'Keefe Rail Trail are:

| Potential risks | Potential mitigation responses |
|---|---|
| • Damaged surface or infrastructure, e.g. washed away surface; large potholes; or a bridge that has become structurally unsound | • Adoption and adherence to service standards, e.g. surface maintenance schedules, inspection of infrastructure schedules, clearing long grass / weeds, etc<br>• Establishing a regular maintenance budget<br>• Budgeting for trail renewal |
| • Hazards along the trail that could potentially cause an injury or death to a walker or cyclist, e.g. tree across the trail; loose surface; water across the trail; a bushfire in the vicinity of the trail; a snake; an assault; wildlife / livestock collisions | • Responding to reported incidents immediately<br>• Use of signage to warn trail users of specific issues / hazards<br>• Posting of information online to warn trail users of specific issues / hazards |
| • A trail user injured or killed at one of the road crossings | • Use of signage to warn trail users of specific issues / hazards<br>• Improving safety measures at locations which are deemed to be hazardous, e.g. road crossings and sections of the trail shared with vehicles |
| • Conflicts of use by trail users, e.g. dogs off leashes, training cyclists using the trail at high speed | • Education and signage around appropriate uses of the trail and how to share the trail |
| • Trail users suffering from heat exhaustion and dehydration on hot days | • Installation of water bubblers and shaded rest stops |
| • Illegal use of the trail by motorcycle riders | • Use of signage to inform people of prohibited uses. |

| Potential risks | Potential mitigation responses |
|---|---|
| • High speed vehicles using shared sections of the trail injuring or frightening trail users | • Monitoring of trail usage through visits. |
| • Trail users getting lost in the sections of the trail shared with vehicles | • Providing effective wayfinding signage |
| • Theft or vandalism to signs, infrastructure or railway items | • Monitoring of trail usage through visits and cameras.<br>• Insuring the trail against vandalism |
| • Insufficient Council funds available to carry out maintenance or upgrades | • Establishing a regular maintenance budget<br>• Budgeting for trail renewal |
| • Cessation of Friends of the Bendigo Kilmore Rail Trail (resulting in a lack of activation of the rail trail) | • Regularly communicating with the FBKRT and landowners along the trail<br>• Introducing an MOU with the FBKRT |
| • A trail volunteer being injured while undertaking works on the trail | • Ensuring FBKRT volunteers adhere to relevant safety standards, e.g. OH&S<br>• Insuring the trail |
| • Landowners who have granted a licence to the City to enable trail users to ride / walk on part of their land choosing not renewing the licence | • Regular communications with all key stakeholders in order to identify risks, issues or opportunities |
| • Reputational damage of poor reviews by local residents of visitors to the area on online cycling / tourist websites or social media sites. | • Commit to quality services and experience<br>• Ensure advertising of trail is reflective of its attributes and limitations<br>• Provide training to businesses along the Rail Trail about how to ensure businesses are bike / walking friendly and are welcoming to Rail Trail users<br>• Monitor and manage images on social media effectively.<br>• Monitor and respond to user reviews online effectively |
| • Inappropriate infrastructure is gifted to the trail | • Refuse acceptance based on appropriate level of infrastructure document, signage policies, etc. |

Key components of the City's risk management policy and processes are included in the background document.

## 9.0 Signage

There needs to be a clear plan about what is required regarding signage on the trail to ensure that the signage that is installed is legible, accurate, necessary, located in the right place, suitable sized, durable, aesthetically pleasing, reflects the branding of the trail and does not cause clutter. Research indicates that a lack of signage can cause people to get lost and adversely impact the visitor experience and that conversely, excessive signage can detract from the visitor experience[1]. It is therefore recommended that a signage audit of the trail is undertaken and that signage adheres to the following principles and processes, as well as the City's Place Interpretation and Naming Policy:

| ***Type of sign*** | **Details** |
|---|---|
| *Trail head sign* | A trail head sign should be located at the beginning of the trail at Lake Weeroona, at the Axedale Hall Reserve and at the trail head in Heathcote. These signs should feature name of the trail, map, trail distance, distance to other locations, length of time to travel to key locations, surface type, information about infrastructure (toilets, water, bike repair stations), location of nearby / adjoining attractions, contact details of managing authority, skill level required, etc. |
| *Directional sign* | Directional signs show trail users the direction and distance to a specific location along the trail, e.g. Axedale 10km (route fingerboards) or to a nearby experience / attraction (facilities fingerboards). These should be installed as fingerboard signage 30 metres before route junctions and route turnings.[2] These signs should also include estimated time by walking, estimated time by cycling, and iconography for landmarks referred to on the signs for purposes of language accessibility (as per the signage along the Long Gully Trail). |
| *Reassurance markers* | Another form of directional signage is a reassurance or route marker. These are small signs installed at various points along a trail, preferably to an existing pole or to a new pole, which reassures users that they are still on |

[1] Rail Trails Australia (2004) Signage Development for Rail Trails: https://www.railtrails.org.au/images/documents/ra_signs_ver_1.0.1.pdf
[2] Austroads Research Report AP-R492-15 Bicycle Wayfinding (pg 77) https://austroads.com.au/publications/active-travel/ap-r492-15/media/AP-R492-15_Bicycle_Wayfinding.pdf

| *Type of sign* | **Details** |
|---|---|
| | the trail and still travelling in the correct direction. These signs may include an arrow to indicate direction and some sort of branding to indicate that the marker relates to the trail, e.g. logo, set of colours, etc. According to Austroads, route markers for recreational routes should be placed at 5km maximum spacing in rural locations and every 1km in urban locations. This spacing can be increased to 10km on lengthy rural off-road paths where there are no intersecting roads of paths along the route.[3] |
| *Tourist attraction signs* | Brown and white tourist attraction signs (approved by VicRoads) should also be provided near trail heads in Bendigo, Axedale and Heathcote and at any other significant point of entry along the trail where car parking is available. |
| *Interpretive sign* | Interpretive signs should be placed at key locations along the trail where there is a significant view, type of flora or fauna, geological or ecological features, water body, historic site or location of an historic event. There should be a standard format for such signs, they need to be approved prior to design and installation and it is important not to provide signage clutter along the trail.<br><br>It might be more appropriate for some interpretive information to be included on promotional websites, social media pages, apps or QR codes. |
| *Warning sign* | Warning signs provide information about a specific hazard to trail users, e.g. road crossing ahead or livestock ahead. These signs should be located on both sides of the road where trail users are required to cross a road, prior to each cattle grid along the trail and any other sites where a warning is required. Similar warning signs should also be provided on roads / highways to alert motorists that trail users cross the road at that particular location. |

[3] Austroads Research Report AP-R492-15 Bicycle Wayfinding (pg 70) https://austroads.com.au/publications/active-travel/ap-r492-15/media/AP-R492-15_Bicycle_Wayfinding.pdf

| *Type of sign* | **Details** |
|---|---|
| | |
| *Regulatory sign* | Regulatory signs provide information about the type of uses permitted or not permitted on the rail trail, e.g. motorised trail bikes are not permitted on the trail or dogs are only permitted on leashes. These signs should be installed at trail heads and any other significant point of entry along the trail, such as intersections with roads. |
| *Behavioural sign* | Behavioural signs provide guidance to trail users about how to best share paths with other users, e.g. give way to horse riders or keep to the left. These should be located in areas where trail conflict is most likely to occur, i.e. areas of high use, areas where the trail and trail corridor is narrow or where there is high concentration of a particular use, e.g. horse riding. |
| *Information sign* | Information signage provides trail users with details that they need to be aware of when using the trail, e.g. where the track may change to a different type of surface. |
| *Emergency marker signage* | Signs that have details of the exact location of a trail user can be invaluable when guiding emergency services to an injured cyclist or walker. These signs should be spaced out along the trail and be located in areas where injuries are more likely to occur, e.g. road crossings. |
| *Advertising sign* | Advertising signs provide information to trail users about businesses along the trail, e.g. pubs, bed and breakfasts, cafes, wineries, etc. There should be a standard format for such signs, they need to be approved prior to installation (including any relevant planning permit approval) and consideration should be given to a fee for all advertising signs on the trail. Such signs will typically be installed near relevant businesses. It is important not to provide signage clutter at trail exit points. |
| *Temporary sign* | Temporary signs are installed to inform trail users about a temporary condition such as water over the track, slashing of adjacent land or bridge |

| *Type of sign* | **Details** |
|---|---|
| | repairs for example. These should be installed only whilst the particular issue is current and removed once the issue has resolved. These signs need to be very clear and easy to read by people travelling at speed on a bicycle. |

A portion of the maintenance budget will need to be set aside for maintenance of signs due to vandalism and wear and tear, as well as the ultimate renewal of signs when they reach the end of their useful life. Careful consideration needs to be given to the type of materials used. Signs must also adhere to relevant safety standards. All signs need to be approved prior to design and installation.

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## 10.0 Prioritised projects

The FBKRT established a list of trail priorities in 2019, which was presented to CoGB. This list was reviewed by FBKRT in early 2021 and 2023. Further, through the community engagement undertaken to prepare this plan, feedback was received from over 300 community members and numerous other stakeholders about their trail development priorities. The highest priorities of FBKRT, key stakeholders and the broader community have been combined to provide the following list of prioritised projects (taking into consideration available resources). Note that each of the capital works projects will be assessed in line with the City's Capital Investment Framework and that the FBKRT will have a key advocacy role in many of these projects.

**Indicative resources legend:**

$ = under $50,000

$$ = $50,000 - $100,000

$$$ = Over $100,000

**Timeframe:**

Priority projects = 1-5 years (high priority)

Aspirational project = 5+ years (medium and low priority)

| Project | Details | Responsibility / Partners | Resources | Priority |
|---|---|---|---|---|
| **CAPITAL WORKS** | | | | |
| **Longlea Lane Toilets** | Finalise installation of toilets at Longea Lane and | Active and Healthy Communities | $$$ | High |
| **Drinking water** | Install drinking water bubblers at the Heathcote Trail Head and explore opportunities to install another water bubbler between Axedale and Heathcote (around Knowsley area) pending access to water. | Active and Healthy Communities<br><br>Coliban Water | $$ | High |
| **Signage / wayfinding** | Undertake a signage audit of the rail trail to determine gaps and then install suitable signs as required. The review will consider branding and the full suite of signs. | Active and Healthy Communities<br><br>FBKRT | $$-$$ | High |

| Project | Details | Responsibility / Partners | Resources | Priority |
|---|---|---|---|---|
| | | Engineering<br><br>Department of Transport<br><br>DEECA | | |
| **Outdoor table-seat units** | Refurbish timber components on a number of the existing Rail Trail table-seat units | FBKRT | $ | High |
| **Shared sections** | Review the shared use of One Eye Forest (Heathcote) and Ingram Road (Axedale) with the intention of closing these shared roads to motor vehicles if feasible. | Engineering<br><br>DEECA | $$$ | High |
| **Bobs Street crossing** | Undertake works to improve safety at the Bobs Street crossing. | Engineering<br><br>Department of Transport | $$$ | Medium |
| **Napier Street road crossing** | Undertake works to improve safety at the Napier Street crossing. | Engineering<br><br>Department of Transport | $$$ | Medium |
| **McIvor Road road crossing** | Advocate to VicRoads to develop an underpass underneath McIvor Highway to enable a safer experience for trail users. | Engineering<br><br>Department of Transport | $$$ | Medium |
| **Knowsley Toilets** | Explore opportunities to install another toilet between Axedale and Heathcote (around Knowsley area) – noting that there is no potable water in Knowsley. | Active and Healthy Communities | $$$ | Medium |
| **Shelters / picnic facilities** | Install a shelter at the Lake Eppalock crossing | Engineering<br><br>FBKRT | $ | Medium |
| **Linkages** | Develop a link between Grassy Flat Creek and Trotting Track Terrace in Junortoun through to Cousins Street in Strathdale | Engineering | $$-$$$ | Medium |
| **Linkages** | Improve connections between the O'Keefe Rail Trail and Bendigo Bushland Trail | Active and Healthy Communities<br><br>Engineering | $$-$$$ | Medium |

| Project | Details | Responsibility / Partners | Resources | Priority |
|---|---|---|---|---|
| | | Parks Victoria | | |
| **Linkages** | Advocate for linkages to the following destinations:<br>• Heathcote to Tooborac<br>• Tooborac to Wallan<br>• Heathcote to Murchison via Rushworth | Strategic Planning<br><br>Mitchell Shire Council<br><br>Campaspe Shire Council<br><br>Greater Shepparton City Council<br><br>DEECA<br><br>Parks Victoria<br>Department of Transport | $$$ | Medium |
| **Artwork** | Install artwork at the Axedale underpass | Active and Healthy Communities<br><br>Axedale Primary School | $ | Medium |
| **Bridges** | Upgrade some bridges by installing an extra beam to ensure that they are able to carry emergency vehicles and repair vehicles, i.e. increase from 1 tonne capacity to 2 tonne capacity | Engineering | $$ | Medium |
| **Car parking** | Formalise car parking areas at Knowsley and Derrinal | Engineering<br><br>Works | $ | Low |
| **OTHER** | | | | |
| **Memorandum of Understanding (MOU)** | Adopt and sign the MOU between City of Greater Bendigo and Friends of the Bendigo Kilmore Rail Trail | Active and Healthy Communities | Staff time | High |
| **Marketing** | Develop a marketing plan to promote the trail to potential users both within Victoria and interstate, and review this plan regularly | Tourism and Major Events Unit | $ | High |

| Project | Details | Responsibility / Partners | Resources | Priority |
|---|---|---|---|---|
| **Evaluation** | Continue to undertake evaluations of trail usage and trail users in line with the O'Keefe Rail Trail Monitoring, Evaluation and Learning (MEL) Plan. | Active and Healthy Communities<br><br>Tourism and Major Events Unit | Staff time | Ongoing |
| **Management** | Conduct twice yearly meetings between all City of Greater Bendigo units with a responsibility for the Rail Trail. | Active & Healthy Communities | Staff time | Ongoing |
| **Management** | Meet twice yearly with FBKRT to discuss issues and opportunities related to the Rail Trail. | Active & Healthy Communities | Staff time | Ongoing |
| **Risk management** | Prepare a risk management plan for the Rail Trail. | Engineering<br><br>Active & Healthy Communities | Staff time | High |
| **Business development** | Work with existing businesses to increase to help them become more cycling / walking friendly and encourage the establishment of new businesses to support trail users | Tourism and Major Events Unit<br><br>Business owners | Staff time | Medium and ongoing |
| **Public transport** | Advocate to the Department of Transport for train carriages and buses that can carry more bicycles | Active & Healthy Communities | Staff time | Medium and ongoing |

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## 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. UNESCO Creative Cities 2024 Annual Conference

| | |
|---|---|
| Author: | Jacqueline Murphy, Senior Business Services Officer |
| Responsible Director: | Rachel Lee, Director Strategy and Growth |

### Purpose

To provide an update on the UNESCO XVI Creative Cities Network Annual Conference in Braga, Portugal from 1 to 5 July 2024 and seek endorsement for two City of Greater Bendigo representatives to attend.

### Recommended Motion

That Council endorse two representatives to attend the UNESCO XVI Creative Cities Network Annual Conference being held in Braga, Portugal from 1 to 5 July 2024.

### Executive Summary

A ‘save the date’ has been received for the Annual Conference of the UNESCO XVI Creative Cities Network Annual Conference to be held in Braga, Portugal.

Braga (Portugal) has been a UNESCO Creative City of Media Arts since 2017 and will bring together delegates from around 250 UNESCO Creative Cities worldwide to foster culture and creativity to enable solutions to contemporary urban challenges.

### Background

The UNESCO Creative Cities Network (UCCN) was created in 2004 to foster international cooperation with, and between, cities that have recognised culture and creativity as a strategic factor for sustainable urban development. The UCCN recognises seven areas of creativity, one of which is Gastronomy and Greater Bendigo has been a City of Gastronomy since 2019, which was endorsed by Council in November of the same year.

UCCN designation for Greater Bendigo is a major achievement for the region on the global stage. This prestigious title first and foremost recognises that a city is creative in all aspects, highlighting Greater Bendigo’s cultural and creative assets and ambitions across our City and community.

Being a UCCN City of Gastronomy is all about solving the world’s problems creatively through acknowledging our First People’s culture, food systems and land

management, to our history of goldmining, innovation and multiculturalism. The designation celebrates all the things our community is doing to pursue local, healthy and sustainable food systems to creatively tackle the challenges ahead.

The 2023 UCCN Annual Conference was to be held in-person in Turkey (September 2023), however, due to unforeseen reasons within weeks of the conference being confirmed, the event was cancelled and hosted online (in October) as an alternative. Michelle Symes (Gastronomy Project Officer) attended on behalf of the City.

The Annual Conference of the UNESCO Creative Cities Network, which has not been held in person since COVID, provides the opportunity for Mayors and representatives to come together and exchange ideas and develop policies to support the UCCN objectives.

**Report**

The UNESCO XVI Creative Cities Network Annual Conference 2024 is under the theme “Bringing youth to the table for the next decade”. The UCCN Secretariat is in close contact and collaborate with the Host City of Braga for the convening of the 2024 Annual Conference, with a view to further strengthening the ties within the network and fostering international cooperation through cultural and creativity.

The UCCN Annual Conference is the major strategic gathering opportunity, providing a platform for Mayors and representatives from around the world to come together, share experiences and brainstorm for future collaborations along with strengthening Bendigo’s international reach. Attendance at the Annual Conference is a part of the City of Gastronomy agreement with the UCCN and was a part of the City’s commitment in the 2019 application.

As part of the conference, the UCCN Cities will assess efforts towards developing policies and strategies, leveraging culture for crisis prevention and mitigation, as well as strides towards centring culture in post-crisis recovery and sustainable development plans. It will notably offer a platform for sharing knowledge and offering recommendations on how cities’ cultural and creative sectors emerged from the COVID-19 crisis stronger and more creative.

Through case studies and best practices, the conference will illustrate the diversity of creative activities and resources that can be leveraged for local development and the breadth of results that cities can achieve by nurturing culture and creativity.

***Timelines***

- Travel prior to the conference
- 1 to 5 July, 2024 UNESCO XVI Creative Cities Network Annual Conference
- Travel post conference

The round trip from departing Bendigo to arrival back in Bendigo will be approximately 10 days.

**Financial Sustainability**

In the 2023/24 budget was an allocation of $20k to support two City of Gastronomy representatives to attend the conference.

As the conference is scheduled to take place in early July, bookings will need to take place prior to 30 June, therefore the approved 2023/24 budget will be used to cover travel costs.

Flights, accommodation and other expenses for the conference are yet to be determined.

**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 4 - Build international recognition for our designation as a UNESCO Creative City of Gastronomy

**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

## 25. CHIEF EXECUTIVE OFFICER'S REPORT

## 26. CLOSE OF MEETING