

COUNCIL MEETING AGENDA

CITY OF GREATER BENDIGO

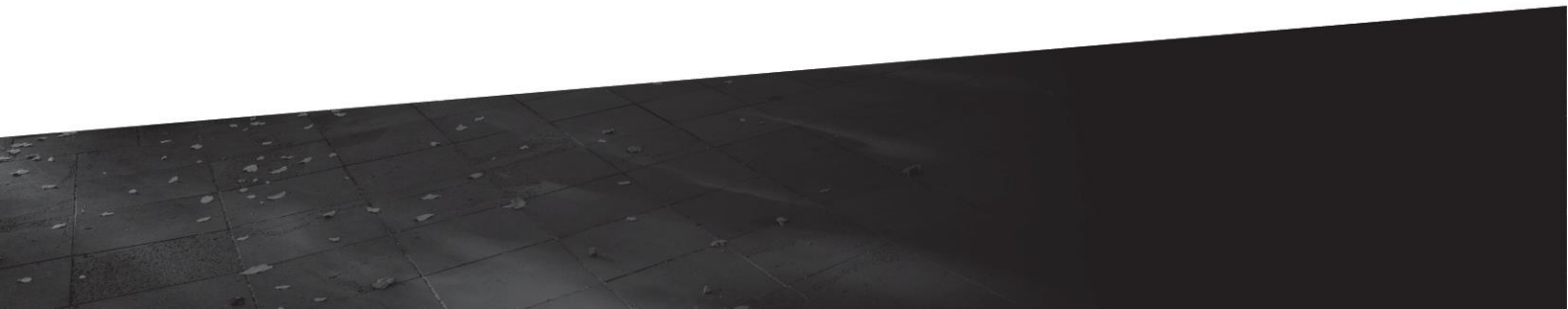
6:00 pm on Monday May 27, 2024

Location: Bendigo Bank Theatre, The Capital – 50 View Street Bendigo.

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

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.

COUNCIL PLAN (MIR WIMBUL) – OUTCOMES

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

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

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

STAFF VALUES AND BEHAVIOURS

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

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

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



This Council Meeting is conducted in accordance with the

- Local Government Act 2020
- Governance Rules

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1. ACKNOWLEDGEMENT OF COUNTRY

2. TRADITIONAL LANGUAGE STATEMENT

3. OPENING STATEMENT

4. MOMENT OF SILENT REFLECTION

5. ATTENDANCE AND APOLOGIES

6. LEAVE OF ABSENCE

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

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 ALDEN

11.3. WHIPSTICK WARD - CR FAGG

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 April 22, 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 - PROPER MAINTENANCE AND CARE OF THE GRASS AT THE GARDEN GULLY RECREATION RESERVE

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

Purpose

To respond to a recent petition calling for thorough weeding and grass maintenance at Garden Gully Recreation Reserve.

Recommended Motion

That Council:

Advise the lead petitioner that:

1. Garden Gully Recreation Reserve is being maintained to a service standard suitable for use and based on infrastructure available.
2. The City does not intend on increasing the service or infrastructure at the Reserve oval and will continue maintenance year round at the existing service.

Executive Summary

A petition signed by 76 residents was received on 22 March 2024 calling for:

> Thoroughly weed and maintain grass designated as a recreation & leash free dog park on garden gully recreation reserve.
>
> The reason for our request is that the park is currently un-useable for 4-5 months of the year due to weeds such as devils thorn; bindii; paspalum & burr medic. While we appreciate that it is a leash free area for our dogs to play. All of these weeds, between the months of October to February inclusively, make it impossible for both owners & their dogs to enjoy the reserve and play, safely!

Garden Gully Recreation Reserve is a recreation reserve and designated and restricted off leash area located at 2 Robshaw Street, Ironbark.

Background

Garden Gully Recreation Reserve is a local recreation reserve which is un-irrigated and hosts infrequent junior sport. This reserve acts as an overflow space for organised sport but predominately services the local community and residents as a location for active recreation. The maintenance of the reserve has remained unchanged and consistent to service standards for community use.

At the May 2023 Council meeting, Council voted in line with the Domestic Animals Act (DAA) 1994 to resolve to make orders under Section 26 of the Act to prohibit dogs from certain public places within the municipality and a requirement for dogs to be on leash at all times, unless in a designated off-leash area as named by the City.

Subsequently, from January 1 2024, the City became a default on-leash municipality with designated areas where dogs can be exercised off-leash. Garden Gully Recreation Reserve is a designated off leash area except during organised events, sporting events or training.

Previous Council decision dates: 23 May 2023 – Domestic Animal Act S.25 and S.26 Orders

Report

Greater Bendigo Public Space Plan 2019 identifies Garden Gully Recreation Reserve as a public space which is included in the North Bendigo and Ironbark corridor network. This approach strategically combines different kinds of public space to create corridor networks to connect communities.

Garden Gully Recreation Reserve plays various important roles in open space including:

- Junior sporting oval
- Open space for active recreation
- Linkage space for Ironbark Gully Trail
- Location for public toilets (future development)
- Designated off-leash area
- Suburban level playspace (future development)

The Masterplan for the Reserve had recently been updated to reflect works completed at the reserve since 2004 and to incorporate the location for the new suburban level playspace, new public toilet facilities and provision for improved parking, paths and linkages to Ironbark Gully Creek Trail.

The Masterplan reflects the oval being retained as a multipurpose grassed sports field and designated off-leash dog area.

The use of existing reserves for designated off-leash areas has not resulted in changes in maintenance to spaces including Garden Gully Recreation Reserve but has formalised these areas for use by dog owners under Section 26 of the DAA.

The existing service standard for Garden Gully Recreation Reserve is category 4 non-irrigated. Maintenance for category 4 facilities includes mowing conditions and an annual broad leaf weed control application acknowledging that treatments and growth are dependent upon environmental factors only and not programmed irrigation.

Priority/Importance

The petition specially notes a request for action between October and February therefore providing details on consistent maintenance to residents prior to this period is important.

Options Considered

Option 1
Maintenance and servicing remains unchanged (recommended)
Option 2
Future budget consideration for upgrading infrastructure to allow increased maintenance and servicing (not recommended)

Timelines

N/A – no change to service standards of maintenance at the oval.

Communications/Engagement

The recent update to the Masterplan was communicated through an informing letter drop to 180 residential homes surrounding the Reserve, four signs put up at the Reserve at different entry points into the Reserve, and a webpage on the City's website. Both the letter and signs included QR codes and webpage details to direct residents and users the City's webpage including project information, timelines and FAQs.

The City received one email and three customer requests to clarify items and make suggestions, with general support for the updates at the reserve. The final update of the Master Plan with minor changes based on suggestions is expected by the end of June 2024 and will be updated on the project webpage.

In addition, the City completed community consultation on the Domestic Animal Management Plan in 2021 which informed the DAA orders. The Domestic Animal Management Plan had 1131 contributions from the community.

Financial Sustainability

No financial impact with recommended option to maintain current maintenance and servicing.

Risk Assessment

N/A

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

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 seeking proper maintenance and care of the grass at the Garden Gully Recrea [**14.1.1** - 18 pages]

City Of Greater Bendigo
189-229 Lyttleton Terrace
BENDIGO VIC 3550

RECEIVED
25 MAR 2024
City of Greater Bendigo

22ND March 2024

Dear Council
Attached is a petition for proper maintenance and care of the grass at the Garden Gully Recreation Reserve.

No amount of money spent on the reserve like more car parking, trees, playgrounds, toilets etc is going to make any difference if people cannot use the park throughout Summer because the grass is dying and being choked by weeds. The cricket pitch is un-useable, there is nowhere even for families to sit & enjoy the park.

It is such a beautiful space in the middle of suburbia and such a great asset to The Greater City of Bendigo BUT… unless it is cared for & properly maintained, it is useless and an absolute waste of Councils money.

Please give consideration to our request for a more cared for park so that ALL people, residents, families, dogs and children can enjoy it!

Kind Regards

Ruth Douglas
[redacted]

Mob: [redacted]
Email: [redacted]

Attached Please See 76 Signatures!

WE THE UNDESIGNED RESIDENTS & RATE PAYERS OF GREATER BENDIGO CITY COUNCIL, FORMALLY REQUEST COUNCIL TO:

THOROUGHLY WEED AND MAINTAIN GRASS DESIGNATED AS A RECREATION & LEASH FREE DOG PARK ON GARDEN GULLY RECREATION RESEVE.

THE REASON FOR OUR REQUEST IS THAT THE PARK IS CURRENTLY UN-USEABLE FOR 4-5 MONTHS OF THE YEAR DUE TO WEEDS SUCH AS DEVILS THORN; BINDII; PASPALUM & BURR MEDIC.

WHILE WE APPRECIATE THAT IT IS A LEASH FREE AREA FOR OUR DOGS TO PLAY……

ALL OF THESE WEEDS, BETWEEN THE MONTHS OF OCTOBER TO FEBRUARY INCLUSIVELY, MAKE IT IMPOSSIBLE FOR BOTH OWNERS & THEIR DOGS TO ENJOY THE RESERVE AND PLAY, SAFELY!

NAME & ADDRESS	RUTH DOUGLAS [redacted]
SIGNATURE	
NAME & ADDRESS	MANH CHAU [redacted]
SIGNATURE	
NAME & ADDRESS	PAUL ICOSKY [redacted]
SIGNATURE	
NAME & ADDESS	Martine Street [redacted]
SIGNATURE	
NAME & ADDRESS	Lynn Turner [redacted]
SIGNATURE	

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NAME & ADDRESS	Tamara Smith. [redacted]
SIGNATURE	T S.
NAME & ADDRESS	Brendan Egan [redacted]
SIGNATURE	
NAME & ADDRESS	Dianne Boromeo [redacted]
SIGNATURE	D Boromeo.
NAME & ADDRESS	Jane LEAHY [redacted]
SIGNATURE	Jane G Leahy
NAME & ADDRESS	DES LEAHY [redacted]
SIGNATURE	D J Leahy

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NAME & ADDRESS	PETER LEAHY [redacted]
SIGNATURE	P. Leahy
NAME & ADDRESS	PETER TEPPER [redacted]
SIGNATURE	
NAME & ADDRESS	Laura McIvor [redacted]
SIGNATURE	LMclor
NAME & ADDRESS	Bridget Sheehan [redacted]
SIGNATURE	
NAME & ADDRESS	Karen Murphy [redacted]
SIGNATURE	

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NAME & ADDRESS	DARREN MURPHY [redacted]
SIGNATURE	
NAME & ADDRESS	Nadine Simmons [redacted]
SIGNATURE	
NAME & ADDRESS	Dylan Simmons [redacted]
SIGNATURE	
NAME & ADDRESS	Michael Gerdemans [redacted]
SIGNATURE	
NAME & ADDRESS	Charles Fahey [redacted]
SIGNATURE	

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NAME & ADDRESS	Graeme Mann [redacted]
SIGNATURE	
NAME & ADDRESS	MAX PRINTZ [redacted]
SIGNATURE	
NAME & ADDRESS	TIFF MCNABB [redacted]
SIGNATURE	
NAME & ADDRESS	Mickey Morelle [redacted]
SIGNATURE	
NAME & ADDRESS	Brigitte Wischmann [redacted]
SIGNATURE	

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NAME & ADDRESS	Marie Bonne [redacted]
SIGNATURE	Marie Bonne
NAME & ADDRESS	Anni Maraldo [redacted]
SIGNATURE	
NAME & ADDRESS	PHILIPPE BONNE [redacted]
SIGNATURE	
NAME & ADDRESS	DAVID VANES [redacted]
SIGNATURE	
NAME & ADDRESS	Carolyn JONES [redacted]
SIGNATURE	

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NAME & ADDRESS	Jennifer Price [redacted]
SIGNATURE	J Price
NAME & ADDRESS	Sam Blencowe [redacted]
SIGNATURE	
NAME & ADDRESS	L. Calligari [redacted]
SIGNATURE	
NAME & ADDRESS	Katie Slawen [redacted]
SIGNATURE	
NAME & ADDRESS	Elle Meade [redacted]
SIGNATURE	

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NAME & ADDRESS	Jaydl + Jordon [redacted]
SIGNATURE	
NAME & ADDRESS	Jade + Quinton [redacted]
SIGNATURE	
NAME & ADDRESS	Peter + Geraldine Webster [redacted]
SIGNATURE	
NAME & ADDRESS	RUTH SCARFF [redacted]
SIGNATURE	
NAME & ADDRESS	B Holland [redacted]
SIGNATURE	

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NAME & ADDRESS	ERIC AFFLECK [redacted]
SIGNATURE	[signature]
NAME & ADDRESS	Rob McCurdy [redacted]
SIGNATURE	[signature]
NAME & ADDRESS	Luke Rule [redacted]
SIGNATURE	[signature]
NAME & ADDRESS	Morgan Cittins [redacted]
SIGNATURE	[signature]
NAME & ADDRESS	Erin Pearce [redacted]
SIGNATURE	[signature]

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NAME & ADDRESS	GERARD SHEEHAN, [redacted]
SIGNATURE	[redacted]
NAME & ADDRESS	Bernadette Sheehan.
SIGNATURE	B Sheehan.
NAME & ADDRESS	Phil Dobson [redacted]
SIGNATURE	
NAME & ADDRESS	RENEE PETERSEN [redacted]
SIGNATURE	
NAME & ADDRESS	MADDY KING [redacted]
SIGNATURE	

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NAME & ADDRESS	Shanea Shiree Meade [redacted]
SIGNATURE	
NAME & ADDRESS	YNNETTE MOHI [redacted]
SIGNATURE	
NAME & ADDRESS	Bianca Murley [redacted]
SIGNATURE	
NAME & ADDRESS	KATY THRELFALL [redacted]
SIGNATURE	
NAME & ADDRESS	Rhonda Cerieves [redacted]
SIGNATURE	Rhonda Cerieves

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THE REASON FOR OUR REQUEST IS THAT THE PARK IS CURRENTLY UN-USEABLE FOR 4-5 MONTHS OF THE YEAR DUE TO WEEDS SUCH AS DEVILS THORN; BINDII; PASPALUM & BURR MEDIC.

WHILE WE APPRECIATE THAT IT IS A LEASH FREE AREA FOR OUR DOGS TO PLAY.....

ALL OF THESE WEEDS, BETWEEN THE MONTHS OF OCTOBER TO FEBRUARY INCLUSIVELY, MAKE IT IMPOSSIBLE FOR BOTH OWNERS & THEIR DOGS TO ENJOY THE RESERVE AND PLAY, SAFELY!

NAME & ADDRESS	ALEC MILLS [redacted]
SIGNATURE	A Mills
NAME & ADDRESS	[redacted]
SIGNATURE	
NAME & ADDRESS	Kerrine Jackson [redacted]
SIGNATURE	
NAME & ADDRESS	DEREK WEBB [redacted]
SIGNATURE	
NAME & ADDRESS	Sally Downes [redacted]
SIGNATURE	

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NAME & ADDRESS	Kylie Emonson [redacted]
SIGNATURE	K Emonson
NAME & ADDRESS	Meagan Dickson [redacted]
SIGNATURE	
NAME & ADDRESS	Eileen Longhorne [redacted]
SIGNATURE	E. Longhorne.
NAME & ADDRESS	BRETT ADIE [redacted]
SIGNATURE	
NAME & ADDRESS	Melissa Urquhart [redacted]
SIGNATURE	

* SEE REVERSE 3x SIGNATURES

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NAME & ADDRESS	Graham Bucket: [redacted]
SIGNATURE	
NAME & ADDRESS	Norm Threlfall [redacted]
SIGNATURE	N Threlfall
NAME & ADDRESS	
SIGNATURE	
NAME & ADDRESS	
SIGNATURE	
NAME & ADDRESS	
SIGNATURE	

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NAME & ADDRESS	MERVYN SHARPE [redacted]
SIGNATURE	M. Sharpe
NAME & ADDRESS	
SIGNATURE	
NAME & ADDRESS	
SIGNATURE	
NAME & ADDRESS	
SIGNATURE	
NAME & ADDRESS	
SIGNATURE	

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NAME & ADDRESS	Maree Armstrong. [redacted]
SIGNATURE	Maree Armstrong
NAME & ADDRESS	Laura Robertson [redacted]
SIGNATURE	
NAME & ADDRESS	Jane Gration [redacted]
SIGNATURE	
NAME & ADDRESS	Ky Gregg [redacted]
SIGNATURE	
NAME & ADDRESS	
SIGNATURE	

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NAME & ADDRESS	DAVE KAIN [redacted]
SIGNATURE	DJKain
NAME & ADDRESS	
SIGNATURE	
NAME & ADDRESS	
SIGNATURE	
NAME & ADDRESS	
SIGNATURE	
NAME & ADDRESS	
SIGNATURE	

14.2. PETITION ACKNOWLEDGEMENT AND RESPONSE - DON AND BARNARD STREETS, BENDIGO INTERSECTION TREATMENT

Purpose

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

Summary

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

> "I am a concerned resident of Bendigo, VIC, Australia. My son is suffering from psychological anxiety, ADHD, and depression caused by the unbearable noise pollution from constant heavy traffic at the intersection of Don St and Barnard St. This intersection has reported numerous accidents this year – at least one per month – including two separate car crash incidents within the same week. The increase in speeding and hooning within this intersection poses a significant danger to our community.
>
> Our peaceful neighbourhood is being disrupted daily by heavy vehicles, especially big trucks that travel way too close to our residences between 5 am to 11 pm. The high volume of traffic results in unbearable noise pollution causing psychological stress and emotional anxiety to residents like my son.
>
> The situation is getting worse day by day with traffic becoming busier. It's not just about the noise; it's also about safety. We need immediate intervention from local authorities for strict traffic control measures at this particular intersection.
>
> We urge Bendigo City Council and VIC Road to implement effective solutions such as speed limit enforcement, installation of sound barriers or rerouting heavy vehicle traffic away from residential areas.
>
> By signing this petition, you are supporting our call for a safer, quieter neighbourhood free from excessive noise pollution caused by heavy vehicles' activity on Don St and Barnard St Intersection in Bendigo VIC Australia".

Signatures - 12

Recommended Motion

That the Council acknowledge receipt of the petition and thank the lead petitioner for raising these concerns and inform as follow:

1. advise the lead petitioner that both Don Street and Barnard Street, Bendigo are arterial roads managed by the Department of Transport and Planning (DoTP) on behalf of the State Government and as such, responsibility for the matters raised in this petition are beyond the remit of the City as these roads are not managed by the City; and
2. advise the lead petitioner that the petition was referred to DoTP for its consideration on May 9, 2024.

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 Intersection Don and Barnard Streets, Bendigo Redacted [**14.2.1** - 2 pages]

Implement Strict Traffic Control and Noise Pollution Measures at Don St and Barnard St Intersection

I am a concerned resident of Bendigo, VIC, Australia. My son is suffering from psychological anxiety, ADHD, and depression caused by the unbearable noise pollution from constant heavy traffic at the intersection of Don St and Barnard St. This intersection has reported numerous accidents this year - at least one per month - including two separate car crash incidents within the same week. The increase in speeding and hooning within this intersection poses a significant danger to our community.

Our peaceful neighbourhood is being disrupted daily by heavy vehicles, especially big trucks that travel way too close to our residences between 5 am to 11 pm. The high volume of traffic results in unbearable noise pollution causing psychological stress and emotional anxiety to residents like my son.

The situation is getting worse day by day with traffic becoming busier. It's not just about the noise; it's also about safety. We need immediate intervention from local authorities for strict traffic control measures at this particular intersection.

We urge Bendigo City Council and VIC Road to implement effective solutions such as speed limit enforcement, installation of sound barriers or rerouting heavy vehicle traffic away from residential areas.

By signing this petition, you are supporting our call for a safer, quieter neighbourhood free from excessive noise pollution caused by heavy vehicles' activity on Don St and Barnard St Intersection in Bendigo VIC Australia.

Date	Name	Address	Sign
28/4/24	HIMA [illegible]	[redacted]	
28/4/24	Robert Dangerfield		
28/04/24	Dale Stevens		
28/04/24	H & B RICE		
29/04/2024	BEN JOHNSEN		
29/4/2024	Mary Carden		
29/4/2024	JULIE HAZELL		Julie Hazell
29/4/2024	BRUCE PARKER		
29/4/2024	Gail Parker		
29/4/2024	DON OPIE		
29/4/2024	Jenny Mc		
30/4/2024	Sharon Wong		


LANE

15. COUNCIL BUDGET

15.1. CITY OF GREATER BENDIGO 2024/2025 BUDGET

Author:	Narelle Kingston, Coordinator Management Accounting
Responsible Director:	Jessica Howard, Director Corporate Performance

Purpose

The purpose of this report is to present Council with the City of Greater Bendigo 2024/2025 Budget for consideration and adoption.

Recommended Motion

Recommended motions supporting adoption of the City of Greater Bendigo Council 2024/2025 Budget (the Budget):

That Council:

1. Adopts the Budget attached to this recommended motion, in accordance with the *Local Government Act 2020* (the Act) and relevant regulations.
2. Acknowledges the community's contribution to the Budget consultation process and thanks them for their contribution.
3. Approves loan borrowings of up to $3.27M in line with the Budget and authorises the CEO, Director Corporate Performance or Manager Financial Strategy to:
    a) negotiate the loan;
    b) approve the successful loan facility (any two of the above officers); and
    c) execute the loan documentation (any two of the above officers).

Recommended motions declaring rates and charges:

That Council:

4. Declares an amount of $154.8M which Council intends to raise by General Rates and Annual Service Charges for the period July 1, 2024 – June 30, 2025 calculated as follows:
    a) General Rates $124.8M; and
    b) Annual Service charges $30.1M.
5. Declares the Rates and Charges as required under section 94(2)(i) of the Act and section 161(2) of the *Local Government Act 1989* in line with Table 1 and Table 2 of this report and:
    a. Notes that it was determined in 2022 that the vacant land differential rate would remain at 125 per cent of the general rate; and
    b. Grants an early full rate payment discount of 1.5 per cent on current year rates and charges, if full payment (including any arrears and interest) is received on or before September 30, 2024.
6. Notes that the Budget utilises final valuations from the Valuer-General.
7. Adopts the User Fees and Charges Schedule as set out in Appendix A of the Budget.
8. Authorises the CEO the ability to effect changes to service prices and programs throughout the year where appropriate.

Executive Summary

This report presents Council with the 2024/2025 4-year Budget in line with relevant legislation and regulations.

Background

The 2024/2025 Budget is the fourth year of the Council Plan and Financial Plan. Both plans, together with our Community Vision, were developed through the Imagine Greater Bendigo project which involved community engagement and community feedback over nine months in 2021.

Report

The 2024/2025 Budget is a critical piece of work that outlines how the City of Greater Bendigo will continue to fund 68 valued services to the community, deliver necessary infrastructure projects and maintain internal operations.

This year's Budget is formed around balancing cost increases and ensuring we can continue to invest in the priority service areas residents have said are important to them. It also allows for unforeseen challenges like the damage caused across the municipality from recent flood events – estimated at $15M in works over the coming two years. The City continues to prioritise its role in mitigation, relief and recovery from the recent flood and storm events.

Some of the recent State budget announcements also highlight challenges. Whilst the City will adhere to the rate cap, the final rates notice which residents see will also rise due to the State Government increasing total Fire Services Levy (FSL) revenue by 22 percent next year. On average this will be $35 per residential property, and $150 per farm property. This revenue is collected by local government on behalf of the State Government – it goes directly to the state, and not to the City. The State has also flagged a 31% increase in future years (2025/2026) to the EPA Levy, which will impact on future waste charges.

Throughout recent months, and during this budgeting process, the City has had to make difficult decisions. As with every Budget, there is a considerable focus on delivering initiatives that are in line with our Council Plan. As the final Budget of the 2020-2024 Council term, the Budget reflects the legacy Councillors want to leave and invests responsibly in advance of the next Council term.

The organisation's overall Operating Budget is $169M, which funds maintenance of our fantastic parks, gardens and recreation facilities, waste collection, street cleaning, environmental health, statutory planning, road maintenance, tourism and

visitor services, Bendigo Art Gallery, The Capital and Ulumbarra theatres, and much more.

As part of the 2024/2025 Budget development process, community members were invited to complete a short, high-level survey on services and funding. The survey was open on Let's Talk Greater Bendigo from October 25 to November 21, 2023 with 194 contributions received.

Across the funding tool and comments received, investment in roads, bridges and drainage emerged as the number one community priority, followed by waste, recycling and resource recovery; parks, gardens and open spaces; and footpaths, tracks and trails.

There are a number of key projects within the Budget that relate directly to these priority areas. Sports infrastructure across the municipality has attracted significant investment from other levels of government, which will see the redevelopment of the Bendigo Bowls and Croquet Club facility, design and delivery of stage 1 works at North Bendigo Recreation Reserve including a new soccer pavilion and change rooms, design and delivery of female-friendly facilities at Golden Square Recreation Reserve, and a new junior oval at Huntly's Strauch Reserve.

In Heathcote, funds have been committed to support the City's contribution towards the $4.3M Civic Precinct upgrade – also supported by a $1M Living Libraries grant and $2M from the Commonwealth through the Growing Regions fund.

While Council is acutely aware of the financial pressure many households and businesses are under, the community relies on the many services we provide and subsidise. Local businesses and their employees benefit from the contribution of Council's investment in the economy, which includes $59.3M in capital works alongside the $169M operating budget.

The City has financial hardship guidelines and policies and engages wherever possible with ratepayers, financial counsellors and other agencies to provide flexibility around payment plans.

Rates and Service Charges

An amount of $154.8M is proposed to be raised by general rates and service charges as follows:

General Rates	$123.5M
Service Charges	$30.1M
Supplementary Rates*	$1.2M (estimated for the financial year)

* Supplementary rates are a result of Supplementary Valuations. A Supplementary Valuation occurs when there is a change to a property that will affect the Valuation such as construction of a dwelling or shed, installation of a swimming pool or a demolition.

There will be a 2.75 per cent increase to the City's base average rate revenue, in line with the Victorian Government's Fair Go Rates System.

The Budget includes a General Rate and nine differential rates, as well as service charges to be declared, which are detailed in the following tables, and referenced in recommended motions 4 and 5.

Payment of rates can be by four instalments made on or before the following dates:

- Instalment 1: September 30, 2024
- Instalment 2: December 2, 2024
- Instalment 3: February 28, 2025
- Instalment 4: June 2, 2025

Table 1: Rates detail

2024/2025 Type or class of land	cents/$CIV
General Rate	0.287145
Commercial/Industrial A (Urban/non-CBD) -(185% of General)	0.531222
Commercial/Industrial B (Rural areas) - (180% of General)	0.516861
Commercial/Industrial C (CBD) - (190% of General)	0.545575
Farm Land - (75% of General)	0.215359
Vacant Land (residential and rural residential) - (125% of General)	0.358931
Other Land - (185% of General)	0.531222
Vacant Land - Forest Edge Estate Maiden Gully properties - (125% of General)	0.358931
Residential - Forest Edge Estate Maiden Gully properties - (100% of General)	0.287145
Commercial/Industrial - Forest Edge Estate Maiden Gully properties. - (185% of General)	0.531222

Table 2: Service charges

2024/25 Type of Service Charge	**Per Rateable Property**
Bins and waste services charge 140 Litre bin	$461.00
Bins and waste services charge 140 Litre bin (with Organic Waste exemption)	$368.00
Bins and waste services charge 240 Litre bin	$652.00
Bins and waste services charge 240 Litre bin (with Organic Waste exemption)	$559.00
General waste - additional 140 Litre bin	$230.00
General waste - additional 240 Litre bin	$421.00
Recyclable waste charge in excess of one bin (per additional bin)	$60.00
Organic waste charge in excess of one bin (per additional bin)	$56.00
Waste Collection and Disposal - Commercial/Industrial Properties as specified in Council's Garbage, Recycling & Organic Waste Charge Policy:	
General waste and landfill charge - commercial properties - 140 Litre bin	$265.00
General waste and landfill charge - commercial properties - 240 Litre bin	$456.00
Waste Collection and Disposal in Specific Commercial Areas as specified in Council's Garbage, Recycling & Organic Waste Charge Policy:	
General Waste & Landfill Charge 1 day per week	$456.00
General Waste & Landfill Charge 2 days per week	$913.00
General Waste & Landfill Charge 3 days per week	$1,368.00
General Waste & Landfill Charge 5 days per week	$2,280.00
General Waste & Landfill Charge 7 days per week	$3,192.00
Recyclable Waste Charge Fortnightly	$144.00
Recyclable Waste Charge 1 day per week	$287.00
Recyclable Waste Charge 2 days per week	$577.00
Recyclable Waste Charge 3 days per week	$864.00
Recyclable Waste Charge 5 days per week	$1,440.00
Recyclable Waste Charge 6 days per week	$1,728.00
Organic Waste Charge Fortnightly	$165.00
Organic Waste Charge 1 day per week	$332.00
Organic Waste Charge 2 days per week	$663.00
Organic Waste Charge 3 days per week	$995.00
Organic Waste Charge 5 days per week	$1,658.00
Organic Waste Charge 6 days per week	$1,988.00

Timelines

In accordance with section 94(1) of the Act, Victorian councils must prepare and adopt a budget by June 30.

Communications/Engagement

Internal Consultation:

The Budget has been prepared with significant guidance from Councillors, the Executive Management Team, Managers and Officers.

External Consultation:

This Budget is presented in the fourth and final year of the Council Plan and Financial Plan. Both plans, together with our Community Vision, were developed through the Imagine Greater Bendigo project which involved extensive community engagement and community feedback over nine months in 2021.

As noted above, as part of the 2024/2025 Budget development process, community members were invited to complete a short, high-level survey on services and funding. The survey was open on Let's Talk Greater Bendigo from October 25 to November 21, 2023 with 194 contributions received.

Council and the City are committed to talking and listening to our community. There is engagement with the community on budget priorities throughout the year with staff and councillors – including on specific strategies or plans on the Let's Talk Greater Bendigo platform. Engagement with City staff and councillors via community requests often leads to individual meetings, community groups or organisations presenting to councillors and/or directors at meetings throughout the year.

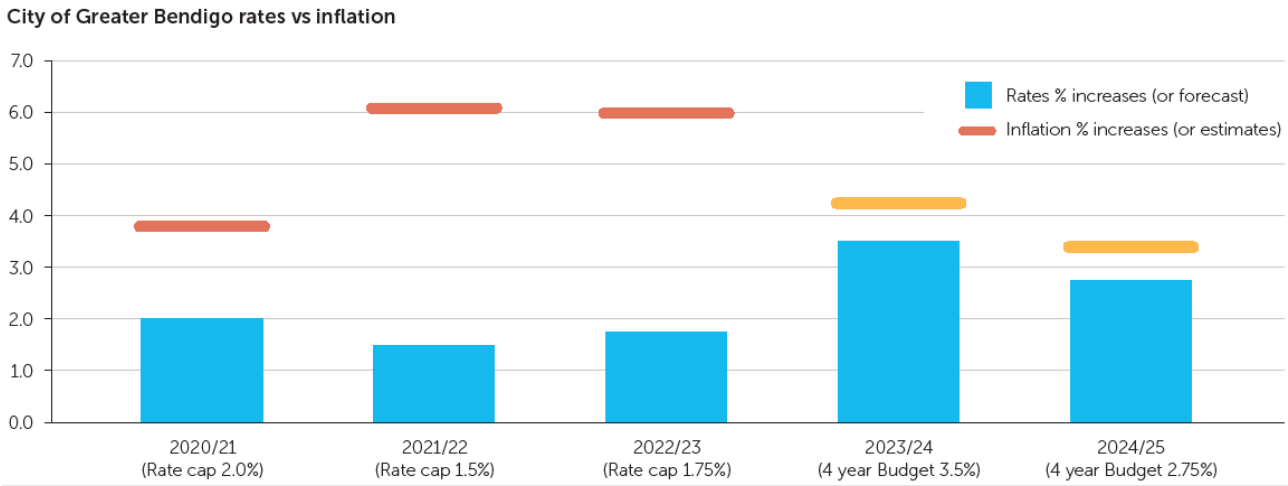
Across the funding tool and comments received, investment in roads, bridges and drainage emerged as the number one community priority, followed by waste, recycling and resource recovery; parks, gardens and open spaces; and footpaths, tracks and trails.

Financial Sustainability

Council will effectively and efficiently use its resources to deliver the best outcomes for the community whilst ensuring ongoing future financial sustainability. The rate cap of 2.75 per cent for the 2024/2025 financial year was set in line with State Government forecasts for inflation. Given the costs associated with the delivery of Council services and infrastructure continues to run higher than CPI figures, the funding gap will continue to increase.

Neither the Essential Services Commission's advice nor the Minister's responses considered incorrect (low) 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.

Whilst the rate cap supports reducing cost of living for ratepayers – something supported by the City – there are other impacts into the longer term which cannot be ignored. Over the forward years, the gap between the demand to renew existing assets and the funds available to do so is growing. The impact of the rain events of October 2022 and December/January 2024 will further exacerbate these gaps. The following graph shows these revenue differences.



As noted in quarterly financial updates to Council, cost increases – particularly around construction – will be increasingly challenging to manage across the City's services in the coming financial year.

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.

Risk Assessment

The Budget is a key mechanism by which the strategic risk around financial sustainability is managed.

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. Budget 2024-2025 [**15.1.1** - 82 pages]



City of Greater Bendigo

Budget 2024/2025

CITY OF GREATER BENDIGO

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Acknowledgement of Country

The City of Greater Bendigo is on Dja Dja Wurrung and Taungurung Country.

We acknowledge and extend our appreciation to the Dja Dja Wurrung and Taungurung People, the Traditional Owners of the land.

We pay our respects to leaders and Elders past, present and future for they hold the memories, the traditions, the culture and the hopes of all Dja Dja Wurrung and Taungurung Peoples.

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

Mayor and Chief Executive Officer's introduction

Delivering on community priorities

Thank you to all residents who contributed to the development of the 2024/2025 Budget.

This is a critical piece of work that outlines how the City of Greater Bendigo will continue to fund 68 valued services to the community, deliver necessary infrastructure projects and maintain internal operations that allow the City to be a high performing organisation.

Forming this year's Budget has centred on balancing cost increases and ensuring we can continue to invest in the priority service areas residents have said are important to them, while also accounting for unforeseen challenges like the damage caused across the municipality from recent flood events – estimated at $15M in works over the coming two years. The City continues to prioritise its role in mitigation, relief and recovery from the recent flood events.

Throughout recent months and during this budgeting process, the City has had to make difficult decisions. As with every Budget, there is a considerable focus on delivering initiatives that are in line with our Council Plan. This is also the final Budget of the 2020-2024 Council term, so it reflects the legacy Councillors want to leave and invest responsibly in advance of the next Council term.

The organisation's overall Operating Budget is $169M, which funds maintenance of our fantastic parks, gardens and recreation facilities, waste collection, street cleaning, environmental health, statutory planning, road maintenance, tourism and visitor services, Bendigo Art Gallery, The Capital and Ulumbarra theatres, and much more.

There were 194 people who completed a survey via the Let's Talk community engagement platform in late 2023. Across the funding tool and comments received, investment in roads, bridges and drainage emerged as the number one community priority, followed by waste, recycling and resource recovery; parks, gardens, and open spaces; and footpaths, tracks and trails.

Key projects within the 2024/2025 Budget that relate directly to these priority areas include:

Roads, drains and bridges

- Sealed road pavement renewals of $6M, including Nolan Street, Bendigo; Muriel Street, Kangaroo Flat; Forest Lane, Bendigo and Howard Street, Epsom
- Bendigo Creek infrastructure renewal includes $1.8M for wall replacement at Nolan Street and the section from Booth Street to High Street
- Kennington Reservoir Dam Wall rehabilitation – $900,000
- Flood recovery works to Spillway Road, Eppalock – $500,000 (damage from the October 2022 floods)
- $360,000 for design of six road safety projects ahead of construction in the following financial year

Waste, recycling and resource recovery

- Eaglehawk Landfill rehabilitation – $153,000

Parks, gardens and open spaces

- Renew public furniture, BBQs and drinking fountains – $476,000
- Garden Gully play space design in Ironbark – $50,000

Footpaths, tracks and trails

- New and renewal funding for footpaths – $2.8M (new footpaths include Edwards Road, Kennington; Galvin Street, Bendigo; Nelson Street, California Gully; and Simpsons Road, Eaglehawk stage 1 and 2)
- Final allocation of funds for completing the Emu Creek underpass underneath Wellington Street, Strathfieldsaye – $274,000
- New shared paths – $674,000 (including along Gungurru Road and Rennie Street in Huntly)
- Work will continue on the design and options for the Bendigo Low Line project, creating a 4.4km shared walking and cycling path from Maple Street, Golden Square to Weeroona Avenue, White Hills

Sports infrastructure across the municipality has attracted significant investment from other levels of government, which will see the redevelopment of the Bendigo Bowls and Croquet Clubs facility, design and delivery of stage 1 works at North Bendigo Recreation Reserve including a new soccer pavilion and change rooms, design and delivery of female-friendly facilities at Golden Square Recreation Reserve, and a new junior oval at Huntly's Strauch Reserve.

In Heathcote, funds have been committed to support the City's contribution towards the $4.3M Civic Precinct upgrade – also supported by a $1M Living Libraries grant and $2M from the Commonwealth through the Growing Regions fund.

The Budget has been developed in line with the Victorian Government's rate cap of 2.75 per cent. As with previous years, Council has not applied for a variation to the rate cap as it seeks to absorb increasing costs for supplies, goods and services.

While Council is acutely aware of the financial pressure many households and businesses are under, the community relies on the many services we provide and subsidise. Council is proud of the investment it makes in the local economy, through its economic development, tourism and major events functions, as well as through procurement of local business services and materials.

The gap between inflation and rate increases over the past five years is estimated to be $49M. This requires efficiencies to be made within operations to ensure services can continue. Due to ongoing cost increases related to waste services, waste charges will increase in the 2024/2025 financial year by $34 (for a 140L bin). This rise reflects the cost of providing the service; Council does not make a profit from waste services.

Residents will also notice a small change on their Rates notice relating to the Resource Recovery (waste) Service Charge, which will now be combined and be called the Bins and Waste Services Charge.

It is a continuous challenge to make rates, fees, charges and grants stretch to maintain service delivery. However, at the centre of our decision making is a focus on what will achieve the best community outcomes. We are pleased to present the 2024/2025 Budget for our community.

Mayor Cr Andrea Metcalf

Chief Executive Officer Andrew Cooney

Budget influences

Budget context

Snapshot of Greater Bendigo City Council

The City of Greater Bendigo is in the centre of Victoria, covering almost 3,000 square kilometres. Greater Bendigo includes smaller towns and villages such as Heathcote, Axedale, Huntly, Marong, Elmore, Goornong, Neilborough, Sebastian, Woodvale, Raywood, Mia Mia and Redesdale. The 2022 estimated residential population for the City of Greater Bendigo was 122,647, an annual growth rate of 1.1 per cent, or 1,349 people.

Budget implications

As a result of the City's geographic and demographic profile there are several Budget implications in the short and long term:

- The large geographic area, which includes both urban and rural environments, means the City needs to be responsive to diverse community needs
- The large rural area means transport costs for services are higher. This impacts on services such as garbage collection and disposal. There is also a requirement to invest in maintaining a large rural road network
- The growing urban areas mean that with new subdivisions, the City takes on responsibility for an increasing number of public assets transferred to the City by developers. This includes public parkland which in turn requires additional staff and equipment to maintain

Budget principles

The *Local Government Act 2020* (Vic) (the Act) includes principles that the City must adhere to. The financial management principles (s101) require councils to:

- manage finances in accordance with financial policies and strategic plans
- monitor and manage financial risks prudently
- provide stability and predictability in the financial impact of decisions
- explain the financial operations and financial position by keeping appropriate records

Along with the overarching principles established in the Act, the following more detailed principles support the development of the Financial Plan and Budget:

Theme	Principle
Financial Sustainability	Council will effectively and efficiently use its resources to deliver the best outcomes for the community whilst ensuring ongoing future financial sustainability. Council will seek first to manage resources within prescribed rate caps.
Allocation of Financial Resources	Council will consider the financial resources required for the implementation of the endorsed Community Vision; Council Plan and other adopted plans and strategies of Council.
Renewal of Assets	Asset renewal is fundamental to Council's services and financial sustainability. Asset renewal allocations are derived through formal assessments of condition; safety; and associated service levels.
New Capital Works Prioritisation	Before approving the acquisition or construction of new assets, Council will have regard to the financial and social impacts along with service needs of the community, including agreed criteria within the Capital Investment Framework.
Borrowings	Council will consider the use of borrowings to fund projects where there is a demonstrated benefit to future generations and council has the capacity to service the debt.
Services	a) Council will undertake periodic reviews of services provided to the community to ensure services are fit for purpose. b) Council will apply an equity lens to service delivery, ensuring they are accessible and good value. c) Service levels will be considered to ensure affordability and efficiency.
Affordability for the Community	To achieve increased efficiency and affordability, the operations of the City will be reviewed on an ongoing basis. Council will only commit to new initiatives that deliver the essential outcomes for our community.
Fees and Charges	a) Fees and charges to be set with a view to minimising Council subsidy but will seek a balance between service delivery and cost recovery (especially with regard to equity and capacity to pay). b) Ensure that all charges have hardship arrangements to support those that need it most.

Community Priorities and Engagement

As part of the 2024/2025 Budget development process, community members were invited to complete a short, high level survey on services and funding. The survey was open on Let's Talk Greater Bendigo from October 25 to November 21, 2023 with 194 contributions received.

Council and the City are committed to talking and listening to our community. There is engagement with the community on Budget priorities throughout the year with staff and Councillors – including on specific strategies or plans on the Let's Talk Greater Bendigo platform. Engagement with City staff and Councillors via community requests often leads to individual meetings, community groups or organisations presenting to Councillors and/or directors at meetings throughout the year. Engagement is undertaken in line with the City's Community Engagement Policy.

The results of the survey were consistent with previous engagement, indicating that our community's top priorities for investment continue to be:

- **Roads bridges and drainage**
- **Waste recycling and resource recovery**
- **Parks gardens and open spaces**
- **Footpaths tracks and trails**

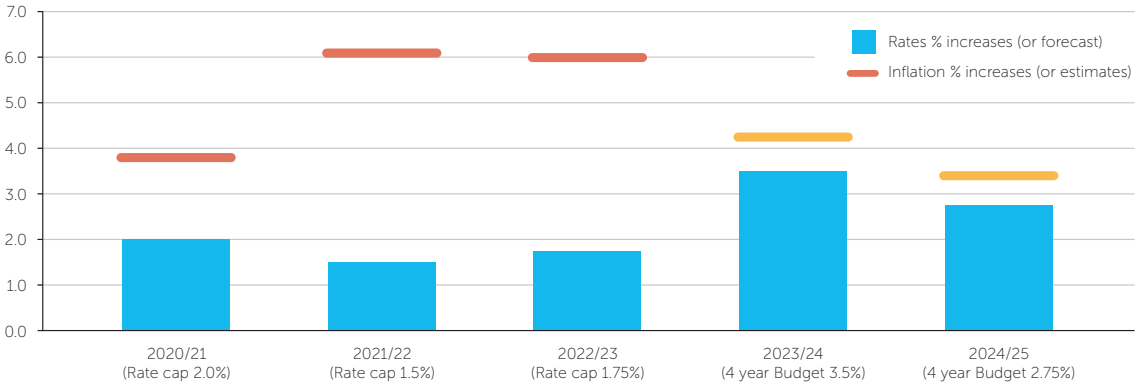
Revenue and Inflation

More than 60 per cent of the City's Budget income comes from rates. As in previous years, the City's approach is to absorb the impact of increasing costs and lower forecast (in real terms) revenue on the Budget. Construction and other cost increases have continued to move faster than rate revenue increases allowed under the rate cap. This limits the revenue available to fund new projects and initiatives and the level of investment for renewal of existing infrastructure.

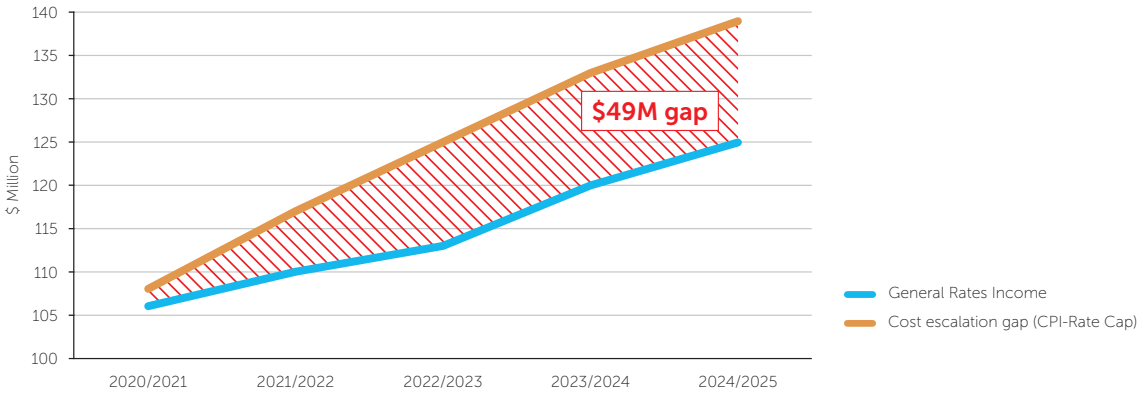
This Budget seeks to address a challenging revenue scenario by continuing to fund existing services and prioritise works and services in a responsible manner.

The following two graphs summarise the difference between rate revenue and inflation increases over five financial years. Over the current five-year period, this represents a compounding funding 'gap' of over $49M.

City of Greater Bendigo rates vs inflation



Compounding impact of CPI v Rate Cap



Capital investment

Available funds for capital works are driven by the long-term financial plan and guided by the Capital Investment Framework (CIF) and Council Plan. The total capital works budget is split in two core components:

- **Renewal of existing assets** – The amounts allocated for renewal are guided by relevant asset renewal modelling and asset management policy and planning
- **New, upgrade or expansion** – These projects require a Project Proposal and are then prioritised using the CIF

Summary commentary – Renewal

The City owns assets valued at approximately $2B in their current condition and these assets serve as the foundation for the array of services provided to our community. It is a key responsibility of Council to maintain and renew these assets. This year, approximately $38M of the annual Budget has been allocated towards asset renewal. Modelling indicates that funding to this level is now up to 25 per cent less than the full amount necessary going forward for the upkeep of the City's entire asset portfolio. Hence, rigorous analysis and strategic planning have been undertaken to prioritise spending where it is most urgently required.

The City allocates funds to optimise asset lifespan and functionality. Service and asset managers play a crucial role in allocating these funds to renewal projects, considering realistic service levels, community feedback, and ongoing assessments of asset conditions. Our primary objective is to ensure that our assets continue to facilitate the delivery of essential services that closely align with our community's expectations.

Summary commentary – New/Upgrade

In a fiscally constrained setting, the City's capital investment prioritises projects that deliver substantial community benefits or offer a clear return on investment.

Utilising the CIF, prioritisation is undertaken to meet the strategic and service delivery requirements of Council and the community. The ongoing development of a longer-term capital project pipeline seeks to ensure alignment with endorsed strategies and the City's Long Term Financial Plan.

Each year there are significantly more bids for new/upgrade/expansion capital works projects than there are funds available in the annual Budget. To help manage this, an Expression of Interest process is used to provide initial review and endorsement prior to Project Proposals being sought. Projects are then scored against key criteria to provide a prioritised list for consideration.
The criteria include:

- Contribution to achieving Council Plan outcomes
- Organisational and project risk

Prior to consideration by Council, the Capital Investment Group and the Executive Management Team also undertake a review with additional consideration given to:

- Resource availability (capacity to deliver)
- Funding availability (affordability)
- Statutory/legislative obligation or government direction
- Council direction or mandate
- Existing commitment (contractual or multiyear project previously approved)
- Finishing what we start



Annual Plan

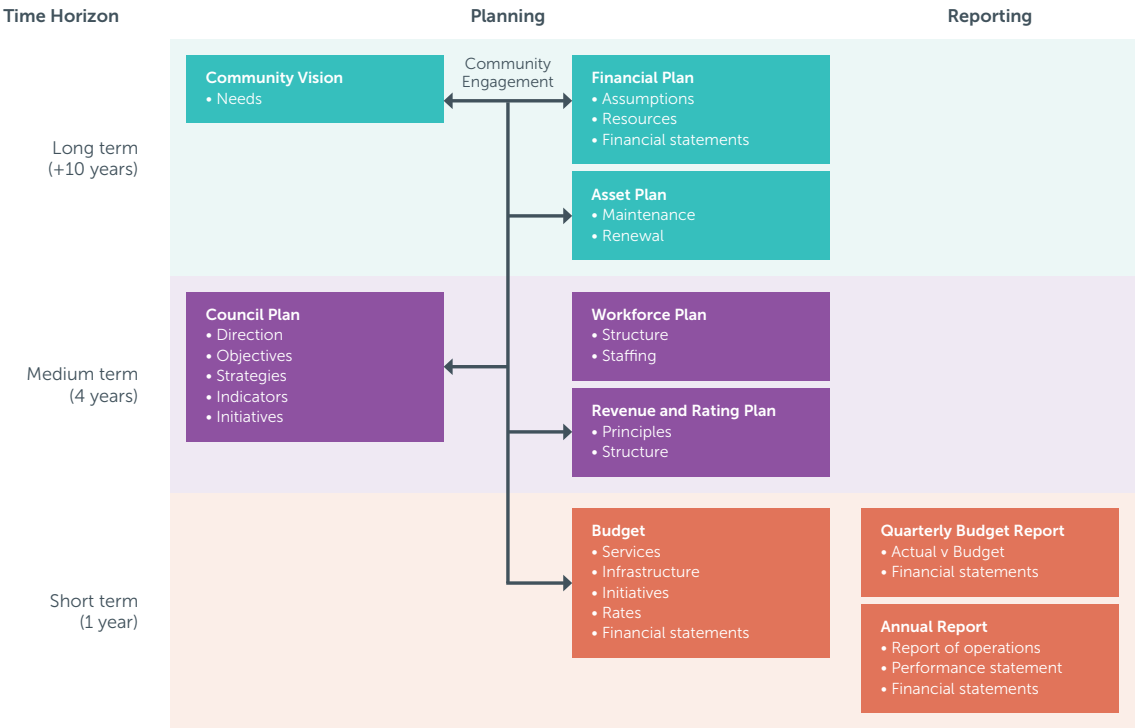
In 2021, the City developed its current Council Plan (Mir wimbul) based on community feedback, including a community panel who wrote the Community Vision. Each year, an Annual Plan is developed to show how the major initiatives from the Council Plan are being funded in the current financial year.

1. Link to the Integrated Strategic Planning Framework

As required by the Act, the City has an Integrated Strategic Planning Framework to make sure that all the City's business planning is connected and efficient. The Framework guides how the City responds to community needs over the long-term (Community Vision and Financial Plan), medium term (Council Plan, Workforce Plan, and Revenue and Rating Plan) and short-term (Budget and Annual Plan) and then is accountable to the community for delivery (Annual Report). These reporting documents and long-term plans are available on the City's website.

1.1 Legislative Planning and Accountability Framework

The diagram below shows the City's long, medium and short term planning and reporting framework.



1.1.2 Key planning considerations

Although councils have a legal obligation to provide many services— such as animal management, local roads, food safety and statutory planning— most council services are not legally required. This includes services that the community expects from their Council, like libraries; building permits; playgrounds and sporting facilities. Further, over time, the needs and expectations of communities can change. The City has processes to support service planning and review, to ensure all services continue to provide value for money and are in line with community expectations. The City seeks to engage with the community to determine how to prioritise resources and balance service provision against other responsibilities such as asset maintenance and capital works. Community consultation is undertaken in line with the adopted Community Engagement Policy and Public Transparency Policy.

2. Services, initiatives and service performance indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2024-2025 year and how these will contribute to achieving the strategic directions outlined in the Council Plan 2021-2025 Mir wimbul. It also describes several initiatives and service performance outcome indicators for key areas of Council's operations. Council is required by legislation to identify major initiatives, other initiatives and service performance outcome indicators in the Budget. For transparency and accountability, progress against major initiatives and service performance outcome indicators are also reported as part of Council's Annual Report.

Council Plan outcomes

Outcome 1: Lead and govern for all

Outcome 2: Healthy, liveable spaces and places

Outcome 3: Strong, inclusive and sustainable economy

Outcome 4: Aboriginal reconciliation

Outcome 5: A climate-resilient built and natural environment

Outcome 6: A vibrant, creative community

Outcome 7: A safe, welcoming and fair community

Office of the CEO and Communications

Service Units	Strategic Alignment (Council Plan outcome) 1	2	3	4	5	6	7		Net Cost of Service 2022/2023 Actual $'000	2023/2024 Adopted Budget $'000	2024/2025 Budget $'000
Office of the CEO and Communications	✓	✓	✓	✓	✓	✓	✓	Rev	(7)	-	-
								Exp	2,152	2,650	1,889
								Net	**2,145**	**2,650**	**1,889**

The Office of the CEO provides strategic leadership to the organisation and implementation of Council decisions, including the Council Plan and other key strategic directions. It also provides representation and advocacy on key issues of importance to Greater Bendigo and the region. Communications ensures the community is well informed of City news and information is distributed using various communications channels available. It also promotes the City's services and events to the community.



Corporate Performance

Service Units	Strategic Alignment (Council Plan outcome) 1	2	3	4	5	6	7		2022/2023 Actual $'000	2023/2024 Adopted Budget $'000	2024/2025 Budget $'000
									Net Cost of Service		
Corporate Performance Directorate	✓		✓					Rev	-	-	-
								Exp	432	425	399
								Net	**432**	**425**	**399**
The Corporate Performance directorate leads, enables and strengthens our organisation to ensure it has the resources and capability to deliver on the Council Plan. The directorate does this through developing our people and culture, systems and processes, good governance practices and financial stewardship to ensure the delivery of high-quality services and programs. The directorate leads innovation and system improvements to ensure we are ready to meet the challenges and opportunities of the future in partnership with our community.											
Customer Experience and Corporate Planning	✓							Rev	(94)	(3)	(3)
								Exp	2,146	2,474	2,392
								Net	**2,052**	**2,471**	**2,390**
The Customer Experience and Corporate Planning unit supports the organisation to continuously review and improve its service and program delivery. Operations are continually transformed and renewed, using the opportunities provided by technology, to deliver services that best meet customer needs. Customer service needs are met effectively and efficiently, including providing multiple options for customers to access Council services.											
Information Technology	✓							Rev	-	-	-
								Exp	4,947	6,645	8,790
								Net	**4,947**	**6,645**	**8,790**
The Information Technology unit is responsible for providing technology and information management support and assistance for the range of IT services used within the City. The unit is central in ensuring that the City's technology systems are innovative and fit for purpose so that staff are able to deliver services to our community.											
People and Culture	✓							Rev	(48)	(12)	(12)
								Exp	5,981	4,934	5,331
								Net	**5,932**	**4,922**	**5,319**
The People and Culture unit work to build an inclusive, safe, and diverse workforce, where people perform at their best. The team achieves this purpose through a commitment to our values and continuous improvement, and aligning the organisation's people, culture, services, and performance to the City's vision and changing strategy.											
Governance	✓							Rev	(81)	(67)	(140)
								Exp	4,896	5,519	6,303
								Net	**4,815**	**5,453**	**6,163**
The Governance unit is responsible for providing advice and support to the Councillors and organisation to aid decision making and ensure that the Council is compliant with legislative responsibilities and good governance practices. The unit also supports effective risk management; legal advice; and ensures procurement is undertaken in a considered and responsible way to deliver on Council's and the community's objectives.											
Financial Strategy	✓							Rev	(3,395)	(2,563)	(3,647)
								Exp	4,250	5,225	4,983
								Net	**855**	**2,662**	**1,336**
The Financial Strategy unit is responsible for finance operations, rates, strategic asset management and the project management framework. The unit provides long-term financial planning to support the ongoing financial sustainability of Council's operations. This includes delivery of the annual Budget, Financial Plan, Asset Plan, financial statements, performance statements and a range of other Local Government regulatory reporting.											

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

Healthy Communities and Environment

Service Units	Strategic Alignment (Council Plan outcome) 1	2	3	4	5	6	7		2022/2023 Actual $'000	2023/2024 Adopted Budget $'000	2024/2025 Budget $'000
Healthy Communities and Environment Directorate	✓	✓	✓	✓	✓	✓		Rev	-	-	-
								Exp	469	430	391
								Net	**469**	**430**	**391**
The Healthy Communities and Environments directorate leads service delivery and partnership work to ensure the community is: • Healthy and well • Safe and secure • Able to participate • Connected to culture and community • Liveable and environmentally sustainable It does this by leading exceptional service delivery, research, planning, policy development, capacity building and facilitating key partnership initiatives using approaches that are evidence informed, apply an equity lens and are continuously evaluated.											
Active and Healthy Communities	✓	✓			✓	✓		Rev	(1,475)	(2,018)	(2,347)
								Exp	6,614	7,288	7,548
								Net	**5,139**	**5,270**	**5,202**
The Active and Healthy Communities unit delivers integrated policy, planning, programs and infrastructure that support our community to be more physically active, consume healthy food, promote positive wellbeing and reduce harmful behaviours. The unit aims to enable residents to participate in their community, contributes to the liveability and aligns with the Greater Bendigo Health and Wellbeing Plan priorities and framework.											
Climate Change and Environment	✓			✓	✓	✓		Rev	(1,355)	(673)	(508)
								Exp	2,961	2,914	2,662
								Net	**1,607**	**2,241**	**2,154**
The Climate Change and Environment unit provides a coordinated approach to the development and implementation of environmental, fire prevention and emergency management policies, strategies and programs. The unit works across the organisation and with the community to reduce greenhouse gas emissions, enhance biodiversity, support sustainable land management practices, improve waterway health, minimise fire risk and prepare for and respond to emergencies.											
Community Partnerships	✓		✓		✓	✓		Rev	(653)	(1,283)	(333)
								Exp	4,630	5,321	4,683
								Net	**3,978**	**4,038**	**4,350**
The Community Partnerships unit works closely with the community to plan and develop policies and programs that promote community engagement and connection, build community capability, equity and safety, and improve access and inclusion for diverse groups across the community.											
Community and Environmental Health	✓	✓		✓		✓		Rev	(14,058)	(7,962)	(7,912)
								Exp	15,569	10,718	10,000
								Net	**1,511**	**2,756**	**2,088**
The Community and Environmental Health unit delivers a broad range of services to children and families across the City that aim to promote health, safety, learning and development. Services include Maternal and Child Health, Immunisation, Childcare and Kindergarten and the School Crossing Supervision program. In addition, it also provides Environmental Health services to promote and protect public health, prevent the spread of infectious disease, ensure safe development, and support the protection of our environments.											
Goldfields Library Corporation	✓				✓	✓		Rev	(15)	(95)	(91)
								Exp	3,298	3,397	3,411
								Net	**3,283**	**3,302**	**3,320**
The Goldfields Library Corporation provides a public library service from six sites throughout the municipality, with branches in Bendigo, Kangaroo Flat, Eaglehawk and Heathcote, along with Library agencies at Axedale and Elmore. The Bendigo Library also includes the Bendigo Regional Archive Centre. This service is delivered under a Funding and Service Agreement in partnership with Loddon, Mount Alexander and Macedon Ranges Shires.											
Safe Environments	✓	✓				✓		Rev	(9,302)	(8,858)	(9,555)
								Exp	6,841	6,236	6,518
								Net	**(2,461)**	**(2,622)**	**(3,037)**
The Safe Environments unit provides a range of statutory and community services which are delivered to protect and promote the health and safety of the community and the environment by monitoring risks, evaluating the systems associated with those risks, determining and implementing interventions, and evaluating the impact of the interventions. The unit provides a 24 hour, 7 days per week service. Services delivered by the unit include Local Laws, Parking Services, Animal Services including management of Bendigo Animal Relief Centre (BARC) and Building Services.											

Outcome 1: Lead and govern for all | Outcome 2: Healthy, liveable spaces and places | Outcome 3: Strong, inclusive and sustainable economy | Outcome 4: Aboriginal reconciliation
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Strategy and Growth

Service Units	Strategic Alignment (Council Plan outcome)								2022/2023 Actual $'000	2023/2024 Adopted Budget $'000	2024/2025 Budget $'000
	1	2	3	4	5	6	7		Net Cost of Service		
Strategy and Growth Directorate	✓	✓	✓	✓	✓	✓	✓	Rev	-	-	-
								Exp	468	398	423
								Net	**468**	**398**	**423**
The Strategy and Growth directorate incorporates responsibility for Bendigo Art Gallery, Business Services, Bendigo Venues & Events, Economic Development, Strategic Planning, Statutory Planning, and Tourism and Major Events. The overarching role of the Strategy and Growth directorate is to contribute to the economic, cultural and social prosperity of our region by identifying and supporting investment opportunities, employment generation and the integrated planning for the sustainable growth of our City and region.											
Economic Development	✓		✓	✓		✓	✓	Rev	(1,758)	(1,565)	(1,525)
								Exp	5,060	4,390	4,220
								Net	**3,302**	**2,825**	**2,696**
The Economic Development unit looks to improve the standard of living within Greater Bendigo by facilitating the growth and diversity of local jobs, the support of innovation and development of a socially inclusive and environmentally sustainable economy that is growing and productive. Project support is provided as part of the City's status as a UNESCO Creative City and region of Gastronomy. The unit also incorporates the day-to-day operations and guides the strategic direction of the Bendigo Airport and Bendigo Livestock Exchange and leads the organisation's business partnerships and relationships with Red Energy Arena (Bendigo Stadium), Golden Dragon Museum, Bendigo Showgrounds, Discovery Science and Technology Centre and Bendigo Heritage Attractions.											
Statutory Planning	✓							Rev	(2,705)	(2,888)	(2,779)
								Exp	2,985	3,029	3,097
								Net	**280**	**140**	**318**
The Statutory Planning unit facilitates the delivery of timely and quality planning decisions and advice and ensures compliance with relevant legislation and permit requirements. Many of the services delivered by the Statutory Planning unit are in accordance with Victorian Government legislation and local strategies and policies adopted by Council following intensive community consultation.											
Tourism and Major Events			✓	✓		✓	✓	Rev	(1,227)	(1,162)	(1,065)
								Exp	5,352	5,751	6,088
								Net	**4,125**	**4,590**	**5,023**
The Tourism and Major Events unit promotes Greater Bendigo as an attractive destination for business, leisure and tourism to domestic and international visitors. The unit's role is to deliver key initiatives that have a positive economic and social impact for our region.											
Bendigo Art Gallery			✓	✓		✓	✓	Rev	(2,268)	(2,190)	(3,250)
								Exp	4,303	5,284	6,417
								Net	**2,035**	**3,094**	**3,168**
Bendigo Art Gallery develops and delivers exhibitions, public programs and associated events that are educational and appealing to a diverse range of audiences and add to the attraction of Bendigo as a centre for arts and culture.											
Bendigo Venues and Events			✓	✓		✓	✓	Rev	(2,711)	(2,279)	(2,633)
								Exp	4,960	4,581	4,958
								Net	**2,249**	**2,302**	**2,324**
The Bendigo Venues & Events unit (BV&E) provide quality performing arts programming and activities to the central Victorian region and provide facilities and opportunities for participation in the arts. BV&E manage Ulumbarra Theatre, The Capital, The Engine Room, Bendigo Town Hall, Dudley House, Djaa Djuwima (First Nations art gallery), and coordinate temporary public art.											
Strategic Planning		✓	✓				✓	Rev	(62)	(808)	(545)
								Exp	3,152	4,118	3,580
								Net	**3,089**	**3,309**	**3,035**
The Strategic Planning unit is strategic and visionary in its outlook. It develops integrated, long term strategies and plans to guide the physical, social, heritage and cultural development of Greater Bendigo. The unit strategically positions Greater Bendigo to plan and prepare for a population of 200,000 by the year 2050, including undertaking planning scheme amendments to implement the strategies and plans.											

Outcome 1: Lead and govern for all | **Outcome 2:** Healthy, liveable spaces and places | **Outcome 3:** Strong, inclusive and sustainable economy | **Outcome 4:** Aboriginal reconciliation
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Presentation and Assets

Service Units	Strategic Alignment (Council Plan outcome)								2022/2023 Actual $'000	2023/2024 Adopted Budget $'000	2024/2025 Budget $'000
	1	2	3	4	5	6	7		Net Cost of Service		
Presentation and Assets Directorate		✓	✓		✓		✓	Rev	-	-	-
								Exp	732	1,100	875
								Net	**732**	**1,100**	**875**
The Presentation and Assets directorate provides and maintains high quality assets and services that help make Greater Bendigo a great place to live, while planning and delivering new assets and services to support Bendigo's ongoing growth. Demonstrating and committing to environmentally responsible thinking and practices, and encouraging this throughout the organisation and community, is an important focus for the directorate. Business units include Engineering, Resource Recovery and Education, Works, Parks and Open Space and Property Services.											
Engineering		✓			✓		✓	Rev	(562)	(549)	(557)
								Exp	4,981	5,361	5,418
								Net	**4,420**	**4,812**	**4,861**
The Engineering unit develops and delivers physical infrastructure to support a broad range of services to the community. This includes the development of capital works projects to provide renewal and new assets to meet the expanding population of Bendigo and increasing community expectations. The unit is responsible for strategic planning of infrastructure through asset management and development of strategic plans for asset groups. The unit also provides support services across the organisation in areas of asset management and GIS.											
Works		✓					✓	Rev	(1,420)	(160)	(290)
								Exp	19,172	15,997	16,456
								Net	**17,752**	**15,837**	**16,166**
The Works unit is responsible for the renewal, reconstruction, and maintenance of the City's civil infrastructure. The infrastructure includes the City's sealed and unsealed roads, including works in accordance with the Road Management Plan, drains, footpaths, street furniture and signs. The unit also supports other parts of the City's business through the construction of civil works such as sporting facilities and car parks. The plant and fleet assets including purchase, maintenance and disposal are also the responsibility of the unit.											
Parks and Open Space		✓			✓	✓	✓	Rev	(509)	(494)	(338)
								Exp	12,201	12,722	13,822
								Net	**11,692**	**12,227**	**13,484**
The Parks and Open Space unit is responsible for the management and design of a large portfolio of parks, gardens, reserves, sports fields and areas of open space for the City. The unit has a range of specialised park, design, horticultural and environmental management techniques and practices. The aim of the unit is to effectively and sustainably manage these assets through the efficient use of available resources and the provision of high levels of customer service whilst meeting both Council and stakeholder needs.											
Resource Recovery and Education		✓			✓		✓	Rev	(6,747)	(4,937)	(3,746)
								Exp	25,359	26,684	27,183
								Net	**18,612**	**21,747**	**23,437**
The Resource Recovery and Education unit provides waste management and resource recovery services to meet our customers' expectations efficiently and effectively and in compliance with current legislation. The unit is responsible for street and footpath cleaning, weed management and the cleaning at bus stops, bus shelters and roundabouts. The rehabilitation of landfills to community expectations and Environmental Protection Authority standards and reducing waste to landfill through achieving a circular economy.											
Property Services							✓	Rev	(1,062)	(1,208)	(1,089)
								Exp	8,835	11,075	11,944
								Net	**7,774**	**9,867**	**10,855**
The Property Services unit is responsible for managing the City's property portfolio of approximately 1,400 buildings and structures valued in excess of $400M. The unit undertakes ongoing audit inspections to determine condition of building facilities to inform capital renewal and upgrade programs as well as supporting new construction proposals and submissions delivered for the City. The unit is responsible for the implementation of programmed maintenance schedules such as cleaning services; essential safety measures; and the completion of urgent or immediate maintenance works, ensuring that council facilities are safe for public use and comply with the relevant codes and standards. The unit leads the administration of agreements for land and building use and is also responsible for all City owned and managed contaminated land, land disposal, purchases and associated conveyancing and supporting tasks.											

Outcome 1: Lead and govern for all | **Outcome 2:** Healthy, liveable spaces and places | **Outcome 3:** Strong, inclusive and sustainable economy | **Outcome 4:** Aboriginal reconciliation
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Reconciliation with Operating Result for 2024/2025 Budget

	Attributed Revenue $'000	Expenditure $'000	Net Cost $'000
Executive Services	-	1,889	1,889
Corporate Performance	3,802	28,197	24,396
Presentation and Assets	6,020	75,698	69,679
Healthy Communities and Environments	20,746	35,212	14,466
Strategy and Growth	11,797	28,784	16,986
Total services and initiatives	**42,364**	**169,781**	**127,416**
Non-cash financial reporting adjustments			
Contributions - developer constructed infrastructure			(14,100)
(Gain) / loss on assets disposed			4,020
Borrowing costs			800
Finance costs - leases			287
Depreciation			48,330
Other non-attributable revenue/expenditure			(300)
Total non-cash financial reporting adjustments			**39,037**
Deficit before funding sources			**166,453**
Funding sources			
Rates and charges			154,877
Victorian Grants Commission financial assistance grants			22,814
Capital income			14,077
Surplus / (deficit) for the year			**25,314**

Council Plan Annual Actions 2024/2025

The following are a description of major initiatives identified by Council as priorities to be undertaken this financial year.

Outcome 1: Lead and govern for all

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

- Review and transition of utility costs to user groups providing access to competitive rates, including review of agreements to ensure applicable outgoings are being on charged
- Review the long-term asset renewal gap resulting from construction inflation and multiple (2022-2024) rain/flood events
- Negotiate the next employee Enterprise Agreement in line with the Australian Fair Work Act along with relevant union bodies, City representatives and other nominated employee representatives

1.2 Commitment to innovation, systems improvement and learning

- Core systems to be optimised to support community members interacting with the City more efficiently
- Commence development of the Council Plan and the Municipal Public Health and Wellbeing Plan 2026-2030
- Rollout the City's Capability Framework which encompasses clearer pathways for professional development, succession planning and leadership capability
- Commence delivery of the Safety and Wellbeing Strategic Plan 2024-2027 to improve the health, safety, and wellbeing of City employees

1.3 Active community engagement and excellence in customer service

- Deliver the deliberative engagement process to support the development of the Council Plan, Asset Plan, Financial Plan, Revenue and Rating Plan and Municipal Public Health and Wellbeing Plan

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

- Pilot a regional model of shared corporate services





Outcome 2: Healthy, liveable spaces and places

2.1 Strengthened community health and wellbeing

- Lead the Healthy Loddon Campaspe initiative on behalf of the region, including employment of the Health Broker team

2.2 A healthy, equitable and sustainable food system

- Implement City of Greater Bendigo's Healthy Facilities Policy which sets expectations for users of Council facilities and future facility design with regards to the Healthy Choices Guidelines i.e. catering, sponsorship, advertising and signage, vending machines, food retail

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

- Commence construction of the Strategic Cycling Corridor along Mundy Street, subject to a funding agreement with State Government
- Construct the Gungurru and Rennie Street shared paths, Huntly

2.4 The supply and quality of affordable housing is increased

- Actively facilitate conversations with housing providers

2.5 More sustainable active and public transport services

- Work will continue on the design and options for the Bendigo Low Line project, creating a 4.4km shared walking and cycling path from Maple Street, Golden Square to Weeroona Avenue, White Hills

2.6 More people live in 10-minute neighbourhoods

- Commence the planning scheme amendment to implement the Managed Growth Strategy

2.7 Sustainable population growth is planned for

- Complete the construction of the Strathfieldsaye Town Square
- Commence work on the new traffic signals at Waratah Road, Huntly to improve traffic safety and efficiency in a high growth area

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

- Commence construction of the Marong Early Learning Centre, focusing on sustainable building design
- Design the renewal of the Garden Gully Play Space
- Support local disaster resilience and recovery initiatives through partnerships with community groups

Outcome 3: Strong, inclusive and sustainable economy

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

- Review the Economic Development Strategy

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

- Support the Bendigo Education Plan and Tech School advisory groups
- Advocate for ongoing funding for the Passions and Pathways program enabling greater access for primary school students to industries



3.3 A transformed and revitalised city centre

- Commence the planning scheme amendment to implement the City Centre Plan and Urban Design Framework
- Implement priority actions of the Hargreaves Mall Action Plan by constructing a new central landscaped area which includes increased shade, tables, and seating

3.4 Employment land available for industry expansion and attraction

- Progress the delivery of planning and enabling infrastructure works for the Bendigo Regional Employment Precinct through continued engagement with the Victorian Planning Authority and other Victorian Government agencies

3.5 A strong vibrant tourism sector

- Deliver a Bendigo Art Gallery International Exhibition program supported by multiyear funding for tourism marketing from Visit Victoria
- Commence the upgrade at the Bendigo Bowls and Bendigo Croquet Club and support the delivery of upgrades to the Bendigo Stadium and Bendigo Showgrounds, whilst advocating for user groups to ensure stakeholder expectations are considered
- Commence implementation of the revitalised Destination Management Plan recommendations
- Conduct a visitor services review and implement the recommendations to increase visitor lengths of stay
- Advocate for funding to complete the detailed design for the Golden Dragon Museum

3.6 Improved safe freight networks

- Reconstruction of Howard Street, Epsom
- Renewal of Nolan Street route between Napier Street and Charleston Road

Outcome 4: Aboriginal reconciliation

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

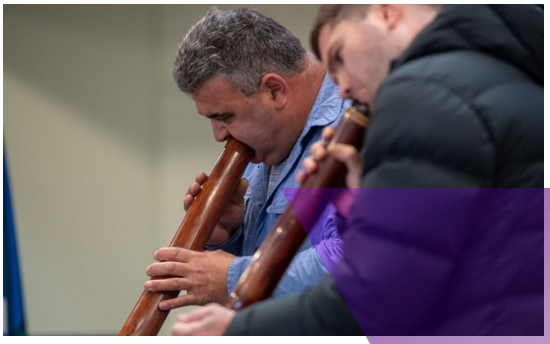
- Deliver an exhibition at Bendigo Art Gallery focusing on Victorian Indigenous Design
- Work with the Taungurung Traditional Owners and Heathcote community to develop local initiatives that recognise and promote First Nations culture

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

- Engagement of Djandak and Traditional Owner designer for Art Gallery building redevelopment, landscaping, and architecture
- Develop an agreement between the City and Bendigo and District Aboriginal Co-operative to guide partnering opportunities

4.3 Enhanced wellbeing of our Aboriginal and Torres Strait Islander community

- Delivery of targeted First Nations community education program
- Deliver a senior's event aimed at recognising and celebrating First Nations Elders and leaders





Outcome 5: A climate-resilient built and natural environment

5.1 Zero carbon

- Commence implementation of the Plant and Fleet Strategy to progress towards reducing emissions

5.2 Circular economy

- Incorporate reclaimed asphalt or concrete products into footpath and pavement renewal projects

5.3 Thriving landscapes and ecosystems

- Commence engagement with the Department of Energy, Environment and Climate Action (DEECA) on the agreed native grasses and weed management for the White Hills Landfill site
- Deliver a biodiversity engagement program that increases the community's connection to nature
- Deliver workshops, field days and grants as a part of Council's broader sustainable land management program, subject to funding
- Progress the development and implementation of management plans for a range of natural reserves including Kennington Reservoir and the Riley Street Conservation Reserve

5.4 Water Sensitive Bendigo

- Undertake an audit of the Water Safe Urban Drainage assets

Outcome 6: A vibrant, creative community

6.1 A culture of creativity

- Support artists to access arts and cultural opportunities such as local events, arts programs, commissions, and grants

6.2 More activated spaces

- Complete the review of the Itinerant Trade Policy and implement the recommendations

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

- Work with Bangarra to deliver the Waru - Journey of the Small Turtle performance

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

- Deliver the Gastronomy stream in the Bendigo Writers Festival program
- Attend the International UNESCO Creative Cities Network Meeting

6.5 Recognise and celebrate our significant national and international heritage

- Finalise the design for the heritage tramways renewal works in Pall Mall

Outcome 7: A safe, welcoming and fair community

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

- Evaluate the current Gender Equality Action Plan and use learnings to inform the new action plan (2026-2030)
- Complete implementation of the Free From Violence Local Government Program 2022-2025

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

- Partner with local businesses to showcase Chinese culture and performing arts
- Finalise the Welcoming Cities re-accreditation

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

- Deliver year 3 of the Innovative Young Minds program, funded by the Department of Education

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

- Implement the actions from the new Fair Access Policy
- Finalise construction of the Elmore public toilets and Changing Place amenities
- Reconstruction of the Strathdale Park public toilets
- Evaluate the All Ages All Abilities Plan for effectiveness and impact and explore Integrated Strategic Planning options for the future
- Progress actions from the new Community Safety Plan, in partnership with Greater Bendigo Safe Community Forum member organisations
- Update of the City's Community Compass mapping system to improve user access to accessible facilities and features across the community
- Undertake an evaluation of the current Intercultural Ambassador Program to inform future Program development

7.5 A community who feels safe

- Complete construction on the 2024/2025 State funded Blackspot road safety projects
- Deliver pathway and pedestrian bridge safety improvements in Creek Street North Precinct
- Review existing community facilities security equipment to enable standardisation of service level
- Undertake a comprehensive review of Local Law No 2 Keeping of Animals
- Undertake a comprehensive review of the Domestic Animal Management Plan to increase responsible pet ownership

7.6 A community that promotes equity and addresses poverty and disadvantage

- Enhance City staff understanding of homelessness in our community by socialising the City's 'Working With People Going Through Homelessness Protocol'

7.7 Emergencies are prevented or mitigated

- Reconstruction of Spillway Road at Eppalock including mitigation measures to minimise future damage
- Commence the Kennington Reservoir embankment protection and renewal works
- Complete investigation and design of flood levee upgrades for Bendigo Creek (Howards Street to Leans Road) and Racecourse Creek (Racecourse Road to Midland Hwy)
- Review of Council's emergency management and fire prevention processes and procedures as needed as part of the continuous improvement process



Budget Reports

3. Financial Statements and Statement of Human Resources

This section presents information regarding the Financial Statements and Statement of Human Resources. The Budget information for the year 2024/2025 has been supplemented with projections to 2027/2028.

This section includes the following financial statements prepared in accordance with the Act and the *Local Government (Planning and Reporting) Regulations 2020* (Regulations):

- Comprehensive Income Statement
- Balance Sheet
- Statement of Changes in Equity
- Statement of Cash Flows
- Statement of Capital Works
- Statement of Human Resources

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

Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.



Comprehensive Income Statement

For the four years ending June 30, 2028

	NOTES	Adopted Budget 2023/2024 $'000	Budget 2024/2025 $'000	Projections 2025/2026 $'000	2026/2027 $'000	2027/2028 $'000
Income / Revenue						
Rates and charges	**4.1.1**	147,243	154,877	161,954	168,944	175,496
Statutory fees and fines	**4.1.2**	5,848	6,466	6,628	6,793	6,929
User fees	**4.1.3**	21,924	22,613	23,178	23,758	24,233
Grants - operating	**4.1.4**	28,252	28,684	29,257	29,843	30,439
Grants - capital	**4.1.4**	20,243	13,265	21,534	7,361	5,500
Contributions - monetary	**4.1.5**	2,798	3,058	2,655	2,708	2,762
Contributions - non-monetary	**4.1.5**	12,698	14,100	14,100	14,100	14,100
Share of net profits of associates		95	91	95	95	95
Other income	**4.1.6**	4,269	5,429	5,565	5,704	5,832
Total income / revenue		**243,370**	**248,582**	**264,966**	**259,306**	**265,388**
Expenses						
Employee costs	**4.1.7**	79,826	80,792	84,396	87,728	91,183
Materials and services	**4.1.8**	80,400	84,491	87,628	90,607	93,223
Depreciation	**4.1.9**	46,011	48,330	48,742	50,132	51,684
Depreciation - right of use assets		3,670	3,670	3,700	3,700	3,700
Allowance for impairment losses		315	368	250	250	250
Borrowing costs		798	800	727	716	502
Finance costs - leases		287	287	290	290	290
Net loss on disposal of property, infrastructure, plant and equipment		4,020	4,020	4,020	4,020	4,020
Other expenses		504	510	523	536	548
Total expenses		**215,831**	**223,268**	**230,277**	**237,979**	**245,400**
Surplus for the year		**27,538**	**25,314**	**34,690**	**21,327**	**19,988**
Other comprehensive income *Items that will not be reclassified to surplus or deficit in future periods*						
Net asset revaluation increment/ (decrement)		42,145	64,694	44,775	67,163	47,014
Total comprehensive result		**69,683**	**90,008**	**79,465**	**88,489**	**67,002**

Balance Sheet

For the four years ending June 30, 2028

	NOTES	Adopted Budget 2023/2024 $'000	Budget 2024/2025 $'000	Projections 2025/2026 $'000	2026/2027 $'000	2027/2028 $'000
Current Assets						
Cash and cash equivalents		61,171	88,335	86,469	76,708	74,639
Trade and other receivables		14,834	17,342	17,766	18,186	18,579
Inventories		214	168	168	168	168
Other assets		2,748	3,096	3,096	3,096	3,096
Total current assets	**4.2.1**	**78,967**	**108,941**	**107,499**	**98,158**	**96,482**
Non-Current Assets						
Trade and other receivables		3,018	71	71	71	71
Investments in associates		3,925	3,921	4,016	4,111	4,206
Property, infrastructure, plant and equipment		1,906,262	2,054,674	2,137,433	2,230,334	2,299,068
Right of use assets	**4.2.4**	47,330	37,234	33,534	29,847	26,147
Forestry plantations		105	105	105	105	105
Intangible assets		1,583	1,744	1,744	1,744	1,744
Total non-current assets	**4.2.1**	**1,962,223**	**2,097,749**	**2,176,903**	**2,266,212**	**2,331,341**
TOTAL ASSETS		**2,041,190**	**2,206,690**	**2,284,402**	**2,364,370**	**2,427,823**
Current Liabilities						
Trade and other payables		19,292	18,690	20,450	19,804	19,817
Trust funds and deposits		3,630	3,686	3,736	3,811	3,911
Contract and other liabilities		13,235	10,950	10,950	10,950	10,950
Provisions		15,975	14,911	15,111	15,311	15,511
Interest-bearing liabilities	**4.2.3**	5,967	5,474	5,392	3,397	2,370
Lease liabilities	**4.2.4**	6,100	2,300	2,267	2,267	2,267
Total current liabilities	**4.2.2**	**64,199**	**56,011**	**57,906**	**55,540**	**54,826**
Non-Current Liabilities						
Provisions		11,569	13,004	13,004	13,004	13,004
Interest bearing liabilities and borrowings	**4.2.3**	18,567	8,273	7,181	3,784	3,914
Lease liabilities	**4.2.4**	43,900	37,760	35,204	32,447	29,482
Total non-current liabilities	**4.2.2**	**74,036**	**59,037**	**55,389**	**49,234**	**46,400**
TOTAL LIABILITIES		**138,235**	**115,048**	**113,295**	**104,775**	**101,226**
NET ASSETS		**1,902,955**	**2,091,641**	**2,171,106**	**2,259,595**	**2,326,597**
Equity						
Accumulated surplus		853,508	881,296	915,130	938,730	959,241
Reserves		1,049,447	1,210,345	1,255,977	1,320,865	1,367,356
TOTAL EQUITY		**1,902,955**	**2,091,641**	**2,171,106**	**2,259,595**	**2,326,597**

Statement of Changes in Equity

For the four years ending June 30, 2028

	NOTES	Total $'000	Accumulated Surplus $'000	Revaluation Reserves $'000	Other Reserves $'000
2024 Budget					
Balance at beginning of the financial year		**1,833,272**	826,573	975,102	31,597
Surplus for the year		**27,538**	27,538	-	-
Net asset revaluation gain/(loss)		**42,145**	-	42,145	-
Transfers to/from other reserves		**-**	(603)	-	603
Balance at end of the financial year		**1,902,955**	**853,508**	**1,017,247**	**32,200**
2025 Budget					
Balance at beginning of the financial year		**2,001,633**	857,260	1,104,873	39,500
Surplus for the year		**25,314**	25,314	-	-
Net asset revaluation gain/(loss)		**64,694**	-	64,694	-
Transfers to/from other reserves		**-**	(1,278)	-	1,278
Balance at end of the financial year	**4.3**	**2,091,641**	**881,296**	**1,169,567**	**40,778**
2026 Projection					
Balance at beginning of the financial year		**2,091,641**	881,193	1,169,567	40,881
Surplus for the year		**34,690**	34,690	-	-
Net asset revaluation gain/(loss)		**44,775**	-	44,775	-
Transfers to/from other reserves		**-**	(753)	-	753
Balance at end of the financial year		**2,171,106**	**915,130**	**1,214,342**	**41,635**
2027 Projection					
Balance at beginning of the financial year		**2,171,106**	915,130	1,214,342	41,635
Surplus for the year		**21,327**	21,327	-	-
Net asset revaluation gain/(loss)		**67,163**	-	67,163	-
Transfers to/from other reserves		**-**	2,274	-	(2,274)
Balance at end of the financial year		**2,259,596**	**938,730**	**1,281,505**	**39,361**
2028 Projection					
Balance at beginning of the financial year		**2,259,595**	938,730	1,281,505	39,361
Surplus for the year		**19,988**	19,988	-	-
Net asset revaluation gain/(loss)		**47,014**	-	47,014	-
Transfers to/from other reserves		**-**	523	-	(523)
Balance at end of the financial year		**2,326,598**	**959,241**	**1,328,518**	**38,838**

Statement of Cash Flows

For the four years ending June 30, 2028

	NOTES	Adopted Budget 2023/2024 $'000	Budget 2024/2025 $'000	Projections 2025/2026 $'000	2026/2027 $'000	2027/2028 $'000
Cash flows from operating activities						
Rates and charges		146,772	154,425	161,529	168,524	175,103
Statutory fees and fines		5,848	6,466	6,628	6,793	6,929
User fees		21,984	22,613	23,178	23,758	24,233
Grants - operating		28,252	28,684	29,257	29,843	30,439
Grants - capital		20,243	13,265	21,534	7,361	5,500
Contributions - monetary		2,738	3,058	2,655	2,708	2,762
Other receipts		4,269	5,429	5,565	5,704	5,832
Trust funds and deposits taken		-	-	50	75	100
Employee costs		(79,626)	(80,792)	(84,196)	(87,528)	(90,983)
Materials and services		(81,652)	(86,184)	(85,868)	(91,253)	(93,210)
Other payments		(819)	(877)	(773)	(786)	(798)
Net cash provided by/(used in) operating activities	**4.4.1**	**68,009**	**66,085**	**79,560**	**65,200**	**65,909**
Cash flows from investing activities						
Payments for property, infrastructure, plant and equipment		(67,834)	(59,356)	(77,626)	(66,771)	(64,304)
Proceeds from sale of property, infrastructure, plant and equipment		980	1,100	980	980	980
Net cash provided by/(used in) investing activities	**4.4.2**	**(66,854)**	**(58,256)**	**(76,646)**	**(65,791)**	**(63,324)**
Cash flows from financing activities						
Finance costs		(798)	(800)	(727)	(716)	(502)
Proceeds from borrowings		8,625	3,274	4,300	-	2,500
Repayment of borrowings		(5,070)	(4,699)	(5,474)	(5,392)	(3,397)
Interest paid - lease liability		(287)	(287)	(290)	(290)	(290)
Repayment of lease liabilities		(3,971)	(2,420)	(2,589)	(2,771)	(2,965)
Net cash provided by/(used in) financing activities	**4.4.3**	**(1,501)**	**(4,932)**	**(4,781)**	**(9,169)**	**(4,654)**
Net increase/(decrease) in cash and cash equivalents		**(346)**	**2,897**	**(1,867)**	**(9,761)**	**(2,069)**
Cash and cash equivalents at the beginning of the financial year		61,517	85,438	88,335	86,469	76,708
Cash and cash equivalents at the end of the financial year		**61,171**	**88,335**	**86,469**	**76,708**	**74,639**

Statement of Capital Works

For the four years ending June 30, 2028

	NOTES	Adopted Budget 2023/2024 $'000	Budget 2024/2025 $'000	Projections 2025/2026 $'000	2026/2027 $'000	2027/2028 $'000
Property						
Land		2,000	2,000	-	-	-
Buildings		21,818	12,986	20,247	17,052	11,775
Total property		**23,818**	**14,986**	**20,247**	**17,052**	**11,775**
Plant and Equipment						
Plant, machinery and equipment		4,000	5,197	2,898	3,366	3,512
Fixtures, fittings and furniture		1,405	561	246	-	-
Fountains, statues and monuments		45	60	168	179	185
Total plant and equipment		**5,450**	**5,818**	**3,312**	**3,545**	**3,697**
Infrastructure						
Land improvements		9,655	11,345	10,136	8,149	8,251
Bridges		581	1,214	722	765	793
Sealed roads		13,145	13,234	22,177	14,578	22,526
Unsealed roads		3,880	3,300	2,300	2,440	2,530
Pathways		3,374	3,748	8,863	7,344	4,613
Drainage		5,622	3,590	7,015	10,408	7,536
Public furniture and fittings		2,309	2,121	2,854	2,490	2,583
Total infrastructure		**38,566**	**38,552**	**54,067**	**46,174**	**48,832**
Total capital works expenditure	**4.5.2**	**67,834**	**59,356**	**77,626**	**66,771**	**64,304**
Represented by:						
New, upgrade and expansion asset expenditure		32,009	21,787	31,798	18,149	19,208
Asset renewal expenditure		35,825	37,569	45,828	48,622	45,096
Total capital works expenditure		**67,834**	**59,356**	**77,626**	**66,771**	**64,304**
Funding sources represented by:						
Grants		20,243	13,265	21,534	7,361	5,500
Contributions		340	1,913	340	340	340
Council cash		38,626	40,905	51,452	59,070	55,964
Borrowings		8,625	3,274	4,300	-	2,500
Total capital works expenditure		**67,834**	**59,356**	**77,626**	**66,771**	**64,304**
Carry forward projects and other allocated budget from prior years:						
Carry forward projects – Cat A*		16,060	15,669	15,000	15,000	15,000
Other allocated budget – Cat B*		-	-	5,000	5,000	5,000
Total carry forward projects and other allocated budget from prior years	**4.5.3**	**16,060**	**15,669**	**20,000**	**20,000**	**20,000**
Total capital works expenditure (including carry forward projects other allocated budget)	**4.5.1**	**83,894**	**75,025**	**97,626**	**86,771**	**84,304**

**The City differentiates budget previously adopted but unspent between 2 categories. Refer to note 4.5.3 for a detailed explanation of carry forward projects (Cat A) and other allocated budget (Cat B).*

Statement of Human Resources

For the four years ending June 30, 2028

Planned expenditure by organisational structure

	Budget 2024/2025 $'000	Projections 2025/2026 $'000	2026/2027 $'000	2027/2028 $'000
Executive Services	1,495	1,592	1,654	1,720
Corporate Performance	15,606	16,522	17,175	17,852
Presentation and Assets	25,454	27,049	28,117	29,225
Healthy Communities and Environments	21,480	22,199	23,082	23,998
Strategy and Growth	15,237	15,468	16,086	16,726
Casuals, temporary and other expenditure	1,521	1,567	1,614	1,662
Total staff expenditure	**80,792**	**84,396**	**87,728**	**91,183**

Planned number of full-time equivalent (FTE) staff by organisational structure

	Budget 2024/2025 FTE	Projections 2025/2026 FTE	2026/2027 FTE	2027/2028 FTE
Executive Services	11	11	11	11
Corporate Performance	119	120	121	123
Presentation and Assets	274	277	280	282
Healthy Communities and Environments	204	206	208	210
Strategy and Growth	137	138	139	141
Casuals and temporary staff	39	40	41	42
Total staff numbers	**784**	**792**	**801**	**809**

Percentage of full-time equivalent staff by organisational structure and gender

	Women	Men	Persons of self-described gender	Total 2024/2025
Executive Services	< 3%	< 3%	< 3%	< 3%
Corporate Performance	10%	4%	< 3%	14%
Presentation and Assets	6%	27%	< 3%	33%
Healthy Communities and Environments	26%	8%	< 3%	34%
Strategy and Growth	12%	5%	< 3%	17%

Planned expenditure by employment classification and gender

	Budget 2024/2025 $'000	Projections 2025/2026 $'000	2026/2027 $'000	2027/2028 $'000
Permanent – Full time				
Women	24,755	25,866	26,892	27,956
Men	34,849	36,413	37,857	39,355
Persons of self-described gender	<500	<500	<500	<500
Permanent – Part time				
Women	15,325	16,013	16,648	17,307
Men	3,619	3,782	3,932	4,087
Persons of self-described gender	<500	<500	<500	<500
Casuals, temporary and other expenditure	1,521	1,567	1,614	1,662
Grand Total	**80,792**	**84,396**	**87,728**	**91,183**

Planned number of full-time equivalent staff by employment classification and gender

	Budget 2024/2025 FTE	Projections 2025/2026 FTE	2026/2027 FTE	2027/2028 FTE
Permanent – Full time				
Women	233	235	237	239
Men	328	331	334	337
Persons of self-described gender	<10	<10	<10	<10
Permanent – Part time				
Women	144	146	147	148
Men	34	34	35	35
Persons of self-described gender	<10	<10	<10	<10
Casuals and temporary staff	39	40	41	42
Grand Total	**784**	**792**	**801**	**809**

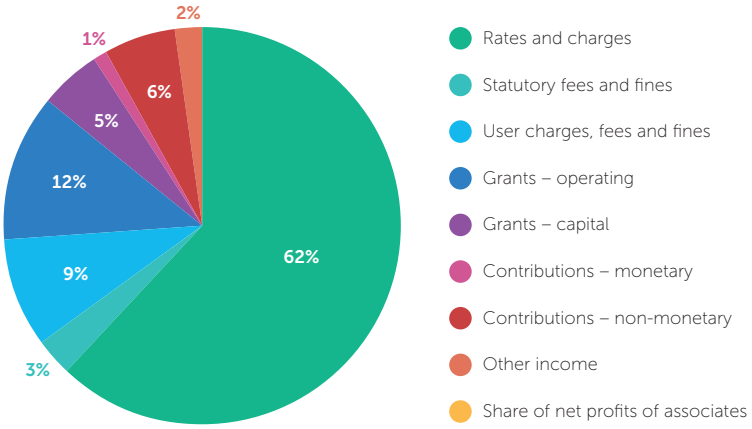
Note: where aggregate data collected is not large enough to de-identify individuals, the City has not published that data.

4. Notes to the financial statements

This section presents detailed information on material components of the financial statements. The City assesses which components are material, considering the dollar amounts and nature of these components.

4.1 Comprehensive income statement

The following graph presents a snapshot of the income sources budgeted for the 2024/2025 financial year.



4.1.1 Rates and charges

Regulatory environment

Rates and charges are required by the Act and the Regulations to be disclosed in the City's Budget. As per the Act, Council adopts a Revenue and Rating Plan which is a four-year plan for how the City will generate income to deliver the Council Plan, programs and services and capital works commitments. Rates and charges are the largest source of recurrent income for the City, and therefore an important component of the financial planning process.

The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year unless they apply for a rate cap variation. For 2024/2025 the FGRS cap has been set at 2.75 per cent. The cap applies to general rates and is calculated based on council's average rates and charges. The level of required rates and charges has been considered in this context, with reference to council's other sources of income and the planned expenditure on services and works to be undertaken for the community. To achieve the Council Plan objectives while maintaining service levels, the average general rate in this year's Budget will increase by 2.75 per cent in line with the rate cap.

The Minister's Good Practice Guidelines regarding Local Government Service Rates and Charges (Guidelines) were released in late December 2023, with an effective date of March 1, 2024. The relevant services covered by the Guidelines are waste, recycling and resource recovery services. The City already complies with the majority of the areas identified in the Guidelines as 'not good practice' – including graffiti removal, municipal tree planting and maintenance, general and/or municipal environmental activities. These activities are not included within the City's service (waste) charges.

Given the short time frame between the release of the Guidelines and the adoption of the 2024/2025 Budget, the Minister provided advice on December 21, 2023. The City is assessing the impact of the guidelines and the related services. Additional consultation will occur alongside engagement on related services within the Council Plan process – both with the community and incoming Councillors – in line with the Act.

The City continues to fully comply with the related Essential Services Commission monitoring and reporting requirements on general rates and on service charges (waste charges). The methodology for service charges and the related cost recovery has been independently audited in recent years.

Current year service charges

Our Resource Recovery and Education team have introduced a number of initiatives over the past 18 months to comply with Commonwealth and Victorian legislation which also contribute towards the City's Circular Economy and Zero Waste targets. As a result, the 2024/2025 Resource Recovery (waste) Service Charge on the Rates Notice will be combined and will now be called Bins and Waste Services Charge.

The Bins and Waste Services Charge cover costs per tonne of waste landfill, future year landfill remediation costs, recycling, organic, circular economy solutions and costs to ensure the ongoing responsible management of waste. These fees only recoup the costs involved in providing waste management services to our residents. An average increase of eight per cent has been applied to the services covered by the Bins and Waste Services Charge. For a property with a 140L garbage bin, 240L recycling bin and 240L organics bin this equates to an extra $34 per property per year.

Financial Hardship

The City acknowledges that circumstances may impact on some people's ability to pay rates and charges. Financial Hardship Guidelines are in place to support anyone experiencing financial difficulties, these can be accessed on the City's website or by contacting Customer Service on 1300 002 642.

4.1.1(a) The reconciliation of the total rates and charges to the Comprehensive Income Statement is as follows:

	Adopted Budget 2023/2024 $'000	Budget 2024/2025 $'000	Change $'000	Change %
General rates*	117,816	123,584	5,768	5%
Service rates and charges	27,475	30,127	2,652	10%
Supplementary rates and rate adjustments	2,000	1,200	(800)	(40%)
Revenue in lieu of rates	51	-	(51)	-
Interest on rates and charges	360	450	90	100%
Early payment discount	(460)	(485)	(25)	(100%)
Total rates and charges	**147,242**	**154,877**	**7,635**	**5%**

**These items are subject to the rate cap established under the FGRS. The applicable rate cap of 2.75 per cent applies to the base average rates as detailed in 4.1.1. This average rate amount also applies to additional properties added during the year.*

4.1.1(b) The rate in the dollar to be levied as general rates under Section 158 of the Act for each type or class of land compared with the previous financial year. Final valuations were declared generally true and correct and certified by the Minister in May 2024.

Type or class of land	2023/2024 cents/$CIV	2024/2025 cents/$CIV	Change %
Local Government Act 2020			
General Rate	0.271882	0.287145	6%
A differential rate for rateable Commercial/Industrial A properties	0.502987	0.531222	6%
A differential rate for rateable Commercial/Industrial B properties	0.489389	0.516861	6%
A differential rate for rateable Commercial/Industrial C properties	0.516577	0.545575	6%
A differential rate for rateable farm properties	0.203912	0.215359	6%
A differential rate for rateable vacant land properties	0.339853	0.358931	6%
> Residential and rural residential			
A differential rate for rateable other land properties	0.502987	0.531222	6%
A differential rate for rateable vacant land properties	0.339853	0.358931	6%
> Forest Edge Estate Maiden Gully			
A differential rate for rateable residential properties	0.271882	0.287145	6%
> Forest Edge Estate Maiden Gully			
A differential rate for rateable commercial/industrial properties	0.502987	0.531222	6%
> Forest Edge Estate Maiden Gully		-	
Cultural and Recreational Lands Act 1963		-	
Rate concession for rateable CRLA properties Class 1 *	-	-	-
Rate concession for rateable CRLA properties Class 2 *	-	-	-
Rate concession for rateable CRLA properties Class 3 *	-	-	-
Rate concession for rateable CRLA properties Class 4 *	-	-	-
Rate concession for rateable CRLA properties Class 5 *	-	-	-

4.1.1(c) The estimated total amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates, compared with the previous financial year:

Type or class of land	Adopted Budget 2023/2024 $'000	Budget 2024/2025 $'000	Change $'000	Change %
General rate	84,635	87,809	3,174	3.8%
Commercial/industrial	24,242	25,138	896	3.7%
Farm rate	3,234	3,555	321	9.9%
Vacant - residential and rural residential	5,664	5,803	139	2.5%
Cultural and recreational *	-		-	-
Rating agreements	51	54	3	6.5%
Forest Edge Estate Maiden Gully	41	39	(2)	(5.9)%
Total amount to be raised by general	**117,867**	**122,399**	4,531	3.8%

**The City has determined to levy a nil rate in the dollar for properties eligible to be rated under the provisions of the Cultural and Recreational Lands Act 1963 (Vic). The City continues to comply with the FGRS. The cap has been set at 2.75 per cent for the 2024/2025 year. Please see 4.1.1(j)for the compliance reconciliation.*

4.1.1(d) The estimated number of assessments in relation to each type or class of land, and the total number of assessments, compared with the previous financial year:

Type or class of land	2023/2024 Number	2024/2025 Number	Change Number	Change %
General Rate	52,990	53,658	668	1.3%
Commercial/industrial A	2,589	2,638	49	1.9%
Commercial/industrial B	280	279	(1)	(0.4)%
Commercial/industrial C	1,108	1,102	(6)	(0.5)%
Farm rate	1,135	1,132	(3)	(0.3)%
Vacant land - residential and rural residential	3,920	3,872	(48)	(1.2)%
Cultural and recreational class 1	6	6	-	-
Cultural and recreational class 2	9	9	-	-
Cultural and recreational class 3	7	7	-	-
Cultural and recreational class 4	15	15	-	-
Cultural and recreational class 5	18	18	-	-
Rating agreements	146	146	-	-
Vacant land - Forest Edge Estate Maiden Gully	1	1	-	-
Total number of assessments	**62,224**	**62,883**	**659**	**1.1%**

4.1.1(e) The basis of valuation to be used is the Capital Improved Value (CIV).

Capital Improved Value (CIV) is the sum of land and dwelling / other improvements made to the property. CIV is the method used for valuation, as per the Revenue and Rating Plan.

4.1.1(f) The estimated total value of each type or class of land, and the estimated total value of land, compared with the previous financial year:

Type or class of land	Adopted Budget 2023/2024 $'000	Budget 2024/2025 $'000	Change $'000	Change %
General rate	31,128,597	30,580,005	(548,592)	(1.8)%
Commercial/industrial A	3,160,458	3,178,302	17,844	0.6%
Commercial/industrial B	242,131	240,453	(1,678)	(0.7)%
Commercial/industrial C	1,385,963	1,285,184	(100,779)	(7.3)%
Farm rate	1,586,180	1,650,687	64,507	4.1%
Vacant land - residential and rural residential	1,667,087	1,616,989	(50,098)	(3.0)%
Cultural and recreational and rating agreements		123,971	12,209	10.9%
Vacant - Forest Edge Estate Maiden Gully	12,250	10,750	(1,500)	(12.2)%
Total Value of land	**39,294,428**	**38,686,341**	**(608,087)**	**(1.5)%**

4.1.1(g) The rate or unit amount to be levied for each type of service rate or charge under Section 162 of the Act compared with the previous financial year:

As noted above, there is an average increase on the most frequent charges of eight per cent for the bins and waste services charge. This charge now covers all three current bins within this service. Properties with an organics exemption continue to be charged a lower amount, with a small charge to reflect the cost of administering the exemption process.

Type of charge	Per Rateable Adopted Budget 2023/2024 $	Per Rateable Budget 2024/2025 $	Change $	Change %
Bins and waste services charge 140L bin	427.00	461.00	34.00	8%
Bins and waste services charge 140L bin (with organic waste exemption)	326.00	368.00	42.00	13%
Bins and waste services charge 240L bin	604.00	652.00	48.00	8%
Bins and waste services charge 240L bin (with organic waste exemption)	503.00	559.00	56.00	11%
General waste - additional 140L bin	n/a	230.00		
General waste - additional 240L bin	n/a	421.00		
Recyclable waste charge in excess of one bin (per additional bin)	56.00	60.00	4.00	7%
Organic waste charge in excess of one bin (per additional bin)	52.00	56.00	4.00	8%
Commercial/industrial properties				
Commercial/industrial collections outside areas designated as CBD				
General waste and landfill charge 140L bin	245	265	20	8%
General waste and landfill charge 240L bin	422	456	34	8%
Multi-Day commercial/industrial collections within areas designated as CBD				
General waste and landfill charge - 1 day per week	422	456	34	8%
General waste and landfill charge - 2 days per week	845	913	68	8%
General waste and landfill charge - 3 days per week	1,267	1,368	101	8%
General waste and landfill charge - 5 days per week	2,111	2,280	169	8%
General waste and landfill charge - 7 days per week	2,956	3,192	236	8%
Recyclable waste charge fortnightly	133	144	11	8%
Recyclable waste charge 1 day per week	266	287	21	8%
Recyclable waste charge 2 days per week	534	577	43	8%
Recyclable waste charge 3 days per week	800	864	64	8%
Recyclable waste charge 5 days per week	1,333	1,440	107	8%
Recyclable waste charge 6 days per week	1,600	1,728	128	8%
Organic waste charge fortnightly	153	165	12	8%
Organic waste charge 1 day per week	307	332	25	8%
Organic waste charge 2 days per week	614	663	49	8%
Organic waste charge 3 days per week	921	995	74	8%
Organic waste charge 5 days per week	1,535	1,658	123	8%
Organic waste charge 6 days per week	1,841	1,988	147	8%
Bin charge (one off charge)				
Supply of kerbside bin	110.5	115.5	5	5%

4.1.1(h) The estimated total amount to be raised by each type of service rate or charge, and the estimated total amount to be raised by service rates and charges, compared with the previous financial year:

Type of charge	Adopted Budget 2023/2024 $'000	Budget 2024/2025 $'000	Change $'000	Change %
Bins and waste services charge 140L bin	16,251	17,399	1,148	7%
Bins and waste services charge 140L bin (with organic waste exemption)	1,919	773	(1,146)	(60%)
Bins and waste services charge 240L bin	5,983	8,723	2,740	46%
Bins and waste services charge 240L bin (with organic waste exemption)	708	427	(281)	(40%)
Recyclable waste charge - additional bin	56	37	(19)	(34%)
Organic waste charge - additional bin	17	23	6	35%
Commercial/industrial properties				
Commercial/industrial collections outside areas designated as CBD				
General waste and landfill charge - commercial properties - 120/140 Litre bin	184	198	14	8%
General waste and landfill charge - commercial properties - 240 Litre bin	1,223	1,326	103	8%
Multi-Day commercial/industrial collections within areas designated as CBD				
General waste and landfill charge - 1 day per week	384	422	38	10%
General waste and landfill charge - 2 days per week	103	114	11	11%
General waste and landfill charge - 3 days per week	269	278	9	3%
General waste and landfill charge - 5 days per week	201	201	-	-
General waste and landfill charge - 7 days per week	177	-	(177)	(100%)
Recyclable waste charge fortnightly	n/a	214		
Recyclable waste charge 1 day per week	n/a	7		
Recyclable waste charge 2 days per week	n/a	3		
Recyclable waste charge 3 days per week	n/a	2		
Recyclable waste charge 5 days per week	n/a	-		
Recyclable waste charge 6 days per week	n/a	2		
Organic waste charge fortnightly	n/a	36		
Organic waste charge 1 day per week	n/a	10		
Organic waste charge 2 days per week	n/a	17		
Organic waste charge 3 days per week	n/a	2		
Organic waste charge 5 days per week	n/a	1		
Organic waste charge 6 days per week	n/a	22		
Total	**27,475**	**30,237**	**2,446**	**8.90%**

4.1.1(i) The estimated total amount to be raised by all rates and charges compared with the previous financial year:

Type of charge	Adopted Budget 2023/2024 $'000	Budget 2024/2025 $'000	Change $'000	Change %
General rates	117,867	123,584	5,717	5%
Waste Management Service Charge	27,475	30,127	2,652	10%
Rates and charges	**145,342**	**153,712**	**8,370**	**6%**
Supplementary rates	2,000	1,200	(800)	(40%)
Total rates and charges	**147,342**	**154,912**	**7,570**	**5%**

** Total rates and charges after early payment discount and interest are $154.9M, as per 4.1.1(a)*

4.1.1(j) Fair Go Rates System Compliance

City of Greater Bendigo is fully compliant with the FGRS. The table below details the Budget assumptions consistent with the requirements of the FGRS.

	Adopted Budget 2023/2024 $	Budget 2024/2025 $
Total rates	113,881,552	119,122,916
Number of rateable properties	62,224	62,883
Base average rates	**1,830**	**1,894**
Maximum rate increase (set by the State Government)	3.50%	2.75%
Capped average rate	1,894	1,928
Maximum general rates and municipal charges revenue	117,852,256	121,207,567
Budgeted general rates and municipal charges revenue	117,852,256	123,584,168

4.1.1(k) Any significant changes that may affect the estimated amounts to be raised by rates and charges.

There are no known significant changes which may affect the estimated amounts to be raised by rates and charges. However, the total amount to be raised by rates and charges may be affected by:

- Supplementary valuations $1.3M 2023/2024, $2M 2022/2023
- The variations of returned levels of value (e.g. valuation appeals)
- Changes of use of land such that rateable land becomes non-rateable land or vice-versa
- Changes of use of land such that residential land becomes business land and vice versa

4.1.1(l) Differential rates

The primary differential rate percentages are summarised here. Further details are available within the Revenue and Rating Plan.

Type or class of land	2023/2024	2024/2025
General rate	100%	100%
Commercial/industrial A properties – (urban Bendigo, Maiden Gully and Strathfieldsaye)	185%	185%
Commercial/industrial B properties – (rural areas)	180%	180%
Commercial/industrial C properties – (Bendigo city centre)	190%	190%
Farm properties	75%	75%
Vacant land properties	125%	125%

4.1.2 Statutory fees and fines

Statutory fees relate mainly to fees and fines levied in accordance with legislation and include animal registrations, *Public Health and Wellbeing Act 2008* registrations and parking fines. Increases in statutory fees are made in accordance with legislative requirements. Statutory fees are projected to increase compared to 2023/2024 Budget. This is largely related to the increased volumes of fees and fines.

The Department of Treasury and Finance sets the value of a penalty unit annually. A detailed listing of statutory fees and fines is included in Appendix A – Fees and Charges Schedule.

	Budget 2023/2024 $'000	Budget 2024/2025 $'000	Change $'000	Change %
Building and planning	2,612	2,981	369	14%
Regulatory services	250	300	50	20%
Fines	1,527	1,655	128	8%
Other fees and charges	1,459	1,530	71	5%
Total statutory fees and fines	**5,848**	**6,466**	**618**	**11%**



4.1.3 User fees and charges

User fees and charges primarily relate to the recovery of costs to deliver services by charging the users of the City's services. These include the use of leisure, entertainment and other community facilities, and the provision of services such as childcare and community services.

Consumer Price Index (CPI) increases to fees have been applied across the majority of the City's other fees.

	Budget 2023/2024 $'000	Budget 2024/2025 $'000	Change $'000	Change %
Children's services	2,127	2,572	446	21%
Parking	4,103	4,628	525	13%
Saleyard yarding	1,150	1,104	(46)	(4%)
Regulatory services	1,166	1,206	40	3%
Ticket income	2,688	3,277	589	22%
Sales income	746	938	192	26%
Waste management services	4,800	3,631	(1,169)	(24%)
Other fees and charges	5,145	5,257	113	2%
Total user fees	**21,924**	**22,613**	**689**	**3%**

4.1.4 Grants

Operating grants include monies from state and Commonwealth Government sources for the purposes of funding the delivery of the City's services to residents. The level of operating grants is projected to remain relatively stable compared to the 2023/2024 Budget.

A list of operating grants by type and source, classified into recurrent and non-recurrent is included in the tables below.

Capital grants include monies from state and Commonwealth government sources which contributes to funding the capital works program. The amount of capital grants received each year can fluctuate significantly, depending on the timing of specific projects and state and federal government programs and the annual May Budgets. Section 4.5 Capital Works Program includes further analysis of the grants and contributions expected to be received during the 2024/2025 financial year.

Any additional funding secured during the year will be incorporated into future adjustments to the City's Budget and quarterly reporting. Grants are budgeted to be received in respect of the following:

	Adopted Budget 2023/2024 $'000	Budget 2024/2025 $'000	Change $'000	Change %
Summary of grants				
Commonwealth funded grants	28,089	25,540	(2,549)	(9%)
State funded grants	20,406	16,408	(3,998)	(20%)
Total grants received	**48,495**	**41,949**	**(6,547)**	**(13%)**
(a) Operating grants				
Recurrent - Commonwealth Government				
Victorian Grants Commission - Unallocated	16,600	18,138	1,538	9%
Victorian Grants Commission - Local Roads	4,122	4,675	553	13%
Immunisation	10	10	-	-
Recurrent - State Government				
Youth	86	86	-	-
Aged care	843	6	(837)	(99%)
School crossing supervisors	355	376	22	6%
Maternal and child health	1,668	1,756	88	5%
Family and children	209	223	13	6%
Arts and Culture	295	295	-	-
Emergency Management	210	60	(150)	(71%)
Community	197	264	66	34%
Environment	70	80	10	14%
Recreation	1,629	1,629	-	-
Health Services - Sleep and Settling	229	234	5	2%
Immunisation	65	66	1	1%
Total recurrent grants	**26,588**	**27,896**	**1,309**	**5%**
Non-recurrent - Commonwealth Government				
Non-recurrent - State Government				
Arts and Culture	-	498	498	-
Tourism / Events Projects	45	45	-	-
Recreation	42	-	(42)	(100%)
Community	1,577	244	(1,333)	(85%)
Total non-recurrent grants	**1,664**	**787**	**(877)**	**(53%)**
Total operating grants	**28,252**	**28,684**	**432**	**2%**

	Adopted Budget 2023/2024 $'000	Budget 2024/2025 $'000	Change $'000	Change %
(b) Capital Grants				
Recurrent - Commonwealth Government				
Roads to recovery	2,000	2,250	250	13%
Recurrent - State Government				
Total recurrent grants	**2,000**	**2,250**	**250**	**13%**
Non-recurrent - Commonwealth Government				
Buildings	4,452	467	(3,986)	(90%)
Sealed roads	905	-	(905)	(100%)
Non-recurrent - State Government				
Buildings	8,563	4,050	(4,514)	(53%)
Land improvement	1,423	5,394	3,971	279%
Drainage	1,839	95	(1,744)	(95%)
Public Furniture and fittings	-	150	150	100%
Pathways	962	-	(962)	(100%)
Sealed roads	99	860	761	764%
Total non-recurrent grants	**18,243**	**11,015**	**(7,229)**	**(40%)**
Total capital grants	**20,243**	**13,265**	**(6,979)**	**(34%)**
Total Grants	**48,495**	**41,948**	**(6,546)**	**(13%)**

4.1.5 Contributions

Monetary contributions generally represent funds received from developer contributions to contribute towards specific projects. Non-monetary contributions are developer constructed assets contributed by developers in accordance with planning permits issued for property development, including land, roads, footpaths, play spaces and drainage.

	Adopted Budget 2023/2024 $'000	Budget 2024/2025 $'000	Change $'000	Change %
Monetary	2,798	3,058	260	9%
Non-monetary	12,698	14,100	1,402	11%
Total contributions	**15,496**	**17,158**	**1,662**	**11%**

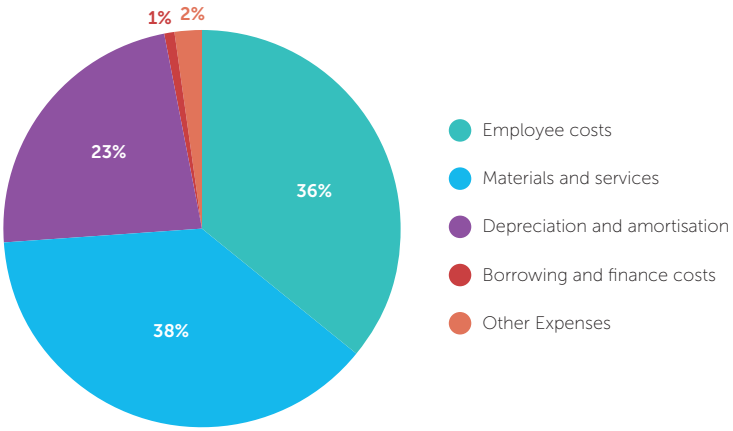
4.1.6 Other income

Other income includes interest revenue received from investing in term deposits with financial institutions. Interest revenue is budgeted to be consistent with commercial investment rates. The City also receives rental income from leasing out council-owned property.

	Adopted Budget 2023/2024 $'000	Budget 2024/2025 $'000	Change $'000	Change %
Interest on investments	2,050	3,200	1,150	56%
Rental income	1,803	1,799	(4)	(0%)
Other income	417	430	13	3%
Total other income	**4,269**	**5,429**	**1,160**	**27%**

Expenditure

The following graph presents a snapshot of expense types in the 2024/2025 financial year.



4.1.7 Employee costs

Employee costs include all labour-related expenditure such as wages, allowances and salaries and on-costs such as leave entitlements, WorkCover and employer superannuation. It also includes agency costs that relate to labour hire required for project work or to cover short term vacancies.

A summary of human resources expenditure categorised according to the organisational structure of the City can be found in the Statement of Human Resources in section 3.

	Adopted Budget 2023/2024 $'000	Budget 2024/2025 $'000	Change $'000	Change %
Wages and salaries	69,165	69,875	710	1%
WorkCover	1,289	1,439	150	12%
Superannuation	7,862	8,286	424	5%
Fringe benefits tax	115	228	113	98%
Agency staff	1,394	964	(430)	(30%)
Total employee costs	**79,826**	**80,792**	**967**	**1%**

4.1.8 Materials and services

Materials and services include the purchases of consumables and payments to contractors for the provision of services and utilities. Materials and services are budgeted to increase by 5.1 per cent compared to the 2023/2024 Budget. The increase in prices for materials and services include CPI on contracts, as well as overall growth and compliance costs in use of City facilities and services.

	Adopted Budget 2023/2024 $'000	Budget 2024/2025 $'000	Change $'000	Change %
Administration expenses	8,886	8,899	13	0%
Contract payments	40,404	41,975	1,571	4%
Contributions and donations	2,993	2,911	(82)	(3%)
Insurance	2,266	2,669	403	18%
Maintenance and consumables	8,146	10,140	1,994	24%
Materials	4,675	4,869	194	4%
Plant and equipment operating cost	7,232	6,923	(309)	(4%)
Utilities	5,799	6,105	306	5%
Total materials and services	**80,400**	**84,491**	**4,091**	**5%**

4.1.9 Depreciation

Depreciation is an accounting measure and is a non-cash item which attempts to allocate the value of an asset over its useful life for the City's property, plant and equipment and infrastructure assets such as roads and drainage. Overall increases in budgeted depreciation for the 2024/2025 financial year account for the City's increasing asset base and right of use assets.

	Adopted Budget 2023/2024 $'000	Budget 2024/2025 $'000	Change $'000	Change %
Property	11,376	11,500	124	1%
Plant and equipment	3,159	3,400	241	8%
Infrastructure	31,476	33,430	1,954	6%
Total depreciation and amortisation	**46,011**	**48,330**	**2,319**	**5%**

4.2 Balance sheet

4.2.1 Assets

Current assets $109M and non-current assets $2.1B

Key points related to the City's balance sheet asset disclosures:

- Cash and cash equivalents include cash and investments such as cash held in the bank and in petty cash, and investments held in term deposits or other highly liquid investments with short term maturities
- Trade and other receivables are monies owed to the City by ratepayers and other debtors. All receivables are managed in accordance with the City's Revenue and Debt Collection Policy
- Investments in associates reflect the City's investment in the North Central Goldfields Library Corporation
- Other assets include items such as prepayments for expenses that the City has paid in advance of service delivery, inventories or stocks held for sale or consumption in the City's services, and other revenues due to be received in the next 12 months. These are not expected to change significantly in 2024/2025
- Property, infrastructure, plant and equipment make up the largest component of the City's assets and represents the value of all the land, buildings, roads, vehicles, equipment, etc. which has been built up by the City over many years

4.2.2 Liabilities

Current liabilities $56M and non-current liabilities $59M

- Trade and other payables are those to whom the City owes money as at June 30
- Overall provision balances are expected to remain steady. Provisions include:
  - accrued long service leave and annual leave days owing to employees. Estimates for future salary expenditure has been factored into these employee entitlements.
  - a provision for landfill rehabilitations

4.2.3 Borrowings

The table below shows information on borrowings as required by the Regulations.

	Adopted Budget 2023/2024 $'000	Budget 2024/2025 $'000	Change $'000	Change %
Amount borrowed as at June 30 of the prior year	20,979	15,172	(5,807)	(28%)
Amount proposed to be borrowed	8,625	3,274	(5,351)	(62%)
Amount projected to be redeemed	(5,070)	(4,699)	371	(7%)
Amount of borrowings as at June 30	**24,534**	**13,747**	**(10,787)**	**(44%)**

The opening balance of the amount borrowed for 2024/2025 reflects the forecasted balance of the City's loan portfolio as at June 30, 2024. In 2024/2025 an upper limit is projected for additional borrowings of $3.2M. Borrowings will support specific capital projects and future development. Loan facilities are supported more directly by the State Government since September 2021, as Treasury Corporation of Victoria now has the capacity to lend directly to Local Government entities, including the City of Greater Bendigo.

Note that the projected balance of $13.7M by June 30, 2025 is disclosed on the balance sheet as current ($5.47M) and non-current ($8.27M).

4.2.4 Leases and Right-of-Use Assets

Leases $40M and right of use assets $37M

As a result of the introduction of Australian Accounting Standard 16 leases, right-of-use assets and lease liabilities have been recognised in the City's balance sheet and long term financial plan. At inception of a contract, the City assesses whether a contract is, or contains, a lease.

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period in exchange for consideration. As a lessee, the City recognises a right-of-use asset and a lease liability at the lease commencement date.

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

Where the interest rate applicable to a lease is not expressed in the lease agreement, the City applies the average incremental borrowing rate in the calculation of lease liabilities. The most significant lease the City has is the 20 year lease agreement for its main office building (Galkangu) which is leased from the State Government.

4.3 Statement of changes in equity

Equity – total $2.1B

Total equity always equals net assets and is made up of the following components:

- Asset revaluation reserve represents the difference between the previously recorded value of assets and their current valuations
- Other reserves that are funds that the City wishes to separately identify as being set aside to meet a specific purpose in the future and for which there is no existing liability. These amounts are transferred from the accumulated surplus of the City to be separately disclosed
- Accumulated surplus is the value of all net assets less reserves that have accumulated over time

4.4 Statement of cash flows

This section analyses the expected cash flows from the operating, investing and financing activities of the City for the 2024/2025 year. Budgeting cash flows for the City is a key factor in setting the level of fees and charges. This provides a guide to the level of capital expenditure that can be sustained with or without using existing cash reserves.

4.4.1 Net cash flows provided by/used in operating activities

Operating activities ($66.1M inflow)

Operating activities refers to the cash generated or used in the normal service delivery functions of the City. Cash remaining after paying for the provision of services to the community may be available for investment in capital works or repayment of debt. The net cash flows from operating activities does not equal the surplus (deficit) for the year as the expected revenues and expenses include non-cash items, which have been excluded from the Cash Flow Statement.

4.4.2 Net cash flows provided by/used in investing activities

Investing Activities ($58.2M outflow)

Investing activities refers to cash generated or used in the enhancement or creation of infrastructure and other assets. These activities also include the acquisition and sale of other assets such as vehicles, property and equipment. The cash outflow from investing activities is tied to the expenditure in the capital program.

4.4.3 Net cash flows provided by/used in financing activities

Financing activities ($4.9M outflow)

Financing activities refers to cash generated or used in the financing of the City's functions. Activities include both the repayment of the principal component and the interest expense component of loan repayments for the year. Due to a change in accounting standards, financing activities also includes lease payments.

4.5 Capital works program

This section presents a summary of the capital works program for the 2024/2025 financial year, classified by expenditure type and funding source. Works are also disclosed as 2024/2025 Budget or as multiyear projects or projects carried forward from prior years. A carry forward refers to an allocation of funds that has not been used and/or received by the end of the financial year; however, these funds will be used and/or received in the following year. Refer Note 4.5.3 for additional information on the City's carry forward projects and other allocated budget.

State government announcement around the Regional Sports Infrastructure Package was announced post finalisation of the 2024/2025 detailed capital works statements for this budget, and therefore are not included in below tables. Updates to these projects will continue to be made at Council meetings.

4.5.1 Summary

Council has allocated $75M in capital projects, with $59.3M for newly committed projects. $15.6M of the total expenditure relates to project funds that are expected to be carried forward (Category A) from the 2023/2024 financial year. Of the capital works budget, 54 per cent has been allocated to renewing and upgrading Council's existing assets. The remainder of the program is for delivery of new or upgrading and expanding assets within the municipality.

	Adopted Budget 2023/2024 $'000	Budget 2024/2025 $'000	Change $'000	Change %
Property	34,517	21,352	(13,165)	(38%)
Plant and equipment	5,925	6,845	920	16%
Infrastructure	43,451	46,828	3,377	8%
Total	**83,893**	**75,025**	**(8,868)**	**(11%)**

		Asset expenditure types		Summary of Funding Sources			
	Project Cost $'000	New, upgrade and Expansion $'000	Renewal $'000	Grants $'000	Contrib. $'000	Council Cash $'000	Borrowings $'000
Property	21,352	13,305	8,046	4,516	-	8,370	2,100
Plant and equipment	6,845	1,375	5,470	-	1,100	4,718	-
Infrastructure	46,828	16,495	30,334	8,748	813	27,817	1,174
Total	**75,025**	**31,175**	**43,850**	**13,264**	**1,913**	**40,905**	**3,274**

4.5.2 Current Budget

		Asset expenditure types		Summary of Funding Sources			
Capital Works Area	Project Cost $'000	New, upgrade and Expansion $'000	Renewal $'000	Grants $'000	Contrib. $'000	Council Cash $'000	Borrowings $'000
Property							
Land	2,000	2,000	-	-	-	2,000	-
Buildings	12,986	7,412	5,574	4,516	-	6,370	2,100
Total Property	**14,986**	**9,412**	**5,574**	**4,516**	**-**	**8,370**	**2,100**
Plant and Equipment							
Fixtures, fittings and furniture	561	307	254	-	-	561	-
Plant, machinery and equipment	5,197	41	5,156	-	1,100	4,097	-
Fountains, statues and monuments	60	-	60	-	-	60	-
Total Plant and Equipment	**5,818**	**348**	**5,470**	**-**	**1,100**	**4,718**	**-**
Infrastructure							
Land improvements	11,345	7,654	3,691	5,392	-	5,953	-
Bridges	1,214	-	1,214	-	464	750	-
Sealed roads	13,234	1,360	11,874	3,110	-	9,624	500
Unsealed roads	3,300	-	3,300	-	-	3,300	-
Pathways	3,748	2,148	1,600	-	-	3,074	674
Drainage	3,590	790	2,800	96	-	3,494	-
Public furniture and fittings	2,121	75	2,046	150	349	1,622	-
Total Infrastructure	**38,552**	**12,027**	**26,525**	**8,748**	**813**	**27,817**	**1,174**
Total Capital Works	**59,356**	**21,787**	**37,569**	**13,264**	**1,913**	**40,905**	**3,274**

The total capital works budget is split between two core components:

- Renewal of existing assets – the amounts allocated for renewal are guided by relevant asset renewal modelling and asset management policy and planning
- New, upgrade or expansion – these projects are first defined in the capital project pipeline, require a Project Proposal and are then prioritised using the Capital Investment Framework

4.5.3 Works of funding carried forward from the 2023/2024 year

There are various reasons why funding may be adopted in a previous Budget and carried forward into future years. Collectively, these are all referred to as Carry Forwards, however the City applies two sub categories to accurately define these for internal and external reporting.

Category A – Carry Forward Project/Multiyear Project: A carry forward project is a project that is in flight, however, the tail end of delivery will occur in the next financial year – the delivery of the project is 'carrying forward' to the next financial year. A multiyear project carry forward relates to a project budget being adopted in full – often as a 50/50 ratio over two financial years – in order to approve the whole project and secure procurement opportunities for the entire project. This Budget adoption methodology does not always align with future annual cashflows and therefore is not treated as 'undelivered'.

Category B – Other Allocated Budget (Deferred or Contingent): Funding has been adopted in the City's Budget, however, expenditure may be dependent on certain conditions or external factors. These are sometimes outside the control of the City. These adopted funds may be considered provisions and may be in place over multiple years whilst external approvals, certifications, grants, referrals from other State/Commonwealth agencies or other project planning or steps are undertaken.

Capital Works Area	Cat A* $'000	Cat B* $'000
Property		
Land	6,366	1,912
Buildings	-	5,271
Total Property	**6,366**	**7,183**
Plant and Equipment		
Fixtures, fittings and furniture	1,027	-
Total Plant and Equipment	**1,027**	**-**
Infrastructure		
Land improvements	2,344	460
Sealed roads	1,674	2,059
Pathways	643	-
Drainage	3,372	-
Public furniture and fittings	243	-
Total Infrastructure	**8,276**	**2,519**
Total carried forward capital works and other allocated budget	**15,669**	**9,702**

4.6 Proposals to lease Council land

This section presents a summary of proposals to lease council land to external parties in the 2024/2025 financial year. This list includes any rental agreement greater than $100,000, market value greater than $100,000 or with a lease term greater than 10 years.

Category of Disclosure and Property	Address	Tenant Type	Term of Agreement
Rent +$100,000 and Lease Term +10 years (Current - new lease in negotiation)			
Tenancy 1 - Offices (Edward Street Multi Storey Carpark)	41-49 Edward Street, Bendigo	Commercial	12 years
Lease Term +10years (Current, Overholding and proposed)			
Phone Tower - Bendigo Creek Linear Park off Elm St	24 Elliott Street, Golden Square	Commercial	10 years
Bendigo Airport – Various Lots	35 Victa Road, East Bendigo	Commercial	Various
Phone tower - Carpark at Brennan Park Pool	67 Houlahan Street, Kennington	Commercial	10 years
BRAC Rooftop	84-86 Nolan Street, North Bendigo	Commercial	15 years
Quarry Hill Golf Course	47-85 Houston Street, Quarry Hill	Recreation	18 years 7 months 7 days
Phone tower - 2D Glenelg Drive, Maiden Gully	2D Glenelg Drive, Maiden Gully	Commercial	20 years
Part 75 Hargreaves Street	75 Hargreaves Street, Bendigo	Commercial	20 years
Phone tower - Strathfieldsaye Transfer Depot	998 Wellington Street, Strathfieldsaye	Commercial	20 years
Phone tower - Bendigo Livestock Exchange (Cnr Wallenjoe Rd and saleyard Ln)	Lot 2 Wallenjoe Road, Huntly	Commercial	20 years
Kangaroo Flat Fire Station	11 Browning Street, Kangaroo Flat	Community	21 years
Chinese Museum and Restaurant	1-11 Bridge Street, Bendigo	Commercial	21 years
Bowling Club and Croquet Club	126 High Street, Heathcote	Community	21 years
Ashley Street, Ironbark	14-30 Ashley Street, Ironbark	Community	21 years
Dower Park Pavilion - First floor and ground floor reception	1A Station Street, Kangaroo Flat	Commercial	21 years
RSL Memorial Hall	37-39 Pall Mall, Bendigo	Community	21 years
Part Londonderry Reserve (Stadium)	42-44 Creek Street North, Bendigo	Education	21 years
Quarry Hill Golf Clubrooms	47-85 Houston Street, Quarry Hill	Committee	21 years
Part Bendigo Livestock Exchange	Lot 2 Wallenjoe Road, Huntly	Commercial	25 years
Indoor Substation - Edward Street MultiStorey Carpark	41-49 Edward Street, Bendigo	Commercial	30 years
Coles carpark	5-9 Myers Street, Bendigo	Commercial	35 years
CFA building	5 Beckhams Road, Maiden Gully	Commercial	50 years
872 Crusoe Road Lockwood South	872 Crusoe Road Lockwood South	Commercial	50 years
Other Leases (Current, overholding and proposed)			
Phone tower - McCrae Street Carpark	139-143 McCrae Street Bendigo	Commercial	1 years
Residential Dwelling - 165 Maiden Gully Road, Maiden Gully	165 Maiden Gully Road, Maiden Gully	Residential	1 years
Residential Dwelling - 168 Maiden Gully Road, Maiden Gully	168 Maiden Gully Road, Maiden Gully	Residential	1 years
Part 20 Knowsley - Eppalock Road, Knowsley - Vacant Land Access	20 Knowsley-Eppalock Road, Knowsley	Community	1 years
Part Eaglehawk Mechanics Institute Hall	1 Sailors Gully Road, Eaglehawk	Community	3 years
Eaglehawk Recycling Yard	191A Upper California Gully Road, Eaglehawk	Commercial	3 years
326 Kamarooka-Store Road, Kamarooka	326 Kamarooka-Store Road, Kamarooka	Community	3 years
Gallery Café - Part Bendigo Art Gallery	42 View Street, Bendigo	Commercial	3 years
Part 45 Mundy Street, Bendigo	45 Mundy Street, Bendigo	Commercial	3 years
49 Atlas Road Junortoun	49 Atlas Road, Junortoun	Commercial	3 years
Part 6 Darling Street, Eaglehawk	6 Darling Street, Eaglehawk	Community	3 years
Railway Goods Shed - Science and Discovery Centre	7 Railway Place, Bendigo	Commercial	3 years

Category of Disclosure and Property	Address	Tenant Type	Term of Agreement
Golden Square Pool	279 MacKenzie Street, Golden Square	Community	4 years
Part 128 Reservoir Road, Strathdale	128 Reservoir Road, Strathdale	commercial	5 years
Shed Work Spaces (1-20 Scott Crescent)	193 Upper California Gully Road, Eaglehawk	Commercial	5 years
Eaglehawk Tip Shop	195 Upper California Gully Road, Eaglehawk	Commercial	5 years
Shed Work Spaces (1-20 Scott Crescent)	195 Upper California Gully Road, Eaglehawk	Commercial	5 years
Long Gully Community Pavilion	21 Cunneen Street Long Gully	Community	5 years
Menshed Pavilion	21 Cunneen Street Long Gully	Community	5 years
Café at Library - Part CA 4D and 4E, Section 10C, Parish of Sandhurst at Bendigo	251-259 Hargreaves Street Bendigo	Commercial	5 years
Omari (restaurant at Larni Garingilang)	27-33 Hamelin Street White Hills	Commercial	5 years
Boardwalk Café - Part 28 Nolan Street, Bendigo (Lake Weeroona Reserve)	28 Nolan Street, Bendigo	Commercial	5 years
The Eaglehawk Town Hall	2A Sailors Gully Road, Eaglehawk	Community	5 years
Hall	33 Lansell Street, East Bendigo	Community	5 years
Quarry Hill Reserve, Bendigo	4-14 Peel Street, Quarry Hill	Committee	5 years
Malone Park - Community Pavilion	41-43 Malone Park Road, Marong	Community	5 years
Malone Park - Harness Track	41-43 Malone Park Road, Marong	Community	5 years
Phone tower - Rooftop of Edward Street Multi-Storey Carpark	41-49 Edward Street, Bendigo	Commercial	5 years
Tenancy 2 - Retail café space (Edward Street MultiStorey Carpark)	41-49 Edward Street, Bendigo	Commercial	5 years
CFA building - Adam Street Depot	64-100 Adam Street, Golden Square	Commercial	5 years
Phone tower - Adam Street Depot	64-100 Adam Street, Golden Square	Commercial	5 years
Bendigo Basketball Stadium	91-123 Inglis Street, West Bendigo	Commercial	5 years
Finn Street Recreation Reserve - Theatre Pavilion	64 Finn Street, White Hills	Commercial	6 years
Rotary Gateway Park - 28 High Street, Kangaroo Flat	28 High Street, Kangaroo Flat	Community	7 years
Part 33 Gittins Drive Strathdale	33 Gittins Drive Strathdale	Community	8 years
1-5 Belle Vue, Golden Square	1-5 Belle Vue, Golden Square	Commercial	9 years
Drill Hall	15-17 Allingham Street, Golden Square	Community	9 years
Dower Park - Part Recreation Reserve	1A Station Street, kangaroo Flat	Community	9 years
Part 235 Moorabbee Foreshore Road, Lake Eppalock	235 Moorabbee Foreshore Road, Lake Eppalock	Commercial	9 years
Central Deborah Gold Mine	76 Violet Street, Bendigo	Commercial	9 years
Former Strathfieldsaye Shire Hall	838 Strathfieldsaye Road, Strathfieldsaye	Committee	9 years

5. Performance indicators

5.1 Targeted Performance Indicators

The following table highlights the City's current and projected performance across a range of key financial and service performance indicators. These indicators provide an analysis of Council's financial position and performance and should be interpreted in the context of the organisation's objectives.

The targeted performance indicators below are the prescribed performance indicators contained in Schedule 4 of the Regulations. Results against these indicators and targets will be reported in Council's Performance Statement included in the Annual Report.

Targeted performance indicators – Service

Indicator	Measure	Notes	Actual 2022/23	Target 2023/24	Target 2024/25	Target Projections 2025/26	2026/27	2027/28	Trend +/o/-
Governance *Consultation and engagement* *(Council decisions made and implemented with community input)*	**Satisfaction with community consultation and engagement** Community satisfaction rating out of 100 with the consultation and engagement efforts of Council	1	52.00	52.00	52.00	52.52	53.05	53.58	+
Roads *Condition* *(sealed local roads are maintained at the adopted condition standard)*	**Sealed local roads below the intervention level** Number of kms of sealed local roads below the renewal intervention level set by Council / kms of sealed local roads	2	99.24%	98.50%	98.50%	99.10%	99.20%	99.30%	-
Statutory planning *Service standard* *(planning application processing and decisions are in accordance with legislative requirements)*	**Planning applications decided within the relevant required time** Number of planning application decisions made within the relevant required time / number of planning application decisions made	3	58.19%	58.00%	58.00%	58.58%	59.17%	59.76%	+
Waste management *Waste diversion* *(amount of waste diverted from landfill is maximised)*	**Kerbside collection waste diverted from landfill** Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins	4	52.96%	60.00%	60.00%	60.60%	61.21%	61.82%	+

Targeted performance indicators – Financial

Indicator	Measure	Notes	Actual 2022/23	Target 2023/24	Target 2024/25	Target Projections 2025/26	2026/27	2027/28	Trend +/o/-
Liquidity *Working Capital* *(sufficient working capital is available to pay bills as and when they fall due)*	**Current assets compared to current liabilities** Current assets / current liabilities	5	226.00%	226.14%	199.47%	192.49%	186.00%	185.07%	-
Obligations *Asset renewal* *(assets are renewed as planned)*	**Asset renewal compared to depreciation** Asset renewal and upgrade expense / asset depreciation	6	77.00%	77.03%	77.73%	94.01%	96.99%	87.25%	+
Stability *Rates concentration* *(revenue is generated from a range of sources)*	**Rates compared to adjusted underlying revenue** Rate revenue / adjusted underlying revenue	7	62.99%	62.99%	70.29%	70.08%	70.52%	70.89%	+
Efficiency *Expenditure level* *(resources are used efficiently in the delivery of services)*	**Expenses per property assessment** Total expenses / no. of property assessments	8	$3,679	$3,679	$3,537	$3,609	$3,686	$3,758	+

Notes to Target Performance indicators

1. **Governance**
   Council strives for authentic community engagement. Platforms such as Let's Talk Greater Bendigo enable direct contact with the community which provides the opportunity to understand the community's interests and priorities. Historically this score is represented in the 50-60 range. In future years, the City's goal is to increase satisfaction with community consultation and engagement.

2. **Roads**
   Maintaining local roads to a satisfactory standard is essential to provide users with safe conditions and provide efficient travel routes. Our roads have been significantly affected by flooding, but the anticipated targets remain high.

3. **Statutory Planning**
   A focus on streamlined planning application processes supports economic growth for the City.

4. **Waste Management**
   Council is responsible for waste collection, processing and disposal. Diverting waste from landfill reduces greenhouse gas emissions. In response to the State Government's circular economy policies and the Recycling Victoria: A new economy Plan, the City is working to put in place circular economy solutions to manage waste and resources in the future.

5. **Liquidity**
   The liquidity measure is the proportion of current liabilities represented by current assets. The trend in later years remains steady. Current loans will be repaid over future years. The City plans to borrow to support the funding of new projects in the capital works program where necessary.

6. **Obligations**
   This is a percentage calculation of the amount the City invests in renewing its assets against its depreciation costs (which is an indication of the decline in value of existing capital assets). A percentage greater than 100 indicates the City is investing more than an efficient level towards maintaining existing assets. A percentage less than 100 means asset replacement costs may be increasing faster than they are being renewed and future capital expenditure will be required to renew assets.

7. **Stability**
   The modelling suggests that the extent of the City's reliance on rate revenues to fund on-going services remains steady. It is difficult to accurately forecast any future government grant revenue due to shifting State and Commonwealth government priorities and fiscal settings.

8. **Efficiency**
   The forecast for this measure confirms that the City is projecting that cost increases will outpace assessment growth over the medium term. Cost efficiency measures in place for the 2024/2025 Budget result in a reduction in this indicator for the budget year.



5.2 Financial Performance Indicators

The following table highlights the City's current and projected performance across a range of key financial performance indicators. These indicators provide an analysis of the City's financial position and performance and should be interpreted in the context of the organisation's objectives.

The financial performance indicators below are the prescribed financial performance indicators contained in Part 3 of Schedule 3 of the Regulations. Results against these indicators will be reported in Council's Performance Statement included in the Annual Report.

Indicator	Measure	Notes	Actual 2022/23	Adopted Budget 2023/24	Target 2024/25	Target Projections 2025/26	2026/27	2027/28	Trend +/o/-
Operating position *Adjusted underlying result*	Adjusted underlying surplus (deficit) / adjusted underlying revenue	9	(3.27%)	(3.90%)	(1.30%)	0.39%	0.69%	0.86%	+
Liquidity *Unrestricted cash**	Unrestricted cash / current liabilities	10	(41.54%)	55.00%	108.72%	102.91%	89.79%	85.38%	+
Obligations *Loans and borrowings*	Interest bearing loans and borrowings / rate revenue	11	14.49%	16.70%	8.88%	7.76%	4.25%	3.58%	-
Loans and borrowings	Interest and principal repayments on interest bearing loans and borrowings / rate revenue		4.15%	4.00%	3.55%	3.83%	3.62%	2.22%	-
Indebtedness	Non-current liabilities / own source revenue		39.38%	40.00%	30.53%	27.51%	23.53%	21.43%	-
Stability *Rates effort*	Rate revenue / CIV of rateable properties in the municipality	12	0.38%	0.50%					o
Efficiency *Revenue level*	General rates and municipal charges / no. of property assessments	13	$1,831	$1,926	$1,880	$1,857	$1,917	$1,965	+
TCV loans framework indicators *Interest Cover Ratio*	EBITDA : interest expenses		62:1	78:1	76:1	97:1	81:1	116:1	+
Interest bearing liabilities to own source revenue	Interest bearing liabilities / own source revenue		11.37%	13.23%	7.26%	6.37%	3.50%	2.96%	-

**Unrestricted Cash – The Local Government Performance Reporting Framework considers term deposits with an original maturing age of greater the 90 days as restricted. This categorisation has resulted in a negative result for the 2022/2023 financial year. The City considers term deposits with an original maturing date of greater than 90 days to be unrestricted for cash management purposes and is treated this way in the long-term financial plan.

Notes to indicators

9. **Adjusted underlying result**
   This is an indicator of the sustainable operating result required to enable the City to continue to provide core services in the long term, which includes depreciation, but is not impacted by capital income items.

   This indicator is targeted to improve over the long term. Impacting on this measure is the finalisation of non-capitalised, waste-related expenses (landfill remediation) and ongoing increasing operational expenses.

10. **Liquidity**
    The proportion of current liabilities represented by current assets. The trend in later years remains steady. Current loans will be repaid over future years. The City plans to borrow to support the funding of new projects in the capital works program where necessary.

11. **Obligations**
    This represents the ability of the City to pay its short-term liabilities as required. The City is forecasting to borrow over the coming four years to support new and upgrade capital works in growth areas where necessary. The indebtedness measure is not a good indicator of loans and borrowings, as it also includes significant long term lease liabilities in the calculation.

12. **Stability**
    The modelling suggests that the extent of the City's reliance on rate revenues to fund on-going services remains steady. It is difficult to accurately forecast future government grant revenue due to shifting State and Commonwealth priorities and fiscal settings.

13. **Efficiency**
    The forecast for this measure confirms that the City is projecting that the costs related to waste and other revenue increases will outpace assessment growth over the medium term.

6. Long Term Financial Plan

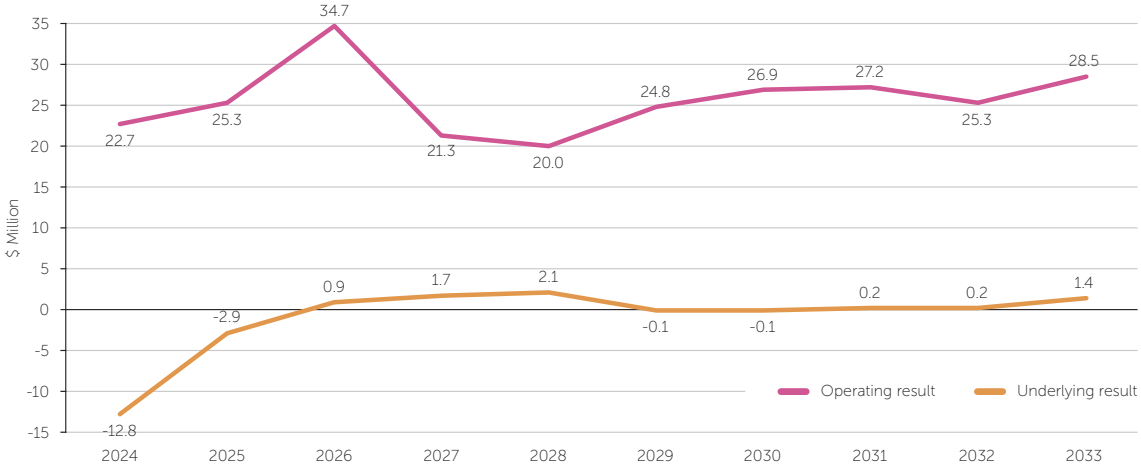
The City maintains and regularly updates a 10-year financial plan model, which is used to inform the Budget process and ensure long term financial sustainability.

This section presents information which incorporates the Budget (four years from 2024/2025 to 2027/2028) and some key information projected across the 10 years. The 10-year model is maintained on rolling basis and builds on the principles of the Financial Plan 2021 - 2031 that was adopted by Council in October 2021.

6.1 Surplus / deficit results

Over the long term the City is targeting the underlying surplus / deficit result to sit slightly above or close to zero, as increases in rates revenue are offset by increased service levels to align with a growing population and an increasing asset base:

Results: Operating vs Underlying surplus

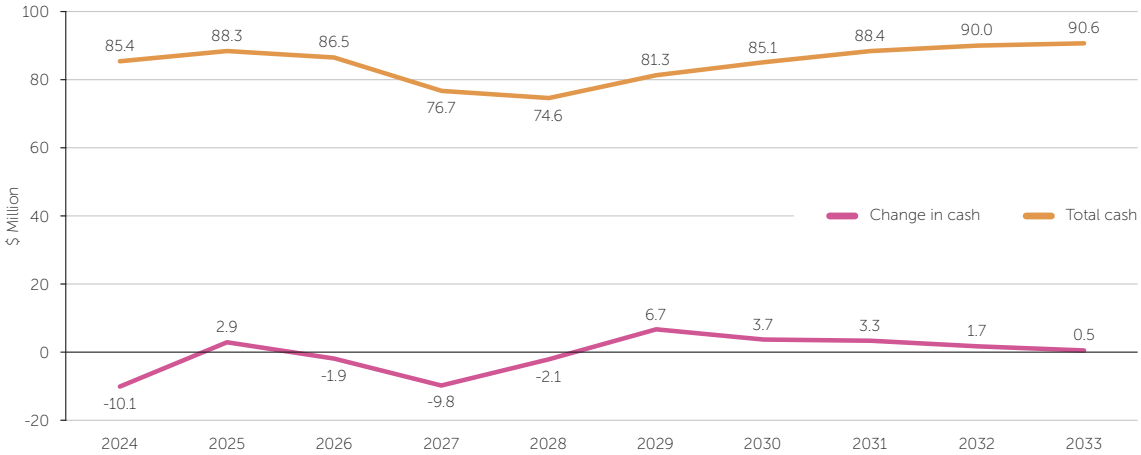


6.2 Cash

The City's cash holdings are projected to drop over the next four years due to an increase in the anticipated investment in the City's existing asset base for required renewal expenditure along with escalations in operational costs.

Across the longer term, the cash balance is forecast to grow slightly to ensure that there are sufficient cash holdings to support growing commitments and liabilities.

June 30 Cash Balance

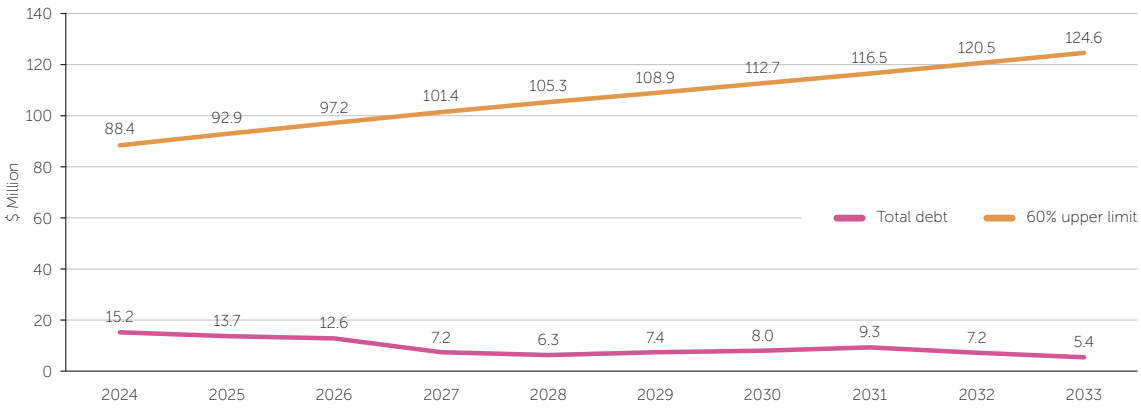




6.3 Borrowings

The current model takes a conservative approach to future debt redraws. The total debt line below is modelled in the City's current financial plan – and the 60 per cent upper limit is a theoretical upper limit of borrowings.

Interest Bearing Liabilities Balance



Appendices

The following appendices include voluntary and statutory disclosures of information which provide support for the analysis contained in sections **1** to **6** of this report.

This information has not been included in the main body of the Budget in the interests of clarity. The City has decided that while the Budget needs to focus on the important elements of the Budget and provide appropriate analysis, the detail upon which the Budget is based should be provided in the interests of open and transparent local government.

The contents of the appendices are summarised below:

Appendix	Nature of Information
A	List of capital works program
B	User fees and charges schedule

Appendix A – Planned capital works program 2024/2025

A detailed list of planned capital works for 2024/2025 is provided below. A number of these projects are also included in the City's Annual Actions.

There are a number of projects within the following listing which are dependent on co-contribution by government, community groups or the private sector. In some cases, the progress and delivery of these projects are contingent on these funding agreements.

Buildings

- Lake Weeroona changing place facility design
- Eaglehawk Landfill shed infrastructure design
- Larni Garingilang electrical meter separation
- Epsom Kindergarten and MCH expansion design
- Garden Gully Reserve toilet block and playspace design
- Gurri Wanyarra store shed
- Heathcote Civic Precinct, (incorporating Heathcote Library) development
- Heathcote Swimming Pool chemical store cabinet
- Marong Kindergarten and Community Hub Stage 1
- Strathfieldsaye Community Hub Stage 3 commencement
- Capital Theatre stage accessibility upgrade
- Allingham Drill Hall, internal floor renewal
- Bendigo Animal Rescue Centre, kennel renewal
- Bendigo Community Toy Library, site boundary fence
- Bendigo Art Gallery detailed design
- Bendigo Stadium, Skylounge renewal
- Preschools painting renewal
- Chinese Joss House Stage 2 structural renewal
- Discovery Centre renewal
- Eaglehawk Town Hall renewal
- Continuation of Elmore public toilet renewal
- General renewal stemming from Essential Safety Measures audits
- Finn Street Recreation Reserve public toilet renewal
- Gas Works Caretakes Cottage structural renewal
- Golden Square Recreation Reserve, stage 1 clubroom renewal
- Hargreaves Multi-storey carpark renewal
- Long Gully Recreation Reserve Community Pavilion, external painting renewal
- Malone Park scoreboard renewal
- North Bendigo Recreation Reserve, design of redevelopment
- Strathdale Park public toilet renewal
- Strathfieldsaye Transfer Station, electrical upgrade works
- Strathfieldsaye Community Hub (Club Court), tennis area shelter renewal and design of cricket/bowls shelter
- Capital Theatre feasibility of goods lift
- Dudley House, structural renewal and prevention works
- Eaglehawk Courthouse access and amenities design
- Bendigo Library design for future renewal
- Kangaroo Flat Library tearoom, kitchen and walkway renewal designs
- Bendigo Tram Depot feasibility and design of skylights

Land improvements

- Bendigo Regional Employment Precinct development
- Ryalls Lane natural reserve regeneration
- Huntly Recreation Reserve hardcourt and lighting renewal design
- Strathfieldsaye Club Court tennis and netball court upgrade
- Strathdale Park cricket nets extension
- Spring Gully cricket nets renewal
- Tannery Lane, Warne Court (juniors oval) drainage and ground renewal
- Bendigo Regional Hockey Facility sport lighting design
- Stage 2 landscaping on View Street.

Public furniture and fittings

- CBD parking control equipment renewal
- Nabila Cresent playspace renewal
- Garden Gully playspace renewal design
- Neangar Kindergarten playspace renewal
- Harley Street playspace removal
- Sherpa Court playspace removal

Sealed and unsealed roads

- Flood recovery works - Spillway Road
- Midland Hwy / Waratah Rd intersection ultimate signalisation (DCP)
- Reseals/resurfacing program
- Resheet program
- Major patching program
- Blackspot program, design only
- Bendigo Airport runways and taxiways line marking
- Pall Mall tram tracks renewal
- Napier Street to Charleston Road renewal
- Jarren Court to Wesley Street renewal
- Valentine Street to Langston Street renewal
- Eaglehawk-Neilborough Rd to Averys Road renewal

Pathways

- Edwards Road new footpath
- Galvin Street new footpath
- Nelson Stret new footpath
- Simpsons Road Stage 1 and 2 new footpath
- Emu Creek under pass
- Gungurru Road shared path - Huntly (DCP)
- Rennies Street shared path - Huntly (DCP)
- Arnold Street footpath renewal
- Bancroft Street footpath renewal
- Bramble Street footpath renewal
- Carpenter Street footpath renewal
- Eaglehawk Road footpath renewal
- Guys Hill Road footpath renewal
- Harrison Street footpath renewal
- Lily Street footpath renewal
- Marong Road footpath renewal
- Mitchell Street footpath renewal
- Railway Place South footpath renewal
- Vincent Drive footpath renewal
- Waterloo Street footpath renewal
- Wattle Street footpath renewal
- Webster Street footpath renewal

Drainage

- Continuation of Bendigo Creek levee flood mitigation - design and development
- Continuation of Kennington Reservoir dam wall rehabilitation
- Bendigo Creek wall replacement - Nolan Street
- Bendigo Creek batter and lowline renewal - Booth to High Street

Bridge

- Wattle Street Bridge barrier repairs and works

Appendix B – User fees and charges schedule

This appendix presents the fees and charges of a statutory and non-statutory nature which will be charged in respect to various goods and services provided during the 2024/2025 financial year. Certain prices may change over the course of the year due to legislative requirements. Where changes occur, the City's website will be updated and communicated with all relevant stakeholders.

Pricing type definitions:

- **Accessible pricing** – a discount on the full cost of providing the service. The discounted rate is determined on the community benefit or social good and can be set between 100 per cent discount up to full cost recovery.
- **Full cost pricing** – applied where the objective is to achieve a financial return for the City.
- **Incentive Pricing** – utilised where certain behaviours are encouraged by pricing above full cost recovery.
- **Market pricing** – applied to services considered discretionary and is without strong social benefit, or ancillary to the social benefit of the service.
- **Statutory** – pricing which is set by legislation and which does not enable Council to apply any discretion on the amount charged. This includes fees subject to a signed funding agreement.

Corporate Performance

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
FINANCIAL STRATEGY						
Finance						
Dishonoured Cheque - Dishonoured by Post Office	Full Cost	Each	N	31.00	32.50	4.84%
Dishonoured Cheque - Dishonoured by Bank	Full Cost	Each	N	31.00	32.50	4.84%
Rates and Charges						
Land Information Certificate	Full Cost	Unit	N	-	1.8 Units	-
Property Ownership Detail - per hour	Full Cost	Per hour	N	64.00	67.00	4.69%
Rate Searches 15 year - per hour	Full Cost	Per hour	N	64.00	67.00	4.69%
Rate Searches 30 year - per hour	Full Cost	Per hour	N	64.00	67.00	4.69%
Sales Information to Valuers	Full Cost	Per month	N	73.50	77.00	4.76%
Reprint of previous years rates notice - per notice	Full Cost	Per year	N	16.60	17.00	2.41%
GOVERNANCE						
Risk Management						
Public Liability Ins for venue booking (up to 3 consecutive days)	Full Cost	Function	Y	27.50	27.50	-
Freedom of Information						
Application fee	Statutory	Unit	N	2 Units	2 Units	-
Search Time	Statutory	Per Hour	N	1.5 Units	1.5 Units	-
Supervision Charge	Statutory	Per Hour	N	1.5 Units	1.5 Units	-
Black and White Photocopy	Statutory	A4	N	0.20	0.20	-
Photocopy other than Black and White	Full Cost	A4	N	0.65	0.70	7.69%
BUSINESS TRANSFORMATION						
Customer Support						
Heathcote Service Centre - Community Art/ Meeting Spaces for Commercial/Corporate Use (up to 4 hours)	Accessible	Up to 4 hours	Y	40.00	42.00	5.00%
Heathcote Service Centre - Community Art/ Meeting Spaces for Commercial/Corporate Use (over 4 hours)	Accessible	Over 4 hours	Y	65.50	68.50	4.58%
INFORMATION TECHNOLOGY						
File Retrieval Fee (Commercial)	Full Cost	Each	N	270.50	283.00	4.62%
File Retrieval Fee (Residential)	Full Cost	Each	N	162.50	170.00	4.62%

Strategy and Growth

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
STRATEGIC PLANNING						
Planning Scheme Amendments						
Stage 1 - consider request	Statutory	Fee Unit	N	206 units	206 units	-
Stage 2 - up to 10 submissions	Statutory	Fee Unit	N	2,040 units	2,040 units	-
Stage 2 - More than 20 submissions	Statutory	Fee Unit	N	32.5 units	32.5 units	-
Stage 4 - consideration and approval by the Minister	Statutory	Fee Unit	N	32.5 units	32.5 units	-
** Statutory Planning fees are set by the Victorian Government and are subject to change after Budget adoption.*						
BENDIGO ART GALLERY						
Public Programs						
Numerous public programs and events	Accessible	Person	Y	Varies	Varies	-
ECONOMIC DEVELOPMENT						
Bendigo Airport						
Bendigo Airport Boardroom Full Day Hire Fee	Market	Per Day	Y	-	260.00	-
Bendigo Airport Boardroom Half Day Hire Fee	Market	Half Day	Y	0.00	130.00	-
Bendigo Airport Waiting Lounge Full Day Hire Fee	Market	Per Day	Y	0.00	360.00	-
Bendigo Airport Waiting Lounge Half Day Hire Fee	Market	Half Day	Y	0.00	180.00	-
Non-Emergency Call Out Fee	Market	Each	Y	0.00	200.00	-
Replacement Terminal Key	Market	Each	Y	0.00	150.00	-
Bendigo Airport – Airport Rental Rates						
Airport unserviced lease rate	Market	Site Value	Y	site value x 0.0737 (incl. GST)	site value x 0.0737 (incl. GST)	-
Airport serviced lease rate	Market	Site Value	Y	site value x 0.1229 (incl. GST)	site value x 0.1229 (incl. GST)	-
Bendigo Airport – Airport License Fees – applicable to new leases only based on use (annual CPI applies)						
Handstand Parking - Annual	Full Cost	Each	Y	3,872.65	3,872.65	-
Private use	Market	Licence	Y	337.00	353.00	4.75%
Commercial use	Market	Licence	Y	673.00	704.00	4.61%
Premium use	Market	Licence	Y	1,075.00	1,125.00	4.65%
Landing fee - per landing	Market	$p/1,000kg	Y	12.20	12.80	4.92%
Local user fee - annual	Market	$p/1,000kg	Y	362.00	379.00	4.70%
Non local user fee - annual	Market	$p/1,000kg	Y	604.00	632.00	4.64%
Aircraft below 1,000kg will be charged at a 1,000kg minimum. Aircraft over 3,000kg cannot apply for an annual option.						
Passenger fee	Market	Per passenger	Y	14.80	15.60	5.41%
Flight training - Bendigo Airport leaseholder - annual	Market	Per aircraft	Y	1,210.00	1,265.00	4.55%
Flight training - non local - annual	Market	Per aircraft	Y	2,415.00	2,525.00	4.55%
Hardstand parking - per day	Market	Per aircraft	Y	13.40	14.00	4.48%
First 3 nights of aircraft parking per calendar month are free for non locals.						
Grassed parking per day	Market	Per aircraft	Y	6.10	6.40	4.92%
Grassed parking annual	Market	Per aircraft	Y	1,210.00	1,265.00	4.55%
Livestock Exchange						
Cattle Yard Dues	Market	Per head	Y	10.80	11.40	5.56%
Cow and Calf Yard Dues	Market	Per head	Y	12.40	13.00	4.84%
Bull Yard Dues	Market	Per head	Y	13.40	14.00	4.48%
Calf Yard Dues	Market	Per head	Y	1.85	1.95	5.41%
Sheep and Lamb Yard Dues	Market	Per head	Y	0.93	0.97	4.30%
Market Fee Sheep & Lambs	Market	Dist over all Agts	Y	3,330.00	3,480.00	4.50%

Strategy and Growth continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
AV Data (Stock Crate Wash)	Market	Per minute	Y	1.65	1.75	6.06%
Store Sales Cattle - Market fee	Market	Per head	Y	1.75	1.85	5.71%
Store Sales Sheep Fee	Market	Dist over operating Agents	Y	1,665.00	1,740.00	4.50%
Paddocking Fees Sheep & Lambs Outwards	Market	Per head per day	Y	0.15	0.15	-
Paddocking Fees Sheep & Lambs Inwards	Market	Per head	Y	0.10	0.10	-
Sheep loading fee	Market	Per head	Y	0.15	0.15	-
AVData Access Keys	Market	Each	Y	42.00	44.00	4.76%
Complex Hire - Full Day	Market	Day	Y	480.00	495.00	3.13%
Complex Hire - Half Day	Market	1/2 Day	Y	240.00	250.00	4.17%
Complex Hire - Conference Room	Market	Weekday	Y	210.00	210.00	-
Complex Hire - Conference Room - Weekends	Market	Weekend	Y	480.00	480.00	-
Complex Hire hourly rate	Market	Per hour	Y	18.00	20.00	11.11%
Agents Flagfall Sheep	Market	Dist over 6 Agts	Y	64.50	67.50	4.65%
Paddocking Fees Cattle	Market	Per head per day	Y	2.50	2.70	8.00%
Cattle Market Ring Sale	Market	Dist over 6 Agts	Y	3,075.00	3,215.00	4.55%
Cattle Market Post Weigh	Market	Dist over 6 Agts	Y	2,530.00	2,645.00	4.55%
Agents Flagfall Cattle (Rental)	Market	Dist over 6 Agts	Y	61.00	64.00	4.92%
RFID Replacement	Market	Device	Y	4.40	4.40	-
Unfit Livestock Disposal Fee	Market	Animal	Y	115.00	120.00	4.35%
Unfit Livestock Disposal Fee - Selling Pen	Market	Per head	Y	230.00	240.00	4.35%
Office Rental - BASA	Market	Per month	Y	110.00	115.00	4.55%
RFID Replacement - Sheep and Lambs	Market	Per month	Y	2.15	2.15	-
BENDIGO VENUES AND EVENTS						
Venue Hire – Local Community Hirers						
Old Fire Station - Downstairs Office - Weekly	Accessible	Week	Y	120.00	125.00	4.17%
Old Fire Station - Rear - Back Meeting Rooms - Day	Accessible	Day	Y	60.00	63.00	5.00%
Old Fire Station - Rear - Back Meeting Rooms - up to 4 hours	Accessible	Half Day	Y	36.00	38.00	5.56%
Old Fire Station - Upstairs Office - Weekly	Accessible	Week	Y	120.00	125.00	4.17%
Capital Theatre Rental (5 hrs) - Community Hirers	Accessible	Event	Y	807.00	845.00	4.71%
Capital Theatre additional Performance/s in same day - Community Hirers	Accessible	Event	Y	404.00	422.00	4.46%
Capital Theatre Hire (basic event with minimal staging and technical requirements) - Community Hirers	Accessible	Day	Y	653.00	683.00	4.59%
Capital Theatre Bump In/Out and Stage Rehearsals - Community Hirers	Accessible	Hour	Y	56.00	59.00	5.36%
Capital Theatre Dark Day - Community Hirers	Accessible	Event	Y	653.00	683.00	4.59%
Banquet Room/Bendigo Bank Theatre Performance Rental (max 5 hrs)	Accessible	Event	Y	212.50	222.50	4.71%
Banquet Room/Bendigo Bank Theatre Performance Additional Hours	Accessible	Hour	Y	37.00	39.00	5.41%
Banquet Room/Bendigo Bank Theatre Non Performance Rental Hire - Day	Accessible	Day	Y	271.00	283.50	4.61%
Banquet Room/Bendigo Bank Theatre Non Performance Rental Hire - Half Day	Accessible	Half Day	Y	162.50	170.00	4.62%
Lanyon Room - Day - Community Hirers	Accessible	Day	Y	164.50	172.00	4.56%
Lanyon Room - Half Day - Community Hirers	Accessible	Half Day	Y	99.00	103.50	4.55%

Strategy and Growth continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Old Fire Station Upstairs - Ballet Studio - Day - Community Hirers	Accessible	Day	Y	135.00	140.00	3.70%
Old Fire Station Upstairs - Ballet Studio - Half Day - Community Hirers	Accessible	Half Day	Y	89.50	95.00	6.15%
Old Fire Station Upstairs - Ballet Studio - Weekly	Accessible	Week	Y	756.00	785.00	3.84%
Old Fire Station - Downstairs - Auditorium - Day - Community Hirers	Accessible	Day	Y	135.00	140.00	3.70%
Old Fire Station - Downstairs - Auditorium - Half Day - Community Hirers	Accessible	Half Day	Y	89.50	95.00	6.15%
Old Fire Station - Downstairs - Auditorium - Weekly	Accessible	Week	Y	756.00	785.00	3.84%
Dudley House - Day	Accessible	Day	Y	135.00	140.00	3.70%
Dudley House - Garden space (up to 50 people) - Community Hirers	Accessible	Day	Y	0.00	106.00	-
Dudley House - Half Day	Accessible	Half Day	Y	89.50	95.00	6.15%
Dudley House (Exhibitions) - Weekly	Accessible	Week	Y	756.00	785.00	3.84%
Bendigo Town Hall, Fri - Sunday - Full Day - Community Hirers	Accessible	Full Day	Y	1,040.00	1,090.00	4.81%
Bendigo Town Hall, Fri - Sunday - Half Day - Community Hirers	Accessible	Half Day	Y	658.00	680.00	3.34%
Bendigo Town Hall, Mon - Thursday - Full Day - Community Hirers	Accessible	Full Day	Y	832.00	870.00	4.57%
Bendigo Town Hall, Mon - Thursday - Half Day - Community Hirers	Accessible	Half Day	Y	500.00	522.00	4.40%
Town Hall Dark Day - Community Hirers	Accessible	Event	Y	832.00	870.00	4.57%
Ulumbarra Theatre Rental (5 hrs) - Community Hirers	Accessible	Event	Y	1,490.00	1,560.00	4.70%
Ulumbarra Theatre additional performance/s in same day - Community Hirers	Accessible	Event	Y	743.00	780.00	4.98%
Ulumbarra Theatre Bump In/Out and Stage Rehearsals - Community Hirers	Accessible	Hour	Y	104.00	109.00	4.81%
Ulumbarra Theatre Dark Day - Community Hirers	Accessible	Event	Y	738.00	770.00	4.34%
Ulumbarra Theatre Hire (basic event with minimal staging and technical requirements) - Community Hirers	Accessible	Day	Y	1,010.00	1,060.00	4.95%
Hon Howard Nathan Foyer venue hire non-performance - Day - Community Hirers	Accessible	Day	Y	542.00	567.00	4.61%
Hon Howard Nathan Foyer venue hire - non performance - Half Day - Community Hirers	Accessible	Half Day	Y	325.00	340.00	4.62%
Ulumbarra Balcony Foyer venue hire non-performance - Day - Community Hirers	Accessible	Day	Y	271.00	283.50	4.61%
Ulumbarra Balcony Foyer venue hire non-performance - Half Day - Community Hirers	Accessible	Half Day	Y	162.50	170.00	4.62%
Ulumbarra Stratagem, Dance, Drama Studio, MPR venue hire - Community Hirers	Full Cost	Day	Y	Cost charged by BSSC	Cost charged by BSSC	-
Other – Local Community Hirers						
Supervising Technician - Community Hirers	Accessible	Hour	Y	42.50	44.50	4.71%
FoH Supervisor/Attendant - Community Hirers	Accessible	Hour	Y	42.50	44.50	4.71%
Box Office Staff/Merchandise Staff - Community Hirers	Accessible	Hour	Y	42.50	44.50	4.71%
Technicians - Community Hirers	Accessible	Hour	Y	42.50	44.50	4.71%
Additional Cleaning - Community Hirers	Full Cost	Hour	Y	By negotiation	By negotiation	-
Mid Conference Clean - Community Hirers	Full Cost	Each	Y	By negotiation	By negotiation	-
Catering Costs (Various Menus for Different Functions) - Community Hirers	Full Cost	Person	Y	By negotiation	By negotiation	-
Equipment Hire, Service and Consumables – Local Community Hirers						
Additional Speaker - KV2	Market	Per Speaker	Y	0.00	20.00	-
Balcony Front Conductor TV's (UT only)	Market	Per Day	Y	0.00	50.00	-

Strategy and Growth continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Choir hanging microphones	Market	Event	Y	0.00	45.00	-
Hazer	Market	Unit	Y	130.00	136.00	4.62%
Headset Microphone (each)	Accessible	Event	Y	43.00	45.00	4.65%
Large stage up to 20 pieces	Market	Event	Y	0.00	240.00	-
Medium stage 6 pieces (3m x 4m)	Market	Event	Y	0.00	120.00	-
Mirror Ball	Accessible	Event	Y	42.50	44.50	4.71%
On Stage Conference Package - includes screen and projector, vision mixer and monitor, long range clicker, laptop, side of stage set up	Full Cost	Event	Y	324.00	339.00	4.63%
Portable Astera AX3 LED Par Set	Market	Per Hire	Y	0.00	200.00	-
QL1 Monitor Mixing desk	Market	Event	Y	0.00	160.00	-
Small stage 2 pieces (2m x 2m)	Market	Event	Y	0.00	40.00	-
Steinway Grand Piano at Capital (without tuning)	Accessible	Day	Y	105.00	110.00	4.76%
Steinway Baby Grand at Capital (without tuning)	Accessible	Day	Y	105.00	110.00	4.76%
Kawai Baby Grand in BBT (without tuning)	Accessible	Day	Y	105.00	110.00	4.76%
Kawai Upright Piano in Capital or OFS (without tuning)	Accessible	Day	Y	105.00	110.00	4.76%
Piano Hire with Tuning - recommended (excluding Steinway Grand at The Capital)	Accessible	Day	Y	300.00	380.00	26.67%
Steinway Grand Piano at Capital (including tuning)	Accessible	Day	Y	394.00	474.00	20.30%
Yamaha Grand Piano at Ulumbarra (without tuning)	Accessible	Day	Y	105.00	110.00	4.76%
Yamaha Grand Piano at Ulumbarra (hire & tune - recommended)	Accessible	Day	Y	300.00	380.00	26.67%
Dancefloor (hire only) - Community Hirers	Accessible	Event	Y	255.00	120.00	-52.94%
Hire of Projector in the Capital Theatre auditorium - Community Hirers	Accessible	Day	Y	216.00	226.00	4.63%
Hire of Projector in Ulumbarra Theatre auditorium	Accessible	Day	Y	216.00	226.00	4.63%
Follow spots (each unit)	Accessible	Day	Y	25.00	26.00	4.00%
Laptop hire - Community Hirers	Accessible	Day	Y	108.00	113.00	4.63%
Ulumbarra - TV hire - Community Hirers	Accessible	Day	Y	108.00	113.00	4.63%
2 x handheld wireless microphones - Community Hirers	Accessible	Event	Y	43.00	45.00	4.65%
Small portable PA system suitable for small spaces background music and speeches - Community Hirers	Accessible	Event	Y	63.00	66.00	4.76%
Additional AV/Audio/Lighting equipment - Community Hirers	Full Cost	Event	Y	Cost	Market rate	-
Engine Room/BBT audio package: 2 foldback wedges, 4 x vocal mics, 4 x stands 2 x DI's, associated cables	Accessible	Event	Y	292.00	302.00	3.42%
Foyer/Touring Lighting package: 4 x trees, 2 x model 4 dimmer packs, 8 par can lights, associated cables	Accessible	Event	Y	390.00	404.00	3.59%
Touring PA: QSC Mixer + 2 x speakers with stands + 2 subs and cabling - small band not theatre space	Accessible	Event	Y	292.00	302.00	3.42%
Conferencing PA: QSC Mixer module + 2 x speakers with stands and cabling - use in non theatre space	Accessible	Event	Y	292.00	302.00	3.42%
Conference Kit Ulumbarra foyer: Conferencing PA, 2 speakers with stands, audio mixing console, 2 wireless handheld mics, lectern with mic, 1.2x2.4 stage - Community Hirers	Accessible	Event	Y	324.00	340.00	4.94%
Fast fold screen - Community Hirers	Accessible	Event	Y	390.00	404.00	3.59%
2 x push up poles and black draping - Community Hirers	Accessible	Event	Y	194.00	203.00	4.64%

Strategy and Growth continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Gaffer tape - Community Hirers	Full Cost	Per roll	Y	29.00	30.50	5.17%
Batteries - Community Hirers	Full Cost	Each	Y	2.80	3.00	7.14%
Electrical tape - Community Hirers	Full Cost	Roll	Y	2.30	2.40	4.35%
Mark up tape - Community Hirers	Full Cost	Roll	Y	4.40	4.60	4.55%
Missed Meal Break Allowance - Community Hirers	Full Cost	Each	Y	24.00	25.00	4.17%
Security on Sundays & after midnight - Community Hirers	Full Cost	Hour	Y	Cost	Market rate	-
Security - Monday to Saturday Prior to Midnight - Community Hirers	Full Cost	Hour	Y	Cost	Market rate	-
Standard use of NBN service where available - Community Hirers	Full Cost	Day	Y	63.00	66.00	4.76%
Box Office Fees – Local Community Hirers						
Inside charge - Per Ticket Sold - Community Hirers	Accessible	Ticket	Y	2.10	2.10	-
Inside charge - Per Complimentary Ticket Issued - Community Hirers	Accessible	Ticket	Y	0.95	0.95	-
Inside charge - Free event online only registration - Community Hirers	Full Cost	T	Y	0.40	0.40	-
Inside Charge - Credit Card Charges - Community Hirers	Full Cost	Value of Sales	Y	2%	2%	-
Marketing Costs – Local Community Hirers						
OFS Billboard - Community Hirers	Full Cost	Billboard	Y	By negotiation	By negotiation	-
EDM (Electronic direct mail) - Community Hirers	Full Cost	Email	Y	103.00	110.00	6.80%
Social Media boost - Community Hirers	Full Cost	Service	Y	By negotiation	By negotiation	-
Newspaper advertising - Community Hirers	Full Cost	Unit	Y	By negotiation	By negotiation	-
Large Format Light Box Poster Print - Community Hirers	Full Cost	Unit	Y	By negotiation	By negotiation	-
Venue Hire – Commercial Hirers						
Old Fire Station - Downstairs Office - Weekly	Market	Week	Y	160.00	167.00	4.38%
Old Fire Station - Rear - Back Meeting Rooms - Day	Market	Day	Y	80.00	84.00	5.00%
Old Fire Station - Rear - Back Meeting Rooms - up to 4 hours	Market	Half Day	Y	50.00	52.50	5.00%
Old Fire Station - Upstairs Office - Weekly	Market	Week	Y	160.00	167.00	4.38%
Dudley House - Garden space (up to 50 people) - Commercial	Market	Day	Y	0.00	132.00	-
Capital Theatre Rental (5 hrs) - Commercial Hirers	Market	Event	Y	1,510.00	1,580.00	4.64%
Capital Theatre additional Performance/s in same day - Commercial Hirers	Market	Event	Y	755.00	790.00	4.64%
Capital Theatre Hire (basic event with minimal staging and technical requirements) - Commercial Hirers	Market	Day	Y	840.00	878.00	4.52%
Capital Theatre Bump In/Out and Stage Rehearsals - Commercial Hirers	Market	Hour	Y	105.00	110.00	4.76%
Capital Theatre Dark Day - Commercial Hirers	Market	Event	Y	840.00	878.00	4.52%
Banquet Room/Bendigo Bank Theatre Performance Rental (max 5 hours)- Commercial Hirers	Market	Event	Y	495.00	518.00	4.65%
Banquet Room/Bendigo Bank Theatre performance additional hrs - Commercial Hirers	Market	Hour	Y	56.50	59.50	5.31%
Banquet Room/Bendigo Bank Theatre Rental Only Non-Performance Hire - Day - Commercial Hirers	Market	Day	Y	510.00	533.00	4.51%
Banquet Room/Bendigo Bank Theatre Rental Only Non-Performance Hire - Half Day - Commercial Hirers	Market	Half Day	Y	306.00	320.00	4.58%
Lanyon Room - Day - Commercial Hirers	Market	Day	Y	255.00	266.00	4.31%
Lanyon Room - Half day - Commercial Hirers	Market	Half Day	Y	154.00	160.00	3.90%

Strategy and Growth continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Old Fire Station Upstairs - Ballet Studio - Day - Commercial Hirers	Market	Day	Y	255.00	266.00	4.31%
Old Fire Station Upstairs - Ballet Studio - Half Day - Commercial Hirers	Market	Half Day	Y	154.00	160.00	3.90%
Old Fire Station Upstairs Ballet Studio - Weekly Rental - Commercial Hirers	Market	Week	Y	1,430.00	1,490.00	4.20%
Old Fire Station - Downstairs - Auditorium - Day - Commercial Hirers	Market	Day	Y	255.00	266.00	4.31%
Old Fire Station - Downstairs - Auditorium - Half Day - Commercial Hirers	Market	Half Day	Y	154.00	160.00	3.90%
Old Fire Station - Downstairs - Auditorium - Weekly Rental - Commercial Hirers	Market	Week	Y	1,430.00	1,490.00	4.20%
Dudley House Daily Rental - Commercial Hirers	Market	Day	Y	255.00	266.00	4.31%
Dudley House Half Day Rental - Commercial Hirers	Market	Half Day	Y	154.00	160.00	3.90%
Dudley House Weekly Rental (Exhibitions) - Commercial Hirers	Market	Week	Y	1,430.00	1,490.00	4.20%
Bendigo Town Hall, Fri - Sunday - Full Day - Commercial Hirers	Market	Full Day	Y	1,865.00	1,950.00	4.56%
Bendigo Town Hall, Fri - Sunday - Half Day - Commercial Hirers	Market	Half Day	Y	1,165.00	1,200.00	3.00%
Bendigo Town Hall, Mon - Thursday - Full Day - Commercial Hirers	Market	Full Day	Y	1,495.00	1,565.00	4.68%
Bendigo Town Hall, Mon - Thursday - Half Day - Commercial Hirers	Market	Half Day	Y	894.00	940.00	5.15%
Town Hall Dark Day - Commercial Hirers	Market	Event	Y	1,495.00	1,565.00	4.68%
Ulumbarra Theatre Rental (max 5 hrs) - Commercial Hirers	Market	Event	Y	2,265.00	2,370.00	4.64%
Ulumbarra Theatre additional performance/s in same day - Commercial Hirers	Market	Event	Y	1,130.00	1,185.00	4.87%
Ulumbarra Theatre Bump In/Out and Stage Rehearsals - Commercial Hirers	Market	Hour	Y	157.00	164.00	4.46%
Ulumbarra Theatre Dark Day - Commercial Hirers	Market	Event	Y	1,260.00	1,320.00	4.76%
Ulumbarra Theatre Hire (basic event with minimal staging and technical requirements) - Commercial Hirers	Market	Day	Y	1,260.00	1,320.00	4.76%
Hon Howard Nathan Foyer venue hire non-performance - day - Commercial Hirers	Market	Day	Y	807.00	844.00	4.58%
Hon Howard Nathan Foyer venue hire - non performance - half day - Commercial Hirers	Market	Half Day	Y	484.00	506.00	4.55%
Ulumbarra Balcony Foyer venue hire non-performance - day - Commercial Hirers	Market	Day	Y	404.00	422.00	4.46%
Ulumbarra Balcony Foyer venue hire non-performance - half day - Commercial Hirers	Market	Half Day	Y	242.00	253.00	4.55%
Ulumbarra Stratagem, Dance, Drama Studio, MPR venue hire - Commercial Hirers	Full Cost	Day	Y	Cost charged by BSSC	Cost charged by BSSC	-
Other – Commercial Hirers						
Supervising Technician - Commercial Hirers	Market	Hour	Y	55.50	58.00	4.50%
FoH Supervisor / Attendant - Commercial Hirers	Market	Hour	Y	55.50	58.00	4.50%
Box Office Staff/Merchandise Staff - Commercial Hirers	Market	Hour	Y	55.50	58.00	4.50%
Technicians - Commercial Hirers	Market	Hour	Y	55.50	58.00	4.50%
Additional Cleaning - Commercial Hirers	Market	As Required	Y	By negotiation	By negotiation	-
Mid Conference Clean - Commercial Hirers	Market	Each	Y	By negotiation	By negotiation	-
Catering Costs (Various Menus for Different Functions) - Commercial Hirers	Market	Person	Y	By negotiation	By negotiation	-
Equipment Hire, Service and Consumables – Commercial Hirers						
Additional Speaker - KV2	Market	Per Speaker	Y	0.00	20.00	-
Balcony Front Conductor TV's (UT only)	Market	Event	Y	0.00	50.00	-

Strategy and Growth continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Choir hanging microphones	Market	Event	Y	0.00	45.00	-
Hazer (per unit)	Market	Each	Y	130.00	136.00	4.62%
Headset Microphone (each)	Full Cost	Each	Y	43.00	45.00	4.65%
Large stage up to 20 pieces	Market	Event	Y	0.00	240.00	-
Medium stage 6 pieces (3m x 4m)	Market	Event	Y	0.00	120.00	-
Mirror Ball	Full Cost	Event	Y	55.50	58.00	4.50%
On Stage Conference Package - Screen and projector, vision mixer and monitor, long range clicker, laptop, side of stage set up	Full Cost	Event	Y	387.00	405.00	4.65%
Portable Astera AX3 LED Par Set	Market	Event	Y	0.00	200.00	-
QL1 Monitor Mixing desk	Market	Event	Y	0.00	160.00	-
Small stage 2 pieces (2m x 2m)	Market	Event	Y	0.00	40.00	-
Steinway Grand Piano at Capital (hire & tuning)	Market	Day	Y	410.00	490.00	19.51%
Steinway Baby Grand at Capital (hire & tuning)	Market	Day	Y	380.00	460.00	21.05%
Kawai Baby Grand in BBT (hire & tuning)	Market	Day	Y	380.00	460.00	21.05%
Kawai Upright Piano in Capital or OFS (hire & tuning)	Market	Day	Y	380.00	460.00	21.05%
Yamaha Grand Piano at Ulumbarra (hire & tuning)	Market	Day	Y	380.00	460.00	21.05%
Additional piano tune on same day	Market	Day	Y	Fee at market cost	Fee at market cost	-
Dancefloor (hire only) - Commercial Hirers	Market	Event	Y	333.00	120.00	-63.96%
Hire of Projector in the Capital Theatre auditorium - Commercial Hirers	Market	Day	Y	216.00	226.00	4.63%
Projector and screen hire in Ulumbarra auditorium - Commercial Hirers	Market	Day	Y	216.00	226.00	4.63%
Follow spot hire (per unit) - Commercial Hirers	Market	Event	Y	68.00	71.50	5.15%
Laptop hire - Commercial Hirers	Market	Day	Y	108.00	113.00	4.63%
Ulumbarra - TV hire - Commercial Hirers	Market	Each	Y	108.00	113.00	4.63%
2 x handheld wireless microphones - Commercial Hirers	Market	Event	Y	43.00	45.00	4.65%
Small portable PA system suitable for small spaces background music and speeches - Commercial Hirers	Market	Event	Y	63.00	66.00	4.76%
Conference Kit Ulumbarra foyer: Conferencing PA, 2 speakers with stands, audio mixing console, 2 wireless handheld mics, lectern with mic, 1.2x2.4 stage - Commercial Hirers	Market	Event	Y	387.00	400.00	3.36%
Engine Room/BBT audio package: up to 2 foldback wedges, 4 x vocal mics, 4 x stands 2 x DI's, associated cables - no discounts for less items - Commercial Hirers	Market	Event	Y	340.00	355.00	4.41%
Foyer/Touring Lighting package: up to 4 x trees, 2 x model 4 dimmer packs, 8 par can lights, associated cables - Commercial Hirers	Market	Event	Y	455.00	475.00	4.40%
Touring PA: QSC Mixer + 2 x speakers with stands + 2 subs and cabling - small band not theatre space - Commercial Hirers	Market	Event	Y	340.00	355.00	4.41%
Conferencing PA: QSC Mixer module + 2 x speakers with stands and cabling - use in non theatre space - Commercial Hirers	Market	Event	Y	340.00	355.00	4.41%
Fast fold screen - Commercial Hirers	Market	Event	Y	455.00	475.00	4.40%
2 x push up poles and black draping - Commercial Hirers	Market	Event	Y	227.50	238.00	4.62%
Additional AV/Audio/Lighting equipment - Commercial Hirers	Market	Event	Y	Market rate	Market rate	-
Electrical tape - Commercial Hirers	Full Cost	Roll	Y	2.30	2.40	4.35%
Mark up tape - Commercial Hirers	Full Cost	Roll	Y	4.40	4.60	4.55%
Gaffer tape - Commercial Hirers	Full Cost	Per roll	Y	29.00	30.50	5.17%
Batteries - Commercial Hirers	Full Cost	Each	Y	2.80	3.00	7.14%

Strategy and Growth continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Missed Meal Break Allowance - Commercial Hirers	Full Cost	Each	Y	24.00	25.00	4.17%
Security on Sundays & after midnight - Commercial Hirers	Market	Hour	Y	Market rate	Market rate	-
Security - Monday to Saturday Prior to Midnight - Commercial Hirers	Market	Hour	Y	Market rate	Market rate	-
Standard use of NBN service where available - Commercial Hirers	Market	Day	Y	63.00	66.00	4.76%
Box Office Fees – Commercial Hirers						
Merchandise Fee	Full Cost	Total % of sales	Y	11%	11%	-
Ticket Inside Commission (average ticket price greater than $50)	Market	Ticket	Y	10%	10%	-
Inside charge - Per Ticket Sold (average ticket price $50 or under) - Commercial Hirers	Market	Ticket	Y	5.00	5.00	-
Inside Charge - Per Complimentary Ticket Issued - Commercial Hirers	Market	Ticket	Y	2.10	2.10	-
Inside Charge - Free event online only registration - Commercial Hirers	Market	Ticket	Y	0.40	0.40	-
Marketing Costs – Commercial Hirers						
Collateral Distribution	Full Cost	Event	Y	50.00	55.00	10.00%
OFS Billboard - Commercial Hirers	Market	Billboard	Y	By negotiation	By negotiation	-
EDM (Electronic Direct Mail) - Commercial Hirers	Market	Email	Y	103.00	110.00	6.80%
Social Media boost - Commercial Hirers	Market	Service	Y	By negotiation	By negotiation	-
Newspaper advertising - Commercial Hirers	Market	Unit	Y	By negotiation	By negotiation	-
Large Format Light Box Poster Print - Commercial Hirers	Market	Unit	Y	By negotiation	By negotiation	-
Industry Service Fee – Commercial Hirers						
LPA Industry Service Fee	Market	Event	Y	On charge of regulated fee set by Live Performance Australia		-
Outside Ticketing Charges						
Postage Fee	Market	Transaction	Y	4.00	4.00	-
Express Postage	Market	Transaction	Y	10.00	10.00	-
TOURISM AND MAJOR EVENTS						
CBD Public Spaces	Accessible	Varies	Y	Varies	Varies	-
CBD Public Space Marquee's for Commercial/ Corporate Use	Market	Per Marquee	Y	72.00	75.50	4.86%
CBD Public Space Marquee's for CBD Traders	Accessible	Per Marquee	Y	33.00	34.50	4.55%
CBD Public Space Stage for Commercial/ Corporate Use	Market	Varies	Y	Varies	Varies	-
Tourism Services						
Tourism Other						
Shop Sales including goods on consignment	Market	Item	Y	Varies	Varies	-
Tours/Commission	Market	Booking	Y	Varies	Varies	-
Accommodation	Full Cost	Booking	Y	10%	10%	-
Federation Room Conference Facility						
Hire - Corporate Rate - Half Day - Federation Room Conference Facility	Full Cost	9am-1pm or 1-5pm	Y	152.00	159.00	4.61%
Hire - Corporate Rate - Full Day - Federation Room Conference Facility	Full Cost	9am-1pm or 9am-5pm	Y	256.00	268.00	4.69%
Hire - Corporate Rate - After Hours - Federation Room Conference Facility	Full Cost	Hourly	Y	70.50	74.00	4.96%
Hire - Community and Industry Rate - Half Day - Federation Room Conference Facility	Full Cost	9am-1pm or 1-5pm	Y	99.50	104.00	4.52%
Hire - Community and Industry Rate - Full Day - Federation Room Conference Facility	Full Cost	9am-5pm	Y	164.50	172.00	4.56%
Hire - Community and Industry Rate - After Hours - Federation Room Conference Facility	Full Cost	Hourly	Y	47.00	49.50	5.32%

Strategy and Growth continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Tea and Coffee - Federation Room Conference Facility	Full Cost	Head	Y	4.00	4.20	5.00%
Security Open - After Hours - Federation Room Conference Facility	Full Cost	Each	Y	46.50	49.00	5.38%
Security Close - After Hours - Federation Room Conference Facility	Full Cost	Each	Y	46.50	49.00	5.38%
Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Weeknights - Federation Room Conference Facility	Full Cost	Each	Y	48.50	51.00	5.15%
Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Saturday - Federation Room Conference Facility	Full Cost	Each	Y	52.00	54.50	4.81%
Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Sunday - Federation Room Conference Facility	Full Cost	Each	Y	64.00	67.00	4.69%
Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Public Holiday - Federation Room Conference Facility	Full Cost	Each	Y	69.00	72.50	5.07%
Additional cleaning outside normal cleaning - cost per hour indicated - Federation Room Conference Facility	Full Cost	Each	Y	66.50	69.50	4.51%
Staff Call Out Fee for After Hours Functions - cost per call out indicated - Federation Room Conference Facility	Full Cost	Each	Y	66.50	69.50	4.51%
Hire of Projector/whiteboard - Federation Room Conference Facility	Full Cost	Day	Y	114.00	114.00	-
The Basement Conference Facility						
Hire - Corporate Rate - Half Day - The Basement Conference Facility	Full Cost	9am-1pm or 1-5pm	Y	152.00	159.00	4.61%
Hire - Corporate Rate - Full Day - The Basement Conference Facility	Full Cost	9am-1pm or 9am-5pm	Y	256.00	268.00	4.69%
Hire - Corporate Rate - After Hours - The Basement Conference Facility	Full Cost	Hourly	Y	70.50	74.00	4.96%
Hire - Community and Industry Rate - Half Day - The Basement Conference Facility	Full Cost	9am-1pm or 1-5pm	Y	99.50	104.00	4.52%
Hire - Community and Industry Rate - Full Day - The Basement Conference Facility	Full Cost	9am-5pm	Y	164.50	172.00	4.56%
Hire - Community and Industry Rate - After Hours - The Basement Conference Facility	Full Cost	Hourly	Y	47.00	49.50	5.32%
Tea and Coffee - The Basement Conference Facility	Full Cost	Head	Y	4.00	4.20	5.00%
Security Open - After Hours - The Basement Conference Facility	Full Cost	Each	Y	46.50	49.00	5.38%
Security Close - After Hours - The Basement Conference Facility	Full Cost	Each	Y	46.50	49.00	5.38%
Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Weeknights - The Basement Conference Facility	Full Cost	Each	Y	48.50	51.00	5.15%
Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Saturday - The Basement Conference Facility	Full Cost	Each	Y	52.00	54.50	4.81%
Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Sunday - The Basement Conference Facility	Full Cost	Each	Y	64.00	67.00	4.69%
Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Public Holiday - The Basement Conference Facility	Full Cost	Each	Y	69.00	72.50	5.07%
Additional cleaning outside normal cleaning - cost per hour indicated - The Basement Conference Facility	Full Cost	Each	Y	66.50	69.50	4.51%
Staff Call Out Fee for After Hours Functions - cost per call out indicated - The Basement Conference Facility	Full Cost	Each	Y	66.50	69.50	4.51%
Hire of Projector/whiteboard - The Basement Conference Facility	Full Cost	Day	Y	114.00	114.00	-

Strategy and Growth continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
STATUTORY PLANNING*						
Planning Permits*						
Application to change or allow a new use of the land - Class 1	Statutory	Fee Unit	N	89 units	89 units	-
Amendment to change the statement of what the permit allows, or change any or all conditions - Class 1	Statutory	Fee Unit	N	89 units	89 units	-
Single Dwelling – Permit Application*						
Development up to $10,000 - Single Dwelling - Class 2	Statutory	Fee Unit	N	13.5 units	13.5 units	-
Development $10,001 to $100,000 - Single Dwelling - Class 3	Statutory	Fee Unit	N	42.5 units	42.5 units	-
Development $100,001 to $500,000 - Single Dwelling - Class 4	Statutory	Fee Unit	N	87 units	87 units	-
Development $500,000 to $1,000,000 - Single Dwelling - Class 5	Statutory	Fee Unit	N	94 units	94 units	-
Development $1M to $2M - Single Dwelling - Class 6	Statutory	Fee Unit	N	101 units	101 units	-
Single Dwelling – Amendment to Permit*						
Development up to $10,000 - Single Dwelling - Amendment to Permit - Class 2	Statutory	Fee Unit	N	13.5 units	13.5 units	-
Development $10,001 to $100,000 - Single Dwelling - Amendment to Permit - Class 3	Statutory	Fee Unit	N	42.5 units	42.5 units	-
Development $100,001 to $500,000 - Single Dwelling - Amendment to Permit - Class 4	Statutory	Fee Unit	N	87 units	87 units	-
Development $500,000 to $1,000,000 - Single Dwelling - Amendment to Permit - Class 5	Statutory	Fee Unit	N	94 units	94 units	-
Development $1M to $2M - Single Dwelling - Amendment to Permit - Class 6	Statutory	Fee Unit	N	94 units	94 units	-
All Other Development – Permit Application*						
Development up to $100,000 - All Other Development - Class 10	Statutory	Fee Unit	N	77.5 units	77.5 units	-
Development $100,001 to $1M - All Other Development - Class 11	Statutory	Fee Unit	N	104.5 units	104.5 units	-
Development $1M to $5M - All Other Development - Class 12	Statutory	Fee Unit	N	230.5 units	230.5 units	-
Development $5M to $15M - All Other Development - Class 13	Statutory	Fee Unit	N	587.5 units	587.5 units	-
Development $15M to $50M - All Other Development - Class 14	Statutory	Fee Unit	N	1,732.5 units	1,732.5 units	-
Development more than $50M - All Other Development - Class 15	Statutory	Fee Unit	N	3,894 units	3,894 units	-
All Other Development – Amendment to Permit*						
Development up to $100,000 - All Other Development - Amendment to Permit - Class 10	Statutory	Fee Unit	N	77.5 units	77.5 units	-
Development $100,001 to $1M - All Other Development - Amendment to Permit - Class 11	Statutory	Fee Unit	N	104.5 units	104.5 units	-
Development $1M to $5M - All Other Development - Amendment to Permit - Class 12	Statutory	Fee Unit	N	230.5 units	230.5 units	-
Development $5M to $15M - All Other Development - Amendment to Permit - Class 13	Statutory	Fee Unit	N	230.5 units	230.5 units	-
Development $15M to $50M - All Other Development - Amendment to Permit - Class 14	Statutory	Fee Unit	N	230.5 units	230.5 units	-
Development more than $50M - All Other Development - Amendment to Permit - Class 15	Statutory	Fee Unit	N	230.5 units	230.5 units	-
VicSmart – Application for Permit and Amendment to Permit*						
Development up to $10,000 - VicSmart - Class 7	Statutory	Fee Unit	N	13.5 units	13.5 units	-
Development more than $10,000 - VicSmart - Class 8	Statutory	Fee Unit	N	29 units	29 units	-

Strategy and Growth continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Application to subdivide or consolidate land - VicSmart - Class 9	Statutory	Fee Unit	N	13.5 units	13.5 units	-
Any other VicSmart application - Class 10	Statutory	Fee Unit	N	13.5 units	13.5 units	-
Subdivision – Application for Permit and Amendment to Permit*						
To subdivide an existing building - Class 16	Statutory	Fee Unit	N	89 units	89 units	-
To subdivide land into two lots - Class 17	Statutory	Fee Unit	N	89 units	89 units	-
To effect a realignment of a common boundary between 2 lots or to consolidate 2 lots - Class18	Statutory	Fee Unit	N	89 units	89 units	-
To subdivide land - $1,241 for each 100 lots created - Class 19	Statutory	Fee Unit	N	89 units	89 units	-
To create, vary or remove a restriction within the meaning of the Subdivision Act 1988, or to create or move a right of way, or to create, vary or remove an easement other than a right of way, or to vary or remove a condition in the nature of an easement other than a right of way in a Crown grant. - Class 20	Statutory	Fee Unit	N	89 units	89 units	-
A permit not otherwise provided for in this Regulation, including a reduction in car parking requirements - Class 21	Statutory	Fee Unit	N	89 units	89 units	-
Permit Applications for More Than One Class						
An application for more than one class of permit set out in the above table	Statutory	Fee Unit	N	The sum of the highest of the fees which would have applied if separate applications were made, and 50% of each of the other fees which would have applied if separate applications were made		-
An application to amend a permit in more than one class set out in the above table	Statutory	Fee Unit	N	The sum of the highest of the fees which would have applied if separate applications were made, and 50% of each of the other fees which would have applied if separate applications were made		-
Fees to Amend After Notice Has Been Given						
Section 57A - Request to amend an application for permit after notice has been given	Statutory	Amend Permit	N	40% of the application fee for that class of permit or amendment to permit, and where the class of application is changing to a new class of higher application fee, the difference between the fee for the application to be amended and the fee for the new class		-
Section 57A - Request to amend an application for an amendment to a permit after notice has been given	Statutory	Amend Permit	N	40% of the application fee for that class of permit or amendment to permit, and where the class of application is changing to a new class of higher application fee, the difference between the fee for the application to be amended and the fee for the new class		-
Advertising of Applications by Council*						
On-site notice - additional	Full Cost	Each	N	90.00	94.00	4.44%
Notice	Full Cost	Each	N	8.00	8.30	3.75%
On-Site Notice	Full Cost	Each	N	180.50	190.00	5.26%
Subdivision Certification*						
Certification of a plan of subdivision	Statutory	Fee Unit	N	11.8 units	11.8 units	-
Alteration of a plan	Statutory	Fee Unit	N	7.5 units	7.5 units	-
Amendment of certified plan	Statutory	Fee Unit	N	9.5 units	9.5 units	-
Subdivision Engineering – costs based on the estimated cost of construction works*						
Engineering plan prepared by Council	Statutory	Subd Value	N	3.50%	3.50%	-
Checking of engineering plans	Statutory	Subd Value	N	0.75%	0.75%	-
Supervision of works	Statutory	Subd Value	N	2.50%	2.50%	-

Strategy and Growth continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Sale of Documents*						
Planning file search	Full Cost	Each	N	106.00	110.00	3.77%
Planning file search - simple	Full Cost	Each	N	53.00	55.39	4.51%
Black and white photocopying A4 and A3 size	Full Cost	Each	N	0.45	0.50	11.11%
Photocopying A2	Full Cost	Each	N	2.50	2.60	4.00%
Other Planning Fees*						
Condition 1 minor amendments to plans	Statutory	Each	N	145.00	150.00	3.45%
Planning Information Request	Statutory	Each	N	95.50	100.00	4.71%
Planning information request - detailed	Statutory	Each	N	210.00	220.00	4.76%
Retrospective permit - additional fee	Statutory	Each	N	300.00	315.00	5.00%
Satisfaction matters	Statutory	Fee Unit	N	22 units	22 units	-
Secondary consent to plans	Statutory	Fee Unit	N	275.00	285.00	3.64%
Extension of Time - 1st request	Statutory	Each	N	233.00	240.00	3.00%
Extension of Time - 2nd request	Statutory	Each	N	466.00	480.00	3.00%
Extension of Time - 3rd request	Statutory	Each	N	699.00	720.00	3.00%
Amend or end a Section 173 Agreement	Statutory	Fee Unit	N	44.5 units	44.5 units	-
Certificate of Compliance section 97N	Statutory	Fee Unit	N	22 units	22 units	-
**Statutory Planning fees are set by the Victorian Government and are subject to change after Budget adoption.*						

Healthy Communities and Environments

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
SAFE ENVIRONMENTS						
Building Services						
Building Fee						
Class 1 Dwellings (max 5 inspections) less than $400,000	Full Cost	Application	Y	3,615.00	3,780.00	4.56%
Class 1 Dwellings (max 5 inspections), greater than $400,000	Full Cost	Application	Y	4,770.00	4,985.00	4.51%
Class 1 Multi Unit Developments (first Unit)	Full Cost	Application	Y	2,160.00	2,260.00	4.63%
Class 1 Alterations and Additions less than $100,000 (max 4 inspections)	Full Cost	Application	Y	2,280.00	2,385.00	4.61%
Class 1 Alterations and Additions greater than $100,000 (max 4 inspections)	Full Cost	Application	Y	2,970.00	3,105.00	4.55%
Additional Inspections/Inspections for other Councils	Full Cost	Inspection	Y	175.50	183.50	4.56%
House Relocation/Restructure	Full Cost	Application	Y	3,605.00	3,770.00	4.58%
Class 10 Misc Structures Garages/Sheds(2 Insp) up to $25,000	Full Cost	Application	Y	1,020.00	1,070.00	4.90%
Class 10 Misc Structures Garages/Sheds(2 Insp) up to $50,000	Full Cost	Application	Y	1,200.00	1,255.00	4.58%
Class 10 Swimming Pools and fence	Full Cost	Application	Y	1,325.00	1,385.00	4.53%
Class 10 Small Spas and kids pools and fence	Full Cost	Application	Y	493.00	516.00	4.67%
Class 10 Pool/Spa fence only	Full Cost	Application	Y	713.00	746.00	4.63%
Restumping, recladding, verandas, decks, retaining walls up to $12,000	Full Cost	Application	Y	923.00	965.00	4.55%
Others Classes - Price on Application	Full Cost	Application	Y	Varies	Varies	-
Change of Use Permit	Full Cost	Application	Y	2,220.00	2,320.00	4.50%
Commercial Airport Hangers (minimum fee)	Full Cost	Application	Y	1,200.00	1,255.00	4.58%
Commercial & Industrial up to $5,000	Full Cost	Application	Y	571.00	597.00	4.55%
Commercial & Industrial $5,001-$15,000	Full Cost	Application	Y	800.00	836.00	4.50%
Commercial & Industrial $15,001-$30,000	Full Cost	Application	Y	1,030.00	1,080.00	4.85%
Commercial & Industrial $30,001-$100,000 value x 1.0% + $1,000	Full Cost	Application	Y	2,200.00	2,300.00	4.55%
Commercial & Industrial $100,001-$500,000 value x 0.4% + $2,200	Full Cost	Application	Y	4,605.00	4,815.00	4.56%
Commercial & Industrial $500,001-$2M value x 0.25% + $3,000	Full Cost	Application	Y	8,755.00	9,150.00	4.51%
Commercial & Industrial over $2M value/500 + $2,000) x 1.2	Full Cost	Application	Y	Varies	Varies	-
Extension of Building Permit Class 1 and 10	Full Cost	Application	Y	303.00	317.00	4.62%
Extension of Building Permit Class 2 to 9	Full Cost	Application	Y	489.00	512.00	4.70%
Lapsed Permit Approvals and Inspections less than 5 years	Full Cost	Application	Y	351.00	367.00	4.56%
Lapsed Permit Approvals and Inspections greater than 5 years	Full Cost	Application	Y	496.00	519.00	4.64%
Amendments/Variations to Approved Documents	Full Cost	Amendment	Y	175.50	183.50	4.56%
Lodgement Fee						
Permit From Private Building Surveyor - Reg 320, etc.	Statutory	Fee Unit	N	8.23 Fee Units	8.23 Fee Units	-
Information/Reports						
Building File Retrieval from Archives (Residential)	Full Cost	Lodgement	N	162.50	170.00	4.62%
Building File Retrieval from Archives (Commercial)	Full Cost	Lodgement	N	270.50	283.00	4.62%
Property Information Only - Regulation 326 (1) (2) (3)	Statutory	Fee Unit	N	3.19 Fee Units	3.19 Fee Units	-
Legal Point of Discharge	Statutory	Fee Unit	N	9.77 Fee Units	9.77 Fee Units	-
Local Drainage Information	Statutory	Application	N	126.90	132.61	4.50%

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Dispensation Fee	Statutory	Fee Unit	N	19.61 Fee Units	19.61 Fee Units	-
Amendment to dispensation	Full Cost	Fee Units	N	4 Fee Units	4 Fee Units	-
Demolitions						
Single Storey building more than 6m from street	Full Cost	Building	N	1,045.00	1,095.00	4.78%
Form 29A Report & Consent	Statutory	Fee Unit	N	5.75 Fee Units	5.75 Fee Units	-
Asset Protection						
Asset Protection Permit	Full Cost	Permit	N	126.00	132.00	4.76%
Miscellaneous Permits (Hoarding and Road Occupation)						
Short Term Occupation in Any Area (Half Day Maximum)	Full Cost	Application	N	115.75	120.96	4.50%
Short Term Occupation in Any Area (1 Day Maximum)	Full Cost	Application	N	231.50	242.00	4.54%
Short Term Occupation - 2 Days	Full Cost	Application	N	279.50	292.50	4.65%
Short Term Occupation - Week	Full Cost	Application	N	373.00	390.00	4.56%
Short Term Occupation - 2 Weeks	Full Cost	Application	N	489.00	512.00	4.70%
Long Term Occupation - per month	Full Cost	Application	N	616.00	644.00	4.55%
Long Term Occupation - per month (outside CBD)	Full Cost	Application	N	308.00	322.00	4.55%
Standard Hourly Rates						
Municipal Building Surveyor	Full Cost	Hour	Y	265.00	277.00	4.53%
Building Inspector	Full Cost	Hour	Y	179.50	188.00	4.74%
Administration Staff	Full Cost	Hour	Y	128.00	134.00	4.69%
Certification of Private Projects by MBS (minimum)	Full Cost	Application	Y	692.00	724.00	4.62%
POPE's (Places of Public Entertainment)						
Places of Public Entertainment Occupancy Permits - Standard	Full Cost	Each	N	398.00	416.00	4.52%
Places of Public Entertainment Occupancy Permits - Large Events	Full Cost	Each	N	584.00	611.00	4.62%
Temporary Structures and Special Use Occupancy Permits - Small Events Stands <50 people / Tents <250m2 / Stages <250m2	Full Cost	Each	N	181.00	189.50	4.70%
All POPE Applications submitted within 4 days of event attract late fee	Full Cost	Each	N	290.00	304.00	4.83%
Pool or Spa Barrier Register						
Pool or spa registration fee	Statutory	Application	N	2.15 Fee Units	2.15 Fee Units	-
Information search fee	Statutory	Each	N	3.19 Fee Units	3.19 Fee Units	-
Failure to register pool or spa barrier	Statutory	Each	N	10 Penalty Units	10 Penalty Units	-
Lodgement of certificate of compliance	Statutory	Each	N	2.07 Fee Units	2.07 Fee Units	-
Lodgement of certificate of non-compliance	Statutory	Each	N	2.3 Penalty Units	2.3 Penalty Units	-
Failure to lodge certificate of barrier compliance	Statutory	Each	N	2.3 Penalty Units	2.3 Penalty Units	-
Failure to lodge certificate of barrier non-compliance	Statutory	Each	N	2.3 Penalty Units	2.3 Penalty Units	-
Failure to comply with a barrier improvement notice	Statutory	Each	N	2.3 Penalty Units	2.3 Penalty Units	-
Illegal Building Works						
Cancelling Building Notice	Incentive	Fee Unit	Y	13 Fee Units	13 Fee Units	-
Sheds (51 to 250m^2)	Incentive	Application	Y	1,710.01	1,786.96	4.50%
Sheds (greater than 800m2)	Incentive	Application	Y	3,500.00	3,657.50	4.50%
Pool Fence	Incentive	Application	Y	508.00	531.00	4.53%
Basic Pool and Pool Fence (Built after Jan 2018)	Incentive	Application	Y	969.00	1,015.00	4.75%
Basic Pool and Pool Fence (Built before Jan 2018)	Incentive	Application	Y	1,540.00	1,610.00	4.55%
Spa/Pool and Kids Pool Fence	Incentive	Application	Y	493.00	516.00	4.67%

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Small Sheds (under 50 m^2)	Incentive	Application	Y	1,085.00	1,135.00	4.61%
Sheds (51 to 500 m^2)	Incentive	Application	Y	2,335.00	2,445.00	4.71%
Sheds (greater than 500 m^2)	Incentive	Application	Y	2,815.00	2,945.00	4.62%
Verandas and Carports	Incentive	Application	Y	1,615.00	1,690.00	4.64%
Internal alterations and additions (under 20 m^2)	Incentive	Application	Y	1,945.00	2,035.00	4.63%
New Dwellings (including change of use)	Incentive	Application	Y	5,065.00	5,295.00	4.54%
Relocatable dwellings ancillary to existing dwelling	Incentive	Application	Y	2,600.00	2,720.00	4.62%
Additions, Extensions, Alterations to Dwellings	Incentive	Application	Y	3,235.00	3,385.00	4.64%
New Commercial Buildings (Including change of use) ($3,640 min + $2.2/sqm floor area)	Incentive	Application	Y	3,940.00	4,120.00	4.57%
Commercial Alterations/Additions under $20,000 ($2,250 plus $2.50 per sqm)	Incentive	Application	Y	2,435.00	2,545.00	4.52%
Commercial & Industrial $20,000 - $50,000 ($3,200 plus $2.50 per sqm)	Incentive	Application	Y	3,460.00	3,620.00	4.62%
Commercial & Industrial $50,001 - $100,000 ($3,700 plus $2.50 per sqm)	Incentive	Application	Y	4,000.00	4,180.00	4.50%
Commercial & Industrial $100,001 - $500,000 value x 0.4% + $6,700 Maximum fee published	Incentive	Application	Y	7,245.00	7,575.00	4.55%
Commercial & Industrial $500,001 - $2M value x 0.25% + $12,500 Maximum fee published	Incentive	Application	Y	13,505.00	14,115.00	4.52%
Commercial & Industrial over $2M value/$500 + $3,500) x 1.2 Maximum fee published	Incentive	Application	Y	Varies	Varies	-
Demolitions - Houses	Incentive	Application	Y	1,700.00	1,780.00	4.71%
Demolitions - Outbuildings	Incentive	Application	Y	910.00	951.00	4.51%
Demolitions - Commercial Buildings	Incentive	Application	Y	1,695.00	1,775.00	4.72%
Reblocking	Incentive	Application	Y	1,025.00	1,075.00	4.88%
Retaining Wall under 30m long	Incentive	Application	Y	769.00	804.00	4.55%
Retaining Wall over 30m long	Incentive	Application	Y	1,925.00	2,015.00	4.68%
Local Laws						
A Frame - 1st Sign	Full Cost	Each	N	73.50	77.00	4.76%
A Frame - 2nd Sign	Full Cost	Each	N	152.00	159.00	4.61%
A Frame - 3rd Sign	Full Cost	Each	N	332.00	347.00	4.52%
Table and Chairs - in CBD	Full Cost	Chair	N	68.00	71.00	4.41%
Table and Chairs - outside CBD	Full Cost	Chair	N	55.00	57.50	4.55%
Local Law Permits (Processing Permit Applications/ Issuing Permits) - Commercial	Full Cost	Each	N	86.00	90.00	4.65%
Sale of copy of all Councils Local Laws Charge	Full Cost	Each	N	42.50	44.50	4.71%
Display of Goods for sale on Footpath - CBD	Full Cost	Each	N	350.00	366.00	4.57%
Display of Goods for sale on Footpath - non CBD	Full Cost	Each	N	192.00	201.00	4.69%
Display of Goods on Footpath - Decorative only - CBD	Full Cost	Each	N	144.00	150.00	4.17%
Display of Goods for sale on Footpath - Decorative only - non CBD	Full Cost	Each	N	85.00	89.00	4.71%
Late fee Administration for renewal of Outdoor Dining & Street Trading Permits	Full Cost	Each	N	198.50	207.00	4.28%
Itinerant Trade Lake Trader	Full Cost	Monthly	N	768.00	803.00	4.56%
Itinerant Trade CBD area	Full Cost	Monthly	N	568.00	594.00	4.58%
Itinerant Trade Outer Area	Full Cost	Monthly	N	452.00	473.00	4.65%
Itinerant Trade Rural Area	Full Cost	Monthly	N	324.00	339.00	4.63%
Itinerant Trade Miscellaneous/one off permits	Full Cost	Each	N	86.00	90.00	4.65%
Live on site Application Fee	Full Cost	Application	N	222.00	232.00	4.50%
Live on site Renew Permit (each six months)	Full Cost	Application	N	222.00	232.00	4.50%
Permit fees 1 July - 30 September	Full Cost	Each	N	100% permit fee	100% permit fee	-

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Permit fees 1 October - 31 December	Full Cost	Each	N	75% permit fee	75% permit fee	-
Permit fees 1 January - 31 March	Full Cost	Each	N	50% permit fee	50% permit fee	-
Permit fees 1 April - 30 June	Full Cost	Each	N	25% permit fee	25% permit fee	-
Administrative Fee - Fire Prevention - Invoices	Full Cost	Each	N	228.50	239.00	4.60%
Grass Slashing (Administrative Cost - Slashing Carried Out by Council's Contractors)	Full Cost	Time	N	100% cost recovery	100% cost recovery	-
Parking and Animal Control						
Animal Registrations – Non Concession Fees						
Animal adopted from Bendigo Animal Relief Centre	Incentive	Animal	N	0.00	0.00	-
Cats under 12 months in first registration period	Incentive	Animal	N	0.00	0.00	-
Dogs under 12 months in first registration period	Incentive	Animal	N	0.00	0.00	-
Release Fee Cat- Day 1 (Registered on admission)	Incentive	Animal	N	0.00	0.00	-
Release Fee Dog - Day 1 (Registered on admission)	Incentive	Animal	N	0.00	0.00	-
Request to inspect the animal registry	Market	Each	N	10.40	11.00	5.77%
Request to obtain Certificate of from Registry	Market	Each	N	10.40	11.00	5.77%
Dogs - Desexed	Market	Animal	N	50.00	52.00	4.00%
Dogs - Over 10 Years	Market	Animal	N	50.00	52.00	4.00%
Dogs - Domestic Animal Business conducted on Registered Premises	Market	Animal	N	50.00	52.00	4.00%
Dogs registered with the Victorian Canine Association	Market	Animal	N	50.00	52.00	4.00%
Dog undergone Obedience Training which complies with Regulations	Market	Animal	N	50.00	52.00	4.00%
Dog kept for working stock - rural property	Market	Animal	N	50.00	52.00	4.00%
Dogs - all other	Market	Animal	N	150.00	156.00	4.00%
Cats - Desexed	Market	Animal	N	41.00	42.00	2.44%
Cats - Over 10 Years	Market	Animal	N	41.00	42.00	2.44%
Cat kept for breeding by the proprietor of a Domestic Animal Business conducted on registered premises	Market	Animal	N	41.00	42.00	2.44%
Cat registered with the Feline Control Council	Market	Animal	N	41.00	42.00	2.44%
Cats - all other	Market	Animal	N	123.00	126.00	2.44%
Animal Registrations Concession Fees						
Dogs - Desexed - concession	Market	Animal	N	25.00	26.00	4.00%
Dogs - Over 10 Years - concession	Market	Animal	N	25.00	26.00	4.00%
Dogs - Domestic Animal Business conducted on Registered Premises - concession	Market	Animal	N	25.00	26.00	4.00%
Dogs registered with the Victorian Canine Association - concession	Market	Animal	N	25.00	26.00	4.00%
Dog undergone Obedience Training which complies with Regulations - concession	Market	Animal	N	25.00	26.00	4.00%
Dog kept for working stock - rural property - concession	Market	Animal	N	25.00	26.00	4.00%
Dogs - all other - concession	Market	Animal	N	75.00	78.00	4.00%
Cats - Desexed - concession	Market	Animal	N	20.50	21.00	2.44%
Cats - Over 10 Years - concession	Market	Animal	N	20.50	21.00	2.44%
Cat kept for breeding by the proprietor of a Domestic Animal Business conducted on registered premises.	Market	Animal	N	20.50	21.00	2.44%
Cat registered with the Feline Control Council - concession	Market	Animal	N	20.50	21.00	2.44%
Cats - all other - concession	Market	Animal	N	61.50	63.00	2.44%

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Administration						
Meter Hoods, etc						
Reserved parking fee paying bay (metered) - per bay	Market	Day	Y	14.40	15.20	5.56%
Reserved parking free (unmetered) time restricted bay - per bay	Market	Day	Y	7.20	7.60	5.56%
Multi Storey Carpark – Hargreaves St						
Bay Hire - level 7 (Mon-Fri)	Market	Monthly	Y	140.00	147.00	5.00%
Bay Hire - level 7 (24/7)	Market	Monthly	Y	162.50	170.00	4.62%
Bay Hire - roof top	Market	Monthly	Y	101.00	106.00	4.95%
Bay Hire - roof top (24/7)	Market	Monthly	Y	116.00	121.50	4.74%
Car Park Fees - Hargreaves St	Market	Hour/Day	Y	1.90/8.20	2.20/9.50	-
Multi Storey Carpark – Edward St						
Bay Hire - Mon-Friday	Market	Monthly	Y	153.00	160.00	4.58%
Bay Hire - 24/7	Market	Monthly	Y	181.00	189.50	4.70%
Car Park Fees - Edward St	Market	Hour/Day	Y	First 90 min free then 2.10/9.00	First 90 min free then 2.20/9.50	-
Parking Fees						
On Street Parking	Market	Per Hour	Y	2.10	2.20	4.76%
Signed all day car parking	Market	Hour/Day	Y	2.10/7.20	2.20/7.60	-
Car Park Cnr Edwards & Hargreaves	Market	Hour/Day	Y	2.10/9.00	2.20/9.50	-
Fines						
Unfit Livestock Disposal Fee	Market	Animal	N	108.00	113.00	4.63%
Parking Offence Road Rules	Market	Penalty Unit	N	0.5 Penalty Units	0.5 Penalty Units	-
Parking Offence Road Rules	Statutory	Penalty Unit	N	0.6 Penalty Units	0.6 Penalty Units	-
Parking Offence Road Rules	Statutory	Penalty Unit	N	1.0 Penalty Units	1.0 Penalty Units	-
Abandoned vehicle release from pound	Market	Each	N	155.00	162.00	4.52%
After hours release from Multi Storey Car Park	Market	Each	Y	138.00	144.50	4.71%
Livestock release from pound	Market	DSE	N	$6 per DSE	$6 per DSE	-
Livestock impounding	Market	DSE	N	$8 per DSE	$8 per DSE	-
Livestock feeding daily cost	Market	DSE	N	$2 per DSE	$2 per DSE	-
Registration of Domestic Animal Business	Market	Fee Unit	N	12 Fee Units	12 Fee Units	-
Bendigo Animal Relief Centre						
Release Fee Dog - Day 1 (Unregistered on admission)	Market	Animal	N	30.00	40.00	33.33%
Release Fee Dog - Day 2-4	Market	Animal	N	100.00	100.00	-
Release Fee Dog - Day 5-8	Market	Animal	N	150.00	150.00	-
Release Fee Cat - Day 1 (Unregistered on admission)	Market	Animal	N	20.00	30.00	50.00%
Release Fee Cat - Day 2-4	Market	Animal	N	80.00	80.00	-
Release Fee Cat - Day 5-8	Market	Animal	N	120.00	120.00	-
Release Fee Small Domestic Animal - Day 1	Market	Animal	N	20.00	20.00	-
Release Fee Small Domestic Animal - Day 2-4	Market	Animal	N	80.00	80.00	-
Release Fee Small Domestic Animal - Day 5-8	Market	Animal	N	120.00	120.00	-
Daily keeping fee	Market	Animal	N	39.00	41.00	5.13%
Microchipping Fee Impounded	Market	Animal	N	40.00	40.00	-
Microchipping fee - public	Market	Animal	N	40.00	40.00	-
Vaccination fee Cat	Market	Animal	N	0.00	50.00	-
Vaccination fee Dog	Market	Animal	N	50.00	75.00	50.00%
Surrender Fee – not COGB resident						
Dog	Market	Animal	Y	76.00	79.50	4.61%
Cat	Market	Animal	Y	54.50	57.00	4.59%

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Adoption fees						
Puppy (up to 6 months)	Market	Animal	Y	420.00	420.00	-
Dog (6 months to 7 years)	Market	Animal	Y	380.00	380.00	-
Senior Dog (7 years+)	Market	Animal	Y	100.00	100.00	-
Kittens (up to 6 months)	Market	Animal	Y	170.00	170.00	-
Cats (6 months to 7 years)	Market	Animal	Y	120.00	120.00	-
Senior Cats (7 years+)	Market	Animal	Y	50.00	50.00	-
Small Domestic Animal (Rabbit, Guinea Pig, Rodent, Ferret)	Market	Animal	Y	30.00	30.00	-
Miscellaneous						
Registration of Foster Carer	Full Cost	Each	N	86.00	90.00	4.65%
Animal Registration – Non Concession Fees						
Dog - Registered foster carer	Market	Animal	N	8.20	8.70	6.10%
Cat - Registered foster carer	Market	Animal	N	8.20	8.70	6.10%
ACTIVE AND HEALTHY COMMUNITIES						
Active Communities						
Pool Entry Fees						
Adult Ticket - Day	Accessible	Day	Y	6.10	6.40	4.92%
Child Ticket (Child under 2 years old free when accompanied by a paying adult) - Day	Accessible	Day	Y	4.90	5.20	6.12%
Family Ticket (2 adults and dependent children under 16 years of age) - Day	Accessible	Day	Y	16.20	17.00	4.94%
Concession Adult Ticket - Day	Accessible	Day	Y	4.90	5.20	6.12%
Concession Family Ticket (2 adults and dependent children under 16 years of age) - Day	Accessible	Day	Y	12.20	12.80	4.92%
Concession Student Ticket - Day	Accessible	Day	Y	4.90	5.20	6.12%
School Group Student Entry - Day	Accessible	Day	Y	2.20	2.30	4.55%
Adult Ticket - Season	Accessible	Season	Y	117.00	122.50	4.70%
Child Ticket (Child under 2 years old free when accompanied by a paying adult) - Season	Accessible	Season	Y	85.50	89.50	4.68%
Family Ticket (2 adults and dependent children under 16 years of age) - Season	Accessible	Season	Y	223.00	233.50	4.71%
Adult Extended Season Ticket	Accessible	Season	Y	177.50	185.50	4.51%
Child Extended Season Ticket	Accessible	Season	Y	138.50	145.00	4.69%
Family Extended Season Ticket (2 adults and dependent children under 16 years of age)	Accessible	Season	Y	292.00	306.00	4.79%
Concession Adult Ticket - Season	Accessible	Season	Y	88.00	92.00	4.55%
Concession Family Ticket (2 adults and dependent children under 16 years of age) - Season	Accessible	Season	Y	175.50	183.50	4.56%
Concession Adult Extended Season Ticket	Accessible	Season	Y	141.00	147.50	4.61%
Concession Family Extended Season Ticket	Accessible	Season	Y	234.50	245.50	4.69%
Rural Pool Pass - Adult	Accessible	Season	Y	89.00	93.50	5.06%
Rural Pool Pass - Child	Accessible	Season	Y	59.50	62.50	5.04%
Rural Pool Pass - Family	Accessible	Season	Y	141.00	147.50	4.61%
January 31 Season Ticket Price - Adult	Accessible	Season	Y	55.50	58.00	4.50%
January 31 Season Ticket Price - Child	Accessible	Season	Y	42.50	44.50	4.71%
January 31 Season Ticket Price - Family	Accessible	Season	Y	106.50	111.50	4.69%
Winter Seasonal Use – Adult *	Accessible	Season	Y	286.00	299.00	4.55%
Winter Seasonal Use – Child *	Accessible	Season	Y	227.50	238.00	4.62%
Winter Seasonal Use – Family *	Accessible	Season	Y	487.50	510.00	4.62%
Winter Seasonal Use - Family Concession Season	Accessible	Season	Y	457.60	479.00	4.68%
Winter Seasonal Use - Adult Concession Season	Accessible	Season	Y	227.50	238.00	4.62%

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Winter Seasonal Use - Student Concession Season	Accessible	Season	Y	227.50	238.00	4.62%
Winter Seasonal Use - Winter 10 Swim Pass	Accessible	Season	Y	75.40	79.00	4.77%
Winter Seasonal Use - Winter 10 Swim Pass Concession	Accessible	Season	Y	57.20	60.00	4.90%
Winter Seasonal Use - Winter Adult Day Ticket	Accessible	Season	Y	8.45	8.90	5.33%
Winter Seasonal Use - Winter Adult Day Ticket Concession	Accessible	Season	Y	6.24	6.60	5.77%
Winter Seasonal Use - Winter Child Day Ticket	Accessible	Season	Y	6.24	6.60	5.77%
Winter Seasonal Use - Winter Student Day Ticket	Accessible	Season	Y	6.24	6.60	5.77%
Winter Seasonal Use - Winter Family Day Ticket	Accessible	Season	Y	23.40	24.50	4.70%
Winter Seasonal Use - Winter Family Day Ticket Concession	Accessible	Season	Y	19.50	20.50	5.13%
Intermediate Pool	Accessible	Hour	Y	50.00	52.50	5.00%
Dive Pool, 1m, 3m, 5m Boards	Accessible	Hour	Y	50.00	52.50	5.00%
Lane Hire	Accessible	Hour	Y	26.00	27.50	5.77%
Water Slide Hire	Accessible	Hour	Y	80.00	84.00	5.00%
Large Aquatic Facility Hire (additional charge where >400 people attend)	Accessible	Facility per hour	Y	191.00	200.00	4.71%
Small Aquatic Facility Hire (additional charge where >400 people attend)	Accessible	Facility per hour	Y	130.00	136.00	4.62%
Pool Marketing and promotional discounts	Incentive	Season	Y	Varies up to 20%	Varies up to 20%	-
Indoor Aquatic and Wellbeing Centres						
Indoor Pool Adult Casual	Accessible	Casual	Y	7.50	7.90	5.33%
Indoor Pool Casual Child/Concession Casual	Accessible	Casual	Y	5.10	5.40	5.88%
Indoor Pool Family (2 adults + dependant children)	Accessible	Casual	Y	21.00	22.00	4.76%
Indoor Pool Small Family (1 adult + dependant children)	Accessible	Casual	Y	14.40	15.20	5.56%
Indoor Pool Lane Hire	Accessible	Casual	Y	13.60	14.40	5.88%
Indoor Pool Group Entry (over 20 people)	Accessible	Casual	Y	4.30	4.50	4.65%
Indoor Pool School Child Entry	Accessible	Casual	Y	3.90	4.10	5.13%
Indoor Pool Schools 3/4 hour lesson (inc. entry)	Accessible	Session	Y	9.00	9.40	4.44%
Indoor Pool Schools 3/4 hour lesson (RLS accredited)	Accessible	Session	N	9.00	9.00	-
Indoor Pool Aquatic Teacher/Instructor - From	Accessible	Hour	Y	42.50	44.50	4.71%
Indoor Pool Swim/Spa/Sauna	Accessible	Casual	Y	11.20	11.80	5.36%
Indoor Pool Swim/Spa/Sauna Concession	Accessible	Casual	Y	9.60	10.20	6.25%
Indoor Pool Adult Swim Pass 10 Visits	Accessible	Multi Visit Pass	Y	59.50	62.50	5.04%
Indoor Pool Child/Concession Pass 10 Visits	Accessible	Multi Visit Pass	Y	41.50	43.50	4.82%
Indoor Pool Family Pass 10 Visits	Accessible	Multi Visit Pass	Y	162.50	170.00	4.62%
Indoor Pool Adult Swim Pass 20 Visits	Accessible	Multi Visit Pass	Y	119.00	124.50	4.62%
Indoor Pool Child/Concession Pass 20 Visits	Accessible	Multi Visit Pass	Y	82.50	86.50	4.85%
Indoor Pool Family Swim Pass 20 Visits	Accessible	Multi Visit Pass	Y	325.00	340.00	4.62%
Aquatic Events Indoor 50m Peak Time	Accessible	Hour	Y	736.00	770.00	4.62%
Aquatic Events Indoor 50m Off Peak	Accessible	Hour	Y	341.00	357.00	4.69%
Aquatic Programs Child Learn to Swim Membership - Direct Debit	Accessible	Weekly	Y	17.00	17.80	4.71%
Aquatic Programs Adult Learn to Swim Membership - Direct Debit	Accessible	Weekly	Y	19.60	20.50	4.59%
Aquatic Programs Squad Membership - Direct Debit	Accessible	Weekly	Y	19.60	20.50	4.59%
Aquatic Programs Aqua Aerobics Class	Accessible	Casual	Y	13.60	14.40	5.88%
Aquatic Programs Aqua Aerobics Class (Concession)	Accessible	Casual	Y	10.40	11.00	5.77%

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Aquatic Programs Aqua Aerobics 20 Visit Pass	Accessible	Multi Visit Pass	Y	244.50	255.50	4.50%
Aquatic Programs Aqua Aerobics 20 Visit Pass (Concession)	Accessible	Multi Visit Pass	Y	185.00	193.50	4.59%
Aquatic Programs Aqua Play (Splish Splash - 2 to 6 months)	Accessible	Casual	Y	7.50	7.90	5.33%
Aquatic Programs Birthday Parties (per child + food)	Accessible	Session	Y	23.00	24.50	6.52%
Aquatic Membership Joining Fee - From	Accessible	Application	Y	45.00	47.50	5.56%
Aquatic Membership Adult - Direct Debit	Accessible	Weekly	Y	10.80	11.40	5.56%
Aquatic Membership Student/Concession - Direct Debit	Accessible	Weekly	Y	8.40	8.80	4.76%
6 Month Aquatic Membership Adult	Accessible	Term	Y	316.00	331.00	4.75%
6 Month Aquatic Membership Student/ Concession	Accessible	Term	Y	259.50	271.50	4.62%
12 Month Aquatic Membership Adult	Accessible	Term	Y	589.00	616.00	4.58%
12 Month Aquatic Membership Student/ Concession	Accessible	Term	Y	482.00	504.00	4.56%
Platinum & Gold Membership Joining Fee - From	Accessible	Application	Y	42.50	44.50	4.71%
Platinum Membership - Direct Debit	Accessible	Weekly	Y	22.00	23.00	4.55%
Platinum Membership Student/Concession - Direct Debit	Accessible	Weekly	Y	17.40	18.20	4.60%
Gold/Partner Health Membership - Direct Debit	Accessible	Weekly	Y	17.40	18.20	4.60%
Gold/Partner Health Membership Student/ Concession - Direct Debit	Accessible	Weekly	Y	14.20	15.00	5.63%
Teen (13-15 years) Flexi Membership - Direct Debit	Accessible	Weekly	Y	12.80	13.40	4.69%
Coaching Zone Membership - Direct Debit - From	Accessible	Weekly	Y	53.50	56.00	4.67%
2 Weeks Platinum Membership	Accessible	Term	Y	67.50	71.00	5.19%
2 Weeks Gold/Partner Health Membership	Accessible	Term	Y	54.50	57.00	4.59%
6 Month Platinum Membership	Accessible	Term	Y	590.00	617.00	4.58%
6 Month Gold/Partner Health Membership	Accessible	Term	Y	493.00	516.00	4.67%
6 Month Teen Platinum Membership	Accessible	Term	Y	374.00	391.00	4.55%
12 Month Platinum Membership	Accessible	Term	Y	1,140.00	1,195.00	4.82%
12 Month Gold/Partner Health Membership	Accessible	Term	Y	941.00	984.00	4.57%
12 Month Teen Platinum Membership	Accessible	Term	Y	703.00	735.00	4.55%
Group Fitness Class Adult	Accessible	Casual	Y	13.60	14.40	5.88%
Group Fitness Class Concession/Student	Accessible	Casual	Y	10.40	11.00	5.77%
Casual Gym Adult	Accessible	Casual	Y	18.00	19.00	5.56%
Casual Gym Concession/Student	Accessible	Casual	Y	14.80	15.60	5.41%
Group Fitness Class 20 Visit Pass	Accessible	Multi Visit Pass	Y	262.00	274.00	4.58%
Group Fitness Class 20 Visit Pass Concession	Accessible	Multi Visit Pass	Y	173.00	181.00	4.62%
Casual Gym 20 Visit Pass	Accessible	Multi Visit Pass	Y	333.00	348.00	4.50%
Casual Gym Concession/Student 20 Pass Visit	Accessible	Multi Visit Pass	Y	275.00	287.50	4.55%
Personal Training - From	Accessible	Casual	Y	50.00	52.50	5.00%
School Fitness School Fitness Program Entry	Accessible	Casual	Y	5.70	6.00	5.26%
Room Hire - Multi Purpose Room	Accessible	Hour	Y	33.00	34.50	4.55%
Childcare 90 Minutes Member	Accessible	Casual	Y	9.60	10.20	6.25%
Childcare 90 Minutes Non-Member	Accessible	Casual	Y	11.80	12.40	5.08%
Occasional Care 90 Minutes Member	Accessible	Casual	Y	17.40	18.20	4.60%
Occasional Care 90 Minutes Non-Member	Accessible	Casual	Y	21.00	22.00	4.76%
Pool Marketing, sponsor and promotional discounts	Incentive	Application	Y	Varies up to 20%	Varies up to 20%	-

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Pool Marketing, sponsor and promotional discounts - Term/Monthly	Incentive	Term/ Monthly	Y	Varies up to 20%	Varies up to 20%	-
Pool Marketing, sponsor and promotional discounts - Incentive	Incentive	Casual	Y	Varies up to 20%	Varies up to 20%	-
Wellness Centre Services - From	Accessible	Session	Y	70.50	74.00	4.96%
Exercise physiology - From	Accessible	Session	Y	66.00	69.00	4.55%
Squash Court Hire 1 hour	Accessible	Hour	Y	16.40	17.20	4.88%
Squash Court Hire 1/2 hour	Accessible	1/2 hour	Y	11.00	11.60	5.45%
Stadium hire 1 hour	Accessible	Hour	Y	22.00	23.00	4.55%
Stadium hire not for profit 1 hour	Accessible	Hour	Y	16.40	17.20	4.88%
Additional prices, programs and services can be added at the discretion of the CEO						
Reserves/Ovals – Season Hire						
Booking fee	Accessible	Percentage	Y	5%	5%	-
Graded A Reserve - Season Summer	Accessible	Season	Y	4,255.00	4,450.00	4.58%
Graded A Reserve - Season Winter	Accessible	Season	Y	8,505.00	8,890.00	4.53%
Graded A Reserve - Junior Use - Season Summer	Accessible	Season	Y	2,130.00	2,230.00	4.69%
Graded A Reserve - Junior Use - Season Winter	Accessible	Season	Y	4,255.00	4,450.00	4.58%
Graded B Reserve - Season Summer	Accessible	Season	Y	2,130.00	2,230.00	4.69%
Graded B Reserve - Season Winter	Accessible	Season	Y	4,255.00	4,450.00	4.58%
Graded B Reserve - Junior Use - Season Summer	Accessible	Season	Y	1,070.00	1,120.00	4.67%
Graded B Reserve - Junior Use - Season Winter	Accessible	Season	Y	2,130.00	2,230.00	4.69%
Graded C Reserve - Season Summer	Accessible	Season	Y	1,070.00	1,120.00	4.67%
Graded C Reserve - Season Winter	Accessible	Season	Y	2,130.00	2,230.00	4.69%
Graded C Reserve - Junior Use - Season Summer	Accessible	Season	Y	531.00	555.00	4.52%
Graded C Reserve - Junior Use - Season Winter	Accessible	Season	Y	1,070.00	1,120.00	4.67%
Graded D Reserve - Season Summer	Accessible	Season	Y	531.00	555.00	4.52%
Graded D Reserve - Season Winter	Accessible	Season	Y	1,070.00	1,120.00	4.67%
Graded D Reserve - Junior Use - Season Summer	Accessible	Season	Y	265.50	277.50	4.52%
Graded D Reserve - Junior Use - Season Winter	Accessible	Season	Y	531.00	555.00	4.52%
Booking fee is applicable to Reserves, Ovals, Pavilions and Facility hire.						
Occasional Hire						
Booking fee	Accessible	Percentage	Y	-	5%	-
Graded A Reserve - Day	Accessible	Day	Y	290.00	304.00	4.83%
Graded A Reserve - Junior Use - Day	Accessible	Day	Y	145.00	152.00	4.83%
Graded B Reserve - Day	Accessible	Day	Y	216.50	226.50	4.62%
Graded B Reserve - Junior Use - Day	Accessible	Day	Y	108.50	113.50	4.61%
Graded C Reserve - Day	Accessible	Day	Y	145.00	152.00	4.83%
Graded C Reserve - Junior Use - Day	Accessible	Day	Y	73.00	76.50	4.79%
Graded D Reserve - Day	Accessible	Day	Y	73.00	76.50	4.79%
Graded D Reserve - Junior Use - Day	Accessible	Day	Y	37.00	39.00	5.41%
Graded A Reserve - up to 3 hours	Accessible	Up to 3 Hours	Y	145.00	152.00	4.83%
Graded A Reserve - Junior Use - up to 3 hours	Accessible	Up to 3 Hours	Y	73.00	76.50	4.79%
Graded B Reserve - up to 3 hours	Accessible	Up to 3 Hours	Y	108.50	113.50	4.61%
Graded B Reserve - Junior Use - up to 3 hours	Accessible	Up to 3 Hours	Y	54.50	57.00	4.59%
Graded C Reserve - up to 3 hours	Accessible	Up to 3 Hours	Y	73.00	76.50	4.79%
Graded C Reserve - Junior Use - up to 3 hours	Accessible	Up to 3 Hours	Y	37.00	39.00	5.41%
Graded D Reserve - up to 3 hours	Accessible	Up to 3 Hours	Y	37.00	39.00	5.41%
Graded D Reserve - Junior Use - up to 3 hours	Accessible	Up to 3 Hours	Y	18.40	19.40	5.43%
Graded A Reserve - up to 1 hour	Accessible	Up to 1 hour	Y	49.00	51.50	5.10%
Graded B Reserve - up to 1 hour	Accessible	Up to 1 hour	Y	37.50	39.50	5.33%

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Graded C Reserve - up to 1 hour	Accessible	Up to 1 hour	Y	25.00	26.50	6.00%
Graded D Reserve - up to 1 hour	Accessible	Up to 1 hour	Y	12.60	13.20	4.76%
Lighting at Sports Centre Track or Oval Only	Accessible	Hour	Y	40.50	42.50	4.94%
Lighting at Epsom Huntly Recreation Reserve	Accessible	Hour	Y	40.50	42.50	4.94%
Epsom Huntly Regional Recreation Reserve Pavilions						
Booking fee	Accessible	Percentage	Y	5%	5%	-
Change Room Casual Use	Accessible	Day	Y	23.50	25.00	6.38%
Meeting Room Casual Use up to 4 hours	Accessible	Hour	Y	33.00	34.50	4.55%
Function Room, Kitchen & Bar Community Use - Casual	Accessible	Per Use	Y	117.00	122.50	4.70%
Function Room, Kitchen & Bar Commercial/ Private Use - Casual	Accessible	Per Use	Y	382.00	400.00	4.71%
Function Room Playgroup Use	Accessible	Per Use	Y	12.80	13.40	4.69%
Kitchen / Kiosk - Seasonal	Accessible	Per Use	Y	40.50	42.50	4.94%
Function Room, Kitchen & Bar Community Use - Seasonal	Accessible	Per Use	Y	117.00	122.50	4.70%
Function Room - Training Nights - Seasonal	Accessible	Per Use	Y	24.50	26.00	6.12%
Seasonal Cleaning Fee - From	Accessible	Weekly	Y	24.00	25.50	6.25%
Casual Use Cleaning Fee - From	Accessible	Per Use	Y	135.50	142.00	4.80%
Bonds for events are subject to the nature of the event						
Marist College Community Facility						
Booking fee	Accessible	Percentage	Y	5%	5%	-
Indoor Stadium Hire	Accessible	Hourly	Y	33.00	34.50	4.55%
Function Room, Kiosk & Bar Community Use - Casual	Accessible	Per Use	Y	117.00	122.50	4.70%
Function Room, Kiosk & Bar Commercial/Private Use - Casual	Accessible	Per Use	Y	382.00	400.00	4.71%
Bonds for events are subject to the nature of the event						
Commercial Fitness Operators						
Commercial Fitness Operator Fee - Over 3 sessions per week (Annual Permit)	Accessible	Application	Y	1,300.00	1,360.00	4.62%
Commercial Fitness Operator Fee - Over 3 sessions per week (Summer Permit)	Accessible	Application	Y	648.00	678.00	4.63%
Commercial Fitness Operator Fee - Under 3 sessions per week (Annual Permit)	Accessible	Application	Y	648.00	678.00	4.63%
Commercial Fitness Operator Fee - Under 3 sessions per week (Summer Permit)	Accessible	Application	Y	324.00	339.00	4.63%
Commercial Fitness Operator Fee - Casual Use	Accessible	Application	Y	27.50	29.00	5.45%
Commercial Fitness Operator Additional Trainers Fee (Applicable 3+ trainers)	Accessible	Application	Y	130.00	136.00	4.62%
Hire of Mercy Junortoun Sports Precinct						
Booking fee	Accessible	Percentage	Y	-	5%	-
Cleaning Fee - Casual - Amount From	Accessible	Per Use	Y	-	142.00	-
Internal Toilets - Casual	Accessible	Day	Y	-	23.50	-
Junior Function Room - Training Nights - Seasonal	Accessible	Per Use	Y	-	26.00	-
Junior Function Room, Kiosk Community Use - Casual	Accessible	Per Use	Y	-	122.50	-
Junior Kiosk - Casual	Accessible	Per Use	Y	-	42.50	-
Senior Function Room - Training Nights - Seasonal	Accessible	Per Use	Y	-	26.00	-
Senior Function Room, Kitchen & Kiosk Commercial/Private Use - Casual	Accessible	Per Use	Y	-	400.00	-
Senior Function Room, Kitchen & Kiosk Community Use - Casual	Accessible	Per Use	Y	-	122.50	-

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Senior Kitchen / Kiosk - Casual	Accessible	Per Use	Y	-	42.50	-
Per Change Room - Casual	Accessible	Day	Y	-	25.00	-
Meeting Room Use up to 4 hours - Casual	Accessible	Hour	Y	-	34.50	-
COMMUNITY AND ENVIRONMENTAL HEALTH						
Early Years						
Child Care						
Full Day Care under 3 years of age	Accessible	Day	N	148.50	156.00	5.05%
Full Day Care over 3 years of age	Accessible	Day	N	148.50	156.00	5.05%
Late Collection of Children	Accessible	Minute	N	6.90	7.30	5.80%
Non Cancellation of OCC bookings	Accessible	Flat Admin	N	13.40	14.00	4.48%
Environmental Health						
Food Act						
Class 4 - Notification Fee	Full Cost	Each	N	0.00	75.00	-
Community Group Class 2	Full Cost	Annual	N	0.00	85.00	-
Community Group Class 3	Full Cost	Application	N	0.00	65.00	-
Class 1A - Proprietary FSP and Scale	Full Cost	Fee Unit	N	88 Fee Units	88 Fee Units	-
Class 1B - Proprietary FSP	Full Cost	Fee Unit	N	55 Fee Units	55 Fee Units	-
Class 2A - Proprietary FSP or Independent & Scale	Full Cost	Fee Unit	N	88 Fee Units	88 Fee Units	-
Class 2B - Standard or Independent	Full Cost	Fee Unit	N	44 Fee Units	44 Fee Units	-
Class 2C - Standard FSP (Home based/farm gate/B&B)	Full Cost	Fee Unit	N	22 Fee Units	22 Fee Units	-
Class 3A - Minimum Records	Full Cost	Fee Unit	N	22 Fee Units	22 Fee Units	-
Class 3B (minimum records including community groups)	Full Cost	Fee Unit	N	11 Fee Units	11 Fee Units	-
Follow Up of Non-Compliance Food Sampling	Full Cost	Fee Unit	N	11 Fee Units	11 Fee Units	-
One Off Event NEW	Full Cost	Fee Unit	N	11 Fee Units	11 Fee Units	-
Extracts						
Copy of Certificate of Analysis	Full Cost	Each	N	47.50	50.00	5.26%
Public Health and Wellbeing Act 2008						
Prescribed Accommodation	Full Cost	Fee Unit	N	24 Fee Units	24 Fee Units	-
Public Health and Wellbeing Premises (including pool registrations)	Full Cost	Fee Unit	N	28 Fee Units	28 Fee Units	-
Caravan Parks						
Registration	Statutory	Site	N	As per schedule - varies	As per schedule - varies	-
Transfer Fee - Caravan Parks	Full Cost	Each	N	As per schedule (5 fee units)	As per schedule (5 fee units)	-
Inspection and Report Fee	Full Cost	Each	N	392.00	410.00	4.59%
All Registrations (except caravan parks)						
Ongoing Low Risk Registration	Full Cost	Fee Unit	N	28 fee units	28 fee units	-
Transfer Fee	Statutory	Fee Unit	N	24 Fee Units	24 Fee Units	-
New Premise Fee	Full Cost	Fee Unit	N	24 Fee Units	24 Fee Units	-
Registration of new premises 1 July - 30 September	Full Cost	Each	N	New Premise fee + Annual registration fee	New Premise fee + Annual registration fee	-
Registration of new premises 1 October - 31 December	Full Cost	Each	N	New Premise fee + 75% of Annual registration fee	New Premise fee + 75% of Annual registration fee	-
Registration of new premises 1 January - 31 March	Full Cost	Each	N	New Premise fee + 50% of Annual registration fee	New Premise fee + 50% of Annual registration fee	-
Registration of new premises 1 April - 30 June	Full Cost	Each	N	New Premise fee + 25% of Annual registration fee	New Premise fee + 25% of Annual registration fee	-
Major Non-Compliant Premise Re-inspection Fee	Full Cost	Fee Unit	N	24 Fee Units	24 Fee Units	-

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Environment Protection Act (septic tanks)						
Construct, install or alter OWMS	Statutory	Application	N	As schedule (minimum 48.88 fee units for assessments not exceeding 8.2 hours with an additional 6.12 fee units payable per hour of assessment exceeding 8.2 hours up to a maximum of 135.43 fee units)		-
Minor alteration to OWMS	Statutory	Application	N	As per schedule (37.25 fee units)	As per schedule (37.25 fee units)	-
Transfer a permit	Statutory	Application	N	As per schedule (9.93 fee units)	As per schedule (9.93 fee units)	-
Amend a permit	Statutory	Application	N	As per schedule (10.38 fee units)	As per schedule (10.38 fee units)	-
Renew a permit	Statutory	Application	N	As per schedule (8.31 fee units)	As per schedule (8.31 fee units)	-
Exemption	Statutory	Application	N	As per schedule (minimum 14.67 fee units for assessments not exceeding 2.6 hours with an additional 5.94 fee units payable per hour of assessment exceeding 2.6 hours up to a maximum of 61.41 fee units)		-
Additional Site Inspection charge	Full Cost	Fee Unit	N	15 Fee Units	15 Fee Units	-
Septic Plan/File Search Fee charge	Full Cost	Each	N	162.50	170.00	4.62%
Housing Orders – Certificate of Title						
Report on orders affecting property	Market	Each	N	91.50	96.00	4.92%
Removal of Director of Housing Declarations affecting title	Market	Each	N	182.50	191.00	4.66%

Presentation and Assets

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
ENGINEERING						
Consent for Works in Road Reserves (Municipal roads) – Works other than minor works or traffic impact works						
Conducted on, or on any part of, the roadway, shoulder or pathway which the maximum speed limit is more than 50km/hr	Statutory	Each	N	Fee is set by State Government based on fee unit		-
Not conducted on, or on any part of, the roadway, shoulder or pathway which the maximum speed limit is more than 50km/hr	Statutory	Each	N	Fee is set by State Government based on fee unit		-
Conducted on, or on any part of, the roadway, shoulder or pathway which the maximum speed limit is not more than 50km/hr	Statutory	Each	N	Fee is set by State Government based on fee unit		-
Not conducted on, or on any part of, the roadway, shoulder or pathway which the maximum speed limit is not more than 50km/hr	Statutory	Each	N	Fee is set by State Government based on fee unit		-
Land Use Activity Agreement (LUAA) - Council administration fee for negotiable activity	Accessible	Each	N	1125.00	1180.00	4.89%
Consent for Works in Road Reserves (Municipal Roads) – Minor Works						
Conducted on, or on any part of, the roadway, shoulder or pathway which the maximum speed limit is more than 50km/hr - minor works	Statutory	Each	N	Fee is set by State Government based on fee unit		-
Not conducted on, or on any part of, the roadway, shoulder or pathway which the maximum speed limit is more than 50km/hr - minor works	Statutory	Each	N	Fee is set by State Government based on fee unit		-
Conducted on, or on any part of, the roadway, shoulder or pathway which the maximum speed limit is not more than 50km/hr - minor works	Statutory	Each	N	Fee is set by State Government based on fee unit		-
Not conducted on, or on any part of, the roadway, shoulder or pathway which the maximum speed limit is not more than 50km/hr - minor works	Statutory	Each	N	Fee is set by State Government based on fee unit		-
Full Colour – Posters etc.						
A1 - Full Colour	Market	Each	Y	0.00	26.00	-
AO - Full Colour	Market	Each	Y	40.50	45.00	11.11%
Black and White Print						
AO - Black and White	Market	Each	Y	11.20	30.00	167.86%
A1 - Black and White	Market	Each	Y	7.40	18.00	143.24%
PARKS AND OPEN SPACE						
Tree Replacement and Maintenance	Full Cost	Each	N	440.00	500.00	13.64%
Booking fee - bookable Parks, Gardens and Passive Reserves	Accessible	Per bookable location	Y	5%	5%	-
Community/General Event/Gathering (0-30 People)	Accessible	No booking required	Y	0.00	0.00	-
Community/General Event/Gathering (30-50 People)	Accessible	Per bookable location	Y	102.00	107.00	4.90%
Community/General Event/Gathering (Above 50 People)	Accessible	Per bookable location	Y	107.50	112.50	4.65%
Wedding / private event (birthday party / family reunion)	Accessible	Per bookable location	Y	147.00	154.00	4.76%
Commercial Event	Accessible	Per bookable location	Y	147.00	154.00	4.76%
PROPERTY SERVICES						
Contamination - Soil & Site Investigations	Full Cost	Application	N	Varies	Varies	-
Property Land Valuations	Full Cost	Application	N	varies	varies	-
Property Searches - Land Searches	Full Cost	Application	N	varies	varies	-
Services in connection with a Council land transaction	Full Cost	Varies	Y	Varies	Varies	-

Presentation and Assets continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
RESOURCE RECOVERY AND EDUCATION						
Eaglehawk Landfill						
Car Tyre Contaminated - Eaglehawk Landfill	Accessible	Each	Y	0.00	20.00	-
Domestic Minimum Charge	Accessible	Under 20 kg	Y	2.80	6.70	139.29%
Heavy Truck Tyre Contaminated - Eaglehawk Landfill	Accessible	Each	Y	0.00	80.00	-
Light Truck Tyre Contaminated - Eaglehawk Landfill	Accessible	Each	Y	0.00	40.00	-
Domestic Waste - Eaglehawk Landfill	Accessible	Tonne	Y	279.50	336.00	20.21%
Separated Waste - Eaglehawk Landfill	Accessible	Tonne	Y	206.50	232.50	12.59%
Domestic Asbestos - Eaglehawk Landfill	Accessible	Tonne	Y	379.00	427.00	12.66%
Domestic Green Waste - Eaglehawk Landfill	Accessible	Tonne	Y	Free	Free	-
Green Commercial - Eaglehawk Landfill	Accessible	Tonne	Y	106.50	111.50	4.69%
Industrial, Commercial - Eaglehawk Landfill	Accessible	Tonne	Y	298.00	336.00	12.75%
Industrial, Commercial <100kg - Eaglehawk Landfill	Accessible	Each	Y	30.00	34.00	13.33%
Industrial, Commercial (Polystyrene, carpet, PET, HDPE, LDPE, foam mattresses, insulation etc) - Eaglehawk Landfill	Accessible	Tonne	Y	572.00	644.00	12.59%
Industrial, Commercial (Mixed loads of recycling and waste) - Eaglehawk Landfill	Accessible	Tonne	Y	572.00	644.00	12.59%
LL Contaminated Soil - Eaglehawk Landfill	Accessible	Tonne	Y	365.00	411.00	12.60%
Car Tyres - Eaglehawk Landfill	Accessible	Each	Y	8.00	9.00	12.50%
Car Tyre (with Rim) - Eaglehawk Landfill	Accessible	Each	Y	15.80	18.00	13.92%
Motorcycle Tyre - Eaglehawk Landfill	Accessible	Each	Y	8.00	9.00	12.50%
Light Truck Tyre - Eaglehawk Landfill	Accessible	Each	Y	12.00	18.00	50.00%
Light Truck Tyre (with Rim) - Eaglehawk Landfill	Accessible	Each	Y	14.00	38.00	171.43%
Heavy Truck Tyre - Eaglehawk Landfill	Accessible	Each	Y	14.00	31.00	121.43%
Heavy Truck Tyre (with Rim) - Eaglehawk Landfill	Accessible	Each	Y	24.00	85.50	256.25%
Mattresses - Eaglehawk Landfill	Accessible	Each	Y	27.50	36.00	30.91%
Fridges/Air conditioners/Freezers - Eaglehawk Landfill	Accessible	Each	Y	26.50	50.00	88.68%
Immediate Deep Burial of Prohibited or Dangerous Items - Eaglehawk Landfill	Accessible	Fee unit	Y	160.50	181.00	12.77%
Goornong/Strathfieldsaye Transfer Stations						
Bicycle Tube - Goornong/Strathfieldsaye Transfer Stations	Accessible	Each	Y	0.00	0.50	-
Bicycle Tyre - Goornong/Strathfieldsaye Transfer Stations	Accessible	Each	Y	0.00	2.50	-
Commercial Cardboard/Recycling (6 x 4 Trailer/ Ute or equivalent	Accessible	Each	Y	0.00	10.00	-
Domestic Garbage Bag - (< 70 Litres) - Goornong/Strathfieldsaye Transfer Stations	Accessible	Domestic Bag	Y	5.70	6.50	14.04%
Domestic Wheelie Bin - Goornong/ Strathfieldsaye Transfer Stations	Accessible	Load	Y	14.40	16.20	12.50%
Domestic Car Boot - Goornong/Strathfieldsaye Transfer Stations	Accessible	Car Boot	Y	22.50	25.50	13.33%
Domestic Car Boot (Unsorted Load) - Goornong/ Strathfieldsaye Transfer Stations	Accessible	Car Boot	Y	48.00	54.00	12.50%
Trailer 6 x 4 - Goornong/Strathfieldsaye Transfer Stations	Accessible	Trailer etc	Y	48.00	54.00	12.50%
Trailer 6 x 4 (Unsorted Load) - Goornong/ Strathfieldsaye Transfer Stations	Accessible	Trailer etc	Y	95.00	107.00	12.63%
Trailer with cage 6 x 4 - Goornong/Strathfieldsaye Transfer Stations	Accessible	Trailer etc	Y	86.00	97.00	12.79%
Trailer with cage 6 x 4 (Unsorted Load) - Goornong/Strathfieldsaye Transfer Stations	Accessible	Trailer etc	Y	170.50	192.00	12.61%

Presentation and Assets continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Tandem Trailer 8 x 5 - Goornong/Strathfieldsaye Transfer Stations	Accessible	Load	Y	100.00	112.50	12.50%
Tandem Trailer 8 x 5 (Unsorted Load) - Goornong/Strathfieldsaye Transfer Stations	Accessible	Load	Y	198.50	223.50	12.59%
Tandem Trailer with cage 8 x 5 - Goornong/ Strathfieldsaye Transfer Stations	Accessible	Load	Y	198.50	223.50	12.59%
Tandem Trailer with cage 8 x 5 (Unsorted Load) - Goornong/Strathfieldsaye Transfer Stations	Accessible	Load	Y	398.00	448.00	12.56%
Fridges/Air conditioners/Freezers (Fridges & Large White Goods not accepted at Goornong) - Goornong/Strathfieldsaye Transfer Stations	Accessible	Each	Y	Free	Free	-
Gas Bottles (<9kg) - Goornong/Strathfieldsaye Transfer Stations	Accessible	Each	Y	14.80	14.80	-
Oil - Volumes <20L - Goornong/Strathfieldsaye Transfer Stations	Accessible	Each	Y	5.00	5.70	14.00%
Mattresses - Goornong/Strathfieldsaye Transfer Stations	Accessible	Each	Y	29.00	36.00	24.14%
Domestic green waste (Goornong only) - Goornong/Strathfieldsaye Transfer Stations	Accessible	Each	Y	Free	Free	-
E-waste - Goornong/Strathfieldsaye Transfer Stations	Accessible	Each	Y	Free	Free	-
Heathcote Transfer Station						
Bicycle Tube - Heathcote Transfer Station	Accessible	Each	Y	0.00	0.50	-
Bicycle Tyre - Heathcote Transfer Station	Accessible	Each	Y	0.00	2.50	-
Car Tyre Contaminated - Heathcote Transfer Station	Accessible	Each	Y	0.00	20.00	-
Commercial Cardboard/Recycling (6 x 4 Trailer/ Ute or equivalent)	Accessible	Each	Y	0.00	10.00	-
Heavy Truck Tyre Contaminated - Heathcote Transfer Station	Accessible	Each	Y	0.00	80.00	-
Light Truck Tyre Contaminated - Heathcote Transfer Station	Accessible	Each	Y	0.00	40.00	-
Domestic Garbage Bag - (< 70 Litres) - Heathcote Transfer Station	Accessible	Each	Y	5.70	6.50	14.04%
Domestic Wheelie Bin - Heathcote Transfer Station	Accessible	Each	Y	14.40	16.20	12.50%
Domestic Car Boot - Heathcote Transfer Station	Accessible	Load	Y	22.50	25.50	13.33%
Domestic Car Boot (Unsorted Load) - Heathcote Transfer Station	Accessible	Load	Y	48.00	54.00	12.50%
Trailer/Ute 6 x 4 - Heathcote Transfer Station	Accessible	Load	Y	48.00	54.00	12.50%
Trailer/Ute 6 x 4 (Unsorted Load) - Heathcote Transfer Station	Accessible	Load	Y	95.00	107.00	12.63%
Trailer with cage 6 x 4 - Heathcote Transfer Station	Accessible	Load	Y	86.00	97.00	12.79%
Trailer with cage 6 x 4 (Unsorted Load) - Heathcote Transfer Station	Accessible	Load	Y	170.50	192.00	12.61%
Tandem Trailer 8 x 5 - Heathcote Transfer Station	Accessible	Load	Y	100.00	112.50	12.50%
Tandem Trailer 8 x 5 (Unsorted Load) - Heathcote Transfer Station	Accessible	Load	Y	198.50	223.50	12.59%
Tandem Trailer with cage 8 x 5 - Heathcote Transfer Station	Accessible	Load	Y	198.50	223.50	12.59%
Tandem Trailer with cage 8 x 5 (Unsorted Load) - Heathcote Transfer Station	Accessible	Load	Y	398.00	448.00	12.56%
Domestic green waste - Heathcote Transfer Station	Accessible	Load	Y	Free	Free	-
Green Commercial - Heathcote Transfer Station	Accessible	Cubic Metre	Y	21.50	22.50	4.65%
Industrial/Commercial - Heathcote Transfer Station	Accessible	Cubic Metre	Y	63.50	71.50	12.60%
Industrial/Commercial (Unsorted Load) - Heathcote Transfer Station	Accessible	Cubic Metre	Y	127.00	143.00	12.60%

Presentation and Assets continued.

Name	Pricing Type	Unit of Measure	GST	Year 2023/2024 Fee (incl. GST) $	Year 2024/2025 Fee (incl. GST) $	Increase %
Car Tyre - Heathcote Transfer Station	Accessible	Each	Y	8.00	9.00	12.50%
Car Tyre (with Rim) - Heathcote Transfer Station	Accessible	Each	Y	14.00	18.00	28.57%
Motorcycle Tyre - Heathcote Transfer Station	Accessible	Each	Y	8.00	9.00	12.50%
Light Truck Tyre - Heathcote Transfer Station	Accessible	Each	Y	12.00	18.00	50.00%
Light Truck Tyre (with Rim) - Heathcote Transfer Station	Accessible	Each	Y	14.00	38.00	171.43%
Heavy Truck Tyre - Heathcote Transfer Station	Accessible	Each	Y	14.00	31.00	121.43%
Heavy Truck Tyre (with Rim) - Heathcote Transfer Station	Accessible	Each	Y	24.00	85.50	256.25%
Fridges /Air conditioners/Freezers - Heathcote Transfer Station	Accessible	Each	Y	Free	Free	-
Domestic Gas Bottles (<9kg) - Heathcote Transfer Station	Accessible	Each	Y	14.80	14.80	-
Oil - Volumes <20L - Heathcote Transfer Station	Accessible	Each	Y	5.00	5.70	14.00%
Mattresses - Heathcote Transfer Station	Accessible	Each	Y	29.00	36.00	24.14%
E-waste - Heathcote Transfer Station	Accessible	Each	Y	Free	Free	-
Bin Hire						
Up to 5 240L Bins	Accessible	Fee Unit	Y	151.50	170.50	12.54%
6 to 10 240L Bins	Accessible	Fee Unit	Y	200.50	226.00	12.72%
11 to 15 240L Bins	Accessible	Fee Unit	Y	233.50	263.00	12.63%
15 to 20 240L Bins	Accessible	Fee Unit	Y	359.00	404.00	12.53%
21 to 25 240L Bins	Accessible	Fee Unit	Y	410.00	462.00	12.68%
26 to 30 240L Bins	Accessible	Fee Unit	Y	448.00	504.00	12.50%
31 to 35 240L Bins	Accessible	Fee Unit	Y	572.00	644.00	12.59%
36 to 40 240L Bins	Accessible	Fee Unit	Y	627.00	706.00	12.60%
41 to 45 240L Bins	Accessible	Fee Unit	Y	842.00	948.00	12.59%
46 to 50 240L Bins	Accessible	Fee Unit	Y	879.00	989.00	12.51%
Bin Charges (one off charge)						
Supply of kerbside bin	Full Cost	Bin	N	-	115.50	-

Notes



Postal Address:
PO Box 733 Bendigo VIC 3552

T: 1300 002 642
National Relay Service: 133 677
then quote 03 5434 6000
E: requests@bendigo.vic.gov.au
W: www.bendigo.vic.gov.au

CITY OF GREATER BENDIGO

16. LEAD AND GOVERN FOR ALL

16.1. CONTRACTS AWARDED UNDER DELEGATION

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

Purpose

To inform Council of contracts signed under Delegation.

Recommended Motion

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

Policy Context

Primary Council Plan Reference

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

Secondary Council Plan Reference(s)

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

Conflict of Interest

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

Attachments

1. Contracts Awarded Under Delegation May 2024 [**16.1.1** - 1 page]

Capital Contracts							
Contract No	Project	Successful Contractor	Delegated Officer	Date Signed	Price (ex GST)	Practical Completion	Budget

Service Contracts							
Contract No	Project	Successful Contractor	Delegated Officer	Date Signed	Price (ex GST)	Contract Term & Options	Budget
CT000695	Supply of Road Marking Paint and Products under a Panel Contract Arrangement	Hempel Wattyl Australia Pty Ltd	Brian Westley	5/04/2024 Contractor for Panel Contract who signed during April 2024	Schedule of Rates	3 Years with the option of 1 x 24 months	$100,000.00 per annum

Contracts Awarded at Council							
Contract No	Project	Successful Contractor	Delegated Officer	Date Signed	Price (ex GST)	Practical Completion / Contract Term & Options	Budget

16.2. QUARTERLY FINANCE AND CAPITAL MANAGEMENT REPORT - Q3 MARCH 2024

Author:	Narelle Kingston, Coordinator Management Accounting
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 March 31, 2024, in accordance with the requirements of the *Local Government Act 2020* (Vic).

Recommended Motion

That Council receive the report comparing budget and actual revenues and expenses to March 31, 2024, in accordance with the requirements of the *Local Government Act 2020* (Vic).

Executive Summary

The Quarter 3 (Q3) Financial and Capital Management Report provides an update on the 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 s97 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 March 31 is $51.6M surplus, $1.6M (3%) favourable to budget. Despite the unbudgeted contribution made to BSL in October 2023, the operating surplus forecast to the end of the financial year is $41.7M ($3.1M unfavourable to budget). This large payment is offset by additional forecast income of $5.7M, attributable to interest income, Victorian Grants Commission increases and DRFA funding now being received for the 2022 flood claims.

The City's key year to date variances to budget impact on the forecast to year end, and include:

Additional income compared to budget across the following sources:

- **$4.6M additional grants operating:** there were a number of grants carried forward from last financial year which include offsetting additional expenditure. The City also received $1.3M in DRFA Emergency funding relating to the 2022 Flood (not budgeted in FY24). Additional financial assistance grants were also received with higher than budgeted indices applied by the Commonwealth government ($1.5M variance to budget).
- **$2.2M additional other income:** due to higher interest rates on term deposits, resulting in additional income.

Expense variances include:

- **$9.2M overspend in contributions & donations:** an unbudgeted contribution related to Bendigo Stadium Limited (BSL), as reported in Q2.
- **$2.0M underspend in employee costs:** attributable to vacancies across the organisation.
- **$1.2M overspend in materials & consumables:** unfavourable variance for minor equipment expenses. Portions of this variance are timing related for upfront payments, but we are expecting to see a 7% increase on materials and services due to inflation this financial year.

The City's profit and loss statement for the 6 months ended March 31, 2024 is provided below:

	YEAR TO DATE				FULL YEAR			
	YTD Actual $'000	YTD Budget $'000	Variance $'000	%	Full Year Forecast $'000	Annual Budget $'000	Variance $'000	%
Income								
Rates and Charges	146,676	146,753	(77)	(0%)	146,716	147,243	(527)	(0%)
Statutory Fees and Fines	4,220	4,260	(40)	(1%)	5,987	5,794	193	3%
User Fees	14,567	14,464	103	1%	21,525	21,978	(454)	(2%)
Grants Operating	10,494	5,911	4,583	78%	32,615	28,252	4,363	15%
Contributions Monetary	1,368	1,764	(396)	(22%)	2,023	2,458	(435)	(18%)
Other Income	5,168	2,969	2,198	74%	6,513	3,919	2,594	66%
Total income	182,493	176,121	6,372	4%	215,378	209,644	5,734	3%
Expenses								
Employee Costs	59,622	61,600	1,978	3%	77,420	79,521	2,101	3%
Materials & Services								
Administration Expense	3,003	4,229	1,225	29%	5,439	5,756	316	5%
Contractors and Services	22,652	21,984	(668)	(3%)	29,290	29,497	207	1%
Contributions and Donations	11,821	2,611	(9,210)	(353%)	12,977	3,033	(9,944)	(328%)
Employee Costs (outside payroll)	969	1,599	630	39%	1,915	2,004	89	4%
Insurance	2,340	2,266	(74)	(3%)	2,488	2,266	(221)	(10%)
IT Costs	3,213	3,201	(13)	(0%)	4,251	4,268	17	0%
Materials & Consumables	7,026	5,763	(1,263)	(22%)	10,350	8,426	(1,924)	(23%)
Plant & Fleet	3,190	3,519	329	9%	4,365	4,590	225	5%
Professional Services	3,572	4,691	1,119	24%	6,113	5,835	(278)	(5%)
Property, Trades & Maintenance	5,791	6,192	402	6%	8,531	8,386	(145)	(2%)
Utilities, Rates & Charges	7,014	7,748	734	9%	9,304	10,291	987	10%
Borrowing Costs	602	599	(3)	(0%)	781	798	17	2%
Other Expenses	48	100	51	52%	170	154	(16)	(11%)
Total expenses	130,866	126,101	(4,765)	(4%)	173,711	164,825	(8,885)	(5%)
Surplus/(deficit):	51,627	50,020	1,607	3%	41,667	44,818	(3,151)	(7%)

Note the 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.

December 2023 / January 2024 Floods

The State and Federal Governments 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 in October 2022 due to the rain impacting a wider area. For the City's road network, initial (rough) estimates of the damage are in the order of $15M, to be addressed over the coming 12 to 18 months. Whilst February and March were much drier months, costs continue to be incurred and the City is still working on recovery and supporting the community.

Rates debtors

During Q3, payment is due (15/02/2024) for rate payers electing to Pay in Full (PIF), and this year the City is seeing a significant increase in ratepayers on payment

arrangements and arrears outstanding. In March 2024, 6,748 final notices were issued totalling $15.6M. This is an increase of 33% (or $4.8M) compared to last year. There has also been a significant year-on-year increase of 88% (or $4.3M) in outstanding debts being sent to the next stage of debt collection with an external debt collector.

This increase in hardship arrangements reflects the increased cost of living pressures being experienced. The City has financial hardship guidelines and policies and engages wherever possible with ratepayers, financial Counsellors and other agencies to provide flexibility around payment plans.

Cash holdings & investments

Cash holdings currently remain above the minimum level and the City's investment portfolio remains in line with policy. Competition between the banks has continued, with further increased term deposit rates. Interest rates increased to approximately 5.14% in March, resulting in improved revenues. Currently 62.32% of the City's investments are with institutions without fossil fuel investments. 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.

Capital Program

The City adopted an annual capital budget of $67.8M, carried forward $22.2M (including some previously deferred projects) and deferred a further $20.9M. At the end of Q3, the City has delivered $45.5M or 66% of the Q1 delivery target.

Capital expenditure of $45.5M exceeds the YTD target by $3.1M, with numerous drivers behind this result. Cost increases continue to be observed – particularly on building related projects – and detailed project scoping sometimes results in the identification of necessary additional but unplanned works. Where appropriate, scope may be reduced on certain works, and selected projects that are no longer required may be cancelled. For these reasons, the annual capital expenditure is still expected to align with the total approved budget.

Key project updates include:

- **Municipal Baths:** Project continues to progress well. Site completion forecast for mid-year. Landscaping and planting will continue into spring.
- **Bendigo Tramways Workshop Expansion**: Project is nearing practical completion and is expected to be closed out in Quarter 4.
- **Bendigo Art Gallery Redevelopment**: Planning and heritage permits have recently been granted, and the funding advocacy program is ongoing.

- **Bendigo Airport Terminal & Precinct**: Terminal building has reached practical completion. Landscaping is also nearing completion, and the opening day was conducted on April 26.
- **O'Keefe Rail Trail Carpark & Public Toilet - Longlea Lane**: The prefabricated building structure is ready to be installed. Civil works are 80% complete and will progress after the building construction. Completion and handover are expected in June.

Priority/Importance

In accordance with s97 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 Q3 Quarterly Report. The Executive Management Team and the Audit and Risk Committee considered this report earlier in May.

Financial Sustainability

The Q3 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

Conflict of Interest

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

Attachments

Nil

16.3. SURPLUS LAND PROJECTS

Author:	Daniella McClure, Manager Property Services
Responsible Director:	Brian Westley, Director Presentation and Assets

Purpose

To consider feedback received on the potential sale of eight (8) freehold properties owned by the City and to determine their status as surplus to the City's needs or otherwise.

Recommended Motion

1. That Council declare the following properties surplus to the City's needs:
    a) 53 Eaglehawk Road, Ironbark
    b) 10 Sibley Place, Strathdale
    c) 101 Alder Street, Kangaroo Flat
    d) 5 St Johns Close, Kangaroo Flat
    e) 17 Edwin Street, North Bendigo
    f) 27 Hamelin Street, White Hills (part of)
    g) 11 Carolyn Way, Maiden Gully (part of)

2. That Council authorise the CEO to undertake the land assessment, preparation and sale processes of the properties listed above.

3. That the proceeds from any sale is deposited into the Public Space Reserve or the Land and Buildings Reserve to contribute as appropriate.

4. That Council retains 3-4 Lindsay Court, Strathfieldsaye to enable officers to undertake further investigations regarding the future needs, constraints and opportunities of the site; noting a future report will be tabled with Council upon conclusion of any investigation.

5. That CEO provide an update on the beforementioned parcels declared surplus to Council on a quarterly basis.

Executive Summary

At the Council meeting held on February 26, 2024, Council resolved to declare eight freehold properties owned by the City as potentially surplus to the City's needs. This resolution allowed for a five-week period of community engagement.

The eight (8) subject properties to be considered in this report are:

Ref	Address	Legal Description	Zone	Area* (m^2) *(*Subject to survey)*
a	53 Eaglehawk Road, Ironbark	CA 13C SEC:A At Bendigo P.Sandhurst C/T V.10115 F.142	Commercial 2	3,522m^2
b	10 Sibley Place, Strathdale	RES 1 on PS 208288G C/T V.9807 F.109	General Residential	873m^2
c	101 Alder Street, Kangaroo Flat	Lot 5 PS 203883T C/T V.9698 F.879	General Residential	3,131m^2
d	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	1,789m^2
e	17 Edwin Street, North Bendigo	Lot 73 on LP61300 C/T Vol 8738 Fol 283	General Residential	547m^2
f	27 Hamelin St, White Hills (part of)	Proposed lot being part of Lot 2 LP131230	General Residential	Approximately *5,400m^2
g	11 Carolyn Way, Maiden Gully	Proposed lot being part of Lot 1 TP109612	Commercial 1	Approximately *2,750m^2
h	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	4,303m2

Background

On February 27, 2024, the City commenced a five-week community engagement process to help inform a decision on the future use and ownership of the subject properties.

Further detail on the community engagement undertaken is available in the “Communications/Engagement” Section of this report.

Previous Council decision dates: February 26, 2024 - commence a public engagement process on the future of eight potentially surplus properties.

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. These reviews include strategically acquiring land when needed, disposing of surplus land, repurposing land to respond to the community’s changing needs, and retaining land to maintain existing levels of service.

Councils can sell freehold land, including public open space, in accordance with Section 114 of the *Local Government Act 2020* and Section 20 of the *Subdivision Act 1988*. These Acts (among others) set out requirements and restrictions on this process, which must be followed. Further, the process is also guided by the *Local Government Best Practice Guideline for the Sale, Exchange & Transfer of Land*

(Department of Planning and Community Development, June 2009) and the City's *Asset and Surplus Land Disposal Policy 2017*.

Section 114 of the *Local Government Act 2020* outlines the requirements for Councils when selling or exchanging land. This includes undertaking a community engagement process, providing notice of at least four weeks of Council's intentions and obtaining an up-to-date valuation in accordance with the *Valuation of Land Act 1960*.

Section 20 of the *Subdivision Act 1988* specifies that Council can sell public open spaces if replacement public open spaces are provided. Therefore, consideration should be given to the public open space levels of service in each of the subject property's neighbourhoods. Further, Section 20 outlines restrictions on what proceeds of any sale of public open space can be used for. These restrictions are:

- Buy land for use for public recreation or public resort, as parklands or for similar purposes; or
- Improve land already set aside, zoned or reserved (by the Council, the Crown, a planning scheme or otherwise) for use for public recreation or public resort, as parklands or for similar purposes; or
- With the approval of the Minister administering the *Local Government Act 2020*, improve land (whether set aside on a plan or not) used for public recreation or public resort, as parklands or for similar purposes.

The City currently complies with the above requirements by managing these funds in a restricted reserve (Public Space Reserve) in accordance with the City's *Public Open Space Contributions Policy 2024*.

Best practice guidance states that land should be prepared prior to sale to maximise its value and attract the highest price. Suitable ways to prepare land for sale include (but are not limited to):

- Appropriately rezoning the land if it is strategically justified.
- Altering or extinguishing easements to facilitate development.
- Cleaning the site from any debris, equipment, or contamination if needed.

Where relevant and required, properties that are declared as surplus to the City's needs will be prepared accordingly to facilitate a competitive sale (or alternative method of sale).

A comprehensive review has been undertaken for each site. This review considered current and future service needs for each site, in addition to community feedback.

The below sites are deemed surplus to the City's needs:

a) 53 Eaglehawk Road, Ironbark
b) 10 Sibley Place, Strathdale
c) 101 Alder Street, Kangaroo Flat
d) 5 St Johns Close, Kangaroo Flat
e) 17 Edwin Street, North Bendigo
f) 27 Hamelin Street, White Hills (part of)
g) 11 Carolyn Way, Maiden Gully (part of)

Officers have identified the need for further analysis regarding 3-4 Lindsay Court, Strathfieldsaye. Consequently, sale has not been recommended at this stage to enable officers to undertake further investigations regarding the future needs, constraints and opportunities of the site.

Site-specific information providing further details for each property is attached.

Priority/Importance

The City manages assets valued in excess of $2 billion, so it is important 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

Council has the option to declare land as surplus to its needs and to authorise the CEO to undertake the sale process subject to site-specific needs such as a planning scheme amendment, subdivision, or alteration or extinguishment of easements. This is the preferred option for the following properties:

a) 53 Eaglehawk Road, Ironbark
b) 10 Sibley Place, Strathdale
c) 101 Alder Street, Kangaroo Flat
d) 5 St Johns Close, Kangaroo Flat
e) 17 Edwin Street, North Bendigo
f) 27 Hamelin Street, White Hills (part of)
g) 11 Carolyn Way, Maiden Hully (part of)

Given that the City is the landowner for the above properties, Council also has the option to designate land uses and/or provide other City services on these properties. This would require additional capital and operational expenditure.

Council also has the option to declare 3-4 Lindsay Court, Strathfieldsaye as surplus (not recommended at this stage).

Council could also elect to retain some, or all, of the subject properties (not recommended).

Timelines

- February 2024 – Council resolved to publish intention to sale land and to declare the properties as potentially surplus to the City's needs
- March 2024 – Public notice period and community engagement
- April 2024 – Review and consider all community feedback
- May 2024 – Council to consider community feedback and subsequent recommendation to declare identified properties surplus to the City's needs.

Initiating and finalising the sale of City-owned freehold properties can take varying amounts of time depending on the steps required to prepare land for sale, and the level of commercial interest. Some parcels of land are ready for immediate sale (e.g., 53 Eaglehawk Road, Ironbark), and some require a considerable amount of work ahead of sale (e.g., 5 St Johns Close, Kangaroo Flat which requires rezoning ahead of its sale)

Communications/Engagement

The project's Let's Talk webpage sought feedback from the community on land identified as potentially surplus with the intention to sell and attracted a lot of attention during its 5-week lifespan. The webpage was viewed 3,355 times from over 902 unique visitors.

In addition to the Let's Talk webpage, the project was also advertised via letters to nearby residents and landowners, social media posts, newspaper adverts, and physical signs on each property. Word of mouth within neighbourhood Facebook groups also helped to advertise the project and generated a lot of interest.

Over 140 individual pieces of feedback were received, which included survey responses, written submissions, email enquiries and phone calls, and a petition with 70 signatures.

Internal business units were also consulted, and feedback received has been considered in the preparation of this report.

The attached reports provide more site-specific engagement data.

Financial Sustainability

1. Funds from the sale of former/current public open spaces will be deposited in the Public Open Space Reserve to support future projects or land purchases.
    a. These properties include:
        i. 10 Sibley Place, Strathdale
        ii. 101 Alder Street, Kangaroo Flat
        iii. 5 St Johns Close, North Bendigo
        iv. 17 Edwin Street, North Bendigo
        v. 27 Hamelin Street, White Hills (part of)
    b. Funds from the sale of other properties will be deposited in the Land and Buildings Reserve to support future projects or purchases.These properties include:
        i. 53 Eaglehawk Road, Ironbark
        ii. 11 Carolyn Way, Maiden Gully (part of)
2. 5 St Johns Close, Kangaroo Flat may incur Windfall Gains Tax.
3. Estimated cost for legal disbursements including survey plans, registration fees, of $10,000 per property, which will be offset by the sale transaction.
4. Annual costs for ongoing grass slashing maintenance at 3-4 Lindsay Court, Strathfieldsaye are estimated to be $12,404, with an annualised cost over 10 years allowing CPI of $142,202.

Risk Assessment

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

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)

Greater Bendigo Public Space Plan 2019 (GBPSP)
Recommends the sale and/or future use assessment of the following properties:

- 53 Eaglehawk Road, Ironbark
- 10 Sibley Place, Strathdale
- 101 Alder Street, Kangaroo Flat
- 11 Carolyn Way, Maiden Gully

Bendigo Botanic Gardens Master Plan 2010
Recommends the subject site at 27 Hamelin Street, White Hills is to be sold for residential development.

Greater Bendigo Integrated Transport and Land Use Strategy 2015
Sets out a sustainable transport and land use strategy for the City and broadly discourages large-scale car parking facilities where practical.

Reimagining Bendigo Creek Plan 2020
Recommends a series of 'up-stream' infrastructure and landscape projects that support the overall catchment's water quality and ability to cater for intense rainfall events.

Conflict of Interest

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

Attachments

1. 11 Carolyn Way Maiden Gully [**16.3.1** - 3 pages]
2. 17 Edwin Street North Bendigo [**16.3.2** - 2 pages]
3. 27 Hamelin Street White Hills [**16.3.3** - 3 pages]
4. 53 Eaglehawk Road Ironbark [**16.3.4** - 4 pages]
5. 101 Alder Street Kangaroo Flat [**16.3.5** - 3 pages]
6. 5 St Johns Close Kangaroo Flat (1) [**16.3.6** - 3 pages]
7. 10 Sibley Place Strathdale (1) [**16.3.7** - 2 pages]
8. 3 4 Lindsay Court Strathfieldsaye 2 [**16.3.8** - 3 pages]

11 Carolyn Way, Maiden Gully (part of)



This property was most likely acquired by the former Rural City of Marong to provide road access for McNamara Way, linking Carolyn Way to the Calder Highway access road. A large portion of this site has since been underutilised; hence, was included as part of the potentially surplus land program. Further, the GBPSP recommended that a land assessment is to be undertaken to determine the future land use and purpose of the site, respecting its strategic location within the Maiden Gully Town Centre.

Four survey responses were received in relation to this property. Three of them supported the sale of land to facilitate additional development within the Maiden Gully Town Centre. One response supported the retention of the property to develop a small pocket park but was also supportive of the land being used as affordable housing. A phone enquiry was also received from a prospective commercial developer who supported the sale of the land for similar purposes.

The Climate Change and Environment Unit's recommended this site could be retained for water sensitive urban design outcomes. Given the property's strategic location, strong community support for redevelopment, and the lack of strategic justification for WSUD purposes, it is recommended that the land is declared as surplus to the City's needs. Proceeds from the land sale can be directed to the City's Land and Building Reserve.

While there is no history of the site being meaningfully used as a public open space, the property is within an area with an adequate provision of public open spaces. These are summarised on the map below. These include (in order of proximity):

- Maiden Gully Primary School
- Transmission line walking track
- Maiden Gully Recreation Reserve
- Maiden Gully Playspace



Four survey responses were received, as well as one phone call asking about the project. The City also received a separate written submission providing feedback on all eight potentially surplus properties as part of this project.

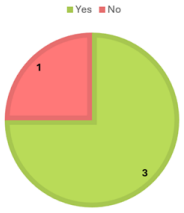
Three of the four survey responses received supported the sale. When asked if there were any circumstances that would change your mind, the final response indicated support for well-planned, low-cost housing with gardens and walkways.

The following common themes were noted from the feedback received with Commercial being the overall preferred use:

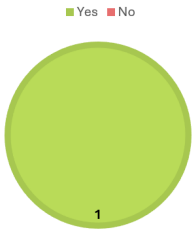
- A lost opportunity to develop a pocket park
- Opportunity to provide WSUD infrastructure on site

Let's Talk survey summary

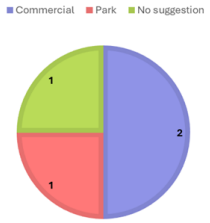
Do you support the sale?



If you answered no, are there any circumstances that would change your mind?



Overall Preferred use of the site


Commercial
Park
No suggestion
1
2
1

17 Edwin Street, North Bendigo



This piece of land was provided as public open space when the local area was subdivided and developed in the 1960s. Despite its original classification, the land was never meaningfully used for public open space purposes and would be better utilised as a residential block. The GBPSP doesn't provide any direction in relation to this property; however, given its lack of use and community support for alternative uses, it is recommended that the property is declared as surplus to the City's needs.

Five survey responses were received in relation to this property as well as a written submission for all eight potentially surplus properties. Four responses were supportive of the sale, and the other response supported the future development of the land for social housing.

While there is no history of the site being meaningfully used as a public open space, the property is within an area well-provided with quality public open spaces. These are summarised on the map below. These include (in order of proximity):

- Long Gully Trail
- Bendigo Creek Trail
- Lake Weeroona
- Weeroona Oval
- O'Keefe Rail Trail
- Wanyarra Dum
- Weeroona College



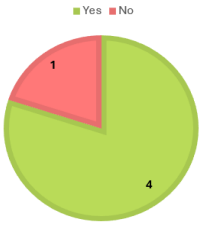
Four of the five survey responses received supported the sale. Whilst the final response did not support the sale it responded it was noted that this response was to enable social and affordable options for the site.

The following common themes were noted from the feedback with Residential being the preferred use for the site:

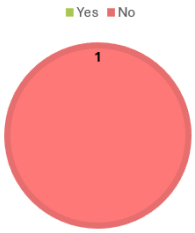
- Support for the property's sale and/or redevelopment for additional housing

Let's Talk survey summary

Do you support the sale?



If you answered no, are there any circumstances that would change your mind?



Overall preferred use of the site



27 Hamelin Street, White Hills (part of)



This land is part of the parcel which includes the recently developed Garden for Future and Larni Garingalang – the contemporary extensions to the Bendigo Botanic Gardens. This land, located east of the new street connecting Hamelin and Bosquet Streets was deliberately excluded from the recent redevelopments for the purposes of providing additional residential land to overlook the park, which improves the urban design treatment and the long-term safety and surveillance of the public open spaces. This was a clear direction from the *Bendigo Botanic Gardens Master Plan 2010*. An excerpt from this Master Plan is provided below.



20 survey responses were received in relation to this property, as well as two written submissions, with carparking noted as the preferred use of the site. Most feedback opposed the sale of the property; the reasons for which included:

- The need for more car parking in the area and additional traffic
- Drainage issues
- The lost opportunity to develop an additional public open space
- Opportunity to provide water sensitive urban design infrastructure on site

Four of the twenty survey responses received, supported the sale. When asked if there were any circumstances that would change your mind the following seven responses were received:

- Two responses supported split between parking and housing.
- Two responses required further information and action around traffic management.
- One response supported the use for drainage.
- One response supported the land being utilised for parking solutions and the money put into a community project to upgrade White Hills.
- One response supported the use for public housing.

Peak times and major events in this area are likely to cause pressures on the supply of car parking facilities. However, using this property as a car park is not the highest and best use of the land, and conflicts with the objectives of Greater Bendigo's *Integrated Transport and Land Use Strategy 2015*.

Should the land be sold and developed for residential purposes, this would be subject to the planning process, which requires a subdivision to separate the land from the rest of the site. This would include a detailed consideration on any proposal's impacts on traffic and drainage.

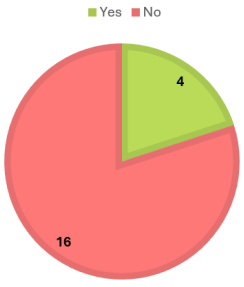
As part of the recent upgrades at the Garden for the Future precinct, Council constructed 60 new car parking spaces in Bosquet Street which is located within 50 meters of the site in question.

The Climate Change and Environment Unit's recommended this site could be retained for water sensitive urban design outcomes.

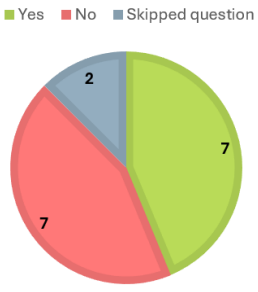
The 2010 Master Plan outlined a visionary plan that has been gradually implemented in delivering a precinct that will become one of Regional Victoria's most impressive collection of public open spaces. Additional public open spaces that vary from the Master Plan are not required.

Let's Talk survey summary

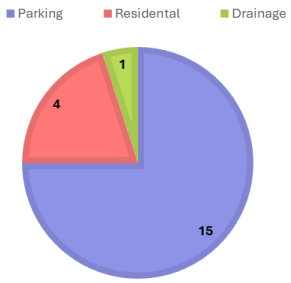
Do you support the sale?



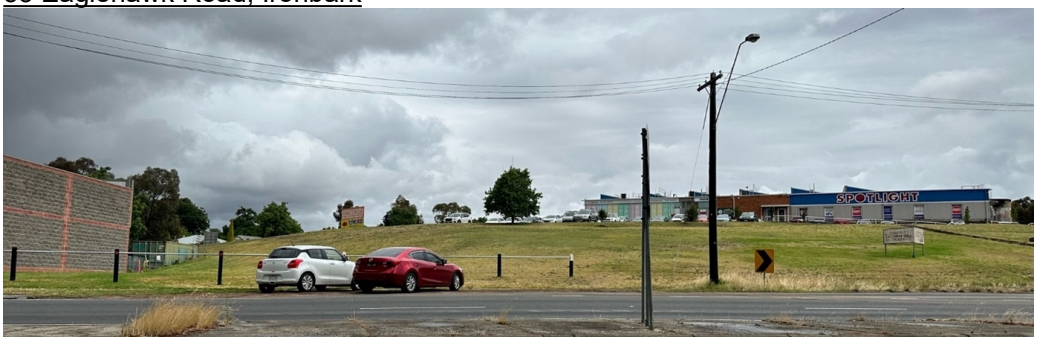
If you answered no, are there any circumstances that would change your mind?



Overall preferred use of the site


Parking
Residental
Drainage
1
4
15

53 Eaglehawk Road, Ironbark

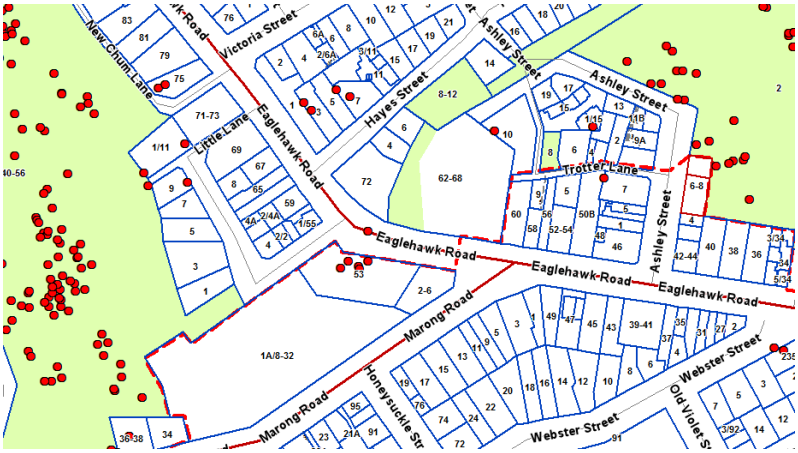


This property has been vacant and underutilised since the development of the Victoria Hill shopping centre.

Nine survey responses were received in relation to this property. While most responses weren't supportive of the sale, almost all feedback supported the development of the site for either commercial and retail, residential (including social housing), and/or community uses. The future redevelopment of this site is supported by the *Greater Bendigo Public Space Plan 2019* (GBPSP) with residential infill being listed as a preliminary land use; however, this would be subject to the intentions of the future landowner and outcomes of the planning process.

One survey response was opposed to the sale and development of the property as it would destruct historical mining foundations. There are more in-tact mining landscapes and foundations nearby at the Victoria Hill Diggings Historic Area and the Heritage Overlay that applies to the site (HO26) refers to the Calder Highway Precinct in Ironbark. This precinct is significant due to its comprehensive collection of mining artefacts, miners' housing, as well as historic stores and hotels that supported mining activities. The subject property is not listed as a contributory site within the Heritage Overlay's Statement of Significance.

There are five recorded mine shafts on the property, which is not unusual considering the surrounding area. The below map shows the location of mine shafts indicated by red dots. The planning and building processes will consider this issue and ensure that any proposed development can safely address the risks of building over, or alongside, these features.



The Climate Change and Environment Unit's recommended this site could be retained for water sensitive urban design outcomes. Given the property's strategic location, strong community support for redevelopment, and the lack of strategic justification for WSUD purposes, it is recommended that the land is declared as surplus to the City's needs. Proceeds from the land sale can be directed to the City's Land and Building Reserve.

One late submission was received in relation to this property, which expressed concern about a potential removal or relocation of the bus stop. It is unlikely that this bus stop will be relocated or removed given its positive location.

The GBPSP supports the sale and redevelopment of this property given that the land is not suitable for public open space because of its terrain. There is also a good provision of public open spaces nearby, which are summarised on the map below. These include (in order of proximity):

- Albert Richardson Reserve
- Victoria Hills Diggings Historic Area
- Garden Gully Recreation Reserve
- Mickey Mouse Hill Bushland Reserve
- Ironbark Gully
- Ironbark Tennis Club
- Derwent Drive Playspace
- Long Gully Trail
- Long Gully BMX Track
- Queen Elizabeth Oval and Upper Reserve
- Rosalind Park



Nine survey responses were received, as well as one late written submission (which was accepted) and a written submission providing feedback on all eight potentially surplus properties as part of this project.

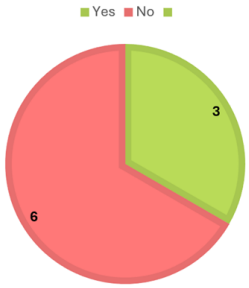
The following common themes were noted from the feedback with Residential being the preferred use of the site:

- Support for the property's sale and/or redevelopment
- Destruction of former mining landscape
- Concern about the potential removal of the bus stop
- Opportunity to provide Water Sensitive Urban Design (WSUD) infrastructure on site

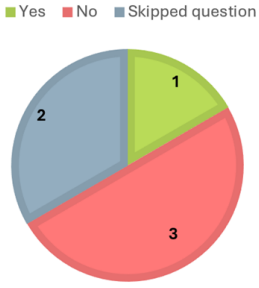
Three of the nine survey responses received, supported the sale. When asked if there were any circumstances that would change your mind, 3 responded no and one supported the use for social and affordable housing.

Let's Talk survey summary

Do you support the sale?



If you answered no, are there any circumstances that would change your mind?



Overall preferred use of the site


Commercial
Residental
Retain mining foundations
Sell for growth
2
5
1
1

101 Alder Street, Kangaroo Flat



This underutilised public space is landlocked apart from an 11-metre street frontage on Alder Street. The GBPSP has flagged some of the constraints of using the site as public open space, which includes limited public visibility (impacting passive surveillance and safety), difficult access, and steep terrain. As such, it was recommended that an assessment is undertaken to determine its future use and purpose.

Seven survey responses were received in relation to this property. One response supported its sale. The remaining six responses did not support the sale however when asked if there as any considerations that would change their mind, 2 responses supported the land being developed for additional housing and one response supported the site becoming a community location.

The concerns of objectors included:

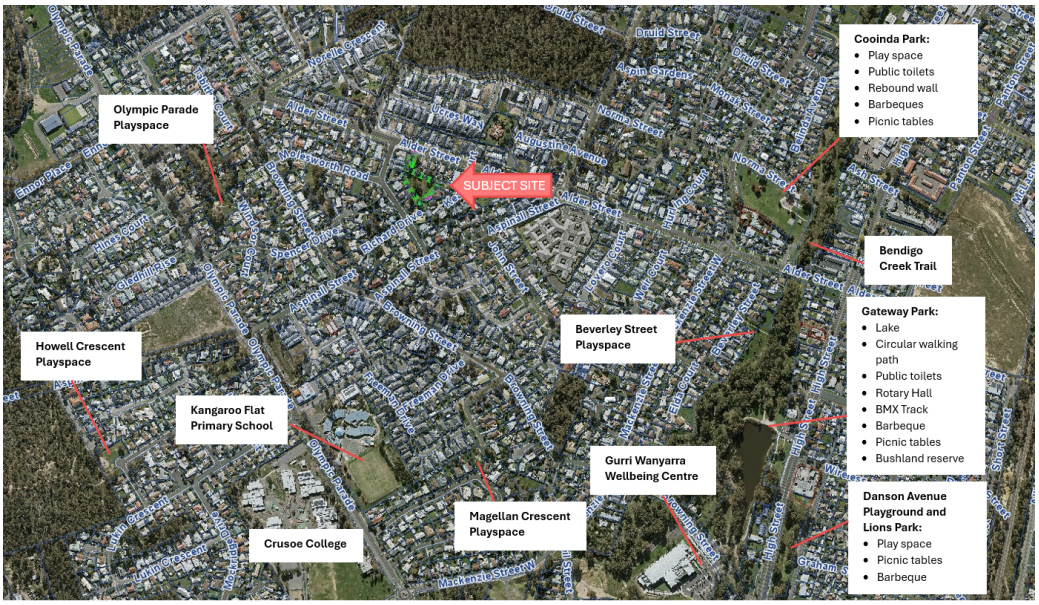
- Bushfire risk in the local area
- Overcrowding (if further housing is developed)
- Noise and negative impacts to amenity
- Loss of native vegetation
- Lost opportunity to provide a new park for the local area

The property is situated within, but on the edge of a bushfire prone area. Given the surrounding suburban character and distance to bushfire threats, the overall risk of bushfire is relatively low.

This context and proximity to nearby services also suggests that the property is suitable for residential development. This would be subject to the planning process, which takes a detailed consideration on any proposal’s impacts on amenity and native vegetation.

The property is not suitable to be developed as a public open space given its constraints. Further, there is a good provision of public open spaces nearby.
These are summarised in the map below. These include (in order of proximity):

- Olympic Parade Playspace
- Cooinda Park
- Bendigo Creek Trail
- Beverley Street Playspace
- Gateway Park
- Gurri Wanyarra Wellbeing Centre (including the playing field and outdoor gym equipment)
- Danson Avenue Playground and Lions Park
- Kangaroo Flat Primary School
- Magellan Crescent Playspace
- Crusoe College
- Howell Crescent Playspace



Seven survey responses were received, as well as one written submission and one email enquiry asking about the project. The City also received a separate written submission providing feedback on all eight potentially surplus properties as part of this project.

The following common themes were noted from the feedback with Residential being the preferred use of the site:

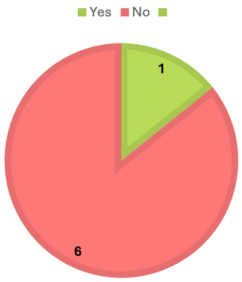
- Support for the property's sale and/or redevelopment for additional housing
- Bushfire risk in the local area
- Overcrowding (if further housing is developed)
- Noise and negative impacts to amenity
- Loss of native vegetation

- Lost opportunity to provide a new park for the local area

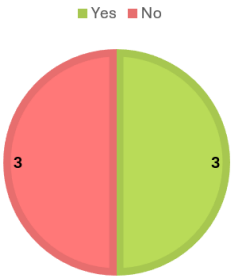
One of the seven survey responses received, supported the sale. When asked if there were any circumstances that would change your mind, 3 responded no, 2 responses indicated support for the use as social and affordable housing and one response supported a community location.

Let's Talk survey summary

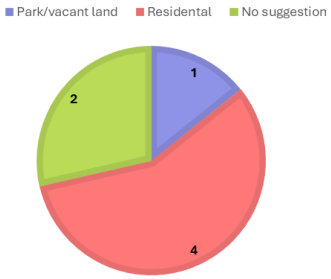
Do you support the sale?



If you answered no, are there any circumstances that would change your mind?



Overall preferred use of the site



5 St Johns Close, Kangaroo Flat



The small park was provided as a public open space when the local area was subdivided and developed in the late 1970s. In recent years the City has decommissioned the small play space on the property and focused on improving the nearby Gateway Park/Gurri Wanyarra precinct. The GBPSP doesn't provide any direction in relation to this property; however, given the removal of its playspace, and the good network of nearby public open spaces, it recommended that the property is declared as surplus to the City's needs.

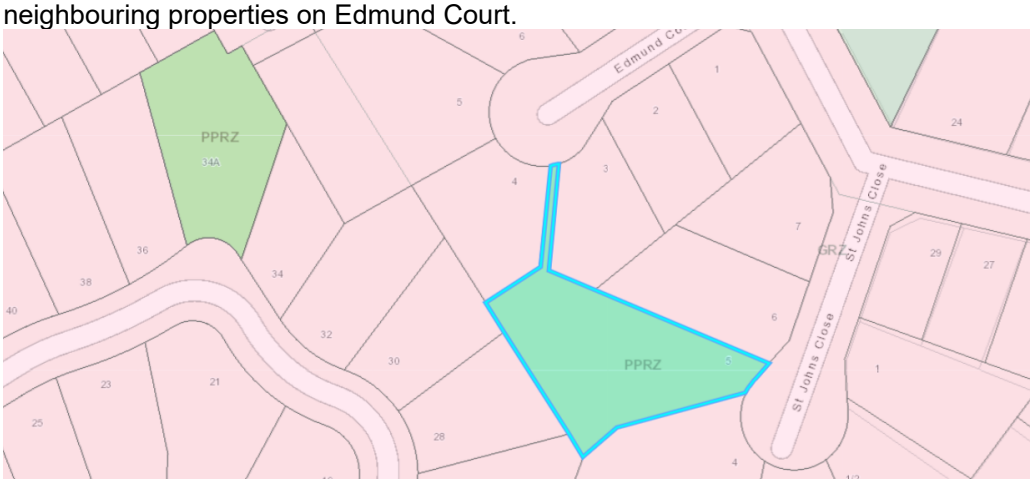
Seven survey responses were received in relation to this property. One of these responses was not completed. Of the six full responses, two were supportive of the sale, and an additional response supported the future development of the land for social housing.

The property should only be sold if the land can be rezoned to a more suitable zone, such as General Residential Zone. This would need to be strategically justified and will be subject to a planning scheme amendment process, in accordance with the *Planning and Environment Act 1987*. Should the land be sold and developed for residential purposes, this would be subject to the planning process. This would include a detailed consideration on any proposal's impacts on amenity, native vegetation, traffic, car parking, and drainage.

Adjoining residents and landowners who cite concerns relating to the loss of backyard access via the subject property are illegally gaining this access. Adverse possession laws do not apply to public land managers, such as Councils. The sale of this public open space would result in the loss of access to private backyards.

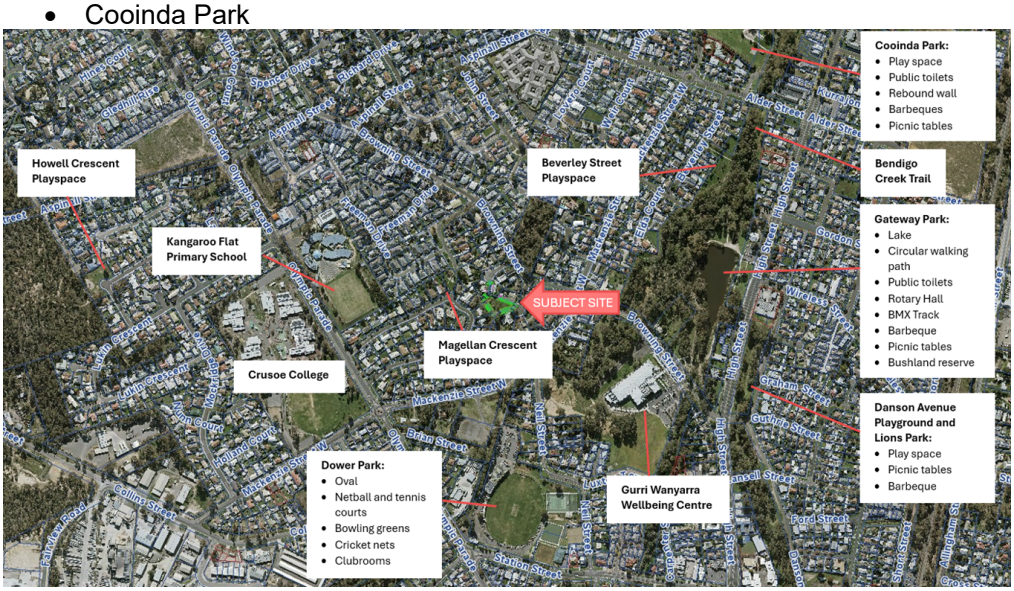
Several respondents also recommended that the footway access to Edmund Court is removed should the land be sold (this access is shown on the map below). Solutions to remove this access can be investigated if the land is declared as surplus and

rezoned to an appropriate zone. A solution could include consolidation with neighbouring properties on Edmund Court.



The local area is well serviced by high quality public open spaces. These are summarised on the map below. These include (in order of proximity):

- Magellan Crescent Playspace
- Gurri Wanyarra Wellbeing Centre (including the playing field and outdoor gym equipment)
- Gateway Park
- Bendigo Creek Trail
- Dower Park
- Crusoe College
- Kangaroo Flat Primary School
- Danson Avenue Playground and Lions Park
- Beverley Street Playspace
- Howell Crescent Playspace
- Cooinda Park



Seven survey responses were received, as well as four written submissions, one phone call, and one email enquiry asking about the project. The City also received a separate written submission providing feedback on all eight potentially surplus properties as part of this project.

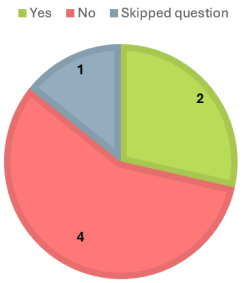
The following common themes were noted from the feedback with Park/Vacant land being the preferred use for the site:

- Increased traffic, parking and amenity impacts
- Lack of quality playspace equipment and public open space in the local area
- Loss of backyard access via the City's property
- Loss of native vegetation
- Drainage issues
- Incompatible planning zone (Public Park and Recreation Zone)
- Support for the property's sale and/or redevelopment for additional housing

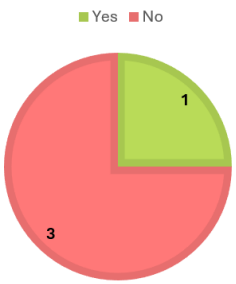
Four of the seven survey responses received, supported the sale. When asked if there were any circumstances that would change your mind, 3 responded no and one supported the use for a park with playground equipment and shade.

Let's Talk survey summary

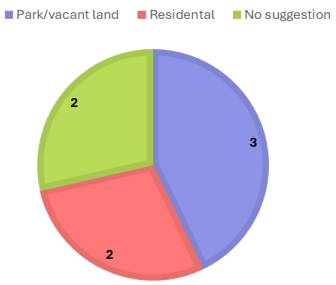
Do you support the sale?



If you answered no, are there any circumstances that would change your mind?



Overall preferred use of the site



10 Sibley Place, Strathdale



This small piece of land was provided as public open space when Sibley Place was subdivided and developed in the late 1980s. In recent years the City has decommissioned the small play space on the property and upgraded the nearby Strathdale Park Play Space on Crook Street. This proximity to Strathdale Park was listed as the reason why the GBPSP recommended that the play space was to be removed.

There is an excellent provision of public spaces in the surrounding area. These are summarised in the below map. These include (in order of proximity):

- Strathdale Park
- Grassy Flat Reservoir Bushland Reserve (including Kennington Reservoir)
- Kennington Primary School
- Herbert Avenue Playspace
- Greater Bendigo National Park
- Mill Street Reserve
- Bren Street Playspace
- Ross Park



Four survey responses in relation to this property, as well as a written submission providing feedback on all eight potentially surplus properties were received. Half of the responses were supportive of the proposed sale; however, all responses were supportive of the land being developed for additional housing.

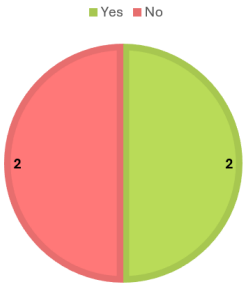
Two of the four survey responses received, supported the sale with one response indicating they would change their mind if circumstance changed.

The following common theme from the 2 responses supporting the sale, was noted with Residential being the preferred use for the site:

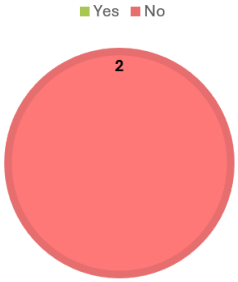
- Support for the property's sale and/or redevelopment for additional housing

Let's Talk survey summary

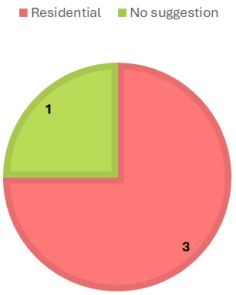
Do you support the sale?



If you answered no, are there any circumstances that would change your mind?



Overall preferred use of the site



3-4 Lindsay Court, Strathfieldsaye



This property was provided as a public open space contribution when the local area was subdivided and developed in the 1990s and 2000s. Since then, the GBPSP recommended to undertake an assessment to determine the future use and purpose of this site. The land is very close to the Emu Creek public space corridor, and only a 150 metre walk from the Clydebank Court Playspace. To maximise its use as a public open space, significant investment is required to provide suitable amenities, landscaping, and equipment. This investment may better be directed towards nearby public open spaces. As such, this property was included in the potentially surplus land program.

63 survey responses were received in relation to this property, as well as a petition with 70 signatures, and nine written submissions. Most feedback was objecting to the sale of the property and the prevailing sentiment was that this property (being used as public open space) had attracted many residents to move into this neighbourhood. Other than this, objectors cited the following concerns in relation to the potential sale of the land:

- A lost opportunity to develop a quality public open space
- A Section 173 Agreement is in place between the City and original developer to provide public open space
- The space is well utilised by children and dog walkers
- Increased traffic and parked cars
- Narrow road reserves along Lena Place and Coley Place
- Reduction in land values
- Fear of crime from the residents of new housing
- Overcrowding

The Climate Change and Environment Unit's WSUD recommendation applies to this property, which is within the Emu Creek and Sheepwash Creek catchments and provides a good location for this type of infrastructure, being overlooked by houses on

all four sides of the block. Further investigation and detailed designs are required to support this possibility; however, it is considered premature to declare the land as surplus to the City's needs.

Section 173 of the *Planning and Environment Act 1987* outlines that the responsible authority (Council) may enter into agreements. The relevant Section 173 Agreements on this land were to secure the land now known as 3-4 Lindsay Court as the developer's public open space contribution ahead of its staged subdivision. This is a common method of securing developer contributions during large-scale developments. Once provided, Section 20 of the Subdivisions Act 1988 can be applied, which gives Council the power to sell this land provided that the requirements of this section are met.

Other material considerations would be reviewed through the planning process; however, a consideration that had not been previously made was the narrow road reserve widths of Lena Place and Coley Place. These reserves are both 10 metres wide but would need to be extended to 16 metres wide should they be developed for residential purposes, which effectively reduces the size of the land from 4,303m^2 to 3,151m^2. This would create a comparatively narrow suburban block and a higher-than-normal housing density of approximately 10 to 12 residential blocks on this site, which isn't necessarily a major problem, but it is a consideration for the site's future purpose.

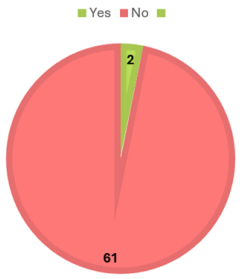
The following summary provides more project-specific engagement data.

63 survey responses were received, as well as 9 written submissions, one petition with 70 signatures, and 3 email enquiries asking about the project. The City also received a separate written submission providing feedback on all 8 potentially surplus properties as part of this project with Parks/Open Space being the preferred use for the site.

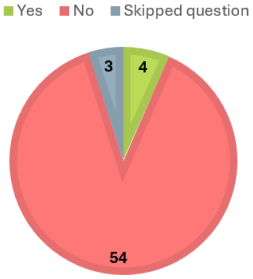
Two of the 63 survey responses received supported the sale. When asked if there were any circumstances that would change your mind, 54 responded no, with 3 responses indicating support if the property was developed into a park/playground, and one response dependant on what the land would be used for.

Let's Talk survey summary

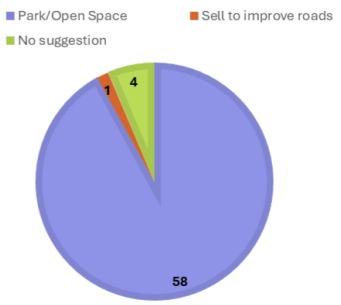
Do you support the sale?



If you answered no, are there any circumstances that would change your mind?



Overall preferred use of the site



16.4. LOCAL LAW 11

Author:	Nathan Sartori, Manager Engineering (Acting)
Responsible Director:	Brian Westley, Director Presentation and Assets Stacy Williams, Director, Healthy Communities and Environments

Purpose

To seek Council adoption of Local Law No. 11 – Protection of Public Assets & Control of Building Sites for an operational period of 5 years.

Recommended Motion

That Council, pursuant to Part 3 Division 3 of the Local Government Act 2020, adopt Local Law No. 11 – Protection of Public Assets and Control of Building Sites for a period of 5 years.

Executive Summary

The previous version of Local Law No. 11 – Protection of Public Assets and Control of Building Sites (the Local Law) came into effect on 27 March 2023 and expired on 27 March 2024.

Re-adoption of the un-amended Local Law is being sought for a further operational period of 5 years to maintain the associated asset protection and building site control provisions in place.

Background

Local Law 11 enhances CoGBs ability to protect public assets, interests and safety through the management of potential risks associated with building works within the municipality and specifically:

- Provides for the peace, order and good Government of the Municipal District.
- Ensures that works within council road reserves are in accordance with Councils standards, and the broader public interest.
- Protects public assets and amenities vested in Council from damage, accelerated deterioration or abuse during the building process.
- Helps to maintain health and safety of persons attending building sites and those adjacent, opposite or passing building sites.
- Prohibits, regulates and/or controls the presence and disposal of refuse, rubbish and soil on and from building sites.

- Educates and incentivises persons involved in building work to act responsibly to reduce the extent and cost of public infrastructure damage.

Local Law 11 has been in place since 2013. It was readopted in 2023 for a 12 month period which has now expired.
At the time of the 2023 re-adoption the intention was for City staff to undertake a detailed review into the Local Law over the subsequent 12 month period in line with the Local Law guidelines. This review was to include:

- A review of adjacent existing law to ensure there are no overlaps or irregularities
- Community consultation on the laws effectiveness and value
- An internal review into the laws effectiveness

Accordingly the following has taken place:

A review of any known overlaps or irregularities with adjacent existing law has been undertaken, and no concerns are apparent. There is also a level of comfort given no issues have arisen in the previous 11 years of Local Law 11 being in existence.

Community consultation on the laws effectiveness was undertaken in line with the Citys community engagement policy. This included advertisement as required by the local government act when creating a Local Law, a media release, and also a CoGB lets talk piece. No feedback was received.

An internal review into the laws effectiveness including discussion with the Local Laws unit was undertaken. The outcome was to re adopt Local Law 11 in its current form.

It is also worth mentioning that the City’s community Local Law policy expires in 2028 which will trigger a detailed review into all local laws in 2027. It is anticipated that Local Law 11 will be superseded when this takes place. Given the anticipated timing of this update coincides with a Councillor election cycle, EMT may wish to consider bringing the policy review forward.

With respect to the above, the City is now seeking readoption of the unchanged law for a period of 5 years. It's anticipated the law will be superseded when the community Local Law policy is updated in 2028.

Legislative Context

The authority for Council to make Local Laws is stipulated within Part 3 Division 3 of the Local Government Act 2020 (the Act). The procedures, requirements and

considerations which need to be adhered to with respect to both adoption and renewal/review of the Local Law are quite prescriptive.

Before making a Local Law a council must:

- Comply with its community engagement policy.
- Publish a notice stating the purpose, effect and availability of the Local Law and the applicable community engagement process in respect of its adoption.
- Obtain a certificate from a suitably qualified lawyer confirming that the Local Law is consistent with the Local Law requirements.

Once a Local Law is adopted a further notice must be issued stating its purpose, effect and availability. It is also noted that under the Act, the only way to renew a Local Law is to make a new one, hence administrative extension of the existing Local Law is not an option.

Report

Re-adoption of Local Law 11 for a 5 year period is proposed to maintain the relevant asset protection and building control provisions in effect.

The Local Law presented for Council adoption (see attachment 1) is un-amended, other than the operating period, from the version which has been in effect since 2023.

The Local Law contains eight parts which relate to various provisions:

- Protection of public assets (e.g. kerb, pathways, trees, drains, roads etc)
- Inspection regimes and authority of City officers
- Protection of stormwater quality
- Sanitary facilities
- Control of refuse
- Storage of materials and equipment
- Penalties for non-compliance

Under Local Law 11 the City is able to better regulate the impact of private works/activities on public assets. This regulation is done via a requirement for external parties to apply for a permit and gain consent. These applications are then reviewed by City staff to ensure they are proposed to be undertaken safely, are in compliance with standards, and that they in the broader community's interest.

The permit process also enables City officers to assess the condition of relevant community assets in the vicinity of the proposed works immediately prior to the works beginning. This process enables a before and after private works comparison

to be made so that any damage incurred to City assets during the private works can be legitimately attributable and appropriate reparations sought.

For example, if a resident is building a house on a private lot they will require heavy machinery to access the site. Often there is footpath, kerb and trees adjacent the private lot which are subject to damage from the heavy machinery or adjacent building processes. Local Law 11 allows the City to protect its assets from this damage.

Prior to presenting the Local Law for Council adoption, officers have undertaken the following actions as prescribed under the Act:

- Review of the Local Law.
- Evaluation of procedural compliance against the City's community engagement policy.
- Issuing of public notice of proposal to adopt the Local Law (see attachment 2).
- Confirmed availability of Local Law for inspection on Council website and at municipal office.
- Obtained a certificate confirming consistency of Local Law with legislative requirements from a qualified lawyer (see attachment 3)

In consideration of the above, the Local Law is presented for Council adoption. If adopted, further public notice shall be required pursuant to section 74 of the Act.

Priority/Importance

The adoption of the Local Law is a high priority in order to maintain the effect of the associated provision for protection of public assets, community safety and local amenity as well as the validity and enforceability of current permits.

Timelines

Local Law 11 lapsed on 27 March 2024.

If adopted by Council per the above recommendation, the Local Law will be in effect for a 5 year period effective 27 May 2024.

During the lapse period, permits are being issued with no charge. The Local Laws unit are keeping a track of issued permits, and will issue retrospective invoices when the new Local Law is adopted.

Communications/Engagement

Internal review and consultation on Local Law 11 occurred with Engineering, Local Laws and Governance units during the 23-24 year. No changes were suggested.

Public notice of the proposed adoption of the Local Law was published in the local paper and posted on Councils website on 20 April 2024 in accordance with section 73 of the Act. These advertisements directed the community to the Citys lets talk webpage where feedback could be provided.

A media release was published on Monday April 22 which also directed the community to the Citys lets talk webpage, and provided an email address for direct feedback.

Feedback via the lets talk website was open from Monday April 22 to May 17.

No internal or public feedback has been received suggesting changes are required to the proposed Local Law 11.

If adopted further public notice shall be required in accordance with the Act.

Financial Sustainability

If the Local Law is not adopted there will be a minor financial impact to the City through loss of fee income associated with the issuing of Permits. These fees partially offset the cost of operational resources required for administration, surveillance and enforcement of the Local Law.

Additional remediation or asset rectification costs as well as increased legal fees may also be incurred in responding to assets impacted by private development works or through enforcement action using alternate legislative instruments (e.g. Environment Protection Act, Litter Act etc.).

No financial or resource implications beyond current operational provisions are anticipated.

Risk Assessment

If Local Law 11 is not readopted, there is a risk that the City will have a reduced ability to effectively control, regulate and enforce safe and compliant building practices on public land for which the City is responsible. There is also a risk that the City will have a reduced capacity to ensure protection of public assets, safety and local amenity.

Readoption of Local Law 11 will address the above risks.

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
Goal 1 - Strengthened community health and wellbeing

Other Reference(s)

The statutory process for adoption of the Local Law is outlined within Part 3 Division 3 of the Local Government Act 2020.

There are several legislative instruments and guidelines which are applicable with respect to both the adoption, application and review of the Local Law. These include but are not limited to:

- Local Government Act 2020 (the Act) and associated regulations
- Road Management Act 2004
- Environment Protection Act
- Water Act
- Building Act
- Litter Act
- Occupational Health and Safety Act
- Guidelines for Local Laws
- Charter of Human Rights

Conflict of Interest

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

Attachments

1. 20240327 Local Law No. 11- Protection of Public Assests Control of Building Sites Local Law [**16.4.1** - 10 pages]

CITY OF GREATER BENDIGO

PROTECTION OF PUBLIC ASSETS & CONTROL OF BUILDING SITES

LOCAL LAW NO.11

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PART 1 – INTRODUCTION

1. Title

This is Local Law Number Eleven of the Greater Bendigo City Council and shall be titled "Protection of Public Assets and Control of Building Sites"

2. Purpose of Local Law

This Local Law is made for the purposes of:-

(a) Providing for the peace, order and good Government of the Municipal District;

(b) Protecting public assets and amenities vested in Council from damage, accelerated deterioration or abuse during the building process;

(c) Providing a physical environment which aim to minimise hazards to health and safety of persons attending building sites and those adjacent, opposite or passing building sites;

(d) Prohibiting, regulating and controlling the presence and disposal of refuse, rubbish and soil on and from building sites within the municipal district to reduce hazards to the environment and promote an environment where residents can enjoy a quality of life that meets the general expectation of the community;

(e) Defining the standards to which persons engaged in building work should adhere;

(f) And educating and inducing persons involved in building work to act responsibly to reduce the extent and cost of infrastructure damage for the benefit of the wider community.

3. Authorising Provision

This Local Law is made under Section 71 of the Local Government Act 2020.

4. Commencement and Revocation

This Local Law comes into operation on 27 May 2024.

5. Area Of Operation

This Local Law shall apply and have operation throughout the whole of the Municipal district.

6. Cessation Date

Unless earlier revoked sooner its operation will cease on the day which is 5 years after the day on which it came into operation.

7. Definitions

Where inconsistencies exist between any definition in this Local Law and those contained within other relevant legislation, the definition in the relevant legislation will prevail.

'Administration and Enforcement of this Local Law' Notices to Comply, Notices of Impounding, Fees and Permits for this Local Law may be issued by an Authorised Officer pursuant to the Administration Local Law No. 10.

'Appointed agent' means the person authorised in writing by an owner of a building or land to make an application, appeal, referral or representation on their behalf.

'Asset Protection Permit' means a written permit issued by Council for the protection of public assets and infrastructure during building work.

'Authorised Officer' means a person appointed by Council under Section 331 of the Local Government Act 2020.

'Builder' a person who has applied to the Council (or any other person to whom such an application may be made) for a building permit or, if no such application has been made, the person in charge of any building work being carried out.

'Builders' refuse' includes any solid or liquid domestic or commercial waste, debris or rubbish, and without limiting the generality of the above, includes any glass, metal, plastic, paper, fabric, wood, food, vegetation, soil, sand, concrete, rocks and any other waste material, substance or thing generated by or in connection with building work.

'Building' includes any structure or building, whether temporary or permanent, or any part of such building or structure.

'Building work' means work over the value of $10,000 for, or in connection with, the construction, renovation and alteration of buildings. This also includes the relocation or removal of a building and/or structure regardless of the value.

'Construction period' means the period in which building work is carried out.

'**Construction works**' means building or earthworks for which no Building Permit may be required

'Council' means the Greater Bendigo City Council.

'Control of building sites' provision to maintain original site amenity, including site toilets and control of builders refuse.

'Facility' means any device capable of restricting debris and other waste from leaving the building site.

'Land' means any land or building in separate ownership or separate occupation.

'Municipal district' means the municipal district of the Council.

'Owner' means the person who is entitled to receive the rent for the land.

‘Public asset’ means public infrastructure including footpaths, naturestrips and street trees, kerbs and channels, roads, signs, stormwater drains and pits, table drains and crossovers.

'Road' means and includes a street, right-of-way, bridge, ford, footpath, bicycle path, nature strip, culvert or kerbing.

'Security bond' means a payment made to Council for the purposes of securing public assets and infrastructure from the cost of damage during building work.

'Stormwater system' means stormwater system which provide for the conveyance of stormwater run-off including kerb and channel, open channels, underground pipe systems and natural waterways.

'Temporary vehicle crossing' is constructed from of a series of wooden panels or other approved materials over a bed of sand, that emends from the boundary or a property over any public assets such as footpaths, nature strips, kerbs and channels to the road, and is designed to minimise damage to the assets, caused by motor vehicles and materials entering and leaving the property, during the currency of building work.

'Vehicle crossing' is a bridge or crossing constructed to council specifications, not within a rural area, over any footpath or channel next to a road to enable a person using the road to have access to land on the other side of the footpath or channel.

‘Footpath’ – concrete, pressed, patterned, concrete, brick or concrete pavers, asphalt or other purpose made paving

‘Kerb and channel’ – formed roll over curve, concrete/stone up stand kerb, brick lined drains that is formed to catch water runoff

‘Stormwater drain and pit’ – concrete or brick lined pipe, side entry pit or junction pit, elements of a piped drainage system

‘Table drain’ – earthen drain formed to catch stormwater runoff

‘Street signage’ - including street identification, hydrant markers and any warning/regulatory signs

PART 2 - ASSET PROTECTION

8. Asset Protection

1. For the protection of public assets vested in Council and for the safety of persons on, adjacent to , opposite, or passing a building site, Council require the owner, builder or appointed agent to obtain an Asset Protection Permit where major building work is to be carried out.

   (a) An Asset Protection Permit must be obtained by an owner, builder or appointed agent, where construction works occur, or a Building Permit has been issued for any building work to be carried out, primarily in the urban areas of the Municipality where the following asset categories exist:
   - Constructed footpath or walkways
   - Kerb and channel
   - Storm water drains and pits
   - Formed and or constructed vehicle crossings
   - Formed urban nature strips including street trees and street signage

   (b) An application for an Asset Protection Permit in accordance with Form A needs to be made.

   (c) An Asset Protection Permit is valid for 3 years from the date of issue and will need to be renewed if an Occupancy Permit or Final Certificate for the building works has not been issued within this time.

   (d) An application for an Asset Protection Permit must detail if any damage already exists to any of the asset categories listed in Part 1 (a) as well as any obvious damage to assets on land directly adjacent to the subject property.

   (e) If the holder of the Building Permit or owner of the property does not give notice in accordance with sub clause 1 (d) it is deemed that there was no existing damage to the asset categories listed in part 1 (a) nor the assets directly adjacent to the subject site.

   (f) The person responsible for the building and/or construction works must repair any damage to the existing road, kerb, drains or footpaths to the satisfaction of the Council.

   (g) The permit holder must, within 7 days of completion of the building works to Occupancy Permit or Final Certificate stage, arrange with the Council for an inspection of the site.

PART 3 –INSPECTIONS

9. Inspection

(1) Council may determine if and when inspections of building sites may be conducted. Inspections may be conducted at any reasonable time.

(2) If Council identifies any infrastructure damage which appears to result from non compliance with this Local Law, council officers may direct the responsible party to reinstate the damage within a specified time. Council officers will provide the responsible party with written confirmation either at the time of the inspection or within a reasonable timeframe.

(3) This includes work sites where damage has occurred regardless of whether a formal application under this Local Law has been received.

PART 4 - STORMWATER PROTECTION

10. Stormwater Protection

(1) Where any building work is being carried out on any land, the owner, builder or appointed agent must ensure that the site is developed and managed to minimise the risks of stormwater pollution, through the contamination of run-off by chemicals, sediments, animal wastes or gross pollutants in accordance with currently accepted best practice. This includes adoption of measures to:

(a) Minimise the amount of mud, dirt, sand, soil or stones deposited on the abutting roads or washed into the stormwater system; and
(b) Prevent building clean up, wash down or other wastes being discharged offsite or allowed to enter the stormwater system.

(2) Council from time to time may provide guidelines to assist owners, builders or their appointed agents in complying with subclause (1)

PART 5 - CONTROL OF BUILDERS' REFUSE

11. Containment of Refuse

(1) Where any building work is being carried out on any land, the owner, builder or appointed agent must:

(a) Provide a facility for the purpose of disposal of builders' refuse and provided the facility contains all builders' refuse on the land to the satisfaction of Council, its size, design and construction will be at the discretion of the builder;

(b) Place the facility on the land and keep it in place (except for such periods as are necessary to empty the facility) for the duration of the building work;

(c) Do not place the facility on any Council land, road, street or nature strip without a Local Law Permit from Council;

(d) Empty the facility whenever full and if necessary, a replacement facility should be provided during the emptying process.

(2) The requirement to provide a facility may be waived at the discretion of an Authorised Officer.

12. Disposal of Builders' Refuse

During building work: -

(a) The owner, builder or appointed agent must ensure that all builders' refuse, other than sand and soil, is placed in the facility referred to in Clause 11 (1) (a); and

(b) The owner, builder or appointed agent must ensure that builders' refuse is not deposited in, or on any land or part of the stormwater system other than in accordance with clause 11.

13. Removal of Builders' Refuse

(1) On any land where building work is being, or has been carried out, the owner, builder or appointed agent must remove and lawfully dispose of all refuse including, without limiting the generality of the above, the builders' refuse in the facility referred to in Clause 11, within 7 days of completion of the building work or issue of an occupancy permit, whichever occurs last.

(2) The driver of any vehicle involved in placing or removing builders' refuse facilities must access the building site by way of a temporary vehicle crossing unless otherwise permitted by Council and in accordance with that permission.

PART 6 - SANITARY FACILITIES - BUILDING SITES

14. Sanitary Facilities

(1) The owner, builder or appointed agent must not undertake or carry out any building, engineering or other work necessitating the employment of persons on a site unless a sewered toilet or a portable toilet (closet) system is provided for the use of the persons on that site to the satisfaction of council officers.

(2) Notwithstanding sub clause (1) where buildings are being constructed on adjacent sites simultaneously by the same person and Council allows one sewered toilet or one portable toilet (closet) system for every three adjoining sites, no offence will arise.

(3) Authorised officers may enter into or upon any premises, yards or lands at any time for the purpose of inspecting any sewered toilet, portable toilet (closet) systems, urinals, pans, receptacles, vehicles, plant and any other things and places therein and thereon and for the purpose of carrying out the provisions of this Part.

PART 7 – STORAGE OF MATERIALS AND EQUIPMENT

15. Building Material and Equipment

(1) All building materials and equipment to be kept/stored on building sites in a manner to ensure that no damage is caused to adjoining properties.

(2) No building materials or equipment to be placed or stored on Council land, road, street or nature strip without a Local Law Permit from Council.

PART 8 - PENALTIES

16. Penalties

Any person who contravenes or fails to comply with any provision of this Local Law or contravenes or fails to comply with a Notice to Comply shall be guilty of an offence and shall be liable to a penalty of five penalty units for a first offence and to a further one penalty unit for each day after conviction during which the contravention continues; and upon conviction for the second or subsequent offence, shall be liable to a penalty of ten penalty units; and as an alternative to prosecution for the offences, may be served with an infringement notice.

Form A

CITY OF GREATER BENDIGO
PO. BOX 733 *Phone (03) 54346 347*
BENDIGO 3552 *Fax (03) 54346 334*

APPLICATION FOR AN ASSET PROTECTION PERMIT LOCAL LAW No11

To: Municipal Building Surveyor, CITY OF GREATER BENDIGO.

From (Applicant, to whom the permit is to be issued to)

Owner/Agent of owner*.....

Postal address.....Postcode.....

Contact Person.....….....Telephone.....Mobile.....

Ownership Details (only if agent of owner listed above)

Owner.....

Postal address....….....…Post code….....

Telephone..... Mobile.....

Builders details (if not applicant)

Name.....

Postal address.....……Post code.....

Telephone..... Mobile.....

Property address:……

Building Permit No:……..

Proposal: .....……
(Brief written description of proposal to be provided.)

Please provide details of any existing damage to the roadway, gutter, kerb, footpath, nature strip including trees and footpath or required removal or alterations required; (you may attach plans or photographs if required)
Note: if no details are given it is assumed that there is currently no damage to the existing assets adjacent to the property. Any removal of alteration to the above requires Council consent prior to carrying out works.

_____

_____

_____

PTO if applicable

Signed: ..... Dated:.....

Council Reference No:…… Fee $110.00 Receipt No. ……

17. HEALTHY, LIVEABLE SPACES AND PLACES

17.1. MANAGED GROWTH STRATEGY

Author:	Bridget Maplestone, Coordinator Planning Strategy and Policy
Responsible Director:	Rachel Lee, Director Strategy and Growth

Purpose

This report seeks endorsement to release the draft Managed Growth Strategy (MGS), draft Housing and Neighbourhood Character Strategy (HNCS) and associated documents for community and stakeholder engagement.

Recommended Motion

That Council:

1. Endorse the draft Managed Growth Strategy for consultation (Attachment 1).
2. Endorse the draft Housing and Neighbourhood Character Strategy for consultation (Attachment 2).
3. Note that the associated background documents, including the Housing Capacity and Supply Assessment, the draft Neighbourhood Character and Significant Landscape Overlay review, the Bushfire Risk Assessment of Potential Growth Areas and the City of Greater Bendigo Potential Growth Areas Final Bushfire Assessment will be exhibited as part of the consultation material.
4. Authorise the Director Strategy and Growth to make minor changes to the maps and documents prior to consultation if those changes do not alter the overall intent of the documents attached to this report.
5. Agree to receive a further report once consultation is complete.

Executive Summary

The City needs to proactively plan for the growth of Greater Bendigo. The MGS establishes a long term residential framework out to 2056. This includes ensuring the City has sufficient land to deliver housing to meet growth needs as well as improving the policy settings to increase the supply of housing in Greater Bendigo's established areas.

The MGS has been progressing over the past three years. The project has taken longer than expected to reach a draft stage due to the need to undertake additional background analysis and studies. This includes additional analysis in relation to bushfire risk and flooding to ensure that housing is not directed to areas with

significant environmental constraints. Further directions and recommendations for additional detailed work in growth areas have been identified through the draft MGS to address environmental risks as part of future precinct planning processes.

The draft MGS has been informed by the consultation findings on the MGS Issues and Opportunities paper from early 2022. This paper outlined a series of challenges and opportunities for growth, provided a policy context and identified different growth scenarios. The City received 69 survey responses, eight submissions (including 2 internal) and 64 Expressions of Interest from landowners who were interested in their land being considered for residential development.

A key objective of the MGS is to encourage more of urban Bendigo's growth into the existing established areas to prevent ongoing outward expansion given the associated environmental and economic costs. The MGS establishes a policy position of 70 per cent of urban residential development to be within the existing urban areas of Bendigo and 30 per cent in the greenfield locations (including Marong, Maiden Gully, Huntly and Strathfieldsaye). The MGS recognises that given current market dynamics there will continue to be a role, at least in the short to medium term, for greenfield development.

To accommodate long term population growth, the MGS proposes to expand the Urban Growth Boundary in Huntly and Strathfieldsaye. Importantly, the MGS does not propose any rezonings to enable more residential development in these locations. This would be the subject of a more detailed structure planning process (or similar process), with this process currently underway for Huntly.

The proposed changes to the Urban Growth Boundary have been considered in the context of bushfire risk, which is a primary policy consideration in identifying areas for growth. The City has commissioned and completed detailed assessments of the bushfire risk of twelve potential growth areas.

In addition to the MGS, the City appointed consultants (Plan2Place) to prepare a draft Housing and Neighbourhood Character Strategy (HNCS) (see Attachment 2). This is a key input into the MGS which will replace the *Residential Character Study 2003.* The HNCS provides clear directions on how to accommodate housing growth, particularly in Greater Bendigo's established areas and larger townships, while considering how development fits in with the preferred neighbourhood character of these areas. The HNCS provides recommendations on where the Neighbourhood Character Overlay and Significant Landscape Overlay may no longer be appropriate in urban areas of Greater Bendigo.

The HNCS and MGS have been informed by a Housing Capacity and Supply Analysis which identifies that the municipality has sufficient infill land and land in rural townships to accommodate long term growth. It identifies the lack of supply in

greenfield areas as a challenge. This is one of the issues the MGS seeks to address.

Consultation on the draft documents is proposed to take place from May 28 until July 12, 2024. There are a series of engagement opportunities proposed which are outlined later in this report.

Once consultation is complete a report will be presented to Council outlining the findings of consultation, any proposed changes to the draft MGS and draft HNCS following consultation and whether to adopt these documents and commence implementation.

Background

The *Greater Bendigo Residential Strategy* and the *Greater Bendigo Housing Strategy* were adopted by Council in 2014 and 2018 respectively. The *Greater Bendigo Residential Strategy 2014* establishes the concept of a compact Greater Bendigo. The *Greater Bendigo Housing Strategy 2018* identifies the key drivers for housing growth and change in the municipality and also expands upon the concept of a compact Greater Bendigo. It was timely to review these documents given the release of updated *Planning Practice Note 90 (Planning for Housing) and Planning Practice Note 91 (Using the residential zones)* by the Department of Transport and Planning. These Planning Practice Notes provide guidance around planning for housing growth while protecting neighbourhood character and using the residential zones.

It is an objective in the Greater Bendigo Planning Scheme at Clause 11.02-1S to *'ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.'* A strategy within this Clause is to ensure each municipality has a plan to accommodate a minimum of 15 years of population growth, including providing clear direction on locations where growth can occur. This includes providing opportunities for redevelopment and intensification of urban areas, maximising the use of existing infrastructure and limiting development in areas of natural hazards. The draft MGS addresses this Clause and aligns with the other relevant planning policies.

In September 2023, the State Government released *Victoria's Housing Statement: The decade ahead 2024-2034* which identifies that there will be an additional 426,000 homes expected in regional Victoria to 2051. Greater Bendigo, as Victoria's second largest municipality, will play a key role in this delivery. With consultation currently also underway for a new plan for Victoria, the preparation of the draft MGS is timely to provide strategic direction for long term growth in Greater Bendigo.

Consultation on the draft Managed Growth Issues and Opportunities Paper took place from Monday, 31 January until Friday, 25 February 2022. This included a summary brochure, a survey and information on the City's Let's Talk page. Key issues raised during the consultation period included housing affordability, housing sustainability, the need to better facilitate growth and the challenges in balancing bushfire risk and the need to retain vegetation. It is also worth noting that there were mixed views during the consultation on whether the existing Urban Growth Boundary should change.

At the same time as the consultation on the MGS Issues and Opportunities paper, the City called for Expressions of Interest (EOI) to give landowners and developers the opportunity to nominate properties to be considered and investigated for future residential development. The City received 64 EOIs through this process. Each of these EOIs has been considered in finalising the draft MGS.

Previous Council decision dates:
24 January 2022 – Council endorsed the draft Greater Bendigo Managed Growth Strategy Issues and Opportunities Paper for consultation.

Report

Greater Bendigo's population is growing. The City has, for several years, identified a potential population of 200,000 by around 2050. At a growth rate of 1.6 per cent it could be expected that the municipality may be home to an additional 87,000 residents (up from the current 124,000) by 2056. Much of this growth being driven by natural increases in the population (increased life expectancy as well as babies being born) and growth from surrounding shires to access the services and facilities on offer in Greater Bendigo.

It is important that the City proactively plans for this growth. Without plans in place, there will be greater challenges relating to the provision of services and facilities, transport, traffic and movement impacts, inadequate infrastructure and insufficient public space.

The purpose of the draft MGS is to provide a framework for how residential growth will be accommodated in Greater Bendigo to 2056. In doing this, it has considered the benefits (economic, social and environmental) of having increased housing in areas that are already well serviced by shops, transport and employment. It has also considered the need to minimise growth in areas that are subject to environmental risks such as bushfire and flooding.

The draft MGS has been informed by various technical studies and background work. The most notable of these is the HNCS. The HNCS will ultimately help to inform the basis for applying new residential zones across the urban area of Greater

Bendigo to provide stronger policy direction as to where more growth should and shouldn't be encouraged.

The following section provides an overview of the MGS, HNCS and Housing Capacity and Supply Analysis. These are the key documents that will be the subject of upcoming community and stakeholder engagement.

Managed Growth Strategy

The MGS proposes to establish a new residential framework plan which will ultimately replace the urban strategic framework plan at Clause 02.04 of the Greater Bendigo Planning Scheme. Implementation of the MGS will include making relevant changes to local planning policies to guide long term population growth, including encouraging a greater diversity of housing in well serviced locations.

The draft MGS identifies the following key objectives for future growth and proposes 33 supporting actions to deliver them. The objectives within the MGS are as follows:

- Heal and protect Country.
- Ensure there is an adequate supply of residential development in Greater Bendigo.
- Increase the amount of social and affordable housing.
- Significantly increase the proportion of medium density development.
- Direct growth to, in and around activity centres, transport corridors and train stations.
- Ensure development areas have regard to environmental constraints by including directing growth to areas that are of a lower bushfire risk or flood risk and managing residential interfaces with industrial and extractive industries.
- Ensure residential growth is supported by equitable, efficient and fit for purpose community, development and open space infrastructure.
- Encourage residential growth in well-serviced locations to increase sustainable and active transport.
- Facilitate the delivery of commercial land in suitable locations to meet the needs of a growing population.
- Direct limited infill growth to townships through the delivery of structure and township plans.
- Design growth areas precincts to a minimum density of 15 lots per hectare.

The draft MGS then outlines a series of goals to deliver on these objectives. These goals aim to:

- Give priority to the protection of human life (in accordance with Clause 13.02-1S of the Greater Bendigo Planning Scheme).
- Improve planning tools and guidance to protect areas with valued landscape or environmental values.

- Reduce the environmental impact of new development on existing landscapes.
- Ensure development better responds to environmental constraints and climate change.
- Increase the proportion of infill residential development in urban areas from 47 to 70 per cent.
- Increase the proportion of medium density residential development from 8 to 15 per cent over the next 15 years.
- Ensure there is adequate, planned supply of residential land in Greater Bendigo to 2056.
- Ensure the equitable provision of infrastructure to meet changing community needs.

Urban Bendigo benefits from an Urban Growth Boundary to discourage outward expansion and to protect valuable agricultural land and native flora and fauna. While the MGS has a goal of increasing the proportion of infill development over time, it does propose some changes to the Urban Growth Boundary at both Huntly and Strathfieldsaye. These growth fronts were foreshadowed in the City's previous housing strategies and are reflected in the current Urban Strategic Framework Plan at Clause 2.04 of the Greater Bendigo Planning Scheme. The Urban Growth Boundary changes are proposed to provide more certain, long term, greenfield supply and to help limit housing affordability challenges given the current market challenges in delivering infill housing. Any changes to increase the supply of residential land in these locations would be the subject of detailed planning following the MGS. This would include flooding and drainage studies, mitigating bushfire risk, as well as consideration of existing agricultural enterprises. While a structure plan is currently being prepared for Huntly, a structure plan for the potential future growth area in Strathfieldsaye should only occur once it is clear there is a need for this additional supply.

There has been a delay in the progress of the implementation of the Precinct Structure Plan for Maiden Gully due to conflicts between bushfire risk and vegetation removal. The MGS identifies the potential for some growth to occur in Maiden Gully, however this will be at a lower scale than originally anticipated due to these conflicts. Should the MGS be adopted, the preparation and implementation of a residential framework plan for Maiden Gully to guide growth and development should be a priority. The residential framework plan will be developed in conjunction with planning scheme controls to ensure an integrated approach to planning and design of the precinct that responds to Clause 13.02-1S Bushfire Planning.

Housing and Neighbourhood Character Strategy

The HNCS updates the *Residential Character Study 2003* by proposing ten neighbourhood character types across urban Bendigo and the townships of Elmore, Axedale and Heathcote. The City Centre has been excluded from this work given it

is proposed to be implemented through the introduction of the Activity Centre Zone via Amendment C279gben (with exhibition expected in the second half of 2024). Rural townships outside the ones identified are also not considered, given that limited growth can be accommodated in these townships as they are not sewered. These townships will be considered through the Rural Areas Strategy with the background work to inform this strategy having recently commenced.

A ‘preferred future character’ statement has been prepared for each of the ten neighbourhood character types to clearly articulate the character elements that are important. Examples of character elements include setting back garages, low front fencing, allowing space for landscaping, building materials and roof form.

As well as establishing a ‘preferred future character’ for different areas, the HNCS proposes three levels of housing change. These are minimal, incremental and substantial change which will guide the application of appropriate planning controls including residential zones and schedules in these areas.

Currently most of the residentially zoned land in urban Bendigo is zoned General Residential Zone. In the proposed change areas this is considered incremental change. The HNCS proposes a more nuanced approach to the application of residential zones which is consistent with Planning Practice Note 91. This includes the introduction of a Neighbourhood Residential Zone in areas of minimal change and some incremental change areas, and a Residential Growth Zone in some areas designated as substantial change. There will also be a number of areas that are proposed to remain as General Residential Zone.

It is proposed that the change areas and the neighbourhood character types would be implemented through changes to the residential zone schedules in the Greater Bendigo Planning Scheme. This would be a separate planning scheme amendment process which would follow any adoption of the HNCS.

The final element of the HNCS was a review of the Neighbourhood Character Overlay (NCO) and Significant Landscape Overlay (SLO). These overlays have been in place for many years and in some instances are no longer suitable given the policy and development changes and outcomes that have occurred. There are also instances where the Heritage Overlay is applied to a property and is duplicated with an NCO. In these instances, the NCO is proposed to be removed as both controls should not be applied to the same property. These overlay changes would also need to be implemented via a separate planning scheme amendment process following any adoption of the HNCS.

Housing Capacity and Supply Analysis

Housing Capacity as defined in the Housing Capacity and Supply Analysis (Capacity Assessment) is the theoretical housing capacity considering the physical extent to

which development can occur. This does not consider property market factors such as profitability, site specific constraints, the willingness of landowners to sell/develop properties, or the broader economy. All this means is that the capacity is likely to be an overestimate of the actual supply of housing to the market.

The Capacity Assessment establishes that Greater Bendigo currently has the capacity to accommodate more than 50,000 new dwellings. The majority of this is within the established areas of urban Bendigo. There is also sufficient capacity in rural areas, but further work will be completed around this as part of the Rural Areas Strategy. The Capacity Assessment indicates that there is currently insufficient zoned residential greenfield land (lots of over one hectare) in growth areas (including Marong, Maiden Gully, Huntly and Strathfeldsaye) to meet long term growth needs.

While there is capacity in established areas, there are current challenges in the market delivery of housing in these areas as identified. This will need to be a focus in the implementation of the MGS.

Increasing the amount of housing in existing areas will be important to reach the long term aspiration of 70 per cent of urban development in infill areas and 30 per cent in greenfield locations.

Bushfire assessment of potential growth areas

The City commissioned Terramatrix to undertake a bushfire risk assessment of twelve potential growth areas across urban Bendigo. These areas were either previously identified as further investigation areas or were contiguous with the Urban Growth Boundary. It is noted there were some EOIs received from outside of these areas and some of the EOIs included bushfire reports as part of their justification for consideration as part of the City's residential growth. These other sites and areas were not investigated through the bushfire assessment as the focus was on land in and adjacent to the Urban Growth Boundary, consistent with the principles in the Managed Growth Strategy Issues and Opportunities Paper.

The Terramatrix report is a technical assessment of bushfire risk and it identifies the mitigation measures that need to be included in the detailed design of future growth areas. In addition to the bushfire risk assessment, City officers have prepared a further bushfire assessment which considers the broader strategic planning context, and in particular, addresses Clause 13.02-1S Bushfire Planning. Both of these reports have confirmed lower bushfire risk locations for development and have therefore informed the growth areas included in the draft MGS. It is important to note that although there might be some areas that are considered or appear to be a low bushfire risk, these areas are unsuitable for development for other reasons such as the land being located close to intensive animal industry operations or not being able to be serviced.

The bushfire assessments determined that some areas previously identified for further investigation for residential development (i.e. in the *Greater Bendigo Residential Strategy* and the *Greater Bendigo Housing Strategy)* are no longer suitable for investigation due to the broader landscape bushfire risk in these areas.

Priority/Importance

This project is a high priority. It is a strategy in State planning policy that all municipalities across Victoria plan to accommodate growth over a 15 year period and be clear where this growth should occur.

The MGS and its implementation will provide greater certainty to landowners and community members around the type of change expected across the different areas of Greater Bendigo. The delivery of the MGS will be important to help ensure an adequate and diverse housing supply pipeline to meet the needs of a growing population.

Options Considered

Council can endorse or not endorse the draft documents for consultation.

Consideration of EOIs

The City received 64 EOIs from landowners and developers interested in land being considered for residential development.

Each of these EOIs were assessed against the criteria as identified in the Managed Growth Strategy Issues and Opportunities paper including:

- Being over one hectare in size (or there is agreement from adjoining landowners to deliver one hectare).
- Being within or close to the existing Urban Growth Boundary.
- Being subject to minimal environmental constraints (such as being of a low bushfire and flooding risk and not having high levels of contamination).
- Not be heavily vegetated.
- Not having a steep topography.
- Not being heavily impacted by groundwater.
- Being close to existing services such as sewer, water and power if not already serviced.

The largest site identified through this process was ‘Ravenswood Run’, a 2,000 hectare site to the south of urban Bendigo. While not without its challenges, including access and infrastructure, having a large site within a single ownership

could more easily enable development (due to not having to work across multiple parcels of land with different landowners/ developers).

Ultimately the decision to not include this site as a further investigation area in the draft MGS is based on an analysis that this land is not needed to meet greenfield supply needs. Its inclusion at this stage would go against the policy principle being established through the MGS of 30 per cent of infill development to occur in greenfield areas. In addition, compared with areas identified in Huntly and Strathfieldsaye, it is not close to the existing Urban Growth Boundary which would create a further satellite township creating further fragmentation and likely associated costs in maintenance and delivery of infrastructure.

The rationale for not considering the other sites identified through the EOI process relates to higher bushfire risk, being heavily vegetated, higher risk of flooding or not located close to the Urban Growth Boundary.

Timelines

The preparation of the MGS commenced three years ago.

Consultation on the draft Managed Growth Strategy Issues and Opportunities Paper took place from January 31 to February 25, 2022.

Consultation on the draft MGS, HNCS and Capacity Assessment will occur between May 28 and July 12, 2024.

A report on the outcomes of consultation and on the next steps will be presented to Council later in 2024.

Communications/Engagement

The following groups have been established to inform and guide the preparation of the draft documents:

- A Project Control Group comprising representatives from a variety of internal units and State Government agencies.
- A Steering Committee has met at key stages in the process to provide high level advice. This group comprises a large variety of State Government agencies and has ensured that the project considers all relevant State Government policy, plans, and projects.

Extensive community and stakeholder engagement is proposed as part of the consultation of the draft documents. This will include:

- A mapping tool via the Let’s Talk platform allowing residents to easily search for what is proposed to change with their property.

- A summary brochure and Frequently Asked Questions via the Let's Talk platform.
- A survey available via the Let's Talk platform.
- A series of drop-in sessions at different locations and times across the municipality.
- Presentations at various Council advisory committees.
- Posters and flyers with a QR code to access the consultation material available at a variety of locations.
- Email to those who have registered an interest in the project.
- Phone calls, early in the process, to landowners who submitted an EOI in their land being residentially developed.

Financial Sustainability

This project has been funded through the Strategic Planning unit budget.

There will be costs associated with finalising and implementing the project. This again will be covered by the Strategic Planning unit budget.

Ultimately the implementation of the MGS and HNCS will help to make the planning process simpler by reducing unnecessary planning controls as well as making the expectations around the level of housing change in different areas clearer.

Risk Assessment

The City has a statutory obligation to ensure there is adequate land supply to meet growing population needs. Should the City not do this there would be greater levels of affordability challenges facing our current community and future residents.

The MGS seeks to create a clear pipeline and a stronger policy framework to identify preferred development outcomes to try to address some of the growing housing challenges in Greater Bendigo.

The municipality cannot continue to expand outwards given environmental risks and constraints. Therefore, over time changes will need to be made to increase the amount of housing provided in the established suburbs of Greater Bendigo. This will be a change from the low scale development found in many of these areas.

The City needs to minimise growth in areas unsuitable for development due to environmental risks and the MGS has sought to do this by proposing minimal change in areas covered by bushfire and flooding overlays and not directing growth to areas with a high bushfire risk.

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 2 - Healthy, liveable spaces and places

Secondary Council Plan Reference(s)

Goal 4 - The supply and quality of affordable housing is increased
Goal 6 - More people live in 10-minute neighbourhoods
Goal 7 - Sustainable population growth is planned for

Other Reference(s)

- Connecting Greater Bendigo: Integrated Transport and Land Use Strategy
- Plan Melbourne 2017-2050
- Victoria's Housing Statement 2024-2034
- Loddon Mallee South Regional Growth Plan
- Biodiversity Strategy and Action Plan 2023-2033
- Climate Change and Environment Strategy 2021-2026
- Walk, Cycle Greater Bendigo 2019
- Commercial Land and Activity Centre Strategy 2015
- Greater Bendigo Industrial Land Development Strategy 2020
- Greater Bendigo Public Space Plan 2019

Conflict of Interest

It is recognised that the City's Strategic Planning officers may inherently have a perceived or general conflict of interest if they or their families reside within the City of Greater Bendigo. In consultation with the City's Legal Services team, we are satisfied that such conflicts are effectively managed through internal peer review and a robust hierarchical approval pathway. This ensures that the ultimate direction and outcomes of any strategy, plan or structure plan produced by the Strategic Planning Unit is vetted and approved at multiple stages by multiple people, through to approval by the City's Executive Management Team, before being presented to Council for consideration.

Attachments

Attachments can be found on the City website along with the Agenda.

17.2. 76 LILAC STREET, IRONBARK - DEVELOPMENT OF 9 DWELLINGS

Author:	Penny Loader, Statutory Planning
responsible Director:	Rachel Lee, Director Strategy and Growth

Summary/Purpose

Application No:	DR/373/2023
Applicant:	Virtue Eco Living
Land:	76 Lilac Street IRONBARK 3550
Zoning:	General Residential Zone
Overlays:	Nil
No. of objections:	7
Consultation meeting:	7 December 2023
Key considerations:	• Whether the proposed development is consistent with relevant policy within the Greater Bendigo Planning Scheme. • Whether the proposed dwellings are designed to achieve Environmentally Sustainable Development aims. • Whether the proposal is consistent with the purpose of the General Residential Zone and proposes an appropriate built form in respect of neighbourhood character. • Whether the proposal complies with the objectives and standards for the development of multiple dwellings on a lot. • Whether the proposal has adequately responded to objector concerns.
Conclusion:	The site is well located to take advantage of existing infrastructure, facilities, services, transport options and is an ideal site for infill development. It accords with policy direction for in-fill development of an appropriately serviced site within the General Residential Zone, which has the primary purpose for residential uses within a suburban context. The proposed development has been appropriately designed to respond to the character statements outlined at both State and local level policy, in particular in the desired future character statement for the residential character precinct.

	The development complies (or can comply though permit conditions) with all relevant objectives of Clause 55, resulting in a residential development that provides appropriate standards of amenity for existing and new residents. The proposal has adequately addressed all valid objector concerns. The proposal is compliant with the Municipal Planning Statement, Planning Policy Framework, General Residential Zone, relevant Particular Provisions and General Provisions of the Greater Bendigo Planning Scheme. It is recommended that Council approve the proposal and issue a Notice of Decision to Grant a Permit, subject to conditions.

Recommended Motion

That Council issue a Notice of Decision to Grant a Permit for the development of 9 dwellings at 76 Lilac Street IRONBARK 3550 subject to the conditions at the end of this report.

Report

Subject Site and Surrounds

The subject site is an 1,869 square metre Crown allotment on the northern side of Lilac Street (two-way, sealed street). The site is presently developed with two dwellings – one brick veneer and one weatherboard – and a large shed with miscellaneous water tanks and several mature trees. The existing trees on site are mid-sized exotic trees of low amenity value, planted in a garden setting surrounding the existing dwellings. The site falls to the south and west at roughly 4° (or 7%) as seen below.



Figures 1 and 2: Aerial images of the site showing the contours and the layout of existing buildings, vegetation and access.

The existing access arrangements are provided by a gravel drive to a sealed crossover. Unusually the kerb cut is double width. The nature strip contains a street tree (a small Showy Paperbark) and a power pole.

The site is part of Central Bendigo Residential Character Precinct 5, which provides the following description:

The area has a consistency created by the regular front and side setback to the dwellings. In some areas dwellings are sited at an angle to the street. The horizontal emphasis of the dwelling form adds to an open feel to the streetscape due to the long, low elevations of the buildings in relation to their height. Occasional tall trees in the low level gardens and low or open style fencing and consistent side setbacks provide a sense of spaciousness to the streetscape.



Figure 3: The crossover and front of the subject site from Lilac Street.

The area demonstrates an interesting mix of dwelling eras ranging from the 19th century (52 Lilac Street), through the 60s and 70s (150 Lily Street and 78 Lilac Street) to modern unit developments (71 Lilac Street).

The site lies 1.7 kilometres west of the Bendigo City Centre and 160 metres north of St John of God Hospital. A secondary, proposed cycle route would be 500 metres to the east and a primary, proposed cycle route 750 metres to the west. There is a high-frequency bus stop 185 metres to the south. The site also lies on the eastern edge of the Lazarus and Old Chum mines.



Figure 4: Location map showing subject site (blue star). Objectors' properties are marked with a yellow star.

Proposal

The application proposes to construct nine dwellings on the site.

Demolition of the existing buildings and removal of vegetation will be required, but do not require a planning permit.

Dwellings 1 to 3 and 5 to 8 will each contain three bedrooms, two bathrooms, an open plan kitchen/living/dining space with separate living area and a double garage.

Dwellings 4a and 4b are both two-bedroom with one bathroom and an open plan kitchen/living/dining area. The double garage will be shared. Dwelling 4a occupies the ground floor and 4b occupies the first floor. Part of the yard and the entry are shared, with 4b accessible via an internal flight of stairs. 4a is provided with open space in the yard, 4b has a north facing balcony.



Figure 5: Site plan showing ground-floor floor plans.

The development is double storey with a central driveway providing shared access. The maximum height above ground level is 8.34m (Dwelling 6).

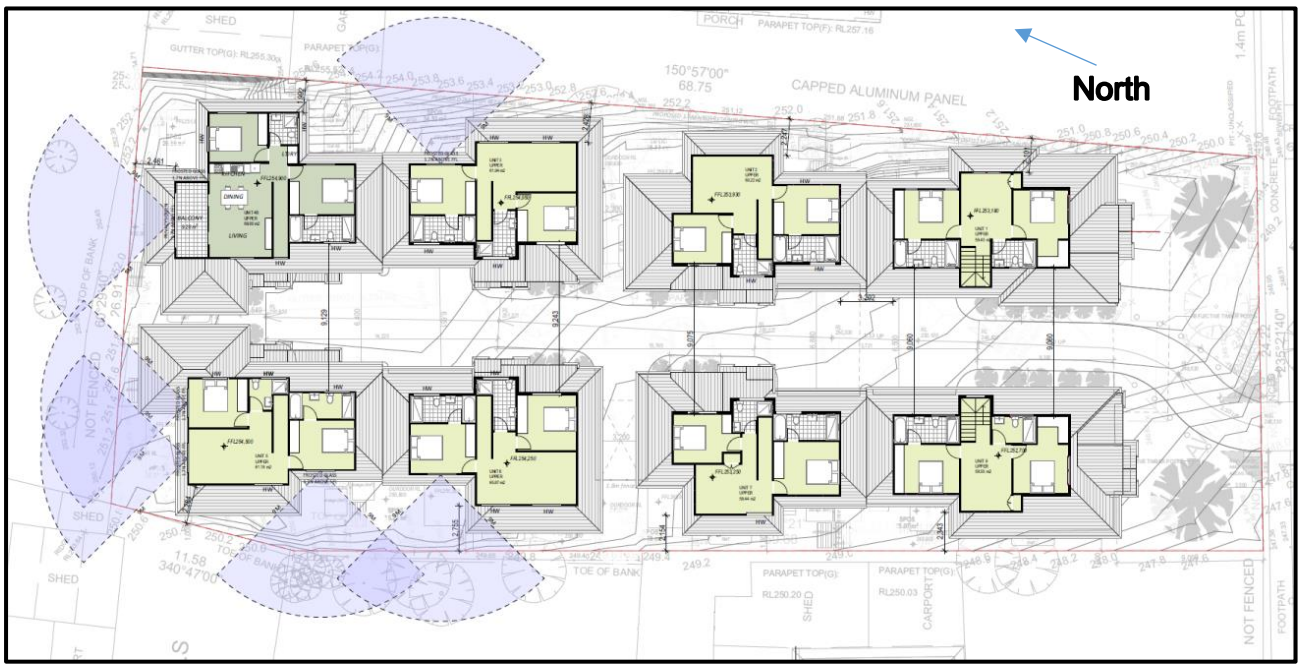


Figure 6: Site plan showing first floor plans with overlooking cones of vision.

The external material and colour schedule is off-white and tones of grey, with horizontal Weather Tex and render cladding and Metal Deck hipped roofing. There are open gables over the pedestrian entrances.

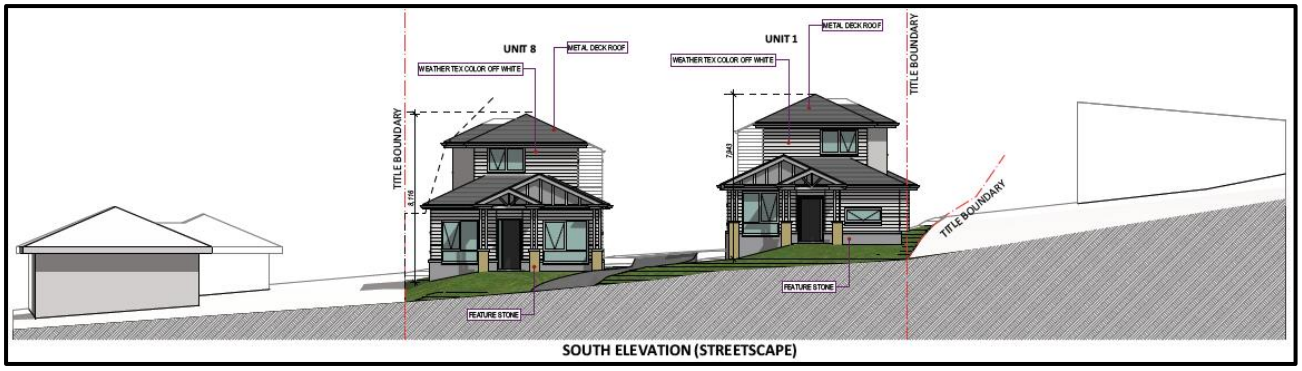


Figure 7: Lilac Street streetscape elevation with colours and materials.

Planning Controls - Greater Bendigo Planning Scheme

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

Municipal Planning Strategy

- Clause 02.02 Vision
- Clause 02.03-1 Settlement
- Clause 02.04 Urban Strategic Framework Plan

Planning Policy Framework

- Clause 11 Settlement
- Clause 11.03-1L Activity Centres – Greater Bendigo
- Clause 13.04-1S Contaminated and Potentially Contaminated Land
- Clause 15.01-2S Building Design
- Clause 15.01-3S Subdivision Design
- Clause 15.01-5S Neighbourhood Character
- Clause 15.01-5L-01 Neighbourhood Character – Greater Bendigo
- Clause 15.01-5L-02 Central Bendigo Neighbourhood Character
- Clause 15.02-1L Environmentally Sustainable Development – Greater Bendigo
- Clause 16 Housing

Other Provisions

- Clause 32.08 General Residential Zone
- Clause 52.06 Car Parking
- Clause 53.03 Residential Reticulated Gas Service Connection
- Clause 53.18 Stormwater Management in Urban Areas
- Clause 65 General Decision Guidelines
- Clause 71.02-3 Integrated Decision-Making

Why is a permit needed?

The following table lists all the relevant planning permit triggers that apply to this application.

Clause	Permit Trigger
Clause 32.08-6 General Residential Zone	• Development of two or more dwellings on a lot

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
Engineering – Drainage	**Consent, with conditions** Permit conditions requested to require a detailed drainage plan, ensure drainage works are constructed to the required standard and public assets are protected during works.
Engineering – Traffic and Infrastructure	**Consent, with conditions** Permit conditions requested to ensure the access is constructed to the required standard.

Referral	Comment
Environmentally Sustainable Development	**Consent, with conditions** Permit conditions requested to ensure sustainability measures are annotated on plans and that a post construction report is submitted prior to occupation of the dwellings. For Dwellings 4a and 4b specifically, a water tank may be shared and EV charging points should be provided to both parking bays.
Resource Recovery and Education	**No objection, no conditions**

Public Notification

The application was advertised by way of notice on the site and letters to adjoining and nearby owners and occupiers and two signs displayed on the site. As a result of advertising, seven objections were received.

The grounds are summarised as follows:

- Overshadowing of neighbouring properties
- Overlooking of neighbouring properties
- Car parking impacts to the function of the street and the appearance of the site
- Plan errors
- Visual bulk of the proposal inconsistent with character
- Waste collection impacts to appearance and function of the street
- Impacts to vegetation
- Ground stability
- Potential drainage issues
- Inadequate response to sustainable design policy
- Overdevelopment of the site
- Lack of interface with the street

The issues raised by objectors are discussed under the assessment section of the report.

A consultation meeting was held on 7 December 2023 and was attended by the objectors, the permit applicant and a Ward Councillor. The concerns raised by the objectors were discussed at length and while there was no resolution, the meeting was beneficial in providing additional context to the issues raised.

The applicant subsequently provided revised plans, an Arborist's Report and a revised Sustainable Design Assessment. These were circulated to objectors, most of whom submitted addenda to their original objections.

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 development is consistent with relevant policy within the Greater Bendigo Planning Scheme.
- Whether the proposed dwellings are designed to achieve Environmentally Sustainable Development aims.
- Whether the proposal is consistent with the purpose of the General Residential Zone and proposes an appropriate built form in respect of neighbourhood character
- Whether the proposal complies with the objectives and standards for the development of multiple dwellings on a lot.
- Whether the proposal has adequately responded to objector concerns.

Any application under the provisions of the General Residential Zone must address the purpose of the zone. This is the primary basis for any decision-making process for the responsible authority.

The purposes of General Residential Zone are as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

[emphasis added]

These purposes are referenced throughout the discussion below.

Whether the proposed development is consistent with relevant policy within the Greater Bendigo Planning Scheme

The subject site is located within an established residential neighbourhood inside the Urban Growth Boundary. The site has ready access to public transport (there is a high frequency bus stop on Chum Street, 185 metres to the south), is in convenient

walking and cycling distance to various commercial and community facilities, including a neighbourhood activity centre 350 metres to the north, and is therefore appropriately located for infill development. Locating residential development close to existing services reduces reliance on motor vehicles and is in accordance with State and local policies relating to sustainable development, accessibility and 10-minute neighbourhoods.

The City's Municipal Planning Strategy specifically speaks to building up *the specialised activity centre… of St John of God Hospital*, which is 150 metres to the south. The area is identified on the Urban Strategic Framework Plan and in the policy relating to activity centres, which encourages *specialised activity centres to provide complementary businesses and uses required to support them*. Residential use of land supports activity centres by providing both employee housing and a catchment of business and service patrons.

State policy seeking to *facilitate the development of well-located, integrated and diverse housing that meets community* needs is supported by the Greater Bendigo Housing Strategy (City of Greater Bendigo, January 2018), which seeks to better align the available housing stock with the demographics of the municipality. More dwellings of two bedrooms or fewer are required to balance the oversupply of three or more bedroom dwellings with current and developing household structure in the City. This application provides 20.5% two-bedroom dwellings, in response to this policy direction.

The potential contamination of the site due to its proximity to historic mining areas was addressed via a Preliminary Site Investigation, which involved a site history assessment, extensive soil sampling and testing. Some samples returned concentrations of heavy metals exceeding the requirement for unrestricted residential use. The levels detected were only minimally in exceedance of the recommended health guidelines. A Soil Management Plan will be required via a permit condition to ensure that soils are managed appropriately during construction. A Soil Characterisation Report will need to be prepared if any soil requires disposal offsite, though this falls outside the purview of the planning controls.

Officer assessment is that the proposed development complies with both State and local policies which seek to achieve higher density development in areas identified for such development and that have good access to alternative transport, shops and services.

<u>Whether the proposal is consistent with the purpose of the General Residential Zone and proposes an appropriate built form in respect of neighbourhood character</u>

The site is zoned for residential development and the zone seeks to encourage a diversity of housing types that respect the neighbourhood character of the area.

The zone requires residential development on a lot exceeding 650 square metres to provide a minimum of 35% of the lot for garden area. The layout plans provide 659 square metres or 35.25%, in compliance with the requirement.

The site falls under residential character precinct Central Bendigo 5, which contains strategies for maintaining the existing neighbourhood character. The character for this area is drawn from:

- *The openness of streetscapes and spaciousness of dwelling settings.*
- *Consistent front and side setbacks.*
- *Long, low elevations of buildings in relation to height.*
- *The pattern established by the occasional dwelling that is sited at an angle to the street.*

These strategies are designed to complement the general character strategies that include maintaining garden settings, minimising site disturbance by stepping buildings down sloping sites and ensuring new buildings do not dominate the streetscape by matching their height and roof form with the predominant height and roof form in the street.

In responding to the neighbourhood character for the site, the applicant has designed the dwellings to appropriately respond to the principles detailed above. The site layout provides a minimum 1 metre setback to both side boundaries and a separation of 5.8 metres between the front two dwellings, providing spaciousness for the street presentation. While the side setbacks in the street vary greatly, the proposed side setback is deemed appropriate. The front setback of 9 metres is appropriate.

The applicant's response to the Planning Scheme character statement of *long, low elevations*, was to state that the recession of the first floor will result in the front dwellings presenting as single storey, downplays this feature of the surrounding area. The design response to this character trait is found in the proposed horizontal cladding, which emphasises the elevation length, and the definition between the ground and first floors by the eaves and complementary colours. Visual bulk is reduced by the recession of the first floors, which responds to the desired future character statement to avoid buildings that appear 'box' like, and by the substantial front setback.

The issue of landscaping has been addressed by the plans which demonstrate the site layout provides adequate space for plantings, including canopy trees. While the proposal does seek to remove the exotic mature trees from the middle of the site, contrary to the design guidelines of the character policy, the plans show four canopy trees in the front setback, as well as retention of the existing street tree. There is a

canopy tree in each of the yards and space for plantings (including canopy trees) between the dwelling façades and the internal driveway. The desire for future character to provide a garden setting is addressed by the provision of landscaping on all boundaries, as well as up the middle of the site, visually softening the 'hard' edges of the dwellings and the driveway. The proposed increase of vegetation on the site is consistent with the intent of the policy. A condition will ensure that a landscape plan showing appropriate numbers and species is provided.

Stepping buildings down sloping sites to minimise site disturbance is also listed as a character strategy. The application has responded to this by proposing benching (tiering) of the site which falls a total of 5 metres from north to south (an average of 6.7% or 3.8º). The fall across the site from northeast to southwest is more pronounced, being around 2 metres (8.3% or 4.7º). The landscape to the east tends to an even sharper slope, while the level is much flatter towards Lily Street to the west.



Figure 8: Aerial photo showing contours of the site and surrounds.

The proposed earthworks result in a difference of dwelling height of approximately 0.8 metres when viewed from the street. The ridgeline height of Dwelling 8 being 8.1 metres and Dwelling 1 being 7.9 metres above ground level respectively. The objectors on either side of the development have both raised concerns in relation to earthworks and the potential for both landslip and impact to vegetation.

In relation to landslip – the retaining wall will require a building permit to ensure it is constructed to an appropriate standard. Retaining walls are proposed along the northeastern boundary and will range in height from 1 metre at the front of the site to

3 metres at the rear. These proposed retaining walls are largely proposed to replace existing retaining walls in these locations (see image below). These retaining walls require reconstruction to comply with current building standards.

The proposed retaining wall is shown setback 650mm from the boundary to accommodate the root zones of number 70's trees which line the boundary (see below right). The arborist's report commissioned by the applicant calculated that the tree protection zone (TPZ) is 2 metres. The setback of the trees from the boundary by 600mm combined with the retaining wall setback reduces the encroachment of the works into the TPZ to 13%. Accordingly, a conditional plan change will require that the retaining walls be setback an additional 120mm to reduce the TPZ impacts to 10% in accordance with AS4970-2009.



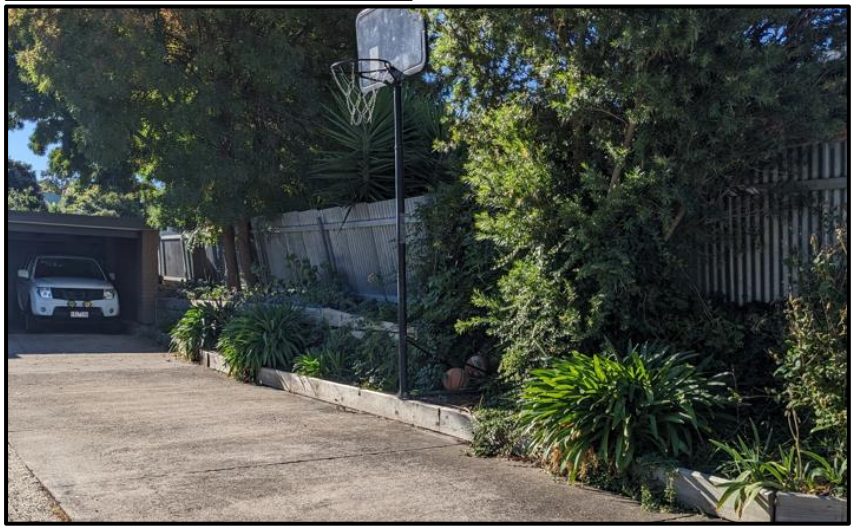
Figure 9: Photo showing the existing retaining wall on the north-eastern boundary (adjoining number 70).

The interface with number 78 (the south-western boundary) does not show any proposed retaining walls, though there is an existing bank along the northern half of this boundary which may require a retaining wall, given the proposed setback of the buildings. There is an existing retaining wall on the boundary which appears to be in poor condition (see below) and as noted by the objection from this property, there are trees growing in the upper section. The plans do not show any retaining wall along this boundary. In the event the developer determines that a retaining wall is needed, a building permit will need to be sought.

The trees on the boundary of number 78 were not included in the arborist's report provided by the applicant and are likely to be impacted by any earthworks associated with Dwelling 8, which is setback 1.2 metres from the boundary, well inside the TPZ.

The applicant advises that no excavation is required in this area and that construction is proposed to be stumps or posts and piers. It is therefore proposed that a permit condition require the preparation of an arborist's report to design construction methodology to limit the disturbance to the TPZ.





Figures 10 and 11: The fence/retaining wall on the south-western boundary (with number 78).

The height of the proposed development is not without precedent in the neighbourhood, with 150a and 144a Lily Street, and 2/71, 3/71, 64 and 69 Lilac Street all developed with double-storey dwellings in a variety of styles (see below). The proposed roof forms, being predominantly hipped with open gables over the entries, are not inconsistent with the pattern of roof forms in the street. The low pitch of the roofing and lack of any proposed front fence accords with the character statement for the precinct.







Figures 12, 13 and 14: Double storey development at 64 and 71 Lilac and 150a Lily Streets.

The development is largely compliant with the desired future character statement. The plans feature elements designed to enhance the horizontality of the dwellings and the substantial front setback creates ample space for canopy tree planting to replace the trees proposed to be removed from the site. Protection of trees on neighbouring lots has been addressed and the layout provides ample space for landscaping, in accordance with the desire for a garden setting. The double storey dwellings are taller than the dwellings either side but comply with the limits set by the zone and are not without precedent in the street. Overall, the proposal fulfills the purpose of the zone and is respectful of the character policy for the area.

Whether the proposed dwellings are designed to achieve Environmentally Sustainable Development aims

The proposed development requires consideration under the City's Environmentally Sustainable Development (ESD) policy which requires a Sustainable Design Assessment (SDA) for applications of three to nine dwellings. The purpose of this policy is:

> *To achieve best practice in environmentally sustainable development from the design stage through to construction and operation*

The applicant submitted an SDA, which achieved a Built Environment Sustainability Scorecard (BESS) score of 51%, with the City's policy requiring a score of at least 50%. Sustainable design features proposed include water efficient landscaping, double glazing to bedrooms and living areas, water re-use, energy efficient fixtures and fittings and EV charging points to garages.

Objections raised multiple concerns with the sustainable design features proposed and the accompanying assessment. The main concern raised was that the revised STORM (Stormwater Treatment Objective- Relative Measure) report is inaccurate. The STORM assessment is required to demonstrate that the development can adequately manage stormwater within the site to detain, re-use and treat the runoff in compliance with relevant policy. ESD policy requires a STORM rating of 100%, with the submitted report only achieving a score of 89%. This non-conformance with policy can be rectified through conditions, with no objection being raised by the City's ESD officer or Development Engineer through their respective reviews.

Further concerns related to reducing car dominance/dedicated bike parking, permeable paving, communal bin storage, solar panels and star ratings were raised in relation to ESD strategies. The aim of raising these issues was to influence the applicant to provide for a greater outcome in relation to sustainability than currently proposed. However, the BESS report meets the criteria for a minimum 50% pass rate (pending correcting the STORM rating) and therefore the objective of the clause has been met. While there are multiple other efforts the developer could propose to improve the BESS score, the City is not able to force this.

It is noted that the minimum energy rating requirement will increase from 6 to 7 stars on 1 May 2024. This will be a matter for the applicant to resolve with the relevant building surveyor in the event the development proceeds to seeking a building permit.

Officer assessment is that the proposed development is substantially compliant with the strategies outlined in the policy and can be brought into full compliance via permit conditions. The objective to achieve best practice in environmentally sustainable development at design stage is met and permit conditions will ensure that these are followed through with during construction and into operation.

Whether the proposal complies with the objectives and standards for the development of multiple dwellings on a lot

The proposed development is required to meet all the objectives of Clause 55: Two or more dwellings on a lot and should meet the standards corresponding to the objectives. The purpose of this policy (referred to as ResCode) is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character, or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

The proposed development meets all but two of the standards, those being B17 relating to side and rear setbacks and B29 solar access to open space.

The proposal does not comply with the standard for side and rear setbacks in relation to some minor encroachments of first floor eaves to dwelling 1 and 4. These eaves exceed that standard up to 0.25 metres. The objective for side and rear setbacks is to ensure that a development respects the existing or preferred neighbourhood character and any impact on the amenity of neighbouring dwellings is limited. Officer assessment is that the encroachment proposed for dwelling 1 (front dwelling) is not appropriate in a neighbourhood character perspective, noting the guidance to create an open and spacious streetscape. The minor non-compliance with the standard for dwelling 4 is deemed to be appropriate for the site. A condition requirement is included below, requiring the non-compliance for dwelling 1 to be rectified.

Dwellings 7 and 8 do not meet the standard for dimensions of secluded private open space to allow solar access. The objective of this clause is to *allow solar access into the secluded private open space of new dwellings.* Despite the southern boundary of the secluded private open space (SPOS) not being setback appropriately to the height on the wall on the north side, the location of the SPOS on the north-western side of the dwellings will still allow ample sunlight into these areas (shadow in the morning, with full sun in the afternoon). The non-compliance with the standard is the result of alterations to the plans to provide a visitor's car space – an issue raised in all seven objections. The usability and amenity of the SPOS will not be impacted by non-compliance with the standard and the objective is still met through the design response.

The following table provides an assessment of the proposal against the relevant ResCode provisions.

Clause 55 Two or More Dwellings on a Lot		
Title and objective	**Standard**	**Comments where applicable.** ☑ **Complies** ☒ **Does not comply**
Clause 55.02	**Neighbourhood Character**	
B1 – Neighbourhood Character Design respects existing neighbourhood character or contributes to a preferred neighbourhood character. Development responds to features of the site and surrounding area.	Appropriate design response to the neighbourhood and site. Design respects the existing or preferred neighbourhood character and responds to site features.	☑ As discussed above, the design is responsive to the neighbourhood character statements contained in the planning scheme, with respect to roof form, setbacks and fencing.
B2 – Residential Policy Residential development is consistent with housing policies in the MPS and PPF. Support medium densities in areas to take advantage of public transport and community infrastructure and services.	Application to be accompanied by written statement that explains consistency with relevant housing policy in the MPS and PPF.	☑ An acceptable statement has been provided, which details how the development meets both state and local policy, particularly in relation to the location of infill development.
B3 – Dwelling Diversity Encourages a range of dwelling sizes and types in developments of ten or more dwellings.	Development of ten or more dwellings to provide for: • Dwellings with a different number of bedrooms. • At least one dwelling containing a kitchen, bath or shower, and a toilet and wash basin at ground floor level.	☑ The proposal includes two two-bedroom dwellings and seven three-bedroom dwellings, which is acceptable per the City's local policy to encourage dwelling diversity. All dwellings provide at least one bedroom and the kitchen and a full bathroom at ground level (excepting 4b).

Clause 55 Two or More Dwellings on a Lot		
Title and objective	**Standard**	**Comments where applicable.** ☑ **Complies** ☒ **Does not comply**
B4 – Infrastructure Provides appropriate utility services and infrastructure without overloading the capacity.	Connection to reticulated sewerage, electricity, gas and drainage services.	☑ Reticulated water, sewer and power are available. Gas connection is prohibited and will be enforced by a permit condition. Connection to the reticulated drainage system is available at the front of the property.
	Capacity of infrastructure and utility services should not be exceeded unreasonably.	
	Provision should be made for upgrading and mitigation of the impact of services or infrastructure where little or no spare capacity exists.	
B5 – Integration with the Street Integrate the layout of development with the street.	Development orientated to front existing and proposed streets.	☑ Dwellings 1 and 8 both address Lilac Street. The remaining dwellings address the internal driveway.
	Vehicle and pedestrian links that maintain and enhance local accessibility.	☑ A permit condition will require a footpath connection to front door of both Dwelling 1 and 8. The central driveway is appropriately designed to allow or shared vehicle and pedestrian access.
	High fences in front of dwellings should be avoided if practicable.	☑ No front fencing is proposed; however it is proposed that a permit condition will require suitable means of excluding vehicles from entering the front setback (such as bollards, landscaping or a fence) to a height not exceeding two metres.
	Development next to public open space should be laid out to complement the open space.	N/A The site does not adjoin any public open space.
Clause 55.03	**Site Layout and Building Massing**	

Clause 55 Two or More Dwellings on a Lot		
Title and objective	**Standard**	**Comments where applicable.** ☑ **Complies** ☒ **Does not comply**
B6 – Street Setback The setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	Walls of building should be set back from streets at least the distance specified in the schedule to the zone; or if not distance is specified, the specified in Table B1. *Porches, pergolas and verandahs less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard.* For a site where there is an existing building on both abutting allotments and the site is not on a corner, the minimum front setback is the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	☑ The adjoining dwellings are set back 8.6m and 22.2m, therefore the default of 9m applies. This is met by both dwellings 1 and 8 which face the street and is permissibly encroached upon by their porticos by 1.2m.
B7 – Building Height Building height should respect the existing or preferred neighbourhood character.	The maximum building height should not exceed that specified in the zone, schedule to the zone or any overlay that applies to the land.	☑ The height for a dwelling in the General Residential Zone is limited to 11m.
	Where no maximum height is specified, the max height should not exceed 9m, unless the slope of the natural ground level at any cross section wider than 8m of the site is 2.5 degrees or more, in which case the max height should not exceed 10m.	☑. All dwellings are double storey and the maximum height proposed is 8.34m (Dwelling 6), which is below the maximum 11m allowable.
B8 – Site Coverage Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site.	The site area covered by buildings should not exceed: • The max. site coverage specified in the schedule to the zone; or • If no max. site coverage, is specified 60%.	☑ No alternative percentage is specified in the zone. The total coverage of 47.25% complies with the standard.

Clause 55 Two or More Dwellings on a Lot		
Title and objective	**Standard**	**Comments where applicable.** **☑ Complies** **☒ Does not comply**
B9 – Permeability Reduce the impact of stormwater run-off on the drainage system, facilitate on-site stormwater infiltration and encourage stormwater management that maximises the retention and reuse of stormwater.	At least 20% of the site should not be covered by impervious surfaces.	☑ 35% of the site will be permeable in compliance with the standard. It is likely this percentage will increase with the requirement to achieve a 100% STORM rating.
B10 – Energy Efficiency Achieve and protect energy efficient dwellings and residential buildings. Ensure orientation and layout reduces fossil fuel energy use and makes appropriate use of daylight and solar energy.	Orientation of buildings should make appropriate use of solar energy. Siting and design of buildings should not unreasonably reduce the energy efficiency of buildings on adjoining lots and should ensure there is no unreasonable reduction in the performance of existing rooftop solar systems. If practicable the living areas and private open space are to be located on the north side. Solar access for north-facing windows should be maximised.	☑ One objection notes that the orientation and roof form of the dwellings are not optimised for rooftop solar. While this would be ideal, there is no mandatory requirement for this and it does not preclude the ability of the dwellings to have solar at all. There are no solar panels on adjoining buildings which will be unreasonably impacted by the development – those of number 78 facing the site will be un-shadowed by 9am on the equinox. The primary living room of each dwelling faces north-east or north-west, with the exception of Dwelling 4a, for which the living room is in the middle of the floor plan. The open plan nature of the living space however will allow some light into this area. The secluded private open space for Dwellings 1 to 5 is well-located for solar access. For Dwellings 6, 7 and 8, the north-western aspect is acceptable.
B11 – Open Space Integrate layout of development with any public and communal open space provided in or adjacent to the development.	Public open spaces should: • Be substantially fronted by dwellings. • Provide outlook for dwellings. • Be designed to protect natural features. • Be accessible and useable.	☑ The communal driveway is addressed by Dwellings 2 to 7, it provides scope for landscaping and is, by nature, highly accessible. No public open space is proposed.

Clause 55 Two or More Dwellings on a Lot

Title and objective	Standard	Comments where applicable. ☑ Complies ☒ Does not comply
B12 – Safety Layout to provide safety and security for residents and property.	Entrances to dwellings and residential buildings should not be isolated or obscured from the street and internal accessways.	☑ Entry to the proposed dwellings is via the front doors facing either Lilac Street or off the central accessway as appropriate. A condition will require appropriate lighting of the accessways via bollard lighting or similar. The layout does not create spaces presenting any inherent safety concern. As the access is via a single width crossover and the dwellings to the rear are clearly visible, it is highly unlikely any passing pedestrians will mistake it for a thoroughfare.
	Planting should not create unsafe spaces along streets and accessways	
	Good lighting, visibility and surveillance of car parks and internal accessways.	
	Protection of private spaces from inappropriate use as public thoroughfares.	
B13 – Landscaping To provide appropriate landscaping. To encourage: • Development that respects the landscape character of the neighbourhood. • Development that maintains and enhances habitat for plants and animals in locations of habitat importance. • The retention of mature vegetation on the site.	Landscape layout and design should: • Protect predominant landscape features of the neighbourhood • Take into account the soil type and drainage patterns of the site • Allow for intended veg. growth and structural protection of buildings • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents	☑ There are several mature, non-native trees on the site. None of these are proposed to be retained as doing so would be impractical. As discussed above, the impact to trees on neighbouring lots will be addressed via permit conditions. The proposed layout provides for adequate spacing to allow canopy trees to be included as part of the landscape design. An indicative landscape plan has been provided which is generally acceptable. Further details, additional canopy trees for the larger lots and construction and maintenance of landscaping will be required through a permit condition.
	Development should: • Provide for the retention or planting of trees, where these are part of the character of neighbourhood. • Provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	
	Landscape design should specify landscape themes, vegetation location & species, paving & lighting.	

Clause 55 Two or More Dwellings on a Lot		
Title and objective	**Standard**	**Comments where applicable.** **☑ Complies** **☒ Does not comply**
B14 – Access Ensure the number and design of vehicle crossovers respects the neighbourhood character.	The width of the accessways or car spaces should not exceed: • 33% of the street frontage; or • 40% if the width of the street frontage is less than 20m. No more than one single-width crossover should be provided for each dwelling fronting a street. The location of crossovers should maximise the retention of on-street car parking spaces. The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised. Developments must provide for access for service, emergency and delivery vehicles.	☑ The application proposes to construct one new, single width crossover next to the existing crossover, which will be removed. The crossover is 3m wide and will not impact the existing street tree. The crossover will occupy 12.4% of the total site frontage, maximising the retention of on-street parking. Permit conditions will ensure that the crossover is constructed in accordance with the IDM. Site access is entirely from Lilac Street – a City managed road. The layout allows for suitable access in an emergency.
B15 – Parking Location Provide resident and visitor vehicles with convenient parking. Avoid parking and traffic difficulties in the development and the neighbourhood. Protect residents from vehicular noise within developments.	Car parking facilities should be: • Close and convenient to dwellings. • Secure. • Designed to allow safe and efficient movements. • Well ventilated if enclosed. • Broken up with trees and buildings or different surface treatments (applicable to large parking areas.)	☑ Car parking is provided to each dwelling in the form of an attached garage. The design of the spaces is incorporated into the development and there is adequate space provided for turning and for landscaping. A visitor's space was provided between Dwellings 6 and 7 in response to this being raised as an issue in all seven objections.
	Shared accessways, car parks of other dwellings/residential buildings should be at least 1.5m from the windows of habitable rooms. This setback may be reduced to 1m, where there is a fence at least 1.5m high or window sills are at least 1.4m above the accessway.	☑ While many windows face the driveways (which is appropriate) all of those to a habitable room are consistently provided a landscape buffer of at least 1.5m.
B17 – Side and Rear Setbacks Ensure the height and setback respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.	A new building not on or within 150mm of a boundary should be setback from side or rear boundaries: • At least the distance specified in the schedule to the zone, or • 1m+ 0.3m for every metre of height over 3.6 metres up to 6.9 metres,	☒ Most of the side and rear setbacks meet the recommended standards. The non-compliant setbacks are: Dwelling 1 – eastern first floor eave encroaches 0.7m Dwelling 4 – eastern first floor eave

Clause 55 Two or More Dwellings on a Lot		
Title and objective	**Standard**	**Comments where applicable.** **☑ Complies** **☒ Does not comply**
	plus 1 metre for every metre of height over 6.9 metres. (refer Diagram B1 for more detail and information about minor encroachments).	encroaches 0.75m A permit requirement will require Dwelling 1 to be amended to ensure the encroachment does not exceed 0.5 metres. This will ensure the objective is met, as discussed in detail at the top of this section. It is also noted that many of the title boundary annotations on the elevation are incorrect. This will also be addressed via a permit condition.
B18 – Walls on Boundaries Ensure the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.	A new wall constructed on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1m of a side or rear boundary of a lot should not abut the boundary for a length of more than: • 10m plus 25 % of the remaining length of the boundary of an adjoining lot.	N/A There are no walls on boundaries.
B19 – Daylight to Existing Windows Allow adequate daylight into existing habitable room windows.	Buildings opposite an existing habitable room window should provide a light court of at least 3sqm and a minimum dimension of 1m clear to the sky (this can include land on the adjoining lot). Walls or carports more than 3m in height opposite should be setback from the window at least 50% of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.	☑ There are no affected existing windows. Adjoining dwellings to the south-west and north-east are both setback 6.6m. The dwelling over the north-west boundary is setback over 30m. For the dwelling to the south-west (downhill), the first floor of Dwelling 8 is 6.7m at 2.3m from the boundary (the setback of the first floor). Even if the difference in grade of 1.5m is added to the height of the wall (8.2m), the setback (6.6m + 2.3m = 8.9m) from the nearest window far exceeds the standard of half the height of the wall. It is further noted that the only visible windows of number 78 on this side are setback 8.8m from the boundary.

Clause 55 Two or More Dwellings on a Lot		
Title and objective	**Standard**	**Comments where applicable.** **☑ Complies** **☒ Does not comply**
B20 – North Facing Windows Allow adequate solar access to existing north-facing habitable room windows.	Buildings should be setback 1m if an existing north-facing habitable widow is within 3m of the abutting lot boundary. (Add 0.6m to this setback for every metre of height over 3.6m and add 1m for every metre over 6.9m.) Refer to 55.04-4 for further clarification (a diagram is included).	☑ There are no affected existing windows. Adjoining dwellings to the south are all set sufficiently off the boundary to ensure that the proposed single storey buildings do not infringe the standard. Several objections raised this as an issue. For number 78 in particular, the window of issue (setback 8.8m) is not classified as a north facing window as it is orientated north 45º east. A sectional shadow diagram was provided, but as this lacked a scale it cannot be checked for accuracy.
B21 – Overshadowing Open Space Ensure buildings do not significantly overshadow existing secluded private open space.	Where sunlight to a private open space of an existing dwelling is reduced, at least 75%, or 40sqm with min. 3m, whichever is the lesser area, of the open space should receive a min. of 5 hours of sunlight between 9 am and 3pm on 22 Sept. If the existing sunlight to the private open space of an existing dwelling is less than these requirements, the amount of sunlight should not be reduced further.	☑ Some overshadowing of private open space to the south-west will occur given the setbacks and height of the development. At 9am this equates to: 78 Lilac: 110m^2 or 19% 152 Lily: 158m^2 or 22% 154 Lily: 68m^2 or 15% The proposed development will not cause any shadowing as described in the standard.

Clause 55 Two or More Dwellings on a Lot		
Title and objective	**Standard**	**Comments where applicable.** ☑ **Complies** ☒ **Does not comply**
B22 – Overlooking Limit views into existing secluded private open space and habitable room windows.	A habitable room window, balcony, terrace, deck or patio should be designed to avoid direct views into the secluded private open space of an existing dwelling within 9m (see clause for details) should have either: • A minimum offset of 1.5m from the edge of one window to the other. • Sill heights of at least 1.7m above floor level. • Fixed obscure glazing in any part of the window below 1.7m above floor level. • Permanently fixed external screens to at least 1.7m above floor level and be no more than 25% transparent. Obscure glazing below 1.7m above floor level may be openable if there are no direct views as specified in this standard. Screens to obscure view should be: • Perforated panels or trellis with solid translucent panels or a maximum 25% openings. • Permanent, fixed and durable. • Blended into the development. See Clause 55.04-6 for instances where this standard does not apply.	☑ The ground floor windows are obliged to be screened by fencing to the south-west, north-west and north-east boundaries. Notation of this on plans will be required via a permit condition. For the first floors, the windows are either frosted to 1.7m above floor level or have sill heights 1.7m above floor level, except: ☑ Dwelling 1 South elevation (to streetscape) East elevation (setback from 70 Lilac's SPOS) ☑ Dwelling 2 East elevation (>9m separation) ☑ Dwelling 4b East elevation (overlooks sheds) North elevation (>9m separation) ☑ Dwelling 6 West elevation (>9m separation) ☑ Dwelling 7 West elevation (overlooks roofing within 9m) ☑ Dwelling 8 South elevation (to streetscape) West elevation (>9m separation)
B23 – Internal Views Limit views into existing secluded private open space and habitable room windows of dwellings and residential buildings within the same development.	Windows and balconies should to be designed to prevent overlooking of more than 50% of the secluded private open space of a lower level dwelling or residential building within the same development.	☑ No inappropriate internal overlooking will occur within the development due to internal fencing and window placement.

Clause 55 Two or More Dwellings on a Lot		
Title and objective	**Standard**	**Comments where applicable.** ☑ **Complies** ☒ **Does not comply**
B24 – Noise Impacts Protect residents from external noise and contain noise sources in developments that may affect existing dwellings.	Noise sources should not be located near bedrooms of immediately adjacent existing dwellings.	☑ Noise sources have not been nominated on the plans, but this can be controlled through a permit condition. The planning report notes that noise-sensitive rooms will be protected by noise attenuation measures. As no noise sources have been identified, it would make sense to avoid this issue by siting services away from windows, rather than engineering a solution.
	Noise sensitive rooms and private open space should consider noise sources on immediately adjacent properties.	☑ There have been no noise sources identified on immediately adjacent properties.
	Noise levels should be limited in habitable rooms in dwellings and residential buildings. Dwellings and residential buildings should be designed to limit noise levels in habitable rooms close to busy roads, railway lines or industry.	☑ There are no existing offsite uses or traffic corridors that are likely to impact the development.
B25 – Accessibility Consider people with limited mobility in the design of developments.	Dwelling entries of the ground floor of buildings should be accessible or able to be easily made accessible to people with limited mobility.	☑ Dwelling entries are accessible or able to be made accessible.
B26 – Dwelling Entry Provide a sense of identity to each dwelling/residential building.	Entries are to be visible and easily identifiable from streets and other public areas.	☑ The dwelling entries are readily identifiable from the common property and appropriately treated architecturally.
	The entries should provide shelter, a sense of personal address and a transitional space.	☑ Shelter and personal address are provided via porticos and landscaping.

Clause 55 Two or More Dwellings on a Lot		
Title and objective	**Standard**	**Comments where applicable.** ☑ **Complies** ☒ **Does not comply**
B27 – Daylight to New Windows Allow adequate daylight into new habitable room windows.	Habitable room windows to face: • Outdoor space open to the sky or light court with minimum area of 3sqm and a min. dimension of 1m clear to the sky or; • Verandah, provided it is open for at least one third of its perimeter or; • A carport provided it has two or more open sides and is open for at least one third of its perimeter.	☑ Daylight is available to all habitable room windows as all are clear to the sky.
B28 – Private Open Space Provide reasonable recreation and service needs of residents by adequate private open space.	Unless specified in the schedule to the zone, a dwelling should have private open space consisting of: • 40sqm with one part at the side or rear of the dwelling/residential building with a minimum dimension of 3m, a minimum area of 25sqm and convenient access from a living room or; • Balcony - minimum 8sqm, minimum width 1.6m and accessed from living room or; • Roof-top – minimum 10sqm, minimum width 2m and convenient access from living room.	☑ All dwellings are provided with an appropriately dimensioned area of at least 40m^2 with convenient access from the living rooms, in addition to the other areas of private open space around each dwelling. The only exception is Dwelling 4b (first floor) which is provided with a 9m^2 balcony instead of a yard.
B29 – Solar Access to Open Space Allow solar access into the secluded private open space of new dwellings/buildings.	The private open space should be located on the north side of the dwelling if appropriate.	☑ Dwellings 1, 2 and 3 have SPOS on the northern side. ☑ Dwellings 4a, 4b and 5 have SPOS on the north-west side. ☑ Dwellings 6, 7 and 8 have SPOS on the south-west side.

Clause 55 Two or More Dwellings on a Lot		
Title and objective	**Standard**	**Comments where applicable.** **☑ Complies** **☒ Does not comply**
	Southern boundary of open space should be setback from any wall on the north of the space at least (2+0.9h) h= height of wall.	☑ Dwelling 1 Requires 4.52m, Provides 8.5m ☑ Dwelling 2 Requires 5.06m, Provides 6.9m ☑ Dwelling 3 Requires 5.42m, Provides 8.5m ☑ Dwelling 4a Requires 3.62m, Provides 4.5m ☑ Dwelling 5 Requires 3.62m, Provides 4.6m ☑ Dwelling 6 Requires 5.87m, Provides 8.7m **☒ Dwelling 7** **Requires 8.57m, Provides 6.9m** **☒ Dwelling 8** **Requires 8.3m, Provides 8.2m** It is a poor design outcome to not provide adequate light to the private open space of a proposed dwelling. As Dwelling 8 will have the benefit of the 9m frontage, this is less of an issue than Dwelling 7. The lack of northern access to one yard is not fatal to the application, but it is poor form on the part of the applicant to not acknowledge it in the assessment.
B30 – Storage Provide adequate storage facilities for each dwelling.	Each dwelling should have access to a minimum 6m^3 of externally accessible, secure storage space.	☑ Storage is provided to each dwelling via a 6m^3 shed in the yard, which is appropriate.
B31 – Design Detail Encourage design detail that respects the existing or preferred neighbourhood character.	Design of buildings should respect the existing or preferred neighbourhood character and address: • Façade articulation & detailing. • Window and door proportions. • Roof form. • Verandahs, eaves and parapets.	☑ The designs are acceptable. The proportions and detailing are uninspiring but not incompatible with the character of the neighbourhood.

Clause 55 Two or More Dwellings on a Lot		
Title and objective	**Standard**	**Comments where applicable.** ☑ **Complies** ☒ **Does not comply**
B32 – Front Fences Encourage front fence design that respects the existing or preferred neighbourhood character.	The front fence should complement the design of the dwelling or any front fences on adjoining properties.	☑ Front fencing is not proposed, though may be provided in some form to exclude vehicles from entering the front setback.
	A front fence within 3m of the street should not exceed the maximum height specified in the schedule to the zone or if no max. specified, the front fence should not exceed: • 2m if abutting a Road Zone, Category 1. • 1.5m in any other streets.	NA
B33 – Common Property Ensure car parking, access areas and other communal open space is practical, attractive and easily maintained. Avoid future management difficulties in common ownership areas.	Should be functional and capable of efficient management.	☑ The common property is appropriately laid out and designed. This application does not propose to subdivide the development, but in the event this was proposed in the future, the internal access and Dwelling 4's common areas are appropriately designed for management and maintenance by a body corporate.
	Public, communal and private areas should be clearly delineated. Common property should be functional and capable of efficient management.	☑ Common property is clearly and logically delineated, with private open space separated from the communal open space and road way by fencing.
B34 – Site Services Ensure site services and facilities can be installed and easily maintained and are accessible, adequate and attractive.	Dwelling layout and design should provide for sufficient space and facilities for services to be installed and maintained.	☑ Adequate space for servicing and trenching is provided.
	Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and should blend in with the development.	☑ New metering and letterboxes will be provided adjacent to the common access. Bin storage is appropriately located and easily accessible for all dwellings.

Clause 55 Two or More Dwellings on a Lot		
Title and objective	**Standard**	**Comments where applicable.** **☑ Complies** **☒ Does not comply**
	The site facilities including mailboxes should be located for convenient access. Bin and recycling enclosures located for convenient access. Mailboxes provided and located for convenient access as required by Australia Post.	☑ Group mailboxes are provided adjacent to the new driveway for ease of access. Bins can be stored in the garages or yards, all of which are provided with access to the front through a laneway or garage.

Per the assessment above, only two standards have not been met. Encroachment of Dwelling 1's first floor eave into the north-east setback can be addressed via a permit condition to ensure compliance with the objective on character grounds. No impact to amenity will result from the encroachments and there is no character impact arising from Dwelling 4's encroachment.

Non-compliant solar access to the Dwelling 7 and 8 private open space is not ideal, but this does not mean that there will be no sunlight in these areas. The objective seeks to allow solar access into private open space, and this will occur, if not to best practice. The proposed development complies with the relevant ResCode provisions.

Whether the proposal has adequately responded to objector concerns

Parking

Parking was a universally raised issue across all objections. When the application was first advertised, it sought the waiver of the visitor's parking space required by Clause 52.06 Car Parking (one to each five dwellings). The applicant subsequently reduced the private open space to Dwelling 7 (which incidentally had been compliant with solar access standard) to provide a parking space for visitors.

The development complies in full with the statutory parking rates and design standards required by the provision. The access is a minimum 3m wide and provides for two passing areas. Each dwelling is provided with the necessary number of spaces (two to each three or more bedroom dwelling and one to each two bedroom dwelling).

Objections relating to parking were not withdrawn as a result of the amended plans. Neighbours are concerned that parking in the street, on the nature strip and in the frontage will occur and cited examples of similar development where this has

happened. Permit conditions will ensure that the front yards exclude vehicles. Parking is a legal use of the street, unless there are signed restrictions. That is not a matter within the scope of this application to either assess or enforce – all objectors were advised of the appropriate process to report concerns with congestion to the City's traffic department. Section 197 of the *Road Safety Road Rules 2017* states that a vehicle is not permitted to use the nature strip for parking except under very particular circumstances – should this occur, neighbours can notify the City's parking officers.

Traffic

In addition to parking concerns, objectors raised concerns with the capacity of Lilac Street to support the additional traffic generated from the proposed development. Objectors commented that Lilac Street currently, in effect, operates as a one-way street as the 7 metre wide road usually has vehicles parked on both sides, restricting vehicle movements to one way at a time.

To determine if the current Lilac Street traffic control system was adequate, referral to the City's Traffic Engineer also considered this aspect. No concerns were raised through this process in relation to the adequacy of Lilac Street to accommodate the likely increase in traffic that the proposed development of the site would create. It is deemed that Lilac Street will continue to operate as envisaged as a local access street.

Other Issues

Waste collection was raised, in part in relation to the use of the road. The plans provided demonstrate that the bins allocated to the development can be put out for collection on the north side of the crossover and the City' Resource Recovery and Education department did not raise any issue with this. Part B, Section 2.1 of the City's *Community Local Law* prohibits bins being placed outside the boundary of a property except within 24 hours before or after bin collection day. Again – should this issue arise, neighbours can contact the City to report the offence, but this does not fall within the scope of the planning process to address.

It is the City's responsibility to ensure that appropriate drainage measures are designed and constructed to avoid impacting both the City's drainage system and neighbouring properties. In this instance, the City's development engineer has requested a detailed drainage plan be submitted, which includes a limitation on the permissible discharge rate. The legal point of discharge cannot be across another property, unless there is a nominated drainage easement with appropriate infrastructure capable of receiving the necessary quantity of water. Additionally, as discussed above, the developer must supply additional permeability or water collection measures to achieve a 100% STORM rating.

Overdevelopment of the site was also raised as a general issue, rather than in response to a particular design element. Overdevelopment is a principle, rather than a defined, assessable component of an application. There is no doubt that the proposal seeks to dramatically increase the number of people occupying this site. That said, the development provides for adequate parking, provides appropriate front and side setbacks and separation between the two rows of dwellings. The private open space is to the side or rear of each dwelling and there is sufficient space for landscaping. As remarked by Osborne J (in *Knox City Council v Tulcany Pty Ltd* [2004] VSC 375), *the planning scheme does not require an ideal outcome as a pre-requisite to a permit. If it did, very few, if any, permits for development would ever be granted and there would be difficult differences of opinion as to whether the outcomes were in fact ideal.* The proposed development is an acceptable outcome when weighed against the relevant planning policy.

At a high level, the site has been strategically identified for infill development due to its proximity to two activity centres and the transport network. The fine grain detail of the development also complies with policy – in particular with the desired future character policy for the area. The development has been designed to emphasise the horizontal, the layout provides substantial space for landscaping, setbacks are complied with and the primary issue raised by objectors – the lack of a visitor's car parking space – has been addressed.

Conclusion

The City has received an application for the development of nine dwellings on a lot. Officer assessment has determined that the application is generally in accordance with the relevant State and local policy and that the application should be supported, subject to the conditions contained at the end of this report.

The application is before Council for a decision due to the number of objections received. Objectors' concerns are detailed above and have been addressed through the assessment section of this report.

The key reasons the application is supported at officer level are summarised as follows:

- The proposed development accords with policy direction for in-fill development within an appropriately serviced location within the General Residential Zone, which has the primary purpose for residential uses within a suburban context.
- The proposed development has been appropriately designed to respond to the character statements outlined at both state and local level policy, in particular in the desired future character statement for the residential character precinct.

- The development complies (or can comply) with all relevant objectives of Clause 55, resulting in a residential development that provides appropriate standards of amenity for existing and new residents.
- The proposal has adequately addressed all valid objector concerns.
- The proposal is compliant with the Municipal Planning Statement, Planning Policy Framework, General Residential Zone, relevant Particular Provisions and General Provisions of the Greater Bendigo Planning Scheme.

It is recommended that Council approve the proposal and resolve to issue a Notice of Decision to Grant a Permit, subject to conditions.

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.

Proposed Notice of Decision Conditions

1. MODIFIED PLANS REQUIRED
   Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans submitted with the application but modified to show:
   a) Site plan, amended to show:
      i. Tanks to Dwellings 3, 4, 6, 7 and 8 relocated so not to obscure windows or obstruct passageways
      ii. Service plant annotated on plans and located away from habitable room windows
      iii. Fencing to be a minimum of 1.8 metres high to all boundaries behind the front building line of dwelling 1 and 8 to ensure overlooking is prevented.
      iv. Retaining wall on the north-east boundary setback a minimum of 770mm from the boundary with number 70
      v. Annotation that Dwelling 8 will be constructed on piers or stumps and that any excavation will be undertaken in accordance with the recommendations of the Arborist’s Report endorsed under this permit.
   b) Elevations, amended to show:

i. Northeast first floor eave to Dwelling 1 reduced by a minimum of 0.25 metres
ii. Correctly located boundary lines
iii. Fencing height and materials
iv. Ground levels on both side of the boundary fencing
v. Floor levels.

c) A cut and fill plan detailing the location and height in AHD of all cut, fill, batters, retaining walls and other earthworks.

d) A STORM report achieving a minimum 100% rating.

e) An Arborist's Report in accordance with Condition 3.

f) A Landscape Plan in accordance with Condition 4.

g) A Soil Management Plan in accordance with Condition 8.

h) A Construction Management Plan in accordance with Condition 12.

i) Annotate a table of the ESD (environmentally sustainable development) initiatives committed to in the Sustainable Design Assessment (SDA) and Built Environment Sustainability Scorecard (BESS) on the development plans including:

i. This is an all-electric development. No gas connection will be made
ii. A 3000L water tank will be provided to each dwelling. They are to be connected to toilets and laundries (may be shared between Dwellings 4a and 4b)
iii. Heating and cooling system type and efficiency commitment (min 3 stars)
iv. Hot water system details and efficiency commitment (6 stars)
v. Water fixtures and fittings efficiency commitment (WELS ratings) 4 star showerheads, 5 star taps, 4 star toilets, 4 star dishwashers
vi. Internal lighting maximum illumination power density of 4W/sqm or less
vii. An outdoor clothes line will be provided to each dwelling
viii. An EV charger will be installed to each garage (one each to the spaces allocated to Dwellings 4a and 4b)
ix. Doubled glazing to all habitable room windows, at a minimum
x. Water efficient garden; plantings are not to require supplementary watering with potable water (after an initial period when plants are getting established)
xi. Operation of the external lighting to be controlled by a motion detector.

2. NO ALTERATION TO LAYOUT

The development permitted by this permit as shown on the endorsed plans 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. ARBORIST'S REPORT REQUIRED

Before the development starts, an Arborist's Report to the satisfaction of the responsible authority and in accordance with AS 4970-2009 Protection of Trees on Development Sites, must be submitted to and approved by the responsible authority. When approved, the report will be endorsed and will then form part of the permit. The

report must address the following matters:

a) Calculate the Tree Protection and Structural Root Zones for all four trees abutting the south-western boundary on number 78's side of the fence.
b) Recommend a low-impact excavation method for any works required in the TPZ to ensure that the tree is retained in good health.
c) Any other matter the arborist considers relevant.

4. LANDSCAPE PLAN REQUIRED

Before the development starts, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions, be generally in accordance with those submitted with the application but modified to show:

a) Treatment of the south-eastern (front) boundary, including:
    i. Measures to prevent vehicles entering the front setback: fencing not exceeding 1.2m in height, suitable landscaping or other measures to the satisfaction of the responsible authority
    ii. Footpath connection to Dwellings 1 and 8
b) Bollard lighting along the common driveway, with spacing to exclude vehicles from entering the front setbacks of Dwellings 1 and 8
c) A minimum of one canopy tree to the private open space of Dwellings 1 to 4a and 5 to 9
d) A minimum of one canopy tree inside the front setbacks of Dwellings 1 and 8, between Dwellings 2 and 3 and between the Dwellings 4 and 5
e) The species, number of specimens and size at maturity for all planting along the driveway
f) The location of any in-ground drip irrigation.

5. LANDSCAPING MAINTENANCE

The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority, including that any dead, diseased or damaged plants are to be replaced.

6. COMPLETION OF LANDSCAPING

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

7. SUSTAINABLE DESIGN ASSESSMENT

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 rain water tanks installed, pumps and connection to toilets
   ii. Final NatHERS certificates
   iii. The efficiency of electrical and water fittings and fixtures installed including the heating/cooling and hot water system
   iv. Clothes lines
   v. External lighting motion detectors.

8. SOIL MANAGEMENT PLAN REQUIRED

Prior to the commencement of construction, a Soil Management Plan must be prepared in accordance with the recommendations of the Preliminary Site Investigation prepared for 76 Lilac Street IRONBARK by Edwards Environmental and dated September 2023.

Once approved, the recommendations and construction methodology must be implemented and adhered to by all relevant parties, including owners, occupiers and site developers, to the satisfaction of the responsible authority.

9. DETAILED DRAINAGE

Prior to commencement of works, plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then will form part of the permit.

The plans must be drawn to scale with dimensions and must include:

a) Underground drainage
b) Stormwater quality
c) A point of discharge
d) Stormwater detention
e) Stormwater detention with allowable discharge Q20% = 15l/s.

10. CONSTRUCTION OF WORKS

Prior to the completion of the development, road works, drainage and other civil works must be constructed in accordance with the City of Greater Bendigo Infrastructure Design Manual and plans and specifications approved by the responsible authority and must include:

- Drainage

- Crossover.

11. SECTION 173 AGREEMENT

If an onsite detention or water quality system is required then, prior to the completion of the development, the applicant/owner must enter into an Agreement under Section 173 of the Planning and Environment Act 1987.

- The owner will maintain each on-site treatment system and/or detention system and not modify without prior written approval from the responsible authority.
- The owner shall allow duly authorised officers of the responsible authority to inspect the systems at mutually agreed times.
- The Owner will pay for all costs associated with the construction and maintenance of each on-site treatment and detention system.

12. CONSTRUCTION MANAGEMENT PLAN

Prior to commencement of works the owner or applicant must submit a Construction Management Plan (CMP) for approval by the responsible authority.
This plan shall include, but not be limited to:

a) A site-specific plan showing proposed erosion & sedimentation control works
b) Techniques and intervention levels to prevent a dust nuisance
c) Techniques to prevent mud and dirt being transported from the site to adjacent streets
d) Commitment to the measures contained in the Soil Management Plan prepared for the site and endorsed under this permit
e) The protection measures taken to preserve any vegetation identified for retention, including vegetation within road reserves
f) The name and contact details of the site manager.

During construction of works associated with the subdivision, the must employ and provide the protection methods contained in the CMP to the satisfaction of the responsible authority.

13. ACCESS

Before the development is occupied, the vehicle access must be constructed in accordance with the following requirements:

a) The driveway between the property boundary and the kerb must be constructed in accordance with the Infrastructure Design Manual.
b) Any existing kerb layback not used be removed and the kerb reinstated.
c) Any existing driveway not used must be removed and the nature strip reinstated.
d) All vehicles must enter and exist the site in a forward direction.
e) The change in grade transition of the driveways should comply with AS 2890.1:2004, cl 2.5.3(e). This will even out the grade changes making it less likely

for a car to scrape. Ground clearance can be checked using the method specified in AS 2890.1:2004, Appendix C for a B85 vehicle. This also applies to the driveway between the kerb and the property boundary.

14. PEDESTRIAN SIGHTLINES
The minimum sight line for pedestrian safety must be provided at the exit lane frontage so as to accord with Clause 52.06-9 of the Greater Bendigo Planning Scheme.

15. PUBLIC ASSETS
Before the development starts, the owner or developer must submit to the responsible authority a written report and photos of any prior damage to public infrastructure. Listed in the report must be the condition of kerb & channel, footpath, seal, street-lights, signs and other public infrastructure fronting the property and abutting at least two properties either side of the development. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. The owner or developer of the subject land must pay for any damage caused to any public infrastructure caused as a result of the development or use hereby permitted.

16. GENERAL EXTERIOR TREATMENT
The exterior treatment of the building permitted by this permit including all exterior decoration, materials, finishes and colours must be to the satisfaction of the responsible authority. The exterior treatment of the building must be maintained to the satisfaction of the responsible authority.

17. REFRIGERATION AND AIR-CONDITIONING EQUIPMENT
Any equipment required for refrigeration, air-conditioning, heating and the like must be suitably insulated for the purpose of reducing noise emissions and must be located so as to not be highly visible from the street to the satisfaction of the responsible authority.

18. FENCING OF SITE
The fences as shown on the endorsed plans must be erected and maintained to the satisfaction of the responsible authority.

19. USE OF CAR PARKING AREAS
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.

20. NO MUD ON ROADS
In the event of mud, crushed rock or other debris being carried onto public roads or footpaths from the subject land, appropriate measures must be implemented to

minimise the problem to the satisfaction of the responsible authority.

21. GAS CONNECTION PROHIBITED
Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of Clause 53.03 of the relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

22. EXPIRY OF THE PERMIT
This permit will expire if:

(a) The development has not commenced within 2 years of the date of this permit; or

(b) Construction of the approved dwellings is not completed within 5 years from the date of this permit.

The responsible authority may extend the time for certification of the plan, or for the completion of the dwelling, if a request is made in writing before the permit expires or thereafter, within the period allowed by section 69 of the Planning and Environment Act 1987.

Notes

CONSENT FOR WORK ON ROAD RESERVES
The applicant must comply with:

- The Road Management Act 2004,
- Road Management (Works and Infrastructure) Regulations 2005 and
- Road Management (General) Regulations 2005

With respect to any requirements to notify the Coordinating Authority and/or seek consent from the Coordinating Authority to undertake “works” (as defined in the Act) in, over or under the road reserve. The responsible authority in the inclusion of this condition on this planning permit is not deemed to have been notified of, or to have given consent to undertake any works within the road reserve as proposed in this permit.

SOIL CHARACTERISATION REPORT
Soils excavated during construction must be classified, transported and disposed of in accordance with EPA 1828.2 Waste Disposal Categories – Characteristics and Thresholds. A Soil Characterisation Report must be prepared prior to disposal.

Attachments

Nil

17.3. 55 CONDON STREET KENNINGTON 3550 - Use and Development of Land for a Child Care Centre, Partial Demolition and Buildings and Works in the Heritage Overlay, Removal of Native Vegetation and Alteration to Access to a Road in Transport Zone 2

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

Summary/Purpose

Application No:	DC/232/2022
Applicant:	SongBowden Planning
Land:	55 Condon Street, KENNINGTON 3550
Zoning:	General Residential Zone Transport Zone 2
Overlays:	Heritage Overlay – Schedule 937 (part)
No. of objections:	Six, with one later withdrawn
Consultation meeting:	No formal consultation meeting was held, however a response to the objections was provided by the applicant and circulated to objectors with a right of reply.
Key considerations:	• Is the use of the land for a childcare centre appropriate? • What are the impacts to the heritage buildings on the site? • Is the extent of vegetation removal acceptable? • Will the alteration of access to Condon Street result in any safety concern?
Conclusion:	Use of the land for a childcare centre is an appropriate use given the zoning of the land, location and context of the site. The design and siting of the proposed childcare buildings on the site has given regard to the existing heritage buildings on the site, which will be restored and repaired as part of the proposal to ensure their significance is not lost or diminished. While some vegetation removal is required to facilitate the development, the extent of such is considered appropriate and the retention of some vegetation throughout the site along with new plantings will result in acceptable biodiversity and amenity outcomes. The alteration of the access to Condon Street has been appropriately considered and will not result in any safety risk to users of both the centre and the broader road network.

Recommended Motion

That Council issue a Notice of Decision to Grant a Permit for the use and development of land for a childcare centre, partial demolition and buildings and works in the Heritage Overlay, removal of native vegetation and alteration to access to a road in Transport Zone 2 at 55 Condon Street, Kennington subject to the conditions at the end of this report.

Background Information

The site contains an existing dwelling known as the 'La Rocca' residence, and the East Bendigo Observatory.

At the time of lodgement of this application on 29 April 2022, both of these buildings were not included within a Heritage Overlay. The proposal at this time sought to retain the Observatory building and to demolish the La Rocca building. The proposed layout for the childcare centre relied on the demolition of the dwelling in its layout, incorporating new buildings and car parking in its place.

Prior to the lodgement of the application, Amendment C271 to the Greater Bendigo Planning Scheme was in progress, which sought to apply the Heritage Overlay (HO937) to part of the land. This Amendment was authorised on 7 June 2021, exhibited between 18 November – 20 December 2021, and proceeded to a panel hearing in July 2022, following the receipt of 7 submissions to the proposed Amendment. The Panel recommended that the Amendment be adopted as exhibited, subject to some minor drafting changes.

The Amendment was approved by the Department of Environment, Land Water and Planning on 16 December 2022, and came into effect following notice of the approval in the Victorian Government Gazette on 20 January 2023.

With the Heritage Overlay formally applying to the rear of the site from January 2023, the application was amended on 12 October 2023 to provide for a revised layout which saw the retention of the La Rocca residence and a number of other layout changes to the proposed buildings on the site, including the location of proposed accessways and car parking.



Figure 1. La Rocca residence



Figure 2. East Bendigo Observatory



Figure 3. East Bendigo Observatory

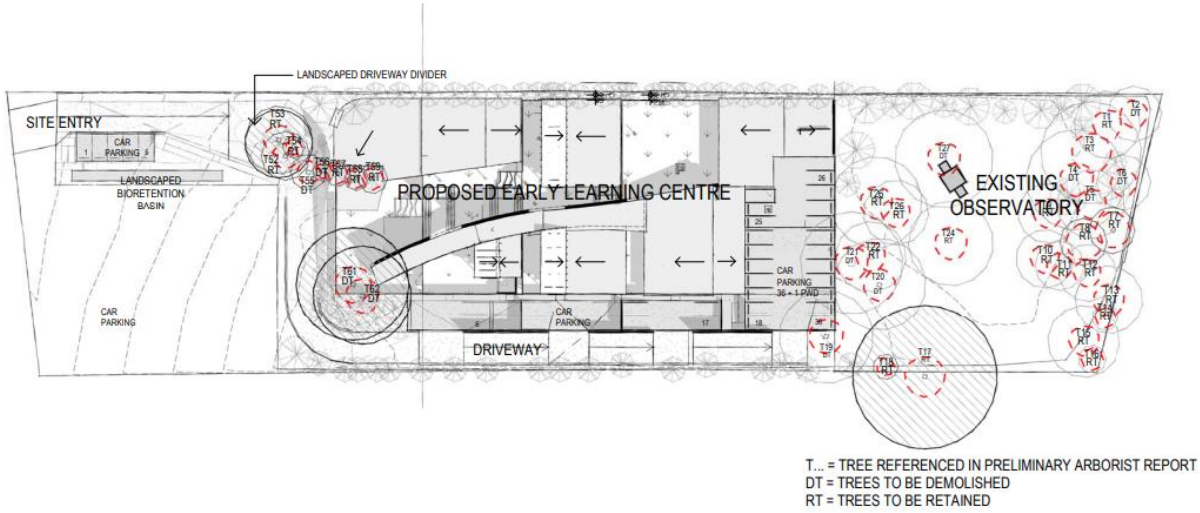


Figure 4. Proposed site layout plan, at the time of lodgement



Figure 5. Proposed site layout plan, following application of the Heritage Overlay to the site and subsequent amendment to the plans.

The Statement of Significance for HO937 states the following regarding the heritage significance of the La Rocca and Observatory buildings on the site:

> *"The former East Bendigo Observatory site (comprising the former observatory and associated residence) at 55 Condon Street, Kennington, designed by architect John Beebe and constructed in 1900, is of historic significance as an early private observatory complex built in Bendigo. The observatory is historically important for its role in recording official meteorological readings for Bendigo from 1908 until 1914. The building is a rare and relatively intact early twentieth century example of a small, privately built and owned observatory with its associated residence 'La Rocca'. The former observatory is also of historic significance as it is indicative of the interest in the sciences, specifically astronomy, which gathered popularity in the late nineteenth and early twentieth centuries in Victoria. It is unusual because of its location on the same site as a residence, La Rocca, also designed by John Beebe circa 1900 (but significantly altered after a fire in 1958), where the Beebe family lived from 1900 to circa 1919. The observatory retains the original mechanism to open the domed roof, timber cabinetry and equipment platform inside (Criterion A and Criterion B). The former observatory building, built to house a 4.5-inch refracting telescope, is of technical significance as it reflects advances in Australian science and astronomy, as are the roof mechanism and equipment platform that remain within the central chamber and the timber cabinetry in the adjacent wing. The East Bendigo Observatory was the focus of astronomical, magnetic, and meteorological scientific investigation in the late nineteenth and early twentieth century Bendigo and was instrumental in providing Bendigo with accurate meteorological statistics in the period 1908-1914. The building evidences the city's early endeavours into scientific research."*

Report

Subject Site and Surrounds

The subject land is irregular in shape, with a depth of approximately 200 metres and frontage of 13 metres to Condon Street. With a total area of 8,455 square metres, the land falls significantly from the rear towards the Condon Street frontage. Native and exotic vegetation is scattered throughout the site, with an existing dwelling (La Rocca residence) and associated outbuildings located somewhat centrally on the site, and the Observatory further north of the dwelling. An existing crossover from Condon Street provides access to the site, with an unmade driveway winding up the site. A metal fence is located along the property frontage in Condon Street, with a gate at this entrance which is typically locked.

In terms of the existing buildings on the site, these can be described as follows:

La Rocca

This weatherboard building dates from c.1900 and is a four-bedroom dwelling with a number of living spaces and a return verandah. The dwelling has been modified substantially following a fire in 1958, which has resulted in the loss of most original fabric and the replacement of a majority of the original elements. These changes have included changes to the original roof, verandah, most original windows and the addition of a concrete and fibrocement rear sunroom. The building is in fair to poor condition, with damage to the roof from a tree fall, and movement in the foundations resulting in cracking of brick and plaster walls. The rear chimney is also on a lean.

East Bendigo Observatory

This c.1900 building is constructed of red face brick and comprises an elevated central room with a mansard roof and metal clad dome, which was designed to house a 4.5 inch refracting telescope on a concrete platform. Two adjacent wings adjoin this central room, with the eastern of these wings designed to contain a transit telescope. The main dome retains the internal platform and mechanism to open the dome. Windows remain on the east and west wings; however, a section of brick wall has been removed from the east side of the building. A later brick extension has been added to the south of the building, which has been used for storage and provides access to the interior of the Observatory.

Land surrounding the site is residential in nature, with a number of dwellings having direct abuttals to the land, owing to the significant depth of the site. Along with Condon Street to the south, Kara Street, Albion Street and Marshall Crescent are also located nearby to the east, west and north respectively.

St Therese’s Primary School is located a short distance to the north west of the land, with a small shopping strip located to the west within Condon Street, and Kennington Village, Strath Village and Strath Hill located around 800m – 1km to the south east. The Bendigo CBD is located approximately 1.5km to the north west.

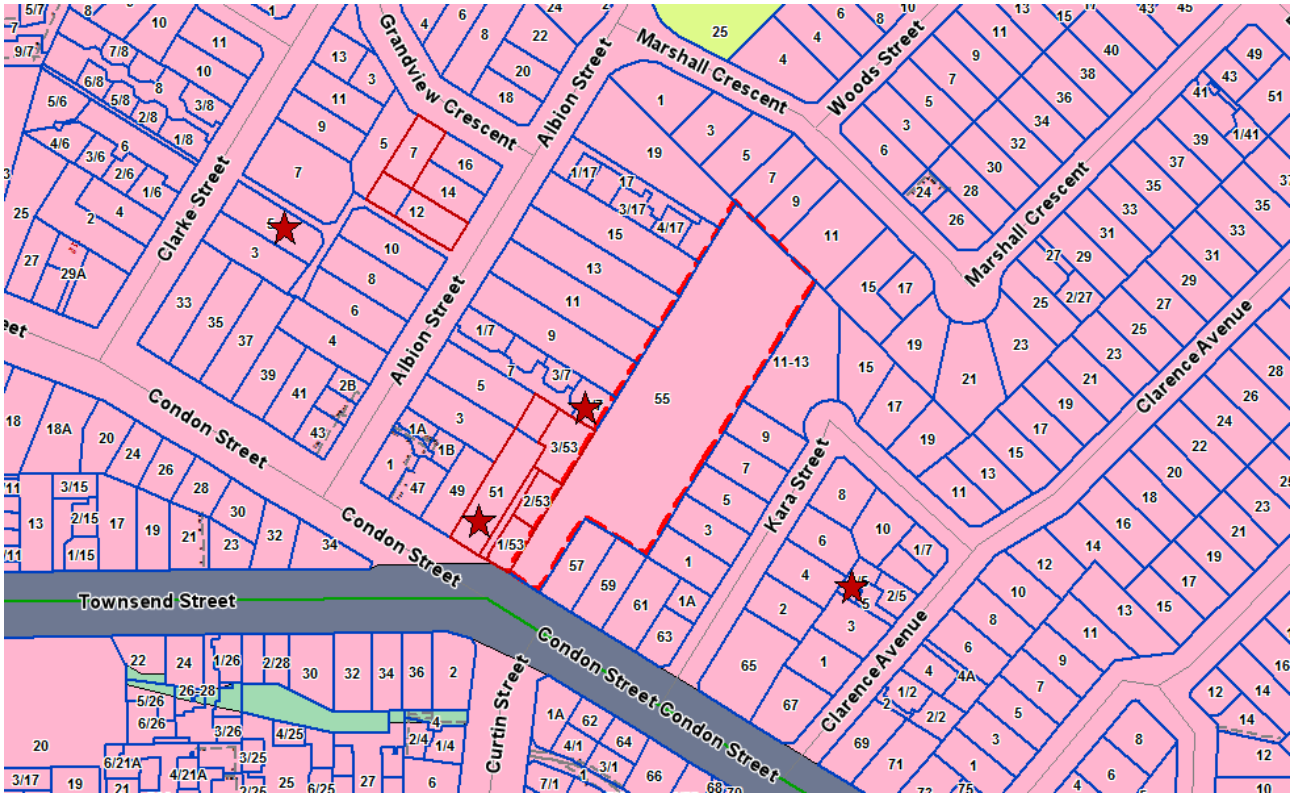


Figure 6. Location map showing subject land and surrounding land, with objectors' properties (which are proximate to the site) marked with a star.

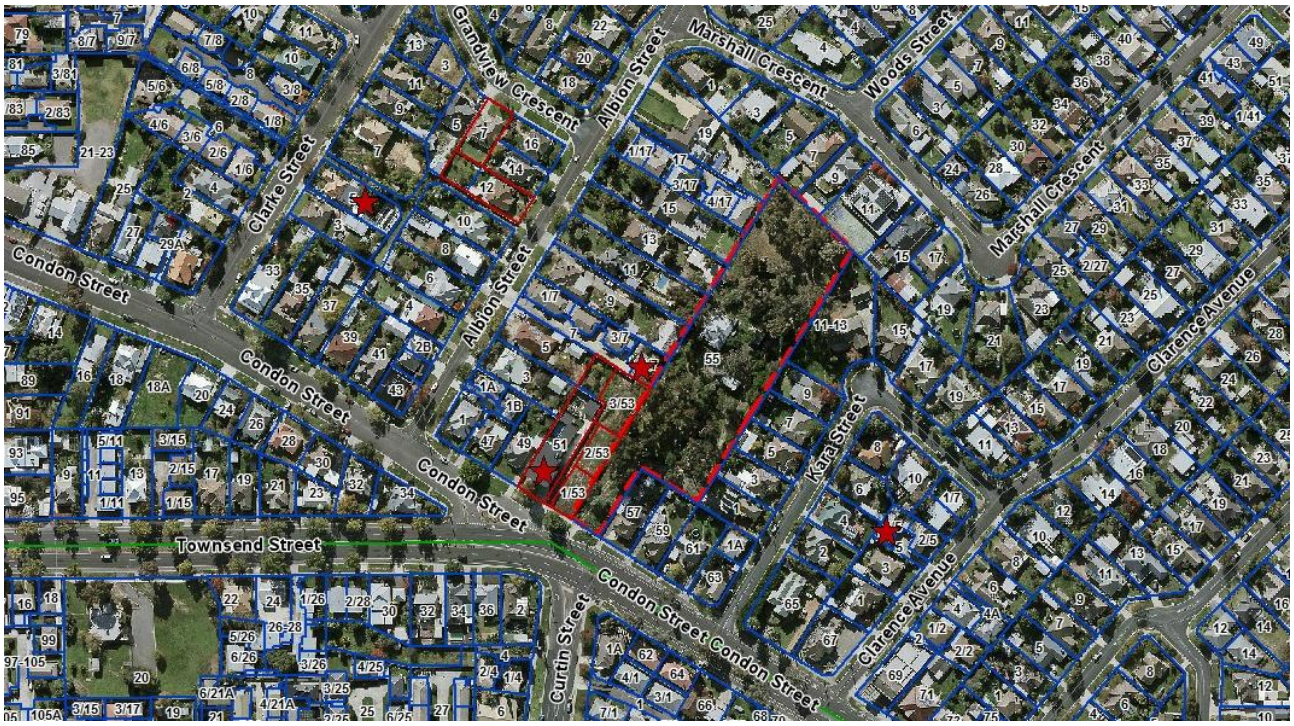


Figure 7. Aerial map showing subject land and surrounding land, with objectors' properties (which are proximate to the site) marked with a star

Proposal

The application proposes to:

- Use and develop the land for the purpose of a childcare centre;
- Works within the Heritage Overlay including to partially demolish and undertake restoration works to the La Rocca and Bendigo East Observatory buildings;
- Remove native vegetation throughout the site to facilitate the development of the childcare centre; and
- Alter the existing access to the site from Condon Street (being a road in a Transport Zone 2).

Each of these elements is discussed further below.

Childcare centre

The proposed childcare centre would accommodate 144 children and 21 staff. It is proposed to operate between 6:30am and 6:30pm Monday to Friday. 32 car parking spaces would be provided to support the centre.

The childcare centre would occupy three separate buildings, including the restored La Rocca building, and will include an administration building, main building, training space and three outdoor play spaces.

Owing to the fall of the site, the childcare centre would be partially constructed over two levels, with car parking to be provided on a lower level.

The site layout, including car parking, is indicated at Figures 8 to 15.

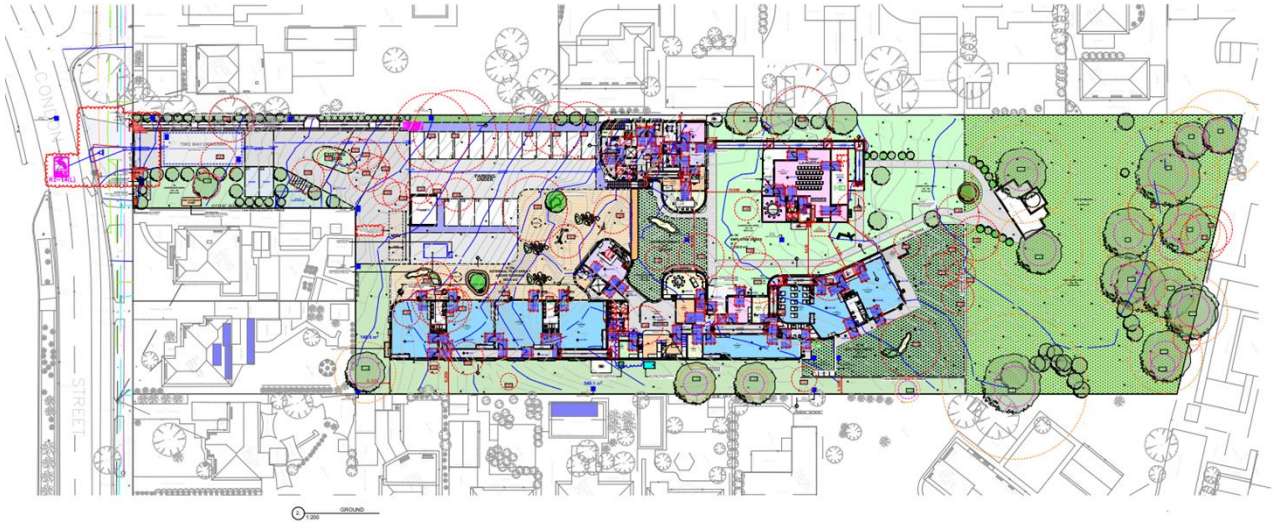


Figure 8. Proposed overall site plan

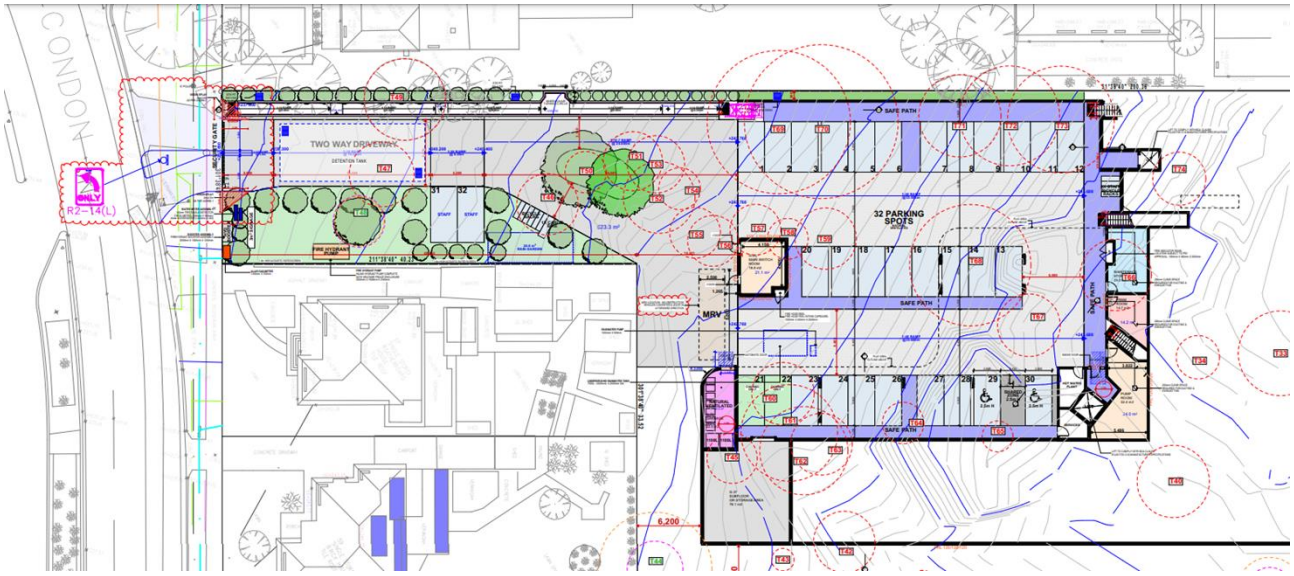


Figure 9. Proposed site plan – showing car parking

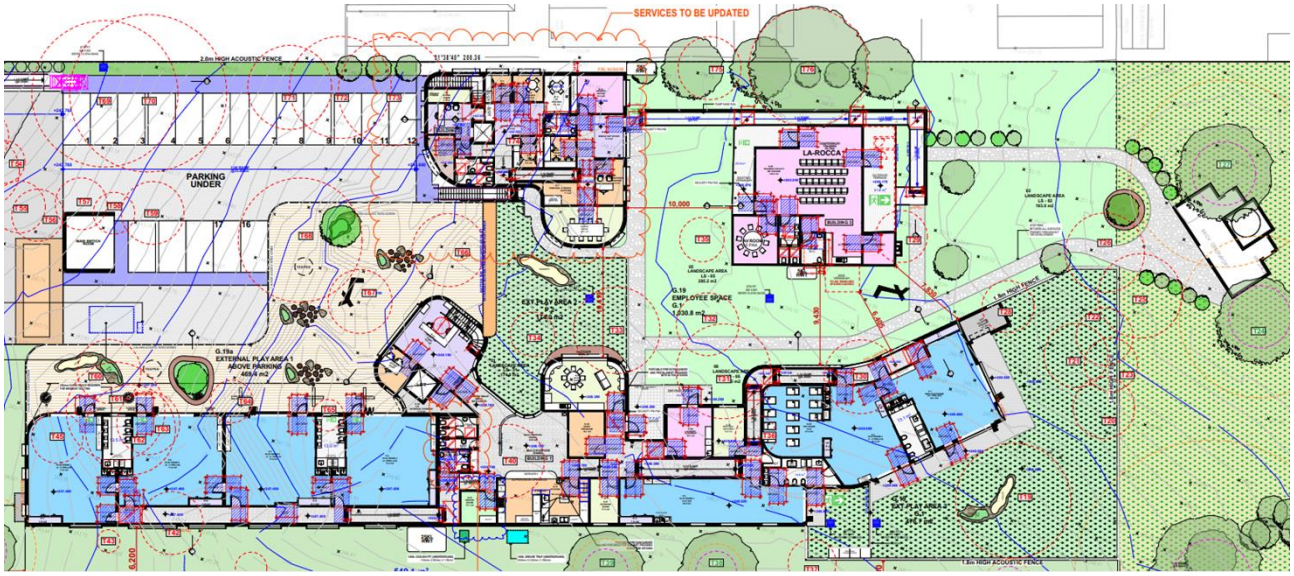


Figure 10. Proposed site plan – showing childcare buildings, and including restored La Rocca and Observatory



Figure 11. Eastern elevations



Figure 12. Western elevations

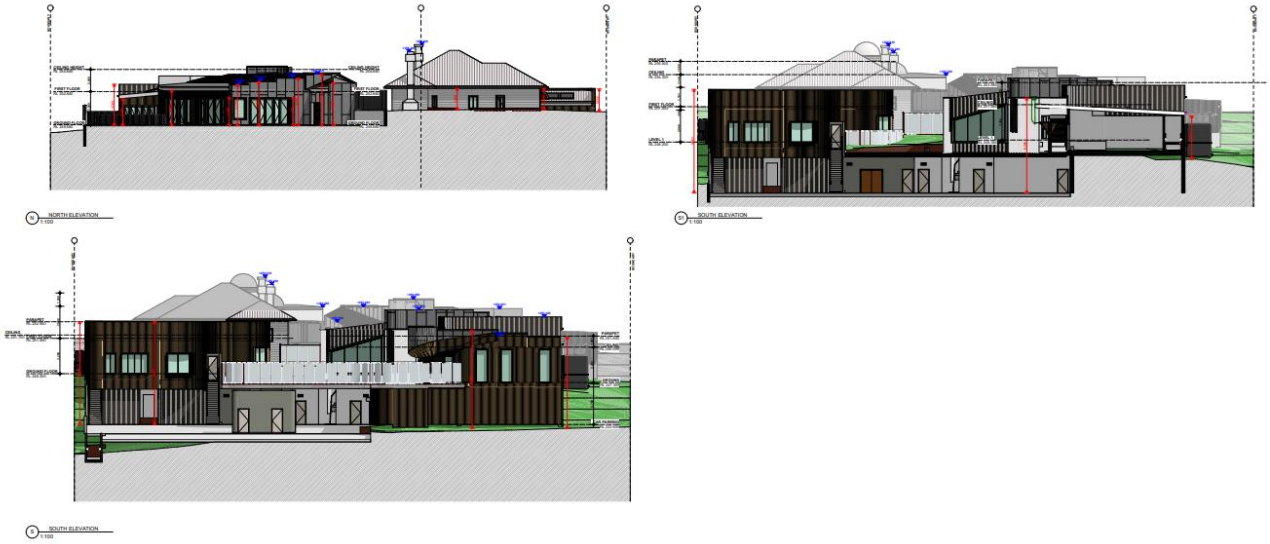


Figure 13. Northern and southern elevations



Figure 14. Sections



Figure 15. 3D renders of proposed childcare centre

Works within the Heritage Overlay

The proposal seeks to retain the two heritage buildings on the site, with later additions and outbuildings to be demolished.

The La Rocca building will be restored, rebuilt and partially modified to become a conference/training space for the childcare centre, while the Observatory building will be repaired and restored.

The reconstruction works to the La Rocca building will include:

- Careful removal of windows/doors/joinery to be retained;
- Dismantling and cleaning of brickwork;
- Removal of weatherboards and retention of any in good condition for re use;
- Restumping the building;
- Reframing;
- Reinstatement of retained joinery;
- Reconstruction of brickwork chimneys;
- Recladding of roof with new galvanised corrugated sheet roofing;
- Reinstatement of salvaged weatherboards and installation of new timber weatherboards to match;
- Reconstruction of the verandah, including cast iron detail bullnose verandah;
- Reconstruction of brick and rendered front steps.

Some new handrails, access ramps and steps will also be incorporated into the building to comply with safety and accessibility to meet Building Code requirements.

The works to the Observatory building will include:

- Repairing of brickwork;
- Reinstatement of original pivot windows;
- Reinstatement of missing door;
- Removal of the later, external brick structure adjoining the observatory.



Figure 16. Proposed demolition (indicated in red)

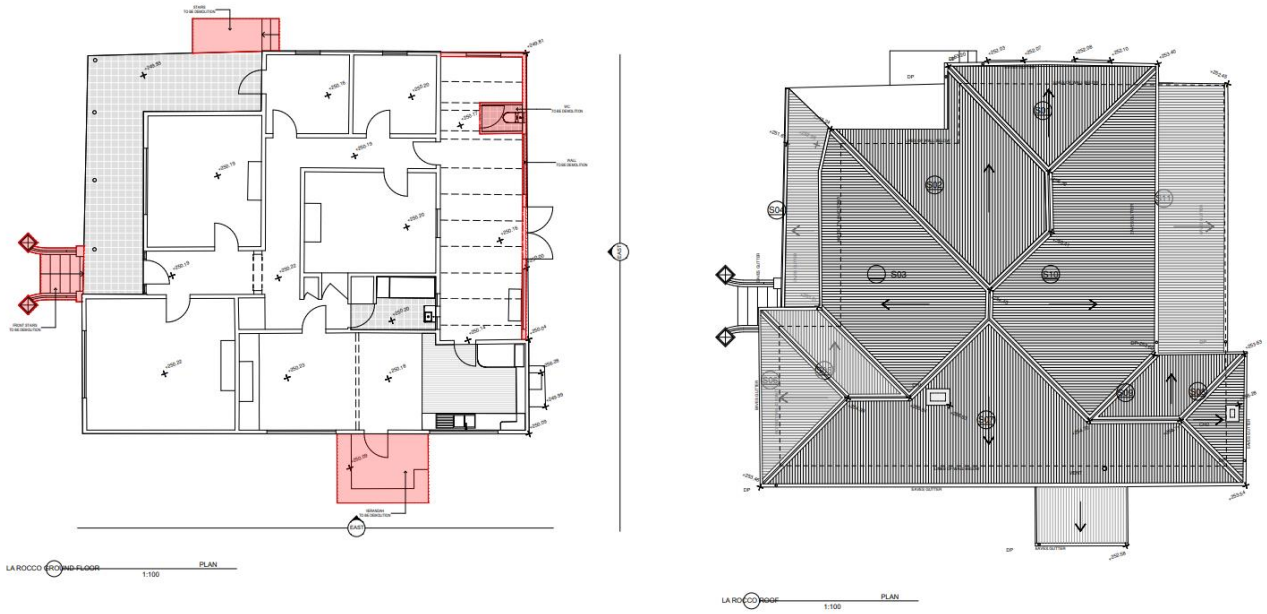


Figure 17. Proposed demolition – La Rocca



Figure 18. Proposed demolition – La Rocca

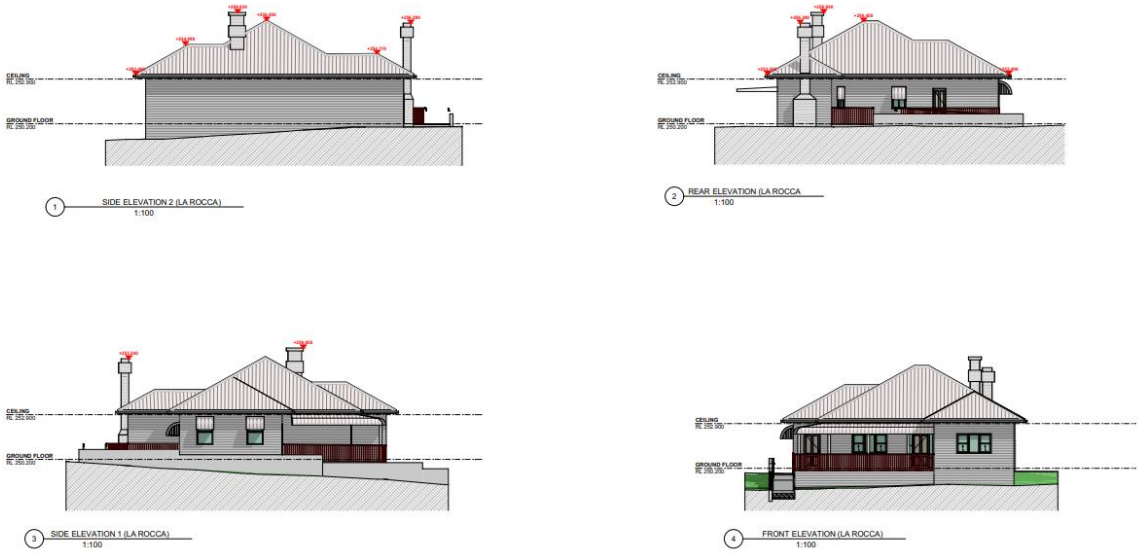


Figure 19. Proposed reconstruction works – La Rocca



Figure 20. Proposed reconstruction works – La Rocca

Removal of native vegetation

In order to facilitate the use and development of the site, 45 trees (including native, indigenous and exotic) are proposed to be removed.

The patches of remnant vegetation include Red Ironbark, Flax Lily, Wattle Mat-Rush, Wallaby Grasses, Spear Grasses, Creeping Saltbush, Berry Saltbush and Black Wattle.

Other vegetation includes large Sugar Gums, garden plantings and weeds including Soursob, Ribwort Plantain, Annual Veldtgrass, Bridal Creeper, Cootamundra Wattle, Horehound, Monterey Cypress, and Great Brome.

In terms of native vegetation which requires a planning permit to remove, this comprises 0.16 hectares in total, including patches totalling 0.089 hectares, scattered trees totalling 0.070 hectares and 2 large trees.

Figures 21 to 28 indicate the extent of vegetation removal on the site, as well as indicating vegetation to be retained.



Figure 21. Proposed native vegetation removal


0 5 10 20 30 40
Meters
Site Map
Assessment of Trees 55 Condon Street Bendigo
Legend
Trees-Origin
Exotic
Indigenous
Non-VIC native
VIC native
Patch
Boundary
AXIOM
Drawn and Plotted by: TDC
Date: 14/05/2023
Geographic Projection: GDA 1994 MGA Zone 55
Scale: 1:776
Page 7 of 50

Figure 22. Existing vegetation on site – with legend denoting origin of trees (i.e. exotic, indigenous, native)



Figure 23. Development/Vegetation Impact Plan – Map 1

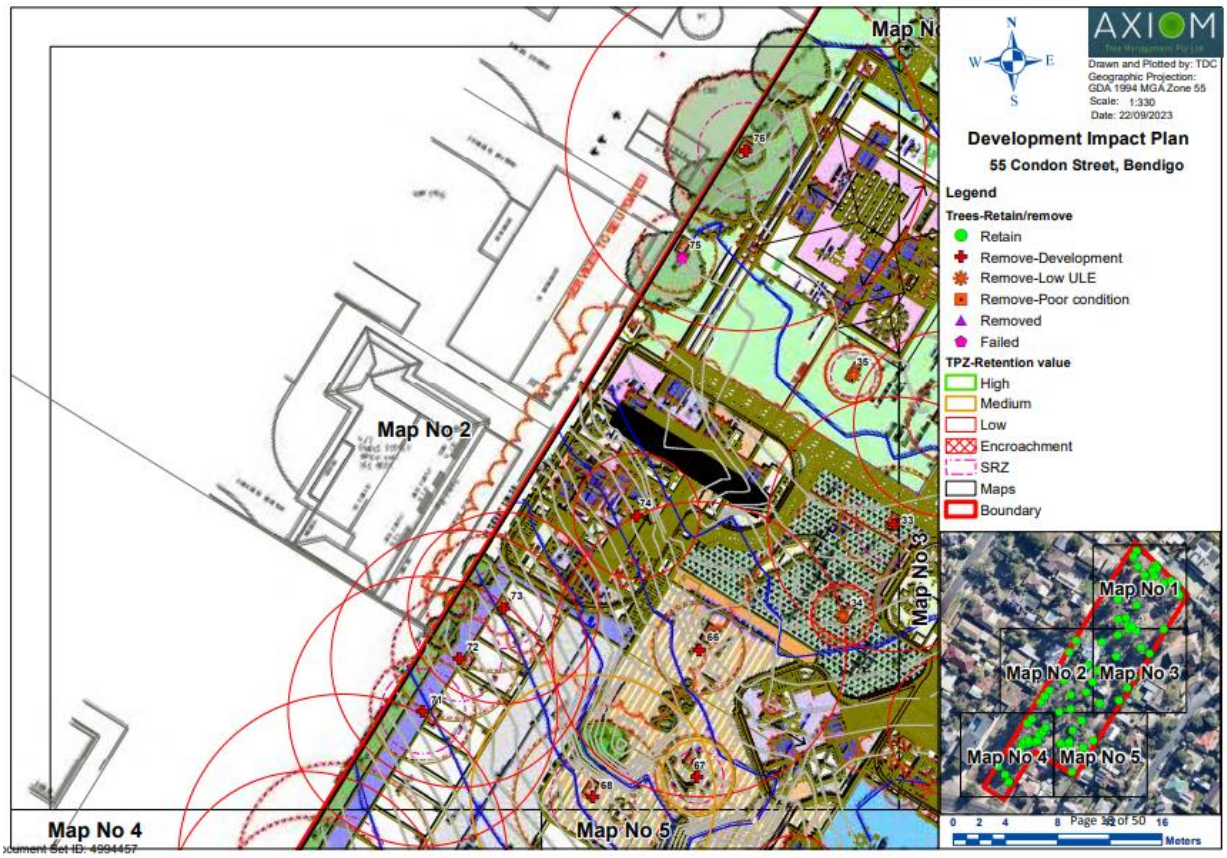


Figure 24. Development/Vegetation Impact Plan – Map 2

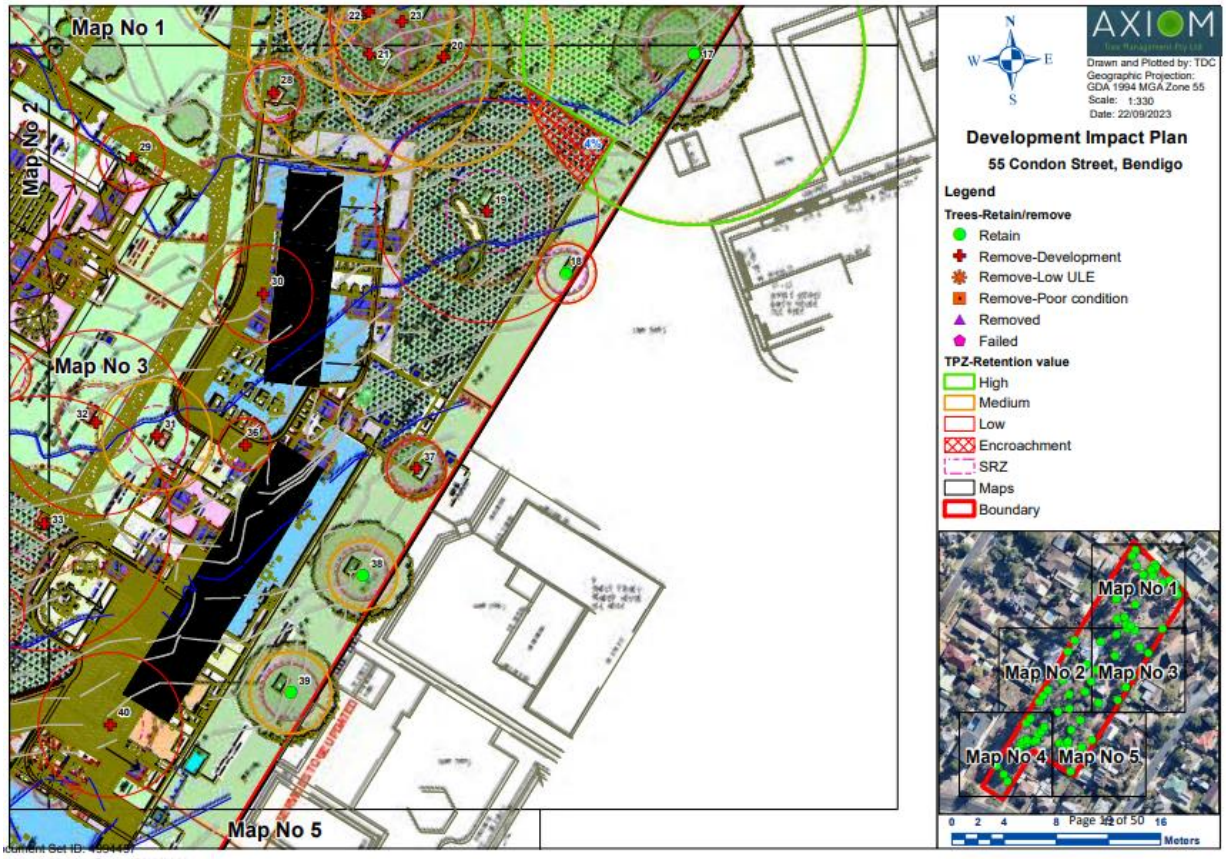


Figure 25. Development/Vegetation Impact Plan – Map 3

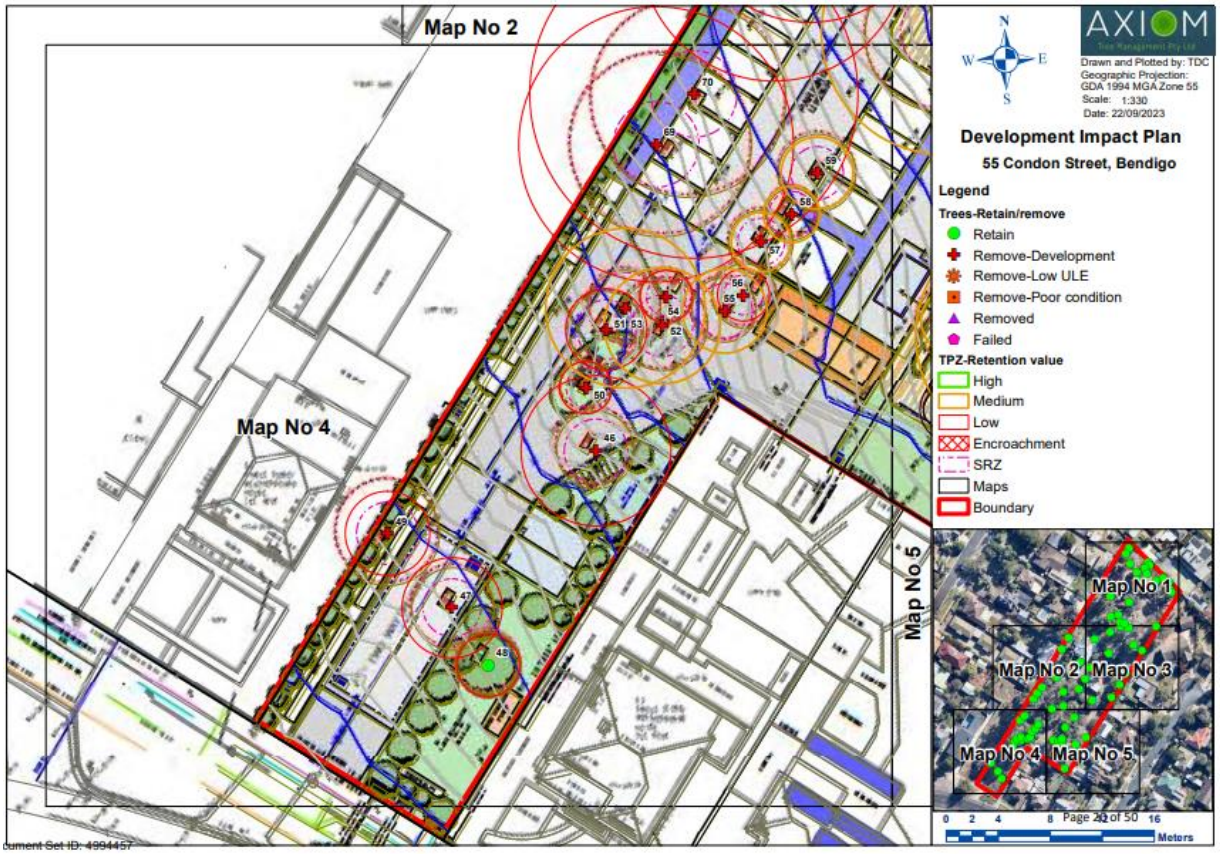


Figure 26. Development/Vegetation Impact Plan – Map 4

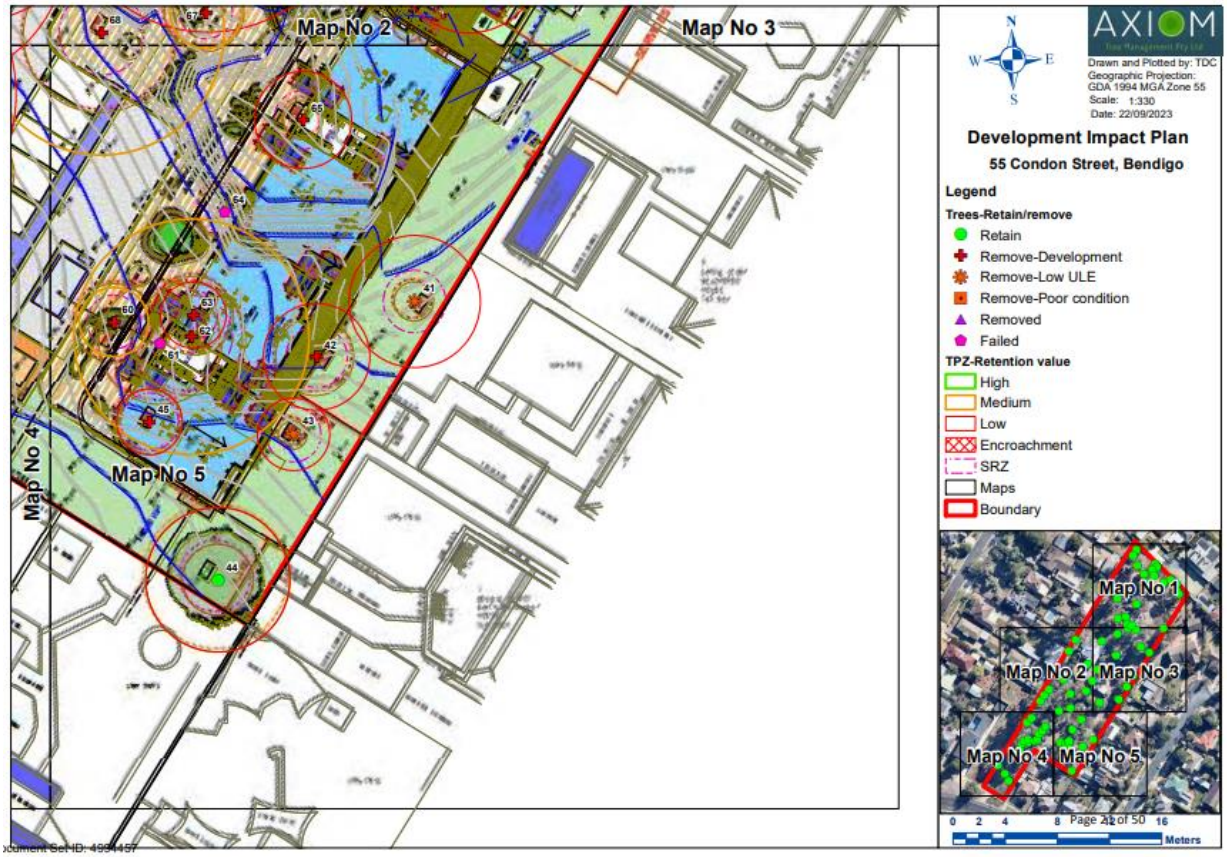


Figure 27. Development/Vegetation Impact Plan – Map 5

While some existing vegetation will be lost on the site, extensive retention and new landscaping is proposed in accordance with the landscape plan below.

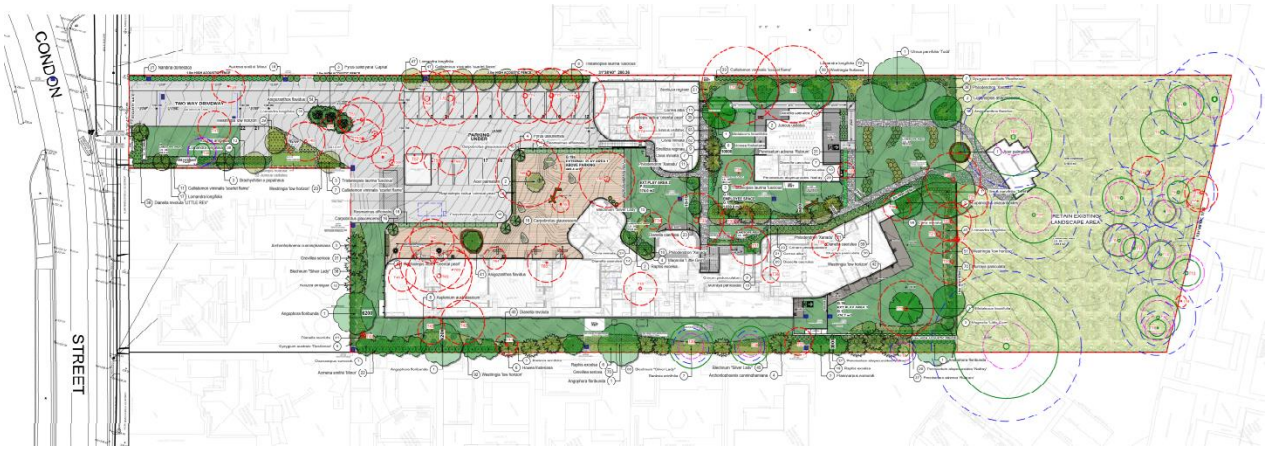


Figure 28. Proposed landscape plan

Alteration of access

The development of the site includes an alteration to the existing access to the land from Condon Street, which is a Transport Zone 2 road.

The changes include upgrades to the entrance (including sealing) and the implementation of 'Left Out Only' traffic arrangements including installation of a splitter island and signage to indicate same.

Figure 29 below indicates the proposed changes to the intersection, while Figures 30 and 31 demonstrate that larger vehicles can enter and exit the site safely in a forward direction.

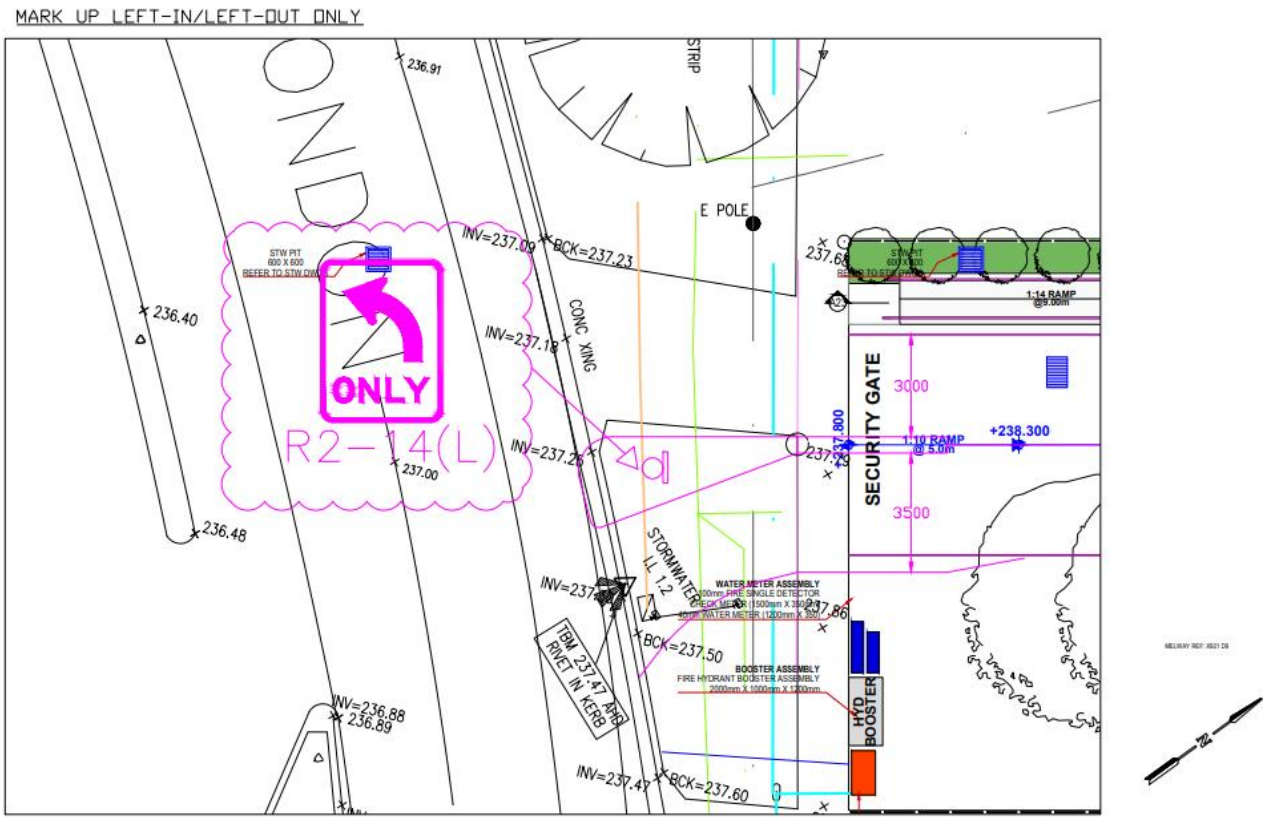


Figure 29. Plan showing proposed changes to entrance, indicating left in / left out only

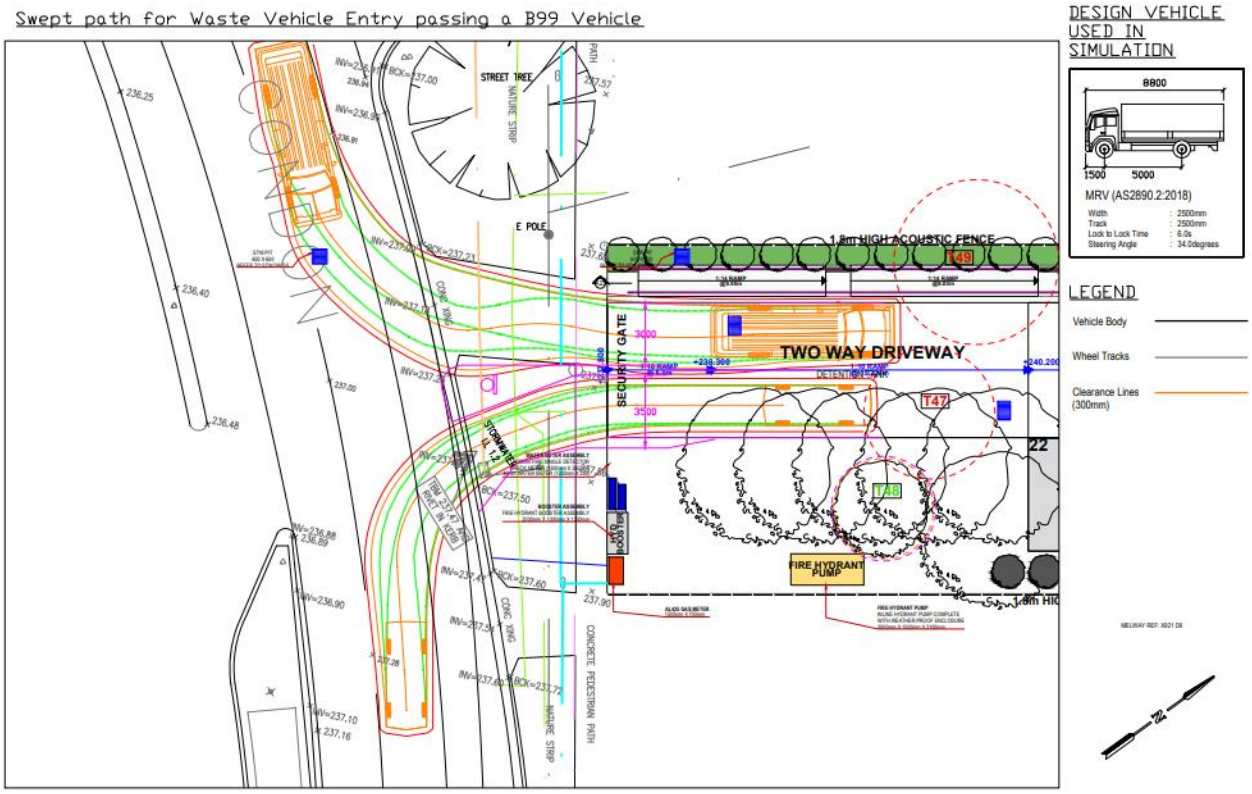


Figure 30. Swept path analysis showing largest vehicle anticipated to enter and exit the site

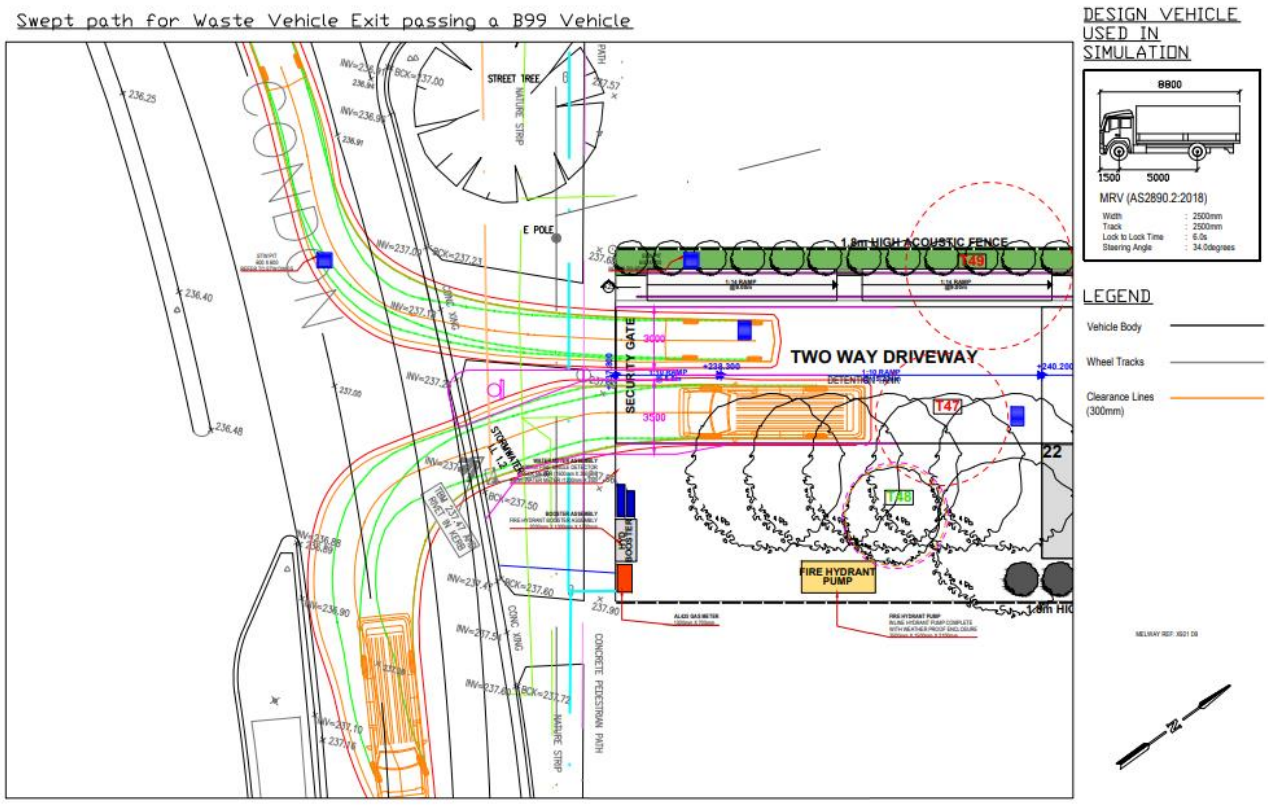


Figure 31. Swept path analysis showing largest vehicle anticipated to enter and exit the site

Planning Controls - Greater Bendigo Planning Scheme

Why is planning permission required?

Clause	Permit Trigger
32.08-2 General Residential Zone	A permit is required to use land for a child care centre within the General Residential Zone.
32.08-10 General Residential Zone	A permit is required to construct a building or carry out works for a use in Section 2 of Clause 32.08-2.
43.01-1 Heritage Overlay	A permit is required to demolish or remove a building and to construct a building or construct or carry out works in the Heritage Overlay.
52.17-1 Native vegetation	A permit is required to remove, destroy, or lop native vegetation.
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.

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

Municipal Planning Strategy

- 02.03-1 – Settlement
- 02.03-2 – Environment and landscape values
- 02.03-3 – Environmental risks and amenity
- 02.03-5 – Built environment and heritage

Planning Policy Framework

- 11.01-1S – Settlement
- 11.01-1R – Settlement – Loddon Mallee South
- 11.01-1L-02 – 10 minute neighbourhoods – Greater Bendigo
- 12 – Environmental and landscape values
- 12.01-1S – Protection of biodiversity
- 12.01-1L - Protection of biodiversity – Greater Bendigo
- 12.01-2S – Native vegetation management
- 13.05-1S – Noise management
- 13.07-1S – Land use compatibility
- 15 – Built environment and heritage
- 15.01-1 – Urban design
- 15.01-1L-01 – Landscaping – Greater Bendigo
- 15.01-2S – Building design
- 15.01-2L – Environmentally sustainable development - Greater Bendigo
- 15.03-1S – Heritage conservation
- 15.03-1L – Post contact heritage conservation - Greater Bendigo
- 18.01-1S – Land use and transport integration
- 18.01-2S – Transport system
- 18.02-4S – Roads
- 19.02-2S – Education facilities

Other Provisions

- 32.08 – General Residential Zone
- 43.01- Heritage Overlay
- 52.17 – Native vegetation
- 52.29 – Land adjacent to the Principal Road Network
- 65.01 – Approval of an application or plan

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025

Outcome 2 – Healthy, liveable spaces and places

Secondary Council Plan Reference(s)

Goal 7 – Sustainable population growth is planned for

Consultation/Communication

Referrals

The following authorities and internal departments have been consulted on the proposal:

Referral	Comment
Department of Transport and Planning	No objection, subject to conditions being included on the permit requiring single, direct vehicular access with a left-in / left-out arrangement and appropriate signage, updated plans to reflect these access requirements, and the provision of a road safety audit.
Heritage Advisor	No objection, subject to conditions being included on the permit requiring an archival record of the buildings be prepared, a Conservation and Reconstruction Methodology prepared and the appointment of a suitably qualified heritage consultant to advise on the conservation and reconstruction works.
Environmentally Sustainable Design	No objection, subject to the inclusion of a Sustainable Design Assessment condition.
Engineering – Drainage	No objection, subject to standard drainage and construction of works conditions being included on the permit.
Engineering - Traffic	No objection subject to conditions relating to car park layout being included in the permit.
Environmental Health	No objection, subject to notations relating to Food Act registration and implementation of Acoustic Report recommendations being included on the permit.

Public Notification

The application was advertised by way of letters to adjoining and nearby owners and occupiers and a sign displayed on the site. As a result of advertising, six objections were received.

No formal consultation meeting was held, however a response to the objections was provided by the applicant and circulated to objectors with a right of reply.

One objection was withdrawn following this informal consultation, with five live objections remaining.

The grounds of objection to the application can be summarised as follows:
- Loss of significant vegetation and impacts to biodiversity.
- Traffic impacts, including safety concerns.
- Request to be involved in the restoration process for La Rocca and the observatory (National Trust).
- Concern regarding future accessibility of Observatory.
- Identification of alternative uses for the site.
- Impacts to amenity and consistency with the neighbourhood character of the area.

These grounds of objection are considered within the planning assessment below.

Planning Assessment

Is use of the land for a childcare centre appropriate with regard to the purpose, objectives, and decision guidelines of the General Residential Zone?

The purpose of the General Residential Zone includes encouraging development that respects neighbourhood character, and allowing educational, recreational, religious, community and ***a limited range of other non-residential uses to serve local community needs in appropriate locations*** [author emphasis].

Key decision guidelines for non-residential uses within the Zone include the following:
- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback, and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.

- Any proposed loading and refuse collection facilities.
- The safety, efficiency, and amenity effects of traffic to be generated by the proposal.

These decision guidelines are considered in turn below.

- *Is the use and development compatible with residential use?*

A childcare centre is not an unfamiliar element within a residential landscape. The site is generously proportioned and as such there is ample opportunity for a conventionally laid out childcare centre with appropriate curtilage and sufficient car parking and vehicle circulation.

The centre will be limited to daytime hours, during weekdays only. While there is a residential interface, amenity impacts will be mitigated through appropriate management of the site and noise attenuation measures such as acoustic fencing.

It is considered that the proposed childcare centre is compatible with residential use.

- *Does the use generally serve local community needs?*

Childcare centres are often in short supply with demand often exceeding supply. For this reason, it is likely that the centre will fill a gap in the market. The site's location along a transport route means the centre will be easily accessible by those within the immediate catchment area and those beyond who may regularly travel along this route to work. The site's location along a main road also means it is accessible by public transport and cycling and walking.

While local needs may include those within the immediate area (within Strathdale, Kennington or Flora Hill), and those from suburbs beyond, it is fair to conclude that the use would serve community needs in some way.

The Victorian Civil and Administrative Tribunal has offered the following commentary on the issue of local need in *Trustees of the Ukrainian Catholic Church in Australia v Melbourne CC [2008] VCAT 2388*:

> *The issue of local need is one which has been the subject of consideration by this Tribunal over a long period of time. The Tribunal had consistently held that non-residential uses often serve a wider catchment than the immediate neighbourhood. The fulfilment of a local need test under the planning scheme does not require that every customer, patient or patron of that use, or a specified proportion of them, must reside within an area which could be defined as local.*

- *The scale and intensity of the development*

The centre will accommodate 144 children which is a relatively standard capacity for a newly built childcare facility. Car parking in accordance with Planning Scheme requirements will be provided to support the centre. While the development will be partially over two levels owing to the topography of the land, the buildings and associated play areas are relatively modest in terms of scale and overall footprint when taking into consideration the overall size of the land. As noted above, childcare centres are not an unfamiliar element within a residential streetscape and the intensity of the proposed use is one that can be accommodated appropriately within a residential area.

- *The design, height, setback, and appearance of the proposed buildings and works*

The proposed childcare centre will have a modern design and appearance and will be set back behind existing dwellings fronting Condon Street. Owing to the siting, much of the built form will be largely screened from view. Further screening will be provided with landscaping adjoining the entrance/exit. As noted above, the development will be constructed partially over two levels with parking on a lower level, however the buildings will be single storey. The height is considered acceptable owing to the steep fall of the land towards Condon Street. Materials wise, the buildings will be constructed of a combination of face brickwork and cladding.



Figure 32. Southern elevation

- *The proposed landscaping*

Proposed landscaping for the site is indicated earlier within this report at Figure 28. Where existing vegetation is not being retained, new landscaping is proposed along the property boundaries and throughout the site. This landscaping will include a mix of trees, shrubs, groundcovers, and grasses. The landscaping will have the effect of softening the impact of the development as well as providing for shade and cooling, and for amenity purposes. The landscaping will also go some way to offset the impacts of the loss of some of the existing vegetation on the site. The proposed landscaping is considered acceptable; however, incorporation of a more indigenous planting scheme is recommended.

- *The provision of car and bicycle parking and associated accessways*

Car parking will be provided on the lower level of the site nearby to the property frontage, to enhance functionality and accessibility and remove the need for vehicle intrusion deep into the site. A total of 32 car parking spaces will be provided, which accords with the requirements of Clause 52.06 of the Planning Scheme which requires a parking rate of 0.22 car spaces per child. With 144 places proposed for the childcare centre, this rate equates to a requirement for 31 spaces (31.68 spaces rounded down). Two of the car parking spaces will be provided adjacent to the entrance/exit, which will be set aside as staff parking. Two of the car parking spaces within the main car parking area will provide for electric vehicle charging. A two way driveway will provide ingress and egress to the site and will operate as ‘left in, left out’ only to ensure that the safety of Condon Street is maintained.

The functionality of the proposed access has been reviewed and deemed acceptable by both the City’s Engineers (internal traffic movement) and the Department of Transport and Planning (alteration of access and works to Condon Street).

- *Any proposed loading and refuse collection facilities*

The applicant has prepared a Waste Management Plan which details the proposal’s expected waste generation, dimensions of waste receptables and enclosures, collection frequencies and details on the type of collection proposed.

Waste is proposed to be collected -on-site via a private waste collection service and will occur outside of centre operating hours, with the designated vehicle (a Medium Rigid Vehicle) able to enter and exit the site in a forward direction. Bin storage will be within a designated bin room adjacent to the car park. The bin layout plan and swept path diagrams below indicate how waste collection will occur. Any other loading/unloading required (outside of waste collection) can safely occur within the car parking area.

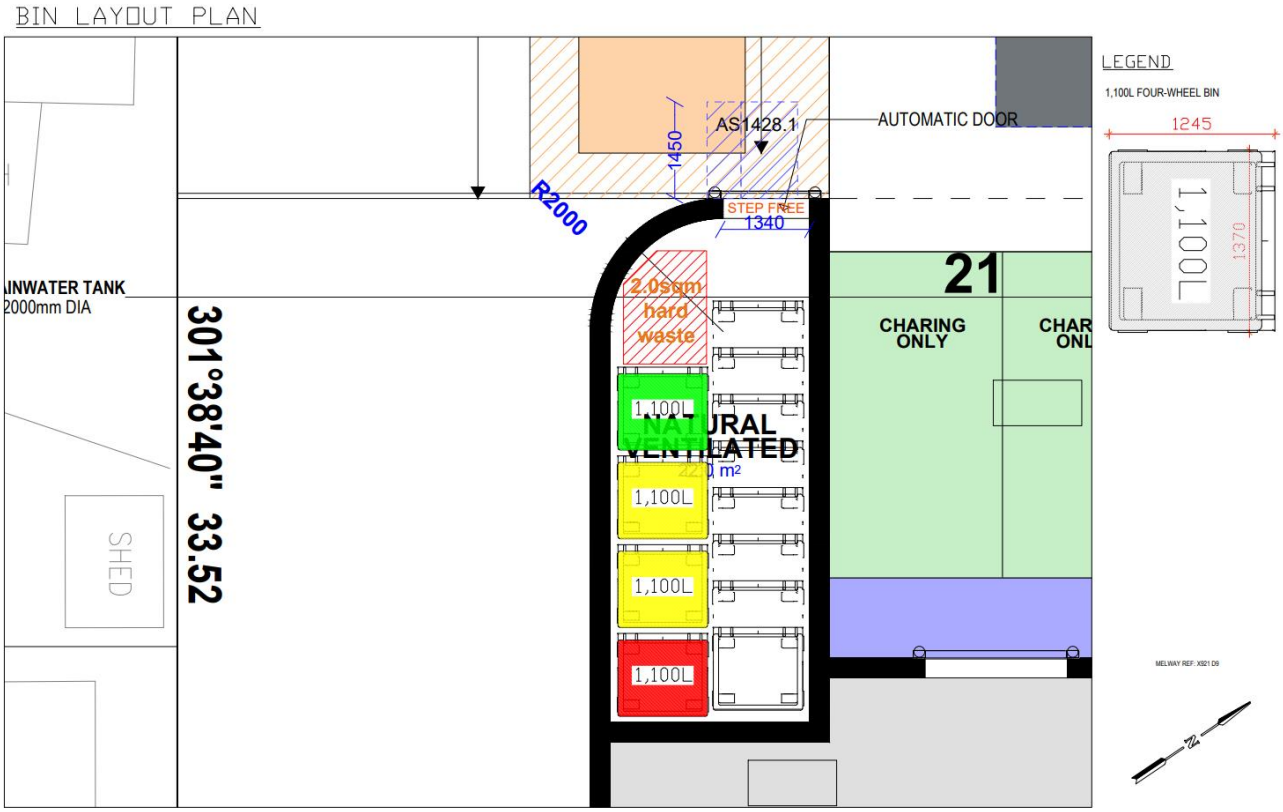


Figure 33. Proposed bin layout plan

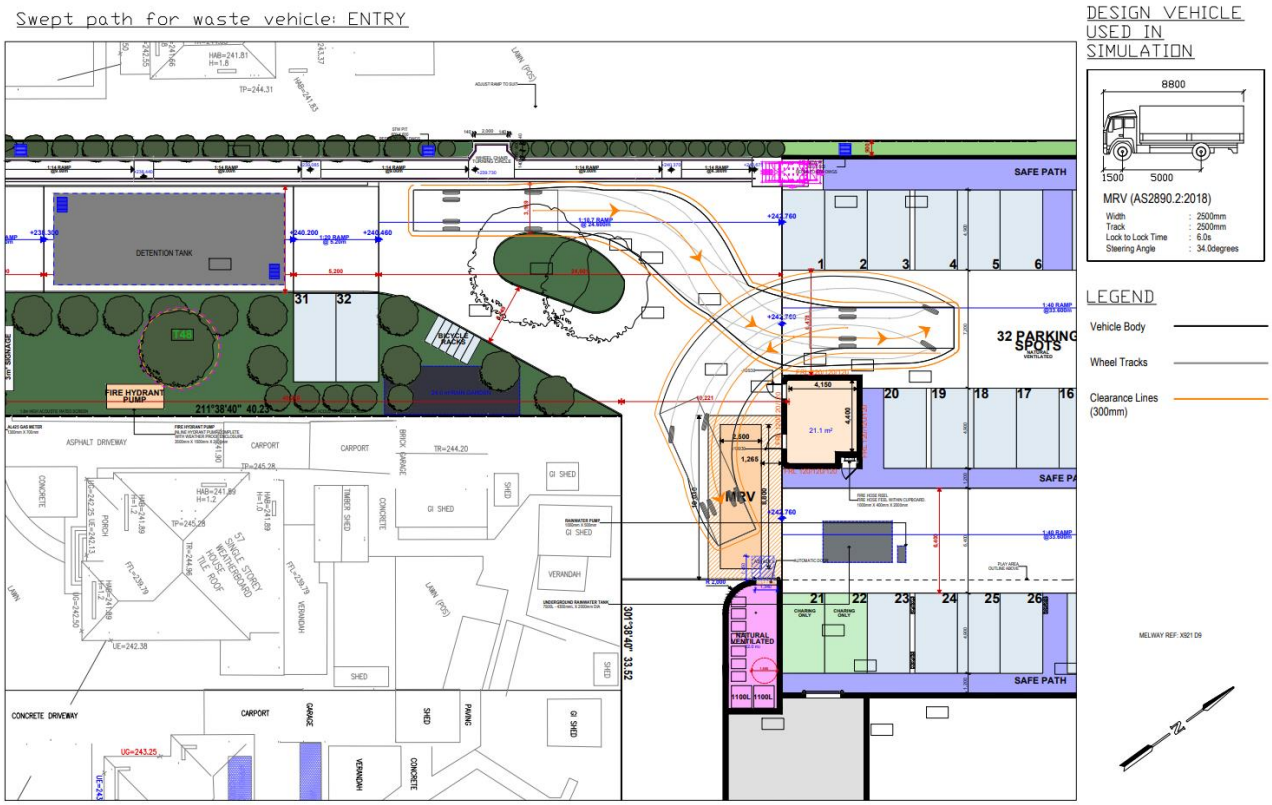


Figure 34. Swept path diagram for waste vehicles - entry

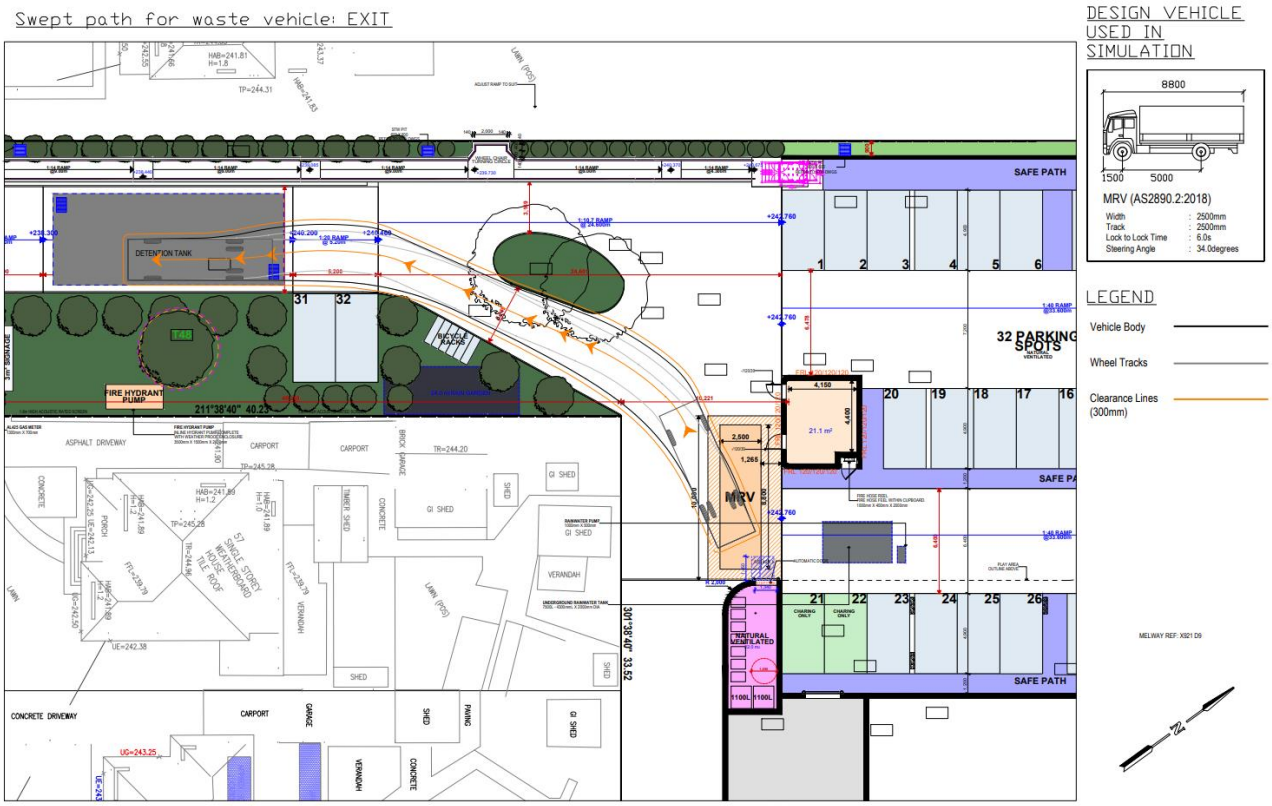


Figure 35. Swept path diagram for waste vehicles - exit

- *The safety, efficiency, and amenity effects of traffic to be generated by the proposal*

The proposed childcare centre will result in an increase of traffic to and from the site, particularly during the peak drop off and pick up times early and late in the day. The Traffic Impact Assessment Report submitted to support the application states the childcare development has been assessed as likely to generate 115 vehicle movements in the AM peak, and 101 movements in the PM, which is relatively modest in the context of the site's location and unlikely to result in any significant amenity impacts directly relating to traffic.

Left Out Only' regulatory signage at the exit point of the site to Condon Street will ensure the left-in/left-out arrangement is maintained and ensure that the development will have negligible impact on the operation of the external road network.

In summary, the proposal is considered consistent with both the objectives and decision guidelines of the General Residential Zone. The proposal is also consistent with planning policy (*19.02-2S – Education facilities*) relating to childcare centres which encourages the integration of education facilities such as childcare centres within local communities and ensuring that these facilities are located to maximise

access by public transport and safe walking and cycling routes and are provided with safe vehicular drop off zones.

What are the impacts to the heritage buildings on the site and are these acceptable?

The proposal seeks to retain both of the existing heritage buildings on site, with the La Rocca building to be reconstructed and repurposed to become part of the childcare facility and the Observatory repaired and restored. Both of the buildings are in fair to poor condition and are in need of restoration and maintenance to ensure that their significance is not diminished through neglect.

In making a decision on an application within the Heritage Overlay, the (relevant) decision guidelines below should be considered:

- *The Municipal Planning Strategy and the Planning Policy Framework.*

Clause 02-03-5 of the Municipal Planning Strategy sets out a number of strategic directions for heritage within the City of Greater Bendigo including protecting the City's valuable sites and places of heritage significance, balancing the protection of heritage places with support for sensitive and innovative development to accommodate projected population growth, supporting high quality sympathetic design when undertaking new development in heritage precincts and places, and encouraging the restoration of heritage places and sympathetic development to support contemporary uses of heritage buildings.

These themes are built on at Clauses 15.03-1S (Heritage conservation) which encourages appropriate development which respects places with identified heritage values, the conservation and restoration of contributory elements of heritage places and supporting adaptive reuse of heritage buildings.

Clause 15.03-1L (Post contact heritage conservation – Greater Bendigo) builds on these further, setting out a number of specific strategies for all applications within the Heritage Overlay which relevantly include supporting the retention of heritage buildings, retention of original elements which contribute to the significance of a heritage building, allowing for the partial demolition of significant buildings where the demolition will assist in the long term conservation of the heritage place, supporting reconstruction where it will not detract from the significance of the heritage place and ensuring that design of new buildings responds appropriately to the context of the heritage site and do not detract from the significance of the heritage place.

The proposed works are consistent with these policy objectives as they will allow for reconstruction, restoration to the two significant buildings on the site and the re use of the La Rocca building which will be incorporated into the childcare centre. The new development on the site has been designed to respect and respond to the

heritage buildings on the land in terms of siting, setback and scale, and through these design considerations, will not detract from the significance of the heritage buildings.

- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place; and*
- *Any applicable statement of significance, heritage study and applicable conservation policy*

The former East Bendigo Observatory site is of local historic, rarity, representative, aesthetic, scientific and associative significance to the City of Greater Bendigo.

Part of the Statement of Significance for the heritage buildings on the site has been reproduced earlier within this report.

The Statement of Significance identifies the former East Bendigo Observatory site (circa 1900) at 55 Condon Street, Kennington as being significant, with the elements which contribute to the significance of the place being:

- The circa 1900 observatory building exterior.
- The circa 1900 observatory interior, including the roof mechanism, the equipment platform that remains within the central chamber and the timber cabinetry in the adjacent wing.
- The residence ‘La Rocca’ to the extent of its circa 1900 fabric.
- The location at the apex of the hill and its separation from surrounding development.

Elements which are not considered significant are:

- The post 1920 additions to the observatory.
- Trees (planted and self-seeded) surrounding the observatory.
- All outbuildings, animal enclosures, modern structures and fences.

The observatory is historically important for its role in recording official meteorological readings for Bendigo from 1908 until 1914. The building is a rare and relatively intact early twentieth century example of a small, privately built and owned observatory with its associated residence ‘La Rocca’.

The proposal has recognised the significance of the site through its intention to restore (the Observatory) and reconstruct (La Rocca) the buildings on the site to ensure that their significance is maintained well into the future. While new development is also proposed on the site, this has been located and designed sensitively to both make use of the large and somewhat underutilised site while retaining an appropriate curtilage around the historic buildings.

- *Any applicable heritage design guidelines specified in a schedule to this Overlay.*
- *Whether the location, bulk, form, or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form, and appearance of the proposed building is keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*

The City's Heritage Design Guidelines are an Incorporated Document forming part of the Greater Bendigo Planning Scheme and are used when making decisions on applications under the Heritage Overlay. The guidelines include design advice on a range of heritage matters, including demolition and infill development within heritage areas. The purpose of the guidelines is to encourage good design that maintains and protects heritage assets and help to conserve the distinctive historic character of Greater Bendigo. While these guidelines are focussed on residential development and not commercial development, the guidance contained within the document is nonetheless a useful assessment tool in considering the merits of the proposed heritage works anticipated by this application.

In terms of partial demolition, the Heritage Design Guidelines suggest should be supported where the works will assist in long term conservation of the building. Elements of a building which contribute to its heritage significance (such as chimneys, original windows, and doors) should be retained in these instances.

Much of the original fabric of the La Rocca building has been either replaced previously, or has become compromised over time, resulting in the current building being in a poor state of repair and uninhabitable. The proposal to reconstruct this building, utilising original parts of the building where possible, is in alignment with the above recommendations regarding conservation and retention of key heritage elements. In its current form it is likely that the significance of the heritage building will diminish and/or be lost over time, as the building slowly falls further and further into a state of disrepair. The reconstruction will recognise the key elements of the heritage building and ensure that as much original fabric as possible be used in the repurposed building so that it retains its legibility as a heritage place and significance into the future.

Likewise, the Observatory building needs some minor demolition works (to a later extension) and repair to ensure that its significance is enhanced and not lost through lack of proper attention.

On this basis, it is considered that the extent of demolition proposed as part of this application is an acceptable response, as it will clearly assist in the preservation of these buildings moving forward.

The guidelines for infill development within heritage areas encourage new buildings which do not adversely affect the significance, character and appearance of the heritage site; seek to ensure that the design of new buildings responds to the context of the site, and to encourage new development that is contemporary in appearance and does not mimic historic styles or details. Again, the guidance is geared towards new residential development and much of the design advice recommends that views to the heritage place are not obscured and that new development be visually recessive.

Both the La Rocca building, and the Observatory building are located deep within the site, and as such, they are not visible from Condon Street, despite land to the rear of the site being more elevated than the land adjoining Condon Street. As such, the usual requirements to locate new development behind buildings with heritage significance in order to minimise visual dominance is not practical or applicable in this instance.

The new buildings for the site are modern in appearance and have been designed to sit appropriately alongside and easily distinguishable from the heritage buildings (which are only visible from within the site). Adequate separation has been provided between the old and new buildings so that they can continue to be read as separate buildings with their own significance, and the form and scale of the buildings is also acceptable in terms of ensuring they do not detract from the significance of the heritage buildings on the site.

Will the alteration of access to Condon Street result in any safety concerns?

Condon Street is a dual carriageway with two traffic lanes in each direction, a centre median, and kerbside parking bays on both sides of the road. The roadway forms part of the Principal Road Network, and as such is designated as a Transport Zone Category 2 road, managed by the Department of Transport and Planning.

Figures 36 and 37 below show the existing conditions of Condon Street proximate to the site.



Figure 36. Condon Street – view to the west



Figure 37. Condon Street – view to the east

The existing access to the site from Condon Street would be widened and upgraded to facilitate the proposed development, along with the installation of a splitter island and appropriate signage to ensure the left in/left out traffic movement to and from the site.

A Traffic Impact Assessment Report was prepared to support the application, which provides assessment on a range of traffic related matters associated with the proposal, making the following observations:

- *The statutory car parking requirement set out at Clause 52.06-5 of the Greater Bendigo Planning Scheme is achieved for the development, with 32 car parking spaces to be provided. The design and layout of the car park and associated access areas are satisfactory and generally in accordance with the Australian Standard (AS2890/1:2004), subject to minor modification being installation of regulatory signage and pedestrian sight lines being achieved.*
- *While not a requirement under the Planning Scheme for the development, bicycle parking would be provided (6 bicycle spaces).*
- *The childcare use has been assessed as generating 115 vehicle movements in the AM peak and 101 movements in the PM peak, which is relatively modest giving consideration to the site's location and would have negligible impact on the operation of the external road network (Condon Street).*
- *Service vehicles will have the ability to access and exit the site appropriately in a forwards direction.*

The report concludes that the proposed development has given due consideration to potential traffic impacts and that the development is satisfactory in terms of traffic engineering impacts.

In addition, the proposal, and specifically the changes to the proposed access to the site, has been assessed by the Department of Transport and Planning which has not objected to the proposed application.

On this basis it is considered that the proposed alteration to the access is acceptable and approval of the proposal will not result in adverse impact to Condon Street or the broader road network.

<u>Is the extent of vegetation removal proposed to facilitate the development acceptable?</u>

As outlined earlier within this report, the application will result in the removal of some vegetation on the site, including 45 trees (native, indigenous and exotic). In terms of native vegetation which requires a planning permit to remove, the removal will comprise 0.160 hectares in total, including patches totaling 0.089 hectares, scattered trees totaling 0.070 hectares and 2 large trees.

All vegetation on the site has been assessed extensively via a Vegetation and Biodiversity Report, Arboricultural Impact Assessment Report and Native Vegetation Removal Report.

The Arboricultural Impact Assessment report was undertaken to determine the impact to existing trees on the site relating to the proposed development and provides information on the condition, longevity and retention value of all trees within the site. A total of 76 trees were surveyed on the site, with the health of the majority of trees being 'good' and the structure of most being 'fair'. The assessment also indicates likely impacts from construction, which is indicated in Figure 38 below. 20 trees will be retained on the site, primarily located in the northern portion of the land, however also along the eastern boundary, including one mature tree to be retained nearby to the property frontage.

Construction Impact	Count	Tree numbers
Retain	20	Trees numbered 1-3, 5, 8-13, 15-18, 24, 27, 38, 39, 44 and 48
Trees – Within proposed design footprint or where major excavation proposed	45	Trees numbered 19-23, 25, 26, 28-33, 36, 37, 40, 42, 45-47, 49-60, 62, 63, 65-74 and 76
Trees – Low ULE ratings	4	Trees numbered 34, 35, 41 and 43
Trees – Poor condition/structural defects	1	Trees numbered 4
Trees – Failed	3	Trees numbered 61, 64 and 75
Trees – Removed	3	Trees numbered 6, 7 and 14
Total	**76**	**76**

Figure 38. Construction impact to vegetation (*note ULE refers to 'useful life expectancy')

A Vegetation and Biodiversity report was also prepared to support the application which took into account the findings of the Arboricultural Impact Assessment and reviewed the biodiversity implications of the proposed vegetation removal, giving regard to the legislative framework surrounding the protection of such.

This report notes that while there are some patches of remnant native vegetation on the site, the habitat value of the site is moderate given that it has no interconnectivity with other areas of vegetation and is essentially an island patch within a sea of residential development.

Clause 52.17 of the Greater Bendigo Planning Scheme sets out that applications to remove native vegetation should apply the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native* vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

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

In relation to this proposal, complete avoidance of the native vegetation on the site is not able to be achieved, given the scattered nature of the vegetation throughout the whole of the site.

Vegetation removal has been minimised through retaining vegetation throughout the site where possible, being generally within the northern part of the allotment and also in part along the eastern boundary. The vegetation removal that cannot be avoided can be appropriately offset in accordance with the requirements set out within the Native Vegetation Removal Report.

While it is unfortunate that some vegetation removal within the site is required to facilitate development, as noted above there will be 20 trees retained throughout the site, and new landscaping will be provided which will go some way to mitigating the impacts of this vegetation loss on the site. The Vegetation and Biodiversity Report recommends that indigenous planting be incorporated into the landscaping plan for the site to further assist in mitigating the impacts of the vegetation loss. An updated landscaping plan would be required by condition to address this recommendation.

It is considered that the three step approach has been exercised appropriately and an appropriate balance between protection of native vegetation and biodiversity, and the facilitation of commercial development and economic investment reached.

Remaining objector concerns

- *Alternative uses and alternative locations for the proposed childcare centre*

The land is privately owned and the use of the land is at the discretion of the landowner (subject to planning permissions required). While there may indeed be alternative uses for the land which may be more palatable to some surrounding residents, the City is bound to assess the application before it, not suggest alternative proposals or schemes for the land. Likewise, the City cannot require the applicant to site their proposed development on alternative land which they do not own. The suitability of the land for a childcare centre has been assessed earlier within this report.

- *Request for involvement in the process*

The National Trust of Australia (Victoria) Bendigo and Region Branch sought involvement in the process for the planning application, however the applicant declined further involvement (beyond the objection process) on the basis that it is a private development which is bound by the relevant heritage requirements and controls of the Greater Bendigo Planning Scheme (and will be assessed appropriately as such). While the applicant welcomed the National Trust to provide

commentary in relation to the process, it is not the preference of the applicant that they become involved in the construction process.

- *Accessibility of Observatory – desire for future public access to the building*

The inclusion of a site within a Heritage Overlay does not mandate public access to the site and as noted above, the land is privately owned. On this basis the applicant does not intend to allow unrestricted public access to the Observatory building in future, however preliminary discussions have been held with the Astronomical Society of Victoria regarding their interest and potential use of the site.

- *Amenity*

Potential amenity impacts from the development have been identified and considered through the design phase, as follows:

- Acoustic fencing to be provided along property boundaries where required to reduce potential adverse noise impacts;
- Appropriate setbacks from side boundaries (with residential properties) have been provided;
- Dedicated bin enclosures have been incorporated into the building which will conceal waste from public view; and
- Appropriate hours of operation (6:30am-6:30pm) are proposed, which for the most part are daylight hours and times when a lesser standard of amenity may be expected.

Conclusion

Use of the land for a childcare centre is appropriate given the General Residential zoning of the land which allows for appropriate non-residential use of land, and the highly accessible location of the site which is currently underutilised.

The design and siting of the proposed childcare buildings on the site has given regard to the existing heritage buildings on the site through appropriate scale and siting of these new buildings. Importantly the Observatory and La Rocca building will be restored and repaired as part of the proposal, which will ensure their significance is not lost or further diminished through neglect.

While some vegetation removal is required to facilitate the development, the extent of such is considered appropriate, and the retention of some vegetation throughout the site along with new plantings will result in acceptable biodiversity and amenity outcomes.

The alteration of the access to Condon Street has been appropriately considered by the City and the Department of Transport and Planning and will not result in any unacceptable safety risk to users of both the centre and the broader road network.

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.

Proposed Notice of Decision Conditions

1. MODIFIED PLAN REQUIRED
   Before the development commences, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans submitted with the application but modified to show:
   (a) An updated Landscape Plan to incorporate an indigenous landscape planting scheme in accordance with the recommendations of the Vegetation and Biodiversity Report prepared by Tree Wishes Dated October 2023.

2. NO LAYOUT ALTERATION
   The use and 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.

3. MAXIMUM NUMBER OF CHILDREN
   No more than 144 children may be accommodated by the childcare facility.

4. HOURS OF OPERATION
   Except with the prior written consent of the responsible authority, the use permitted by this permit must operate only between the following times:
   - Monday to Friday 6:30am to 6:30pm

5. GENERAL AMENITY
   The use permitted by this permit must not, in the opinion of the responsible authority, adversely affect the amenity of the locality.

6. ACOUSTIC FENCING AND SCREENING
   Prior to the commencement of use, the recommendations contained within the Acoustic Report prepared by Clarity Acoustics (Report R01 22011, dated 22 September 2023) must be implemented to the satisfaction of the responsible authority.

7. REFRIGERATION AND AIR CONDITIONING EQUIPMENT
   Any equipment required for refrigeration, air-conditioning, heating, and the like must be suitably insulated to EPA standards for the purpose of reducing noise emissions and must be located so as to not be highly visible from the street to the satisfaction of the responsible authority.
8. BAFFLED LIGHTING
   Outdoor lighting, where provided, must be designed, baffled, and located to the satisfaction of the responsible authority such that no direct light is emitted outside the boundaries of the subject land.

9. CAR PARK CONSTRUCTION
   Before the occupation of the development, the area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be constructed to meet the following requirements and standards:
   (a) Properly formed to such levels that they can be used in accordance with the plans;
   (b) Surfaced with an all-weather-seal coat;
   (c) Drained;
   (d) Line marked to indicate each car space and all access lanes;
   (e) Clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the responsible authority;
   (f) Provided with public lighting;
   (g) Provided with disabled persons parking bays where required by the Building Code of Australia;
   (h) Provided with appropriate signage for one-way traffic. e.g., one way; no entry; left only.

   The car parking and access areas must comply with the requirements of clause 52.06 of the Greater Bendigo Planning Scheme and meet all other applicable Australian and New Zealand Standards unless otherwise agreed in writing with the responsible authority.

   Car spaces, access lanes and driveways must be kept available for these purposes at all times.

10. DETAILED DRAINAGE
    Prior to the commencement of works, plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then will form part of the permit. The plans

must be drawn to scale with dimensions. The plans must include
(a) Direction of stormwater run off;
(b) A point of discharge;
(c) Easements as required;
(d) Stormwater detention
    i. Allowable Discharge: Q 10% = 55 l/s;
(e) Stormwater quality.

11. CONSTRUCTION OF WORKS
Prior to the commencement of use, road works, drainage and other civil works must be constructed in accordance with the City of Greater Bendigo Infrastructure Design Manual and plans and specifications approved by the responsible authority and must include:
(a) Drainage

12. SUSTAINABLE DESIGN ASSESSMENT
(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;
    ii. Raingarden;
    iii. JV3 modelling assessment;
    iv. The efficiency of electrical and water fittings and fixtures installed including the heating/cooling and hot water system;
    v. Calculations to 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;
    vi. Solar PV and solar hot water installation;
    vii. Bicycle parking;
    viii. Recycling facilities at the point of disposal (i.e. kitchens);
    ix. EV charging points (x2) and switchboard capacity.

13. WASTE MANAGEMENT PLAN
Management of waste on the site must be in accordance with the recommendations set out within the Waste Management Plan (WMP) prepared by Quantum Traffic,

dated 21 September 2023.

14. DEMOLITION ACTIVITIES
All activities associated with the demolition permitted by this permit must be carried out to the satisfaction of the responsible authority and all care must be taken to minimise the effect of such activities on the amenity of the locality.

15. HERITAGE WORKS TO OBSERVATORY AND LA ROCCA BUILDING
Prior to any works commencing:
(a) An archival record of the buildings must be prepared and submitted to the responsible authority.
(b) A detailed Conservation and Reconstruction Methodology must be prepared by a suitably qualified and experienced heritage consultant and submitted to the responsible authority. The methodology should include the following:
- Heritage protection plan;
- Dismantling process (recording condition, sequence of works etc.);
- Conservation process (removal of coatings and recoating, reconstruction of elements);
- Reconstruction and repair process (sequence of works, introduction of new materials and elements).

(c) A qualified and experienced heritage consultant must be appointed to advise on the conservation and reconstruction works.

All works should be generally in accordance with the recommendations contained within the Heritage Conservation Statement by Conservation Studio dated 12 September 2023, the Heritage Impacts Statement by Anita Brady Heritage dated October 2023; and the Structural Engineering Report by EI Consulting dated June 2023.

16. LANDSCAPING WORKS
Before the use commences 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.

17. 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.*

18. PROTECTION OF VEGETATION TO BE RETAINED
Prior to any works commencing, and on an ongoing basis during construction, vegetation to be retained on the site must be protected in accordance with the recommendations of the Arboricultural Impact Assessment and Report prepared by Axiom Tree Management, dated 22 September 2023.

19. REMOVAL OF NATIVE VEGETATION

To offset the removal of 0.16 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:

General offset:

A general offset of 0.026 general habitat units:

- Located within the North Central Catchment Management boundary or the City of Greater Bendigo municipal district.
- With a minimum strategic biodiversity score of at least 0.8.
- Including 2 large trees.

Before any native vegetation is removed, evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:

- An established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site.

  and/or

- Credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Energy, Environment and Climate Action.

20. DEPARTMENT OF TRANSPORT AND PLANNING

(a) There must be a single direct vehicular access to the subject land from Condon Street for the following turn movements:
   i. Left-in and
   ii. Left-out

(b) Prior to commencement of the development approved by this permit, amended plans must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the Functional Layout Plan (FLP) must be endorsed by the responsible authority and will then form part of the permit. The plans must be generally in accordance with the plans date stamped 19/12/2023 and annotated DWG No. 22-0086 Issue B prepared by Quantum Traffic but modified to show:
   i. The proposed access upgraded to be sealed for a width of 6.4 metres (min) from the edge of pavement of the Condon Street to the property boundary to the satisfaction of the responsible authority and at no cost to the Head,

Transport for Victoria and responsible authority.

ii. The swept path analysis for an 8.8 metre service vehicle simultaneously with the swept path of a B99 car undertaking left-in/out movements, at no less than 10 km/h and with 0.3 metre clearances on both sides of the B99 design car and no clearance for an 8.8 metre service vehicle.
iii. A Left-out only (R2-14 (L)) sign at the proposed access.
iv. A splitter island to enforce left-in and left-out movements.
v. On-road indicative flag lighting in accordance with AS1158.
vi. Footpath fronting the subject land.
vii. All existing, removed and relocated vegetation, services – bus stops, road signage etc.

(c) Prior to commencement of the use and development approved by this permit, the following works must be undertaken to the satisfaction of and at no cost to VicRoads:
   i. A Road Safety Audit must be undertaken upon the completion of the Detailed Design and must be in accordance with VicRoads' Road Safety Audit Policy. The audit findings and the consultant's responses to the findings must be provided to the Roads Corporation for review and approval. Any mitigating works arising out of the audit must be carried out by the applicant at no cost to, and to, the Roads Corporations' satisfaction.
   ii. All works as shown on the approved amended plans.
(d) The level of the footpath must not be lowered to facilitate access.
(e) All vehicles must enter and exit the site in a forward manner.
(f) The access driveway must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety (e.g., by spilling gravel onto the roadway).

21. EXPIRY OF PERMIT

This permit will expire if:

- The development permitted by this permit is not completed within 4 years from the date of this permit.
- The use is not commenced within 4 years from the date of this permit or if the use is discontinued for a period of 2 years.

The time within which the development must be completed, and the use must commence may, on written request made before or within 12 months after the expiry of the permit, be extended by the responsible authority.

Attachments

Nil

18. STRONG, INCLUSIVE AND SUSTAINABLE ECONOMY

Nil

19. ABORIGINAL RECONCILIATION

19.1. REGISTRATION OF EXISTING PLACE NAME SITES

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Purpose

To endorse the place naming registration for Strathfieldsaye Community Hub, Wanyarra Dum and Bendigo Botanic Gardens, White Hills.

Recommended Motion

That Council:

- Endorse ***place naming registration*** for:
  - Strathfieldsaye Community Hub,
  - Wanyarra Dum and
  - Bendigo Botanic Gardens, White Hills.

  including the identified ***named features*** within each place.

- Endorse the naming proposals for:
  - Strathfieldsaye Community Hub,
  - Wanyarra Dum and
  - Bendigo Botanic Gardens, White Hills

  to be lodged with the Geographic Names Victoria for consideration and inclusion in VICNAMES.

- Supports the provision of email responses being provided to all 59 Let's Talk Greater Bendigo submission respondents informing them of:
  - Council's decision to recommend place naming registration of the three sites
  - The opportunity for objectors to appeal to Geographic Names Victoria.

Executive Summary

It had been identified that Strathfieldsaye Community Hub, Wanyarra Dum and Bendigo Botanic Gardens, White Hills, are not registered correctly with Geographic Names Victoria.

The correct registration of places names ensures the public and operational safety of emergency response is not put at risk. It ensures there is no confusion for transport, communication and mail services.

When the City is aware that sites are not registered correctly, they will endeavour to undertake a naming process and register with Geographic Names Victoria to mitigate possible risks moving forward.

These three sites have existing names that are well known and used within our community. There will be no changes to the name which the places are currently known and signed as.

The City is undertaking this process to have these places registered with Geographic Names Victoria.

Information about the registration of existing place naming sites has been provided to the community through a community consultation process in line with State Government's Naming rules for places in Victoria (2022). The consultation process was open from the 20 January 2024 and closed on the 26 February 2024.

Through the City's Let's Talk Greater Bendigo consultation process, a total of 59 submissions were received;

- 37 submissions for Wanyarra Dum,
- 21 submissions for Bendigo Botanical Gardens, White Hills and
- 1 submission for Strathfieldsaye Community Hub (see **attachment 1** for a summary of all submissions).

In addition, letters were sent to recipients advising them that if they did not respond to the community consultation opportunity, it would be taken as implied consent to the naming proposal. Of the 300 letters sent, 295 constitute implied consent to the naming proposals.

Objections received were not able to demonstrate valid reasons of how the existing place name sites did not comply with the Naming rules (see **attachment 2** for further details) and therefore it is recommended that Council proceeds and officially register the sites with Geographic Names Victoria.

Background

The City of Greater Bendigo is a Naming Authority for places that they own or manage. The statutory requirements of the Naming Rules for Places in Victoria (Naming Rules) must be followed when naming roads, features and localities in Victoria.

The City of Greater Bendigo is currently in the process of officially registering the place name for:

- Strathfieldsaye Community Hub, Club Court,

- Bendigo Botanic Gardens, White Hills and
- Wanyarra Dum, White Hills;

with Geographic Names Victoria.

Registering place names is essential to identify locations for managing emergencies and delivering goods and services in Victoria.

Strathfieldsaye Community Hub

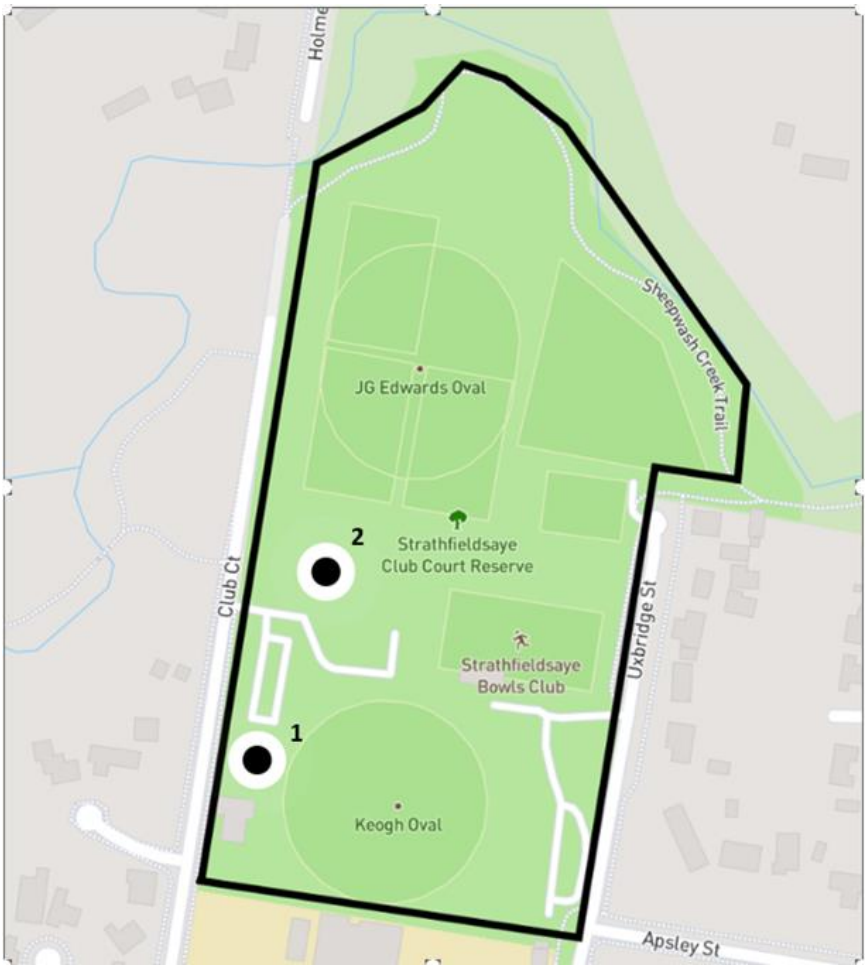
Strathfieldsaye Preschool is recorded as a place name with Geographic Names Victoria in 2013. The Preschool has since been demolished and a new building has been developed at a nearby location on the site. The new building is home to the kindergarten and maternal and child health services.

The new development forms part of the Strathfieldsaye Community Hub.

When there are multiple areas/features named within one site, a name for the entire site will be registered and features within will be listed under the entire site name.

For Strathfieldsaye Community Hub the place name registration needs to be updated to include;

- Registration of the broader precinct known as Strathfieldsaye Community Hub (black boundary line outlined on the below map).
- The removal of Strathfieldsaye Preschool from Geographical Names Victoria database (labelled 1 on the below map).
- Strathfieldsaye Kindergarten to be registered as a named feature within Strathfieldsaye Community Hub (labelled 2 on the below map).



Bendigo Botanic Gardens, White Hills

White Hills Botanic Garden was registered as a place name with Geographic Names Victoria in 2011.

Bendigo Botanic Gardens, White Hills has since been recorded as a place name.
A recorded name, is the name of a feature if a private entity has naming rights or the source of the name has yet to be confirmed with the naming authority. They are included in VICNAMES in the interests of public safety and information.

Land next to the existing site has since been acquired and developed, extending the footprint and additional precincts within the gardens have been developed and named. This is not currently reflected in the registration with Geographic Names Victoria and needs to be updated.

When there are multiple areas/features named within one site, a name for the entire site will be registered and features within will be listed under the entire site name.

For Bendigo Botanic Gardens, White Hills the place name registration needs to be updated to include;

- Confirmation of the Place Name Bendigo Botanic Gardens, White Hills as the registered name for the site,
- An extension of the boundary of Bendigo Botanic Gardens, White Hills (black boundary line outlined on the below map),
- Heritage Gardens to be registered as a named feature within Bendigo Botanic Gardens, White Hills (labelled 1 on the below map),
- Larni Garingilang to be registered as a named feature within Bendigo Botanic Gardens, White Hills (labelled 2 on the below map),
- Garden for the Future to be registered as a named feature within Bendigo Botanic Gardens, White Hills (labelled 3 on the below map),
- Garinglang Way to be registered as a road (labelled 4 on the below map).



Wanyarra Dum

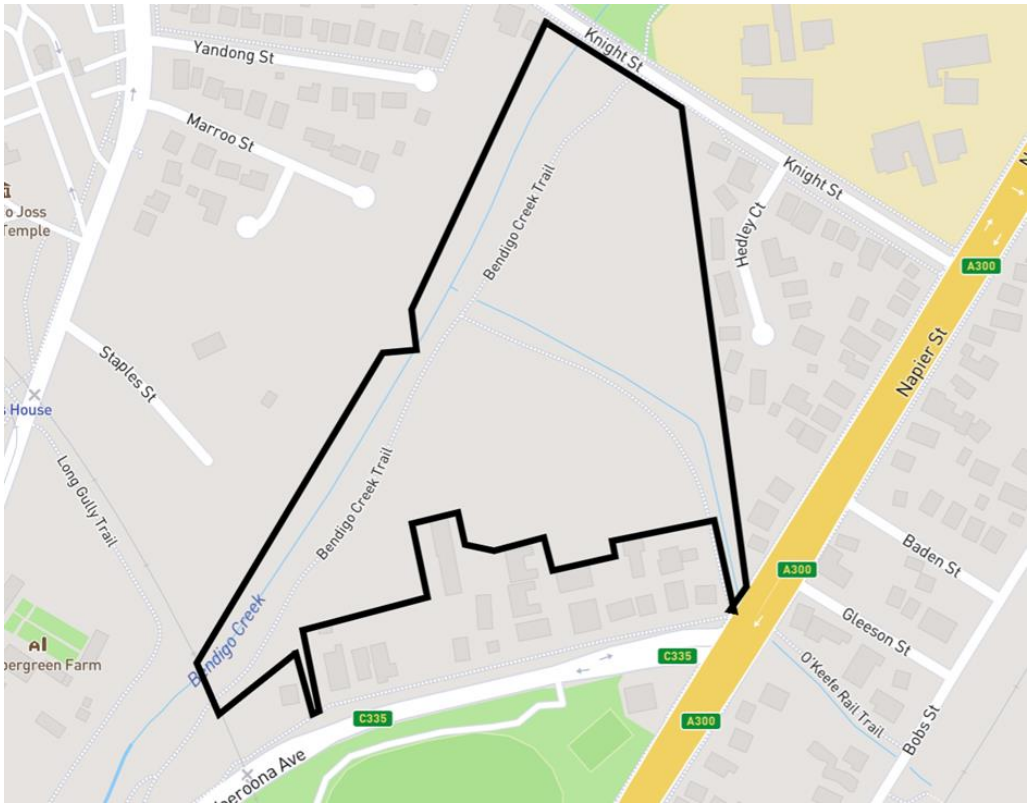
In 2016, a partnership between Djandak (an arm of the Djaara) and the North Central Catchment Management Authority (the agency responsible for responsible for natural resource management in north central Victoria) was developed to improve the water health of Bendigo Creek.

As part of the project, ponds were reintroduced at the site (21 Knight Street, White Hills) to mimic what the creek once was —a chain of ponds. Upon completion of the project the site was officially named Wanyarra Dum and interpretative signage was installed onsite.

Wanyarra Dum means frog ponds in Traditional language, celebrating the restoration of the frog ponds on the site.

The name for this site has not been officially registered with Geographic Names Victoria.

The boundary of the site is outlined in black in the map below.



Report

It has been identified through Geographic Names Victoria, that Strathfieldsaye Community Hub, Bendigo Botanic Gardens, White Hills and Wanyarra Dum are not currently registered correctly with Geographic Names Victoria. This puts the public and operational safety for emergency response at risk; and causes confusion for transport, communication and mail services.

When the City becomes aware that sites are not registered correctly, the City will endeavour to undertake a naming process to register the place names with Geographic Names Victoria.

As a naming authority for the naming of roads and features within the municipality, the City is undertaking the naming process in accordance with the Geographic Place Names Act 1998 and the Naming Rules.

The Naming Rules are the statutory guidelines provided under section 5 of the Geographic Place Names Act 1988 and therefore mandatory for all naming authorities in Victoria.

The following process has been undertaken to date:

- Liaison with Geographic Names Victoria to ensure the proposed names and process complies with the 2022 Naming rules.
- Development of a community engagement platform on City of Greater Bendigo's Let's Talk.
- Community Consultation process undertaken for a 36-day period.
- Letter drop to surrounding areas (minimum 200m radius of site) and mailout to residents who own a property within the radius area but reside elsewhere advising them of the community consultation process and how to make a submission. It was noted in the letters that were mailed out that if the recipient did not respond to this community consultation opportunity, it would be taken as **implied consent** to the naming proposal. Implied consent has been included in the summary of submissions received.
- Public notice in Bendigo Advertiser on the 20 January 2024.
- Signage at each site advising of registration requirements and community consultation process.
- A social media post was published on the City of Greater Bendigo's Facebook page on the 22 January 2024. The post generated 10 reactions, 2 comments and 2 shares.

Priority/Importance

Council is required to formalise a decision on the naming proposals as per the process identified within the Naming Rules.

If Council endorse the naming proposals for each site, a naming proposal will be developed for each site and submitted to Geographic Names Victoria. Community members who objected during the consultation process will be provided with the opportunity to appeal directly to Geographic Names Victoria.

If Council decides not to adopt the naming proposals for each site, then a revised naming proposal will need to go out for further public consultation.

The sites should be officially registered through Geographic Names Victoria to mitigate public safety concerns.

Place naming is one of the important ways that governments, industry and communities can work together to support the United Nations Sustainable Development Goals (SDGs). Most of the SDGs require standardised names of

places and roads to deliver the work needed to achieve the goals, as well as for effective reporting.

SDG: Reduced Inequalities
Target 10.3 Ensure equal opportunity and reduce inequalities of outcome, including by eliminating discriminatory laws, policies and practices and promoting appropriate legislation, policies and action in this regard
Support and encourage naming of places after minority groups and ensure equality in the naming of places

The Victorian Aboriginal Affairs Framework 2018-2023 (the VAAF) is the Victorian Government's overarching framework for working with Traditional Owners, organisations and the wider community to drive action and improve outcomes.
This naming proposal supports the following VAAF goals:

- Goal 18 Aboriginal land, water and cultural rights are realised
- Goal 19 Aboriginal culture and language are supported and celebrated

Options Considered

Option A – the City does not submit the place names for the three sites with Geographic Names Victoria for registration.

The sites will remain unregistered and will not appear on VICNAMES.
VICNAMES is the official mapping system that emergency response services access in an emergency.

The City could choose to do this but would open the City up to liability if an incident was to occur. This option does not align with the Place Names Act 1998.

Option B – The City officially submits the place names for the three sites for registration with Geographic Names Victoria

The sites will be registered and will appear on VICNAMES. VICNAMES is the officially mapping system that emergency response services access in an emergency.

The City will mitigate liability if an incident was to occur. This option aligns with the Place Names Act 1998.

Timelines

The renaming project commenced: August 2023
Stakeholder engagement (including Djaara) and development of Communications plan/Engagement tools: September - November 2023

Community Engagement opened: January 2024
Community Engagement closed: February 2024
Submissions Considered: March 2024
Council Decision: April/May 2024
Proposal to Geographic Names Victoria (if name adopted by Council): June 2024
Outcome from Geographic Names Victoria: September 2024 (estimated date)

Communications/Engagement

Internal Engagement

- Community Partnerships
- Active and Healthy Unit
- Parks and Open Space
- Communications Unit
- Engaged Communities Team

External Engagement

The City has engaged with Djaara on place naming registration process for Bendigo Botanical Gardens, White Hills and Wanyarra Dum and reconfirmed their consent for the use of Traditional Owner Language for these sites.

The City has undertaken a public consultation process in accordance with the Naming Rules.

The naming proposals were released on Let's Talk Greater Bendigo on the 20 January 2024 at 8.20am to accommodate the public notice in Saturday's Bendigo Advertiser.

A radius greater than 200 meters was determined around each site and letters were dropped to houses on the 22 January 2024. Letters were also sent to those residents that owned properties within the radius but lived elsewhere.

The City received:

- 1 formal submission through Let's Talk Greater Bendigo for Strathfieldsaye Community Hub and 16 implied consent. The submission was in support of the naming proposal.
- 21 formal submissions through Let's Talk Greater Bendigo for Bendigo Botanic Garden, White Hills and 213 implied consent. Of the 21 submissions, 20 supported and 1 objected to the proposed name.
- 37 formal submissions through Let's Talk Greater Bendigo for Wanyarra Dum, White Hills and 66 implied consent. Of the 37 submissions, 35 supported and 2 ojbected to the proposed name.

Objections received were not able to demonstrate valid reasons of how the proposed name did not comply with the Naming Rules (for further details see **attachment 2**).

It is recommended that Council proceeds with a formal naming proposal to Geographic Names Victoria for each site as outlined below:

Strathfieldsaye Community Hub - the place name registration needs to be updated to include;

- Registration of the broader precinct known as Strathfieldsaye Community Hub
- The removal of Strathfieldsaye Preschool from Geographical Names Victoria database
- Strathfieldsaye Kindergarten to be registered as a named feature within Strathfieldsaye Community Hub

Bendigo Botanic Gardens, White Hills - the place name registration needs to be updated to include;

- Confirmation of the Place Name Bendigo Botanic Gardens, White Hills as the registered name for the site
- An extension of the boundary of Bendigo Botanic Gardens, White Hills
- Larni Garingilang to be registered as a named feature within Bendigo Botanic Gardens, White Hills
- Garden for the Future to be registered as a named feature within Bendigo Botanic Gardens, White Hills
- Heritage Gardens to be registered as a named feature within Bendigo Botanic Gardens, White Hills
- Garinglang Way to be registered as a road

Wanyarra Dum needs to be registered as the place name for the site located at 21 Knight Street, White Hills

Financial Sustainability

All work is currently undertaken within Community Partnerships budget due to successful operating Budget Submission for an Aboriginal Place Names Officer in 2020/2021.

This budget bid and position has been carried forward due to timing issues and will expire in March 2024.

Without a dedicated resource to facilitate this process past March 2024, the Place Naming process now becomes a key activity for all project leads to ensure Naming Rules are followed into the future and risk is mitigated.

Risk Assessment

The following risks have been identified in relation to Place naming activities:

- Extended or prolonged timelines for the completion of each naming project;
- If naming proposal is not adopted by Council, the naming process would be required to start again – impacting on resourcing.
- If sites are not correctly registered with Geographic Names Victoria, there is a public safety risk in terms of emergency response.

City staff will work to mitigate these risks by:

- Developing a Communications Plan to ensure a structured approach to community engagement and to build community support for place naming.
- Engage with Internal and external partners during the consultation to ensure all parties are informed of the process.
- Progressing naming proposals in accordance with the correct process and legislative requirements under the Naming Rules and the Geographic Place Names Act 1998.

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 4 - Aboriginal reconciliation
Outcome 7 - A safe, welcoming and fair community

Secondary Council Plan Reference(s)

Goal 1 - Respecting and celebrating our Traditional Owners and Aboriginal and Torres Strait Islander Peoples and cultures through all levels of our organisation
Goal 2 - Strengthening our trust, relationships and partnerships with Traditional Owners and the Aboriginal and Torres Strait Islander community
Goal 3 - Enhanced wellbeing of our Aboriginal and Torres Strait Islander community
Goal 5 - A community that feels safe
Goal 7 - Emergencies are prevented or mitigated

Other Reference(s)

Barpangu - Reconciliation Plan 2021-2025

Objective 1: Recognise, acknowledge and celebrate the Traditional Owners
ACTION: Work with the Traditional Owner Groups to promote Aboriginal place naming and the use of Dja Dja Wurrung and Taungurung language in public spaces across the municipality consistent with recognised Country

Social Justice Framework - 2022-2032
Core pillar of Action - Recognise Aboriginal and Torres Strait Islander Peoples/First Nation's peoples.

- The City of Greater Bendigo acknowledges the Dja Dja Wurrung and Taungurung Peoples as the Traditional Owners of the land and recognises other Aboriginal and Torres Strait Islander people as First Nations Peoples; and values their traditions, knowledge and culture.

Yilingga Marna Agreement
Opportunity: Project Investment

- For projects and activities that are categorised as 'negotiation activities' under the RSA, the City will engage DJAARA to provide Aboriginal place naming and the use of Dja Dja Wurrung language on site.

The use of Traditional Owner language supports a number of resolutions from International Frameworks including:
The United National Group of Experts on Geographic Names (UNGEGN)
UNGEGN was established to provide a cooperative framework, allow for follow up on conference resolutions and promote standardisation of geographical names across member states. Victoria complies with a number of United Nations Group of Experts on Geographic Names (UNGEGN) resolutions.

Naming authorities are required to indicate how the Naming Proposal aligns with particular UNGEGN resolutions. This Naming proposal aligns with the following:

- UNGEGN Resolution V/22 Aboriginal/ native geographical names
- UNGEGN Resolution VIII/1 Promotion of minority group and indigenous geographical names
- UNGEGN Resolution IX/5 Promotion of the recording and use of indigenous minority and regional language group geographical names

Conflict of Interest

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

Attachments

1. 3 Sites Submission Summary [**19.1.1** - 11 pages]
2. Community Consultation Summary 3 sites [**19.1.2** - 7 pages]

Attachment 1: Submission Summary

Submission	Interest in site	Responding to letter	Support/Object Naming Proposal	Why
Bendigo Botanic Gardens, White Hills				
1	I am interested in ensuring place names are reverted to reflect the traditional custodian of the lands, honor and respect the true history of the place	No	Support	I support the change as it ensures all people who visit will understand and appreciate the rich culture of the Dja Dja Wurrung and true history of the place
2	Often visit the site and spend time there	No	Support	Recognition and acknowledgement of indigenous history
3	Indigenous link to place	No	Support	My partner is a Djarra man and I am a Koori woman from another traditional country. I support all Aboriginal place names being restored to their actual (not stolen land) names for valid cultural and community reasons.
4	I am an ally and supporter of DJAARA and as someone who lives (and was born) on Dja Dja Wurrung Country I have a keen interest in seeing more Dja Dja Wurrung names and language being used in our community	No	Support	It is fantastic to see Dja Dja Wurrung language being used and made available to both the local community who live on Dja Dj Wurrung Country but also for it to be available to visitors of the Bendigo Botanic Gardens White Hill
5	Keen to support recognition of Djaara as Traditional Owners. Adopting a First Nations title for this	No	Support	It is appropriate for a Djaara title be given to this whole precinct. The existing White Hills gardens referred to a European or British concept and this has changed dramatically with the involvement of

	community place shows direct respect to Dja Dja Wurrung people.			Djaara and the introduction of indigenous plantings, meeting places and spaces. The proposed name better reflect the place now and into the future. The old name did not represent or respect our First Nations owners but rather reflected a symbol of exclusion for First Nations people.
6	I am very passionate about recognition the Dja Dja Wurrung People's millennia-old and ongoing connection to their country and I think this renaming is an important step toward acknowledging it and educating people about it. I applaud the City of Greater Bendigo for proposing this name.	No	Support	See my previous answer
7	Showing support for Djaara	No	Support	Traditional lands and recognition
8	After a recent visit to the gardens I was very impressed by the influence of aboriginal culture in the plantings and the inclusion of indigenous history throughout	No	Support	Renaming supports truth telling and is the right and just course of action in relation to these beautiful gardens
9	I think that the botanical gardens should keep its name as that's what it is a botanical garden and it's how everyone knows it.	No	Objection	I believe that the botanical gardens should keep its name as it has always been know as the botanical gardens and that's what it is, why change something that doesn't need Changing then you have to update maps, signs & a many more things and that's just a waste of the councils money.

10	I am a local resident who uses the Gardens facilities frequently for exercise and enjoyment.	Yes	Support	The letter requests input into the naming proposal for the whole Botanic gardens and that is what I wish to address from the perspective of having moved here in 2016 and come as to the gardens as a non-resident prior to then.
11	Personal link with White Hills Botanic gardens via my grandparents, personal and professional interest	No	Support	I am mainly writing in support of the formal adoption of Larni Garingilang as a name. Growing up, my grandparents lived on Napier Street in White Hills and I spent a lot of time with them in the Gardens and along the creek. There was no recognition whatsoever of Djaara and the naming of these sites begins to right that wrong and the dispossession and erasure of Djaara from the landscape. It is consistent with Djaara's Dhelkunya Dja Country Plan, with the City of Greater Bendigo's community vision, Mir Wimbul/Council Plan Goals and Objectives and Barpangu
12	I'd like to see an indigenous name used	No	Support	Its a lovely link to the Djaara People
13	I live and work on Djaara Country and would like to see more Djaara names of places.	No	Support	Connected to place in a deep time context that helps educate the community of the meaning and purpose of places in their neighbourhood.
14	This precinct is part of my immediate neighbourhood.	No	Support	I strongly support the formalisation of precincts within the Bendigo Botanic Gardens that reflect Dja Dja Wurrung language, as I feel this is a positive step forward for a Bendigo more broadly, to recognise the crucial and positive role Aboriginal people have had and continue to have in protecting Djarra/land.

15	I grew up in White Hills for most of my childhood and adolescence. Before I started school, my mum and aunties would take me to marvel in the gardens. There I learnt to appreciate the indigenous and exotic floral species, and learn some of their names. At Holy Rosary Primary School across the road, we visited the White Hills Pools to learn to swim, and often went on excursions to the gardens. Once at High School, I cycled through or beside the gardens every day on way to/from my bus stop. Now, as a sometimes-resident (staying with my parents nearby for regular, extended periods), we walk our dog around the expanded grounds and are impressed by the growing recognition of the Djaara people's traditional ownership and stewardship of the land and waterways that comprise the Bendigo Botanic Gardens.	No	Support	As someone with a deep, ongoing connection to this local treasure in our city, I support the registration of the 4 place names within the greater gardens; especially, those 2 indigenous place names. If it could be considered, I would encourage those with carriage of this work to consider consulting further with the Dja Dja Wurrung Clans Aboriginal Corporation to identify a suitable name for the relic stretch of the 'Bendigo Creek' that was turned into an artificial billabong within the "Heritage Gardens". This is an important reminder of the original waterway that pre-dates European arrival on Djaara Country and could play a greater role in ecological (and indigneous history) education for all of Bendigo's young (and older!) people. Thank you for considering this submission -- good luck with the next steps! :)
16	I am in favour of the proposed names	No	Support	I love that we are embracing djaara language
17	I want whatever is good for our planet	No	Support	I feel that country should be named appropriately reflecting the original custodians of this land. Larni Garingilang is a beautiful name. It would be a positive step towards reconciliation and rehabilitation of the environment
18	This is on my traditional homelands	No	Support	Places of significance should have language names as much as possible

19	I agree with the proposal	No	Support	Makes sense
20	I organise a yearly event that is held at the Garden for the Future and many people know it so I would like it to remain as this name.	No	Support	The names define the spaces
21	Myself and my family use the gardens frequently and love Bendigo and the beautiful spaces we have to enjoy	No	Support	We live on Aboriginal land, this is Djaara County and feel strongly our community spaces, buildings and landmarks should reflect the language of the Djaara people who are generously offering to share with the broader community to learn about and share.
Wanyarra Dum				
1	Often visit this area cycling and walking	No	Support	Support acknowledgement of indigenous history
2	I am a lecturer with Monash Rural Health in Bendigo. We bring our students to this site as par t of their orientation to country, guided by traditional owners. It is an incredibly significant site and we fully support the name change to reflect the original and traditional use of this land - the chain of frog ponds.it has tremendous environmental and cultural importance	No	Support	As previous answer
3	That the location is named in consideration of the Dja Dja wurrung of the Kulin Nation.	No	Support	That it respect's the Dja Dja wurrung language and sense of place.
4	No personal link, just feel it should be registered as proposed.	No	Support	The registering of the current name, Wanyarra Dum, fits with my belief that we should name as many local things/places in our region with First Nations people names as is possible. This shows respect and

				perhaps, is a small step towards healing some very old wounds. It is also adding richness to our local culture, enhancing our city, not diminishing any persons in any way.
5	Personal link with the place, personal and professional interest	No	Support	Growing up, my grandparents lived on Napier Street in White Hills and I spent a lot of time with them in the Gardens and along the creek. There was no recognition whatsoever of Djaara and the naming of these sites begins to right that wrong and the dispossession and erasure of Djaara from the landscape. I often ride along here now and access the site for work and the name and significance of the place for Djaara is very evident. The name is consistent with Djaara's Dhelkunya Dja Country Plan, with the City of Greater Bendigo's community vision, Mir Wimbul/Council Plan Goals and Objectives and Barpangu
6	Dja Dja Wurrung Traditional Owner	No	Support	Wanyarra Dum is a wonderful name for its reinstating of culture to the location, and bringing a new vibrancy along the Bendigo Creek. This is also another great example of Principle E of the naming conventions being embraced and complied to by Djaara and the City.
7	Will be nice to see a Djaara name used for this beautiful site	No	Support	Will be nice to see Djaara language used and this beautiful site named in Djaara language
8	My address is affected by this area	No	Objection	It is not necessary to name the Bendigo Creek and the area of the bicycle trail. It is known by locals and school children attending Weeroona college. It is superfluous overload of a place name and

				location that everyone refers to the Bendigo creek trail. It is clear and concise. The proposal is peace meal and will lead to more areas being renamed along a stretch of BENDIGO CREEK ! Why do you need a multitude of foreign names along this area that are difficult to pronounce and remember. The ponds" are a snake infested area that were an unnecessary expense and ill conceived . The " ponds" are dry most of the year. They are not fed by a permanent water source and the plantings are overgrown and have become weed infested. The area has become an unkempt visual impact on the surrounding landscape. The area adjacent to ponds along The Boulevard is now impacted by high grass that is a fire hazard and haven for snakes. The adjacent community are in fear of snakes infesting their homes.(snakes have been seen and run over along the Boulevard. The ingredients of frogs ,long grass, stagnant water ,mosquitoes and snakes ,in a residential area are not expected within 3 kms of the City centre. Ok , this may be a desirable outcome in unbuilt up rural areas . This is very poor understanding of what residents want and expect in their residential area. Unable to remember and pronounce Is two words
9	It is a wonderful site	No	Support	It embeds Djaara language into the landscape.

10	Work in Bendigo, live in Croydon currently	No	Support	I'd like to express my support for the Dja Dja Wurrung renaming proposal. It will strongly benefit the Djaara people and will provide long term benefits in terms of sense of pride, connection to country and identity for all communities in Bendigo. Geographic names are particularly important in terms of place making and play a crucial role as socially and culturally determinant interactive elements of the livelihoods of our communities. The Wanyarra Dum proposal will provide significant benefits for the Djaara people and for the Bendigo community in terms of connection to country, sense of pride and identity.
11	I work in Bendigo and am an advocate for increased inclusion	No	Support	It was consulted with Djaara who selected the name. It links with the frog ponds and sense of place
12	In names significant to Dja Dja Wurrung within their traditional lands	No	Support	I support names significant to Dja Dja Wurrung in their traditional lands
13	My family have a connection to this place	Yes	Support	This is its original name
14	I have a personal link as a place to take students to learn about local plants and the Bendigo creek	No	Support	The name is suitable as it has attracted frogs and wildlife back to the site since restoration works commenced. Djaara language is important as when we use it, it gives non Djaara people a sense of connection to Djaara Country
15	Local confusion	No	Objection	The name is confusing and will cause confusion for emergency service. To help eliminate the confusion. “Wanyarra Dum (frog ponds)” would be a more appropriate name as emergency service would be able to reference the TO name or the local name when having to locate the location in regards to an emergency. I am asking for is (frog ponds) to be added to the end of the name

16	I am in favour of the proposed names	No	Support	I love that it embraces djaara language
17	Naming Wanyarra Dum recognises the cultural connection and the endeavour of Dja Dja Wurrung to heal country.	No	Support	There is historical and cultural connection. Also dovetails into 'Reimagining Bendigo Creek'. Naming in Language also invites listening and story telling.
18	I support the proposal for the name Wanyarra Dum	No	Support	It's a traditional name and honours the First Nation
19	I think this is a great idea. Love the naming at the Gardens of the Future.	No	Support	The explanation of the words is appropriate for the site.
20	This is on my traditional homelands. Significant places on Country should have language names as much as possible.	No	Support	Significant places on Country should have language names as much as possible
21	Personal link	No	Support	Recognition of the Dja Dja Wurrung people and their ancestors that walked this land
22	I support this name and using local indigenous names for areas in our community	No	Support	I support returning all anglicised names to their indigenous names.
23	I am a supporter of Djaara, I have a property within the city of greater Bendigo as well and I believe the land should have a traditional name acknowledgement	No	Support	Because it is the traditional owner name of the area and we should acknowledge them
24	Just absolutely think it needs to officially be named with the name given to it by the traditional owners!	No	Support	The traditional owners of the land are the Dja Dja Wurrung people and they deserve to have their language as the name of this location officially recognised.
25	I'm in full support of the Aboriginal community and would like to honour them in any way we can	No	Support	It has a lot of historical relevance and I'm sure it means a lot to a lot of our native friends and family
26	Support for the local mob	No	Support	It is necessary to listen to local mob to support their claims and uphold traditions to continue a journey of

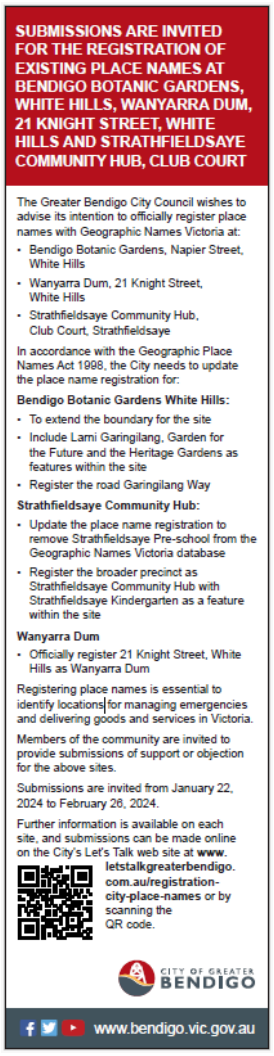
				reconciliation. I believe it complies with the naming rules principles and process.
27	General interest in seeing Djaara language reinstated on Country	No	Support	The work done by Djandak to improve water health in this area has made this place a welcoming habitat for frogs once more. The name aptly uses djaara language to describe the habitat.
28	I work in Bendigo and we use Wanyarra Dum (frog ponds) for work events. It's such a positive and meaningful place because of Djaara influence. I support using Djaara names for places in our region- it helps our kids learn a new language and connect with the history and natural features of place	No	Support	See my above reasons
29	I support this	No	Support	Bendigo council should use more Dja Dja Wurrung language place names
30	Beautiful name for a wonderful place that means so much to Traditional Custodians of Dja Dja Wurrung	No	Support	Naming of Traditional lands is vital for reconciliation
31	My interest is as a Greater Bendigo community member who supports traditional First Nation place names replacing Anglo-historic ones.	No	Support	I believe it will help raise awareness of our shared history and the different, traditional cultural significance and uses of the land we live on, instead of just being seen as land that has or has not been built upon yet. It has cultural significance to do this and also helps raise awareness of environmental importance too, and sustainability within our city. More exposure to traditional and First Nation place names will help people normalise diverse history and uses, and hopefully open them up to learning more and respecting First Nation Bendigo people as equal and as important as the western culture and history here that is preserved and named and taught.

32	I agree with proposal	No	Support	The name reflects the use and strategy for the area
33	I enjoying walking in the area and along the creek.	No	Support	I live and work on Djaara Country and fully support naming of places that honour the Dja Dja Wurrung People as First Nations and the Traditional Owners of the Country we call Bendigo. It is important to protect the language and culture of the Dja Dja Wurrung people for the benefit of current and future generations. Place names are one part of how we can do that.
34	I just think it's good to have areas named after Indigenous culture.	No	Support	Wanyarra Dum means frog ponds in Traditional language. The name celebrates the restoration of the frog ponds on the site. This is wonderful.
35	I support the renaming of places to the traditional language of the Dja Dja Wurrung	No	Support	I support the renaming of places to the traditional language of the Dja Dja Wurrung
36	I support recognition of DjaDja Wurrung traditional kinship with land.	No	Support	I support Dja Dja Wurrung kinship with the land
37	Interested resident	No	Support	It's lovely spot by the creek that has had a work to show the Traditional owner connection with country. More use of traditional language should be encouraged to recognise the Traditional Owners of the land.
Strathfieldsaye Community Hub				
1	Local resident	No	Support	Strathfieldsaye Community Hub is easily identified by locals and others

Let's Talk Feedback Summary

The City has undertaken a public consultation process in accordance with the Naming Rules for Places in Victoria.

The Place Name Registration for the three sites was released on **Let's Talk Greater Bendigo** on the 20 January to coincide with a public notice in the Bendigo Advertiser.



SUBMISSIONS ARE INVITED FOR THE REGISTRATION OF EXISTING PLACE NAMES AT BENDIGO BOTANIC GARDENS, WHITE HILLS, WANYARRA DUM, 21 KNIGHT STREET, WHITE HILLS AND STRATHFIELDSAYE COMMUNITY HUB, CLUB COURT

The Greater Bendigo City Council wishes to advise its intention to officially register place names with Geographic Names Victoria at:

- Bendigo Botanic Gardens, Napier Street, White Hills
- Wanyarra Dum, 21 Knight Street, White Hills
- Strathfieldsaye Community Hub, Club Court, Strathfieldsaye

In accordance with the Geographic Place Names Act 1998, the City needs to update the place name registration for:

Bendigo Botanic Gardens White Hills:

- To extend the boundary for the site
- Include Larni Garingilang, Garden for the Future and the Heritage Gardens as features within the site
- Register the road Garingilang Way

Strathfieldsaye Community Hub:

- Update the place name registration to remove Strathfieldsaye Pre-school from the Geographic Names Victoria database
- Register the broader precinct as Strathfieldsaye Community Hub with Strathfieldsaye Kindergarten as a feature within the site

Wanyarra Dum

- Officially register 21 Knight Street, White Hills as Wanyarra Dum

Registering place names is essential to identify locations for managing emergencies and delivering goods and services in Victoria.

Members of the community are invited to provide submissions of support or objection for the above sites.

Submissions are invited from January 22, 2024 to February 26, 2024.

Further information is available on each site, and submissions can be made online on the City's Let's Talk web site at **www.letstalkgreaterbendigo.com.au/registration-city-place-names** or by scanning the QR code.

CITY OF GREATER BENDIGO

www.bendigo.vic.gov.au

Signage was displayed at each site advising community members that the site's place names was being registered and there was the opportunity to provide a submission.



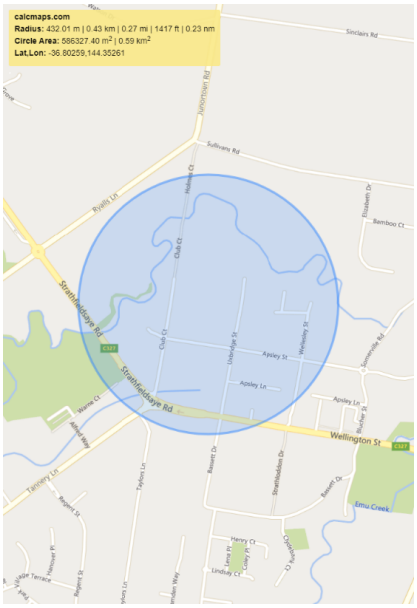
The City released a social media post on the 22 January 2024. The post received minimal response from community – 2 comments in total. These comments have not been included in this report as they are not considered a formal submission as per the Naming Rules.



A minimum radius of at least 200 metres was determined around each site and a mailout occurred as follows:

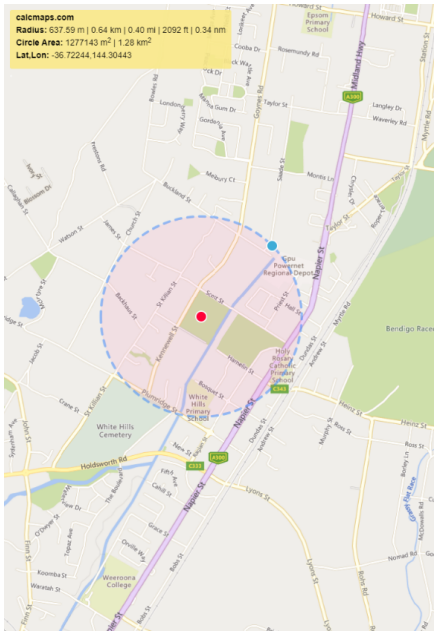
Strathfieldsaye Community Hub

- 200 letters were dropped to residents who reside within an approximate radius of 432 metres from the site
- 16 letters were sent to residents who own properties within this radius but reside elsewhere. It was noted in the letters that if the recipient did not respond to this community consultation opportunity, it would be taken as implied consent to the naming proposal.
- The radius is as follows:



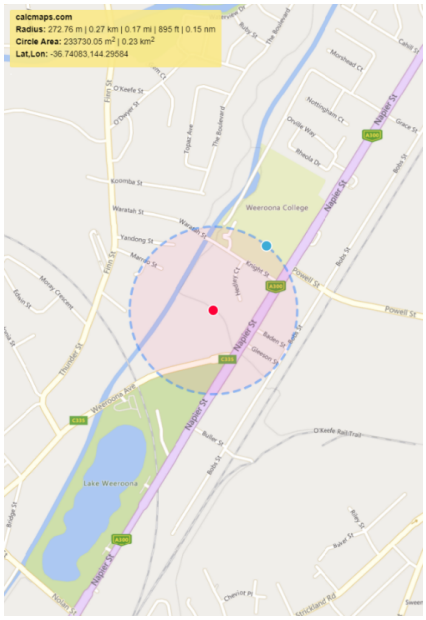
Bendigo Botanic Gardens, White Hills

- 550 letters were dropped to residents who reside within an approximate radius of 637 metres from the site
- 217 letters were sent to residents who own properties within this radius but reside elsewhere, 3 letters were returned to sender. It was noted in the letters that if the recipient did not respond to this community consultation opportunity, it would be taken as implied consent to the naming proposal.
- The radius is as follows:



Wanyarra Dum, White Hills

- 190 letters were dropped to residents who reside within an approximate radius of 272 metres from the site
- 67 letters were sent to residents who own properties within this radius but reside elsewhere, 1 letter was returned to sender. It was noted in the letters that if the recipient did not respond to this community consultation opportunity, it would be taken as implied consent to the naming proposal.
- The radius is as follows:



The community consultation period closed on the 26 February 2024. The following submissions were received:

Site	Mailout	Support	Implied Consent	Objection	Total Support	Total Objection
Bendigo Botanic Gardens, White Hills	217 letters sent, 3 returned to sender and 1 submission received in response to letter	20	213	1	**233**	**1**
Wanyarra Dum	67 letters sent, 1 returned to sender	35	66	2	**101**	**2**
Strath-fieldsaye Community Hub	16 letters sent	1	16	0	**17**	**0**
Total		56	295	3	**351**	**3**

When making a submission the Naming Rules state that an objection or submission must explain why a proposal is opposed/supported. At a minimum, objections or submissions (including petitions and pro-forma documents) should explain:

- The person's or group's interest in the naming proposal – for example if their address is affected or whether they have a personal link with the place and/or name
- Reasons for the name being inappropriate/appropriate, unsuitable/suitable or unsupported/supported, including how it does not comply with the naming rules.

The Naming Rules state that the Naming Authority need not consider objections that don't explain reasons for the objector opposing the name. The three objections received do not meet the minimum criteria and are therefore not considered a valid objection.

A total of 56 submissions were received in favour of the naming proposals.
Submissions provided strong support for the use of Traditional Owner language in place naming. Sentiments on the use of Traditional Owner Language included:

- Provides respect and support for the Traditional Owners of the land
- Recognition and acknowledgement of history
- Culturally appropriate and provides truth telling
- Consistent with relevant plans and strategies from DJAARA and the City of Greater Bendigo
- Provides connection, a sense of pride and identity to country

A total of 3 submissions were received objecting to the proposal, 1 submission objected to Bendigo Botanic Gardens, White Hills and 2 submissions objected to Wanyarra Dum.

The objection for Bendigo Botanic Gardens, White Hills cites:
I believe that the Botanical Gardens should keep its name as it has always been known as the Botanical Gardens and that's what it is, why change something that doesn't need changing. Then you have to update maps, signs & a many more things and that's just a waste of the councils money.

Response: The Naming Proposal does not propose to change the name of Bendigo Botanic Gardens. It is proposed that the name for the entire site will be retained as Bendigo Botanic Gardens, White Hills and the three distinct gardens within the site will be registered as features. There will be no change to the names and signage on the site already reflects what is being registered.

Two objections were received for Wanyarra Dum. Both objections cited pronunciation and remembering the name of the site as reasons the name did not comply with the Naming Rules.

One submission identified that we should not be naming Bendigo creek and the walking/cycling path. The naming proposal applies to the entire site at 21 Knight Street and does not propose to rename Bendigo creek or name the walking/cycling path.

Response: Principle K under the Naming Rules identifies that Traditional Owner names will initially appear complex however over time they will become familiar and easy to use.

This has been demonstrated with both Ulumbarra and Gurri Wanyarra, which are now widely accepted and used within the community. Pronunciation of Traditional Owner language is not recognised as a valid reason for objection under the Naming Rules.

It was suggested that frog ponds should be included after Wanyarra Dum to ensure that emergency services could find the site.
This suggestion does not comply with the Naming Rules as outlined under Principle K dot point five:

- Names taken from a language other than English that represent geographical features generally use generic terms and will be allowed, unless a combination produces a duplication of sense. For example: Tor Mountain would not be allowed because Tor means mountain

The combination of Wanyarra Dum (Frog Ponds) would not be supported as it produces a duplication as Wanyarra Dum means Frog Ponds.

The overall results of the community consultation indicate strong support to progress the registration process for the three sites.

20. A CLIMATE-RESILIENT BUILT AND NATURAL ENVIRONMENT

Nil

21. A VIBRANT, CREATIVE COMMUNITY

Nil

22. A SAFE, WELCOMING AND FAIR COMMUNITY

Nil

23. URGENT BUSINESS

Nil

24. NOTICES OF MOTION

24.1. NOTICE OF MOTION 1 (CR JULIE SLOAN): FIREWORKS

Purpose

The purpose of this motion is to request City Officers to provide options to Council about alternative forms of entertainment to fireworks which are:

- more inclusive for people, safer for animals and wildlife;
- less susceptible to being impacted by environmental events such as fire risk and wind;
- a plan to transition away from fireworks at City led events on Easter Saturday and New Year's Eve 9pm and midnight displays, between 2024/2032 or as soon as practicable;
- to prepare for Council a Report outlining alternate forms of entertainment options for endorsement at Council Meeting of 16 September 2024.

This Report provides Notice of the following Motion that will be moved at Council Meeting of 27 May 2024.

Proposed Motion

That Council, regarding the use of Fireworks at events led by the City, request City Officers:

1. To provide options for Council about alternate forms of entertainment which are more inclusive for people, safer for animals and wildlife, and less susceptible to being impacted by environmental events such as fire risk and wind.

2. To seek community feedback prior to the report being presented at Council Meeting of 16 September 2024.

3. To prepare for Council a Report for the Council Meeting of 16 September 2024 incorporating the research on alternative forms of entertainment, the community feedback, and with a recommendation on the next steps.

Rationale

Council welcomes and **supports** inclusive, accessible and equitable events as outlined in Council Plan Mir wimbul's Community Vision (1) for safe, welcoming and

fair communities that are vibrant and creative in healthy liveable spaces in a climate resilient natural environment.

The proposed motion is underpinned by the principles-based Local Government Act 2020 (2) enabling Council to govern based on five principles including community engagement, service performance and public transparency. These principles enable Council to ensure our community has opportunity to engage with Council on the future of their community, to ensure Council delivers equitable, accessible, and good value services to address community need, and to achieve sustainable long-term outcomes.

Greater Bendigo's Community Plans (3), developed by local communities to identify needs and strategies for better outcomes, reflect these principles. Communities are invested in creating a unique vision for the future of their community and have identified priority areas, true to their context. These community plans identify the importance of enhancing outcomes that protect and conserve nature (landscapes, forests, animals, wildlife, habitat, native species, ecotourism); climate (climate resilience, reducing climate warming); and community (inclusion, connection).

The community plans emphasise the need to sustain nature and community wellbeing. Council addresses these needs by working with communities and developing relevant strategies including biodiversity and ecosystems (4), climate change and environment (5) and community wellbeing (6). Facilitating safer, sustainable, inclusive entertainment options for the community by phasing out fireworks for City led events, reflects that process.

Our world has progressed since 19th Century introduction of fireworks in Australia. We are experiencing a shift in community sentiment, public discourse and policy direction related to firework-use that reinforces community emphasis placed on valuing and protecting our natural world. Current firework use is harmful on many levels and necessitates a shift to adaptive thinking. Phasing out fireworks with options that create a sense of joyous celebration, inclusion, equity and are non-triggering for people, animals, wildlife and environment, is a positive and practical contemporary approach.

Evidence reports that fireworks are unfriendly for many people in our community. For people on the autism spectrum fireworks may not be enjoyable due to light and sound sensitivity making fireworks difficult or impossible to attend. Autism Spectrum Australia advocate sensory-friendly experiences like interactive displays and inclusive events to better meet the needs of the autistic community (7). Firework events may create barriers for people living with low or no vision and supported by a guide dog, and for people with lung conditions Asthma Australia advocate avoiding chemical odours as they can be triggering (8). For service veterans and people living with post-traumatic stress syndrome firework noise, light and sensations can be

triggering; this is significant as up to 10% of the community are likely to develop posttraumatic stress compared with up to 20% cent of veterans (9).

Animals Australia report loud sounds and bright lights from fireworks can cause distress, injury or death from trauma to animals. Dogs and cats may flee from firework noise and light and animals can be seriously injured if they panick while tethered. Wildlife is affected by unexpected firework noise and bright lights which can be terrifying for native animals, birds and other animals (10). Native bats and birds roosting and caring for young may fly away in fear only to sustain injuries as a result of flying into each other or external objects in panic. Horses are vulnerable to bolting and sustaining traumatic injuries when exposed to fireworks (11) and kangaroos, wallabies and wombats may flee only to be killed on roads by vehicles at night. RSPCA report many domestic animals and wildlife are terrified by fireworks that indirectly pose a risk to their safety by causing them to take flight to escape loud firework noise (12). Integral to any event is consideration of the needs of nature including comprehensive pre-event assessment; animal, wildlife and environmental impact assessments; and compliance monitoring.

In Victoria fireworks can be used under the law; however, it is a crime for anyone other than a licensed pyro-technician to use or possess fireworks classed as a type of explosive under Dangerous Goods Act. Chemicals are an essential component of fireworks and have potential for short-term elevated concentrations to appear in surface water, groundwater, and the air immediately following commercial firework display (13). Perchlorate is a chemical compound added to fireworks as an oxidiser to facilitate upward propulsion and debris left on the ground following fireworks often contain perchlorate. Research reports perchlorate has gained significant attention as an emerging contaminant due to its occurrence and persistence in water, soil and food (14). Further, fireworks contain chemicals and metal when ejected into air turn into fine particles reducing air quality and when inhaled in high particle concentrations can exacerbate heart and lung conditions (15). The chemical reaction from fireworks release gases and smoke including carbon monoxide, carbon dioxide, and other greenhouse gases that trigger climate change. Carbon dioxide is the primary greenhouse gas contributing to climate change with fireworks releasing carbon dioxide in the environment after each combustion. It is reported that fireworks containing about 35kg of gunpowder produce approximately 17kg of carbon dioxide when combusted (16).

The use of contemporary and friendlier innovative and adaptive firework-free options is increasing, particularly with advances in emerging technologies aiming to advance a greater range of friendly and inclusive entertainment options including spatial animation, drone light displays and suspended imagery. There has been elevated use at community events of light immersion art and sculpture, neon installations, visual projections, digital light animations and interactive light installations. The inclusion at light and sound events of reduced sensory visual and audio impact

areas, including low-impact noise and light reduced activity, is a valuable component of friendly events.

Events without fireworks create a joyous sense of celebration, inclusion and equity for our community, animals, wildlife and environment; they are not only possible, but are embraced by the community and visitors alike. One example is the upcoming sound and light show in Rosalind Park during winter school holidays that is back by popular demand. This event is a firework-free, sound and light show with interactive exhibits, immersive light installations with projections using latest audio visual technology and consideration for inclusion and equity for all-abilities.

The Municipal Association of Victoria and Victorian Greenhouse Alliance April joint submission to the National Adaptation Plan reports that Councils stand ready to collaborate and innovate on new models of adaptation policy co-creation. As the closest connection point to community, local government is uniquely positioned to help build a social license for governments to prioritise and invest in adaptation action (17). The City of Greater Bendigo is proud of its ambitious target of zero greenhouse gas emissions for operations by 2030. This Plan interprets zero emission target as ‘net zero’ by 2030, or cutting greenhouse gas emissions to as close to zero as possible with any remaining emissions offset. This approach supports the City’s core strategy to achieve its net zero target to ‘electrify everything’ during the 2020s and to attain net zero ‘carbon neutral’ certification from Australian Government’s Climate Active program (18). Phasing out fireworks will contribute to new adaptation modelling and cut greenhouse gas emissions.

Transitioning to phasing out fireworks for City led events while progressing to options creating a sense of joyous celebration, inclusion and equity that are kind and non-harmful for the community, animals and nature, is a positive and practical step forward.

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19. https://www.bendigo.vic.gov.au/sites/default/files/2023-06/City-of-Greater-Bendigo-Zero-Emissions-Plan-Council-Operations.pdf

Officer Comment:

City of Greater Bendigo will seek feedback from community members regarding use of fireworks and alternate entertainment options A report including community feedback and alternate options analysis will be provided at September 16 Council meeting for consideration.

Conflict of Interest

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

Attachments

Nil

24.2. NOTICE OF MOTION 2 (CR JULIE SLOAN): ANIMALS IN EVENTS

Purpose

The purpose of this notice of motion is to request City Officers to provide options to Council about alternate forms of entertainment which are more inclusive for people and safer for animals and wildlife.

It also asks City officers to develop plans to transition animals out of events led by the City between 2024/2028 or as soon as practicable; and to prepare for Council a Report outlining alternate forms of entertainment options more inclusive for people and safer for animals and wildlife for endorsement at Council Meeting of 16 September 2024.

This Report provides Notice of the following Motion that will be moved at Council Meeting of 27 May 2024.

Proposed Motion

That Council, regarding Animals In Events, request City Officers:

1. To provide options for Council about alternate forms of entertainment which are more inclusive for people and safer for animals and wildlife.

2. To seek community feedback prior to the report being presented at Council Meeting of 16 September 2024.

3. To prepare for Council a Report for the Council Meeting of 16 September 2024 incorporating the research on alternative forms of entertainment that are more inclusive for people and safer for animals and wildlife, the community feedback, and with a recommendation on the next steps.

Rationale

Council welcomes and supports inclusive, accessible and equitable events as outlined in Council Plan Mir wimbul's Community Vision (1) is for safe, welcoming and fair communities that are vibrant and creative in healthy liveable spaces in a climate resilient natural environment.

This motion is underpinned by the principles-based Local Government Act 2020 (2) enabling council to govern based on five principles including community engagement and service performance. The motion requesting options about alternate forms of entertainment more inclusive for people and safer for animals and wildlife and

development of plans to transition animals out of events led by the City, reflects that process.

Greater Bendigo's Community Plans (3), developed by local communities also reflect these principles. Local people have created a unique vision for the future of their community based on an identified need to protect, sustain and conserve nature, animals and wildlife. Council addresses these needs by working with communities and by developing relevant strategies, for example, the City's Domestic Animal Management Plan (4) and Biodiversity Strategy and Action Plan for the next 10 years (5).

Council recognise that all animals experience feelings and emotions such as pleasure, discomfort, fear and pain (6) and has embedded animal sentience in the Domestic Animal Management Plan (DAMP) 2021-25 (4). The DAMP is underpinned by 'fear-free' principles to ensure all animals are treated humanely to minimise stress, fear and anxiety; these principles are further strengthened and sustained when applied to our consideration for all animals.

Totemic animals and wildlife form a critical component of connection to Country, culture and community for many First Nations people. Djaara animal-dreaming tell of Mindi the great serpent and enforcer of cultural law, Bunjil the eagle protector and Waa the wise crow, who all explain the right way to live (7). Djarra language connects community to nature and animals; Ngana-nganitj the bat peacekeeper (8), the protection of Bunjil at Bendigo Law Courts and the wisdom of Waa at Bendigo TAFE reflect the importance of totemic animals to our community. Djaara recognise the urgent need to protect and conserve animals and are working on-Country to heal totemic animals (9).

Current animal use in petting zoos and farm animal shows can be harmful on many levels and necessitate an adaptive shift in thinking and practice to correct this anomaly. RSPCA report that several different species can be mixed together in confined areas specifically for human interaction – there are many health and welfare issues associated with these interactions including disease, distress, injury and even death (10).

Our world is experiencing a shift in community sentiment, public discourse and policy related to using animals and wildlife that enable communities to emphasise the value animals and wildlife in nature. Animal welfare does matter to our community, and evidence-based animal welfare practice must reflect this community sentiment (6).

Phasing out animals in events with options creating a sense of celebration, inclusion, equity and enjoyment is both positive and practical and in-step with community thinking. Fear-free principles could equally well apply to all City led events and are important to consider in this motion recommending a transition away from using

animals as entertainment options. This motion supports a renewed direction forward to support and enable City led events to transition from using animals as entertainment, to better options that create inclusive, enjoyable, kind and non-harmful events for children, families and community.

Respectful connection to nature, including animals, can promote a sense of healing, wellbeing and calm. Many opportunities currently exist in the community to provide this connection. Animal petting zoos, pony rides, farm animal and wildlife shows are included in many community-led events, such as family days, where children can view and pet animals while organisations often include animal petting in their program of events. Children gain connection to nature, animal and wildlife through on-Country activity such as nature playgroups, bush play, animal adoption programs and animal sanctuaries.

City led events already encompass a range of enjoyable community activities that do not use animals as entertainment options such as interactive displays, nature play, sensory-appropriate opportunities, circus skills, interactive art workshops and early years activities; this is to be applauded and strengthened.

The use of contemporary, friendlier, innovative and adaptive animal-free events is becoming more popular as community sentiment is moving rapidly towards improving protection and wellbeing of animals and wildlife. Many community events do not use animals as entertainment, a move to be encouraged and supported. Events now include light immersion art and sculpture, neon installations, visual projections, digital lights and interactive light installations that are innovative, adaptive models that can be replicated to demonstrate what is possible.

Events that do not use animals as an entertainment option can create a joyous sense of celebration, inclusion and equity for our community as well as promoting better outcomes for animals, wildlife and environment; these events are not only possible, but are embraced by the community and visitors alike. One example is the upcoming sound and light show in Rosalind Park during winter school holidays that is back by popular demand. This event is an animal-friendly sound and light show that does not use animals and wildlife.

Facilitating a transition away from using animals for entertainment at City led events, is a proactive and positive step forward. Underpinning the transition is Council recognition of animal sentience, community expectation, a shift in public sentiment that emphasises the value and protection of animals and nature and, importantly, to protect First Nation totemic animals.

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Officer Comment:

City of Greater Bendigo will seek feedback from community members regarding Animals at events and alternate entertainment options. A report including community feedback and alternate options analysis will be provided at September 16 Council meeting for consideration.

Conflict of Interest

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

Attachments

Nil

25. MAYOR'S REPORT

26. CHIEF EXECUTIVE OFFICER'S REPORT

27. CONFIDENTIAL (SECTION 66) REPORTS

RECOMMENDED MOTION

That Council close the meeting to members of the public pursuant to Section 66(2) of the Local Government Act 2020, to consider (a) report(s) relating to;

1. (a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released;
2. (g) private commercial information, being information provided by a business, commercial or financial undertaking that -(i) relates to trade secrets; or(ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage;
3. (h) confidential meeting information, being the records of meetings closed to the public under section 66(2)