

6:00 pm on Monday May 22, 2023

Livestreaming at www.bendigo.vic.gov.au/councilmeeting Broadcast live on Phoenix FM 106.7 ***

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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 <u>Council Plan</u> (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 <u>values and behaviours</u> 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 <u>Customer Request system</u>.

<u>Pre registering questions</u> is recommended as this provides more time for a more detailed response to be provided to you at question time. Pre registered questions will 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 ask one question only. If time permits, there may be an opportunity to ask additional questions, at the discretion of the Chair.

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 enabled it under 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 form 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 Fyffe

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

13.1. Confirmation of Previous Minutes

RECOMMENDED MOTION

That the Minutes of the Council Meeting held on April 24, 2023, as circulated, be taken as read and confirmed.

Previous minute location:

https://www.bendigo.vic.gov.au/About/Council/Council-meetings/Past-Council-meetings

14. PETITIONS AND JOINT LETTERS

Nil

15. BUDGET / ANNUAL REPORT

15.1. City of Greater Bendigo Budget 2023/2024

Author:	Kate Fox, Coordinator Management Accounting & Analysis
Responsible Director:	Jessica Howard, Director, Corporate Performance

Purpose

The purpose of this report is to present Council with the City of Greater Bendigo Council 2023/2024 Budget for consideration and adoption.

Recommended Motion

That Council adopts the following motions.

Recommended motions supporting adoption of the City of Greater Bendigo Council 2023/2024 Budget (the Budget):

- 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.
- Approves new loan borrowings of up to \$8.625M in line with the Budget and authorise 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:

- 4. Declares an amount of \$147.2M which Council intends to raise by General Rates and Annual Service Charges for the period 1 July 2023 30 June 2024 calculated as follows:
 - a) General Rates \$119.8M; and
 - b) Annual Service charges \$27.4M.
- 5. Declares the Rates and Charges as detailed in Council's *Revenue and Rating Plan* 2021-2025 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.
 - a. Notes that under the Revenue and Rating Plan 2021-2025 it was determined in 2022 that the vacant land differential rate would remain at 125% of the general rate.
 - Grants an early full rate payment discount of 1.5% on current year rates and charges, if full payment (including any arrears and interest) is received on or before 30 September 2023
- 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.

Executive Summary

This report presents Council with the 2023/2024 4-year Budget in line with relevant legislation and regulations.

Background

The 2023/2024 Budget is presented in the third 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.

Report

This is a community-focused Budget with priorities that will enhance day-to-day liveability for residents of the City of Greater Bendigo. It invests in projects with long term benefits.

In a change to the community engagement approach from previous years, submission of community priorities was invited early in the budget process (November 2022) to support Councillors and Officers in developing the Budget. Creating healthy, liveable places and spaces in Greater Bendigo was a key theme from this engagement.

The Budget supports the City's Community Vision and Council Plan (*Mir wimbul*) 2021-2025 and other key strategies, including the Climate Change and Environment Strategy 2021-2026 and Healthy Greater Bendigo 2021-2025.

Council has not applied for a variation to the rate cap, and – conscious of cost-of-living pressures for the community – will continue to absorb increasing costs and lower forecast revenue within the current rate cap. Inflation continues to be close to 7 per cent. This is close to double the 3.5 per cent rate cap set for the City for 2023/2024. Construction costs are also likely to continue to increase significantly faster than the broader CPI – placing continuing pressure on delivery over the coming year.

The Budget includes \$67M in capital works, of which \$36M is classed as renewal funding. In total, the capital program includes \$13M for sealed roads, \$3.9M for unsealed roads, \$5.6M for drainage works, and \$3.3M for works for footpaths and shared paths.

In 2023/2024, the \$168M operating Budget will continue to fund early years services, waste collection, street cleaning, maintenance of our parks, gardens and recreation facilities, environmental health, statutory planning, road maintenance, tourism and visitor services, Bendigo Art Gallery, The Capital and Ulumbarra theatres and much more.

To support opportunities for the community to stay healthy and well, \$3.37M will be invested in designing, renewing and delivering new shared paths and trails, including:

• stage one of the Ironbark Gully Trail between Nolan Street and Holmes Road;

- design for the new Bendigo Low Line separated walking cycling network between Golden Square and Lake Weeroona;
- delivery of an underpass at Emu Creek in Strathfieldsaye over the next two years;
 and
- renewal of footpaths.

Priorities that support the delivery of actions in the Council Plan and Climate Change and Environment Strategy include:

- sustainable land management education and grants program;
- contribution to a local carbon offset pilot program;
- electrification projects; and
- biodiversity engagement including support for local Landcare and other environmental groups in the community.

Building our region's flood resilience is a priority to keep our community safe. Detailed design for a Bendigo Creek levee from Racecourse Creek at Midland Highway to Leans Road, Huntly will receive \$360,000 in funding, with current designs including a shared user path. Rehabilitating Bendigo Creek near Weeroona Avenue, White Hills will also see accumulated silt removed, banks stabilised, and an instream sediment basin installed.

The City is seeking external funding support for a new kindergarten building in Marong which will be the first stage of a multi-year investment for a community hub. Funds have also been allocated for all-abilities access projects to address non-compliant disabled car parking, pedestrian crossings, and minor footpaths and kerbs across the municipality. A Changing Places facility in Heathcote next to the public toilets on High Street will also go ahead.

Rates and Service Charges

An amount of \$139.3M is proposed to be raised by general rates and service charges as follows:

General Rates	\$117.8M
Service Charges	\$27.4M
Supplementary Rates*	\$2.0M (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 3.5 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 2 October 2023;
- Instalment 2 30 November 2023;
- Instalment 3 28 February 2024; and
- Instalment 4 31 May 2024.

Table 1: Rates detail

2023/2024 Type or class of land	cents/\$CIV
General Rate	0.271882
Commercial/Industrial A (Urban/non-CBD) -(185% of General)	0.502987
Commercial/Industrial B (Rural areas) - (180% of General)	0.489389
Commercial/Industrial C (CBD) - (190% of General)	0.516577
Farm Land - (75% of General)	0.203912
Vacant Land (residential and rural residential) - (125% of General)	0.339853
Other Land - (185% of General)	0.502987
Vacant Land - Forest Edge Estate Maiden Gully properties - (125% of General)	0.339853
Residential - Forest Edge Estate Maiden Gully properties - (100% of General)	0.271882
Commercial/Industrial - Forest Edge Estate Maiden Gully properties (185% of General)	0.502987

Table 2: Service charges

	Per
2023/24 Type of Service Charge	Rateable
	Property
General Waste & Landfill Charge 120/140 Litre bin	\$213.00
(property located within Organic Waste collection area)	
General Waste & Landfill Charge 240 Litre bin	\$390.00
(property located within Organic Waste Collection area)	
General Waste & Landfill Charge 120/140 Litre bin - Rural	\$245.00
(property located outside Organic Waste collection area)	
General Waste & Landfill Charge 240 Litre bin - Rural	\$422.00
(property located outside Organic Waste Collection area)	
Recyclable Waste Charge	\$113.00
Recyclable waste charge in excess of one bin (per additional bin)	\$56.00
Organics Waste Charge	\$101.00
Organic waste charge in excess of one bin (per additional bin)	\$52.00
Waste Collection and Disposal - Commercial/Industrial Properties as sp	ecified in
Council's Garbage, Recycling & Organic Waste Charge Policy:	
General waste and landfill charge - commercial properties - 120/140 Litre	\$245.00
bin	
General waste and landfill charge - commercial properties - 240 Litre bin	\$422.00
Waste Collection and Disposal in Specific Commercial Areas as specific	ed in

Council's Garbage, Recycling & Organic Waste Charge Policy	y:
General Waste & Landfill Charge 1 day per week	\$422.00
General Waste & Landfill Charge 2 days per week	\$845.00
General Waste & Landfill Charge 3 days per week	\$1,267.00
General Waste & Landfill Charge 5 days per week	\$2,111.00
General Waste & Landfill Charge 7 days per week	\$2,956.00
Recyclable Waste Charge Fortnightly	\$133.00
Recyclable Waste Charge 1 day per week	\$266.00
Recyclable Waste Charge 2 days per week	\$534.00
Recyclable Waste Charge 3 days per week	\$800.00
Recyclable Waste Charge 5 days per week	\$1,333.00
Recyclable Waste Charge 6 days per week	\$1,600.00
Organic Waste Charge Fortnightly	\$153.00
Organic Waste Charge 1 day per week	\$307.00
Organic Waste Charge 2 days per week	\$614.00
Organic Waste Charge 3 days per week	\$921.00
Organic Waste Charge 5 days per week	\$1,535.00
Organic Waste Charge 6 days per week	\$1,841.00

Options considered

In accordance with section 94(1) of the *Local Government Act 2020*, Victorian councils must prepare and adopt a budget by 30 June.

Timelines

In accordance with section 94(1) of the *Local Government Act 2020*, Victorian councils must prepare and adopt a budget by 30 June.

Communications/Engagement

Internal Consultation:

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

External Consultation:

The Budget is presented in the third 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.

Submissions on community priorities were invited in the early stages of the budget planning process in November 2022. Residents were invited to submit community priorities

and were also provided with the opportunity to present to Council. Council received 68 submissions from the community at this time, 16 of these requested a time to speak to their submissions. This early engagement helped to inform Councillors and officers during the budget development process and ensured that, where possible, community priorities were reflected in the 2023/2024 Budget.

The community feedback during the Council Plan development and the 2023/2024 Budget planning process enabled the identification of recurring themes. Although there were many great ideas contributed, creating healthy, environmentally-friendly and liveable spaces in Greater Bendigo was a key theme from the feedback received.

Financial Sustainability

Council will effectively and efficiently use its resources to deliver the best outcomes for the community whilst ensuring ongoing future financial sustainability. 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.

Risk Assessment

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

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)

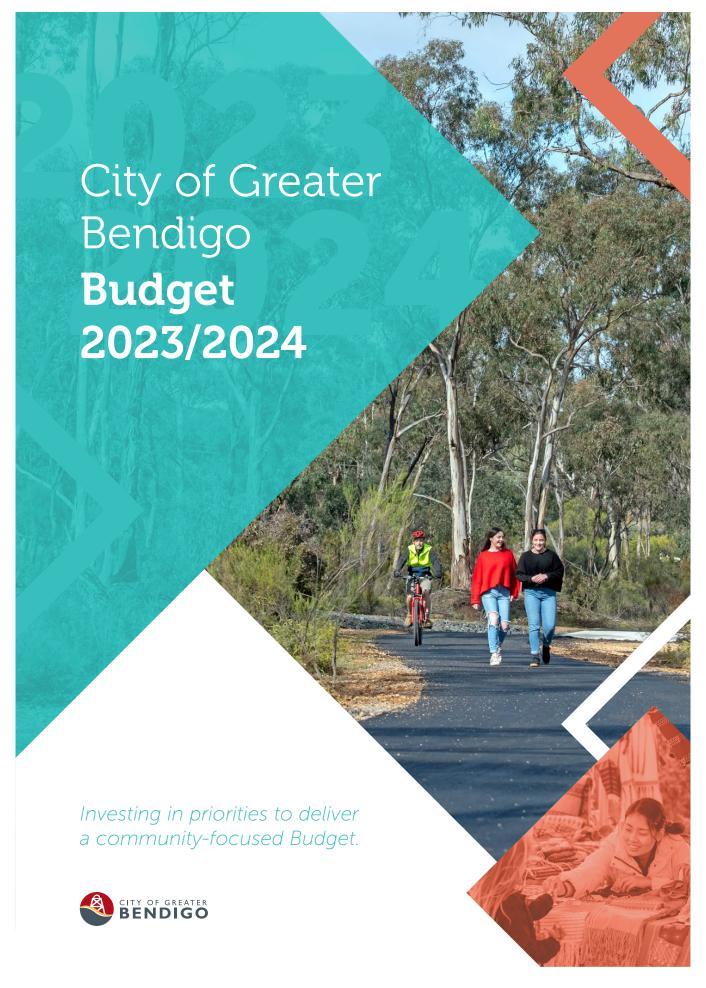
Goal 1 - Accountable, financially responsible, equitable, transparent decision making

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 2023 – 2024 [**15.1.1** – 84 Pages]



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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

Investing in priorities to deliver a community-focused Budget

We are pleased to introduce the City of Greater Bendigo's 2023/2024 Budget. The Budget supports the City's Community Vision and Council Plan (Mir wimbul) 2021-2025 and other key strategies, including the Climate Change and Environment Strategy 2021-2026 and Healthy Greater Bendigo 2021-2025.

Thank you to all those in the community who contributed to early public engagement to inform the Budget. We received a record number of community priorities for consideration that helped to guide Councillors. Although there were many great ideas contributed, creating healthy, liveable places and spaces in Greater Bendigo was a key theme from the feedback given.

This is a community-focused Budget with priorities that will enhance day-to-day liveability and contains investment to high-value projects with long term benefits.

This year's budget is the most challenging the City has experienced in some time. For most local governments, the reality of operating under rate-capping, with the cost of materials and services increasing alongside community expectations, means that budgets are constrained. The City is making increasingly hard decisions during the year and through the budgeting process.

To support opportunities for the community to stay healthy and well, \$1.24M will be invested in designing and delivering new shared paths and trails, including stage one of the Ironbark Gully Trail between Nolan Street and Holmes Road, design for the new Bendigo Low Line separated walking cycling network between Golden Square and Lake Weeroona, and delivery of an underpass at Emu Creek in Strathfieldsaye over the next two years.

Open planned space continues to be a priority with works commencing on the multi-year Strathfieldsaye Town Square project and a shared path between Wellesley Street and Apsley Lane, and redevelopment of the Municipal Baths in line with the Rosalind Park Recreation Reserve Precinct Master Plan.

Priorities that support the delivery of actions in the Council Plan and Climate Change and Environment Strategy include sustainable land management education and grants program, a contribution to a local carbon offset pilot program, electrification projects, and biodiversity engagement including support for local Landcare and other environmental groups in the community. These projects contribute to our goals to protect and regenerate the region's ecosystems and achieve net zero emissions from Council operations by 2030.

Building our region's flood resilience is a priority to keep our community safe. Detailed design for a Bendigo Creek levee from Racecourse Creek at Midland Highway to Leans Road, Huntly will receive \$360,000 in funding and will include a shared path. Rehabilitating Bendigo Creek near Weeroona Avenue, White Hills will also see accumulated silt removed, banks stabilised and an instream sediment basin installed.

To meet the diverse needs of a growing community, the City is seeking external funding support for a new kindergarten building in Marong which will be the first stage of a multi-year investment for a community hub. A secure annual grants program for the next three years will support important work at Neighbourhood Houses in Eaglehawk, Heathcote, Kangaroo Flat, Long Gully, Marong and Bendigo. There are also funds for all-abilities access projects to address non-compliant disabled car parking, pedestrian crossings, and minor footpaths and kerbs. A Changing Places facility at Heathcote's Barrack Reserve will also go ahead.

The City continues to support and facilitate economic growth for new jobs and strongly advocates to State and Federal governments for the City's priority projects that also contribute to the vibrancy and liveability of our region. The next financial year will see the completion of the Bendigo Airport terminal expansion and the Bendigo Tramways' extended workshop. Supporting the Victorian Planning Authority to prepare a master plan for the Bendigo Regional Employment Precinct in Marong is another priority.

Our fantastic recreational facilities play an important role in bringing the community together. The City will deliver the final \$3.5M in staged funding for the shared Mercy Junortoun Joint Use Sports Precinct, which is close to completion. Strathfieldsaye Club Court will receive a \$1.6M investment as part of the City's multi-year investment to improve facilities for a growing community.

Budget funding will continue to be available to attract event opportunities at our state-of-the-art sporting facilities, including events and tournaments in the build up to the Victoria 2026 Commonwealth Games. These events draw people to stay longer, dine and shop, which boosts our local economy and supports businesses.

The Budget includes an allocation of \$68M of capital works, of which \$36M is classed as renewal. The capital program in total includes \$13M for sealed roads, \$3.9M for unsealed roads, \$5.6M for drainage works, and \$3.4M for works for footpaths and shared paths.

In 2023/2024, the \$168M operating Budget will continue to fund early years' services, waste collection, street cleaning, maintenance of our fantastic parks, gardens and recreation facilities, environmental health, statutory planning, road maintenance, tourism and visitor services, Bendigo Art Gallery, The Capital and Ulumbarra theatres and much more.

The Budget has been developed in line with the Victorian Government's rate cap of 3.5 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. This requires efficiencies to be made within operations to ensure services can continue.

Residents will see a small rise in the general waste charge to cover increased costs of this service. The rise reflects the costs of providing the service; the City does not make a profit from waste services.

Council's key funding streams are generated via rates and charges, grants and user fees. This year \$48.5M will come from grants from State and Federal governments, which are an important source of income for the City to continue to deliver services.

The City is proud to present this Budget for the community.

Mayor Cr Andrea Metcalf
Chief Executive Officer Craig Niemann

Budget influences

Budget context

Snapshot of Greater Bendigo City Council

The City of Greater Bendigo is located 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 current estimated population is 126,348 and the 10-year average growth rates is around 1.7 per cent per annum.*

Budget implications

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

- 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, Council takes on responsibility for an increasing number of public assets when transferred by developers. This includes public parkland, which in turn requires additional maintenance

Budget principles

The Local Government Act 2020 has established overarching principles that must be given effect through the performance of a Council's role. The Financial Management principles (s 101) 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 Budget principles were established to support the development of the Financial Plan and the 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 Integrated Plans of Council.
Renewal of Assets	Asset Renewal is fundamental to Council's services and financial sustainability. Asset renewal allocations are derived through formal assessments in line with Asset Management Plans; associated service levels; and condition audits.
Capital Works Prioritisation and Completion	a) Before approving the acquisition 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. b) Budgets for capital works will incorporate an emphasis on completing existing projects and ensuring works are finalised on schedule within the portfolio.
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. d) Increased growth and compliance costs will initially be funded within existing Budget settings.
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 a 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: some in the community are struggling more than others.

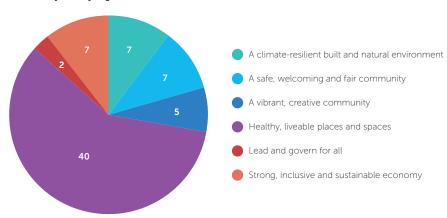
^{*}Derived from the ABS Census of Population and Housing.

Community priorities

As a result of the City's engagement in late 2022, a total of 68 priorities were received from 59 individuals/community groups. As with previous years, community members were also provided with the opportunity to present their priorities to Council at the Bendigo Town Hall on December 8, 2022.

Priorities covered a wide range of goals and outcomes of the Council Plan and of the 68 priorities, 40 indicated alignment with the Council Plan outcome healthy liveable spaces and places. The following chart gives a summary of the categories of the priorities – these informed staff and Councillors' budget development within available funds.

Community Priority alignment to Council Plan outcomes



Revenue and inflation

More than 60 per cent of our Budget revenue comes from rates. As in previous years, Council is not applying for a variation to the rate cap and is attempting to absorb increasing costs and lower forecast revenue (in real terms). This is limiting available funds for new projects and initiatives. Construction and other costs have increased significantly faster than the rate cap.

This Budget seeks to address a challenging revenue scenario by continuing to fund existing services, increase certain fees, and prioritise works and services in a responsible manner. The following graph summarises the difference between the rate cap and inflation over two financial years. The City's annual rates for 2022/2023 are around \$114M, so each percentage point (1%) difference is equal to approximately \$1.1M difference between cost increases and rate cap increases.

Over two financial years, this represents a funding 'gap' of over \$8.25M.

City of Greater Bendigo rates vs inflation



5

Capital investment

Available funds for capital works are driven by the long-term financial plan and guided by the Capital Investment Framework 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 Capital Investment Framework

Summary commentary - New/upgrade

The Capital Investment Framework is a means of setting priorities within the capital portfolio that address the strategic and service delivery needs of Council and the community.

Each year, there are significantly more bids for new, upgraded or expansion capital works projects than there are funds available in the annual Budget.

Summary commentary – Renewal

The City has a significant asset base (over \$2B). Renewal is a major component of the annual Budget (\$36M).

Work is continually undertaken by the organisation to check, assess and maintain the condition of Council's assets. Renewal budgets are allocated based on asset condition assessments with renewal modelling used to determine the expenditure required to ensure that the lives of existing assets are maximised.

Service and asset managers prioritise renewal projects within their allocations based on condition assessments, service levels and standards, and community feedback. This helps to ensure that Council's assets continue to deliver the service levels and standards expected of them by the community.



Annual Plan

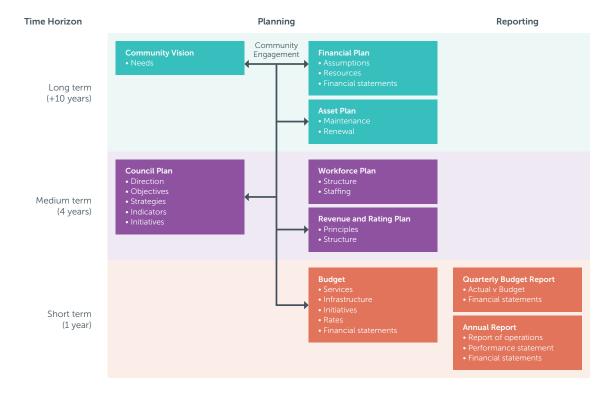
In 2021 the City launched Imagine Greater Bendigo – a long-term planning project where residents were asked to imagine Greater Bendigo in 30 years' time. The project sought community feedback on projects and strategy development; and the online engagement platform "Let's Talk Greater Bendigo" enables better communication on progress of current projects. The following Annual Plan details the major initiatives and initiatives incorporated into planning for the current financial year.

1. Link to the Integrated Strategic Planning and Reporting Framework

This section describes how the Budget links to the achievement of the Community Vision and Council Plan within an overall integrated planning and reporting framework. This framework guides the Council in identifying community needs and aspirations 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 then holding itself accountable (Annual Report). These documents are available on the City's website.

1.1 Legislative Planning and Accountability Framework

The diagram below depicts the integrated planning and reporting framework that applies to local government in Victoria



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 – a number of council services are not legally mandated, including some services closely associated with councils such as libraries, building permits 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

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



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

Commonwealth Games



The Directorate of Commonwealth Games will inform, coordinate, and lead the City through the planning and delivery of its responsibilities as a host city for the 2026 Commonwealth Games. The Director will work with the Organising Committee, Sport and Recreation Victoria and Development Victoria to deliver infrastructure, cultural and entertainment programs. The Director will also work with key local stakeholders to ensure the needs of our First Nations people, our local businesses, sporting groups and community are considered through the Commonwealth Games planning and delivery.

Corporate Performance



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

Customer Experience and Corporate Planning	Exp Rev	2,570	2,688	2,474
	Net	2,566	2,685	2,471

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 Management	Exp	4,655	4,314	6,645
	Rev	(50)	=	-
	Net	4,605	4,314	6,645

The Information Management unit is responsible for providing technology and information management support and assistance for the range of IT services used within the City. The unit is central in ensuring that the City's technology systems are innovative and fit for purpose so that staff are able to deliver services to our community.

People and Culture	✓	Exp	4,196	4,595	4,603
		Rev	(12)	(224)	(12)
		Net	4,184	4,371	4,591

The People and Culture unit supports the organisation to recruit, develop and retain the people and skills required to deliver the best services we can for the community. The unit works across the organisation to embed our preferred culture and values to ensure our workplaces are safe and inclusive.

		Net	(12)	2,032	332
Management		Rev	(3,027)	-	-
Organisational Change	✓	Exp	3,015	2,032	332

The Organisational Change Management unit is responsible for leading the City into the new Galkangu building and for facilitating all aspects of change related to people, process, and technology going forward.

		Net	4,559	4,981	5,453
	· ·	Rev	(164)	(165)	(67)
Governance	✓	Exp	4,723	5,146	5,519

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	✓	Exp	5,550	5,513	4,925
		Rev	(4,053)	(1,037)	(2,444)
		Net	1,496	4,476	2,481

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



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	✓ ✓	√ √	Exp	6,742	6,284	7,272
			Rev	(2,110)	(284)	(2,018)
			Net	4,632	6,000	5,254

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	\checkmark	✓ ✓ ✓	Exp	1,240	1,605	1,883
			Rev	(40)	(110)	(327)
			Net	1,200	1,495	1,556

The Climate Change and Environment unit provides a coordinated approach to the development and implementation of environmental policies, strategies and programs that aim to address the climate change and biodiversity breakdown. The unit works across the organisation and with the community to reduce greenhouse gas emissions, enhance biodiversity, support sustainable land management practices, and improve waterway health.

Community Partnerships	√	√	√	√	Exp	5,861	6,000	6,351
					Rev	(2,095)	(1,666)	(1,628)
					Net	3,765	4,335	4,723

The Community Partnerships unit works closely with the community to plan and develop policies and programs that increase community safety, engagement and connection, prevent discrimination and improve access and inclusion for diverse groups across the community.

		_	Net	2,705	686	2,176
			Rev	(12.656)	(12.039)	(7,119)
Community Wellbeing	✓	✓	Exp	15,361	12,725	9,294

The Community Wellbeing unit delivers a broad range of services to children and families across the City that aim to promote children's learning and development. It also provides community-based services to support older adults navigate the aged care systems and provide advocacy support across the sector. In addition, the unit also delivers the school crossing supervisor program for the City

Goldfields Library Corporation	✓	✓ ✓	Exp	3,237	3,191	3,397
			Rev Net	3,056	(95) 3,095	3,397

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 and Healthy Environments	1	1	\checkmark	√	Exp	7,257	7,538	7,660
					Rev	(8,789)	(8,895)	(9,531)
					Net	(1,532)	(1,357)	(1,871)

The Safe and Healthy Environments unit's purpose is to advocate, enable and mediate with and on behalf of the community to promote and protect health, prevent the spread of infectious disease, ensure safe development and support the protection of our environments. The unit is also responsible for Parking Services, Local Laws and provides Animal Services, including operation of the City's pound and animal shelter services at BARC.

me 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

Strategy and Growth



The Strategy and Growth Directorate incorporates responsibility for Bendigo Art Gallery, Business Services, Bendigo Venues and 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.



The Economic Development unit looks to improve the standard of living within Greater Bendigo by facilitating the growth and diversity of local jobs, the support of innovation and development of a socially inclusive and environmentally sustainable economy that is growing and productive. The unit also incorporates the day-to-day operations and guides the strategic direction of the Bendigo Airport and Bendigo Livestock Exchange and leads the organisation's business partnerships and relationships with Red Energy Arena (Bendigo Stadium), Golden Dragon Museum, Bendigo Showgrounds, Discovery Science and Technology Centre and Bendigo Heritage Attractions.

Statutory Planning	Exp	2,939	2,596	3,029
	Rev	(3,098)	(3,061)	(2,888)
	Net	(159)	(464)	140

The Statutory Planning unit facilitates the delivery of timely and quality planning decisions and advice and ensures compliance with relevant legislation and permit requirements. Many of the services delivered by the Statutory Planning unit are in accordance with State Government legislation and local strategies and policies adopted by Council following intensive community consultation.

Tourism and Major Events	1	√	✓	√	Exp	5,996	4,939	5,751
					Rev	(1,041)	(1,173)	(1,162)
					Net	4,955	3,765	4,590

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.

Ne	(197)	2.939	3.094
Rev	(6,712)	(724)	(2,190)
Bendigo Art Gallery ✓ ✓ ✓ Exp	6,515	3,663	5,284

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	√	1	√	√	Exp	5,920	6,545	6,781
					Rev	(3,681)	(4,341)	(4,479)
					Net	2,239	2,204	2,302

The Bendigo Venues and Events unit provide quality performing arts programming and activities to the central Victorian region and provide facilities and opportunities for participation in the arts. BV&E manage Ulumbarra Theatre, The Capital, The Engine Room, Bendigo Town Hall, Dudley House, Djaa Djuwima (First Nations art gallery), and coordinate temporary public art.

Strategic Planning	✓ ✓	✓	Exp	2,265	3,286	4,118
			Rev	(84)	(10)	(808)
			Net	2,182	3,276	3,309

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 Outcome 5: A climate-resilient built and natural environment | Outcome 6: A vibrant, creative community | Outcome 7: A safe, welcoming and fair community

Presentation and Assets



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



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
 ✓
 Exp
 18,446
 15,762
 15,648

 Rev
 (6,849)
 (9,316)
 (160)

 Net
 11,598
 6,445
 15,488

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 of the City 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	✓	✓ ✓	1	Exp	14,381	13,292	12,722
				Rev	(1,260)	(339)	(494)
				Net	13,120	12,954	12,227

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.

			-	Net	19,640	21,901	22,096
				Rev	(18,860)	(14,412)	(4,937)
Resource Recovery and Education	✓	✓	√	Exp	38,500	36,313	27,033

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 EPA standards and reducing waste to landfill through achieving a circular economy.

Property Services	✓	Exp	7,307	7,682	11,091
		Rev	(1,133)	(1,208)	(1,208)
		Net	6,174	6,475	9,884

The Property Services unit is responsible for managing the City's property portfolio of approximately 1,400 buildings and structures valued in excess of \$400M. The unit undertakes ongoing property audit inspections to determine condition of building facilities enabling identification of renewal and upgrade packages as well as supporting new construction proposals and submissions delivered for the City. The unit is responsible for the implementation of programmed maintenance schedules such as cleaning services; essential safety measures; and the completion of urgent or immediate maintenance works, ensuring that council facilities are safe for public use and comply with the relevant codes and standards. The unit leads the administration of agreements for land and building use and is also responsible for all City owned and managed contaminated land, land disposal, purchases and associated conveyancing and supporting tasks.

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

Reconciliation – 2023/2024 Proposed Budget

	Attributed Revenue \$'000	Expenditure \$'000	Net Cost \$'000
Executive Services	-	1,958	1,958
Corporate Performance	2,526	24,922	22,396
Presentation and Assets	7,349	72,956	65,608
Healthy Communities and Environments	20,623	36,287	15,664
Strategy and Growth	13,093	29,750	16,658
Commonwealth Games	-	692	692
Total services and initiatives	43,591	166,565	122,976
Non-cash financial Reporting Adjustments			
Contributions - developer constructed infrastructure			(12,698)
(Gain) / loss on assets disposed			4,020
Borrowing costs			798
Finance costs - leases			-
Depreciation			46,011
Other non-attributable revenue/expenditure			(242)
Total non-cash financial reporting adjustments			37,889
Deficit before funding sources			160,864
Funding sources			
Rates and charges			147,342
Victorian Grants Commission Financial Assistance Grants			20,722
Capital income			20,243
Surplus / (deficit) for the year			27,443

Council Plan Annual Actions 2023/2024

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

- Develop and procure (if required) improvements to Council's corporate software to manage Development Contributions Plan transactions to improve transparency
- Facilitate local procurement engagement sessions to support local businesses obtain work from the Victoria 2026 Commonwealth Games
- Complete procurement for the community competition venues that Council will deliver for the Commonwealth Games

1.2 Commitment to innovation, systems improvement and learning

- Implementation of software to improve the City's overall cyber security
- Implement wayfinding technology to assist with locating vacant parking bays

1.3 Active community engagement and excellence in customer service

- Review the Customer Service Centre software
- Deliver a new website and develop a customer portal for improved customer experience

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

 Provide executive support and develop regional priorities for the Loddon Campaspe Group of Councils



Outcome 2: Healthy, liveable spaces and places

2.1 Strengthened community health and wellbeing

- · Secure land and progress the design for the multi-year stormwater infrastructure project in Epsom
- Deliver the Activation Program for the Healthy Loddon Campaspe initiative for communities across the region
- Commence year 1 works to construct an underpass at Emu Creek in Strathfieldsave
- Commence works on the multi-year Strathfieldsaye Town Square and Linear Link project
- · Complete the concept design for the Quarry Hill Recreation Reserve (Ken Wust) Pavilion renewall

2.2 A healthy, equitable and sustainable food system

 In partnership Bendigo Community Health Services and Stephanie Alexander Kitchen Garden Foundation, progress the implementation of the Healthy Facilities policy in line with adopted targets

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

- Design shared paths for Rennie Street and Gungurru Street, Huntly
- · Construction of the Ironbark Gully Trail Stage 1 from Nolan Street to Holmes Road
- Plan for the advocacy and implementation of the 10-year walking and cycling infrastructure plan
- Work with the Department of Transport and Planning to finalise designs and secure funding for shared cycleways into the Bendigo City Centre

2.4 The supply and quality of affordable housing is increased

· Investigate how Council can support the delivery of social and/or affordable housing in collaboration with housing agencies

2.5 More sustainable active and public transport services

- Design the Bendigo Low Line separated walking cycling network between Maple Street, Golden Square and Lake Weeroona consisting of seven exit ramps to navigate in and out of the trail
- Construction of new concrete footpaths in various high priority locations throughout the municipality

2.6 More people live in 10-minute neighbourhoods

- Finalise the Managed Growth Strategy
- · Review Maternal and Child Health service points of delivery
- Facilitate planning scheme amendments to implement endorsed structure plans

2.7 Sustainable population growth is planned for

- · Commence Stage 1 of the Marong Kindergarten and Community Hub (subject to external funding)
- Commence design for the Spring Gully Kindergarten expansion to meet the needs of the growing community (subject to external funding)
- · Advocate for additional funding to commence delivery of the multi-year Heathcote Civic Precinct Project
- Scope and design the amenities upgrade and car park improvements for Axedale Kindergarten and Public Hall
- Undertake design for the redevelopment of the Bendigo Library loading bay to better reflect the increased workflow in the area
- · Design and erect gateway entrance signs for Junortoun on the McIvor Highway
- Improve accessibility at Red Energy Arena (Bendigo Stadium) to courts 9 and 10, upgrades to the Sky Lounge and the design for the heating, ventilation and air

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

- · Deliver the renewal of Bagshot Hall including roof, weatherboards and painting
- at Elmore Community Hub
- re-rendering and painting the external mudbrick wall
- Complete the external painting of the Lockwood South Public Hall
- Commence painting the interior of the Marong Historic



Outcome 3: Strong, inclusive and sustainable economy

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

- Partnering with local jobs facilitators to hold a Jobs Fair in September 2023 focused on opportunities for school leavers
- Progress the business case and advocate for funding to install a roof at the Livestock Exchange to improve shelter
- Develop an agreement with the Office of Commonwealth Games that outlines Council's responsibilities for the delivery of community competition venues
- Develop an agreement with the Organising Committee that outlines Council's responsibilities for Commonwealth Games operations
- Complete detailed design for the Commonwealth Games community competition venues that Council will deliver

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

• Develop and rollout the Leadership Framework and the Capability Framework

3.3 A transformed and revitalised City Centre

• Facilitate a planning scheme amendment to implement the endorsed City Centre planning framework

3.4 Employment land available for industry expansion and attraction

 Support the Victorian Planning Authority to prepare a master plan and planning scheme amendment to rezone the land for the Bendigo Regional Employment Precinct

3.5 A strong vibrant tourism sector

- · Complete the Bendigo Airport terminal expansion
- Support the new Visitor Economy Partnership to develop and implement the new Destination Management Plan for the City and neighbouring regions

3.6 Improved safe freight networks

 Advocate to the Department of Transport and Planning for a more safe and efficient freight network as identified in the Bendigo Freight Study

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

 Encourage increased participation by First Nations peoples in events such as the Bendigo Easter Festival and Summer in the Parks through regular consultation

 Finalise the commission of a major First Nations art work to hang in perpetuity in The Capital main foyer to mark the 150th anniversary of the building in 2023

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

 Identify a Service Lead for delivery of Yalingga Marna, the 12-month Local Area Agreement between Dja Dja Wurrung Clans Aboriginal Corporation (DJAARA) and the City

4.3 Enhanced wellbeing of our Aboriginal and Torres Strait Islander community

 Investigate changing the Citizenship Ceremonies date from January 26 to January 25



Outcome 5: A climate-resilient built and natural environment

5.1 Zero carbon

- Replace gas appliances at approximately 20 small community facilities including early years centres, senior citizen centres and community halls
- Finalise a Zero Emissions Roadmap for the City and the broader region and commence implementation
- Develop the detailed design and tender specifications for the electrification of the Bendigo Library, Council's fourth-largest gas user

5.2 Circular economy

· Deliver against the Circular Economy and Zero Waste Policy targets

5.3 Thriving landscapes and ecosystems

- Implementation of a Sustainable Land Management Program, which involves delivery of education and engagement activities complemented by a grant to rural land owners for works that achieve positive environmental outcomes on their land
- Set up a biodiversity monitoring program that uses citizen scientists to assist with implementation
- · Finalise a Biodiversity Strategy for the City
- Establish a biodiversity community engagement program which includes providing support to Friends and Landcare groups

5.4 Water Sensitive Bendigo

- · Implement year 2 of the in-stream work in Bendigo Creek
- · Progress development of



Outcome 6: A vibrant, creative community

6.1 A culture of creativity

 Through the Fair Play program, develop an Equity Action Plan with specific goals and actions to develop greater equity and inclusion in regional Victorian arts organisations

6.2 More activated spaces

- Redevelop the Municipal Baths to be a publicly accessible
- Launch philanthropic and Federal funding campaign phase for the Bendigo Art Gallery redevelopment

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

• Deliver the State-funded Innovative Young Minds program, providing gallery-based learning opportunities for high-ability regional students, levels F – 12, enrolled in government schools. The program will foreground First Nations contributions to art and culture and encourage cultural leadership skills

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

- · Attend the International UNESCO Creative Cities Network meeting and submit the first four-yearly monitoring report to UNESCO
- Develop a showcase event to celebrate our designation as a City and region of Gastronomy

6.5 Recognise and celebrate our significant national and international heritage

· Expand the Bendigo Tramways workshop to increase workshop capacity, while expanding the heritage and cultural experience



Outcome 7: A safe, welcoming and fair community

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

 Support the review and refresh of the Gender Equity Coalition Strategy

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

• Achieve the Welcoming Cities re-accreditation

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

• Development and endorsement of the 2023-2025 Youth Action Plan

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

- Design and construction of Changing Places toilet in Heathcote
- Construction and upgrade of non-compliant disabled car parking, pedestrian crossings and minor footpath/kerb areas

7.5 A community who feels safe

- Commence the multi-year upgrade of the Midland Highway/Waratah Road intersection in Huntly with traffic signals to maximise the community's ability to cross the Midland Highway safely
- Commence stage 1 redevelopment of the Adam Street Depot with the relocation of the wash bay
- Implement the orders from the adopted Domestic Animal Management Plan

7.6 A community that promotes equity and addresses poverty and disadvantage

- Deliver Celebrating Capacity training for staff and local community based organisations
- Increase visibility of Equity Impact Assessments across the organisation
- Establish a secure annual funding program for Neighbourhood Houses to provide valuable support to local communities

7.7 Emergencies are prevented or mitigated

 Progress the design for the Bendigo Creek Levee between Howard Street and Leans Road in Epsom

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 2023/2024 has been supplemented with projections to 2026/2027.

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

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



Comprehensive Income Statement

	NOTES	Adopted Budget 2022/2023 \$'000	Budget 2023/2024 \$'000	2024/2025 \$'000	Projections 2025/2026 \$'000	2026/2027 \$'000
Income / Revenue						
Rates and charges	4.1.1	139,298	147,243	156,854	165,712	173,602
Statutory fees and fines	4.1.2	5,553	5,848	6,111	6,294	6,420
User fees	4.1.3	25,137	24,184	25,414	26,482	27,604
Grants - operating	4.1.4	29,315	28,252	28,819	29,395	29,983
Grants - capital	4.1.4	19,923	20,243	12,274	6,000	4,000
Contributions - monetary	4.1.5	2,707	2,738	2,793	2,848	2,905
Contributions - non-monetary	4.1.5	12,000	12,698	12,000	12,000	12,000
Other income	4.1.6	2,358	4,269	3,769	3,315	3,161
Total Income / Revenue		236,291	245,475	248,034	252,047	259,677
Expenses						
Employee costs	4.1.7	78,417	79,826	83,096	86,119	88,594
Materials and services	4.1.8	74,114	82,600	84,358	86,518	87,547
Depreciation	4.1.9	42,726	46,011	46,314	47,704	49,136
Amortisation - intangible assets	4.1.9	930	-	-	-	-
Amortisation - right of use assets	4.1.9	2,800	3,670	3,700	3,700	3,700
Bad and doubtful debts - allowance for mpairment losses		262	315	250	250	250
Borrowing costs		999	798	1,032	1,252	1,359
inance costs - leases		350	287	290	290	290
Net loss on disposal of property, nfrastructure, plant and equipment		4,020	4,020	4,020	4,020	4,020
Other expenses		245	504	521	540	558
Total Expenses		204,862	218,031	223,581	230,393	235,454
Surplus for the year		31,429	27,443	24,452	21,654	24,222
Other comprehensive income Items that will not be reclassified to surplus or deficit in future periods						
Net asset revaluation increment / (decrement)		56,387	42,145	64,694	44,775	67,163
Share of other comprehensive income of associates		95	95	49	46	23
Total comprehensive result		87,911	69,683	89,195	66,475	91,408

Balance Sheet

	NOTES	Adopted Budget 2022/2023 \$'000	Budget 2023/2024 \$'000	2024/2025 \$'000	Projections 2025/2026 \$'000	2026/2027 \$'000
Current Assets			• • • • • • • • • • • • • • • • • • • •			****
Cash and cash equivalents		68,991	61,171	60,472	56,986	61,790
Trade and other receivables		18,012	14,834	15,415	15,946	16,419
Inventories		155	214	214	214	214
Prepayments		1,215	1,215	1,215	1,215	1,215
Non-current assets classified as held for resale		-	-	-	-	-
Other assets		642	1,533	1,533	1,533	1,533
Total Current Assets	4.2.1	89,015	78,967	78,848	75,894	81,171
Non-Current Assets						
Trade and other receivables		3,018	3,018	3,018	3,018	3,018
Investments in associates		3,830	3,925	3,974	4,020	4,043
Property, infrastructure, plant and equipment		1,834,616	1,906,262	1,999,183	2,070,794	2,157,756
Right of use assets	4.2.4	2,164	47,330	44,500	40,830	37,130
Forestry plantations		105	105	105	105	105
Intangible assets		1,583	1,583	1,583	1,583	1,583
Total Non-Current Assets	4.2.1	1,845,316	1,962,223	2,052,363	2,120,350	2,203,635
TOTAL ASSETS		1,934,332	2,041,191	2,131,211	2,196,244	2,284,806
Current Liabilities						
Trade and other payables		15,613	19,292	19,414	19,593	19,218
Trust funds and deposits		3,663	3,630	3,630	3,630	3,630
Unearned income/revenue		13,235	13,235	13,235	13,235	13,235
Provisions		15,375	15,975	16,075	16,175	16,225
Interest bearing liabilities and borrowings	4.2.3	5,070	5,967	6,270	4,871	4,091
Lease liabilities	4.2.4	1,072	6,100	6,100	6,100	6,100
Total Current Liabilities	4.2.2	54,028	64,199	64,724	63,604	62,499
Non-Current Liabilities						
Provisions		11,369	11,569	11,619	11,569	11,619
Interest bearing liabilities and borrowings	4.2.3	17,925	18,567	21,247	23,376	23,985
Lease liabilities	4.2.4	1,546	43,900	41,470	39,070	36,670
Total Non-Current Liabilities	4.2.2	30,840	74,036	74,336	74,015	72,274
TOTAL LIABILITIES		84,868	138,235	139,060	137,619	134,773
NET ASSETS		1,849,464	1,902,955	1,992,151	2,058,626	2,150,033
Equity						
Accumulated surplus		839,616	853,508	878,730	902,468	927,254
Reserves		1,009,848	1,049,448	1,113,421	1,156,158	1,222,779

Statement of Changes in Equity

	NOTES	Total \$'000	Accumulated Surplus \$'000	Revaluation Reserves \$'000	Other Reserves \$'000
2023 Adopted Budget					
Balance at beginning of the financial year		1,761,553	804,021	918,715	38,817
Surplus for the year		31,524	31,524	-	=
Net asset revaluation increment		56,387	-	56,387	=
Transfers to/from other reserves	4.3.1	-	4,071	-	(4,071)
Balance at end of the financial year	4.3.2	1,849,464	839,616	975,102	34,746
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 increment		42,145	-	42,145	-
Transfers to/from other reserves		-	(604)	-	604
Balance at end of the financial year		1,902,955	853,508	1,017,247	32,201
2025 Projection					
Balance at beginning of the financial year		1,902,955	853,508	1,017,247	32,201
Surplus for the year		24,501	24,501	-	-
Net asset revaluation increment		64,694	-	64,694	-
Transfers to/from other reserves		-	720	=	(720)
Balance at end of the financial year		1,992,151	878,730	1,081,941	31,480
2026 Projection					
Balance at beginning of the financial year		1,992,151	878,730	1,081,941	31,480
Surplus for the year		21,700	21,700	-	-
Net asset revaluation increment		44,775	-	44,775	-
Transfers to/from other reserves		-	2,039	-	(2,039)
Balance at end of the financial year		2,058,627	902,468	1,126,716	29,442
2027 Projection					
Balance at beginning of the financial year		2,058,626	902,468	1,126,716	29,442
Surplus for the year		24,245	24,245	=	-
Net asset revaluation increment		67,163	-	67,163	-
Transfers to/from other reserves		-	541	-	(541)
Balance at end of the financial year		2,150,034	927,254	1,193,879	28,901

Statement of Cash Flows

	NOTES	Adopted Budget 2022/2023 \$'000	Budget 2023/2024 \$'000	2024/2025 \$'000	Projections 2025/2026 \$'000	2026/2027 \$'000
Cash flows from operating activities	NOTES	\$ 000	\$ 000	\$ 000	\$ 000	\$ 000
Rates and charges		132,027	146,772	156,273	165,181	173,129
Statutory fees and fines		5,553	5,848	6,111	6,294	6,420
User fees		25,137	24,184	25,414	26,482	27,604
		29,315	28,252	28,819	29,395	29,983
Grants - operating			20,232			
Grants - capital		19,923		12,274	6,000	4,000
Contributions - monetary		2,707	2,738	2,793	2,848	2,905
Other receipts		2,358	4,269	2,269	2,315	2,361
Interest received		676	-	1,500	1,000	800
Trust funds and deposits taken		33	-	=	-	-
Employee costs		(77,133)	(79,626)	(82,996)	(86,019)	(88,544)
Materials and services		(73,205)	(83,853)	(84,186)	(86,389)	(87,872)
Other payments		(507)	(819)	(771)	(790)	(808)
Net cash provided by/(used in) operating activities	4.4.1	66,885	68,009	67,499	66,318	69,980
Cash flows from investing activities						
Payments for property, infrastructure, plant and equipment		(83,860)	(67,834)	(67,540)	(67,541)	(61,935)
Proceeds from sale of property, infrastructure, plant and equipment		980	980	980	980	980
Proceeds from investments		-	-	-	-	-
Net cash provided by/ (used in) investing activities	4.4.2	(82,880)	(66,854)	(66,560)	(66,561)	(60,955)
Cash flows from financing activities						
Finance costs		(999)	(798)	(1,032)	(1,252)	(1,359)
Proceeds from borrowings		5,937	8,625	8,950	7,000	4,700
Repayment of borrowings		(7,903)	(5,070)	(5,967)	(6,270)	(4,871)
Interest paid - lease liability		(350)	(287)	(290)	(290)	(290)
Repayment of lease liabilities		(2,609)	(3,971)	(3,300)	(2,430)	(2,400)
Net cash provided by/ (used in) financing activities	4.4.3	(5,924)	(1,501)	(1,639)	(3,242)	(4,220)
Net increase/(decrease) in cash and cash equivalents		(21,919)	(346)	(700)	(3,485)	4,804
Cash and cash equivalents at the beginning of the financial year		90,910	61,517	61,171	60,472	56,986
Cash and cash equivalents at the end of the financial year		68,991	61,171	60,472	56,986	61,790

Statement of Capital Works

For the four years ending June 30, 2027

	NOTES	Adopted Budget 2022/2023 \$'000	Budget 2023/2024 \$'000	2024/2025 \$'000	Budget Projections 2025/2026 \$'000	2026/2027 \$'000
Property	NOTES	\$ 000	3 000	3 000	3,000	3 000
Land		3,000	2.000	6,414	4,000	3,500
Buildings		19,550	21,818	22,697	22,164	16,152
Total property		22,550	23,818	29,111	26,164	19,652
Plant and Equipment						
Plant, machinery and equipment		3,860	4,000	3,270	3,948	3,916
Fixtures, fittings and furniture		8,398	1,405	553	246	-
Total plant and equipment		12,258	5,405	3,823	4,194	3,916
Infrastructure						
Land improvements		7,618	9,655	11,658	10,703	9,073
Bridges		660	581	687	722	765
Sealed roads		11,789	13,145	11,069	11,627	16,528
Unsealed roads		3,300	3,880	2,190	2,300	2,440
Pathways		3,785	3,374	3,548	3,286	3,483
Drainage		3,072	5,622	3,060	3,215	3,408
Public furniture and fittings		4,444	2,309	2,235	2,349	2,490
Landfill		-	-	-	2,813	-
Fountains, statues and monuments		55	45	160	168	179
Total infrastructure		34,723	38,611	34,607	37,183	38,366
Total capital works expenditure		69,531	67,834	67,540	67,541	61,935
Represented by:						
New asset expenditure		33,351	31,789	29,571	28,413	22,013
Asset renewal expenditure		35,830	35,824	37,969	39,128	39,922
Asset upgrade expenditure		350	220	=	-	=
Total capital works expenditure		69,531	67,834	67,540	67,541	61,935
Funding sources represented by:						
Grants		19,922	20,243	12,274	6,000	4,000
Contributions		1,277	340	-	-	-
Council cash		43,206	38,626	46,317	54,541	53,235
Borrowings		5,126	8,625	8,950	7,000	4,700
Total capital works expenditure		69,531	67,834	67,540	67,541	61,935
Carry forward projects from prior year		17,900	16,059	10,000	10,000	10,000
Total capital works expenditure including carry forwards		87,431	83,894	77,540	77,541	71,935

Statement of Human Resources

For the four years ending June 30, 2027

Planned expenditure by organisational structure

	Budget	Projections		
	2023/2024	2024/2025	2025/2026	2026/2027
	\$'000	\$'000	\$'000	\$'000
Executive Services	2,121	2,208	2,288	2,354
Corporate Performance	14,666	15,460	16,029	16,492
Presentation and Assets	23,940	25,278	26,204	26,960
Healthy Communities and Environments	22,975	23,295	24,148	24,845
Strategy and Growth	15,291	15,843	16,426	16,901
Casuals, temporary and other expenditure	833	1,012	1,024	1,042
Total staff expenditure	79,826	83,096	86,119	88,594

Planned number of full time equivalent staff by organisational structure

	Budget 2023/2024 FTE	2024/2025 FTE	Projections 2025/2026 FTE	2026/2027 FTE
Executive Services	12	12	13	15
Corporate Performance	122	122	124	124
Presentation and Assets	269	270	274	276
Healthy Communities and Environments	224	227	229	233
Strategy and Growth	138	141	143	144
Casuals and temporary staff	35	36	37	37
Total staff numbers	800	808	820	829

Percentage of full time equivalent staff by organisational structure and gender (full time and part time)

	Women	Men	Persons of self-described gender	Total 2023/2024
Executive Services	< 3%	< 3%	< 3%	< 3%
Corporate Performance	10%	5%	< 3%	15%
Presentation and Assets	5%	28%	< 3%	33%
Healthy Communities and Environments	21%	7%	< 3%	28%
Strategy and Growth	12%	6%	< 3%	17%

Planned expenditure by employment classification and gender

	Budget	Projections		
	2023/2024	2024/2025	2025/2026	2026/2027
	\$'000	\$'000	\$'000	\$'000
Permanent – Full time				
Women	32,810	34,461	35,757	36,718
Men	25,954	26,678	27,677	28,440
Persons of self-described gender	212	218	213	213
Permanent – Part time				
Women	3,921	4,079	4,333	4,475
Men	15,885	16,431	16,902	17,492
Persons of self-described gender	212	218	213	213
Casuals, temporary and other expenditure	833	1,012	1,024	1,042
Total staff expenditure	79,826	83,096	86,119	88,594

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

	Budget 2023/2024	2024/2025	Projections 2025/2026	2026/2027
	FTE	FTE	FTE	FTE
Permanent – Full time				
Women	333	335	340	343
Men	245	247	251	254
Persons of self-described gender	<10	<10	<10	<10
Permanent – Part time				
Women	38	40	40	41
Men	148	150	152	154
Persons of self-described gender	<10	<10	<10	<10
Casuals and temporary staff	35	36	37	37
Total staff numbers	800	808	820	829

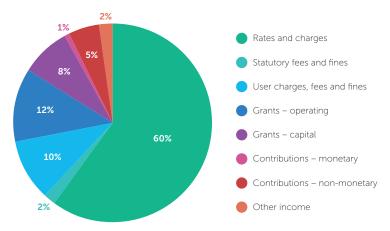
Note: where aggregate data collected is not large enough to de-identify individuals, the City has not published that data.

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 income budgeted for the 2023/2024 financial year.



4.1.1 Rates and charges

Rates and charges are required by the Act and the Regulations to be disclosed in Council's Budget. As per the *Local Government Act 2020*, Council is required to have a Revenue and Rating Plan which is a four-year plan for how Council will generate income to deliver the Council Plan, programs and services, and capital works commitments over a four-year period. In developing the Budget, rates and charges are an important source of revenue.

Planning for future rate increases has therefore been 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 without an application for a variation. For 2023/2024 the FGRS cap has been set at 3.5 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 and a strong capital expenditure program, the Budget average general rate will increase by 3.5 per cent in line with the rate cap.

Due to the additional costs associated with running the City's Resource, Recovery and Education services, largely attributed to the increased costs of disposal and Consumer Price Index increases of 6.1 per cent, the general waste and landfill charge will increase this financial year. General waste charges cover costs per tonne of waste for landfill; future year landfill remediation costs; and costs to ensure the ongoing responsible management of waste. These fees only recoup the costs involved in providing waste management services. Council does not make a profit from waste charges. The general waste bin charges will increase by 8 per cent and the recycle and organics bin charges will increase by 5 per cent. For a property with 140L bins in an organics area, this equates to an extra \$27 per property.

This will raise total rates and charges for 2023/2024 of \$147.7M, including an estimated \$2M generated from supplementary rates. The City acknowledges that circumstances may impact on some people's ability to pay rates and charges. Financial Hardship Guidelines have been developed to support anyone experiencing financial difficulties, and these can be accessed on the City's website. For assistance contact 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 2022/2023 \$'000	Budget 2023/2024 \$'000	Change \$'000	Change %
General rates*	112,168	117,816	5,648	5.0%
Waste management charge	25,279	27,475	2,196	8.7%
Supplementary rates and rate adjustments	2,000	2,000	-	=
Revenue in lieu of rates	51	51	0	.6%
Interest on rates and charges	267	360	93	100.0%
Early payment discount	(467)	(460)	7	(100.0%)
Total rates and charges	139,298	147,242	7,944	5.7%

^{*}These items are subject to the rate cap established under the Fair Go Rates System.

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 2023.

Type or class of land	2022/2023 cents/\$CIV	2023/2024 cents/\$CIV	Change cents/\$CIV
Local Government Act 2020			
General Rate	0.284099	0.271882	(0.093293)
A differential rate for rateable Commercial/Industrial A properties	0.525588	0.502987	(0.172593)
A differential rate for rateable Commercial/Industrial B properties	0.511379	0.489389	(0.167928)
A differential rate for rateable Commercial/Industrial C properties	0.539789	0.516577	(0.177257)
A differential rate for rateable farm properties	0.213075	0.203912	(0.069970)
A differential rate for rateable vacant Land properties	0.355124	0.339853	(0.187834)
> Residential and rural Residential			-
A differential rate for rateable other land properties	0.525588	0.502987	(0.172840)
A differential rate for rateable vacant land properties	0.355124	0.339853	(0.187834)
> Forest Edge Estate Maiden Gully			-
A differential rate for rateable residential properties	0.284099	0.271882	(0.093427)
> Forest Edge Estate Maiden Gully			
A differential rate for rateable Commercial/Industrial properties	0.525588	0.502987	(0.343365)
> 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 2022/2023 \$'000	Budget 2023/2024 \$'000	Change \$'000	Change %
General rate	83,598	84,635	1,037	1.2%
Commercial/Industrial	20,342	24,242	3,900	19.2%
Farm rate	2,833	3,234	401	14.2%
Vacant - residential and rural residential	5,360	5,664	304	5.7%
Cultural and recreational*	=	-	-	=
Rating agreements	51	51	0	0.6%
Forest Edge Estate Maiden Gully	35	42	7	19.0%
Total amount to be raised by general	112,219	117,867	5,641	5.0%

^{*}Council 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). Please refer to section 6 for further detail.

Council continues to comply with the Essential Service Commission's Fair Go Rates System. The cap has been set at 3.5 per cent for the 2023/2024 year. Please see 4.1.1(j)for the compliance reconciliation.

4.1.1(d) The 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	2022/2023 Number	2023/2024 Number	Change Number
General Rate	52,100	52,990	890
Commercial/Industrial A	2,559	2,589	30
Commercial/Industrial B	275	280	5
Commercial/Industrial C	1,108	1,108	-
Farm rate	1,152	1,135	(17)
Vacant land - residential and rural residential	4,202	3,920	(282)
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	19	18	(1)
Rating agreements	146	146	-
Vacant land - Forest Edge Estate Maiden Gully	1	1	-
Total number of assessments	60,655	62,224	625

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

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 2022/2023 \$'000	Budget 2023/2024 \$'000	Change \$'000	Change %
General rate	29,425,796	31,128,597	1,702,801	5.8%
Commercial/Industrial A	2,461,121	3,160,458	699,337	28.4%
Commercial/Industrial B	196,471	242,131	45,660	23.2%
Commercial/Industrial C	1,186,025	1,385,963	199,938	16.9%
Farm rate	1,329,569	1,586,180	256,611	19.3%
Vacant land - residential and rural residential	1,509,218	1,667,087	157,869	10.5%
Cultural and recreational and rating agreements	92,232	111,762	19,530	21.2%
Vacant - Forest Edge Estate Maiden Gully	9,775	12,250	2,475	25.3%
Total Value of land	36,210,207	39,294,428	3,084,221	8.5%

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:

Type of charge	Per Rateable Adopted Budget 2022/2023 \$	Per Rateable Budget 2023/2024 S	Change %
·· · ·	•	•	
General waste and landfill charge - 120/140 Litre bin (property located within organic waste collection area)	197.00	213.00	8.1%
General waste and landfill charge - 240 Litre bin (property located within organic waste Collection area)	361.00	390.00	8.0%
General waste and landfill charge - 120/140 Litre bin (property located outside organic waste collection area)	227.00	245.00	7.9%
General waste and landfill charge - 240 Litre bin (property located outside organic waste collection area)	391.00	422.00	7.9%
Recyclable waste charge	107.45	113.00	5.2%
Recyclable waste charge in excess of one bin (per additional bin)	53.15	56.00	5.4%
Organic waste charge	95.90	101.00	5.3%
Organic waste charge in excess of one bin (per additional bin)	49.25	52.00	5.0%
Garbage collection and disposal - Commercial/Industrial properties as specified in Council's Garbage and Recycling Charge Policy			
General waste and landfill charge - commercial properties - 120/140 Litre bin	227.00	245.00	7.9%
General waste and landfill charge - commercial properties - 240 Litre bin	391.00	422.00	7.9%
Garbage collection and disposal in specific commercial areas as specified in Council's Garbage and Recycling Charge Policy			
General waste and landfill charge - 1 day per week	391.00	422.00	7.9%
General waste and landfill charge - 2 days per week	782.00	845.00	8.1%
General waste and landfill charge - 3 days per week	1,173.00	1,267.00	8.0%
General waste and landfill charge - 5 days per week	1,955.00	2,111.00	8.0%
General waste and landfill charge - 7 days per week	2,737.00	2,956.00	8.0%
Recyclable Waste Charge Fortnightly	-	133.00	0%
Recyclable Waste Charge 1 day per week	-	266.00	0%
Recyclable Waste Charge 2 days per week	-	534.00	0%
Recyclable Waste Charge 3 days per week	-	800.00	0%
Recyclable Waste Charge 5 days per week	-	1,333.00	0%
Recyclable Waste Charge 6 days per week	-	1,600.00	0%
Organic Waste Charge Fortnightly	-	153.00	0%
Organic Waste Charge 1 day per week	-	307.00	0%
Organic Waste Charge 2 days per week	-	614.00	0%
Organic Waste Charge 3 days per week	-	921.00	0%
Organic Waste Charge 5 days per week	-	1,535.00	0%
Organic Waste Charge 6 days per week	-	1,841.00	0%

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 2022/2023 \$'000	Budget 2023/2024 \$'000	Change \$'000	Change %
General waste and landfill charge - 120/140 Litre bin (property located within organic waste collection area)	5,816	7,452	1,636	28.1%
General waste and landfill charge - 240 Litre bin (property located within organic waste Collection area)	4,384	4,978	594	13.6%
General waste and landfill charge - 120/140 Litre bin (property located outside organic waste collection area)	798	1,015	217	27.2%
General waste and landfill charge - 240 Litre bin (property located outside organic waste collection area)	564	650	86	15.2%
Recyclable waste charge	5,187	6,224	1,037	20.0%
Organic waste charge	4,091	4,615	524	12.8%
Garbage collection and disposal - Commercial/ Industrial properties as specified in Council's Garbage and Recycling Charge Policy				
General waste and landfill charge - commercial properties - 120/140 Litre bin	145	184	39	26.6%
General waste and landfill charge - commercial properties - 240 Litre bin	1,031	1,223	192	18.7%
Garbage collection and disposal in specific commercial areas as specified in Council's Garbage and Recycling Charge Policy				
General waste and landfill charge - 1 day per week	322	384	62	19.1%
General waste and landfill charge - 2 days per week	93	103	10	10.8%
General waste and landfill charge - 3 days per week	230	269	39	16.8%
General waste and landfill charge - 5 days per week	171	201	30	17.3%
General waste and landfill charge - 7 days per week	149	177	28	19.0%
Total	22,981	27,475	4,494	19.6%

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 2022/2023 \$'000	Budget 2023/2024 \$'000	Change \$'000	Change %
General Rates	112,168	117,867	5,699	5.1%
General waste and landfill, recyclable and organic waste charge	25,279	27,475	2,196	8.7%
Rates and Charges	137,447	145,342	7,895	5.7%
Supplementary rates	2,000	2,000	-	0.0%
Total rates and charges	139,447	147,342	7,895	5.7%

^{*} Total rates and charges after early payment discount and interest are \$147.7M, as per 4.1.1(a)

4.1.1(j) Fair Go Rates System Compliance. Victoria City Councils are required to comply with the State Government's Fair Go Rates System (FGRS). The table below details the budget assumptions consistent with the requirements of the Fair Go Rates System.

	Adopted Budget 2022/2023 \$'000	Budget 2023/2024 \$'000
Total rates	110,288,876	113,881,552
Number of rateable properties	61,599	62,224
Base average rates	1,790	1,830
Maximum rate increase (set by the State Government)	1.75%	3.50%
Capped average rate	1,786	1,894
Maximum general rates and municipal charges revenue	110,015,814	117,867,406
Budgeted general rates and municipal charges revenue	112,218,931	117,867,407

4.1.1(k) There are no known significant changes that may effect 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 \$2M 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

4.1.2 Statutory fees and fines

	Adopted Budget 2022/2023 \$'000	Budget 2023/2024 \$'000	Change \$'000	Change %
Building and Planning	2,593	2,666	73	2.8%
Regulatory Services	291	250	(41)	(14.2%)
Fines	1,515	1,527	12	0.8%
Other Fees and Charges	1,154	1,405	251	21.8%
Total statutory fees and fines	5,553	5,848	295	5.3%

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 2022/2023 Budget. This is largely related to 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.

4.1.3 User fees, charges and fines

	Adopted Budget 2022/2023 \$'000	Budget 2023/2024 \$'000	Change \$'000	Change %
Aged and health services	590	-	(590)	(100.%)
Children's services	2,017	2,127	110	5.5%
Parking	4,037	4,253	216	5.4%
Saleyard yarding	1,083	1,150	66	6.1%
Regulatory services	1,158	1,166	8	0.7%
Ticket income	3,430	4,888	1,457	42.5%
Sales income	624	696	71	11.4%
Waste management services	7,241	4,850	(2,391)	(33.%)
Other fees and charges	4,956	5,055	98	2.%
Total user fees	25,137	24,184	(953)	(3.8%)



4.1.4 Grants

Operating grants include monies from State and Federal government sources for the purposes of funding the delivery of the City's services to residents. The level of operating grants is projected to decrease by \$1.06M compared to the 2022/2023 Budget. The City of Greater Bendigo will exit Home Support (aged care) service delivery from next financial year. The decision was prompted by the planned introduction of the Federal Government's new Support at Home (SAH) program, which is part of National Reforms to Aged Care. From July 1, 2024 the SAH program will be a new, integrated program that will combine a range of aged care programs. As a result, the City and many other councils have changed their future roles in aged care service delivery.

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 Federal 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 priorities. Section 4.5 Capital Works Program includes further analysis of the grants and contributions expected to be received during the 2023/2024 financial year.

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

	Adopted Budget 2022/2023 \$'000	Budget 2023/2024 \$'000	Change \$'000	Change %
Summary of grants				
Commonwealth funded grants	34,162	28,089	(6,074)	(17.8%)
State funded grants	15,075	20,406	5,331	35.4%
Total grants received	49,238	48,495	(743)	(1.5%)
(a) Operating grants				
Recurrent - Federal Government				
Victorian Grants Commission - Unallocated	15,962	16,600	638	4.0%
Victorian Grants Commission - Local Roads	3,964	4,122	159	4.0%
Aged care	4,569	=	(4,569)	(100.0%)
Immunisation	10	10	-	0.0%
Recurrent - State Government				
Youth	96	86	(10)	(10.5%)
Aged care	772	843	71	9.2%
School crossing supervisors	278	355	77	27.6%
Maternal and child health	1,545	1,668	123	7.9%
Family and children	77	209	133	173.1%
Arts and culture	295	295	-	0.0%
Emergency management	60	210	150	250.0%
Community	-	197	197	NEW
Environment	56	70	14	24.8%
Recreation	-	1,629	1,629	NEW
Health services - sleep and settling	435	229	(206)	(47.3%)
Immunisation	65	65	-	0.0%
Total recurrent grants	28,182	26,588	(1,594)	(5.7%)

	Adopted Budget 2022/2023 \$'000	Budget 2023/2024 \$'000	Change \$'000	Change %
Non-recurrent - Federal Government	-	-		
Non-recurrent - State Government				
Jobs advocate	202	-	(202)	(100.0%)
Tourism / Events projects	-	45	45	NEW
Recreation		42	42	NEW
Community	932	1,577	645	69.3%
Total non-recurrent grants	1,133	1,664	531	46.9%
Total operating grants	29,315	28,252	(1,063)	(3.6%)
(b) Capital Grants				
Recurrent - Federal Government				
Roads to recovery	2,246	2,000	(246)	(11.0%)
Recurrent - State Government				
Total recurrent grants	2,246	2,000	(246)	(11.0%)
Non-recurrent - Federal Government				
Buildings	5,442	4,452	(990)	(18.2%)
Land improvement	300	-	(300)	(100.0%)
Pathways	1,000	-	(1,000)	100.0%
Public furniture and fittings	600	-	(600)	100.0%
Sealed roads	70	905	835	1,193.8%
Non-recurrent - State Government				
Buildings	6,698	8,563	1,865	27.8%
Land improvement	1,661	1,423	(238)	(14.3%)
Drainage	-	1,839	1,839	0.0%
Plant, machinery and equipment	420	-	(420)	(100.0%)
Public furniture and fittings	735	-	(735)	100.0%
Pathways	350	962	612	174.9%
Sealed roads	400	99	(301)	(75.1%)
Total non-recurrent grants	17,677	18,243	566	3.2%
Total capital grants	19,923	20,243	320	1.6%
Total Grants	49,238	48,495	(743)	(1.5%)

4.1.5 Contributions

	Adopted Budget 2022/2023 \$'000	Budget 2023/2024 \$'000	Change \$'000	Change %
Monetary	2,707	2,738	31	1.1%
Non-monetary	12,000	12,698	698	5.8%
Total contributions	14,707	15,436	729	5.%

Monetary contributions generally represent funds received from Development 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, playspaces and drainage.

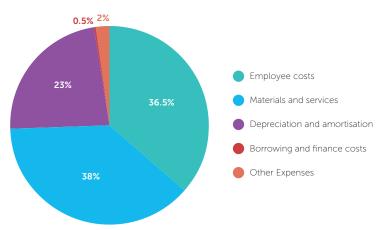
4.1.6 Other income

	Adopted Budget 2022/2023 \$'000	Budget 2023/2024 \$'000	Change \$'000	Change %
Interest	271	2,050	1,779	656.2%
Rental Income	1,788	1,803	14	0.8%
Other Income	298	417	118	39.7%
	2,358	4,269	1,912	81.1%

Other income includes interest revenue on investments. Interest revenue is budgeted to be consistent with commercial investment rates. Prior year interest income reflects the low interest rates prevalent throughout the economy over the COVID pandemic.

Expenditure





4.1.7 Employee costs

	Adopted Budget 2022/2023 \$'000	Budget 2023/2024 \$'000	Change \$'000	Change %
Wages and salaries	69,531	70,541	1,010	1.5%
WorkCover	1,200	1,289	89	7.4%
Superannuation	7,437	7,881	444	6.0%
Fringe Benefits Tax	249	115	(134)	(53.7%)
Total employee costs	78,417	79,826	1,409	1.8%

Employee costs include all labour-related expenditure such as wages, allowances and salaries, and on-costs such as leave entitlements, WorkCover and employer superannuation.

The change between financial years relates to the following:

- Some additional positions supported by successful grant funding secured to enable additional services to be provided to the community – predominantly through State or Federal government programs
- New Budget initiatives (sometimes offset by funding arrangements) to ensure Council is achieving outcomes set out in the annual plan
- Anticipated pay increases in line with the City's Enterprise Agreement (EA), estimated at 1.8 per cent in 2023/2024
- Compulsory Superannuation Guarantee rate increases from 10.5 per cent to 11 per cent effective July 1, 2023
- Band movements and reclassification of employees as prescribed by the EA awards

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.



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4.1.8 Materials and services

	Adopted Budget 2022/2023 \$'000	Budget 2023/2024 \$'000	Change \$'000	Change %
Administration expenses	5,254	6,000	747	14.2%
Contract payments	32,016	34,911	2,895	9.%
Contributions and donations	2,433	2,993	560	23.%
Insurance	1,855	2,266	411	22.1%
Maintenance and consumables	7,059	7,935	876	12.4%
Materials	5,225	5,744	519	9.9%
Plant and equipment operating cost	3,560	6,546	2,986	83.9%
Utilities	12,341	10,103	(2,239)	(18.1%)
Other	4,371	6,102	1,731	39.6%
Total materials and services	74,114	82,600	6,756	9.1%

Materials and services include the purchases of consumables and payments to contractors for the provision of services and utilities. A reduction in utilities is expected to decline predominately due to the closure of the Eaglehawk landfill facilities in 2023/2024. Materials and services are budgeted to increase by 9 per cent compared to the 2022/2023 Budget. The largest component of this increase is Consumer Price Index (CPI) movements. CPI increased from December 2021 to December 2022 by 7.8 per cent - the highest since 1990. There is some more detail at a City level on CPI pressures in the Budget context section of the introduction to this Budget. The increase in prices for materials and services include CPI on contracts, as well as overall growth and compliance costs in use of council facilities and services.

4.1.9 Depreciation and amortisation

	Adopted Budget 2022/2023 \$'000	Budget 2023/2024 \$'000	Change \$'000	Change %
Property	12,900	15,045	2,145	16.6%
Plant and equipment	5,545	5,637	92	1.7%
Infrastructure	24,281	25,329	1,048	4.3%
Amortisation - intangible assets	930	-	(930)	(100.0%)
Amortisation - right of use assets	2,800	3,670	870	31.1%
Total depreciation and amortisation	46,456	49,681	3,225	6.9%

Depreciation is an accounting measure and is a non-cash item that 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. Amortisation is the allocation of an intangible asset over its useful life. Overall increases in budgeted depreciation for the 2023/2024 financial year account for the City's increasing asset base and right of use assets.

4.2 Balance sheet

4.2.1 Assets

Current assets \$79M and non-current assets \$1.9B

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 deposits or other highly liquid investments with short term maturities of three months or less
- 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 2023/2024
- 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 Council over many years

4.2.2 Liabilities

Current liabilities \$64.2M and non-current liabilities \$74M

- Trade and other payables are those to whom the City owes money as at June 30
- Provisions include accrued long service leave, annual leave days off owing to employees. An increase for Enterprise Agreement outcomes has been factored into these employee entitlements. Provisions also include a provision for landfill rehabilitations. Overall provision balances are expected to remain steady

The 2023/2024 Budget includes a lease liability for the Galkangu office lease. The Australian Accounting Standard requires the measurement of the term of the lease to be recognised on the balance sheet. Recognition of the asset can be found under The Right of Use Assets (non-current asset), which is offset by the lease liability with the rental expense showing in the Comprehensive Income Statement under Materials and Services. This lease represents a 20-year lease agreement

4.2.3 Borrowings

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

	Adopted Budget 2022/2023 \$'000	Budget 2023/2024 \$'000	Change \$'000	Change %
Amount borrowed as at June 30 of the prior year	24,961	20,979	(3,982)	(16%)
Amount proposed to be borrowed	5,937	8,625	2,688	45%
Amount projected to be redeemed	(7,903)	(5,070)	2,833	(36%)
Amount of borrowings as at June 30	22,995	24,534	1,539	7%

The opening balance of the amount borrowed for 2023/2024 reflects the forecasted balance of Council's loan portfolio as at June 30, 2023. In 2023/2024 an upper limit is projected for additional borrowings of \$8.6M. Borrowings will support specific strategic land purchases, capital projects and future development (residential and industrial). Since September 2021 the Victorian Government has provided loan facility support, with Treasury Corporation of Victoria being given the capacity to lend directly to Local Government entities.

Note that the projected balance of \$24.5M by June 30, 2024 is disclosed on the balance sheet as current (\$5.96M) and non-current (\$18.56M).

4.2.4 Leases by category

	Adopted Budget 2022/2023 \$'000	Budget 2023/2024 \$'000	Change \$'000	Change %
Right-of-use assets				
Property	617	44,202	43,586	7068.1%
Plant and equipment	1,519	3,070	1,551	102.1%
Other	28	57	29	102.1%
Total right-of-use assets	2,164	47,330	45,166	2087.2%
Lease liabilities				
Current lease liabilities				
Property	298	3,690	5,392	1809.5%
Plant and equipment	760	1,402	(357)	(47.%)
Other	14	1,008	(7)	(47.%)
Total current lease liabilities	1,072	6,100	5,028	469.0%
Non-current lease liabilities				
Property	430	40,950	40,520	9428.7%
Plant and equipment	1,096	2,895	1,800	164.3%
Other	21	55	34	164.3%
Total non-current lease liabilities	1,546	43,900	42,354	2739.6%
Total lease liabilities	2,618	50,000	47,382	1809.9%

4.3 Statement of changes in equity

Equity - total \$1.8B

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 2023/2024 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 (\$68.1M 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 of the Council 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 (\$66.9M 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 (\$1.5M 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 to be undertaken in 2023/2024, classified by expenditure type and funding source. Works are also disclosed as 2023/2024 Budget or carried forward from the prior year. 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 financial year. Carry forwards are often needed for projects that are delivered across multiple financial years.

4.5.1 Summary

	Adopted Budget 2022/2023 \$'000	Budget 2023/2024 \$'000	Change \$'000	Change %
Property	32,661	34,517	1,856	6%
Plant and equipment	12,518	5,925	-6,593	-52%
Infrastructure	42,252	43,451	1,199	3%
Total	87,431	83,893	-3,538	-4%

Council will budget to undertake \$83.9M in capital works during the 2023/2024 financial year, with \$67.8M of newly committed projects. \$16.1M of the total expenditure relates to project funds that are expected to be carried forward from the 2022/2023

financial year. Of the capital works budget, 50 per cent has been allocated to renewing and upgrading Council's existing assets. The remainder of the program is for delivery of new assets within the municipality.

		Asset	expenditure ty	pes	S	ummary of Fund	ding Sources	
	Project Cost \$'000	New \$'000	Renewal \$'000	Upgrade \$'000	Grants \$'000	Contrib. \$'000	Council Cash \$'000	Borrowings \$'000
Property	34,517	23,430	10,867	220	15,119	5	15,393	4,000
Plant and equipment	5,925	1,190	4,735	=	=	=	5,925	=
Infrastructure	43,451	17,196	26,256	=	6,755	340	31,731	4,625
Total	83,893	41,815	41,858	220	21,875	345	53,048	8,625

4.5.2 Current Budget

		Asset	expenditure ty	pes	S	ummary of Fund	-	
Capital Works Area	Project Cost \$'000	New \$'000	Renewal \$'000	Upgrade \$'000	Grants \$'000	Contrib. \$'000	Council Cash \$'000	Borrowings \$'000
Property								
Buildings	21,818	14,712	6,886	220	13,015	-	6,803	2,000
Land	2,000	2,000	-	-	-	-	-	2,000
Total Property	23,818	16,712	6,886	220	13,015	-	6,803	4,000
Plant and Equipment								
Fixtures, fittings and furniture	1,405	745	660	-	-	-	1,405	-
Plant, machinery and equipment	4,000	-	4,000	=	=	-	4,000	-
Total Plant and Equipment	5,405	745	4,660	-	-	-	5,405	-
Infrastructure								
Land improvements	9,655	6,935	2,720	-	1,423	-	5,582	2,650
Bridges	581	-	581	-	-	-	581	-
Sealed roads	13,145	3,166	9,979	=	3,004	=	8,166	1,975
Unsealed roads	3,880	-	3,880	-	-	-	3,880	-
Pathways	3,374	1,242	2,132	-	962	-	2,412	-
Drainage	5,622	2,959	2,663	-	1,839	-	3,783	-
Public furniture and fittings	2,309	30	2,279	-	-	340	1,969	-
Fountains, statues and monuments	45	-	45	-	=	-	45	-
Total Infrastructure	38,610	14,332	24,278	-	7,228	340	26,417	4,625
Total Capital Works	67,834	31,789	35,824	220	20,243	340	38,626	8,625

Available funds for capital works are driven by the long-term financial plan and guided by the Capital Investment Framework and Council Plan.

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 Funding for works carried forward from the 2022/2023 year

At the end of each financial year there are projects that are forecast to extend across multiple years for a variety of factors. These can include extended construction periods, planning issues, weather delays or additional consultation with the

community. For the 2022/2023 year it is forecast that a total of \$16.1M of capital works will be carried forward for completion in the 2023/2024 financial year.

		Asset	expenditure typ	pes	Summary of Funding Sources					
Capital Works Area	Project Cost \$'000	New \$'000	Renewal \$'000	Upgrade \$'000	Grants \$'000	Contrib. \$'000	Council Cash \$'000	Borrowings \$'000		
Property				-	-					
Buildings	4,928	947	3,981	-	1,142	5	3,781	-		
Land	5,771	5,771	-	-	-	-	5,771	-		
Total Property	10,698	5,771	-	-	1,142	5	9,551	-		
Plant and Equipment										
Fixtures, fittings and furniture	445	445	-	-	-	-	445	-		
Plant, machinery and equipment	75	-	75	-	-	-	75	-		
Total Plant and Equipment	520	445	75	-	-	-	520	-		
Infrastructure										
Land improvements	2,922	2,072	850	-	489	-	2,433	-		
Bridges	-	-	-	-	-	-	-	-		
Sealed roads	369	261	108	-	=	=	369	-		
Unsealed roads	-	=	=	-	=	-	=	=		
Pathways	-	-	-	-	-	-	-	-		
Drainage	998	=	998	-	=	-	998	=		
Public furniture and fittings	552	530	22	-	-	-	552	-		
Fountains, statues and monuments	=	-	=	=	-	-	-	-		
Total Infrastructure	4,841	2,863	1,978	-	489	-	4,352	-		
Total Carried Forward Capital Works	16,059	9,079	2,053	-	1,632	5	14,423	-		

4.6 Summary of planned capital works expenditure – Years ending June 30, 2025, 2026 and 2027

2024/2025

		Asset expend	diture types		Funding sources					
Capital Works Area	Total \$'000	New \$'000	Renewal \$'000	Upgrade \$'000	Total \$'000	Grants \$'000	Contrib. \$'000	Council Cash \$'000	Borrow. \$'000	
Property										
Land	6,414	6,414	-	-	6,414	1,014	-	100	5,300	
Buildings	22,697	13,250	9,447	-	22,697	6,750	-	12,447	3,500	
Total Property	29,111	19,664	9,447	-	29,111	7,764	-	12,547	8,800	
Plant and Equipment										
Fixtures, fittings and furniture	553	307	246	=	553	=	-	553	-	
Plant, machinery and equipment	3,270	-	3,270	-	3,270	-	-	3,270	-	
Total Plant and Equipment	3,823	307	3,516	-	3,823	-	-	3,823	-	
Infrastructure										
Land improvements	11,658	9,180	2,478	-	11,658	3,510	-	8,148	-	
Bridges	687	-	687	-	687	-	-	687	-	
Sealed roads	11,069	-	11,069	-	11,069	1,000	-	10,069	-	
Unsealed roads	2,190	-	2,190	-	2,190	-	-	2,190	-	
Pathways	3,548	420	3,128	-	3,548	-	-	3,398	150	
Drainage	3,060	-	3,060	-	3,060	-	-	3,060	-	
Public furniture and fittings	2,235	-	2,235	-	2,235	-	-	2,235	-	
Landfill	-	-	-	-	-	-	-	-	-	
Fountains, statues and monuments	160	=	160	=	160	=	=	160	=	
Total Infrastructure	34,607	9,600	25,007	-	34,607	4,510	-	29,947	150	
Total Capital Works Expenditure	67,540	29,571	37,969	-	67,540	12,274	-	46,317	8,950	

2025/2026

		Asset expend	diture types		Funding sources					
Capital Works Area	Total \$'000	New \$'000	Renewal \$'000	Upgrade \$'000	Total \$'000	Grants \$'000	Contrib. \$'000	Council Cash \$'000	Borrow. \$'000	
Property										
Land	4,000	4,000	-	-	4,000	2,000	-	1,000	1,000	
Buildings	22,164	13,000	9,164	-	22,164	3,000	-	13,164	6,000	
Total Property	26,164	17,000	9,164	-	26,164	5,000	-	14,164	7,000	
Plant and Equipment										
Fixtures, fittings and furniture	246	=	246	=	246	=	-	246	-	
Plant, machinery and equipment	3,948	500	3,448	=	3,948	-	=	3,948	-	
Total Plant and Equipment	4,194	500	3,694	-	4,194	-	-	4,194	-	
Infrastructure										
Land improvements	10,703	8,100	2,603	-	10,703	-	-	10,703	-	
Bridges	722	-	722	-	722	-	-	722	-	
Sealed roads	11,627	-	11,627	-	11,627	1,000	-	10,627	-	
Unsealed roads	2,300	-	2,300	-	2,300	-	-	2,300	-	
Pathways	3,286	=	3,286	=	3,286	=	-	3,286	-	
Drainage	3,215	-	3,215	-	3,215	-	-	3,215	-	
Public furniture and fittings	2,349	=	2,349	=	2,349	=	-	2,349	-	
Landfill	2,813	2,813	=	=	2,813	=	-	2,813	-	
Fountains, statues and monuments	168	-	168	-	168	-	-	168	-	
Total Infrastructure	37,183	10,913	26,270	-	37,183	1,000	-	36,183	-	
Total Capital Works Expenditure	67,541	28,413	39,128	-	67,541	6,000	-	54,541	7,000	

2026/2027

		Asset expen	diture types		Funding sources				
Capital Works Area	Total \$'000	New \$'000	Renewal \$'000	Upgrade \$'000	Total \$'000	Grants \$'000	Contrib. \$'000	Council Cash \$'000	Borrow. \$'000
Property									
Land	3,500	3,500	-	-	3,500	3,000	-	-	500
Buildings	16,152	8,000	8,152	-	16,152	-	-	16,152	-
Total Property	19,652	11,500	8,152	-	19,652	3,000	-	16,152	500
Plant and Equipment									
Fixtures, fittings and furniture	-	-	-	-	-	-	-	-	-
Plant, machinery and equipment	3,916	-	3,916	-	3,916	-	-	3,916	-
Total Plant and Equipment	3,916	-	3,916	-	3,916	-	-	3,916	-
Infrastructure									
Land improvements	9,073	6,313	2,760	-	9,073	-	-	9,073	-
Bridges	765	-	765	-	765	-	-	765	-
Sealed roads	16,528	4,200	12,328	=	16,528	1,000	-	11,328	4,200
Unsealed roads	2,440	=	2,440	=	2,440	=	-	2,440	=
Pathways	3,483	-	3,483	-	3,483	-	-	3,483	-
Drainage	3,408	-	3,408	-	3,408	-	-	3,408	-
Public furniture and fittings	2,490	-	2,490	-	2,490	-	-	2,490	-
Landfill	-	-	-	-	-	-	-	-	-
Fountains, statues and monuments	179	=	179	=	179	-	-	179	-
Total Infrastructure	38,367	10,513	27,854	-	38,367	1,000	-	33,167	4,200
Total Capital Works Expenditure	61,935	22,013	39,922	-	61,935	4,000	-	53,235	4,700

4.7 Proposals to lease Council land

This section presents a summary of Council's proposals to lease council land to external parties in the 2023/2024 financial year. This list includes any lease agreements greater than \$100,000, or with a market value greater than \$100,000 or have a lease term greater that 10 years, in line with disclosure requirements in s.115 of the *Local Government Act 2020*.

Leasee	Location	Term
State Trustees Limited	Edward Street multi-storey car park	12 years
Heathcote Bowling Club Inc	Heathcote Bowling Club and Heathcote Croquet Club	21 years
Bureau of Meteorology	Bendigo Airport	10 years
Bendigo Flying Club	Bendigo Airport	10 years
DELWP (Fire Management)	Bendigo Airport	21 years
Air Ambulance	Bendigo Airport	25 years
CJOEA Family Company Pty Ltd/My Jet	Bendigo Airport	10 years
Bendigo Avcare Group	Bendigo Airport	10 years
Gobel Holdings Pty Ltd and Rybuck Enterprises Pty Ltd	Bendigo Airport	10 years
Garry Phillips and Glenn Bannister	Bendigo Airport	10 years
Danny O'Brien	Bendigo Airport	10 years
50 Plus Pty Ltd	Bendigo Airport	10 years
David Coates	Bendigo Airport	10 years
Spot on Skin Pty Ltd	Bendigo Airport	10 years
Phoenix Aviation Trust	Bendigo Airport	10 years
Rowan Rustem Molnar	Bendigo Airport	10 years
Robert Grigson and Christopher Oborn	Bendigo Airport	10 years
Grahame Leslie Bateman and Marilynne Joy Bateman-Lalor	Bendigo Airport	10 years
David Henty-Wilson	Bendigo Airport	10 years
Greg Miller	Bendigo Airport	10 years
Jarrod Clowes	Bendigo Airport	10 years
Dr Anthony Charles Van Der Spek	Bendigo Airport	10 years
Gerald Quinlan	Bendigo Airport	10 years
Laurence Peter Brown	Bendigo Airport	21 years
National Chinese Museum of Australia	Chinese Museum and Restaurant	21 years
Under Negotiation	Larni Garingilang Restaurant/Function Centre	Under Negotiation
Steamrail Victoria Inc.	Steam Engine R711	19 years
Girton Grammar School	Londonderry Reserve	21 years
Hockey Central Inc	Ashley Street, Ironbark	21 years
Bendigo District RSL	RSL Memorial Hall	21 years
North Central Goldfields Library Service	Bendigo Library	10 years
Optus Mobile Pty Ltd	Strathfieldsaye Transfer Depot	20 years
Zafcan Pty Ltd	Coles car park	35 years
Kangaroo Flat Fire Brigade	Kangaroo Flat Fire Station	21 years
Roger and Christopher Lakkis (Lakkis Brothers Pty Ltd)	Town Hall and Ulumbarra Theatre	10 years
Lakkis Brothers (Bendigo) Pty Ltd	The Capital and Town Hall Catering	10 years
Optus Mobile Pty Ltd	2D Glenelg Drive, Maiden Gully	20 years
Optus Mobile Pty Ltd	Strathfieldsaye Pound	20 years
YWCA Victoria	Community Centre	21 years
Towers Business Operations Pty Ltd	Bendigo Livestock Saleyard	20 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 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 *Local Government* (Planning and Reporting) *Regulations 2020*. Results against these indicators and targets will be reported in Council's Performance Statement included in the Annual Report.

			Actual	Target	Ta	rget Projectior	ıs	Trend
Indicator	Measure	Notes	2021/22	2023/24	2024/25	2025/26	2026/27	+/o/-
Governance Satisfaction with community consultation and engagement	Community satisfaction rating out of 100 with the consultation and engagement efforts of Council	1	51.0	52.0	52.5	53.1	53.6	+
Roads 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	99.35%	99.50%	99.51%	99.52%	99.53%	+
Statutory planning Planning applications decided within the relevant required time	Number of planning application decisions made within the relevant required time / Number of decisions made	3	62.32%	65.00%	65.65%	66.30%	66.97%	+
Waste management 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	52.25%	55.00%	55.55%	56.11%	56.67%	+
Liquidity Working Capital	Current assets / current liabilities	5	196%	123.00%	122.00%	120.00%	131.00%	-
Obligations Asset renewal	Asset renewal and upgrade expense / asset depreciation	6	84%	78.30%	82.00%	82.00%	81.20%	-
Stability Rates concentration	Rate revenue / adjusted underlying revenue	7	61.63%	70.20%	70.70%	71.70%	72.20%	+
Efficiency Expenditure level	Total expenses/ no. of property assessments	8	\$3,413.22	\$3,473.00	\$3,519.00	\$3,584.00	\$3,621.00	+

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 safe conditions and provide efficient travel routes. Projections anticipate targets to remain high.

3. Statutory Planning

Continued improvement is targeted, with a focus on streamlined planning application processes to support economic growth for the region.

4. Waste Management

Council is responsible for waste collection, processing and disposal. Diverting waste from landfill reduces greenhouse gas emissions. In response to the Victorian Government's circular economy policies, the City is working on a new plan to put in place circular economy solutions to manage waste and resources in the future.

5. Liquidity

The proportion of current liabilities represented by current assets is forecast to remain above 100 per cent. The target trend in later years is lower, but steady, but is often dependent on the timing of capital works and annual Federal Assistance Grant payments. The City plans to borrow to support the funding of new projects in the capital works program to support liquidity over the four years.

6. Obligations

This is a percentage calculation of the amount Council 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 Council is investing more than an efficient level towards maintaining existing assets. A percentage less than 100 means asset replacement costs are increasing faster than they are being renewed and future capital expenditure will be required to address this. The City continues to prioritise renewal expenditure over new/upgrade expenditure. However with current settings including a cap on rate revenue, expenditure cannot be increased to a higher target, hence the asset base of the City will slowly decline in condition.

7. Stability

The modelling suggests that the extent of Council's reliance on rate revenues to fund all of Council's on-going services remains steady. It is difficult to accurately forecast any future Government Grant revenue due to shifting State and Federal priorities.

8. Efficiency

The forecast for this measure confirms that the City is projecting that cost increases will outpace assessment growth over the medium term. As noted in the Budget Influences section above, inflation has been significantly higher than property assessment or rates growth over the past two years.

5.2 Financial performance indicators

The following table highlights Council's current and projected performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council'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 Local Government (Planning and Reporting) Regulations 2020. Results against these indicators will be reported in Council's Performance Statement included in the Annual Report.

Indicator	Measure	Notes	Actual 2021/22	Budget 2023/24	2024/25	Projections 2025/26	2026/27	Trend +/o/-
Operating position Adjusted underlying result	Adjusted underlying surplus (deficit) / adjusted underlying revenue	9	2.7%	-3.9%	-0.7%	0.4%	2.2%	+
Liquidity Unrestricted cash	Unrestricted cash / current liabilities	10	62.1%	55%	54%	49%	58%	0
Obligations Loans and borrowings	Interest bearing loans and borrowings / rate revenue		18.8%	16.7%	17.5%	17.0%	16.2%	+
Loans and borrowings	Interest and principal repayments on interest bearing loans and borrowings / rate revenue	11	12.7%	4.0%	4.5%	4.5%	3.6%	+
Indebtedness	Non-current liabilities / own source revenue		19.8%	40%	38%	36%	34%	+
Stability <i>Rates effort</i>	Rate revenue / CIV of rateable properties in the municipality	12	0.5%	0.5%	0.5%	0.5%	55.0%	0
Efficiency Revenue level	General rates and municipal charges / no. of property assessments	13	\$1,778	\$1,926	\$2,024	\$2,102	\$2,160	+

Notes to indicators

9. Adjusted underlying result

An indicator of the sustainable operating result required to enable Council to continue to provide core services in the long term, which is not impacted by capital income items. There is a higher amount of non-capitalised expenditure in 2023/2024 (including landfill remediation), which has some influence on the negative result.

The City is targeting an improvement to this indicator over the long term, however ongoing cost increases and capped rate revenue will make this challenging. Impacting on this measure is the finalisation of non-capitalised expenditure and ongoing Galkangu operational expenses.

10. Liquidity (unrestricted cash)

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.

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.

12. Stability

The modelling suggests that the extent of Council's reliance on rate revenues to fund all of Council's on-going services remains steady.

13. Efficiency (Revenue level)

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. Finance Plan and Asset Plan

The City maintains and regularly updates a 10 year Financial Plan model, which is used to guide and inform the Budget process.

This section presents information in regard to the Budget for the four years from 2023/2024 to 2026/2027 and then shows some key information across 10 years. The 10 year model is maintained

on a rolling basis and builds on the principles of the Financial Plan 2021-2031 that was adopted in October 2021. Key shifts from the adopted Financial Plan and Asset Plan relate predominantly to unforeseen inflation rates and even higher construction price escalations.

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 rate revenues are offset by increased service levels to align with growing population and an increased asset base.

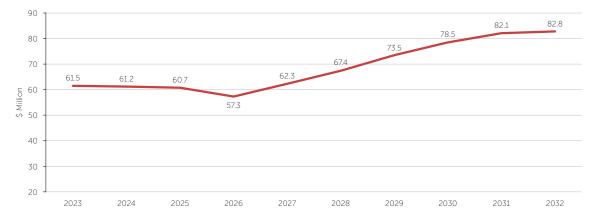
Results: Operating vs Underlying



Cash

The City's cash holdings are projected to drop over the next 4 years due to DCP (Development Contribution Plans) expenditure and anticipated investment in the City's existing asset base for required renewal expenditure. 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.

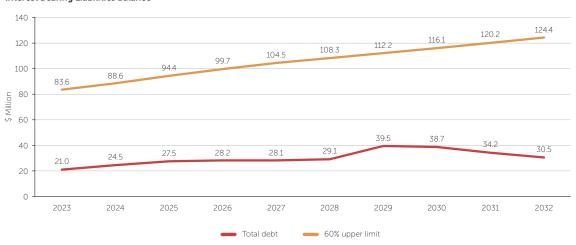
June 30 Cash Balance



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.

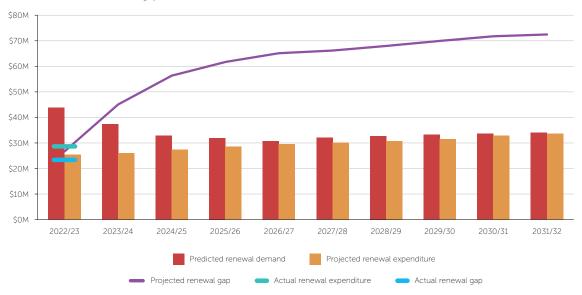
Interest Bearing Liabilities Balance



Asset Plan modelling

With restricted (rate capped) income, and an estimated 20 per cent of renewal allocations going towards upgrades, the renewal gap will continue to grow over the next 10 years. Consequently, the City's renewal gap is forecast to reach around \$70M by 2031/2032. The renewal gap will be managed through a mixture of financial control, external funding (grants and cost-sharing), and optimising the asset base by reducing low-performing assets and increasing high-performing assets.

Predicted renewal demand and gap



Appendices

The following appendices include voluntary and statutory disclosures of information which provide support for the analysis contained in sections ${\bf 1}$ to ${\bf 6}$ 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	User fees and charges schedule
В	List of capital works program

Appendix A – 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 2023/2024 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 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
FINANCIAL STRATEGY						
Finance						
Dishonoured Cheque - Dishonoured by Post Office	Full Cost	Each	N	29.00	31.00	6.90%
Dishonoured Cheque - Dishonoured by Bank	Full Cost	Each	N	29.00	31.00	6.90%
Rates and Charges						
Land Information Certificate	Full Cost	Certificate	N	28.00	30.00	7.14%
Property Ownership Detail - per hour	Full Cost	Per hour	N	60.00	64.00	6.67%
Rate Searches 15 year - per hour	Full Cost	Per hour	Ν	60.00	64.00	6.67%
Rate Searches 30 year - per hour	Full Cost	Per hour	N	60.00	64.00	6.67%
Sales Information to Valuers	Full Cost	Per month	N	69.00	73.50	6.52%
Reprint of previous years rates notice - per notice	Full Cost	Per year	Ν	15.60	16.60	6.41%
GOVERNANCE						
Risk Management						
Public Liability Ins for venue booking (up to 3 consecutive days)	Full Cost	Function	Υ	27.50	27.50	0.00%
Freedom of Information						
Application fee	Statutory	Unit	Ν	2 Units	2 Units	-
Search Time	Statutory	Per Hour	Ν	1.5 Units	1.5 Units	-
Supervision Charge	Statutory	Per Hour	Ν	1.5 Units	1.5 Units	-
Black and White Photocopy	Statutory	A4	N	0.20	0.20	0.00%
Photocopy other than Black and White	Full Cost	A4	N	0.60	0.65	8.33%
BUSINESS TRANSFORMATION						
Customer Support						
Heathcote Service Centre - Community Art/ Meeting Spaces for Commercial/Corporate Use (up to 4 hours)	Accessible	Up to 4 hours	Υ	37.50	40.00	6.67%
Heathcote Service Centre - Community Art/ Meeting Spaces for Commercial/Corporate Use (over 4 hours)	Accessible	Over 4 hours	Υ	61.50	65.50	6.50%
INFORMATION TECHNOLOGY						
File Retrieval Fee (Commercial)	Full Cost	Each	N	254.50	270.50	6.29%
File Retrieval Fee (Residential)	Full Cost	Each	N	153.00	162.50	6.21%

Strategy and Growth

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
STRATEGIC PLANNING						
Planning Scheme Amendments						
Stage 1 - consider request Considering a request to amend a planning scheme; and Exhibition and notice of the amendment; and Considering any submissions which do not seek a change to the amendment; and If applicable, abandoning the amendment	Statutory	Fee Unit	N	206 units	206 units	-
Stage 2 - up to 10 submissions Considering submissions which seek a change to an amendment and where necessary, referring the submission to a panel: i. Up to 10 submissions	Statutory	Fee Unit	N	1,021 units	1,021 units	-
Stage 2 - 11 to 20 submissions Considering submissions which seek a change to an amendment and where necessary, referring the submission to a panel: ii. 11 to 20 submissions	Statutory	Fee Unit	N	2,040 units	2,040 units	-
Stage 2 - more than 20 submissions Considering submissions which seek a change to an amendment and where necessary, referring the submission to a panel: iii. More than 20 submissions	Statutory	Fee Unit	N	2,727 units	2,727 units	-
Stage 3 - Adopt and approval of amendment Adopting the amendment or part of an amendment; and Submitting the amendment for approval by the Minister; and Giving notice of the approval of the amendment	Statutory	Fee Unit	N	32.5 units	32.5 units	-
Stage 4 - consideration and approval by the Minister Consideration by the Minister of a request to approve an amendment; and Giving notice of approval of an amendment	Statutory	Fee Unit	N	32.5 units	32.5 units	-
* Statutory Planning fees are set by the State Gover	nment and are subj	ect to change afte	er Budget	Adoption.		
BENDIGO ART GALLERY						
Public Programs						
Numerous public programs and events	Accessible	Person	Υ	Varies	Varies	-
ECONOMIC DEVELOPMENT						
Bendigo Airport – Airport Rental Rates						
Airport unserviced lease rate	Market	Site Value	Υ	site value x 0.0695 (incl. GST)	site value x 0.0737 (incl. GST)	-
Airport serviced lease rate	Market	Site Value	Υ	site value x 0.1159 (incl. GST)	site value x 0.1229 (incl. GST)	-
Bendigo Airport – Airport License Fees – applicat	ole to new leases o	nly based on use	annual C	:PI applies)		
Handstand Parking - Annual	Full Cost	Annual	Υ		3,872.65	-
Private use	Market	Licence	Y	317.00	337.00	6.31%
Commercial use	Market	Licence	Υ	634.00	673.00	6.15%
Premium use	Market	Licence	Y	1,010.00	1,075.00	6.44%
Landing fee - per landing	Market	\$p/1,000kg	Υ	11.40	12.20	7.02%
Aircraft below 1,000kg will be charged at a 1,000kg		., 5				
Local user fee - annual	Market	\$p/1,000kg	Υ	341.00	362.00	6.16%
Aircraft below 1,000kg will be charged at a 1,000kg						
Non local user fee - annual	Market	\$p/1,000kg	Y	569.00	604.00	6.15%
Aircraft below 1,000kg will be charged at a 1,000kg						
Passenger fee	Market	Per passenger	Y	13.80	14.80	7.25%
3		p=350gel		10.00	100	,.20,0

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Flight training - Bendigo Airport leaseholder - annual	Market	Per aircraft	Υ	1,140.00	1,210.00	6.14%
Flight training - non local - annual	Market	Per aircraft	Υ	2,275.00	2,415.00	6.15%
Hardstand parking - per day	Market	Per aircraft	Υ	12.60	13.40	6.35%
First 3 nights of aircraft parking per calendar month	n are free for non lo	cals.				
Grassed parking per day	Market	Per aircraft	Υ	5.70	6.10	7.02%
Grassed parking annual	Market	Per aircraft	Υ	1,140.00	1,210.00	6.14%
Livestock Exchange						
Cattle Yard Dues	Market	Per head	Υ	10.00	10.80	8.00%
Cow and Calf Yard Dues	Market	Per head	Υ	11.60	12.40	6.90%
Bull Yard Dues	Market	Per head	Υ	12.60	13.40	6.35%
Calf Yard Dues	Market	Per head	Υ	1.70	1.85	8.82%
Sheep and Lamb Yard Dues	Market	Per head	Υ	0.88	0.93	5.68%
Market Fee Sheep and Lambs	Market	Dist over all Agts	Υ	3,135.00	3,330.00	6.22%
AV Data (Stock Crate Wash)	Market	Per minute	Υ	1.55	1.65	6.45%
Store Sales Cattle - Market fee	Market	Per head	Υ	1.65	1.75	6.06%
Store Sales Sheep Fee	Market	Dist over operating Agents	Υ	1,567.50	1,665.00	6.22%
Paddocking Fees Sheep and Lambs Outwards	Market	Per head per day	Υ	0.15	0.15	0.00%
Paddocking Fees Sheep and Lambs Inwards	Market	Per head	Υ	0.10	0.10	0.003
Sheep loading fee	Market	Per head	Υ	0.15	0.15	0.003
AVData Access Keys	Market	Each	Υ	39.50	42.00	6.335
Complex Hire - Full Day	Market	Day	Υ	480.00	480.00	0.009
Complex Hire - Half Day	Market	1/2 Day	Υ	240.00	240.00	0.009
Complex Hire - Conference Room	Market	Weekday	Υ	210.00	210.00	0.009
Complex Hire - Conference Room - Weekends	Market	Weekend	Υ	480.00	480.00	0.005
Complex Hire hourly rate	Market	Per hour	Υ	16.80	18.00	7.149
Agents Flagfall Sheep	Market	Dist over 6 Agts	Υ	60.50	64.50	6.615
Paddocking Fees Cattle	Market	Per head per day	Υ	2.30	2.50	8.709
Cattle Market Ring Sale	Market	Dist over 6 Agts	Υ	2,895.00	3,075.00	6.225
Cattle Market Post Weigh	Market	Dist over 6 Agts	Υ	2,380.00	2,530.00	6.30%
Agents Flagfall Cattle (Rental)	Market	Dist over 6 Agts	Υ	57.50	61.00	6.09%
RFID Replacement	Market	Device	Υ	4.40	4.40	0.009
Unfit Livestock Disposal Fee	Market	Animal	Υ	108.00	115.00	6.48%
Unfit Livestock Disposal Fee - Selling Pen	Market	Per head	Υ	215.99	230.00	6.49%
Office Rental - BASA	Market	Per month	Υ	103.00	110.00	6.80%
RFID Replacement - Sheep and Lambs	Market	Per month	Υ	2.15	2.15	0.009
BENDIGO VENUES AND EVENTS						
Local Community Hirers						
Venue Hire – Local Community Hirers						
Old Fire Station - Downstairs Office - Weekly	Accessible	Week	Υ	-	120.00	
Old Fire Station - Rear - Back Meeting Rooms - Day	Accessible	Day	Υ	-	60.00	
Old Fire Station - Rear - Back Meeting Rooms - up to 4 hours	Accessible	Half Day	Υ	-	36.00	
Old Fire Station - Upstairs Office - Weekly	Accessible	Week	Υ	=	120.00	

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Capital Theatre Performance Rental (max 5 hrs) - Community Hirers	Accessible	Event	Υ	760.00	807.00	6.18%
Capital Theatre additional Performance/s in same day - Community Hirers	Accessible	Event	Υ	380.00	404.00	6.32%
Conference venue hire in Capital Theatre - Community Hirers	Accessible	Day	Υ	615.00	653.00	6.18%
Capital Theatre Bump In/Out and Stage Rehearsals - Community Hirers	Accessible	Hour	Υ	53.00	56.00	5.66%
Capital Theatre Dark Day - Community Hirers	Accessible	Event	Υ	615.00	653.00	6.18%
Banquet Room/Bendigo Bank Concert Performance Rental (max 5 hrs)	Accessible	Event	Υ	200.00	212.50	6.25%
Banquet Room/Bendigo Bank Theatre Performance Additional Hours	Accessible	Hour	Υ	35.00	37.00	5.713
Banquet Room/Bendigo Bank Theatre Non Performance Rental Hire - Day	Accessible	Day	Υ	255.00	271.00	6.27
Banquet Room/Bendigo Bank Theatre Non Performance Rental Hire - Half Day	Accessible	Half Day	Υ	153.00	162.50	6.21
Lanyon Room - Day - Community Hirers	Accessible	Day	Υ	155.00	164.50	6.13
Lanyon Room - Half Day - Community Hirers	Accessible	Half Day	Υ	93.00	99.00	6.45%
Old Fire Station Upstairs - Ballet Studio - Day - Community Hirers	Accessible	Day	Υ	127.00	135.00	6.30
Old Fire Station Upstairs - Ballet Studio - Half Day - Community Hirers	Accessible	Half Day	Υ	84.00	89.50	6.55
Old Fire Station Upstairs - Ballet Studio - Weekly	Accessible	Week	Υ	712.00	756.00	6.18
Old Fire Station - Downstairs - Auditorium - Day - Community Hirers	Accessible	Day	Υ	127.00	135.00	6.30
Old Fire Station - Downstairs - Auditorium - Half Day - Community Hirers	Accessible	Half Day	Υ	84.00	89.50	6.55
Old Fire Station - Downstairs - Auditorium - Weekly	Accessible	Week	Υ	712.00	756.00	6.18
Dudley House - Day	Accessible	Day	Υ	127.00	135.00	6.30
Dudley House - Half Day	Accessible	Half Day	Υ	84.00	89.50	6.55
Dudley House (Exhibitions) - Weekly	Accessible	Week	Υ	712.00	756.00	6.18
Bendigo Town Hall, Fri - Sunday - Full Day - Community Hirers	Accessible	Full Day	Υ	1,300.00	1,040.00	-20.00
Bendigo Town Hall, Fri - Sunday - Half Day - Community Hirers	Accessible	Half Day	Υ	780.00	658.00	-15.64
Bendigo Town Hall, Mon - Thursday - Full Day - Community Hirers	Accessible	Full Day	Υ	1,040.00	832.00	-20.00
Bendigo Town Hall, Mon - Thursday - Half Day - Community Hirers	Accessible	Half Day	Υ	624.00	500.00	-19.87
Bendigo Town Hall set up/pack down rate - Community Hirers	Accessible	Event	Υ	240.00	255.00	6.25
Town Hall Dark Day - Community Hirers	Accessible	Event	Υ	1,040.00	832.00	-20.00
Ulumbarra Theatre Performance Rental (max 5 hrs) - Community Hirers	Accessible	Event	Υ	1,400.00	1,490.00	6.43
Ulumbarra Theatre additional performance/s in same day - Community Hirers	Accessible	Event	Υ	700.00	743.00	6.14
Ulumbarra Theatre Bump In/Out and Stage Rehearsals - Community Hirers	Accessible	Hour	Υ	98.00	104.00	6.12
Ulumbarra Theatre Dark Day - Community Hirers	Accessible	Event	Υ	695.00	738.00	6.19
Ulumbarra Theatre Conference hire rate - Community Hirers	Accessible	Day	Υ	950.00	1,010.00	6.32
Hon Howard Nathan Foyer venue hire non- performance - Day - Community Hirers	Accessible	Day	Υ	510.00	542.00	6.27
Hon Howard Nathan Foyer venue hire - non performance - Half Day - Community Hirers	Accessible	Half Day	Υ	306.00	325.00	6.21
Ulumbarra Balcony Foyer venue hire non- performance - Day - Community Hirers	Accessible	Day	Υ	255.00	271.00	6.27

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Ulumbarra Balcony Foyer venue hire non- performance - Half Day - Community Hirers	Accessible	Half Day	Υ	153.00	162.50	6.21%
Ulumbarra Stratagem, Dance, Drama Studio, MPR venue hire - Community Hirers	Full Cost	Day	Υ	Cost charged by BSSC	Cost charged by BSSC	-
Other – Local Community Hirers						
Supervising Technician - Community Hirers	Accessible	Hour	Υ	40.00	42.50	6.25%
FoH Supervisor - Community Hirers	Accessible	Hour	Υ	40.00	42.50	6.25%
Box Office Staff/Merchandise Staff - Community Hirers	Accessible	Hour	Υ	40.00	42.50	6.25%
Technicians - Community Hirers	Accessible	Hour	Υ	40.00	42.50	6.25%
Additional Cleaning - Community Hirers	Full Cost	Hour	Υ	By negotiation	By negotiation	-
Mid Conference Clean - Community Hirers	Full Cost	Each	Υ	By negotiation	By negotiation	-
Catering Costs (Various Menus for Different Functions) - Community Hirers	Full Cost	Person	Υ	By negotiation	By negotiation	-
Equipment Hire, Service and Consumables – Loca	al Community Hire	rs				
Hazer (per unit)	Market	Unit	Υ	-	130.00	-
Headset Microphone (each)	Accessible	Each	Υ	=	43.00	-
Mirror Ball	Accessible	Each	Υ	-	42.50	-
On Stage Conference Package	Full Cost	Event	Υ	=	324.00	-
Steinway Grand Piano at Capital (without tuning)	Accessible	Day	Y	99.00	105.00	6.06%
Steinway Baby Grand at Capital (without tuning)	Accessible	Day	Y	99.00	105.00	6.06%
Kawai Baby Grand in BBT (without tuning)	Accessible	Day	Υ	99.00	105.00	6.06%
Kawai Upright Piano in Capital or OFS (without tuning)	Accessible	Day	Υ	99.00	105.00	6.06%
Piano Hire with Tuning - recommended (excluding Steinway Grand at The Capital)	Accessible	Day	Υ	278.00	300.00	7.91%
Steinway Grand Piano at Capital (including tuning)	Accessible	Day	Υ	371.00	394.00	6.20%
Yamaha Grand Piano at Ulumbarra (without tuning)	Accessible	Day	Υ	99.00	105.00	6.06%
Yamaha Grand Piano at Ulumbarra (hire and tune - recommended)	Accessible	Day	Υ	278.00	300.00	7.91%
Setup and pack down of staging - Community Hirers	Accessible	Event	Υ	320.00	340.00	6.25%
Set Up and Down Dancefloor - Community Hirers	Accessible	Event	Υ	312.00	255.00	-18.27%
Hire of Projector in the Capital Theatre auditorium - Community Hirers	Accessible	Day	Υ	204.00	216.00	5.88%
Hire of Projector in Ulumbarra Theatre auditorium	Accessible	Day	Υ	204.00	216.00	5.88%
Follow spots (each unit)	Accessible	Day	Υ	24.00	25.00	4.17%
Laptop hire - Community Hirers	Accessible	Day	Υ	102.00	108.00	5.88%
Ulumbarra - TV hire - Community Hirers	Accessible	Day	Υ	102.00	108.00	5.88%
2 x handheld wireless microphones - Community Hirers	Accessible	Event	Υ	41.00	43.00	4.88%
Small portable PA system suitable for small spaces background music and speeches - Community Hirers	Accessible	Event	Υ	59.00	63.00	6.78%
Additional AV/Audio/Lighting equipment - Community Hirers	Full Cost	Event	Υ	Cost	Cost	-
Portable Data Projector	Accessible	Day	Υ	102.00	108.00	5.88%
Engine Room/BBT audio package: 2 foldback wedges, 4 x vocal mics, 4 x stands 2 x Dl's, cable inc set up	Accessible	Event	Υ	275.00	292.00	6.18%
Foyer Lighting package: 4 x trees, 2 x model 4 dimmer packs, 8 par can lights, cable inc set up	Accessible	Event	Υ	367.00	390.00	6.27%
Touring PA: Mixer + 2 x speakers with stands + 2 subs and cabling - small band not theatre space	Accessible	Event	Υ	275.00	292.00	6.18%

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Conferencing PA: Mixer + speakers with stands and cabling - use in non theatre space	Accessible	Event	Υ	275.00	292.00	6.18%
Conference Kit Ulumbarra foyer: 2 speakers, audio mixing console, 2 wireless handheld mics, lectern with mic, 1.2x2.4 stage - Community Hirers	Accessible	Event	Υ	305.00	324.00	6.23%
Fast fold screen - Community Hirers	Accessible	Event	Υ	367.00	390.00	6.27%
2 x push up poles and black draping - Community Hirers	Accessible	Event	Υ	183.00	194.00	6.01%
Gaffer tape - Community Hirers	Full Cost	Per roll	Υ	27.00	29.00	7.41%
Batteries - Community Hirers	Full Cost	Each	Υ	2.60	2.80	7.69%
Electrical tape - Community Hirers	Full Cost	Roll	Υ	2.10	2.30	9.52%
Mark up tape - Community Hirers	Full Cost	Roll	Υ	4.10	4.40	7.32%
Missed Meal Break Allowance - Community Hirers	Full Cost	Each	Υ	23.50	24.00	2.13%
Security on Sundays and after midnight - Community Hirers	Full Cost	Hour	Υ	Cost	Cost	-
Security - Monday to Saturday Prior to Midnight - Community Hirers	Full Cost	Hour	Υ	Cost	Cost	-
Standard use of NBN service where available - Community Hirers	Full Cost	Day	Υ	59.00	63.00	6.78%
Box Office Fees – Local Community Hirers						
Inside charge - Per Ticket Sold - Community Hirers	Accessible	Ticket	Υ	2.10	2.10	0.00%
Inside charge - Per Complimentary Ticket Issued - Community Hirers	Accessible	Ticket	Υ	0.95	0.95	0.00%
Inside charge - Free event online only registration - Community Hirers	Full Cost	Ticket	Υ	0.40	0.40	0.00%
Inside Charge - Credit Card Charges - Community Hirers	Full Cost	Value of Sales	Υ	2.00%	2.00%	0.00%
Marketing Costs – Local Community Hirers						
OFS Billboard - Community Hirers	Full Cost	Billboard	Υ	By negotiation	By negotiation	-
EDM (Electronic direct mail) - Community Hirers	Full Cost	Email	Υ	97.00	103.00	6.19%
Social Media boost - Community Hirers	Full Cost	Service	Υ	By negotiation	By negotiation	-
Newspaper advertising - Community Hirers	Full Cost	Unit	Υ	By negotiation	By negotiation	-
Large Format Light Box Poster Print - Community Hirers	Full Cost	Unit	Υ	By negotiation	By negotiation	-
Commercial Hirers						
Venue Hire – Commercial Hirers						
Old Fire Station - Downstairs Office - Weekly	Market	Week	Υ	-	160.00	-
Old Fire Station - Rear - Back Meeting Rooms - Day	Market	Day	Υ	-	80.00	-
Old Fire Station - Rear - Back Meeting Rooms - up to 4 hours	Market	Half Day	Υ	-	50.00	-
Old Fire Station - Upstairs Office - Weekly	Market	Week	Υ	-	160.00	-
Capital Theatre Performance Rental (max 5 hrs) - Commercial Hirers	Market	Event	Υ	1,420.00	1,510.00	6.34%
Capital Theatre additional Performance/s in same day - Commercial Hirers	Market	Event	Υ	710.00	755.00	6.34%
Conference venue hire in Capital Theatre - Commercial Hirers	Market	Day	Υ	792.00	840.00	6.06%
Capital Theatre Bump In/Out and Stage Rehearsals - Commercial Hirers	Market	Hour	Υ	99.00	105.00	6.06%
Capital Theatre Dark Day - Commercial Hirers	Market	Event	Υ	792.00	840.00	6.06%
Performance Rental (max 5 hours) - Commercial Hirers	Market	Event	Υ	466.00	495.00	6.22%

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Banquet Room/Bendigo Bank Theatre Rental Only Non-Performance Hire - Day - Commercial Hirers	Market	Day	Υ	480.00	510.00	6.25%
Banquet Room/Bendigo Bank Theatre Rental Only Non-Performance Hire - Half Day - Commercial Hirers	Market	Half Day	Υ	288.00	306.00	6.25%
Lanyon Room - Day - Commercial Hirers	Market	Day	Υ	242.00	255.00	5.37%
Lanyon Room - Half day - Commercial Hirers	Market	Half Day	Υ	145.00	154.00	6.21%
Old Fire Station Upstairs - Ballet Studio - Day - Commercial Hirers	Market	Day	Υ	242.00	255.00	5.37%
Old Fire Station Upstairs - Ballet Studio - Half Day - Commercial Hirers	Market	Half Day	Υ	145.00	154.00	6.21%
Old Fire Station Upstairs Ballet Studio - Weekly Rental - Commercial Hirers	Market	Week	Υ	1,355.00	1,430.00	5.54%
Old Fire Station - Downstairs - Auditorium - Day - Commercial Hirers	Market	Day	Υ	242.00	255.00	5.37%
Old Fire Station - Downstairs - Auditorium - Half Day - Commercial Hirers	Market	Half Day	Υ	145.00	154.00	6.21%
Old Fire Station - Downstairs - Auditorium - Weekly Rental - Commercial Hirers	Market	Week	Υ	1,355.00	1,430.00	5.54%
Dudley House Daily Rental - Commercial Hirers	Market	Day	Υ	242.00	255.00	5.37%
Dudley House Half Day Rental - Commercial Hirers	Market	Half Day	Υ	145.00	154.00	6.21%
Dudley House Weekly Rental (Exhibitions) - Commercial Hirers	Market	Week	Υ	1,355.00	1,430.00	5.54%
Bendigo Town Hall, Fri - Sunday - Full Day - Commercial Hirers	Market	Full Day	Υ	2,180.00	1,865.00	-14.45%
Bendigo Town Hall, Fri - Sunday - Half Day - Commercial Hirers	Market	Half Day	Υ	1,305.00	1,165.00	-10.73%
Bendigo Town Hall, Mon - Thursday - Full Day - Commercial Hirers	Market	Full Day	Υ	1,745.00	1,495.00	-14.33%
Bendigo Town Hall, Mon - Thursday - Half Day - Commercial Hirers	Market	Half Day	Υ	1,045.00	894.00	-14.45%
Bendigo Town Hall set up/pack down rate - Commercial Hirers	Market	Event	Υ	312.00	333.00	6.73%
Town Hall Dark Day - Commercial Hirers	Market	Event	Υ	1,745.00	1,495.00	-14.33%
Ulumbarra Theatre Performance Rental (max 5 hrs) - Commercial Hirers	Market	Event	Υ	2,130.00	2,265.00	6.34%
Ulumbarra Theatre additional performance/s in same day - Commercial Hirers	Market	Event	Υ	1,065.00	1,130.00	6.10%
Ulumbarra Theatre Bump In/Out and Stage Rehearsals - Commercial Hirers	Market	Hour	Υ	148.00	157.00	6.08%
Ulumbarra Theatre Dark Day - Commercial Hirers	Market	Event	Υ	1,185.00	1,260.00	6.33%
Ulumbarra Theatre Conference hire rate - Commercial Hirers	Market	Day	Υ	1,185.00	1,260.00	6.33%
Hon Howard Nathan Foyer venue hire non- performance - day - Commercial Hirers	Market	Day	Υ	760.00	807.00	6.18%
Hon Howard Nathan Foyer venue hire - non performance - half day - Commercial Hirers	Market	Half Day	Υ	456.00	484.00	6.14%
Ulumbarra Balcony Foyer venue hire non- performance - day - Commercial Hirers	Market	Day	Υ	380.00	404.00	6.32%
Ulumbarra Balcony Foyer venue hire non- performance - half day - Commercial Hirers	Market	Half Day	Υ	228.00	242.00	6.14%
Ulumbarra Stratagem, Dance, Drama Studio, MPR venue hire - Commercial Hirers	Full Cost	Day	Υ	Cost charged by BSSC	Cost charged by BSSC	-
Other – Commercial Hirers						
Supervising Technician - Commercial Hirers	Market	Hour	Υ	52.00	55.50	6.73%
FoH Supervisor - Commercial Hirers	Market	Hour	Υ	52.00	55.50	6.73%
Box Office Staff/Merchandise Staff - Commercial Hirers	Market	Hour	Υ	52.00	55.50	6.73%

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Technicians - Commercial Hirers	Market	Hour	Υ	52.00	55.50	6.73%
Additional Cleaning - Commercial Hirers	Market	As Required	Υ	By negotiation	By negotiation	-
Mid Conference Clean - Commercial Hirers	Market	Each	Υ	By negotiation	By negotiation	-
Catering Costs (Various Menus for Different Functions) - Commercial Hirers	Market	Person	Υ	By negotiation	By negotiation	-
Equipment Hire, Service and Consumables – Con	nmercial Hirers					
Hazer (per unit)	Market	Unit	Υ	-	130.00	-
Headset Microphone (each)	Full Cost	Each	Υ	-	43.00	-
Mirror Ball	Full Cost	Each	Υ	-	55.50	-
On Stage Conference Package (includes laptop, projector and screen, long range clicker, vision mixer and side of stage set-up)	Full Cost	Event	Υ	-	387.00	-
Steinway Grand Piano at Capital (hire and tuning)	Market	Day	Υ	387.00	410.00	5.94%
Steinway Baby Grand at Capital (hire and tuning)	Market	Day	Υ	359.00	380.00	5.85%
Kawai Baby Grand in BBT (hire and tuning)	Market	Day	Υ	359.00	380.00	5.85%
Kawai Upright Piano in Capital or OFS (hire and tuning)	Market	Day	Υ	359.00	380.00	5.85%
Yamaha Grand Piano at Ulumbarra (hire and tuning)	Market	Day	Υ	359.00	380.00	5.85%
Additional piano tune on same day	Market	Day	Υ	-	Fee at market cost	-
Setup and pack down of staging - Commercial Hirers	Market	Event	Υ	416.00	444.00	6.73%
Set Up and Down Dancefloor - Commercial Hirers	Market	Event	Υ	312.00	333.00	6.73%
Hire of Projector in the Capital Theatre auditorium - Commercial Hirers	Market	Day	Υ	204.00	216.00	5.88%
Projector and screen hire in Ulumbarra auditorium - Commercial Hirers	Market	Day	Υ	204.00	216.00	5.88%
Follow spot hire (per unit) - Commercial Hirers	Market	Event	Υ	64.00	68.00	6.25%
Laptop hire - Commercial Hirers	Market	Day	Υ	102.00	108.00	5.88%
Ulumbarra - TV hire - Commercial Hirers	Market	Each	Υ	102.00	108.00	5.88%
2 x handheld wireless microphones - Commercial Hirers	Market	Event	Υ	41.00	43.00	4.88%
Small portable PA system suitable for small spaces background music and speeches - Commercial Hirers	Market	Event	Υ	59.00	63.00	6.78%
Conference Kit Ulumbarra foyer: 2 speakers, audio mixing console, 2 wireless handheld mics, lectern with mic, 1.2x2.4 stage - Commercial Hirers	Market	Event	Υ	364.00	387.00	6.32%
Engine Room/BBT audio package: up to 2 foldback wedges, 4 x vocal mics, 4 x stands 2 x Dl's, cable inc set up - no discounts for less items - Commercial Hirers	Market	Event	Υ	320.00	340.00	6.25%
Foyer Lighting package: up to 4 x trees, 2 x model 4 dimmer packs, 8 par can lights, cable inc set up - Commercial Hirers	Market	Event	Υ	428.00	455.00	6.31%
Touring PA: Up to Mixer + 2 x speakers with stands + 2 subs and cabling - small band not theatre space - Commercial Hirers	Market	Event	Υ	320.00	340.00	6.25%
Conferencing PA: Up to 1 x Mixer + speakers with stands and cabling - use in non theatre space - Commercial Hirers	Market	Event	Υ	320.00	340.00	6.25%
Fast fold screen - Commercial Hirers	Market	Event	Υ	428.00	455.00	6.31%
2 x push up poles and black draping - Commercial Hirers	Market	Event	Υ	214.00	227.50	6.31%
Additional AV/Audio/Lighting equipment - Commercial Hirers	Market	Event	Υ	Market rate	Market rate	-

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Portable Data Projector - Commercial Hirers	Market	Day	Υ	102.00	108.00	5.88%
Electrical tape - Commercial Hirers	Full Cost	Roll	Υ	2.10	2.30	9.52%
Mark up tape - Commercial Hirers	Full Cost	Roll	Υ	4.10	4.40	7.32%
Gaffer tape - Commercial Hirers	Full Cost	Per roll	Υ	27.00	29.00	7.41%
Batteries - Commercial Hirers	Full Cost	Each	Υ	2.60	2.80	7.69%
Missed Meal Break Allowance - Commercial Hirers	Full Cost	Each	Υ	23.50	24.00	2.13%
Security on Sundays and after midnight - Commercial Hirers	Market	Hour	Υ	Market rate	Market rate	-
Security - Monday to Saturday Prior to Midnight - Commercial Hirers	Market	Hour	Υ	Market rate	Market rate	
Standard use of NBN service where available - Commercial Hirers	Market	Day	Υ	59.00	63.00	6.78%
Box Office Fees – Commercial Hirers						
Merchandise Fee	Full Cost	Total % of sales	Υ	11.00%	11.00%	0.00%
Ticket Inside Commission (average ticket price greater than \$50)	Market	Ticket	Υ	-	10%	
Inside Charge - Per Ticket Sold (average ticket price \$50 or under) - Commercial Hirers	Market	Ticket	Υ	4.10	5.00	21.95%
Inside Charge - Per Complimentary Ticket Issued - Commercial Hirers	Market	Ticket	Υ	2.10	2.10	0.00%
Inside Charge - Free event online only registration - Commercial Hirers	Market	Ticket	Υ	0.40	0.40	0.009
Marketing Costs – Commercial Hirers						
Collateral Distribution	Full Cost	Event	Υ		50.00	
OFS Billboard - Commercial Hirers	Market	Billboard	Υ	By negotiation	By negotiation	
EDM (Electronic Direct Mail) - Commercial Hirers	Market	Email	Υ	97.00	103.00	6.19
Social Media boost - Commercial Hirers	Market	Service	Υ	By negotiation	By negotiation	
Newspaper advertising - Commercial Hirers	Market	Unit	Υ	By negotiation	By negotiation	
Large Format Light Box Poster Print - Commercial Hirers	Market	Unit	Υ	By negotiation	By negotiation	
Wedding Events – Commercial Hirers						
The Capital BBT and Banquet Room - Wedding Reception Only	Market	Event	Υ	1,110.00	1,180.00	6.31
The Capital BBT and Banquet Room - Wedding Reception + Ceremony	Market	Event	Υ	1,730.00	1,840.00	6.36
The Capital BBT and Banquet Room - Wedding Ceremony Only	Market	Event	Υ	870.00	924.00	6.215
Ulumbarra Foyer - Wedding Reception	Market	Event	Υ	1,500.00	1,595.00	6.33
Ulumbarra Foyer - Wedding Ceremony and Reception	Market	Event	Υ	2,125.00	2,255.00	6.125
Ulumbarra Foyer - Wedding Ceremony Only	Market	Event	Υ	1,110.00	1,180.00	6.31
Town Hall - Wedding Reception	Market	Day	Υ	2,180.00	2,315.00	6.19
Industry Service Fee – Commercial Hirers						
LPA Industry Service Fee	Market	Event	Υ		egulated fee set by formance Australia	
Outside Ticketing Charges						
Postage Fee	Market	Transaction	Υ	3.50	4.00	14.29
Express Postage	Market	Transaction	Υ	9.50	10.00	5.26
TOURISM AND MAJOR EVENTS						
CBD Public Spaces	Accessible	Varies	Υ	Varies	Varies	
CBD Public Space Marquee's for Commercial/	Market	Per Marquee	Υ	67.50	72.00	6.67
Corporate Use						
Corporate Use CBD Public Space Marquee's for CBD Traders	Accessible	Per Marquee	Υ	31.00	33.00	6.45

Tourism Other Those Sides including goods on consignment Market Booking Y Varies Varies Accommodation Full Cost Booking Y 1000%	Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase S
Diagno Sales including goods on consignment Market Booking Y Varies Varies Varies Court Court Commission Full Cost Booking Y Varies Varies Varies Varies Varies Court Cooking Y Varies	Tourism Services						
Tours/Commission	Tourism Other						
Full Cost	Shop Sales including goods on consignment	Market	Item	Υ	Varies	Varies	
Federation Room Conference Facility Full Cost	Tours/Commission	Market	Booking	Υ	Varies	Varies	
Haro Coprotate Risto - Half Day - Federation Full Cost 1.5 pm Y 148,00 152,00 6.2	Accommodation	Full Cost	Booking	Υ	10.00%	10.00%	0.00
Recomposition Recompositio	Federation Room Conference Facility						
Recomposition Foundation	Hire - Corporate Rate - Half Day - Federation Room Conference Facility	Full Cost		Υ	143.00	152.00	6.29
Recommend Receits Re	Hire - Corporate Rate - Full Day - Federation Room Conference Facility	Full Cost		Υ	241.00	256.00	6.22
Federation Room Conference Facility	Hire - Corporate Rate - After Hours - Federation Room Conference Facility	Full Cost	Hourly	Υ	66.00	70.50	6.82
Federation Room Conference Facility Full Cost Hourly Y 4400 4700 6.8 Federation Room Conference Facility Full Cost Hourly Y 4400 4700 6.8 Federation Room Conference Facility Fas and Coffee - Federation Room Conference Facility Security Open - After Hours - Federation Room Conference Facility Full Cost Each Y 4350 4650 6.9 Security Open - After Hours - Federation Room Conference Facility Full Cost Each Y 4350 4650 6.9 Security Close - After Hours - Federation Room Conference Facility Full Cost Each Y 4350 4650 6.9 Full Cost Each Y 4900 5200 6.1 Full Cost Each Y 6000 6000 6.1 Full Cost Each Y 6000 6600 6.2 Full Cost Each Y 6500 6900 6.3 Full Cost Each Y 6500 6650 6.4 Full Cost Each Y 6250 6650 6.4 Full Cost Pay- Y 15500 16500 6.5 Fu	Hire - Community and Industry Rate - Half Day - Federation Room Conference Facility	Full Cost		Υ	93.50	99.50	6.42
Federation Room Conference Facility Full Cost Federation Room Conference Facility Full Cost Federation Room Conference Full Cost Full Cost Federation Room Conference Full Cost Full Cost Federation Room Full Cost Full Cost Fach Full C	Hire - Community and Industry Rate - Full Day - Federation Room Conference Facility	Full Cost	9am-5pm	Υ	155.00	164.50	6.13
Faculty y Poen - After Hours - Federation Room Conference Facility Full Cost Each Y 43.50 46.50 6.9 Security Close - After Hours - Federation Room Conference Facility Full Cost Each Y 43.50 46.50 6.9 Security After Hours - Federation Room Conference Facility Full Cost Each Y 43.50 46.50 6.9 Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Weekinghts - Full Cost Each Y 43.50 48.50 6.5 Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Studray - Full Cost Each Y 49.00 52.00 6.1 Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Studray - Full Cost Each Y 49.00 52.00 6.1 Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Studray - Full Cost Each Y 60.00 64.00 66.0	Hire - Community and Industry Rate - After Hours - Federation Room Conference Facility	Full Cost	Hourly	Υ	44.00	47.00	6.82
Conference Facility Full Cost Each Y 4350 4650 69 Security Close - After Hours - Federation Room Conference Facility Full Cost Each Y 4350 4650 69 Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Weekinghts - Full Cost Federation Room Conference Facility Federation Room Conference Facility Federation Room Conference Facility Full Cost Fach Y 4900 5200 61 61 62 62 63 64 64 65 65 66 66 66 66 66 66 67 68 68 68 69 69 69 69 69 61 61 61 61 61 61 61 61 61 61 61 61 61		Full Cost	Head	Υ	3.70	4.00	8.1
Conference Facility Full Cost Each		Full Cost	Each	Υ	43.50	46.50	6.9
minimum) cost per hour indicated - Weeknights - rederation Room Conference Facility Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Saturday - rederation Room Conference Facility Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Sunday - Full Cost Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Sunday - Full Cost Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Sunday - Full Cost Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Sunday - Full Cost Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Public Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Fublic Security After Hours functions/events (4 hour minimum) cost per hour indicated - Fublic Security After Hours functions/events (4 hour minimum) cost per hour indicated - Fublic Security After Hours functions/events (4 hour minimum) cost per hour indicated - Fublic Security After Hours functions/events (4 hour minimum) cost per all out foliated - Federation Room Full Cost Each Y 60.00 60.00 61.1 62.50 66.50 64.2 65.00 66.50 64.2 66.50 64.2 66.50 66.50 64.2 66.50		Full Cost	Each	Υ	43.50	46.50	6.9
minimimim cost per hour indicated - Saturday - Full Cost Each Y 4900 52.00 6.1 security After Hours for functions/events (4 hour minimum) cost per hour indicated - Sunday - Full Cost Each Y 60.00 64.00 6.6 security After Hours for functions/events (4 hour minimum) cost per hour indicated - Public Hours for functions/events (4 hour minimum) cost per hour indicated - Public Hours for functions/events (4 hour minimum) cost per hour indicated - Public Hours for functions/events (4 hour minimum) cost per hour indicated - Public Hours for functions/events (4 hour minimum) cost per hour indicated - Public Hours functions (5 hours) for functions/events (4 hour minimum) cost per hour indicated - Public Hours functions (6 hours) for functions (6 hours) for functions (7 hours) for functions (minimum) cost per hour indicated - Weeknights -	Full Cost	Each	Υ	45.50	48.50	6.5
minimum) cost per hour indicated - Sunday - Full Cost	minimum) cost per hour indicated - Saturday -	Full Cost	Each	Υ	49.00	52.00	6.1
nour minimum) cost per hour indicated - Public Full Cost Each Y 65.00 69.00 6.1 Holdiay - Federation Room Conference Facility Additional cleaning outside normal cleaning cost per hour indicated - Federation Room Full Cost Each Y 62.50 66.50 6.4 Full Cost per hour indicated - Federation Room Full Cost Each Y 62.50 66.50 6.4 Full Cost per call out indicated - Federation Room Full Cost Each Y 62.50 66.50 6.4 Full Cost per call out indicated - Federation Room Full Cost Each Y 62.50 66.50 6.4 Full Cost Projector/whiteboard - Federation Room Full Cost Day Y 107.00 114.00 6.5 Full Cost Projector/whiteboard - Federation Room Full Cost Day Y 107.00 114.00 6.5 Full Cost Projector/whiteboard - Federation Room Full Cost Day Y 107.00 114.00 6.5 Full Cost Projector/whiteboard - Federation Room Full Cost Pam-1pm or 1-5pm Y 143.00 152.00 6.2 Full Cost Pam-1pm or 1-5pm Y 143.00 152.00 6.2 Full Cost Pam-1pm or 1-5pm Y 143.00 152.00 6.2 Full Cost Pam-1pm or 1-5pm Y 143.00 152.00 6.2 Full Cost Pam-1pm or 1-5pm Y 143.00 152.00 6.2 Full Cost Pam-1pm or 1-5pm Y 143.00 152.00 6.2 Full Cost Pam-1pm or 1-5pm Y 143.00 152.00 6.2 Full Cost Pam-1pm or 1-5pm Y 143.00 152.00 6.8 Full Cost Pam-1pm or 1-5pm Y 143.00 152.00 6.8 Full Cost Pam-1pm or 1-5pm Y 155.00 164.50 6.8 Full Cost Pam-1pm or 1-5pm Y 155.00 164.50 6.8 Full Cost Pam-1pm or 1-5pm Y 155.00 164.50 6.1 Full Cost Pam-1pm or 1-5pm Y 155.00 164.50 6.1 Full Cost Pam-1pm or 1-5pm Y 155.00 164.50 6.1 Full Cost Pam-1pm or 1-5pm Y 155.00 164.50 6.1 Full Cost Pam-1pm or 1-5pm Y 155.00 164.50 6.8 Full Cost Pam-1pm or 1-5pm Y 155.00 164.50 6.8 Full Cost Pam-1pm or 1-5pm Y 155.00 164.50 6.8 Full Cost Pam-1pm or 1-5pm Y 155.00 164.50 6.8 Full Cost Pam-1pm or 1-5pm Y 155.00 164.50 6.8 Full Cost Pam-1pm or 1-5pm Y 155.00 164.50 6.8 Full Cost Pam-1pm or 1-5pm Y 155.00 164.50 6.8 Full Cost Pam-1pm or 1-5pm Y 155.00 164.50 6.8 Full Cost Pam-1pm or 1-5pm Y 155.00 164.50 6.8 Full Cost Pam-1pm or 1-5pm Y 155.00 164.50 6.8 Full Cost Pam-1pm or 1-5pm Y 155.00 164.50 6.8 Full Cost Pam-1pm or 1-5pm Y 155	Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Sunday - Federation Room Conference Facility	Full Cost	Each	Υ	60.00	64.00	6.6
- cost per hour indicated - Federation Room Full Cost Each Y 62.50 66.50 64. Conference Facility Staff Call Out Fee for After Hours Functions - cost per call out indicated - Federation Room Full Cost Each Y 62.50 66.50 64. Conference Facility Hire of Projector/whiteboard - Federation Room Conference Facility The Basement Conference Facility The Basement Conference Facility Full Cost 9am-1pm or 1-5pm Y 143.00 152.00 62. Conference Facility Hire - Corporate Rate - Full Day - The Basement Full Cost 9am-1pm or 2-5pm Y 241.00 256.00 62. Conference Facility Full Cost 9am-1pm or 2-5pm Y 241.00 256.00 62. Conference Facility Hire - Corporate Rate - After Hours - The Basement Conference Facility Full Cost 9am-1pm or 2-5pm Y 241.00 256.00 62. Conference Facility Full Cost 9am-1pm or 2-5pm Y 241.00 256.00 62. Conference Facility Full Cost 9am-1pm or 2-5pm Y 241.00 256.00 62. Conference Facility Full Cost Hourly Y 66.00 70.50 63. Conference Facility Full Cost 9am-1pm or 1-5pm Y 93.50 99.50 64. Conference Facility Full Cost 9am-1pm or 1-5pm Y 93.50 99.50 64. Conference Facility Full Cost 9am-1pm or 1-5pm Y 93.50 99.50 64. Conference Facility Full Cost 9am-5pm Y 155.00 164.50 63. Conference Facility Full Cost Hourly Y 44.00 47.00 63. Conference Facility Full Cost Hourly Y 44.00 47.00 63. Conference Facility Full Cost Hourly Y 44.00 47.00 63. Conference Facility Full Cost Hourly Y 44.00 47.00 63. Conference Facility Full Cost Hourly Y 44.00 47.00 63. Conference Facility Full Cost Facility Y 43.50 46.50 6.9. Conference Facility Full Cost Facility Full Cost Facility Full Cost Facility Y 43.50 46.50 6.9. Conference Facility Full Cost Facility Full Cost Facility Y 43.50 46.50 6.9. Conference Facility Full Cost Facility Facility Facility Full Cost Facility Y 43.50 46.50 6.9. Conference Facility Full Cost Facility Facil	Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Public Holiday - Federation Room Conference Facility	Full Cost	Each	Υ	65.00	69.00	6.1
cost per call out indicated - Federation Room Conference Facility Full Cost Day Y Day Y Day Day Y Day Day Y Day	Additional cleaning outside normal cleaning - cost per hour indicated - Federation Room Conference Facility	Full Cost	Each	Υ	62.50	66.50	6.4
Conference Facility The Basement Conference Facility Hire - Corporate Rate - Half Day - The Basement Conference Facility Hire - Corporate Rate - Half Day - The Basement Full Cost 9am-1pm or 1-5pm Y 143.00 152.00 6.2 Hire - Corporate Rate - Full Day - The Basement Conference Facility Full Cost 9am-1pm or 9am-5pm Y 241.00 256.00 6.2 Hire - Corporate Rate - After Hours - The Full Cost Hourly Y 66.00 70.50 6.8 Basement Conference Facility Full Cost 9am-1pm or 9am-1	cost per call out indicated - Federation Room	Full Cost	Each	Υ	62.50	66.50	6.4
Hire - Corporate Rate - Half Day - The Basement Full Cost 9am-1pm or 1-5pm Y 143.00 152.00 6.20 Hire - Corporate Rate - Full Day - The Basement Full Cost 9am-1pm or 2 241.00 256.00 6.20 Hire - Corporate Rate - After Hours - The Basement Conference Facility Full Cost Hourly Y 66.00 70.50 6.80 Hire - Corporate Rate - After Hours - The Basement Conference Facility Full Cost Hourly Y 93.50 99.50 6.40 Hire - Community and Industry Rate - Half Day - Full Cost 9am-1pm or 1-5pm Y 93.50 99.50 6.40 Hire - Community and Industry Rate - Full Day - The Basement Conference Facility Full Cost 9am-5pm Y 155.00 164.50 6.10 Hire - Community and Industry Rate - After Hours Full Cost Hourly Y 44.00 47.00 6.80 The Basement Conference Facility Full Cost Head Y 3.70 4.00 8.10 Security Open - After Hours - The Basement Full Cost Each Y 43.50 46.50 6.90 Security Close - After Hours - The Basement Full Cost Fach X 43.50 46.50 6.90		Full Cost	Day	Υ	107.00	114.00	6.5
Conference Facility Full Cost 1-5pm Y 143.00 152.00 6.2 Hire - Corporate Rate - Full Day - The Basement Conference Facility Full Cost 9am-1pm or 9am-5pm Y 241.00 256.00 6.2 Hire - Corporate Rate - After Hours - The Basement Conference Facility Full Cost Hourly Y 66.00 70.50 6.8 Hire - Community and Industry Rate - Half Day - The Basement Conference Facility Full Cost 9am-1pm or 1-5pm Y 93.50 99.50 6.4 Hire - Community and Industry Rate - Full Day - The Basement Conference Facility Full Cost 9am-5pm Y 155.00 164.50 6.1 Hire - Community and Industry Rate - After Hours - The Basement Conference Facility Full Cost Hourly Y 44.00 47.00 6.8 Full Cost Full Cost Head Y 3.70 4.00 8.1 Security Open - After Hours - The Basement Conference Facility Full Cost Fach Y 43.50 46.50 6.9 Security Close - After Hours - The Basement	The Basement Conference Facility						
Conference Facility Full Cost 9am-5pm Y 241.00 256.00 6.2 Hourly Y 66.00 70.50 6.8 Hourly Y 9am-1pm or Y 93.50 99.50 6.4 Hire - Community and Industry Rate - Half Day - Full Cost Hourly Full Cost 9am-1pm or Y 93.50 99.50 6.4 Hire - Community and Industry Rate - Full Day - Full Cost Hourly Full Cost 9am-1pm or Y 93.50 99.50 6.4 Hire - Community and Industry Rate - Full Day - Full Cost Hourly Y 44.00 47.00 6.8 Hourly Y 44.00 47.00 6.8 Full Cost Full Cost Full Cost Head Y 3.70 4.00 8.1 Security Open - After Hours - The Basement Full Cost Full Cost Fach Y 43.50 46.50 6.9 Foregraphy Full Cost Fach Fach Full Cost Fa		Full Cost		Υ	143.00	152.00	6.29
Basement Conference Facility Full Cost Four Y 9am-1pm or 1-5pm Y 93.50 99.50 6.4 Full Cost Full Cost Full Cost 9am-1pm or 1-5pm Y 93.50 99.50 6.4 Full Cost Full Cost Full Cost Full Cost Pam-5pm Full Cost Full		Full Cost		Υ	241.00	256.00	6.2
The Basement Conference Facility Full Cost 1-5pm 1 93.50 99.50 6.4 Full Cost 1-5pm Y 155.00 164.50 6.1 Full Cost Full Cost Full Cost Hourly Hou		Full Cost	Hourly	Υ	66.00	70.50	6.8
The Basement Conference Facility Full Cost Hourly Y 44.00 47.00 6.8 Feach Y 43.50 46.50 6.9 Focurity Close - After Hours - The Basement Full Cost Fach Full Cost Fa		Full Cost		Υ	93.50	99.50	6.4
The Basement Conference Facility Full Cost Found Found Full Cost Full Cost Found Full Cost Full Cost Found Full Cost Full Cost Full Cost Found Full Cost		Full Cost	9am-5pm	Υ	155.00	164.50	6.1
Security Open - After Hours - The Basement Full Cost Each Y 43.50 46.50 6.9 Security Close - After Hours - The Basement Full Cost Each Y 43.50 46.50 6.9		Full Cost	Hourly	Υ	44.00	47.00	6.8
Conference Facility Full Cost Each Y 43.50 46.50 6.9 Security Close - After Hours - The Basement Full Cost Each V 43.50 46.50 6.9	Fea and Coffee - The Basement Conference Facility	Full Cost	Head	Υ	3.70	4.00	8.1
		Full Cost	Each	Υ	43.50	46.50	6.9
		Full Cost	Each	Υ	43.50	46.50	6.9

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Weeknights - The Basement Conference Facility	Full Cost	Each	Υ	45.50	48.50	6.59%
Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Saturday - The Basement Conference Facility	Full Cost	Each	Υ	49.00	52.00	6.12%
Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Sunday - The Basement Conference Facility	Full Cost	Each	Υ	60.00	64.00	6.67%
Security After Hours for functions/events (4 hour minimum) cost per hour indicated - Public Holiday - The Basement Conference Facility	Full Cost	Each	Υ	65.00	69.00	6.15%
Additional cleaning outside normal cleaning - cost per hour indicated - The Basement Conference Facility	Full Cost	Each	Υ	62.50	66.50	6.40%
Staff Call Out Fee for After Hours Functions - cost per call out indicated - The Basement Conference Facility	Full Cost	Each	Υ	62.50	66.50	6.40%
Hire of Projector/whiteboard - The Basement Conference Facility	Full Cost	Day	Υ	107.00	114.00	6.54%
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	Ν	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	=

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase 5
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 Amendme	nt 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	
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 Amendr	nent 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 N	89 units	89 units	
To effect a realignment of a common boundary petween 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	Ν	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	which would have applications were each of the other	highest of the fees applied if separate made, and 50% of fees which would parate 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	Ν	and where the is changing to a application fee, the	endment to permit, class of application new class of higher difference between ne application to be	
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 of permit or am and where the is changing to a application fee, the	on fee for that class endment to permit, class of application new class of higher difference between ne application to be	

	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Advertising of Applications by Council*						
On-site notice - additional	Full Cost	Each	Ν	85.00	90.00	5.88%
Notice	Full Cost	Each	Ν	7.50	8.00	6.67%
On-Site Notice	Full Cost	Each	N	170.00	180.50	6.18%
Subdivision Certification*						
Certification of a plan of subdivision	Statutory	Fee Unit	Ν	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 esti	mated cost of cons	struction works*				
Engineering plan prepared by Council	Statutory	Subd Value	N	3.50%	3.50%	0.00%
Checking of engineering plans	Statutory	Subd Value	N	0.75%	0.75%	0.00%
Supervision of works	Statutory	Subd Value	Ν	2.50%	2.50%	0.00%
Sale of Documents*						
Planning file search	Full Cost	Each	Ν	100.00	106.00	6.00%
Planning file search - simple	Full Cost	Each	Ν	50.00	53.00	6.00%
Black and white photocopying A4 and A3 size	Full Cost	Each	N	0.35	0.45	28.57%
Photocopying A2	Full Cost	Each	N	2.10	2.50	19.05%
Other Planning Fees*						
Condition 1 minor amendments to plans	Statutory	Each	Ν	140.00	145.00	3.57%
Planning Information Request	Statutory	Each	Ν	90.00	95.50	6.11%
Planning information request - detailed	Statutory	Each	Ν	200.00	210.00	5.00%
Retrospective permit - additional fee	Statutory	Each	Ν	300.00	300.00	0.00%
Satisfaction matters	Statutory	Fee Unit	N	22 units	22 units	-
Secondary consent to plans	Statutory	Fee Unit	Ν	260.00	275.00	5.77%
Extension of Time - 1st request	Statutory	Each	Ν	220.00	233.00	5.91%
Extension of Time - 2nd request	Statutory	Each	Ν	440.00	466.00	5.91%
Extension of Time - 3rd request	Statutory	Each	N	660.00	699.00	5.91%
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 State Goverr	nment and are subje	ect to change afte	r Budget A	Adoption.		

Healthy Communities and Environments

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
SAFE AND HEALTHY ENVIRONMENTS						
Building Services						
Building Fee						
Class 1 Dwellings (max 5 inspections) less than \$400,000	Full Cost	Application	Υ	3,405.00	3,615.00	6.17%
Class 1 Dwellings (max 5 inspections), greater than \$400,000	Full Cost	Application	Υ	4,495.00	4,770.00	6.12%
Class 1 Multi Unit Developments (first Unit)	Full Cost	Application	Υ	2,035.00	2,160.00	6.14%
Class 1 Alterations and Additions less than \$100,000 (max 4 inspections)	Full Cost	Application	Υ	2,145.00	2,280.00	6.29%
Class 1 Alterations and Additions greater than \$100,000 (max 4 inspections)	Full Cost	Application	Υ	2,795.00	2,970.00	6.269
Additional Inspections/Inspections for other Councils	Full Cost	Inspection	Υ	165.00	175.50	6.369
House Relocation/Restructure	Full Cost	Application	Υ	3,395.00	3,605.00	6.199
Class 10 Misc Structures Garages/Sheds(2 Insp) up to \$25,000	Full Cost	Application	Υ	958.00	1,020.00	6.47
Class 10 Misc Structures Garages/Sheds(2 Insp) up to \$50,000	Full Cost	Application	Υ	1,130.00	1,200.00	6.19
Class 10 Swimming Pools and fence	Full Cost	Application	Υ	1,245.00	1,325.00	6.43
Class 10 Small Spas and kids pools and fence	Full Cost	Application	Υ	464.00	493.00	6.25
Class 10 Pool/Spa fence only	Full Cost	Application	Υ	672.00	713.00	6.10
Restumping, recladding, verandas, decks, retaining walls up to \$12,000	Full Cost	Application	Υ	869.00	923.00	6.21
Others Classes - Price on Application	Full Cost	Application	Υ	Varies	Varies	
Change of Use Permit	Full Cost	Application	Υ	2,090.00	2,220.00	6.22
Commercial Airport Hangers (minimum fee)	Full Cost	Application	Υ	1,130.00	1,200.00	6.19
Commercial and Industrial up to \$5,000	Full Cost	Application	Υ	538.00	571.00	6.13
Commercial and Industrial \$5,001-\$15,000	Full Cost	Application	Υ	754.00	800.00	6.10
Commercial and Industrial \$15,001-\$30,000	Full Cost	Application	Υ	969.00	1,030.00	6.30
Commercial and Industrial \$30,001-\$100,000 value x 1.0% + \$1,000	Full Cost	Application	Υ	2,070.00	2,200.00	6.28
Commercial and Industrial \$100,001-\$500,000 value x 0.4% + \$2,200	Full Cost	Application	Υ	4,340.00	4,605.00	6.11
Commercial and Industrial \$500,001-\$2M value x 0.25% + \$3,000	Full Cost	Application	Υ	8,250.00	8,755.00	6.12
Commercial and Industrial over \$2M value/500 + \$2,000) x 1.2	Full Cost	Application	Υ	Varies	Varies	
Extension of Building Permit Class 1 and 10	Full Cost	Application	Υ	285.50	303.00	6.13
Extension of Building Permit Class 2 to 9	Full Cost	Application	Υ	460.00	489.00	6.30
Lapsed Permit Approvals and Inspections less than 5 years	Full Cost	Application	Υ	330.00	351.00	6.36
Lapsed Permit Approvals and Inspections greater than 5 years	Full Cost	Application	Υ	467.00	496.00	6.21
Amendments/Variations to Approved Documents	Full Cost	Amendment	Υ	165.00	175.50	6.36
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) Building File Retrieval from Archives	Full Cost	Lodgement Lodgement	N N	153.00 254.50	162.50 270.50	6.21
(Commercial) Property Information Only - Regulation 326 (1)	Statutory	Fee Unit	N	3.19 Fee Units	3.19 Fee Units	
(2) (3)						
Legal Point of Discharge	Statutory	Fee Unit	N	9.77 Fee Units	9.77 Fee Units	0.00
Local Drainage Information	Statutory	Application	N	126.90	126.90	0.00

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Report and Consent Fee	Statutory	Fee Unit	N	19.61 Fee Units	19.61 Fee Units	-
Amendment to Report and Consent	Full Cost	Fee Units	Ν	4 Fee Units	4 Fee Units	-
Demolitions						
Single Storey building more than 6m from street	Full Cost	Building	Ν	983.00	1,045.00	6.31%
Form 29A Report and Consent	Statutory	Fee Unit	N	5.75 Fee Units	5.75 Fee Units	-
Asset Protection						
Asset Protection Permit	Full Cost	Permit	N	118.50	126.00	6.33%
Miscellaneous Permits (Hoarding and Road Occu	pation)					
Short Term Occupation in Any Area (Half Day Maximum)	Full Cost	Application	N	-	115.75	-
Short Term Occupation in Any Area (1 Day Maximum)	Full Cost	Application	N	218.00	231.50	6.19%
Short Term Occupation - 2 Days	Full Cost	Application	Ν	263.00	279.50	6.27%
Short Term Occupation - Week	Full Cost	Application	Ν	351.00	373.00	6.27%
Short Term Occupation - 2 Weeks	Full Cost	Application	Ν	460.00	489.00	6.30%
Long Term Occupation - per month	Full Cost	Application	Ν	580.00	616.00	6.21%
Long Term Occupation - per month (OUTSIDE CBD) NEW FEE	Full Cost	Application	N	289.50	308.00	6.39%
Standard Hourly Rates						
Municipal Building Surveyor	Full Cost	Hour	Υ	249.50	265.00	6.21%
Building Inspector	Full Cost	Hour	Υ	169.00	179.50	6.21%
Administration Staff	Full Cost	Hour	Υ	120.50	128.00	6.22%
Certification of Private Projects by MBS (minimum)	Full Cost	Application	Υ	652.00	692.00	6.13%
POPE's (Places of Public Entertainment)						
Places of Public Entertainment Occupancy Permits - Standard	Full Cost	Each	N	375.00	398.00	6.13%
Places of Public Entertainment Occupancy Permits - Large Events	Full Cost	Each	N	550.00	584.00	6.18%
Temporary Structures and Special Use Occupancy Permits - Small Events Stands <50 people / Tents <250m2 / Stages <250m2	Full Cost	Each	Ν	170.50	181.00	6.16%
All POPE Applications submitted within 4 days of event attract late fee	Full Cost	Each	N	273.00	290.00	6.23%
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	Υ	13 Fee Units	13 Fee Units	-
Sheds (51 to 250m²)	Incentive	Application	Υ	-	1,710.01	-
Sheds (greater than 800m2)	Incentive	Application	Υ	3,500.00	3,500.00	0.00%
Pool Fence	Incentive	Application	Υ	478.00	508.00	6.28%
Basic Pool and Pool Fence (Built after Jan 2018)	Incentive	Application	Υ	913.00	969.00	6.13%
Basic Pool and Pool Fence (Built before Jan 2018)	Incentive	Application	Υ	1,450.00	1,540.00	6.21%

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
pa/Pool and Kids Pool Fence	Incentive	Application	Υ	464.00	493.00	6.255
small Sheds (under 50 m²)	Incentive	Application	Υ	1,020.00	1,085.00	6.375
heds (51 to 500 m²)	Incentive	Application	Υ	2,200.00	2,335.00	6.149
sheds (greater than 500 m²)	Incentive	Application	Υ	2,650.00	2,815.00	6.235
/erandas and Carports	Incentive	Application	Υ	1,520.00	1,615.00	6.25
nternal alterations and additions (under 20 m²)	Incentive	Application	Υ	1,830.00	1,945.00	6.28
New Dwellings (including change of use)	Incentive	Application	Υ	4,770.00	5,065.00	6.18
Relocatable dwellings ancillary to existing welling	Incentive	Application	Υ	2,450.00	2,600.00	6.12
additions, Extensions, Alterations to Dwellings	Incentive	Application	Υ	3,045.00	3,235.00	6.24
New Commercial Buildings (Including change of use) (\$3,640 min + \$2.2/sqm floor area)	Incentive	Application	Υ	3,710.00	3,940.00	6.20
Commercial Alterations/Additions under \$20,000 \$2,250 plus \$2.50 per sqm)	Incentive	Application	Υ	2,295.00	2,435.00	6.10
Commercial and Industrial \$20,000 - \$50,000 \$3,200 plus \$2.50 per sqm)	Incentive	Application	Υ	3,260.00	3,460.00	6.13
Commercial and Industrial \$50,001 - \$100,000 \$3,700 plus \$2.50 per sqm)	Incentive	Application	Υ	3,770.00	4,000.00	6.10
Commercial and Industrial \$100,001 - \$500,000 value x 0.4% + \$6,700 Maximum fee published	Incentive	Application	Υ	6,825.00	7,245.00	6.15
Commercial and Industrial \$500,001 - \$2M value 0.25% + \$12,500 Maximum fee published	Incentive	Application	Υ	12,725.00	13,505.00	6.13
Commercial and Industrial over \$2M value/\$500 - \$3,500) x 1.2 Maximum fee published	Incentive	Application	Υ	Varies	Varies	
Demolitions - Houses	Incentive	Application	Υ	1,600.00	1,700.00	6.25
Demolitions - Outbuildings	Incentive	Application	Υ	857.00	910.00	6.18
Demolitions - Commercial Buildings	Incentive	Application	Υ	1,595.00	1,695.00	6.27
Reblocking	Incentive	Application	Υ	964.00	1,025.00	6.33
Retaining Wall under 30m long	Incentive	Application	Υ	724.00	769.00	6.22
Retaining Wall over 30m long	Incentive	Application	Υ	1,810.00	1,925.00	6.35
nvironmental Health						
Food Act						
Class 1A - Proprietary FSP and Scale**	Full Cost	Fee Unit	Ν	88 Fee Units	88 Fee Units	
Class 1B - Proprietary FSP**	Full Cost	Fee Unit	Ν	55 Fee Units	55 Fee Units	
Class 2A - Proprietary FSP or Independent and icale**	Full Cost	Fee Unit	Ν	88 Fee Units	88 Fee Units	
Class 2B - Standard or Independent**	Full Cost	Fee Unit	Ν	44 Fee Units	44 Fee Units	
Class 2C - Standard FSP (Home based/farm pate/B&B)**	Full Cost	Fee Unit	N	22 Fee Units	22 Fee Units	
Class 3A - Minimum Records**	Full Cost	Fee Unit	Ν	22 Fee Units	22 Fee Units	
Class 3B (minimum records including community groups)**	Full Cost	Fee Unit	N	11 Fee Units	11 Fee Units	
ollow Up of Non-Compliance Food Sampling	Full Cost	Fee Unit	N	11 Fee Units	11 Fee Units	
One Off Event	Full Cost	Fee Unit	Ν	11 Fee Units	11 Fee Units	
xtracts						
Copy of Certificate of Analysis	Full Cost	Each	Ν	44.50	47.50	6.74
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						
Caravan Parks Registration	Statutory	Site	N	As per schedule - varies	As per schedule - varies	

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Inspection and Report Fee	Full Cost	Each	N	369.00	392.00	6.23%
All Registrations (except caravan parks)						
Ongoing Low Risk Registration	Full Cost	Fee Unit	N	=	28 fee units	-
Transfer Fee	Statutory	Fee Unit	N	24 Fee Units	24 Fee Units	-
New Premise Fee**	Full Cost	Fee Unit	Ν	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	Ν	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	Ν	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	Ν	24 Fee Units	24 Fee Units	-
Environment Protection Act (septic tanks)						
Construct, install or alter OWMS	Statutory	Application	N	As schedule (r units for assessm 8.2 hours with an units payable per h exceedin maximum	-	
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	Ν	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	Ν	15 Fee Units	15 Fee Units	-
Septic Plan/File Search Fee charge	Full Cost	Each	N	153.00	162.50	6.21%
Housing Orders – Certificate of Title						
Report on orders affecting property	Market	Each	N	86.00	91.50	6.40%
Removal of Director of Housing Declarations affecting title	Market	Each	N	172.00	182.50	6.10%
Local Laws						
A Frame - 1st Sign**	Full Cost	Each	N	69.00	73.50	6.52%
A Frame - 2nd Sign**	Full Cost	Each	N	143.00	152.00	6.29%
A Frame - 3rd Sign**	Full Cost	Each	N	312.00	332.00	6.41%
Table and Chairs - in CBD**	Full Cost	Chair	N	65.50	68.00	3.82%
Table and Chairs - outside CBD**	Full Cost	Chair	N	53.00	55.00	3.77%
Local Law Permits (Processing Permit Applications/ Issuing Permits) - Commercial	Full Cost	Each	N	81.00	86.00	6.17%
Sale of copy of all Councils Local Laws Charge	Full Cost	Each	N	40.00	42.50	6.25%
Display of Goods for sale on Footpath - CBD**	Full Cost	Each	N	329.00	350.00	6.38%
Display of Goods for sale on Footpath - non CBD**	Full Cost	Each	Ν	181.00	192.00	6.08%

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Display of Goods on Footpath - Decorative only - CBD**	Full Cost	Each	N	136.00	144.00	5.88%
Display of Goods for sale on Footpath - Decorative only - non CBD**	Full Cost	Each	Ν	80.00	85.00	6.25%
Late fee Administration for renewal of Outdoor Dining and Street Trading Permits	Full Cost	Each	Ν	187.00	198.50	6.15%
Itinerant Trade Lake Trader	Full Cost	Monthly	Ν	723.00	768.00	6.22%
Itinerant Trade CBD area	Full Cost	Monthly	Ν	535.00	568.00	6.17%
Itinerant Trade Outer Area	Full Cost	Monthly	Ν	426.00	452.00	6.10%
Itinerant Trade Rural Area	Full Cost	Monthly	Ν	305.00	324.00	6.23%
Itinerant Trade Miscellaneous/one off permits	Full Cost	Each	Ν	81.00	86.00	6.17%
Live on site Application Fee	Full Cost	Application	N	209.00	222.00	6.22%
Live on site Renew Permit (each six months)	Full Cost	Application	Ν	209.00	222.00	6.22%
Permit fees 1 July - 30 September	Full Cost	Each	Ν	100% permit fee	100% permit fee	-
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	215.00	228.50	6.28%
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	-	-	-
Cats under 12 months in first registration period	Incentive	Animal	N	=	-	-
Dogs under 12 months in first registration period	Incentive	Animal	N	-	-	-
Release Fee Cat- Day 1 (Registered on admission)	Incentive	Animal	N		-	-
Release Fee Dog - Day 1 (Registered on admission)	Incentive	Animal	N	-	=	-
Request to inspect the animal registry	Market	Animal	N	10.40	10.40	0.00%
Request to obtain Certificate of from Registry	Market	Each	N	10.40	10.40	0.00%
Dogs - Desexed	Market	Animal	N	47.00	50.00	6.38%
Dogs - Over 10 Years	Market	Animal	N	47.00	50.00	6.38%
Dogs - Domestic Animal Business conducted on Registered Premises	Market	Animal	N	47.00	50.00	6.38%
Dogs registered with the Victorian Canine Association	Market	Animal	N	47.00	50.00	6.38%
Dog undergone Obedience Training which complies with Regulations	Market	Animal	N	47.00	50.00	6.38%
Dog kept for working stock - rural property	Market	Animal	N	47.00	50.00	6.38%
Dogs - all other	Market	Animal	N	141.00	150.00	6.38%
Cats - Desexed	Market	Animal	N	39.00	41.00	5.13%
Cats - Over 10 Years	Market	Animal	N	39.00	41.00	5.13%
Cat kept for breeding by the proprietor of a Domestic Animal Business conducted on registered premises	Market	Animal	N	39.00	41.00	5.13%
Cat registered with the Feline Control Council	Market	Animal	N	39.00	41.00	5.13%
Cats - all other	Market	Animal	N	117.00	123.00	5.13%
Animal Registrations Concession Fees						
Dogs - Desexed - concession	Market	Animal	N	23.50	25.00	6.38%
Dogs - Over 10 Years - concession	Market	Animal	N	23.50	25.00	6.38%
Dogs - Domestic Animal Business conducted on Registered Premises - concession	Market	Animal	N	23.50	25.00	6.38%

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Dog undergone Obedience Training which complies with Regulations - concession	Market	Animal	N	23.50	25.00	6.38%
Dog kept for working stock - rural property - concession	Market	Animal	Ν	23.50	25.00	6.38%
Dogs - all other - concession	Market	Animal	N	70.50	75.00	6.38%
Cats - Desexed - concession	Market	Animal	Ν	19.50	20.50	5.13%
Cats - Over 10 Years - concession	Market	Animal	Ν	19.50	20.50	5.13%
Cat kept for breeding by the proprietor of a Domestic Animal Business conducted on registered premises.	Market	Animal	N	19.50	20.50	5.13%
Cat registered with the Feline Control Council - concession	Market	Animal	N	19.50	20.50	5.13%
Cats - all other - concession	Market	Animal	Ν	58.50	61.50	5.13%
Administration						
Meter Hoods, etc						
Reserved parking fee paying bay (metered) - per bay	Market	Day	Υ	13.40	14.40	7.46%
Reserved parking free (unmetered) time restricted bay - per bay	Market	Day	Υ	6.70	7.20	7.46%
Multi-storey car park – Hargreaves St						
Bay Hire - level 7 (Mon-Fri)	Market	Monthly	Υ	131.50	140.00	6.46%
Bay Hire - level 7 (24/7)	Market	Monthly	Υ	153.00	162.50	6.21%
Bay Hire - roof top	Market	Monthly	Υ	95.00	101.00	6.32%
Bay Hire - roof top (24/7)	Market	Monthly	Υ	109.00	116.00	6.42%
Car Park Fees - Hargreaves St	Market	Hour/Day	Υ	1.90/8.20	2.10/9.00	
Multi-storey car park – Edward St						
Bay Hire - Mon-Friday	Market	Monthly	Υ	144.00	153.00	6.25%
Bay Hire - 24/7	Market	Monthly	Υ	170.50	181.00	6.16%
Car Park Fees - Edward St	Market	Hour/Day	Υ	First 90 min free then 2.00/8.70	First 90 min free then 2.10/9.00	
Parking Fees						
Car Park Fees	Market	Hour/Day	Υ	1.90/6.70	2.10/7.20	
Car Park Cnr Edwards and Hargreaves	Market	Hour/Day	Υ	2.00/8.70	2.10/9.00	
Fines						
Unfit Livestock Disposal Fee	Market	Animal	N	108.00	108.00	0.00%
Dalling Officers Brook B. Lee	A4 - L - I	Beauty 1122	N.I.	0.5 Penalty	0.5 Penalty	
Parking Offence Road Rules	Market	Penalty Unit	N	Units	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	Ν	146.00	155.00	6.16%
After hours release from Multi Storey Car Park	Market	Each	Υ	130.00	138.00	6.15%
Livestock release from pound	Market	DSE	Ν	Min. Fee	\$6 per DSE e excl. GST: \$30.00	
Livestock impounding	Market	DSE	Ν	Min. Fee	\$8 per DSE e excl. GST: \$40.00	
Livestock feeding daily cost	Market	DSE	N	Min. Fe	\$2 per DSE e excl. GST: \$10.00	
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	30.00	0.00%
Release Fee Dog - Day 2-4	Market	Animal	N	100.00	100.00	0.00%
Release Fee Dog - Day 5-8	Market	Animal	N	150.00	150.00	0.00%

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Release Fee Cat - Day 1 (Unregistered on admission)	Market	Animal	N	20.00	20.00	0.00%
Release Fee Cat - Day 2-4	Market	Animal	N	80.00	80.00	0.00%
Release Fee Cat - Day 5-8	Market	Animal	N	120.00	120.00	0.00%
Release Fee Small Domestic Animal - Day 1	Market	Animal	Ν	20.00	20.00	0.00%
Release Fee Small Domestic Animal - Day 2-4	Market	Animal	N	80.00	80.00	0.00%
Release Fee Small Domestic Animal - Day 5-8	Market	Animal	N	120.00	120.00	0.00%
Daily keeping fee	Market	Animal	N	36.50	39.00	6.85%
Microchipping Fee Impounded	Market	Animal	N	40.00	40.00	0.00%
Microchipping fee - public	Market	Animal	N	40.00	40.00	0.00%
Vaccination fee	Market	Animal	N	50.00	50.00	0.00%
Surrender Fee – not COGB resident						
Dog	Market	Animal	Υ	71.50	76.00	6.29%
Cat	Market	Animal	Υ	51.00	54.50	6.86%
Adoption fees						
Puppy (up to 6 months)	Market	Animal	Υ	420.00	420.00	0.00%
Dog (6 months to 7 years)	Market	Animal	Υ	380.00	380.00	0.00%
Senior Dog (7 years+)	Market	Animal	Υ	100.00	100.00	0.00%
Kittens (up to 6 months)	Market	Animal	Y	170.00	170.00	0.00%
Cats (6 months to 7 years)	Market	Animal	Y	120.00	120.00	0.00%
Senior Cats (7 years+)	Market	Animal	Y	50.00	50.00	0.00%
Small Domestic Animal (Rabbit, Guinea Pig, Rodent, Ferret)	Market	Animal	Υ	30.00	30.00	0.00%
Miscellaneous						
Registration of Foster Carer	Full Cost	Each	N	81.00	86.00	6.17%
Animal Registration – Non Concession Fees						
Dog - Registered foster carer	Market	Animal	N	8.20	8.20	0.00%
Cat - Registered foster carer	Market	Animal	N	8.20	8.20	0.00%
ACTIVE AND HEALTHY COMMUNITIES						
Active Communities						
Pool Entry Fees						
Adult Ticket - Day	Accessible	Day	Υ	5.70	6.10	7.02%
Child Ticket (Child under 2 years old free when accompanied by a paying adult) - Day	Accessible	Day	Υ	4.60	4.90	6.52%
Family Ticket (2 adults and dependent children under 16 years of age) - Day	Accessible	Day	Υ	15.20	16.20	6.58%
Concession Adult Ticket - Day	Accessible	Day	Υ	4.60	4.90	6.52%
Concession Family Ticket (2 adults and dependent children under 16 years of age) - Day	Accessible	Day	Υ	11.40	12.20	7.02%
Concession Student Ticket - Day	Accessible	Day	Υ	4.60	4.90	6.52%
School Group Student Entry - Day	Accessible	Day	Y	2.00	2.20	10.00%
Adult Ticket - Season	Accessible	Season	Υ	110.00	117.00	6.36%
Child Ticket (Child under 2 years old free when accompanied by a paying adult) - Season	Accessible	Season	Υ	80.50	85.50	6.21%
Family Ticket (2 adults and dependent children under 16 years of age) - Season	Accessible	Season	Υ	210.00	223.00	6.19%
Adult Extended Season Ticket	Accessible	Season	Υ	167.00	177.50	6.29%
Child Extended Season Ticket	Accessible	Season	Υ	130.50	138.50	6.13%
Family Extended Season Ticket (2 adults and dependent children under 16 years of age)	Accessible	Season	Y	275.00	292.00	6.18%
Concession Adult Ticket - Season	Accessible	Season	Y	82.50	88.00	6.67%
Concession Family Ticket (2 adults and dependent children under 16 years of age) - Season	Accessible	Season	Y	165.00	175.50	6.36%

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Concession Adult Extended Season Ticket	Accessible	Season	Υ	132.50	141.00	6.42%
Concession Family Extended Season Ticket	Accessible	Season	Υ	221.00	234.50	6.11%
Rural Pool Pass - Adult	Accessible	Season	Υ	83.50	89.00	6.59%
Rural Pool Pass - Child	Accessible	Season	Υ	56.00	59.50	6.25%
Rural Pool Pass - Family	Accessible	Season	Υ	132.50	141.00	6.42%
January 31 Season Ticket Price - Adult	Accessible	Season	Υ	52.00	55.50	6.73%
January 31 Season Ticket Price - Child	Accessible	Season	Υ	40.00	42.50	6.25%
January 31 Season Ticket Price - Family	Accessible	Season	Υ	100.00	106.50	6.50%
Winter Seasonal Use - Adult	Accessible	Season	Υ	200.00	212.50	6.25%
Winter Seasonal Use - Child	Accessible	Season	Υ	160.00	170.00	6.25%
Winter Seasonal Use - Family	Accessible	Season	Υ	350.00	372.00	6.29%
Intermediate Pool	Accessible	Hour	Υ	47.00	50.00	6.38%
Dive Pool, 1m, 3m, 5m Boards	Accessible	Hour	Υ	47.00	50.00	6.38%
Lane Hire	Accessible	Hour	Υ	24.50	26.00	6.12%
Water Slide Hire	Accessible	Hour	Υ	75.00	80.00	6.67%
Large Aquatic Facility Hire (additional charge where >400 people attend)	Accessible	Facility per hour	Υ	180.00	191.00	6.11%
Small Aquatic Facility Hire (additional charge where >400 people attend)	Accessible	Facility per hour	Υ	122.50	130.00	6.12%
Pool Marketing and promotional discounts	Incentive	Season	Υ	Varies up to 20%	Varies up to 20%	-
Indoor Aquatic and Wellbeing Centres						
Indoor Pool Adult Casual	Accessible	Casual	Υ	7.00	7.50	7.14%
Indoor Pool Casual Child/Concession Casual	Accessible	Casual	Υ	4.80	5.10	6.25%
Indoor Pool Family (2 adults + dependant children)	Accessible	Casual	Υ	19.40	21.00	8.25%
Indoor Pool Small Family (1 adult + dependant children)	Accessible	Casual	Υ	13.40	14.40	7.46%
Indoor Pool Lane Hire	Accessible	Casual	Υ	12.80	13.60	6.25%
Indoor Pool Group Entry (over 20 people)	Accessible	Casual	Υ	4.00	4.30	7.50%
Indoor Pool School Child Entry	Accessible	Casual	Υ	3.60	3.90	8.33%
Indoor Pool Schools 3/4 hour lesson (inc. entry)	Accessible	Session	Υ	8.40	9.00	7.14%
Indoor Pool Schools 3/4 hour lesson (RLS accredited)	Accessible	Session	N	-	9.00	-
Indoor Pool Aquatic Teacher/Instructor - From	Accessible	Hour	Υ	40.00	42.50	6.25%
Indoor Pool Swim/Spa/Sauna	Accessible	Casual	Υ	10.40	11.20	7.69%
Indoor Pool Swim/Spa/Sauna Concession	Accessible	Casual	Υ	9.00	9.60	6.67%
Indoor Pool Adult Swim Pass 10 Visits	Accessible	Multi Visit Pass	Υ	56.00	59.50	6.25%
Indoor Pool Child/Concession Pass 10 Visits	Accessible	Multi Visit Pass	Υ	39.00	41.50	6.41%
Indoor Pool Family Pass 10 Visits	Accessible	Multi Visit Pass	Y	153.00	162.50	6.21%
Indoor Pool Adult Swim Pass 20 Visits	Accessible	Multi Visit Pass	Y	112.00	119.00	6.25%
Indoor Pool Child/Concession Pass 20 Visits	Accessible	Multi Visit Pass	Y	77.50	82.50	6.45%
Indoor Pool Family Swim Pass 20 Visits	Accessible	Multi Visit Pass	Y	306.00	325.00	6.21%
Aquatic Events Indoor 50m Peak Time	Accessible	Hour	Y	693.00	736.00	6.20%
Aquatic Events Indoor 50m Off Peak	Accessible	Hour	Y	321.00	341.00	6.23%
Aquatic Everis indoor Soft Off Feak Aquatic Programs Child Learn to Swim Membership - Direct Debit	Accessible	Weekly	Y	16.00	17.00	6.25%
Aquatic Programs Adult Learn to Swim Membership - Direct Debit	Accessible	Weekly	Υ	18.40	19.60	6.52%
Aquatic Programs Squad Membership - Direct Debit	Accessible	Weekly	Y	18.40	19.60	6.52%
Aquatic Programs Aqua Aerobics Class	Accessible	Casual	Υ	12.80	13.60	6.25%
Aquatic Programs Aqua Aerobics Class (Concession)	Accessible	Casual	Υ	9.70	10.40	7.22%

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Aquatic Programs Aqua Aerobics 20 Visit Pass	Accessible	Multi Visit Pass	Υ	230.00	244.50	6.30%
Aquatic Programs Aqua Aerobics 20 Visit Pass (Concession)	Accessible	Multi Visit Pass	Υ	174.00	185.00	6.32%
Aquatic Programs Aqua Play (Splish Splash - 2 to 6 months)	Accessible	Casual	Υ	7.00	7.50	7.14%
Aquatic Programs Birthday Parties (per child + food)	Accessible	Session	Υ	21.50	23.00	6.98%
Aquatic Membership Joining Fee - From	Accessible	Application	Υ	42.00	45.00	7.14%
Aquatic Membership Adult - Direct Debit	Accessible	Weekly	Υ	10.00	10.80	8.00%
Aquatic Membership Student/Concession - Direct Debit	Accessible	Weekly	Υ	7.90	8.40	6.33%
6 Month Aquatic Membership Adult	Accessible	Term	Υ	297.50	316.00	6.22%
6 Month Aquatic Membership Student/ Concession	Accessible	Term	Υ	244.50	259.50	6.13%
12 Month Aquatic Membership Adult	Accessible	Term	Υ	555.00	589.00	6.13%
12 Month Aquatic Membership Student/ Concession	Accessible	Term	Υ	454.00	482.00	6.17%
Platinum and Gold Membership Joining Fee - From	Accessible	Application	Υ	40.00	42.50	6.25%
Platinum Membership - Direct Debit	Accessible	Weekly	Υ	20.50	22.00	7.32%
Platinum Membership Student/Concession - Direct Debit	Accessible	Weekly	Υ	16.40	17.40	6.10%
Gold/Partner Health Membership - Direct Debit	Accessible	Weekly	Υ	16.40	17.40	6.10%
Gold/Partner Health Membership Student/ Concession - Direct Debit	Accessible	Weekly	Υ	13.20	14.20	7.58%
Teen (13-15 years) Flexi Membership - Direct Debit	Accessible	Weekly	Υ	12.00	12.80	6.67%
Coaching Zone Membership - Direct Debit - From	Accessible	Weekly	Υ	50.00	53.50	7.00%
2 Weeks Platinum Membership	Accessible	Term	Υ	63.50	67.50	6.30%
2 Weeks Gold/Partner Health Membership	Accessible	Term	Υ	51.00	54.50	6.86%
6 Month Platinum Membership	Accessible	Term	Υ	556.00	590.00	6.12%
6 Month Gold/Partner Health Membership	Accessible	Term	Υ	464.00	493.00	6.25%
6 Month Teen Platinum Membership	Accessible	Term	Υ	352.00	374.00	6.25%
12 Month Platinum Membership	Accessible	Term	Υ	1,070.00	1,140.00	6.54%
12 Month Gold/Partner Health Membership	Accessible	Term	Υ	886.00	941.00	6.21%
12 Month Teen Platinum Membership	Accessible	Term	Υ	662.00	703.00	6.19%
Group Fitness Class Adult	Accessible	Casual	Υ	12.80	13.60	6.25%
Group Fitness Class Concession/Student	Accessible	Casual	Υ	9.70	10.40	7.22%
Casual Gym Adult	Accessible	Casual	Υ	16.80	18.00	7.14%
Casual Gym Concession/Student	Accessible	Casual	Υ	13.80	14.80	7.25%
Group Fitness Class 20 Visit Pass	Accessible	Multi Visit Pass	Υ	246.50	262.00	6.29%
Group Fitness Class 20 Visit Pass Concession	Accessible	Multi Visit Pass	Υ	163.00	173.00	6.13%
Casual Gym 20 Visit Pass	Accessible	Multi Visit Pass	Υ	313.00	333.00	6.39%
Casual Gym Concession/Student 20 Pass Visit	Accessible	Multi Visit Pass	Υ	259.00	275.00	6.18%
Personal Training - From	Accessible	Casual	Υ	47.00	50.00	6.38%
School Fitness School Fitness Program Entry	Accessible	Casual	Υ	5.30	5.70	7.55%
Room Hire - Multi Purpose Room	Accessible	Hour	Υ	31.00	33.00	6.45%
Childcare 90 Minutes Member	Accessible	Casual	Υ	9.00	9.60	6.67%
Childcare 90 Minutes Non-Member	Accessible	Casual	Υ	11.00	11.80	7.27%
Occasional Care 90 Minutes Member	Accessible	Casual	Υ	16.40	17.40	6.10%
Occasional Care 90 Minutes Non-Member	Accessible	Casual	Υ	19.40	21.00	8.25%
Pool Marketing, sponsor and promotional discounts	Incentive	Application	Y	Varies up to 20%	Varies up to 20%	-
Pool Marketing, sponsor and promotional	Incentive	Term/ Monthly	Υ	Varies up to 20%	Varies up to 20%	

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Pool Marketing, sponsor and promotional discounts - Incentive	Incentive	Casual	Υ	Varies up to 20%	Varies up to 20%	-
Wellness Centre Services - From	Accessible	Session	Υ	66.00	70.50	6.82%
Exercise physiology - From	Accessible	Session	Υ	62.00	66.00	6.45%
Squash Court Hire 1 hour	Accessible	Hour	Υ	15.40	16.40	6.49%
Squash Court Hire 1/2 hour	Accessible	1/2 hour	Υ	10.20	11.00	7.84%
Stadium hire 1 hour	Accessible	Hour	Υ	20.50	22.00	7.32%
Stadium hire not for profit 1 hour	Accessible	Hour	Υ	15.40	16.40	6.49%
Additional prices, programs and services can be ad	ded at the discretic	on of the CEO				
Reserves/Ovals – Season Hire						
Booking fee	Accessible	Percentage	Υ	5.00%	5.00%	0.00%
Graded A Reserve - Season Summer	Accessible	Season	Υ	4,010.00	4,255.00	6.11%
Graded A Reserve - Season Winter	Accessible	Season	Υ	8,015.00	8,505.00	6.11%
Graded A Reserve - Junior Use - Season Summer	Accessible	Season	Υ	2,005.00	2,130.00	6.23%
Graded A Reserve - Junior Use - Season Winter	Accessible	Season	Y	4,010.00	4,255.00	6.11%
Graded B Reserve - Season Summer	Accessible	Season	Υ	2,005.00	2,130.00	6.23%
Graded B Reserve - Season Winter	Accessible	Season	Y	4,010.00	4,255.00	6.11%
Graded B Reserve - Junior Use - Season Summer	Accessible	Season	Y	1,005.00	1,070.00	6.47%
Graded B Reserve - Junior Use - Season Winter	Accessible	Season	Y	2,005.00	2,130.00	6.23%
Graded C Reserve - Season Summer	Accessible	Season	Y	1.005.00	1,070.00	6.47%
Graded C Reserve - Season Winter	Accessible	Season	Y	2,005.00	2,130.00	6.23%
		Season				
Graded C Reserve - Junior Use - Season Summer	Accessible		Y	500.00	531.00	6.20%
Graded C Reserve - Junior Use - Season Winter	Accessible	Season	Y	1,005.00	1,070.00	6.47%
Graded D Reserve - Season Summer	Accessible	Season	Y	500.00	531.00	6.20%
Graded D Reserve - Season Winter	Accessible	Season	Y	1,005.00	1,070.00	6.47%
Graded D Reserve - Junior Use - Season Summer	Accessible	Season	Y	250.00	265.50	6.20%
Graded D Reserve - Junior Use - Season Winter	Accessible	Season	Y	500.00	531.00	6.20%
Occasional Hire						
Graded A Reserve - Day	Accessible	Day	Υ	273.00	290.00	6.23%
Graded A Reserve - Junior Use - Day	Accessible	Day	Υ	136.50	145.00	6.23%
Graded B Reserve - Day	Accessible	Day	Υ	204.00	216.50	6.13%
Graded B Reserve - Junior Use - Day	Accessible	Day	Υ	102.00	108.50	6.37%
Graded C Reserve - Day	Accessible	Day	Υ	136.50	145.00	6.23%
Graded C Reserve - Junior Use - Day	Accessible	Day	Υ	68.50	73.00	6.57%
Graded D Reserve - Day	Accessible	Day	Υ	68.50	73.00	6.57%
Graded D Reserve - Junior Use - Day	Accessible	Day	Υ	34.50	37.00	7.25%
Graded A Reserve - up to 3 hours	Accessible	Up to 3 Hours	Υ	136.50	145.00	6.23%
Graded A Reserve - Junior Use - up to 3 hours	Accessible	Up to 3 Hours	Υ	68.50	73.00	6.57%
Graded B Reserve - up to 3 hours	Accessible	Up to 3 Hours	Υ	102.00	108.50	6.37%
Graded B Reserve - Junior Use - up to 3 hours	Accessible	Up to 3 Hours	Υ	51.00	54.50	6.86%
Graded C Reserve - up to 3 hours	Accessible	Up to 3 Hours	Υ	68.50	73.00	6.57%
Graded C Reserve - Junior Use - up to 3 hours	Accessible	Up to 3 Hours	Υ	34.50	37.00	7.25%
Graded D Reserve - up to 3 hours	Accessible	Up to 3 Hours	Υ	34.50	37.00	7.25%
Graded D Reserve - Junior Use - up to 3 hours	Accessible	Up to 3 Hours	Υ	17.20	18.40	6.98%
Graded A Reserve - up to 1 hour	Accessible	Up to 1 hour	Υ	46.00	49.00	6.52%
Graded B Reserve - up to 1 hour	Accessible	Up to 1 hour	Υ	35.00	37.50	7.14%
Graded C Reserve - up to 1 hour	Accessible	Up to 1 hour	Y	23.50	25.00	6.38%
Graded D Reserve - up to 1 hour	Accessible	Up to 1 hour	Y	11.80	12.60	6.78%
Lighting at Sports Centre Track or Oval Only	Accessible	Hour	Y	38.00	40.50	6.58%
Lighting at Epsom Huntly Recreation Reserve	Accessible	Hour	Y	38.00	40.50	6.58%

Healthy Communities and Environments continued.

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Epsom Huntly Regional Recreation Reserve Pavil	ions					
Change Room Casual Use	Accessible	Day	Υ	22.00	23.50	6.82%
Meeting Room Casual Use up to 4 hours	Accessible	Hour	Υ	31.00	33.00	6.45%
Function Room, Kitchen and Bar Community Use - Casual	Accessible	Per Use	Υ	110.00	117.00	6.36%
Function Room, Kitchen and Bar Commercial/ Private Use - Casual	Accessible	Per Use	Υ	360.00	382.00	6.11%
Function Room Playgroup Use	Accessible	Per Use	Υ	12.00	12.80	6.67%
Kitchen / Kiosk - Seasonal	Accessible	Per Use	Υ	38.00	40.50	6.58%
Function Room, Kitchen and Bar Community Use - Seasonal	Accessible	Per Use	Υ	110.00	117.00	6.36%
Function Room - Training Nights - Seasonal	Accessible	Per Use	Υ	23.00	24.50	6.52%
Seasonal Cleaning Fee - From	Accessible	Weekly	Υ	22.50	24.00	6.67%
Casual Use Cleaning Fee - From	Accessible	Per Use	Υ	127.50	135.50	6.27%
Bonds for events are subject to the nature of the e	vent.					
Marist College Community Facility						
Indoor Stadium Hire	Accessible	Hourly	Υ	31.00	33.00	6.45%
Function Room, Kiosk and Bar Community Use - Casual	Accessible	Per Use	Υ	110.00	117.00	6.36%
Function Room, Kiosk and Bar Commercial/ Private Use - Casual	Accessible	Per Use	Υ	352.00	382.00	8.52%
Bonds for events are subject to the nature of the e	vent					
Commercial Fitness Operators						
Commercial Fitness Operator Fee - Over 3 sessions per week (Annual Permit)	Accessible	Application	Υ	1,225.00	1,300.00	6.12%
Commercial Fitness Operator Fee - Over 3 sessions per week (Summer Permit)	Accessible	Application	Υ	610.00	648.00	6.23%
Commercial Fitness Operator Fee - Under 3 sessions per week (Annual Permit)	Accessible	Application	Υ	610.00	648.00	6.23%
Commercial Fitness Operator Fee - Under 3 sessions per week (Summer Permit)	Accessible	Application	Υ	305.00	324.00	6.23%
Commercial Fitness Operator Fee - Casual Use	Accessible	Application	Υ	25.50	27.50	7.84%
Commercial Fitness Operator Additional Trainers Fee (Applicable 3+ trainers)	Accessible	Application	Υ	122.50	130.00	6.12%
COMMUNITY WELLBEING						
Early Years						
Child Care						
Weekly under 3 years of age	Accessible	Week	N	539.00	572.00	6.12%
Weekly over 3 years of age	Accessible	Week	N	527.00	560.00	6.26%
Full Day Care under 3 years of age	Accessible	Day	N	139.50	148.50	6.45%
Full Day Care over 3 years of age	Accessible	Day	N	139.50	148.50	6.45%
Late Collection of Children	Accessible	Minute	N	6.50	6.90	6.15%
Non Cancellation of OCC bookings	Accessible	Flat Admin	N	12.60	13.40	6.35%

Presentation and Assets

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
ENGINEERING						
Consent for Works in Road Reserves (Municipal r	oads) – Works othe	er than minor wor	ks or traf	fic 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	1,060.00	1,125.00	6.13%
Consent for Works in Road Reserves (Municipal F	Roads) – Minor Wor	ks				
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	Ν	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.						
AO - Full Colour	Market	Each	Υ	38.00	40.50	6.58%
A2 - Full Colour	Market	Each	Υ	14.00	15.00	7.14%
Black and White Print			,			
AO - Black and White	Market	Each	Y	10.40	11.20	7.69%
A1 - Black and White	Market	Each	Y	6.90	7.40	7.25%
A2 - Black and White	Market	Each	Y	4.60	4.90	6.52%
Map Books PARKS AND OPEN SPACE	Market	Each	Y	10.40	11.20	7.69%
Tree Replacement and Maintenance	Full Cost	Each	N		440.00	
Booking fee - bookable Parks, Gardens and	Tuli Cost	Per bookable				
Passive Reserves	Accessible	location	Υ	5.00%	5.00%	
Community/General Event/Gathering (0-30 People) No booking required	Accessible	No booking required	Υ	-	-	-
Community/General Event/Gathering (30-50 People)	Accessible	Per bookable location	Υ	96.00	102.00	6.25%
Community/General Event/Gathering (Above 50 People)	Accessible	Per bookable location	Υ	101.00	107.50	6.44%
Wedding / private event (birthday party / family reunion)	Accessible	Per bookable location	Υ	138.50	147.00	6.14%
Commercial Event	Accessible	Per bookable location	Υ	138.50	147.00	6.14%
RESOURCE RECOVERY AND EDUCATION						
Eaglehawk Landfill						
Domestic Minimum Charge	Accessible	Under 10 kg	Υ	2.50	2.80	12.00%
Domestic Garbage Bag - Eaglehawk Landfill	Accessible	Tonne	Y	249.00	279.50	12.25%
Separated Waste - Eaglehawk Landfill	Accessible	Tonne	Y	184.00	206.50	12.23

Presentation and Assets continued.

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Domestic Concrete - Eaglehawk Landfill	Accessible	Tonne	Υ	97.50	109.50	12.31%
Domestic Asbestos - Eaglehawk Landfill	Accessible	Tonne	Υ	338.00	379.00	12.13%
Domestic Green Waste - Eaglehawk Landfill	Accessible	Tonne	Υ	Free	Free	-
Green Commercial - Eaglehawk Landfill	Accessible	Tonne	Υ	95.00	106.50	12.11%
Industrial, Commercial - Eaglehawk Landfill	Accessible	Tonne	Υ	265.50	298.00	12.24%
Industrial, Commercial <100kg - Eaglehawk Landfill	Accessible	Each	Υ	26.50	30.00	13.21%
Industrial, Commercial (Polystyrene, carpet, PET, HDPE, LDPE, foam mattresses, insulation etc) - Eaglehawk Landfill	Accessible	Tonne	Υ	510.00	572.00	12.16%
Industrial, Commercial (Mixed loads of recycling and waste) - Eaglehawk Landfill	Accessible	Tonne	Υ	510.00	572.00	12.16%
Building Rubble - Eaglehawk Landfill	Accessible	Tonne	Υ	265.50	298.00	12.24%
Asbestos - Eaglehawk Landfill	Accessible	Tonne	Υ	338.00	379.00	12.13%
LL Contaminated Soil - Eaglehawk Landfill	Accessible	Tonne	Υ	325.00	365.00	12.31%
Car Tyres - Eaglehawk Landfill	Accessible	Each	Υ	8.00	8.00	0.00%
Car Tyre (with Rim) - Eaglehawk Landfill	Accessible	Each	Υ	14.00	15.80	12.86%
Motorcycle - Eaglehawk Landfill	Accessible	Each	Υ	8.00	8.00	0.00%
Light Truck - Eaglehawk Landfill	Accessible	Each	Υ	12.00	12.00	0.00%
Light Truck (with Rim) - Eaglehawk Landfill	Accessible	Each	Υ	14.00	14.00	0.009
Heavy Truck - Eaglehawk Landfill	Accessible	Each	Υ	14.00	14.00	0.00
Heavy Truck (with Rim) - Eaglehawk Landfill	Accessible	Each	Υ	24.00	24.00	0.00
Super Single (with or without Rim) - Eaglehawk Landfill	Accessible	Each	Υ	POA	POA	
Bob Cat - Eaglehawk Landfill	Accessible	Each	Υ	13.00	13.00	0.00
Forklift (small) - Eaglehawk Landfill	Accessible	Each	Υ	14.00	14.00	0.00
Forklift (medium) - Eaglehawk Landfill	Accessible	Each	Υ	19.00	19.00	0.00
Forklift (large) - Eaglehawk Landfill	Accessible	Each	Υ	24.00	24.00	0.00
Forklift over 36" - Eaglehawk Landfill	Accessible	Each	Υ	POA	POA	
Tractor (small) - Eaglehawk Landfill	Accessible	Each	Υ	70.00	70.00	0.00
Tractor (medium) - Eaglehawk Landfill	Accessible	Each	Υ	114.00	114.00	0.00
Tractor (large) - Eaglehawk Landfill	Accessible	Each	Υ	171.50	171.50	0.00
Mattresses - Eaglehawk Landfill	Accessible	Each	Υ	25.50	27.50	7.84
Fridges/Air conditioners/Freezers - Eaglehawk Landfill	Accessible	Each	Υ	23.50	26.50	12.77
Immediate Deep Burial of Prohibited or Dangerous Items - Eaglehawk Landfill	Accessible	Fee unit	Υ	143.00	160.50	12.245
Goornong/Strathfieldsaye Transfer Stations						
Domestic Garbage Bag - Goornong/ Strathfieldsaye Transfer Stations	Accessible	Domestic Bag	Υ	5.00	5.70	14.00
Wheelie Bin - Goornong/Strathfieldsaye Transfer Stations	Accessible	Load	Υ	12.80	14.40	12.50
Car Boot - Goornong/Strathfieldsaye Transfer Stations	Accessible	Car Boot	Υ	19.80	22.50	13.64
Car Boot (Unsorted Load) - Goornong/ Strathfieldsaye Transfer Stations	Accessible	Car Boot	Υ	42.50	48.00	12.94
Trailer 6 x 4 - Goornong/Strathfieldsaye Transfer Stations	Accessible	Trailer etc	Υ	42.50	48.00	12.94
Trailer 6 x 4 (Unsorted Load) - Goornong/ Strathfieldsaye Transfer Stations	Accessible	Trailer etc	Υ	84.50	95.00	12.43
Trailer with cage 6 x 4 - Goornong/Strathfieldsaye Transfer Stations	Accessible	Trailer etc	Υ	76.50	86.00	12.42
Trailer with cage 6 x 4 (Unsorted Load) - Goornong/Strathfieldsaye Transfer Stations	Accessible	Trailer etc	Υ	152.00	170.50	12.17
Tandem Trailer 8 x 5 - Goornong/Strathfieldsaye Transfer Stations	Accessible	Load	Υ	89.00	100.00	12.365

Presentation and Assets continued.

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Tandem Trailer 8 x 5 (Unsorted Load) - Goornong/Strathfieldsaye Transfer Stations	Accessible	Load	Υ	177.00	198.50	12.15%
Tandem Trailer with cage 8 x 5 - Goornong/ Strathfieldsaye Transfer Stations	Accessible	Load	Υ	177.00	198.50	12.15%
Tandem Trailer with cage 8 x 5 (Unsorted Load) - Goornong/Strathfieldsaye Transfer Stations	Accessible	Load	Υ	355.00	398.00	12.11%
Fridges/Air conditioners/Freezers (Fridges and Large White Goods not accepted at Goornong) - Goornong/Strathfieldsaye Transfer Stations	Accessible	Each	Υ	Free	Free	-
Gas Bottles (<9kg) - Goornong/Strathfieldsaye Transfer Stations	Accessible	Each	Υ	13.20	14.80	12.12%
Oil - Volumes <20L - Goornong/Strathfieldsaye Transfer Stations	Accessible	Each	Υ	4.40	5.00	13.64%
Mattresses - Goornong/Strathfieldsaye Transfer Stations	Accessible	Each	Υ	25.50	29.00	13.73%
Domestic green waste (Goornong only) - Goornong/Strathfieldsaye Transfer Stations	Accessible	Each	Υ	Free	Free	-
Computer monitors/televisions - Goornong/ Strathfieldsaye Transfer Stations	Accessible	Each	Υ	Free	Free	-
Heathcote Transfer Station						
Garbage Bag - (< 70 Litres) - Heathcote Transfer Station	Accessible	Each	Υ	5.00	5.70	14.00%
Wheelie Bin - Heathcote Transfer Station	Accessible	Each	Υ	12.80	14.40	12.50%
Car Boot - Heathcote Transfer Station	Accessible	Load	Υ	19.80	22.50	13.64%
Car Boot (Unsorted Load) - Heathcote Transfer Station	Accessible	Load	Υ	42.50	48.00	12.94%
Trailer/Ute 6 x 4 - Heathcote Transfer Station	Accessible	Load	Υ	42.50	48.00	12.94%
Trailer/Ute 6 x 4 (Unsorted Load) - Heathcote Transfer Station	Accessible	Load	Υ	84.50	95.00	12.43%
Trailer with cage 6 x 4 - Heathcote Transfer Station	Accessible	Load	Υ	76.50	86.00	12.42%
Trailer with cage 6 x 4 (Unsorted Load) - Heathcote Transfer Station	Accessible	Load	Υ	152.00	170.50	12.17%
Tandem Trailer 8 x 5 - Heathcote Transfer Station	Accessible	Load	Υ	89.00	100.00	12.36%
Tandem Trailer 8 x 5 (Unsorted Load) - Heathcote Transfer Station	Accessible	Load	Υ	177.00	198.50	12.15%
Tandem Trailer with cage 8 x 5 - Heathcote Transfer Station	Accessible	Load	Υ	177.00	198.50	12.15%
Tandem Trailer with cage 8 x 5 (Unsorted Load) - Heathcote Transfer Station	Accessible	Load	Υ	355.00	398.00	12.11%
Domestic green waste - Heathcote Transfer Station	Accessible	Load	Υ	Free	Free	-
Green Commercial - Heathcote Transfer Station	Accessible	Cubic Metre	Υ	20.00	21.50	7.50%
Industrial, Commercial (Including commercial cardboard) - Heathcote Transfer Station	Accessible	Cubic Metre	Υ	56.50	63.50	12.39%
Industrial, Commercial (Unsorted Load) - Heathcote Transfer Station	Accessible	Cubic Metre	Υ	113.00	127.00	12.39%
Car Tyres - Heathcote Transfer Station	Accessible	Each	Υ	8.00	8.00	0.00%
Car Tyre (with Rim) - Heathcote Transfer Station	Accessible	Each	Υ	14.00	14.00	0.00%
Motorcycle - Heathcote Transfer Station	Accessible	Each	Υ	8.00	8.00	0.00%
Light Truck - Heathcote Transfer Station	Accessible	Each	Υ	12.00	12.00	0.00%
Light Truck (with Rim) - Heathcote Transfer Station	Accessible	Each	Υ	14.00	14.00	0.00%
Heavy Truck - Heathcote Transfer Station	Accessible	Each	Υ	14.00	14.00	0.00%
Heavy Truck (with Rim) - Heathcote Transfer Station	Accessible	Each	Υ	24.00	24.00	0.00%
Super Single (with or without Rim) - Heathcote Transfer Station	Accessible	Each	Υ	POA	POA	=
Bob Cat - Heathcote Transfer Station	Accessible	Each	Υ	13.00	14.60	12.31%

Presentation and Assets continued.

Name	Pricing Type	Unit of Measure	GST	Year 2022/2023 Fee (incl. GST) \$	Year 2023/2024 Fee (incl. GST) \$	Increase %
Forklift (small) - Heathcote Transfer Station	Accessible	Each	Υ	14.00	14.00	0.00%
Forklift (medium) - Heathcote Transfer Station	Accessible	Each	Υ	19.00	19.00	0.00%
Forklift (large) - Heathcote Transfer Station	Accessible	Each	Υ	24.00	24.00	0.00%
Forklift over 36" - Heathcote Transfer Station	Accessible	Each	Υ	POA	POA	-
Tractor (small) - Heathcote Transfer Station	Accessible	Each	Υ	70.00	70.00	0.00%
Tractor (medium) - Heathcote Transfer Station	Accessible	Each	Υ	114.00	114.00	0.00%
Tractor (large) - Heathcote Transfer Station	Accessible	Each	Υ	172.00	172.00	0.00%
Fridges /Air conditioners/Freezers - Heathcote Transfer Station	Accessible	Each	Υ	Free	Free	-
Gas Bottles (<9kg) - Heathcote Transfer Station	Accessible	Each	Υ	13.20	14.80	12.12%
Oil - Volumes <20L - Heathcote Transfer Station	Accessible	Each	Υ	4.40	5.00	13.64%
Mattresses - Heathcote Transfer Station	Accessible	Each	Υ	25.50	29.00	13.73%
Computer monitors/Televisions - Heathcote Transfer Station	Accessible	Each	Υ	Free	Free	-
Bin Hire						
Up to 5 240L Bins	Accessible	Fee Unit	Υ	135.00	151.50	12.22%
6 to 10 240L Bins	Accessible	Fee Unit	Υ	178.50	200.50	12.32%
11 to 15 240L Bins	Accessible	Fee Unit	Υ	208.00	233.50	12.26%
15 to 20 240L Bins	Accessible	Fee Unit	Υ	320.00	359.00	12.19%
21 to 25 240L Bins	Accessible	Fee Unit	Υ	365.00	410.00	12.33%
26 to 30 240L Bins	Accessible	Fee Unit	Υ	399.00	448.00	12.28%
31 to 35 240L Bins	Accessible	Fee Unit	Υ	510.00	572.00	12.16%
36 to 40 240L Bins	Accessible	Fee Unit	Υ	559.00	627.00	12.16%
41 to 45 240L Bins	Accessible	Fee Unit	Υ	751.00	842.00	12.12%
46 to 50 240L Bins	Accessible	Fee Unit	Υ	784.00	879.00	12.12%
Bin Charges						
Supply of Garbage Bins - 240 Litre	Full Cost	Bin	Ν	139.00	147.50	6.12%
Supply of Garbage Bins - 140 Litre	Full Cost	Bin	Ν	104.00	110.50	6.25%
Supply of Recycle Bin - 240 Litre	Full Cost	Bin	Ν	104.00	110.50	6.25%
Supply of Organic Bin - 240 Litre	Full Cost	Bin	Ν	104.00	110.50	6.25%
PROPERTY SERVICES						
Contamination - Soil and Site Investigations	Full Cost	Application	Ν	-	Varies	-
Property Land Valuations	Full Cost	Application	Ν	-	Varies	-
Property Searches - Land Searches	Full Cost	Application	Ν	-	Varies	-
Services in connection with a Council land transaction	Full Cost	Varies	Υ	Varies	Varies	-

Appendix B - Planned capital works program 2023/2024

A detailed list of planned capital works for 2023/2024 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

- Allingham Drill Hall, storage at the rear of the hall with separate toilet construction
- Maiden Gully Tennis Pavilion, shelter/storage and toilets works
- Install cubicle/stall doors on amenities Kennington, Strathfieldsaye, Elmore, Heathcote
- Victoria Hill new enclosure around crusher to reduce access and vandalism
- Continue delivery of Bendigo Tramways workshop expansion
- Marong Kindergarten and Community Hub Stage 1 (subject to external funding)
- Spring Gully Kindergarten expansion (subject to funding)
- Continue delivery of Bendigo Airport Terminal
- Complete a Changing Place Toilet in Heathcote
- Red Energy Arena (Bendigo Stadium) Accessibility including ramp/lift and front doors, Skylounge renewal stage 2, HVAC design
- Renewal of Rosalind Park Poppet Head
- Renewal of the Rosalind Park Conservatory
- Capital Theatre first floor foyer painting and floor coverings replacement and ground floor administration areas
- Golden Dragon Chinese Garden renewal Zone 2 painting
- Bendigo Library lighting system renewal and staged internal painting
- External works at Boardwalk Café
- Cooinda Park Public Toilet renewal including accessibility
- Redevelopment of Axedale Public Hall and Preschool
- Adam Street Depot buildings renewal
- Eaglehawk Town Hall renewal
- Quarry Hill Recreation Reserve (Ken Wust) pavilion design
- Bendigo Town Hall HVAC and ventilation design
- Bagshot Hall renewal
- Huntly Shire Office renewal
- Kamarooka Hall Renewal
- Barrack Reserve shelter and barbecue renewal
- Annie Galvin Preschool building drainage
- Elmore Community Hub kitchen renewal
- Maiden Gully Public Hall renewal
- Marong Historic Council Chamber renewal
- Lockwood South Public Hall external painting
- Final year of City contribution to the Mercy Junortoun Sporting Precinct development
- All Abilities Access Program (Universal Access) Construction and upgrade of non-compliant disabled car parking, pedestrian crossings, and minor footpath/kerb areas
- Bendigo Library repurposing of ground floor loading bay and processing area
- Relocation of the City's Depot wash bay
- Replacement of gas appliances at approximately 20 small community facilities with high efficiency electric alternatives
- Detailed design and tender specification for the electrification of the Bendigo Library
- · Completion of Strathfieldsaye Community Hub renewal

Public furniture and fittings

- Edward Street MSCP Parking Management System
- CBD Parking Control equipment renewal
- Neangar Preschool play equipment renewal
- Prouses Road North Bendigo Playspace renewal
- Melbury Court Playspace renewal
- Akoonah Playspace renewal
- Signage for entrance to Junortoun on McIvor Highway
- Long Gully Neighbourhood House play space

Land improvements

- Redevelopment of the Municipal Baths to a publicly accessible open space
- Design of Eaglehawk Landfill Rehabilitation Cells 3b and 5 $\,$
- Maiden Gully Recreation Reserve tennis lighting renewal
- · Bendigo Tennis Centre lighting renewal
- Maiden Gully Recreation Reserve tennis hard surface renewal
- · Spring Gully Recreation Reserve
- Strathfieldsaye Recreation Reserve netball surface renewal
- Red Energy Arena (Bendigo Stadium) netball court design
- Strathdale Park cricket nets renewal
- Construction of behind goal netting at the Scott Street-end of White Hills Recreation Reserve
- Tom Flood Sport Centre resurfacing, fencing, gates and lighting

Sealed and unsealed roads

- Reseals/resurfacing program
- Resheet program
- Midland Highway/North Connector Road intersection contribution (DCP)
- Huntly DCP projects design (DCP)
- Midland Highway/Waratah Road intersection signalisation (DCP)
- Raised crossings View/McKenzie Streets and Forest/High Streets intersections
- Blackspot Crusoe Road, Lockwood
- Blackspot Diamond Hill Road, Mandurang
- Blackspot Epsom-Barnadown Road
- Blackspot Sedgwick Road, Mandurang South
- Contribution to works associated with the Strathfieldsaye growth areas

Pathways

- Pathways Bendigo Creek shared path renewal
- Pathways Ellis Street and Neale Street renewal
- Pathways Hargreaves Street renewal
- Pathways High Street renewal
- Pathways Larritt Street and Baxter Street renewal
- Pathways McCrae Street renewal
- Pathways Nish Street renewal
- Pathways Sailors Gully Road renewal
- Ironbark Gully Trail Stage 1
- Bendigo Low Line Separated Walking Cycling Network
 design
- Construction of various new pathways
- Emu Creek underpass construction (Year 1)

Drainage

- Bendigo Creek wall replacement Nolan Street South
- Drainage works Church Street renewal
- Drainage works Paperbark Court renewal
- Drainage works Pethard Place renewal
- Pits and pipes Sunset Drive renewal
- Drainage works Waterview Drive renewal
- Bendigo Regional Employment Precinct Contributions to water main upgrade
- Bendigo Regional Employment Precinct Infrastructure planning and design
- Bendigo Regional Employment Precinct Integrated water assessment
- Bendigo Creek Levee Flood Mitigation Design and development
- Bendigo Creek Instream works (Year 2)
- Kennington Reservoir dam wall (Year 2)

Notes			



16. LEAD AND GOVERN FOR ALL

16.1. Appointing an Acting Chief Executive Officer

Author:	Tiffany O'Connell, Governance Officer - Mayoral Support
Responsible Director:	Craig Niemann, CEO

Purpose

The purpose of this report is to request Council to appoint an Acting Chief Executive Officer (CEO) while the substantive CEO takes five weeks annual leave.

Recommended Motion

That Council appoint Andrew Cooney as Acting CEO effective from July 3, 2023 to August 4, 2023 inclusive.

Background

The substantive CEO plans to take annual leave for a period of five weeks from July 3, 2023 to August 4, 2023, inclusive, which equates to 32 calendar days.

Report

Under section 11(3) of the <u>Local Government Act 2020</u>, the power to appoint an Acting Chief Executive Officer for a period exceeding 28 days resides with Council.

After discussion with the Mayor and Councillors, an expression of interest process was undertaken and offered to all current staff. Applications were subsequently considered by the Mayor and Councillors, and interviews were undertaken by Mayor, Councillors and CEO. The role of acting Chief Executive Officer was offered to Andrew Cooney, Director Commonwealth Games.

Priority/Importance

It is critical that Council appoint an acting CEO prior to commencement of the substantive CEO's leave.

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

16.2. Quarterly Finance and Capital Management Report Q3 - March 2023

Author:	Kate Fox, Coordinator Management Accounting & Analysis
Responsible Director:	Jessica Howard, Director Corporate Performance

Purpose

The purpose of this report is to provide Council with a report on the financial position and capital program results for the City of Greater Bendigo 2022/2023 financial years, as at 31 March 2023 (Q3), in accordance with the requirements of the *Local Government Act 2020*.

Recommended Motion

That Council receive the report comparing budgets and actual revenues and expenses to 31 March 2023, in accordance with the requirements of the *Local Government Act 2020*.

Executive Summary

The Q3 Financial & Capital Management Report (Q3 Quarterly Report) provides an update on financial performance for the 2022/2023 financial year across operational expenditure and capital works.

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

Background

In accordance with Section 97 of the *Local Government Act 2020*: "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."

Report

The City's operating result as at March 31 2023 is \$48M (12%) favourable to budget. The 2022/2023 budget was prepared on the basis of stable inflation rates, and additional costs for materials and services are starting to flow through to the City's bottom line.

This year's financials and budget are the most challenging the City has experienced in some time. For most local governments, the reality of operating under rate-capping, with the cost of materials and services increasing alongside community expectations, means that budgets are constrained. The City is making increasingly hard decisions during the year and through the budgeting process.

Within the financial year results, the October 2022 Victorian flood event continues to be a key impact. Claims are in progress, with additional State and Federal Government funding

and insurance claims subject to a relatively complex and contested claims process before any revenue is received or recorded.

Other key year-to-date results include:

- \$6.4M unfavourable variance for general expenses. Portions of this variance are timing-related for upfront payments, however, the City is forecasting a 9% increase in the cost of materials and services – predominantly due to inflation and flood recovery works.
- \$3.6M favourable variance for User Fees and Charges due to Bendigo Art Gallery Elvis exhibition carrying over to July, increased parking revenue and childcare utilisation at full capacity.
- \$0.9M unfavourable variance for employee benefits due to redundancies in Home Support Services.
- \$3.6M favourable variance for Operational and Capital Government Grants partly due to funds receipted in 2021/2022 financial year being recognised in the current financial year (project related).

The operating surplus forecast to the end of the financial year is \$37.8M (\$4.7M favourable to budget). This larger favourable forecast result is an accounting result, and includes additional forecast capital grants and contributions, which are tied to specific projects and increased capital expenditure (not recorded in the operating statement). Excluding capital grants and contributions, the City is likely to record a minor surplus for the current financial year of \$0.53M (<1% variance). The City's profit and loss statement for the 9 months ended 31 March 2023 is provided below:

	YEAR TO DATE				FORECAST			
	YTD	YTD			Full Year	Annual		
	Actual	Budget	YTD Variance		Forecast	Budget	Forecast Variance	
	\$'000	\$'000	\$'000	%	\$'000	\$'000	\$'000	%
Income								
Rates and Charges	139,025	139,359	(335)	(0%)	139,035	139,298	(263)	(0%)
Statutory fees and fines	4,246	3,840	406	11%	5,932	5,553	378	7%
User fees	21,161	17,910	3,250	18%	28,472	24,967	3,504	14%
Grants - operating	15,209	12,698	2,511	20%	32,900	29,315	3,584	12%
Grants - capital	16,733	15,647	1,086	7%	21,298	19,923	1,376	7%
Contributions - monetary	5,570	2,185	3,385	155%	5,570	2,780	2,790	100%
Contributions - non monetary	-	-	-	-	12,000	12,000		-
Share of net profits of assoc.	-	71	(71)	(100%)	95	95		-
Other income	3,797	1,821	1,975	108%	4,744	2,403	2,341	97%
Total income	205,741	193,533	12,207	6%	250,045	236,334	13,711	6%
Expenses								
Employee costs	61,403	60,504	(899)	(1%)	79,680	78,286	(1,394)	(2%)
Materials & services	63,221	56,796	(6,426)	(11%)	79,856	72,555	(7,301)	(10%)
Depreciation	32,078	32,045	(33)	(0%)	42,746	42,726	(20)	(0%)
Amortisation- intangible	698	698	-		930	930	-	
Amortisation- right of use	-	-	-		2,800	2,800	-	
Bad and doubtful debts	1	1	0	16%	287	262	(25)	(10%)
Borrowing costs	753	748	(5)	(1%)	997	997	-	-
Finance costs - leases	0	263	262	100%	360	350	(10)	(3%)
Net loss on disposal of								
property, infrastructure,	(342)	-		100%	4,024	4,020		(0%)
plant and equipement			342				(4)	
Other expenses	37	138	101	73%	510	245		(108%)
Total expenses	157,849	151,191	(6,657)	(4%)	212,189	203,171	(9,018)	(4%)
Surplus/(deficit):	47,892	42,342	5,550	12%	37,856	33,163	4,692	12%

Cash holdings & investments

Cash holdings currently remain above minimum required levels. There has been a significant increase this year in payment arrangements being put in place for rates. These include people seeking more time, deferral and/or flexibility with repayments. At the time of drafting this report, there were 1,218 payment arrangements in place, representing a 34% increase from the same time last year – noting this figure includes people on other arrangements like fortnightly or other regular deductions.

The City's investment portfolio remains in line with policy. Competition between the banks has increased in recent months resulting in further increased term deposit rates, flowing from increased central bank rates. Interest rates increased to approximately 4% in March, resulting in improved forecast revenues. Currently 45% 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.

October 2022 flood event

In October 2022 the City, along with various other Local Government areas, were impacted by a significant storm/flood event. The City provided and operated an Emergency Relief Centre and Incident Control Centre as an immediate response to assist

those impacted by the event. Costs relating to the centre operations, infrastructure damage, community recovery, waste disposal, rates revenue reduction and building damage continue to be worked through.

There are a few disaster funding sources available to the City and claims are currently underway. The City estimates that around 50% of the total costs to date of approximately \$3M may be claimable. No claims have been finalised to date through the federal Government's Disaster Funding Recovery Arrangements (DRFA).

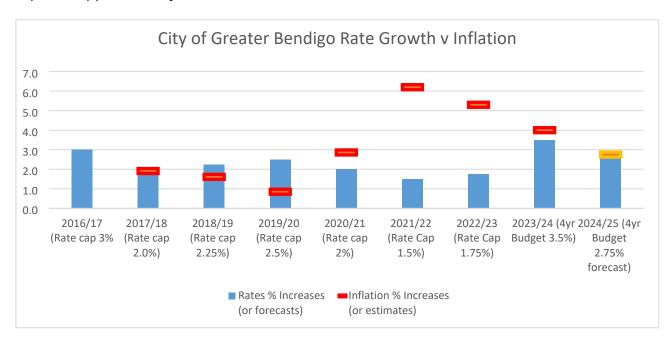
Borrowings

The City held a loan portfolio of \$21.3M as at 31 March, 2023. The City's 2022/2023 Budget was prepared with an upper borrowing limit of \$5.1M available, which will not be utilised this financial year. Since September 2021, loan facilities have been supported more directly by the Victorian Government, with Treasury Corporation of Victoria (TCV) having the capacity to lend directly to Local Government entities at lower rates than might otherwise be available in the market.

Rate Cap & City financial sustainability: looking forward

A rate cap of 3.5% has been built into the draft 2023/2024 budget. For other costs, the ABS records inflation (National CPI) through to February 2023 as 6.8%. This represents a significant gap between the local government rate cap and the increased cost of materials due to inflation. This cost gap has been considered as part of the 2023/2024 annual budget process.

The following graph summarises the difference between the rate cap and inflation. Over the two financial years between 2021/2022 and 2022/2023, this represents a notional funding 'gap' of over \$8.25M. The City's annual rates (excluding waste charges) are around \$110M, so each percentage point (1%) difference in the rate increase applied is equal to approximately \$1.1M.



In light of this funding gap, to deliver long term financial sustainability, the City will need to carefully consider how it continues to deliver current service levels and this may require operational efficiencies, reviews of services, or future increases in rates.

Capital Program

Key projects in delivery include: Bendigo Airport Terminal; Bendigo Skate Park renewal at Ewing Park; Soft Surfaces renewal at Tom Flood; and the Bendigo Tramways Workshop expansion.

Capital expenditure in the third quarter exceeded the City's target. Cost escalation is now evident and being realised across projects, particularly in relation to building and land improvement works (primarily steel, timber and concrete materials).

Construction costs continue to increase significantly faster than broader CPI, and it is likely that additional funds will be required across the program where scope changes/savings cannot be realised.

Cost issues are in some cases compounded by scheduling conflicts, resources pressures and ongoing requests related to the October Flood event. Although current forecasts indicate a likelihood of expenditure exceeding that of prior years, construction sector issues are impacting Council, and may reduce the City's overall capital delivery (as a percentage of projects delivered).

Priority/Importance

In accordance with Section 97 of the *Local Government Act 2020*: "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 each quarter as required by the *Local Government Act 2020*.

Communications/Engagement

Managers have reviewed the financial results and provided commentary and forecasting to inform the Q3 Quarterly Report. EMT considered this report in May.

Financial Sustainability

The Q3 Quarterly Report and related discussions are a key tool in assessing and managing the City's ongoing financial sustainability.

Risk Assessment

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

Policy Context

Primary Council Plan Reference

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

Secondary Council Plan Reference(s)

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

Other Reference(s)

City of Greater Bendigo Financial Plan 2021-2031 City of Greater Bendigo Budget 2022/2023

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. Audit and Risk Committee - Chairperson Biannual Report

Author:	Anna Connolly, Risk and Assurance Advisor
Responsible Director:	Jessica Howard, Director Corporate Performance

Purpose

The purpose of this report is to brief Councillors on the Audit and Risk Committee (ARC) Chairperson's biannual activity report, which provides a summary of the activities and findings of the Committee since the last report.

Recommended Motion

That Council note the ARC Chairperson's biannual report.

Executive Summary

In accordance with the Local Government Act (2020) and the ARC Charter, the ARC Chairperson is required to provide biannual reports to Council on the activities and findings of the Committee, with one including the annual performance.

Background

The ARC is an advisory committee of the Council established to assist the Council to discharge its responsibilities under the Act to:

- monitor the compliance of Council policies and procedures with:
 - o the overarching governance principles;
 - o the Act and the regulations and any Ministerial directions;
 - o other relevant laws and regulations;
- monitor internal controls;
- monitor Council's financial and performance reporting;
- monitor and provide advice on risk management and fraud prevention systems and controls;
- · oversee internal audit function; and
- oversee external audit functions.

In accordance with the Local Government Act (2020), the City are required to have an ARC Charter adopted. One of the requirements of the ARC Charter is for the ARC Chairperson to provide two reports per year.

Previous Council decision dates: December 12, 2022 – last chairperson report to council.

Report

The ARC Charter requires that the ARC Chairperson report to Council biannually, a summary of the activities and achievements of the Committee. The report has been provided by the Chairperson, Jovana Obradovic-Tantra.

Communications/Engagement

The ARC Charter requires that the ARC Chairperson report to Council biannually, a summary of the activities and achievements of the Committee. The report has been provided by the Chairperson, Jovana Obradovic-Tantra.

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)

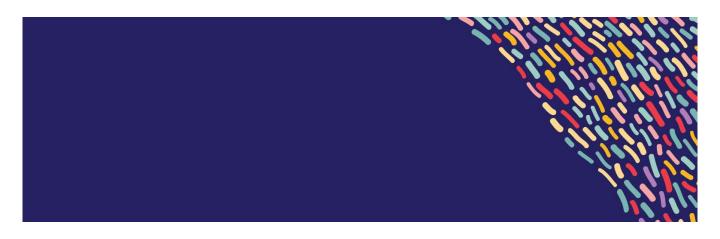
Goal 1 - Accountable, financially responsible, equitable, transparent decision making

Conflict of Interest

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

Attachments

1. Audit and Risk Committee Chairperson Biannual Report May 2023 [16.3.1 - 9 pages]



City of Greater Bendigo Audit and Risk Committee Biannual Activity and Performance Report

October 1, 2022 - March 31, 2023



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1. Introduction

The role of the Audit and Risk Committee (Committee) is set out in the Audit and Risk Committee Charter, last approved by the Committee on 8 September 2022. The Committee has been established to strengthen Council's governance, risk management, financial management and to drive continuous improvement. Pursuant to section 53(2) of the Local Government Act 2020 (the Act), the Committee is an advisory committee and does not have any delegated powers, including executive powers, management functions, or delegated financial responsibility.

The Committee is an advisory committee of the Council established to assist the Council to discharge its responsibilities under the Act to:

- monitor the compliance of Council policies and procedures with:
 - o the overarching governance principles
 - o the Act and the regulations and any Ministerial directions
 - o other relevant laws and regulations
- monitor internal controls
- monitor Council financial and performance reporting
- monitor and provide advice on risk management and fraud prevention systems and controls
- oversee internal audit function
- oversee external audit functions.

The Committee engage with management in discharging its responsibilities and formulating its advice to the Council. The Committee operates to advise the Council on how best to fulfil its responsibilities and facilitate decision making by providing a forum for improving communication between the Council members and senior management, finance, risk and compliance managers, internal auditors and external auditors.

2. Purpose of the biannual activity report

This report meets the reporting requirements to Council as required by section 54(5) of the Local Government Act 2020 (Act). The report provides Council and the community with a summary of the matters that the Audit and Risk Committee has addressed in the reporting period in discharging its responsibilities under its Charter and under the Act.

Further, the report provides Council with the Committee's findings and recommendations for the period. This report provides an overview of the activity of the Audit and Risk Committee from October 1, 2022 to March 31, 2023.





3. Audit and Risk Committee Membership

The Committee comprises of seven members, four independent members and three Councillors. In addition to the members, other attendees include the CEO, Director Corporate Performance, Manager Financial Strategy, Manager Governance, Risk and Assurance Advisor and Internal and External Auditors.

Independent Members:



Jovana Obradovic-Tantra October 2018 – Current (Chair)

Jovana is currently serving her second term on the Council's Audit and Risk Committee (ARC) and is currently the Chair of this Committee.

She is a governance professional, with over 15 years' experience in a wide array of industries including ports, transport, warehousing, heavy industry, construction, and manufacturing. She started her own compliance consultancy in 2016 servicing a variety of SMEs and local government clients.

She understands the shifting risk landscape faced by local government and proactively works with the ARC towards better outcomes for the council.



Stephen Brown October 2020 – Current

Stephen has held senior management and executive positions in the banking and finance industry during his career of over thirty years. In addition to his executive work Stephen is also an experienced Board Director.

He is a Graduate of the Australian Institute of Company Directors, a registered Company Auditor and a Fellow of the Chartered Accountants Australia and New Zealand.







Rob Stephenson October 2021- Current

Rob Stephenson is a qualified accountant, with broad experience during more than thirty years employed in professional roles in Bendigo. His roles have included public accounting, non-bank finance and member-service sectors, including as Head of La Trobe University's Bendigo Campus, and most recently, as Interim CEO of Be.Bendigo.

Since finishing his role at La Trobe, Rob has become more deeply involved in a range of Community Boards and organisations, with a focus on Leadership Development, Learning and Education. Rob is a Fellow of the Royal Society of Arts, CPA Australia and Institute of Managers & Leaders, and Member of Australian Institute of Company Directors and International Leadership Association.



Tony Ridley October 2022 – Current

Tony was born and educated in Castlemaine, he has lived and worked worldwide in various senior and executive roles, supporting Government and Multinational entities. He has held senior positions within the Commonwealth, advised some of Australia's leading companies, consulted on behalf of many Fortune 500 entities, and supported major projects nationwide.

Tony holds a Master of Science (MSc) in Security & Risk Management, is a Chartered Security Professional (CSyP), a Certified Anti-Terrorism Specialist (CAS) and is currently studying for a Doctorate in Public Safety. Additionally, he is a vetted member of the Security Institute (MSyl), member of the Business Continuity Institute (BCl), the International Association of Criminal Analysts (IACA), and ASIS International. Tony is also an Indonesian and Malay linguist, albeit slightly rusty. He is also a decorated veteran.







Cr Metcalf is a lifelong resident of Bendigo and is returning to Council for a second term. She is focused on being accessible to the community and looks forward to hearing from and meeting with residents throughout this term. So as the community understands her decision making, Cr Metcalf also looks forward to continuing her record on speaking to most matters before Council.

Cr Metcalf is passionate about support for the business community in the wake of the COVID-19 pandemic and also wants to see the development of a sustainable outcome to manage waste as the Eaglehawk Landfill approaches the end of its life. She also understands the importance of community facilities and is a keen supporter of Greater Bendigo's rural communities, and wants to help them develop and maintain their unique characteristics.

Cr Metcalf lives with her husband Jason and has two adult children.







Cr Margaret O'Rourke December 2016 - Current

This is Cr O'Rourke's second Council term. Her focus will be to support our business community to recover and thrive following the COVID-19 pandemic. She is also interested in the health and wellbeing of families and seeing the continued development of open space and recreational facilities to support this. She believes advocacy to State and Federal governments will be critical to driving the continued success of Greater Bendigo and the region. Her focus will also be on sustainably managing growth, protecting our environment, and ensuring the differing needs of rural communities are understood and met.

Cr O'Rourke is a long-time Bendigo resident and lives with her husband and two teenage daughters. She is a former manager of Telstra Countrywide and her current Board appointments include Deputy Chair at Bendigo Kangan Institute and Director at Goulburn Murray Water.



Cr Julie Sloan December 2021 - Current

Cr Julie Sloan has lived in the Whipstick Ward for 21 years and joins Council for the first time. Her vision for the Whipstick Ward and wider municipality is of a healthy, engaged and inclusive community that is proud of its culture, environment, animal welfare, and vibrant economic growth.

Her favourite parts of her ward include the forests, parks and lakes, native wildlife, family and community spaces, art and culture precincts, recreation reserves, local eateries, markets and friendly local traders. Cr Sloan is interested in supporting strategies that encourage economic and employment growth in small business, local construction and manufacturing industries.

Other issues important to Cr Sloan include sustainable environmental outcomes, considering animals and the environment in decision making, reconciliation and healing initiatives, community arts and culture hubs and interconnected cycling and pedestrian networks across the municipality and outlying towns.

4. Audit and Risk Committee Attendance

The Committee met twice during the period of October 1, 2022 and March 31, 2023 with attendance outlined below:

Member	Meetings Attended
Jovana Obradovic-Tantra (Chair)	2 of 2
Stephen Brown	2 of 2
Rob Stephenson	2 of 2
Tony Ridley	2 of 2
Mayor Cr Andrea Metcalf	1 of 2
Cr Margaret O'Rourke	1 of 2
Cr Julie Sloan	2 of 2







5. Key Activities for the Reporting Period

November 10, 2022

Matter considered	Summary		
Election of Chair for 2023	Nominations were called for the position of the Chair for 2023. Jovana Obradovic-Tantra was elected.		
Commonwealth Games Update	A Director of Commonwealth Games within the City of Greater Bendigo was appointed in July 2022. General discussion followed including security provisions for the Commonwealth Games.		
Quarterly Finance Report	The City's operating result at September 30, 2022 is favourable to budget. Important to note that the budget was prepared on the basis of stable inflation rates, and this is not expected to continue. The recent floods have impacted the City with regular maintenance projects on hold whilst flood clean up takes priority.		
Internal Audit - Status Report	Council's internal auditors presented a report on the status of the internal audit program.		
Report on Low Value Procurement audit including Purchasing Cards	The auditor report listed five recommendations for actioning.		
Review of actions arising from previous internal audits	The Committee reviewed the status of the implementation of agreed management actions arising from previous internal audits.		
Risk and Assurance Report	 Update was provided on: Progress of Fraud and Corruption E-Learning module Insurance coverage for buildings during recent floods. 		
Report by the Chief Executive Officer	 The CEO provided an overview of the following: Assistance provided by City of Greater Bendigo to neighbouring Councils to assist with emergency management. Advocacy to State and Federal Government for funding for the Art Gallery redevelopment project. 		



February 23, 2023

Matter considered	Summary
Quarterly Finance Report	 An update on the financial and capital management for the 2022/2023 financial year at December 31, 2022 was presented with a Year to Date surplus. Forecast to the end of year is an underlying net deficit with a challenging first draft of a 2023/2024 budget. Rate Collection is challenging this year – with a 10% follow up for residential
	 Properties for arrears. Rate Cap of 3.5% has been announced for 2023/2024 financial year.
	2 Actions/outcomes were tabled.
Finance Policies	The following Finance policies were tabled at the Committee for review: Borrowing Investment Pricing
External Auditor Update	The Audit Strategy Memorandum for year ending June 30, 2023 was tabled in draft with no new audit recommendations listed in the report.
Internal Audit - Status Report	Council's internal auditors presented a report on the status of the internal audit program and upcoming audits. The committee provided feedback, resulting in actions and outcomes for the internal auditor.
Community and Stakeholder Engagement Internal Audit Report	The completed Community and Stakeholder Engagement Internal Audit highlighted a robust framework in place with two audit actions recommended.
Risk and Assurance Report	The Committee reviewed the status of the implementation of agreed management actions arising from previous internal audits. A number of extensions were provided.
Commonwealth Games Update	The preparation for Bendigo's role as a Host City for 2026 Commonwealth Games is progressing. A key focus of the current work is to progress the design, costing, business case and legacy opportunities for the community competition venues.
Report by the Chief Executive Officer	 The CEO provided an overview of the following items: Rate cap for the 2023/2024 financial year has been set at 3.5% Bendigo Airport construction is underway The November 2022 meeting of Council resulted in a decision to exit Home Support and Aged Care Service delivery. Approximately seventy staff were informed of the decision and meetings have been held with each of them to discuss their employment options including redundancy.
General Business	The Committee agreed to a contract extension for AFS and Associates, the City's Internal Auditor for a further 12 months for 2023/24.



6. Internal Audit

AFS and Associates were appointed as the Internal Auditor on July 1, 2019 with a renewal of the contract on July 1, 2023 for a further 12 months (ending June 30, 2024). The internal audit function provides an independent review of the effectiveness and efficiency of selected internal control processes and forms a key component of the Council's Governance and Risk Management Framework. The Internal Audit actions are reported and monitored by the Audit and Risk Committee at each meeting.

Below is an overview of the Internal Audits scheduled for 2022/23:

2022/23					
Low Value Procurements (including Purchasing Cards)	11- 15 July 2022	Completed			
Community and Stakeholder Engagement (service coverage to be confirmed at scoping)	2 – 10 November 2022	Completed			
Workforce and Succession Planning (including Gender Equity)	February 2023	Draft			
Payroll	March 2023	Draft			
Past Issues Follow Up – Bendigo Animal Relief Centre	March 2023	Completed			
Past Issues Follow Up – Management of Contaminated Land	May 2023	Not started			

7. Meeting schedule for 2023

The Committee's meeting schedule for 2023 is as follows:

- February 23, 2023
- May 18, 2023
- September 14, 2023
- November 9, 2023

This report provides an overview of the requirements of the Audit and Risk Committee Charter and Committee Workplan, and I am pleased to report that the Committee has met its objectives during the reporting period.

Jovana Obradovic-Tantra
Chair
On behalf of the Audit & Risk Committee



16.4. 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 there were **nil** 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

Nil

16.5. Domestic Animals Act S.25 and S.26 Orders

Author:	Jock Schofield, Manager Safe & Healthy Environments	
Responsible Director:	Stacy Williams, Director Healthy Communities and	
	Environments	

Purpose

The purpose of this report is to consider the submissions received in response to the public consultation of the draft Domestic Animals Act (DAA) Section 25 and Section 26 Order (the Order) and recommends that Council adopts the final Domestic Animals Act Section 25 and Section 26 Order at the 22 May 2023 Council Meeting.

Recommended Motion

It is recommended that Council:

- 1. Adopt the attached *Domestic Animals Act 1994* Section 25 and Section 26 Order.
- 2. Publish the adopted Order in the Government Gazette as required by the *Domestic Animals Act 1994.*

Executive Summary

The development of the Section 25 and Section 26 Order implements two actions in the adopted Domestic Animal Management Plan 2021-2025 (DAMP).

<u>Proposed Order</u> - The Order proposes to make dogs on lead the default in the municipality. It also establishes 21 designated dog off lead areas and 11 areas prohibiting dogs. The introduction of 24 hour cat confinement is also proposed. No additional fenced 'dog parks' are proposed to be created at this stage.

<u>Consultation outcomes</u> - The draft Order was released for public consultation on December 13, 2022, for a period of 8 weeks. A total of 194 submissions were received via the Let's Talk platform or via email, with 89 submitters supporting the cat containment proposal and 30 being opposed. Similarly, 75 submitters were supportive of the dogs on lead proposal with 15 submitters opposed.

<u>Next steps</u> - Following Council adoption and publication of the Order in the Government Gazette, officers will install the necessary signage and deliver a comprehensive communications and education campaign prior to the requirements coming into effect in 2024.

Background

Council adopted the DAMP on November 15, 2021. Two of the key actions from the Plan for the next four years were to consider a 24-hour cat containment order and consider the municipality becoming default on leash. The DAA provides provision for Councils, by resolution, to make such orders under Sections 25 and 26.

Section 25 of the DAA refers to cats found at large. This section allows Council to make an order that specifies where cats are permitted during what hours as prescribed by the order. It also provides the penalty if cats are found at large. Currently, there is an order in place that requires cats to be secured to the owner's property from sunset to sunrise. The new Order is proposing to require cats to be securely confined to the owner's property at all times.

In considering whether to introduce a 24-hour cat containment as an order under Section 25 of the DAA, several items highlighted the positive benefits, including:

- Reduction in nuisance issues between neighbours;
- Reduction in impact on native fauna;
- Positive welfare consideration in relation to reduced fighting and disease transmission;
- Less opportunity for spraying or faecal matter to be left in public places and/or neighbouring properties;
- Cats kept in a safe, secure environment often live longer;
- Cats who roam are at risk of injury from cars, human cruelty, poison baits, attacks from other animals and unwanted pregnancies.

Section 26 of the DAA refers to dogs and cats found in places specified by the Council. This section allows Council to make an order that prohibits dogs and cats in any public place; or impose conditions regarding restraint or times where dogs and cats are or are not permitted. This Order is prohibiting dogs from certain public places within the municipality, as noted in Schedule 2 of the draft Order attached. In addition, it is proposing that dogs must be on leash at all times, unless in designated off leash areas which are contained in Schedule 1 of the draft Order.

The change to a default on leash municipality unless designated was proposed for the following reasons:

- Reduced threat of dog attack;
- Reduction in incidents associated with off leash dogs, including:
 - Conflict with users of sporting fields;
 - Dog faeces left on sporting fields;
 - Unleashed dogs approaching people in public. Not everyone wants dogs approaching them, friendly or not.
- Current leash default status has been in place since 2001 and feedback via the survey for the DAMP process in 2021 indicated community expectations have changed;

Currently the City is a default off leash municipality, meaning dogs are allowed to be off leash provided they are under effective control at all times, unless designated. There are 10 existing sites that are designated as on leash, including Lake Weeroona, Rosalind Park, and Canterbury Gardens. These controls have been in place since 2001 and require review as the community expectations have shifted over time. The Order intends to switch the current state of play from off leash default unless designated on leash, to on leash default unless designated off leash. In addition, the Order designates several prohibited areas for dogs, expanding on the only current order not allowing dogs on the playing surface of the Queen Elizabeth Oval.

During the development of the Order and when determining whether to continue as a default off leash municipality or move to a default on leash municipality, benchmarking across other local government areas was undertaken which found that:

- 60 local governments were default on leash;
- A further five are considering a move to become default on leash;
- Six were off leash, however had a considerable number of designated on leash areas;
- Six were default off leash; and
- One council did not respond.

Previous Council decision dates:

At its meeting of 15 November 2021, Council adopted the Domestic Animal Management Plan 2021-2025.

At its meeting of 12 December 2022, Council endorsed the draft Domestic Animals Act Section 25 and Section 26 Order to be released for public consultation.

Report

The DAMP was developed in accordance with the requirements of the DAA and adopted by Council on 15 November 2021. The DAMP 2021-2025 is the fourth developed by the City. To satisfy the clauses set out in Part 5A of the DAA, Council must consider, in preparing a DAMP, a review of the existing orders and Local Laws, to determine whether further orders or changes to Local Laws are desirable in relation to the management of cats and dogs in the municipality.

The feedback provided during the development of the DAMP supported the City to propose both a 24-hour cat containment requirement and the municipality becoming default on leash. These were key actions for implementation. In implementing the DAMP as endorsed, this Order has been developed with governance provided by an internal working group from varied stakeholders across the organisation.

In addition to the public feedback received via the survey, the work of the City's Animal Services team in responding to incidents and concerns raised, supports the implementation of the Orders. Over the previous six years, the team have investigated on average 167 attacks by dogs per year and 82 dog rushes a year.

Dogs on leash

Given the Order will require dogs to be on leash at all times unless designated, the internal working group identified several areas to be designated off leash areas which are contained within Schedule 1 of the Order. The considerations when identifying these sites were:

- City owned or managed land;
- Proximity to play spaces and playgrounds;
- Environmental/culturally sensitive sites including waterways;
- Use of the space as sporting field, natural reserve, or passive reserve;
- Proximity to arterial roads/schools/early learning centres/residential; and
- Size of the identified site.

A key consideration and requirement for these designated off leash areas is whether the site is City owned or City managed. The Domestic Animals Act requires agreement with the owner or occupier of the land if the designated area is to be on private land. Land owned or managed by other government agencies already have restrictions/controls in place for dogs. This Order does not seek to duplicate or supersede these controls. For example, dogs are prohibited from most National Parks and are required to be on leash and under the owner's control in most State Parks.

The public consultation period highlighted that a number of areas proposed were not supported by the community. These areas were parcels of land owned by the City where the boundary adjoined residential properties. These property owners were sent direct correspondence inviting their feedback on the proposal, which resulted in 15 submissions and one petition objecting to the designation of these parcels of land as designated off leash areas. These areas were removed from the Order due to the feedback identifying that the land being used was not appropriate or compatible with the surrounding area.

As a result of several sites being removed from the proposed Order, several sporting fields have been added to the Order. These have been included to ensure there is a suitable designated area in most suburbs. This is following feedback that there were not enough areas, particularly in several suburbs with above average dog registrations and combined with the decision to remove several sites from the proposal due to incompatibility. The sporting fields included will be designated off leash areas when they are not in use for planned bookings and when sports competitions or practice is occurring. The internal working group had difficulty in identifying suitable sites where there were no competing uses or activities and where the sites were City owned or managed.

Further to this point, feedback received via the submissions identified that there is a lack of designated off leash areas in several outlying townships around Bendigo. This is not an omission in the Order, the City does not own or manage land in these townships that would be appropriate to be a designated off leash area. This land is however controlled via committee of management, and it is reasonable to allow these committees to put in place their own controls and determinations regarding this matter.

Similarly, the City has several 'Joint Use Agreements' in place with schools. These locations have been captured in the prohibited areas to align with the school's current controls when the City is managing the sites as per the agreement. An agreement will be sought between the schools and the City to ensure Section 26 (2A) of the DAA is met.

Submissions regarding the off leash dog parks highlighted a need for further off leash dog parks, particularly for the suburbs of Golden Square, Huntly, and Epsom/Ascot. This feedback has been accepted as part of this process, but any further off leash dog parks will be subject to future budget processes to fund more fenced off leash dog parks. Identification of suitable sites will be key in ensuring no competing uses or activities and where the use of land would receive approval for that use as a dog park. Reviewing the on leash Order and designated off leash areas following a period of implementation, will form part of future analysis as to the need of more fenced dog parks.

It should be noted that feedback received about the designated off leash areas highlighted there may have been some confusion that the City would be creating fenced off leash dog parks in these designated off leash areas. The proposal does not intend to increase any maintenance or infrastructure at any of the designated sites regarding fencing, mowing or weed control for example. Several submissions also sought clarity on this point.

Cat containment

Regarding the mandated 24/7 cat containment section of the Order, many submissions received were positive with the change to cat controls. There was a small percentage who objected to the cat containment based on animal welfare grounds, enforcement and policing of this Order, the financial implications for those who build enclosures and for those who may be penalised for not following the Order.

In all, the feedback was positive demonstrating there is community support for this type of 24/7 cat containment control to be implemented. Given that this is a momentous change and will require time to ensure it is implemented well, the team consider that the Order will have considerable lead in time before it comes into effect to allow residents to prepare. In addition, once the Order is in effect the Local Laws team plan to take an educative approach to compliance in the first 12 months to ensure that residents have an opportunity to adapt to the changes.

By undertaking a new Order, Council will revoke all previous orders made under Section 25 and Section 26. Previous orders include the on leash requirements for several locations in Bendigo, current sunset to sunrise cat curfew, dogs prohibited from playing surface of QEO, shared use of Rodda Field in Strathdale Park, and dogs required to be on leash within 10m of specified public areas or where signed. This does not include the current requirements under Local Law No. 2 Keeping of Animals that requires dog owners to remove excrement left in a public place and must carry a bag or similar device to remove excrement from a public place.

The objective of the DAMP was for Council to have a comprehensive plan, informed by community engagement, that promotes responsible pet ownership and guides the management of domestic animals across the municipality, that aligns with and meets the expectations of the community. The adoption of this Order is a big step in fulfilling that objective for the current DAMP.

Priority/Importance

High – the proposed Order implements key actions from the adopted DAMP.

Options considered

There were 5 options considered:

- Do nothing resulting in the current situation regarding cat containment and dogs' restraint remaining in situ. This option would not implement the DAMP as adopted; or
- 2. Introduce a 24-hour cat containment order; or
- 3. Introduce an order requiring dogs to be on leash in the municipality, unless in a designated off leash area; or
- 4. Introduce an order prohibiting dogs from certain areas; or
- 5. Introduce an Order requiring 24-hour cat containment and requiring dogs to be on leash in the municipality, unless in a designated off leash area and identifying certain areas prohibiting dogs.

Option 5 is the proposed option.

Timelines

- May 2023 Council endorses the final Domestic Animals Act S.25 and S.26 Order for adoption
- June/July The Order is published in the Government Gazette
- September/October/November -
 - Media campaign and education of the community on the Order
 - o Implementation of designated off leash areas, including signage
 - o Information and locations of off leash areas placed on City website
- January 1, 2024 Dogs on leash requirements are in effect
- July 1, 2024 Cat containment requirements are in effect

Communications/Engagement

Internal consultation:

The Order has been developed with broad internal consultation and collaboration with relevant units and key positions, detailed in the following table:

Unit	Key contributors
Communications	Media and Communications Specialist
Parks and Open Space	Coordinator Sports Fields and Reserves
Climate Change and Environment	Climate Change Resilience Officer
Property Services	Strategic Property Analyst
Safe and Healthy Environments	Manager, Safe and Healthy Environments Coordinator Local Laws and Animal Services Team Leader Local Laws Operations Manager - BARC
Active and Healthy Communities	Coordinator Sport and Leisure

External consultation:

Residents were provided with 8 weeks to provide feedback on the draft Order. The community was invited to participate via a media release published in the local paper and several social media posts on the City's page.

During the consultation period, correspondence was sent to residents who adjoin the location of several proposed designated off leash areas, due to the proximity of the sites to their properties. Some residential property fence lines formed part of the boundary for the proposed sites.

Feedback was collected via the 'Let's Talk' platform and via email received directly to Local Laws. 194 submissions were received, including one petition containing 93 signatures opposing the proposal to designate an existing park as a designated off-leash area in Kangaroo Flat. Two face-to-face meetings were held with interested parties to further explain the proposal and receive feedback.

Among the feedback received, most submissions supported the proposed Order. In total, 89 submitters were supportive of the cat containment proposal with 30 being opposed. Similarly, 75 submitters were supportive of the dogs on leash proposal with 15 submitters opposed. It must be noted that the dogs on leash proposal received more detailed feedback, particularly regarding the designated off leash areas, with many submitters providing alternatives and suggestions to improve the draft Order.

Cat containment feedback:

Submissions received highlighted the following reasons for implementing the 24/7 cat containment:

- Reduce nuisance issues between neighbours;
- Reduction in impact on native fauna;
- Roaming cats are more at risk of injury from cars, poison baits, attacks from other cats and unwanted pregnancies.

Submissions also highlighted the reasons for not implementing the cat containment:

- Concerns about the enforcement of the cat containment proposal;
- This was a revenue raising exercise for Council;
- Mandated cat containment is not effective and attempted at other Councils;
- Additional controls may be seen as a disincentive to cat ownership resulting in higher numbers of animals impounded, not reclaimed and ultimately euthanised;
- Welfare considerations for cats being confined;
- Vermin will not be controlled without cats able to roam;
- It is much more difficult and costly to confine a cat, making it prohibitive for some people to own a cat.

Dogs on leash feedback:

Submissions received highlighted the following reasons for changing the default of the municipality to dogs being required on leash:

- Previous unwelcome interactions/experiences with dogs being off leash
- Threat of dog attacks/rushes;

Submissions also highlighted the reasons why the current status quo should remain, and the municipality continue to be a default off leash municipality:

- Potential for overcrowding at designated off leash areas increasing incidents of attacks;

The submissions received also contained suggestions for alternative options to be considered or clarifying how the draft Order will impact certain situations. These included:

- Inclusion of additional spaces to be designated off leash areas, such as Quarry Hill Golf Course, Soloman Gully Reserve, and a general all sports ovals when not in use;
- Additional spaces/scenarios where dogs should be prohibited such as all sports ovals when competitive sport is occurring, Quarry Hill Golf Course and Reserve;
- Provision for the need to train dogs in track and sniff exercises requiring longer leash lengths than the draft Order proposed;
- How will it impact working dogs?

Additional feedback

Submissions provided additional feedback concerning:

- The lack of waste bag dispensers available throughout the municipality and the availability of waste bins for the disposal of these bags;
- The lack of a fenced off leash dog parks in several suburbs such as Golden Square, Huntly, and Epsom/Ascot;
- Signage improvements in the areas to be designated;

The table summarising submissions received is attached to this report.

Changes to draft Order

As a result of the feedback, several changes have been made to the Order. These changes include:

- Provision made for working dogs to be off leash when actively engaged in farming and stock moving activities;
- Changes to the lead length requirements for practical, training and enforcement reasons:
- Restrictions placed on several designated off leash areas to ensure the designation does not impact on competing uses;
- Slight adjustment to the wording of the prohibited areas for clarity and uniformity;
- Removal of several designated off leash areas; and
- Inclusion of several designated off leash areas.

Designated Area removed from Draft Order	Rationale
Molesworth Rd, Kangaroo Flat	Close proximity to residential boundary, petition opposing location
Alder St, Kangaroo Flat	Close proximity to residential boundary
Jacob St, North Bendigo	Close proximity to residential boundary
Kiwarra Crt, Strathfieldsaye	Not suitable. Children's play equipment on site
Crowther St, Eaglehawk	Land not City owned and managed
Additional areas included in Order	Rationale
Strathfieldsaye Junior Oval	Location required in suburb
Strauch Reserve Junior Oval, Huntly	Location required in suburb
Epsom Huntly Recreation Reserve AFL No. 2	Location required in suburb
Spring Gully Oval	Location required in suburb
California Gully Oval	Location required in suburb
Inverness Drive Reserve, Junortoun	Location required in suburb
Allingham St Reserve, Golden Square	Location required in suburb
Rodda Field, Strathdale Park	Reinstate existing off leash area

Implementation Plan

- Media release outlining Order
- Social media posts advising of Order
- Update Council website to include information on Order, including links to locations of designated off leash areas
- Information advising of Order provided to all registered dog and cat owners with registration renewals in February/March 2024
- Signage reviewed and installed or updated at all relevant reserves or sites advising:
 - o Off leash area; or
 - Dogs prohibited area: or
 - Dogs on leash area.
- Action taken with residents found in breach of the Order will align with the City's Compliance Policy. It will be an education and preventative approach first, to enable behaviour change in the community, with enforcement action being the final option. Action would be education, warning, and final option fines.

Financial Sustainability

The draft Order has been developed utilising existing resources.

If the Order is adopted and gazetted, further work will be required including updates to the websites and signage to assist the public to identify the newly designated off leash areas and the implications of the draft Order. There is allowance in the team's existing budget to undertake this work.

There are no additional staff resources required or requested at this time. The focus and outcomes of the Order will align with the City's Compliance Policy.

Risk Assessment

There is significant risk if Council does not have rigorous management processes in place to manage dog attacks and other nuisance issues, with the relevant delegations in place. Alternatively, there is a slight risk to the organisation if actions of the DAMP are not implemented.

Policy Context

Primary Council Plan Reference

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

Secondary Council Plan Reference(s)

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

Other Reference(s)

City of Greater Bendigo Domestic Animal Management Plan 2021-2025

Section 6 Nuisance Action: consider a 24-hour cat containment to bring the requirement of keeping cats in line with that of keeping dogs contained

Section 7 Dog attacks

Action: conduct a feasibility study on the requirement to keep dogs on leashes in public areas unless designated otherwise

Conflict of Interest

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

Attachments

- 1. Domestic Animals Act S 25 and S 26 Order [16.5.1 12 pages]
- 2. Table summarising submission responses [16.5.2 3 pages]

COUNCIL ORDER MADE UNDER SECTION 25 AND 26 OF THE DOMESTIC ANIMALS ACT 1994

Notice is hereby given that the Greater Bendigo City Council at its Council Meeting held on 22nd May 2023, resolved to make the following Order pursuant to sections 25(2) and 26(2) of the *Domestic Animals Act 1994*.

For the purposes of this Order:

'Designated Off Leash Area' means any place or part of a place declared by a resolution of Council included in this Order.

'Public Place' has the same meaning as in section 3 of the Summary Offences Act 1966.

'Effective Control' means that whilst on or off lead, the person in apparent control of a dog does not allow the dog to worry, cause a nuisance or threaten any person or animal.

'Owner' has the same meaning as in section 3 of the *Domestic Animals Act 1994* and includes anyone who has a dog or cat in their care.

'the Act' refers to the Domestic Animals Act 1994.

'Prohibited Area' means a place specified in Schedule 2 of the Order and the playing surface of any sporting oval when an organised event is in progress (including sports training).

'Working Dog' means a dog kept by a primary producer or person contracted by a primary producer, on rural land and kept or trained primarily for the purpose of droving, protecting, tending, or working stock on a farm.

- 1. Revocation of previous orders
 - 1.1 All previous Orders made by Council under section 25 and 26 of the Domestic Animals Act 1994.

Previous orders:

- 'Order of Greater Bendigo City Council' Section 25 of the Domestic (Feral and Nuisance) Animals Act 1994 gazetted on 15 July 2004 will be revoked on 1 July 2024.
- 'Order of Greater Bendigo City Council Dogs Must be on Leashes' gazetted 11 May 2000 will be revoked on 1 January 2024
- 'Order to prohibit dogs on the Queen Elizabeth Oval' gazetted 11 July 2013 will be revoked on 1 January 2024
- 'New Animal Management Orders' gazetted 26 November 2009 will be revoked on 1 January 2024
- 'Domestic (Feral and Nuisance) Animals Act 1994' order gazetted on 19 April 2001 will be revoked on 1 January 2024.

2. Cat containment

- 2.1 Pursuant to section 25 of the Act, cats within the municipality are to be securely confined to the owner's property, or the property where they are kept at all times. Cats may leave the property if they are securely confined with an appropriate cat carrier or other reasonable means of restraint.
- 2.2 Commencement

This section comes into effect on 1 July 2024.

3. Dog related orders

3.1 Pursuant to section 26 of the Act, the owner of a dog must keep the dog under their effective control at all times, by means of a chain, cord, or leash while the dog is in a Public Place except where that Public Place is a Designated Off Leash Area.

All chain, cords or leashes including retractable leads must be restricted to approximately two metres in length when encountering other people, wildlife, cyclists, or other dogs.

Dogs that are defined as a **Working Dog** are not required to be on leash when such dogs are actively engaged in farming and stock moving activities.

3.2 Prohibited Areas

A dog must not enter or remain in any **Prohibited Area**. The prohibition applies in a **Prohibited Area** regardless of whether the dog is on a chain, cord, or leash.

Owner's Obligations in a Designated Off Leash Area
 A dog may be exercised off a chain, cord, or leash in a Designated Off
 Leash Area if the owner:

- Does not allow the dog to worry, threaten or attack any person or animal; and
- Carries a chain, cord, or leash in length sufficient to bring the dog under control by placing the dog on the chain, cord, or leash if the dog behaves in a manner which worries, threatens, or attacks any person or animal; and
- Actively supervises the dog and maintains a clear and unobstructed view of the dog at all times (including if tethered in a public place); and
- Brings the dog under effective control by placing the dog on a chain, cord, or leash immediately upon the dog commencing to worry, threaten or attack any person or animal: and

The dog must be brought under effective control by means of a chain, cord, or leash if the dog is within twenty metres of:

- An organised sporting event or practising thereof.
- Playspace areas.
- An organised public meeting or event, including when being prepared for
- A permanent BBQ or picnic facility.
- Any skate park or BMX facility

Dogs declared menacing, dangerous or a restricted breed are not permitted to be off leash.

Designated Off Leash Areas are subject to change as the municipality develops.

Designated Off Leash Areas that are located within sporting fields are not considered a **Designated Off Leash Area** if the space has planned bookings for any organised event, sporting event, or training.

Dogs that are aggressive to people or other animals, behave in an anti-social manner, should be muzzled, and are not permitted to be off leash.

3.4 Shared paths

Dogs are required to be on leash on shared pathways and five metres either side, even if the pathways run through a **Designated Off Leash Area**. This requirement does not apply in the case of shared paths through a fenced off leash dog park.

3.5 Commencement

This section of the Order will come into effect on 1 January 2024.

Schedule 1 – Designated Off Leash Areas

Reserve Name (if known)	Address	Мар	Additional information	Restrictions
Allingham St Dog Park	Cnr Allingham St and Chapel St, (238-250 Allingham St), Kangaroo Flat, 3555	Offinition course	Off Leash Dog Park	
Harcourt Dog Park	33 Gittins Drive, Strathdale, 3550	ength share	Off Leash Dog Park	

Heathcote Dog Park	Herriot St, Heathcote, 3523		Off Leash Dog Park	
Truscott Reserve Dog Park	35 Murdock St, California Gully, 3556	Diggs 10.7	Off Leash Dog Park	

Finn St Reserve	64 Finn St, White Hills, 3550		Except when the space has planned bookings for any organised event, sporting activity, training, or organised dog training.
Crusoe Heights	70 Morrison St, Kangaroo Flat, 3555		Not designated off leash when the space has planned bookings for any organised event, sporting event, or training
Garden Gully Creek Reserve	2 Bradshaw St, Ironbark, 3550	Section of reserve to be designated.	Not designated off leash when the space has planned bookings for any organised event, sporting event, or training

Rodda Field	174 Reservoir Rd, Strathdale, 3550	Only Rodda Field is designated, does not include other ovals.	Not designated off leash when the space has planned bookings for any organised event, sporting event, or training
Spring Gully Oval	133-135 Spring Gully Rd, Spring Gully, 3550		Not designated off leash when the space has planned bookings for any organised event, sporting event, or training
Strauch Reserve (Junior Oval)	14 Gungurru Rd, Huntly, 3551 (86 Telford St)	Only Junior Oval designated, does not include the senior oval.	Not designated off leash when the space has planned bookings for any organised event, sporting event, or training

Long Gully Reserve	21 Cunneen St, Long Gully, 3550	Section of reserve to be designated.	
California Gully Oval	1-3 Louden St, California Gully, 3556		Not designated off leash when the space has planned bookings for any organised event, sporting event, or training
Quarry Hill Reserve	4-14 Peel St, Quarry Hill, 3550	Section of reserve to be designated.	

Queen Street Reserve	194 Queen St, Bendigo, 3550		
Reserve	1 Raglan St, Axedale, 3551		
Allingham St Reserve	19-29 Allingham St, Golden Square, 3556		Not designated off leash when the space has planned bookings for any organised event, sporting event, or training.

Emily Way (between Emily Way and Norelle Crescent)	38-40 Norelle Crescent, Golden Square, 3555			
Reserve	2D Glenelg Drive, Maiden Gully, 3551	Street St		
Strathfieldsaye Junior Oval	20 Warne Court, Strathfieldsaye, 3551		Only Junior Oval designated, does not include senior oval.	Not designated off leash when the space has planned bookings for any Organised event, sporting event, or training

Inverness Drive Reserve	Inverness Drive, Junortoun, 3551	Section of reserve to be designated.	
AFL Field No. 2 (Epsom Huntly Recreation Reserve)	353 Midland Highway, Epsom, 3551	Only AFL No. 2 oval to be designated. Does not include other ovals, fields, or pitches within the reserve.	Not designated off leash when the space has planned bookings for any organised event, sporting event, or training

Schedule 2 – Dog Prohibited Areas (unless permission to allow dogs within these areas has been granted by the City)

- 1. Playing surface of the Queen Elizabeth Oval
- 2. Playing surface of the Tom Flood Sports Centre (including cycling track)
- 3. Playing surface of Epsom Huntly Recreation Reserve AFL No. 1 and Pitch No. 5
- 4. Within the fenced area of the Bendigo Regional Hockey Complex
- 5. Within the fenced area of the Bendigo Regional Tennis Complex
- 6. Within the fenced area of the Bendigo Regional Athletics Complex
- 7. All play spaces or children's play equipment areas including splash parks.
- 8. Playing surface of any synthetic sports grounds
- 9. Crusoe Reservoir and No. 7 Park
- 10. Within the fenced area of any City Aquatic facilities
- 11. Within school areas where the City has a current joint use agreement

The table below summarises the submissions received and officer comments in response. Some respondents provided comments on multiple topics.

Submitter Topic		Number of responses
24/7 Cat Containment		рофоносс
Supportive of cat containment proposal	Agree.	89
Not supportive of cat containment proposal	Disagree - Reason outlined in body of report.	30
How will the cat containment be enforced? Revenue raising exercise	Educational approach to compliance initially. Disagree - it is a revenue raising exercise.	8
Focus on desexing/registration rather than containment	Disagree – The City is also undertaking a Community Cat Program to desex 300 cats this year.	2
Animal welfare concerns	Disagree – Order to mandate 24/7 cat containment will continue as planned.	1
Will result in an influx of cats surrendered	Disagree – No data to support this in other municipalities .	2
Financial input to build enclosures	Our implementation plan will focus on an educative approach and allowing sufficient time for the community to understand the changes and be able to comply.	6
Dusk to dawn curfew to remain	Disagree.	1
Mandated cat containment is ineffective	Disagree – Cats confined to the property are less likely to cause a nuisance.	1
Vermin concerns	Disagree – There are other options to control vermin.	2
Staggered approach to implementation	Agree – Implementation will allow sufficient time for residents to prepare for the change and will focus on an educative approach initially.	6
Supportive due to protection of native wildlife	Agree.	3
Dogs on leash proposal		
Supportive of dogs on leash proposal	Agree.	75
Not supportive of dogs on leash proposal	Disagree - Reason outlined in body of report.	15
Designated off leash areas		
Sporting fields when not in use	Agree - Several additional sporting fields have been included as designated off leash areas following public consultation.	9

I and managed by	The Order only contains designated off	l ₄
Land managed by private/Parks/DEECA		1
private/Farks/DEECA	leash areas that are City owned or	
Mana dasimanta danasa	managed.	
More designated areas		5
	areas have been added to the Order	
	following consultation.	
Prohibited areas too limited	Disagree – Order is balancing the needs	2
	of dog owners and non-dog owners	
Service levels of designated areas	No changes will be made to the existing	7
including existing off leash dog parks	maintenance of the designated off leash	
(fencing, mowing, weed control)	areas regarding fencing, mowing or	
	weed control.	
Enforcement at designated off leash	Order will provide several obligations for	2
areas	dog owners when using designated off	
	leash areas. Responsible pet ownership	
	approach	
Consideration for the fact that not all	Disagree – dogs unable to socialise and	2
dogs can attend off leash dog parks	interact appropriately should not be off	
l	leash in public places. Responsible pet	
	ownership approach	
Interacting appears for decimanted		1
Interesting spaces for designated	and and god proposition and	1
areas	conditions of the designated off leash	
	areas.	
No areas in outlying townships	Suggested areas are not owned or	2
	managed by the city. These areas will	
	be determined by the relevant CoM or	
	landowner.	
Concerns		
Overcrowding concerns at designated	Utilisation of off leash areas will be	6
off leash areas leading to wider	reviewed. May require additional areas	
behavioural issues	in the future.	
How will it be enforced/policed with	Agree - Implementation of the Order will	4
adequate resources?	be completed using existing resources	
'	and will involve a media campaign to	4
Media blitz for implementation	ensure residents understand the	Ţ.
	changes being made. Signage will be	
Signage Improvements	amended to reflect the changes as part	3
	of the implementation.	
No designated off leash area in	Agree.	1
Epsom/Ascot	Agree.	'
-	This Order is relevant to City owned an	1
Dogs should not need to be on leash	This Order is relevant to City owned or	'
when in bush	managed land. Bush areas may be	
	under State or Federal control with their	
	own controls in place.	
Longlea Reserve off leash given dog	Longlea Recreation Reserve is	1
training at the site	managed via a CoM. This Order does	
	not make recommendations for this	
	site	
Lack of bins or waste bag dispensers	It is a requirement for all dog owners to	6
	carry a dog waste bag. Allocation of bins	
	to sites will be reviewed in line with City	
	waste policies.	
1		

Long leash training	Agree – Changes made to the Order to facilitate this activity	5
Dangerous dogs should be muzzled	Agree - Required by the Domestic Animals Act 1994 currently	1
Keep current rules in place off leash default with mandated on leash areas, less restrictive leash controls	Disagree – this is the current requirement and is no longer effective.	2
Working dogs	Agree – provision made in the Order for working dogs.	1
Rural areas (outside urban) should be off leash		3
Quarry Hill Reserve - Shared Path, no oval,	The order will require dogs to be on leash on a shared path and the Quarry Hill Oval.	2
Include Quarry Hill Golf Course and Saloman Gully Reserve as designated areas	Disagree – these areas are managed via a CoM or are DELWP land.	2
Prohibit dogs from Quarry Hill Golf Course	Disagree – prohibiting dogs on this site does not align with the criteria for other prohibited sites.	1
Fenced dog park for Golden Square	, ,	4
Fenced dog park in Huntly	parks will be required to undergo a budget submission process.	1
Oppose Molesworth Rd designated off leash area	Agree - These sites have been removed from the list of designated off leash	11
Oppose Jacob St designated off leash area	areas within the Order.	7
Oppose Alder St designated off leash area		1

16.6. Compensation for encumbrance to City owned land Saade St Epsom

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

Purpose

To receive, consider and make a determination in relation to submissions received from the Public Notice of 1 April 2023 (28 Day Community Engagement Period), relating to the future use of the property Reserve 1 on LP210004M Saade Street, Epsom VIC 3551.

This is in response to Council Resolution 2023-38 of 27 March 2023, which required a 28-day public engagement period for a proposed encumbrance on a Council resolve.

Recommended Motion/s

That Council:

Authorise the Chief Executive Officer to:

- Obtain a current valuation that will set the amount of compensation to be paid to the Council for the use of the land for drainage.
- Prepare the legal documents.
- Sign and seal all relevant documents to facilitate the drainage encumbrance on Reserve 1 of Plan of Subdivision LM210004M Certificate of Title Volume 9792 Folio 960

Executive Summary

Council's Reserve (Reserve 1 on LP210004M Saade Street, Epsom) is reserved for "Municipal and Drainage Purposes". A request was received from a private developer in April, 2021 to further encumber this reserve for drainage purposes associated with a proposed residential development.

The City is not obligated to allow the Reserve to be utilised by the private developer.

Under the Local Government Act 2020, when there will be significant detrimental impact upon the existing or future useability of the land vested in Council, the City is required to:

- seek the view of the community through Community consultation in relation to the expansion of the drainage encumbrance on Council's Reserve.
- receive compensation from the developer, if approval is granted.

Previous Council resolution.

27 March 2023 ECM 4917037 Resolution No. 2023-38

Key Actions in response to the Council Resolution:

- 1. **Publish a public notice (**28 days' notice);
- 2. Commence public engagement.
- 3. **If any objections are received** to the proposed encumbrance of Council's Municipal Reserve **during the 28-day public notice period**, the matter is to be referred to Council for a further review and final decision.

Background

This report should be read in conjunction with the previous Council Report of 27 March 2023 in which the Council (in summary) resolved to:

- 1. Publish a Public (28 day) notice;
- 2. **Commence public engagement** seeking the view of the community regarding the expansion of the drainage encumbrance on Council's Reserve.
- 3. After the period for public notice and community feedback has closed:
 - a. If any objections are received to the proposed encumbrance of Council's Municipal Reserve:- refer the matter to Council for a further review and final decision, noting that Council (at its sole discretion) may also resolve to conduct a public hearing if sufficient public concern/objections are raised.
 - b. If no objections are received, that Council authorise the Chief Executive Officer to:
 - Obtain a current valuation setting the amount of compensation to be paid by the developer to Council.
 - Sign and seal all relevant documents to facilitate the drainage encumbrance.

Report

Submissions received from the Public Notice of 1 April 2023 are documented herein and attached for Council consideration.

Communications/Engagement

Date	Details	Actions	
		Comments	
27 Mar 2023	Council resolution	Council resolution 2023-38	
28 Mar 2023	Letters posted	Surrounding properties formally advised in	
		writing.	
		 Letters sent to 197 Owners and Occupiers 	
30 Mar 2023	Return to sender	3 Letters were received as undeliverable.	
01 Apr 2023	Public notice	Bendigo Advertiser 28-day period for community	
		consultation. Page 80.	
01 Apr 2023	Signage erected	Public notice signs (x 2) erected on site.	

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Submissions Feedback Received

Date	Details	Actions Comments
21 Apr 2023	Submission received	Attached and summarised within this report.
01 May 2023	Submission received	Attached and summarised within this report.
		This submission was received immediately after the 28-day period. However, the individual making the submission raised a public question as an objection to the proposal at the Council Ordinary Council Meeting on Monday 24 April 2023.

Public Notice was advertised on 1 April 2023 which stated:

"Greater Bendigo City Council is considering a proposal to grant a private developer the right to install drainage infrastructure on Council freehold land known as Reserve 1 on LP210004M Saade Street, Epsom VIC 3551 - Legal Description: Reserve 1 on Plan of Subdivision LP210004M Certificate of Title Volume 9792 Folio 960 (the Reserve) as shown hatched on the plan below.

The area of land to be encumbered is approximately 4,604 square metres to satisfy the private development's drainage and retardation requirements.

In accordance with Section 114 sub-section (b) of the Local Government Act 2020 the City hereby seeks community feedback in relation to the proposed encumbrance."

Comments received are to be considered in line with the purpose of the <u>Public Notice</u> <u>seeking community feedback</u> under the Local Government Act 2020.

<u>It should be noted that any planning application matters have not been considered in this paper, as this forms part of any future formal Statutory Planning Application Process.</u>

The following reflect comments received in the attached responses, and Council Officers responses.

Feedback received Council Officers Response Not applicable to this Public Notice It is not acceptable. a. "the use of this council reserve for the seeking feedback as to proposed use of drainage and water retardation of the Councils Reserve - comment relates to a Planning Permit Application matter of proposed subdivision, given that this proposed subdivision is in a flood prone another property and not the subject area where residential housing should not property. be built Comments are to be considered in line with the purpose of the Public Notice seeking community feedback under the Local Government Act 2020. Whether or not the drainage basin will effectively retain stormwater would be considered as part of any subsequent Planning Permit Application. Not applicable to this Public Notice The seven-hectare proposed subdivision of seeking feedback as to proposed use of land has LSIO's, land subject inundation Councils Reserve - comment relates to a overlays imposed upon it and should not Planning Permit Application matter of be used for the purposes of residential development. another property and not the subject property. Comments are to be considered in line with the purpose of the Public Notice seeking community feedback under the Local Government Act 2020. The council reserve at Saade Street. The matter of whether the drainage basin will effectively retain stormwater and the Epsom is in a flood plain area. To be effective a retention basin should not be location of the retardation basin would be constructed within a floodplain area. considered as part of any subsequent Planning Permit Application and subject to formal engineering design requirements. Any plan will be reviewed by the City's engineering department other and Statutory Authorities. With the advent of climate change, more The matter of whether the drainage basin intense storm water events will occur which will effectively retain stormwater and the will cause more severe flooding. The location of the retardation basin would be considered as part of any subsequent purpose of this for and water retardation. Case of severe flooding, it needs to be Planning Permit Application and subject to formal engineering design requirements.

taken into account that the retardation or flood water at the council reserve could exacerbate the flooding situation of the land of the proposed subdivision south of

the council reserve.

Can CoGB guarantee to future residents of the proposed subdivision South of the Saade St Council Reserve that their houses will not flood in future be subject to flooding in which the retardation of floodwaters at the council reserve may be a contributing factor? If flooding does occur, the ratepayers of Bendigo will incur the financial costs of any claim for compensation.

The matter of whether the drainage basin will effectively retain stormwater and the location of the retardation basin would be considered as part of any subsequent Planning Permit Application and subject to formal engineering design requirements

This is a no-win outcome for both the affected residents whose houses have been flooded and for the ratepayers of Bendigo.

In this case the precautionary principle should be applied, evened out with the final outcome, do not proceed.

The compensation to council for the encumbrance of placing a retardation basin in council land should be an equivalent amount to be determined by the profit obtained from that part of the private development subdivision that would have been required for placement of retardation bases in the private development subdivision.

The City has obtained an independent Market Valuation for compensation purposes as required under the Local Government Act 2020.

The valuation approaches used are accepted and tested methodologies endorsed by the Australian Property Institute and law.

As a check method the opportunity benefit gained by the owner of the encumbrance on the subject land was also considered.

The maintenance cost of the water retardation basin and surrounding landscaping of the council reserve would after two years following the basins completion, be the responsibility of council.

This would be an ongoing yearly cost, and a financial imposition on the ratepayers of Bendigo. A financial imposition caused by a residential development that was approved in a flood prone area.

The City's engineering department has been consulted in relation to the proposed use of the Councils Reserve and it should be noted that the City is responsible for numerous stormwater detention basins across its Local Government Area.

The co-location of this stormwater detention basin on land where there is an existina stormwater detention basin through the expansion of an existing represents drainage encumbrance opportunity for the City to create efficiencies in maintaining its stormwater infrastructure.

The encumbrance of this Council Reserve will result in the Reserve not being utilised for any future use that would benefit the local Epsom community.

Council's Reserve is already Reserved for Municipal and Drainage Purposes noting that the Reserve (for Municipal and Drainage Purposes) was not created for the benefit of the south adjoining parcel and hence the City is not obligated to allow the Reserve to be utilised by the private developer".

If approval is granted the City will receive compensation from the developer for the encumbrance.

Irrespective of the emcumberance, the basin doesn't eliminate the opportunity for this reserve to be used for public open space purposes in the future.

Opposes the proposal on the following grounds:

- We are facing a biodiversity crisis and open space owned by the public should be 'developed' to support biodiversity and community health, not developer profits.
- 2. The developer must have known that he/she would have to provide for the drainage and retardation requirements on his/her own property but failing to do so is 'gaming the system' for personal gain, and disadvantaging the public.
- 3. Burgeoning urban Landcare and Friends groups throughout the City of Greater Bendigo, both old and newly minted, have been working hard to connectivity establish bushland BioLink's that foster the maintenance of existing populations of native birds, reptiles, animals and plants. The City of Greater Bendigo should keep freehold reserves in public hands in order to support this work.

 & 2. Council's Reserve is already Reserved for Municipal and Drainage Purposes.

The City has obtained an independent Market Valuation for compensation purposes as required under the Local Government Act 2020. The developer will be required to pay the Council compensation for the encumbrance.

3. The Council freehold Reserve is not being sold but will remain in Council ownership (public hands).

Council's Reserve is already Reserved for Municipal and Drainage Purposes.

Of particular concern

A. Cost to ratepayers in future.

The City's independent valuer highlights issues of particular concern to ratepayers that set a worrying precedent for other parcels of publicly owned land. The valuer notes that any problem with the maintenance of drainage works after 2 years is the responsibility of the Council.

What exactly does this mean?

What could it mean in a time of climate change with more frequent floods and subsequent threats to housing developments on or near flood plains?

Indeed, why is housing being approved on flood plains at all? Council needs to discuss these issues thoroughly and involve the community in any change to the administration of Council freehold. A. Correction: The valuer did not note that "any problem with the maintenance of drainage works after 2 years is the responsibility of the Council". The correct statement in the report is from a Council Engineering Officer and it notes that "the developer is responsible for the maintenance of the basin surrounding landscaping for two years following completion of the development in its entirety, at which time the ongoing maintenance responsibility would then be transferred across to the City".

The City's engineering department has been consulted in relation to the proposed use of the Councils Reserve and it should be noted that the City is responsible for numerous stormwater detention basins across its Local Government Area.

The co-location of this stormwater detention basin on land where there is an existing stormwater detention basin through the expansion of an existing drainage encumbrance represents an opportunity for the City to create efficiencies in maintaining its stormwater infrastructure.

Not applicable to this Public Notice seeking feedback as to proposed use of Council's Reserve – comment relates to a Planning Permit Application matter of another property and not the subject property.

The matter of rezoning and subdividing land identified within the Land Subject to Inundation Overlay would be considered as part of a <u>Planning Scheme Amendment and Permit Application</u>.

B. The independent valuer also reveals that if accepted, the developer's payment expunges almost all alternative uses of the freehold in perpetuity. Accepting this as a matter of course is not the actions of a responsible council.

C. Our city has some excellent programs to foster biodiversity e.g. Greening Greater Bendigo. Have they been consulted? Even if this particular block may not have significant biodiversity values it sets a bad precedent that the C.E.O. can make a determination without reference to the community and valued CoGB programs.

B. The City is acting in accordance with its obligations under the Local Government Act 2020.

Community feedback:

In response to Council Resolution 2023-38 of 27 March 2023 which is in line with the requirements of the Local Government Act 2020, this report documents the feedback provided by community members during the Public Notice 28-day public engagement period and seeks Council feedback, guidance, and direction as to how Councils wishes to proceed in the determination of the future of the property Reserve 1 on LP210004M Saade Street, Epsom VIC 3551.

Council's Reserve is already Reserved for Municipal and Drainage Purposes noting that the Reserve (for Municipal and Drainage Purposes) was not created for the benefit of the south adjoining parcel and hence the City is not obligated to allow the Reserve to be utilised by the private developer".

The City will however receive compensation from the developer. The City has obtained an independent Market Valuation for compensation purposes as required under the Local Government Act 2020. The developer will be required to pay the Council compensation for the encumbrance.

C. The City is acting in accordance with its obligations under the Local Government Act 2020.

Council makes the determination and not the CEO.

Environmental and biodiversity matters will be considered as part of any Planning Application Process and does not form part of this Public Notice consideration.

Risks

Refer to attached Council Report of 27 March 2023 for full details of identified risks.

Financial Sustainability

The City has obtained an independent Market Valuation for compensation purposes as required under the Local Government Act 2020.

As per Council Report of 27 March 2023, if approval is granted, the City will receive approximately \$300,000 compensation from the developer, which is subject to revaluation if required.

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. PUBLIC NOTICE [**16.6.1** 1 page]
- 2. ECM 4906120 v 1 2023-04-01 BENDIGO ADVERTISER PUBLIC NOTICE PAGE 80 Seeking public engagement [16.6.2 1 page]
- 3. SUBMISSIONS RECEIVED [16.6.3 1 page]
- 4. CONFIDENTIAL REDACTED ECM 4916480 v 1 2023-04-26 0857 RECD LETTER Objection Bendigo and District Environment Council Inc [16.6.4 1 page]
- 5. CONFIDENTIAL REDACTED ECM 4919819 v 1 2023-05-02 0856 RECD F W____ Submission - Saade Street Epsom - Proposed Encumbrance [16.6.5 - 2 pages]
- 6. ORD MEETING MINUTES 27 Mar 2023 ECM 4917037 Resolution No 2023 [16.6.6 1 page]
- 7. ECM 4917037 v 1 2023-03-27 ORD MEETING MINUTES City-of- Greater- Bendigo-Council- Meeting- Minutes- [16.6.7 82 pages]

PUBLIC NOTICE BENDIGO ADVERTISER PAGE 80 – 28 Days Notice 01 April 2023

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Planning and Environment Act 1987 GREATER BENDIGO PLANNING SCHEME Notice of the preparation of an amendment.

The Greater Bendigo City Council has prepared Amendment C275gben to the Greater Bendigo Planning Scheme.

The proposed amendment affects land at 156 properties across the localities of Bendigo. Plora Hill, Golden Guly, Golden Squere, Irontierk, Long Gully, North Bendigo. Quarry Hill and West Bendigo.

The amendment proposes to implement the recommendations of the Victorian Mineral Housing Senal Listings – Stage 2 Sardy (Trethowan Architecture, November 2021). The amendment specifically proposes to:

- The amentment specializing proposes to:
 Apply the Heritage Overlay (HO1000) to the
 series of 59 Early Milners' Cottages on land
 in Bendigo, Golden Gailly, Golden Square,
 tronberit, Long Gully, North Bendigo and
 Claeny Hill as shown on Plenning Scheme
 Map Nos. 18HO, 19HO and 23HO.
- Map Nos. 18HO, 19HO and 23HO.

 Apply the Heritage Overlay (HO1001) to the series of 42 Quartz Gold Boom Milherst Houses on land in Bendigo. Golden Squar Long Gully and West Bendigo as shown or Planning Scheme Map Nos. 18HO, 22HO and 23HO.
- and 23HO.

 Apply the Haritage Overlay (H1002) to the series of 49 Worters' and Mine Speculators' Houses on land in Bendigo, Flora Hit. Golden Guily, Golden Square, Ironbart. Long Gully and Guarry Hitl as shown on Planning Scheme Map Nos. 18HO, 22HO and 23HO.
- Apply the Heritage Overlay (HO 1003) to the Apply the Prestage Oversity (PUTULG) to the series of 6 Cluaritz Resides' Hoseses on faind at 63 Adom Street, Cuerry Hill, 64 Breen Street, Cluarry Hill, 245 Eaglichankt Road, Long Gully, 15 Joseph Street, Bendigo. 118 Mactionage il Road, Edition Gully and 12 Mactionate Street Wast, Goldon Square as shown on Planning Scheme Map Nos. 18HO, 19HO, 22HO and 23HO.
- Apply the Heritage Overlay (HO1000) on a permanent basis to land at 19 Grant Street, Long Gully as shown on Planning Scheme Map No. 18HO.
- Delete the Heritage Overlay (HO11) from land at 3 Pitt Street and 6 Broom Street, Bendigo, as shown on Planning Scheme Map 18HO.
- Delote the Heritage Overlay (HO547) from land at 15 Stone Street, Long Gully, as shown on Planning Scheme Map 18HO.
- Delete the interim Heritage Overlay (HO1004) from land at 19 Grant Street, Long Gully as shown on Planning Scheme Map
- Delete the Heritage Overlay (HO545) from land at 89 Upper Celfornic Gully Road, Long Gully, as shown on Planning Scheme Map
- 18HO.

 Delete the Heighbourhood Character Overtay, Schedule 1 (HCO1) from land affecting 82 properties in Bendigo, Golden Square, Inorberts and Long Gully as shown in Planning Scheme Map Nos. 18NCO.
- 22NCO and 23NCO.

 Awend the Schadule to Clause 43.01 (Horitage Overlay) to meet four new hertage blaces under "Series" for Early Millers" Cattages (NO1000) in Bendigo, Golden Gully, Golden Square, Ironberis, Long Gully, norm senago and custery Fest, Causez viora Beom Minars' Houses (NO1001) in Bendigo, Golden Square, Long Gully and West, Bendigo, Wosters' and Mines Speculators' Houses (NO1002) in Bendigo, Fiera Hill, Golden Gully, Golden Square, Ironberis, Long Gully and Clustry NII, Custiz Reafers' Golden Guiny, Gorden Squaies, Ironouns, Long Guilly and Quarry Nill, Chartz Reeferd' Houses (HO1003) in Bendigo, Golden Guily, Golden Squaies, Long Gully and Quarry HS and dother how cotaling heritings photos at 89 Upper Californie Guilly Roed, Long Guilly

(HOS46) and 15 Stone Street, Long Quby (HOS47) and references to the statement

- Amend the Schedule to Clause 72.04 (Documents Incorporated in this Plenning Scheme) to Insert four new incorporated documents Med.

- Statement of Significance: Series: Early Miners' Cotteges, August 2022.
 Statement of Significance: Series: Outriz: Gold Boom Miners' Houses, August 2022.
 Statement of Significance: Series: Quartz Reefers' Houses, August 2022.
 Statement of Significance: Series: Guartz Reefers' Houses, August 2022.
- Statement of Significance: Series: Workers' and Mine Speculators' Houses. August 2022.
- (Background Documents) to insert the Victorian Miners' Housing Serial Listings Stage 2 Study (Trethowen Architecture, November 2021) as a beckground docume Amend the Schedule to Clause 74.02 (Further Strategic Work) to educide the following further strategic works that are required as recommended in the Victorian Miners' Housing Serial Listings Stage 2 Study (Trethowens Architecture, November 2021):

 A review of HOSOO
- A review of HO999 to ascr A review of PLOSSS to ascertain whether there are any properties in the original Milners' College serial fieling that would be more accurately classified and better protected withis one of the new serial fistings as recommended in the Victorian Milners' Housing Serial Listings — Stage 2 Study (Trethowen Architecture, November 2021). 2021).
- Re-write the Statement of Significance for HO999 to the current standard of what, why and how the fishing is significant with a more concise statement of what is significant.

The amendment is available for public inspection, free of charge, during office hours at the following places (subject to COVID*19 regulations):

- City of Greater Bendigo, 15 Hopetous Street Bendigo or:
- by visiting the City of Greater Bendigo website at https://www.bendigo.vic.gov.au/ Services/Building-and-Planning/Planning-scheine-amendments

scripera-amendment can also be inspected free of charge at the Department of Transport and Planning (DTP) website at http://www.planning.utre/website at http://www.planning.utre/acjav.au/public-inspection or by contabiling the office on 1800 789 385 to arrange a time to view the smendment documentation.

Any parace who may be affected by the amendment may make a submission i planning suthority about the amendm Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment ed or opposed and indicating what engas (# amy) the submitter wishes to make

changes (a arry) the setuminer seasons to mail. Name and contact details of submitters are required for council to consider submissions and to notify such persons of the opportunity attend council meetings and any public heart had do contider submissions. The closing dis for submissions is Monday filtry 8, 2023. A submissions result for surprised to: aion reust be sent to

City of Greater Bendigo, Americ

- By mail: PO Box 733, Bendigo, 3552; or
- In person: 15 Hopetour Street, Bendigo: or
 By small: strategic.planning@bendigo.vic. gov.av

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COUNCIL'S FREEHOLD RESERVE

SEEKING COMMUNITY FEEDBACK ON PROPOSED USE OF CITY OF GREATER BENDISO OWNED LAND IN SAADE STREET EPSOM FOR DRAMAGE PURPOSES

Greater Bendigo City Council is considering a proposel to grant a private developer the right to least all drainings infrastructure on Council freehold land knows as Reserve 1 on LP210004M Seade Street. Epoem VIC 3561 - Logal Description: Reserve 1 on Plan of Subdivision LP210004M Carificets of Title Volume 9792 Folio 990 (the Reserve) as shown histched on the plan below.

Address: 7 Laurence St. Bleckburn South Vic

S114 Local Government Act 2020



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The area of land to be encumbered is approximately 4,604 square in to salidly the private development's drainage and retardation requirem -8_ 1 97

sace with Section 114 sub-section (b) of the Local Gor Act 2020 the City hereby seeks community feedback in relation to the

Written automissions must be received no later than close of business Monday May 1, 2023 and eddressed in

The Strategic Property Analyst. City of Greater Bendigo PO Box 733 Bendigo, VIC 3552

Email: PropertyLandEnquiries@Bendigo vic.gov.eu

Any written submissions received within 26 days from the date of this notice (up write close of business May 1, 2023), will be considered by Counce prior to making a well sessimination on the mission.

For further information please contact the Strategic Property Analyst by physic on 1300 002 642 or by email to PropertyLandEnquiries@Sendigo.vic.gov.se

CRAIG NIEMANN CHIEF EXECUTIVE OFFICER



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4906120 1 Date: 03/04/2023 ent Set ID: 49 : 1, Version I Document Version: 1,

SUBMISSIONS RECEIVED

ORD MEETING

MINUTES

27 Mar 2023

ECM 4917037

Resolution No. 2023-38



6:00 pm on Monday March 27, 2023

Livestreaming at www.bendigo.vic.gov.au/councilmeeting Broadcast live on Phoenix FM 106.7 ***

Copies of the City of Greater Bendigo Council's Agendas & Minutes can be obtained online at www.bendigo.vic.gov.au

NEXT MEETING:

April 24, 2023 at 6:00 pm



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5. ATTENDANCE AND APOLOGIES

Attendance

- Mayor Cr Andrea Metcalf
- Deputy Mayor Cr Dr Jennifer Alden
- Cr Matthew Evans
- Cr David Fagg
- Cr Rod Fyffe OAM
- Cr Margaret O'Rourke
- Cr Greg Penna
- Cr Julie Sloan
- Cr Vaughan Williams
- Craig Niemann, Chief Executive Officer
- Andrew Cooney, Director Commonwealth Games
- Ross Douglas, Acting Director Strategy and Growth
- Brian Westley, Director Presentation and Assets
- Stacy Williams, Director Healthy Communities and Environments
- Jess Howard, Director Corporate Performance
- Jessica Clarke-Hong, Manager Governance

6. LEAVE OF ABSENCE

Nil

7. SUSPENSION OF STANDING ORDERS RESOLUTION - Resolution No. 2023-33

Moved: Cr Fyffe

Seconded: Cr O'Rourke

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

CARRIED

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Document Set ID: 4917037 Version: 1, Version Date: 27/04/2023

15.3. Compensation for encumbrance to City Owned Land Saade Street, Epsom

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

Purpose

Approval and consent are being sought to the proposed encumbrance of Council's Freehold Reserve (the Reserve) by the private development south of the Reserve to satisfy the private development's drainage and retardation requirements, noting that the Reserve (for Municipal and Drainage Purposes) was not created for the benefit of the south adjoining parcel and hence the City is not obligated to allow the Reserve to be utilised by the private developer.

Under the Local Government Act 2020, when there will be significant detrimental impact upon the existing or future useability of the land vested in Council, the City is required to:

- Seek the view of the community through Community consultation in relation to the expansion of the drainage encumbrance on Councils Reserve; and;
- Obtain compensation, to be paid by the developer to the City for utilising (further encumbering) Council's Freehold Reserve.

The land requested to be utilised for the benefit of the private development, is the southern component of Council's Freehold Reserve (known as Reserve 1 on LP210004M Saade Street, Epsom VIC 3551 - Legal Description: Reserve 1 on Plan of Subdivision LP210004M Certificate of Title Volume 9792 Folio 960) and is the area illustrated in green below:



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Recommended Motion

That Councillors authorise the Strategic Property Analyst to:

- 1. **Publish a public notice** providing a minimum of 28 days' notice (under the Local Government Act 2020) noting:
 - a. A development seeks to encumber approximately 4,604 square metres of Council's Freehold Municipal Reserve (Reserve 1 on Plan of Subdivision LP210004M Certificate of Title Volume 9792 Folio 960) for drainage and retardation purposes.
- 2. **Commence public engagement** to seek the view of the community in relation to the expansion of the drainage encumbrance on Council's Reserve.
- 3. After the period for public notice and community feedback has closed:
 - a. If any objections are received to the proposed encumbrance of Council's Municipal Reserve:- the matter is to be referred to Council for a further review and final decision, noting that Council (at its sole discretion) may also resolve to conduct a public hearing if sufficient public concern/objections are raised, and that Council may nominate three Councillors to hear the submissions received in relation to the proposed creation of an encumbrance.

b.

- b. If no objections are received, that Council authorise the Chief Executive Officer to:
 - Obtain a current valuation that will set the amount of compensation to be paid to the Council for the use of the land for drainage.
 - Prepare the legal documents.
 - Sign and seal all relevant documents to facilitate the drainage encumbrance on Reserve 1 of Plan of Subdivision LM210004M Certificate of Title Volume 9792 Folio 960.

RESOLUTION - Resolution No. 2023-38

Moved: Cr Sloan Seconded: Cr Williams

That the recommended motion be adopted.

CARRIED

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Executive Summary

The City of Greater Bendigo (the City) has been approached in relation to a private development of the parcel south of Council's Reserve in Saade Street Epsom (Reserve 1 on Plan of Subdivision LP210004M Certificate of Title Volume 9792 Folio 960), to utilise approximately 4,604 square meters of Council's Freehold Reserve to satisfy the private development's drainage and retardation requirements.

Where an asset is to be encumbered, the Owner – Council / Ratepayers are in fact giving up an "interest" in the property which has a financial impact. Compensation is required to be paid by the developer to the City for utilising/encumbering Council's Freehold Reserve.

Approval and consent are therefore required to the proposed encumbrance of approximately 4,604 square metres of Council's Reserve by the development south of the Reserve.

The City has obtained a valuation of approximately \$300,000, which is subject to revaluation if required and assesses the interest to be created for discussion purposes.

The effects on the Reserve (as identified by the City's independent Valuer) are:

- Expunges almost all alternate uses of the land by the City of Greater Bendigo within the easement area.
- Extends the encumbrance on the prime land within the parent title in perpetuity.
- Blot on Title.
- <u>Significant benefit to the purchasing entity (private developer)</u>, i.e., storm water is retained off site allowing greater utility and yield lot of developable land.

Under the Local Government Act 2020, when there will be significant detrimental impact upon the existing or future useability of the land vested in Council, the City is required to seek the views of the community through community consultation in relation to the creation of the drainage encumbrance on Council's Reserve.

Council's approval is therefore required to both:

- 1. <u>Seek the view of the community</u> in relation to the creation of the drainage encumbrance on Council's Reserve; and
- 2. To further encumber Council's Freehold Reserve.

Background

City of Greater Bendigo (the City) has been approached by a private development of the parcel south of Council's Reserve in Saade Street Epsom (Reserve 1 on Plan of Subdivision LP210004M Certificate of Title Volume 9792 Folio 960) to utilise approximately 4,604 square meters of Council's Freehold Reserve to satisfy the private development's drainage and retardation requirements.

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Documentation confirms that Council's Reserve (for Municipal and Drainage Purposes) was not created for the benefit of the **south** adjoining parcel^[1] (The private development land) and hence the City is not obligated to allow the Reserve to be utilised by the private developer.

Previous correspondence (as attached) notes that this Councils Reserve together with the requirement for the proposed development pursuant to DS/207/2019 had been identified in previous applications by State Rivers / Rural Water Commission as flood prone and were not to be developed.

A combined planning scheme amendment/ planning permit application request has been submitted to the City for consideration. This request, under section 96A of the Planning and Environment Act 1987, seeks to rezone the adjacent land to General Residential Zone and subdivide land in to 78 residential lots, and has resulted in discussions and a request from the developer to further encumber Council's reserve for an expanded drainage basin.

By not having to create drainage and retardation on the private development's own land and utilising (encumbering) Council's Reserve, this will significantly enhance the developer's parcel through a higher lot yield. (Note: A valuation has been obtained by the City which has also considered the benefit to the private developer from encumbering the Council Municipal Reserve).

Under the Local Government Act 2020, where an asset is to be encumbered, the Owner – Council / Ratepayers are in fact giving up an "interest" in the property which has a financial impact. Compensation is required to be paid by the developer to the City for utilising/encumbering Council's Freehold Reserve.

Previous Council decision dates: N/A

Report

In this instance, by Council granting the developer permission to utilise approximately 4,604 square metres of Council's Freehold Reserve for drainage and retardation purposes, this will create an "interest" (and financial benefit) to the private developer and hence further encumber the Reserve triggering the requirement under the Local Government Act 2020 for compensation to paid by the developer to the City for utilising Council's Reserve.

The City has obtained a valuation assessing the interest to be created for discussion purposes.

The effect on the Reserve (as identified by the City's independent Valuer) are:

 Expunges almost all alternate uses of the land by the City of Greater Bendigo within the easement area.

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- Extends the encumbrance on the prime land within the parent title in perpetuity.
- Blot on Title.
- <u>Significant benefit to the purchasing entity (private developer)</u>, i.e., storm water is retained off site allowing greater utility and yield lot of developable land.

The proposed encumbrance will not change ownership of the land in question and the land will remain in the ownership of the City (not sold or leased). The compensation paid represents the impact on land value due to the blight imposed by the proposed expansion of the retention basin.

The proposal will not change the current use of the site and under this proposal the size of the existing basin would be increased to service the development. The expansion of the existing basin will mitigate the need for multiple basins in this precinct, with the consolidation of assets reducing the overall number of basins for the City to manage and associated ongoing operational costs, and will achieve a better aesthetic outcome for the community. It is important to note that in addition to the compensation, the developer would also be required to fund the expansion and embellishment of the existing basin.

If the proposal to further encumber City freehold land is supported, there will be unchanged public access to the site and a greater housing development with increased amenity and public space for the community subject to the review and approval of the combined planning scheme amendment/ planning permit application submitted to the City for consideration. A plan identifying the proposed encumbrance/development is shown below.



(Refer to the City's letter dated 30/6/2021 Letter - Spiire - Saade Street Development.)

Priority/Importance

A combined planning scheme amendment/ planning permit application request has been submitted to the City for consideration. This request, under section 96A of the Planning

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and Environment Act 1987, seeks to rezone the adjacent land to General Residential Zone and subdivide land in to 78 residential lots, and has resulted in discussions and a request from the developer to further encumber Council's reserve for an expanded drainage basin. The combined planning scheme amendment/ planning permit request will not be reported to Council for consideration prior to Council making a decision on the proposed encumbrance.

Options considered



Under the Local Government Act 2020, when there will be significant detrimental impact upon the existing or future useability of the land vested in Council, the City is required to seek the view of the community through community consultation in relation to the creation of the drainage encumbrance on Council's Reserve.

After seeking the community's feedback, Council can either:

1. **Refuse the request**: The developer could contain the development's drainage and retardation requirements within its own parcel.

Or:

2. **Approve the request**: The developer utilises Council's Reserve for the development's drainage and retardation requirements and compensation paid in accordance with required valuation.

Council's Reserve is currently zoned "Farming Zone" and should a combined planning scheme amendment/ planning request also be supported by Council in the future, a Public Park and Recreation Zone should be considered for this Reserve.

A valuation has been obtained which has considered not only the effect of the encumbrance on Council's freehold Municipal Reserve, but also as a supporting method of

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valuation, the benefit to the purchasing entity by having land to manage stormwater off site, thus allowing for a greater lot yield or developable land within their site.

Timelines

The developer is desirous of obtaining a Council decision either for or against so that a development proposal for the property south of the reserve can be finalised either by utilising Council's freehold reserve and paying compensation or alternatively containing the drainage works within its own land.

As noted above, the combined planning scheme amendment/ planning permit request to rezone and subdivide the land for residential subdivision will not be reported to Council for consideration prior to Council making a decision on the proposed encumbrance.

Communications/Engagement

- Internal Public Space Committee: As to the remaining area of the public open space of the Reserve, the internal Public Space Committee have confirmed that the committee would not object to the Council allowing a developer to further encumber the Municipal Reserve (existing drainage basin) on the provision that it is strictly undertaken in accordance with negotiated conditions between the private developer and the City (which includes compensation to be paid by the developer to the City). The compensation funds received from the developer would be deposited into the Public Open Space Reserve.
- Discussions with the private developer
- Internal Consultation: Strategic Planning and Engineering Business Units.
- Executive Management Team: Tuesday 28 March 2023
- Council Briefing: Monday 6 March 2023

Future Engagement Communications Consultation Process.

- Council Meeting Resolution
 - o Council does not consent
 - Process Stops
 - o Council resolves to proceed
 - Public Notice Advertisement
 - Seek community feedback
 - If objections are received from the community
 - Refer to Council to review feedback and make decision
 - Council Meeting Final Decision
 - Council consents
 - o Council does not consent
 - Process Stops

OR

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- Council decides to conduct a Public Hearing
 - Council Meeting Final Decision
 - Council does not consent
 - o Process Stops
 - Council Consents
- If no submissions or no objections received
 - Recommended motion as endorsed by Council implemented

Note: Process Stops – Developer is advised of Council decision and advised to seek alternate solutions

Financial Sustainability

One off Payment of Compensation: Compensation of \$300,000 is required to be paid by the developer to the City for utilising Council's Freehold Reserve, subject to revaluation if required. The compensation paid will be deposited into the Public Open Space Reserve.

It has been proposed that the developer would be responsible for all proposed works and costs associated with the encumbrance being undertaken, to the satisfaction of Council.

<u>Future Ongoing Annual Maintenance</u>: The developer is responsible for the maintenance of the basin and surrounding landscaping for two years following completion of the development in its entirety, at which time the ongoing maintenance responsibility would then be transferred across to the City.

• Estimated average cost \$6,500 per annum, (basis annual maintenance cost of \$4,500 and renewal/adaption cost of \$2,000 assuming a 20-year renewal period).

Risk Assessment

Planning Scheme Amendment C248gben and Planning Permit Application DS/207/2019

Reserve 1 on Plan of Subdivision LP210004M Certificate of Title Volume 9792 Folio 960 is for Municipal and Drainage Purposes was <u>not</u> created for the benefit of the south adjoining parcel^[2].

- The City is not obligated to allow the Reserve to be utilised by the private developer.
- Planning Scheme Amendment C248gben and Planning Permit Application DS/207/2019 will need to provide an alternate drainage solution if Council does not provide its approval and consent for the use of the Reserve 1.

Risk / Benefit Analysis

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The Developer:

The Developer is desirous of obtaining Council's consent to allow the Reserve to be utilised by the private development.

- By allowing the encumbrance of Council's Reserve:
 - Significant benefit to the purchasing entity, i.e., storm water is retained off site allowing greater utility of developable land and increased lot yield and profitability.
 - o Developer pays compensation to the City.
 - o Operational and amenity benefits to the City.
- By not allowing the encumbrance of Council's Reserve:
 - o the developer will have to accommodate the works within their own development reducing the developable area and potential yield of their land.

The City:

The City is not obligated to allow the Reserve to be utilised by the private developer.

- By allowing the encumbrance:
 - o The City retains ownership of land.
 - Expunges almost all future alternate uses of the land by the City of Greater Bendigo and the community within the easement area.
 - Extends the encumbrance on the prime land within the parent title in perpetuity.
 - Council receives compensation for loss and is deposited into the Public Open Space Reserve.
 - Retention basins are consolidated reducing ongoing operational costs to the City.
 - A greater housing development with increased amenity and public space will be achieved.
- By not allowing the encumbrance of Council's Reserve:
 - o The prime land within the parent title remains unchanged

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)

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

Other Reference(s)

Local Government Act 2020
Community Engagement Policy
Public Transparency policy
Charter of Human Rights (obligations)

Conflict of Interest

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

Attachments

- 1. Letter Spiire Australia Saade Street Development [15.3.1 2 pages]
- 2. Stormwater Management Plan, Montis Lane [15.3.2 34 pages]
- 3. Stormwater Management Plan, Saade St, Epsom [15.3.3 22 pages]
- 4. Saade St / Montis Lane Site Overlay [15.3.4 1 page]
- 5. Flooding, Various Issues Proposed Subdivisions, Shire of Marong, Rural Water Commission, SRWSC [15.3.5 9 pages]

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Document Set ID: 4917037 Version: 1, Version Date: 27/04/2023



Enquiries to: Vicky Matthews Phone: 4408 6509 Email: v.matthews@bendigo.vic.gov.au Your Ref: 305803

30th June 2021

Mr S Pole, Spiire Australia Pty. Ltd., P.O. Box 1064 BENDIGO. VICTORIA. 3550

Dear Sir,

City of Greater Bendigo - Municipal Reserve Property: - Saade Street & Montis Lane Epsom

We refer to previous correspondence and communications in regard to the above matter and in particular to your letter of 22nd April 2021.

We confirm that Council's Municipal Reserve described in Certificate of Title Volume 9792 Folio 960 was created pursuant to LP210004M in accordance with Shire of Marong Permit No. S870 and being requirements for drainage for the subdivision fronting Robertson Street and Saade Street. Plan of Subdivision LP210004M was registered on 4/2/1988.

We also note that the Walkway Reserve described in Certificate of Title Volume 9684 Folio 933 was created pursuant to LP149513 in accordance with Shire of Marong Permit No. S725 and registered on 20/6/1986.

Correspondence from the Shire of Marong over a period of time to the Developer urged the Developer to finalise the transfers of both the Municipal Reserve and Walkway Reserve described in Certificates of Title Volume 9792 Folio 960 and Volume 9684 Folio 933 which was eventually effected in 1991 in Dealing No. R418120P and referred to in copy of Transfer of Land provided by you in your aforesaid letter.

These Reserves were not created for any requirements of the current proposed development of DS/207/2019.

It is also noted in the Shire of Marong files that correspondence from the State Rivers & Water Supply Commission / Rural Water Commission of Victoria noted that Crown Allotments 13, 14 and 15, now known as Lot A, lies within the Bendigo Creek Flood Plain and the Commissions would object to the issue of any building approvals for that area, which is now the land proposed for development.

Hearing or speech impaired? Call us via the National Relay Service on 133 677 or www.relayservice.com.au and ask for 03 5434 6000

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requests@bendigo.vic.gov.au

W: www.bendigo.vic.gov.au

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The development pursuant to DS/207/2019 proposes to utilise the area of approximately 5,000sm of Council's Municipal Reserve calculated in accordance with the Afflux Consulting Stormwater Management Plan:--

- Retarding Basin 1650m3
- Wetland 1500m2
- Sed Basin 500m2
- Affected batter surrounding area approximately 1350m2

This area and requirement for the proposed development pursuant to DS/207/2019 cannot be assumed has been provided for in previous applications, as these parcels had been indicated by State Rivers / Rural Water Commission as flood prone and were not to be developed.

In accordance with the Local Government Act 2020, as Council's Reserve is proposing to be encumbered by approximately 5,000sm for the proposed development, following the required LGA statutory obligations being complied with by Council, payment will be required to utilise Council's Reserve for the proposed development, as this proposed encumbrance will have a significant or detrimental impact upon existing or future useability of Council land.

As previously indicated, an assessment of value for the proposed encumbrance on Council's Municipal Reserve has been provided and the Developer is in a position to obtain its own assessment for further discussions.

It is also to be noted that the requirements of the Local Government Act 2020 will be required to be completed, before any confirmation of commitment is provided with regard to the proposed encumbrance.

Should you have any queries in regard to this matter, please do not hesitate to contact this office.

Yours sincerely

Vicky Matthews Conveyancing Services Officer Property Services

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The Pines Estate – Goynes Road, Montis Lane and Buckland Street, Epsom

Stormwater Management Plan





September 2018



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Stormwater Management Plan

The Pines Estate, Epsom

DOCUMENT VERIFICATION

Project Name	The Pines Estate - Epsom
Client Contact	Scott Blair - Your Land Developments Pty Ltd
Project Number	J359
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Climate Change Statement

A wide range of sources, including but not limited to the IPCC, CSIRO and BoM, unanimously agree that the global climate is changing. Unless otherwise stated, the information provided in this report does not take into consideration the varying nature of climate change and its consequences on our current engineering practices. The results presented may be significantly underestimated; flood characteristics shown (e.g. flood depths, extents and hazards) are may be different once climate change is taken into account.

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1. Introduction

Afflux Consulting was engaged by Your Land Developments through Terraco Pty Ltd to updated and revise the stormwater management plan suitable for several parcels - Goynes Road, Montis Lane and Buckland Street, Epsom. This report discusses the impact of development on flow regimes and outlines stormwater management strategies to reduce flood risk, manage stormwater quality and avoid environmental degradation to the region. It demonstrates that with careful attention to stormwater management, this development can meet North Central CMA requirements and proceed to the next stages. In addition, this report provides information to NCCMA as requested (CMA Ref: F-2018-0422):

"Further information is requested from the applicant and should include the following:

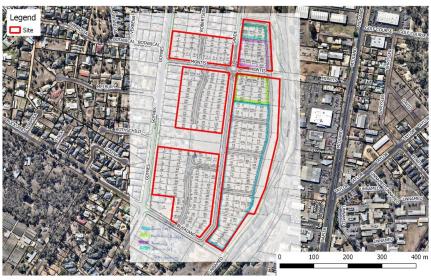
- 1. 2D hydraulic modelling of the site must be undertaken to demonstrate how the overland flow will be conveyed through the site without adverse flood impacts on neighbouring properties.
- 2. In addition to the flows considered in the Stormwater Management Strategy submitted, the flood model must incorporate local runoff from the southern catchment. Unless otherwise agreed in writing with North Central CMA the additional flowrate from this catchment must be taken as 4.3m/s.
- 3. Engineering plans and computations must be submitted to North Central CMA and the Responsible Authority demonstrating that any flow along the road achieves the following safety criteria:
- a. Depth = 0.3 metres; and
- b. Velocity = 1.5 metres/second; and
- c. Depth x Velocity = 0.3 metres/second"

Background

The subject site covers approximately 14.9ha and is to be developed into ~169 residential lots as shown in Figure 1. It is bounded by Goynes Rd to the west, Buckland Street to the south, Bendigo Creek to the east and existing properties to the north. The site generally grades from south-west to north-east at a top elevation of 193.1m AHD to 189.95m AHD before discharging to Bendigo Creek. Lot sizes average 600-700m² suggesting that post-development imperviousness (and as such stormwater runoff) will be significant compared to the current conditions.

Stormwater Management Plan

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6-16 Goynes Rd, Epson Development Plan

Figure 1: Proposed Development – The Pines Estate, Epsom

A site inspection was conducted in July 2018 to gain an understanding of the catchment and surrounds. The following site photos depict the major drainage features and landforms.





Robertson Street Looking East



Stormwater Management Plan

The Pines Estate, Epsom





Existing Main Drain Along Montis Lane





Existing Dams and Depressions at North end of Saade St

Figure 2 Existing conditions site photo's

2.Catchment Design Objectives

All development has the potential to adversely affect downstream environments through the effects of stormwater runoff. Increased impervious areas resulting in increased volumetric and peak flows have been extensively researched and linked to downstream environmental degradation. Contaminants contained in the runoff have also been linked with adverse changes to both water quality and stream ecology. Finally the contribution of increased runoff can be linked to downstream flooding and capacity constraints.

To combat these affects a range hydrological and water quality mitigation measures have been researched and legislated in Victorian planning schemes. The design objectives for this catchment are considered below.



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General Considerations

The Victorian State Planning Policy Framework includes provisions incorporating the provisions for stormwater management in its integrated water management clauses. The Bendigo Council has incorporated Clause 56.07-4 into its planning scheme setting out objectives for stormwater runoff.

Water Quality Requirements

Current water quality requirements as listed by the Victorian EPA Best Practice Environmental Management (BPEM) Guidelines are:

- 80% Total Suspended Solids (TSS) reduction
- 45% Total Nitrogen reduction
- 45% Total Phosphorus reduction
- 70% Gross Pollutant capture

Flood Storage Requirements

The site shall be designed to ensure that flows are not to increase above the predevelopment levels. Generally, this would be applied to the 1% AEP (Annual Exceedance Probability) storm only and checked at each of the site discharge points.

Flood Protection Requirements

All lots within the development will be provided at least 300mm freeboard above any predicted 1% AEP flood level. All retarding basins will be designed to be cut into the natural surface avoiding any potential dam wall construction issues.

Ecological Objectives

This site drains into Bendigo Creek, eventually discharging into Murray-Darling Basin. The proposed development should be developed in such a way as to minimise its impact on the surrounding environment and receiving waterway.

Particularly of note in this respect is the possibility of increased siltation and erosion capacity, of these systems if not built and maintained correctly. Sediment transport is a particular concern for development.



Stormwater Management Plan

The Pines Estate, Epsom

Specific Concerns for this Site

Based on the review of the catchment, and listed objectives and requirements the following stormwater elements should be considered for this site:

- Water quality should meet the BPEM requirements with specific attention to Suspended Solids and Total Phosphorus contributions. The Total Suspended Solids (TSS) contains much of the urban contaminants specifically below the ~90µm particle size, removing these particles will protect downstream farming pursuits. The TP requirements in freshwater systems are particularly important to limit algal blooms. Especially in episodic systems such as Bendigo Creek. As such the Total Nitrogen (TN) contributions will have less emphasis in this catchment.
- Discharge flow limits. The quantum of flow from the development should be limited to approximately the existing flow limits. In this portion of the catchment (mid to lower) the timing and size of flows should be assessed. Retarding to a later time period may in fact worsen downstream flow rates.
- Floodplain storage. Given the interaction with Bendigo Creek an assessment of floodplain storage should be made. Whilst not the most important parameter the development should maintain a floodplain storage from Bendigo creek of within 20% of existing.

3.Proposed Drainage Concept

A broad perspective was taken to create the stormwater management plan that best suited this site. The main challenge of the project is the proximity of the site to Bendigo Creek and its large external catchment area. The proposed drainage concept is mindful of the impact that catchments laying to the west and south has on potential flood risk and environmental degradation of Bendigo Creek.

The result of the investigation has found that the developed site should incorporate the following elements to meet best stormwater management practises:

- Stormwater treatment train incorporating -
 - \circ A swale along the eastern boundary ~500m
 - Sedimentation basin ~500m²
 - o Wetland of 1500m²
 - Retarding basin volume of 1650m³ (note basin volume to be below NTS)
- · Provision for external catchment flows to pass through the site safely
- No development through high flood hazard areas



Stormwater Management Plan

The Pines Estate, Epsom

- Proposed minor flow pipe network and swale as indicated in Figure 3 (note partially under construction – low flow options to swale provided
- Major flow conveyed by roadways, also shown in Figure 3
- Properties to be located 300mm above 1% Annual Exceedance Probability (AEP) Water Surface Elevation

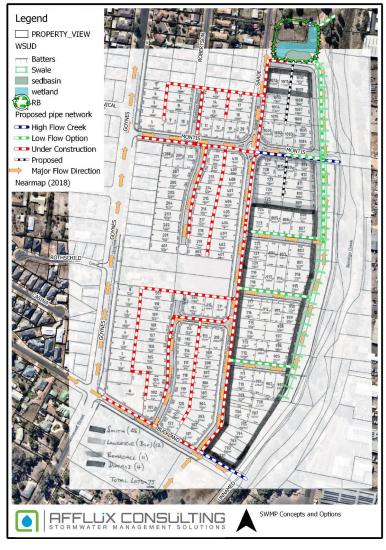


Figure 3: Stormwater Management Concept



Stormwater Management Plan

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4. Hydrology

This section highlights assumptions made when deriving estimated peak flows for the site.

Catchment delineation

The site is subject to flows from external catchment and will need to convey external flows through to the Bendigo Creek safely. The external catchments have been delineated into three large sub-catchments as shown in Figure 4 based on their general flow entry to the development area.

Approximately 63ha of catchment is draining to the existing reserve located south of Buckland. This catchment is expected to make its way to Bendigo Creek via Saade St once the site is fully developed. Two catchments of 15 ha and 35 ha are expected to drain via Goynes Rd. This is discussed in detail later on in the report.

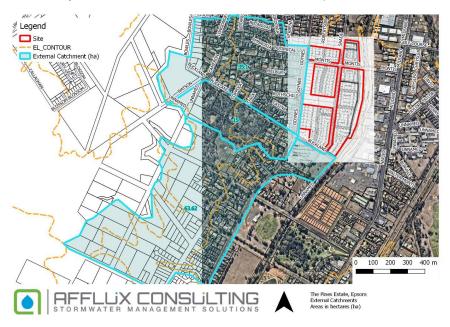


Figure 4: Catchment Area for the development

Major and minor flow calculations

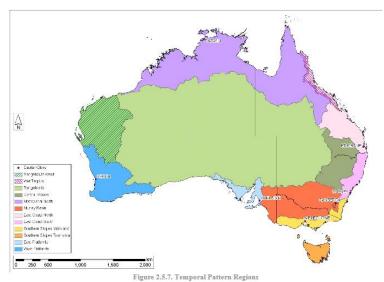
The 1% AEP (Annual Exceedance Probability) flood discharge for the site was estimated following ARR 2016 (Australian Rainfall and Runoff, 2016) processes. The Ensemble Event approach was adopted involving the use of a set of 10 temporal rainfall patterns from gauged local catchments to derive a set of hydrographs for each event AEP and critical duration. Each hydrograph was run through the hydrologic model however, as recommended, only the median for the critical duration storm results are selected for



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design. The temporal rainfall patterns were taken from the ARR Data Hub as per guidelines, and as shown in Figure 5 below, "Murray Basin" data set was applicable for this site in Epsom. This data set uses 356 separate gauges with a total of 20581 in order to derive the temporal patterns.



rigure 2.5.7. remporarrante

Figure 5: Map of temporal pattern regions

In addition, the ARR Data Hub provides recommendations for losses as shown below in Figure 6 and Figure 7. The recommended losses of 30mm for initial losses and 6mm/hr continuing loss for pervious areas were trailed however the model found that the losses were too high for this catchment and resulted in unrealistically low flowing hydrographs. As such, a sensitivity analysis was conducted, and it found that the following losses resulted in more realistic outflows:

- Pervious areas:
 - o Initial loss = 15mm, continuing loss = 2mm/hr
- Impervious areas:
 - o Initial loss = 1mm, continuing loss = 0mm/hr



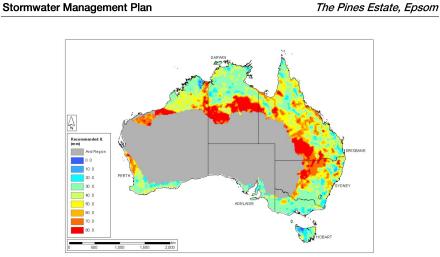


Figure 6: ARR 2016 recommended Initial Loss

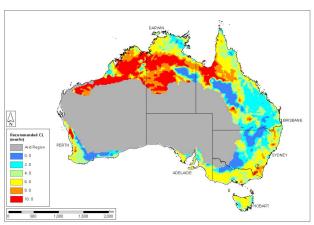


Figure 7: ARR 2016 recommended Continuing Losses

Current standards for major event flood estimation also discusses the use of Monte Carlo Event simulations. This differs from the preferred method in this investigation (Ensemble Method) in that many other input parameters, which are characterised by a high degree of natural variability are tested. This is similar to sensitivity testing where parameters such as losses, rainfall patterns, initial boundary conditions and other relevant inputs are treated as stochastically generated variables to understand their impact on the overall variation in peak estimates. For the purpose of this investigation, the Monte Carlo method for event simulation was deemed not necessary as it would not provide us with a better understanding of the flood mechanisms for this site. This intensive method for hydrology estimation is better suited to high risk and high variability areas where input properties are not well understood.

XPSWMM 2018 was used to process and derive expected flows for the 1% AEP. A summary of the hydrological modelling is shown in Table 1. These results where cross-



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examined and adjusted with respect to catchment timing with the previously completed Bendigo Flood Study to ensure that the results of both studies were in a similar range.

Table 1: Summary of catchment flows for 1% AEP storm event

Catchment Area	Imperviousness assumed	Critical storm and median temporal pattern	Peak flow (m³/s)	Relevant Figures
Ext 1 – 63.62 ha	20%	1hr – TP 4	4.3 (as per CMA guidance)	Figure 8 - Figure 9
Ext 2 - 15ha	10%	15min – TP 4	1.6	Figure 10 - Figure 11
Ext 3- 35.1ha	30%	1hr - TP 6	4.5	Figure 12 - Figure 13
Site Pre- developed – 14.9ha	10%	15min – TP 4	0.9	Figure 14
Site Post- Developed – 14.9ha	70%	15min – TP 9	5.6	Figure 15

Comparison of Storm Ensembles of different durations for AEP = 1%

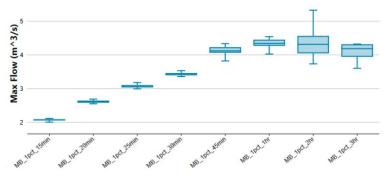
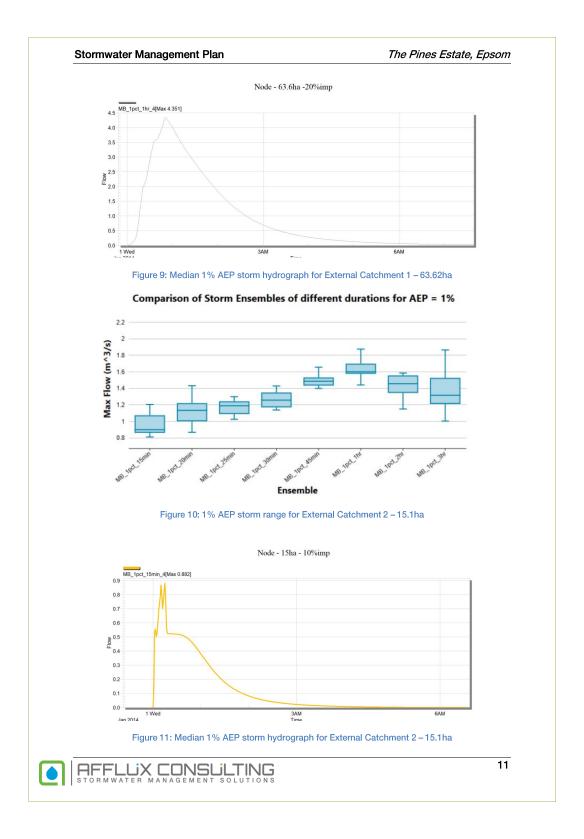
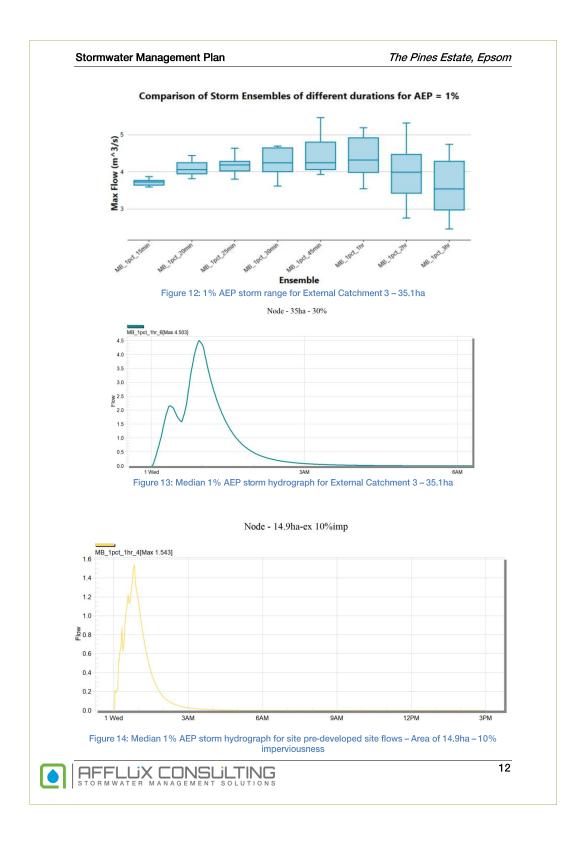


Figure 8: 1% AEP storm range for External Catchment 1 - 63.62ha







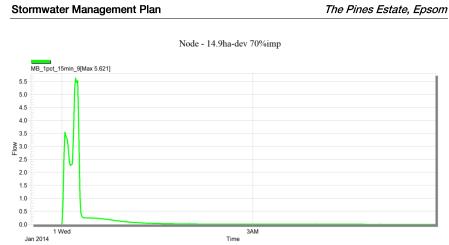


Figure 15: Median 1% AEP storm hydrograph for site post-developed site flows – Area of 14.9ha – 70% imperviousness assumed

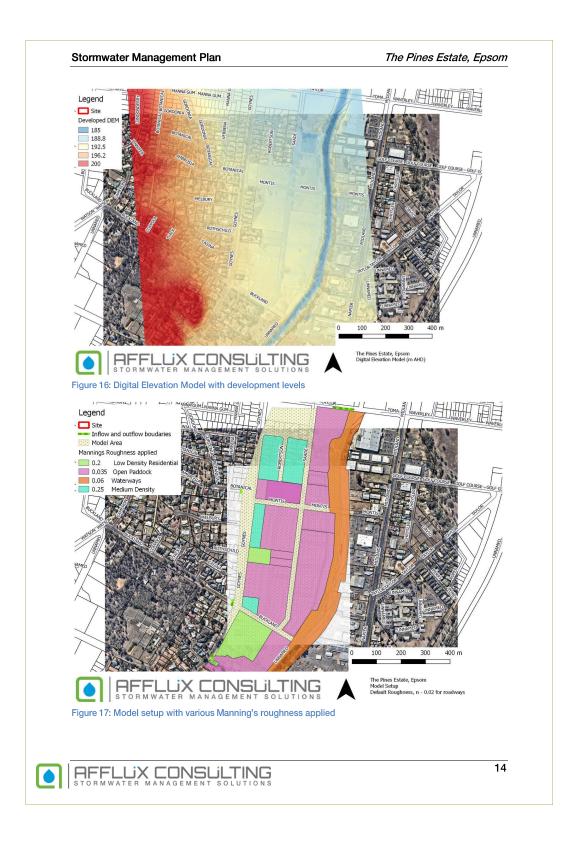
5.Hydraulic Assessment

Methodology

A Tuflow model of the site was constructed to evaluate the proposed flood extent. The hydrology as discussed above was input into the model as constructed. The following assumptions were made to build the 2D flood model:

- An arbitrary tailwater was formed a significant distance downstream of the site
- A Manning's Roughness of 0.02 was set as default to represent road areas. A map of site roughness is shown in Figure 17
- The model was run for 3 hours to ensure the peak had passed. Peak occurs around 0.9hrs
- The site Digital Elevation Model (DEM) was derived from Lidar Data with a 1m grid resolution used (Figure 16). In Developed Cases, the development DEM was included
- Only the 1% Annual Exceedance Probability (AEP) storm presented
- · Time step of 0.5 seconds
- Model Setup as per Figure 17
- Manning's Roughness applied to the model as shown in Figure 17





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Results – Existing Conditions

The existing flood model found that there is significant flood flow through the site however flood depths are generally kept low (Figure 18).

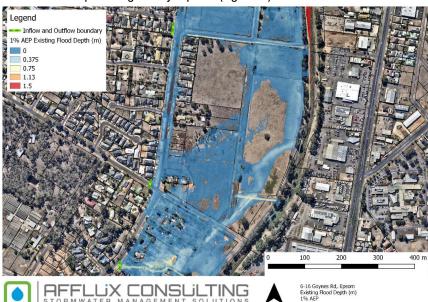


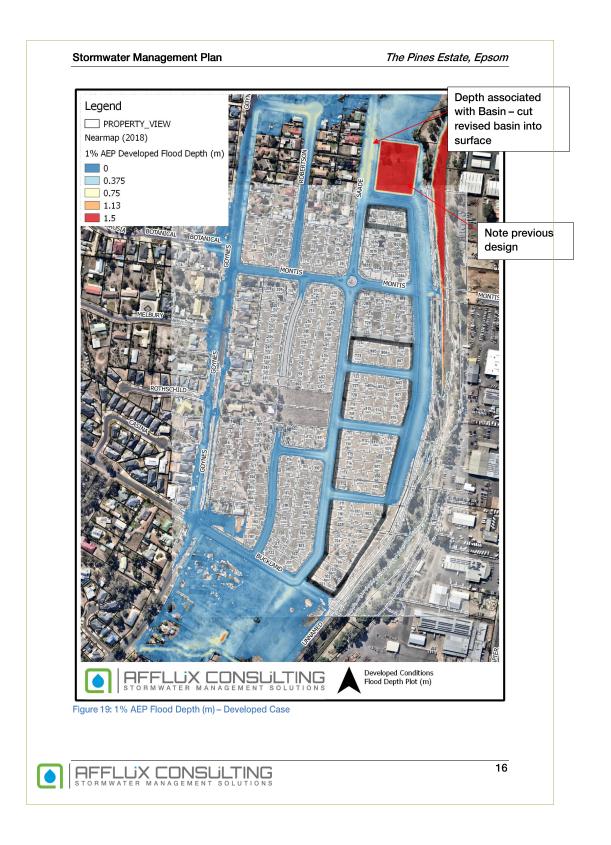
Figure 18: 1% AEP Existing Conditions Flood Depth

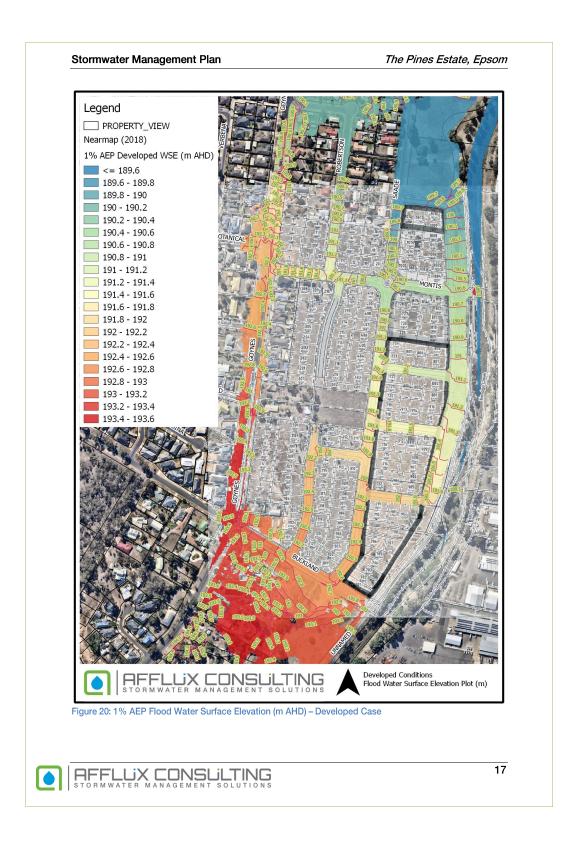
Results - Developed

Figure 19 - Figure 21 show the expected flood results post-development. It suggests that the roads are able to safely carry the external and site 1% AEP flows through to Bendigo Creek. Several lots located in the northern section of the site will require their flood levels to be above the 1% AEP flood level (discussed later).

The flood difference plot between existing and developed cases found that the proposed roads significantly impact the flood shape of the site, and forces flood spread to be contained to roads. Localised medium flood hazard is expected along the developed Saade St however it is not a major concern and below contemporary requirements (Figure 21).



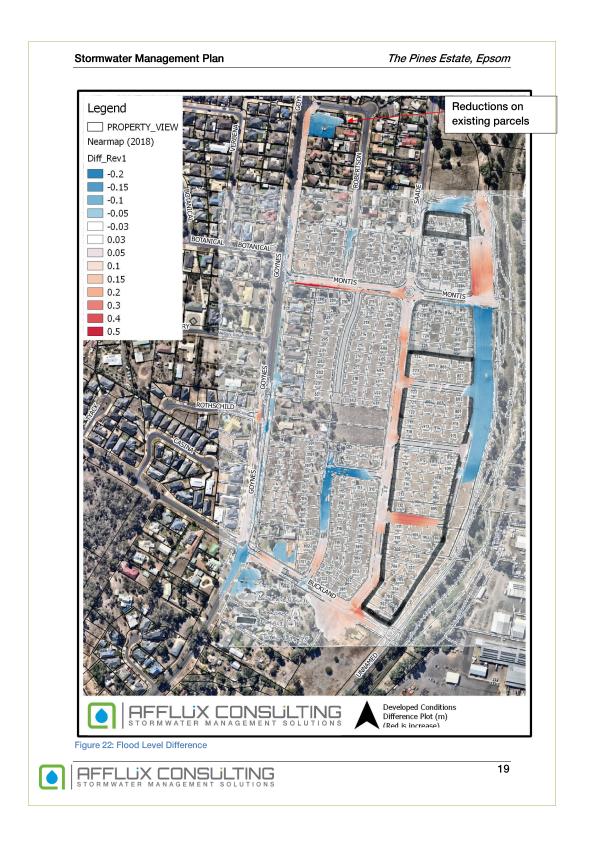




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6.Attenuation Volumes

XPSWMM was used to determine retarding volumes required for the development. The model setup is shown in Figure 23 with the Existing Case model on the left and Developed Case on the right. The results found that the retarding volume of 1,650m³ is necessary to retard post develop 1% AEP flow of 12.2m³/s back to the existing total flow of 11.6m³/s for the entire site, including external catchments.

The difference between peak flow of pre-developed and post developed conditions for the site itself is $\sim 4.5 \, \text{m}^3/\text{s}$, however due the size, characteristics of the wider external catchment and the timing of flows, the overall peak flow in the developed case is expected to be $12.2 \, \text{m}^3/\text{s}$ in the 1% AEP storm event. This is an important distinction, as it incorporates the timing expectations of the catchment to maintain downstream flow characteristics.

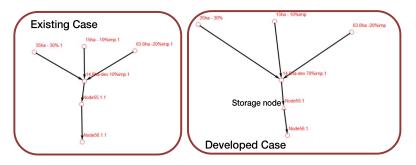


Figure 23: 1d hydraulic modelling set up

Comparison of Storm Ensembles of different durations for AEP = 1%

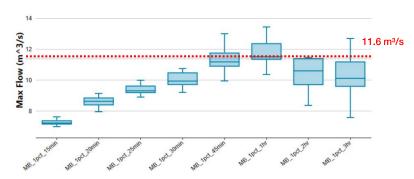


Figure 24: Range of flows for 1% AEP storm – Pre-developed conditions



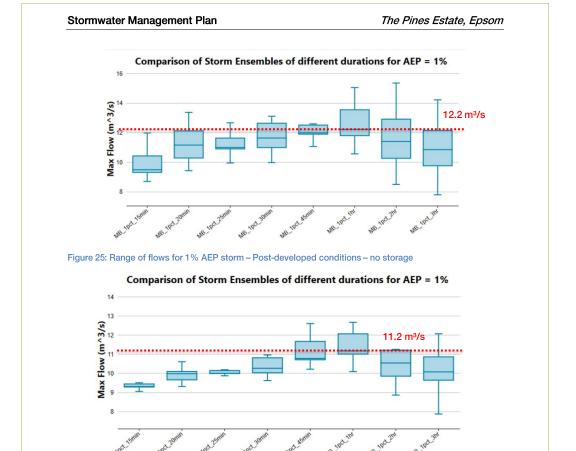


Figure 26: Range of flows for 1% AEP storm – Post-developed conditions – with 1650m³ storage

Floodplain Storage

As discussed, the floodplain storage in this location may influence the volume and timing of downstream flows. Comparing pre and post development storage volumes is a blunt assessment to ensure that no further volume is delivered downstream. As per the Terraco (April 2018) assessment an approximate floodplain volume of around 11,500m³ is available, with the post development roads and reserves maintaining approximately 7,000m³ of this volume.

To maintain the flow characteristics from the entire catchment, a storage of approximately 1,600m³ is required. In theory this storage is all that is required to maintain downstream conditions and has been shown through a sophisticated analysis. However, understanding the regulatory environment, the final storage design may want to add an extra ~1,000m³ to bring the total storage to within the stated ±20% of existing conditions. Much of this may be provided in the proposed swale as discussed below.



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7. Water Quality

Runoff from the developed catchment will be treated by a treatment train system to ensure the development does not result in significant degradation of Bendigo Creek and downstream waterways.

Four treatment options were explored with varying combination and sizing of rain tanks, swale, rain gardens, sedimentation basins and wetlands (Figure 27). A swale-sedimentation basin-wetland-system was deemed the best option deemed for the site. This was predominantly based on site layout, use of open space and maintenance requirements of each option. For brevity, this report only includes the modelling and discussions related to the proposed treatment system.

The breakdown of areas using for the MUSIC modelling are as follows in Table 2. Note, a total area of 19.3ha was used to include roads adjacent to site areas.

Table 2: MUSIC modelling areas

	Impervious Area (ha)	Pervious Area (ha)	Total Areas (ha)	Total Imperviousness (%)
Non-roof areas (roads, driveways etc)	9	6.9	15.9	57%
Roof	3.4	-	3.4	100%

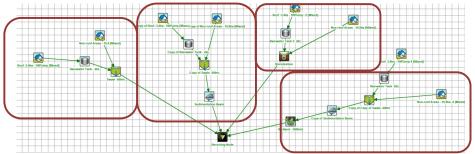


Figure 27: MUSIC model Setup – All options explored

Rain Tanks

Rain tanks have been tested as part of the treatment train for each new dwelling as a way to reduce site runoff along with additional Integrated Water Management (IWM) benefits. For practical purposes, the model tested is a portion of lots were fitted with 2kL rain tanks for watering gardens. Harvesting for toilet flushing has not been included in the modelling but can be a useful option for runoff reduction. Using the Smart Garden Watering calculator (http://www2.smartgardenwatering.org.au/), an estimated watering demand of 31kL/lot/year was determined and employed in MUSIC modelling.



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It is noted that as this is freehold land, and no proposed planning instrument is available, the adoption of the rainwater tanks is uncontrolled. As such we have assumed an adoption rate of 90%, for the smallest practical rainwater tank (2kL), and no connection to toilet or other indoor uses. In reality, in this type of environment we would expect a high adoption rate, including a much larger range of tank sizes with some connection to indoor uses through the 6-star building requirements. As such we believe the adoption of the tank option a conservative measure, that can be included as reasonable assumption in the model.



Figure 28: Estimated water demand from garden

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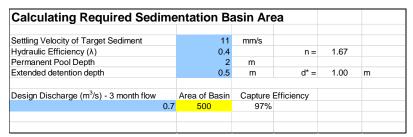
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Sediment Control

Given the general principal that any development should not directly discharge into a creek system, a number of sedimentation basins have been recommended at each of the pipe outfalls along with high flow direct connections at existing pipe interfaces. Ideally all low flows are directed through these sediment ponds, with high-flow connections available at a number of locations.

The site sedimentation basins were sized using the Fair and Geyer equations, with the results summarised below in Figure 29. The 3-month recurring flow is expected to be approximately $0.7 \text{m}^3/\text{s}$. The volume of sediment expected from the developed catchment to the basin in 5 years is 116m^3 . It is likely that this basin will be 97% (highly) efficient if the area of the basin is 500m^2 . At the typical 5-year clean-out mark, it is expected that the sediment basin will be 51% filled.



Volume of accumulated sediments				
R (fraction of target sediment removed)	0.97			
Catchment area	14.9	ha		
Sediment Loading rate	1.6	m3/ha per year		
Desired Clean-out frequency	5	years		
Storage volume required - volume of	440.05004	2		
accumulated sediments	116.05621	m3		

Volume of accumlated sediments / Total	
Volume	51.09%

Figure 29: Sediment basin checks

Nutrient Modelling

The MUSIC model has been built to model the pollution removal efficiency expected from the treatment train system. Sediment basins and rain tanks were included into the model with parameters as discussed above (See Figure 30).



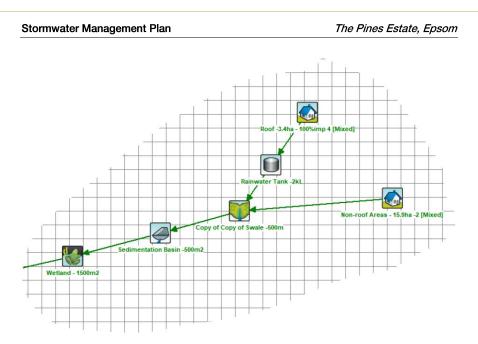


Figure 30: MUSIC Modelling Setup for proposed treatment system

The results found that the proposed treatment system works well to meet the development objectives. The use of the swale along the eastern boundary helps to reduce the footprint of the wetland whilst not compromising on treatment efficiency. Consequently, the wetland should be at least 1500m² with general layout and sizes shown in Figure 33.

	Sources	Residual Load	% Reduction
Flow (ML/yr)	57	49.3	13.4
Total Suspended Solids (kg/yr)	11500	771	93.3
Total Phosphorus (kg/yr)	23.2	5.11	77.9
Total Nitrogen (kg/yr)	163	86.7	46.9
Gross Pollutants (kg/yr)	2170	0	100

Figure 31: MUSIC modelling results

To test the sensitivity of these assumptions, a model was created to exclude the proposed rain tanks and swales. Both the rainwater tanks and swales are viewed as "nice to have" additions to the treatment train whilst acknowledging their implementation as difficult with the existing subdivision. Final design may preclude the full connection to the swale, and as acknowledged above no formal rainwater tanks provision is to be included. The results are shown below in Figure 32.



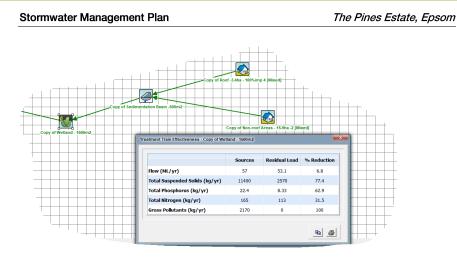


Figure 32: Results without swale and raintanks

As can be seen the final results approximate BPEM requirements with TP and TSS meeting, and almost meeting the respective targets. The TN in this case is lower than expectations, but not as significant in this particular catchment.

Given that some rainwater tanks will almost certainly be included in many of the freehold lots without permit requirements, and the swale will be connected to a portion of the catchment (subject to detailed design), it can be expected that this catchment will meet BPEM requirements for at least TSS and TP.



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Stormwater Management Plan

The Pines Estate, Epsom

8. Minor drainage arrangements

The minor drainage network will need to convey external flows from the western catchments to the WSUD system, and finally discharge to Bendigo Creek. It is envisioned that the drainage swale along the eastern boundary will link the pipe network together.

Pipe network

The pipe network should be designed to cater for the $\sim\!20\%$ AEP storm event. The layout below (Figure 34) shows that the development will take external catchment flows arriving to south of Buckland St and along Goynes Road to the swale drain in the minor storm event.

Minor flows will eventually be piped to the sedimentation and wetland system where they will be treated. Only minor flows will be treated; major flows will be attenuated in the retarding basin or discharged directly to the creek as shown and do not require water quality treatment.



Figure 34: Proposed Pipe layout



Stormwater Management Plan

The Pines Estate, Epsom

Swale sizing

The proposed swale along the eastern boundary increases both the tertiary treatment of flows, and aids in the conveyance through to the proposed wetland system. It is expected that the swale will be at least 8 meters wide with a bottom width of 4m, and approximate ~500m long as shown in Figure 34. This gives a flow capacity well over the expected catchment that could be directed to the system. Final depth and extent will be dominated by both the pipe inlet connections, but also the width available within the reserve. As discussed ideally the swale is connected as shown in the concept, but it is acknowledged that with partial construction already underway some connections to this swale will not be possible.

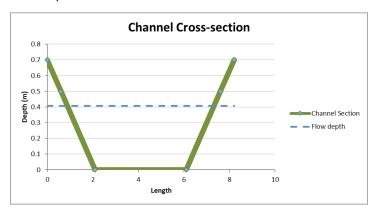


Figure 35: Proposed swale cross-section – capable of conveying a flow of up to 10m³/s



Stormwater Management Plan

The Pines Estate, Epsom

9.Habitable Floor Levels

Several lots located north of the site are subject to flood flow through without engineering interventions. Figure 36 shows the lots affected, with a maximum depth of 70mm during a 1% AEP storm event. It is recommended these parcels be filled in a way that directs water towards the roads. In addition with the finished level of these lots 300mm above the 1% AEP storm water surface elevation, as described for each parcel below. Safe egress from the site will be maintained as shown in Figure 21.

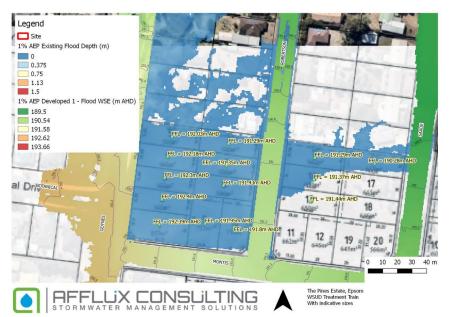


Figure 36: Minimum floor levels



Stormwater Management Plan

The Pines Estate, Epsom

11.Conclusions

This report has investigated the development of land at The Pines Estate, Epsom. In order for the site to achieve best stormwater management practices, the following engineering items are recommended:

- · The development to allow external flows to pass through the site
- A minor pipe network be installed similar to the alignment as shown in this report
- Swale for drainage and nutrient treatment. To be located along the eastern boundary and as long as possible for drainage. This will convey flows through to the basin and wetland system
- Sedimentation basins of 500m² and located as recommended in this report. This
 will further protect the waterways from sedimentation and some nutrient
 pollution.
- Wetland covering a minimum of 1,500m² located north of the subject site
- Retarding basin with a volume of 1,650m³, as shown in report in cut to avoid local afflux
- Residencies be placed 300mm above the flood levels as defined in this report

These works will meet the design catchment objectives as analysed in this report and should be endorsed by the relevant authorities.





Reference 15056-R

Version 1

Stormwater Management Plan



Saade Street, Epsom - Re-Zoning Proposal

Proposed 78 Lot (Approx) Residential Subdivision

October 2022

Terraco Pty Ltd – ABN 12 681 695 776 e: info@terraco.com.au

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Project Details

Project Name	Stormwater Management Plan	
Clients	Dimasi – 28-34 Saade Street	
	Beardall – 36-46 Saade Street	
	Goggin and Law Serve (Bendigo) Pty Ltd – 20 Montis Lane	
	Smith and Harper – 1 Buckland Street	
Terraco Reference Number	15056-R	
City of Greater Bendigo Reference	-	
Report Version	V1 (October 2022)	
Document Name	15056-R Stormwater Management Plan.docx	

1. Introduction

1.1 Background

Terraco Pty Ltd was engaged by landowners of 1 Buckland Street, 20 Montis Lane, 36-46 Saade Street and 28-34 Saade Street, Epsom to undertake a Stormwater Management Plan for their land.

The Stormwater Management Plan is to form part of the submission to City of Greater Bendigo Councils engineering department to provide a proof of concept for stormwater detention and treatment solutions, to assist in the application for re-zoning of this land to a residential zone.

1.2 The Site

The 7 hectare development site is located in Epsom, and is bordered by residential development to the west (Elmwood Estate and Robertson Street), Buckland Street (unmade) to the south, an existing Council reserve to the north and the Bendigo Creek to the west.

The site generally falls to the north, and is currently captured via an existing detention basin within the Council reserve mentioned above, before discharging to the Bendigo Creek. Any flow that falls east towards the creek is obstructed via the existing bicycle path which has been constructed along a levy approximately 600mm high. There is one existing culvert under the bike path, however that is located at the far southern end of the site, and therefore diverts almost no runoff from the development site. The remainder of flows falling east pool slightly before falling north to the existing basin.

The site is vacant and has generally been used for grazing. All parcels are currently zoned Farming Zone (FZ) and are subject to an Environmental Significance Overlay (ESO1) and Land Subject to Inundation Overlay (LSIO1), with 28-34 Saade Street subject to a LSIO2 in addition. The clients propose to develop the land into approximately 78 allotments upon it's re-zoning to residential land.

It is expected that the existing detention basin within the Council reserve may be utilised to satisfy detention requirements for the development, however additional water sensitive urban design (WSUD) nodes would be required in order to satisfy WSUD requirements.

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Figure 1: Conceptual Layout Plan - Rezoned (Source: Nearmap)

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2. Stormwater Detention

This report outlines on-site stormwater detention solutions to be provided sufficient to restrict the 20% AEP rainfall event to pre-developed levels for the development site, as confirmed via preliminary advice offered by Peter Brasier of City of Greater Bendigo on 09/09/2022.

As such, the frequency used as a baseline for this analysis is the 20% Annual Exceedance Probability (20% AEP) for minor flows. This is in accordance with Clause 18.4 of the Infrastructure Design Manual (V5.30). Some comment is also provided to the 10% AEP event in this report, to outline a wider scope.

2.1 Existing Network

There is an existing detention basin located within the Council reserve at 18-26 Saade Street, Epsom (identified as Reserve 1, LP210004).

Runoff from an external catchment is piped to the basin via two separate 525mm RCP inlet pipes, one at each western corner of the basin. The existing catchment is comprised of the residential development to the immediate west, and a small portion of this development site (in it's undeveloped state). The entirety of Elmwood Estate to the south-west is treated via it's own detention basin and piped to the Bendigo Creek. Goynes Road and it's associated catchment to the west is piped through Montis Lane and Taylor Street to the Bendigo Creek, and therefore does not form part of the basin catchment either.

The basin outlet structure consists of a concrete headwall with 2x 525mm RCP outlet pipes, discharging to the Bendigo Creek. There is no outlet control via orifices, baffles etc. As such, the basin acts as a temporary storage area however flows from all rainfall events are permitted to discharge to the creek with the capacity of the outlet pipes being the only limitation on existing discharge rate.

An analysis of the 3d site model based on feature survey of the basin has provided the following information:

Existing detention basin capacity = 1,444m³ (to 300mm freeboard limit)

Existing detention basin capacity = 2,085m³ (to true top of basin)

Existing permissible discharge rate = 774L/s (existing twin 525mm pipes flowing full)

It is expected that the existing detention basin may be utilised for stormwater detention for this site, given its excessive capacity for the 20% AEP rainfall event.

2.2 Onsite Detention

2.2.1 Pre-Developed and Post-Developed Discharge

The 20% AEP pre-developed discharge was calculated in order to determine a permissible post-developed discharge rate. See *Appendix 2*.

The 20% AEP post-developed discharge was also calculated in order that it may be compared to the pre-developed discharge rate, and a storage volume determined. This was achieved by referring to Bureau of Meteorology (BOM) data and ARR2019. See *Appendix 2*.

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Three catchments were identified in this analysis, as follows.

Catchment 1 (External) – Existing development to the west, consisting of Robertson Street (considered in its current developed state for the purposes of both "pre-developed and post-developed" computations). This catchment is already piped to the existing detention basin.

Catchment 2 (External) – Undeveloped reserve land east of the basin, north of Montis Lane. This catchment already discharges overland to the existing detention basin.

Catchment 3 (Internal) – Development site, including portions of existing road reserves to be upgraded. This catchment is to be piped to the proposed WSUD nodes before reaching the basin.

2.2.2 Coefficient of Runoff (Existing State - Catchments 1+2)

	-	9
Description	Area (m²)	Coefficient of Runoff (20% AEP)
Landscaped Areas	5,031	0.25 (IDM Table 10)
Road Reserves	10,097	0.75 (IDM Table 10)
Lots (450 - 600m ²)	0	0.60 (IDM Table 10)
Lots (600 - 1,000m ²)	38,128	0.55 (IDM Table 10)
Lots (1,000 - 2,000m ²)	0	0.40 (IDM Table 10)
Lots (2,000m ² - 4,000m ²)	0	0.35 (IDM Table 10)
Lots (4,000m ² - 1ha)	0	0.35 (IDM Table 10)
TOTAL/AVERAGE	53,256	0.56

Table 1: Coefficient of Runoff (Existing State – Catchments 1+2)

2.2.3 Coefficient of Runoff (Pre-Developed State - Catchment 3)

Description	Area (m²)	Coefficient of Runoff (20% AEP)
Landscaped Areas	72,931	0.25 (IDM Table 10)
Road Reserves	0	0.75 (IDM Table 10)
Lots (450 - 600m ²)	0	0.60 (IDM Table 10)
Lots (600 - 1,000m ²)	0	0.55 (IDM Table 10)
Lots (1,000 - 2,000m ²)	0	0.40 (IDM Table 10)
Lots (2,000m ² - 4,000m ²)	0	0.35 (IDM Table 10)
Lots (4,000m ² - 1ha)	0	0.35 (IDM Table 10)
TOTAL/AVERAGE	72,931	0.25

Table 2: Coefficient of Runoff (Pre-Developed State - Catchment 3)

2.2.4 Coefficient of Runoff (Post-Developed State - Catchment 3)

Description	Area (m²)	Coefficient of Runoff (20% AEP)	Coefficient of Runoff (All other AEP's)
Landscaped Areas	6,702	0.25 (IDM Table 10)	0.25 (IDM Table 10)
Road Reserves	15,076	0.75 (IDM Table 10)	0.75 (IDM Table 10)
Lots (450 - 600m ²)	14,994	0.60 (IDM Table 10)	0.75 (IDM Table 10)
Lots (600 - 1,000m ²)	34,815	0.55 (IDM Table 10)	0.70 (IDM Table 10)
Lots (1,000 - 2,000m ²)	1,344	0.40 (IDM Table 10)	0.50 (IDM Table 10)
Lots (2,000m ² - 4,000m ²)	0	0.35 (IDM Table 10)	0.45 (IDM Table 10)
Lots (4,000m ² - 1ha)	0	0.35 (IDM Table 10)	0.40 (IDM Table 10)
TOTAL/AVERAGE	72,931	0.57	0.68

Table 3: Coefficient of Runoff – (Post-Developed State - Catchment 3)

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2.2.5 Detention Basin and Volume

The below parameters were calculated as shown in the appended computations (*Appendix 2*). Both the pre-developed and post-developed discharge rates shown below include external catchment 1 in it's existing developed state, and external catchment 2 in its undeveloped state. The varying number is simply the difference occurring on the development site (catchment 3).

Increase in Discharge	356	L/s
Total Post-Developed Discharge	1,117	L/s
Total Pre-Developed Discharge	762	L/s

Table 4: Discharge Rates – 20% AEP

Using the following figures in a stormwater detention spreadsheet, the maximum detention volume for the 20% AEP rainfall event was established as seen in Figure 2.

C5 _{developed}	0.566	Overall volumetric runoff coefficient		
Catchment	12.619	ha	ha (Total catchment area to basin)	
Allowable Discharge	762	L/s (Controlled outlet capacity – Qout)		
t _c	21	min	(Time of concentration for total catchment)	

Table 5: Detention Volume Parameters – 20% AEP

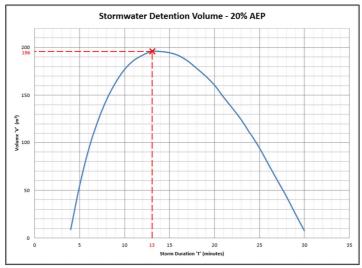


Figure 2: Stormwater Detention Volume Graph – 20% AEP

As can be seen in Figure 2 above, the peak 20% AEP detention volume was found to be 196m³ which corresponds with a detention time of approximately 13 minutes. The detention volume of 196m³ equates to a pool depth of approximately 0.32m across the footprint of the existing basin.

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2.2.6 Outlet Control

The existing twin 525mm outlet pipes have a total capacity of 774L/s at full flow. As the existing discharge from all three catchments sums to 762L/s, it is proposed that the existing outlet remains in it's current state, with no modifications required.

As the storage volume required is approximately 320mm deep and therefore will only fill the outlet pipes by less than two thirds, it can be determined that the 20% AEP rainfall event will be naturally over-detained and utilise additional basin storage (of which there is a significant excess).

The basin would only discharge to pre-developed levels if the pipe was flowing full and storage depth reached 575mm.

Additionally, any larger rainfall events would naturally be detained to the 20% AEP existing conditions (approximately), given the discharge limit of the existing pipes. Additional head may have minor impacts on this. Storage computations (not provided) for the 10% AEP rainfall event indicate that the basin has ample capacity for this scenario as well.

3. Water Sensitive Urban Design

In keeping with the recommendations of the *Urban Stormwater Best Practice Management Guidelines*, CSIRO 1999, stormwater run-off should achieve an 80% reduction of Total Suspended Solids (TSS), 45% reduction of Total Phosphorus (TP), 45% reduction in Total Nitrogen (TN) and 70% reduction in Litter of a typical urban annual load.

MUSIC by eWater is a highly powerful conceptual tool used to model the performance of stormwater quality systems within a catchment. MUSIC is the industry standard for modelling Water Sensitive Urban Design (WSUD). As such, MUSIC has been used to model the stormwater management of this

3.1 Meteorological Data

3.1.1 Rainfall

Rainfall data was adopted from Bendigo Prison, in accordance with the City of Greater Bendigo Council MUSIC Guidelines.

3.1.2 Evapotranspiration

Evapotranspiration distribution data was adopted from the City of Greater Bendigo Council MUSIC Guidelines.

3.2 Model Setup

3.2.1 Timestep

The timestep represents the time of concentration of the smallest catchment being modelled. In this case the roofed areas represented the shortest detention time. A 6 minute time of concentration was adopted as the analysis, in accordance with the City of Greater Bendigo Council MUSIC Guidelines.

3.2.2 Soils

The soil store capacity of 30mm and a field capacity of 20mm were adopted, in accordance with the City of Greater Bendigo Council MUSIC Guidelines.

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3.2.3 Fraction Impervious

Typical values of fraction impervious have been adopted in this model as per the City of Greater Bendigo Council MUSIC Guidelines. These values are as follows:

Description	Fraction Impervious
Lots (>4,000m ²)	20% impervious
Lots (800m ² – 4,000m ²)	45% impervious
Lots (500m ² – 800m ²)	60% impervious
Lots (350m ² – 500m ²)	75% impervious
Lots (<350m²)	85% impervious
Road Reserves	60% impervious
Landscaped Areas	10% impervious

Table 6: Fractions Impervious

3.3 Treatment Nodes

3.3.1 Sediment Pond

A sediment pond will provide primary treatment within the treatment train and will be sited within the existing Council reserve, at the end of the internal piped drainage network. This will enable the sediment pond to capture the site discharge prior to reaching the existing detention basin. The pond shall be located immediately adjacent to one of the new internal roads to assist in maintenance accessibility. The pond has been sized in accordance with the requirements of Clause 20.3.7 of the Infrastructure Design Manual.

For the purpose of MUSIC modelling, the sediment pond has the following parameters:

Plan Area = 366m²

Permanent Pool Depth = 1m Permanent Pool Volume = 200m³

Extended Detention Depth = 0.00m (modelled as 0.01)

The treated water from the sediment pond will be captured via an outlet pipe and transferred to the detention basin via a pipe sized to carry 20% AEP post-developed flows. In larger AEP rainfall events, additional flows will continue to fill the basin before overtopping into a wide and shallow overland flowpath directed to the detention basin. This flowpath is only expected to see rainfall in major storms, and therefore may be grassed and still of use for recreation purposes.

The following attributes of the sediment pond were calculated by hand, using the Fair and Geyer Equation. See *Appendix 2* for computations.

Fraction of Initial Solids Removed = 95.8% (1EY event)
Cleanout Frequency Required = Once every 14 years

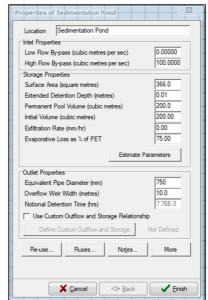


Figure 3: Sediment Pond MUSIC Input

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3.3.2 Detention Basin

The existing detention basin shall be retained in its current state as it appears to perform well. No litter or erosion issues were observed during a site inspection.

The basin is fully grassed, with soft embankments of approximately 1 in 6 grade and large native trees located both within the base and surrounds. As such, no modification works are proposed with the exception of construction of a piped inlet, and the installation of a very shallow emergency flowpath swale.

The existing basin does not have a formal overflow weir. Rather, an analysis of the 3d surface model obtained via feature survey indicates that in the event the basin fills entirely, the entire council reserve will fill, as well as some of Saade Street and the proposed internal roads, before overtopping to the northern side of the reserve and flowing further north.

It is proposed that the piped outlet from the sediment pond be directed into the far western end of the detention basin, such that the entire length of the detention basin floor may be considered as a grassed swale for the purposes of runoff treatment.

As such, for the purposes of the MUSIC modelling, the existing detention basin was modelled as a swale. The following properties were used:

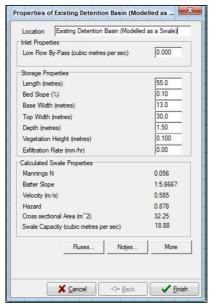


Figure 5: Detention Basin MUSIC Input

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3.4 Overall Treatment Train Effectiveness

Based on the treatment train outlined above, the following statistics can be randomly generated using MUSIC.

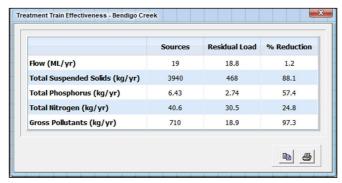


Figure 6: Treatment Train Effectiveness

As can be seen in *Figure 6* above, the Treatment Train Effectiveness is very close to meeting recommendations of the *Urban Stormwater Best Practice Management Guidelines*, CSIRO 1999, whereby stormwater run-off should achieve an 80% reduction of Total Suspended Solids (TSS), 45% reduction of Total Phosphorus (TP), 45% reduction in Total Nitrogen (TN) and 70% reduction in Litter of a typical urban annual load.

Total Suspended Solids 88.1% reduction of recommended 80% = 110% achieved Total Phosphorus 57.4% reduction of recommended 45% = 127% achieved Total Nitrogen 24.8% reduction of recommended 45% = 55% achieved Total Litter 97.3% reduction of recommended 70% = 139% achieved

The shortfall in Total Nitrogen reduction identified above is not considered critical as Nitrogen levels are not a key concern in freshwater watercourses such as Bendigo Creek. Therefore it is suggested that the above results are satisfactory.

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4. Conclusion

Given the information presented above, it is our professional opinion that the variations to stormwater discharge and quality from the site can be managed in a way that provides a positive outcome for all stake holders.

Please contact the undersigned for further information.

Yours faithfully,

Jordan Sens

Director and Project Engineer

Rurik Dawborn

Director and Project Engineer

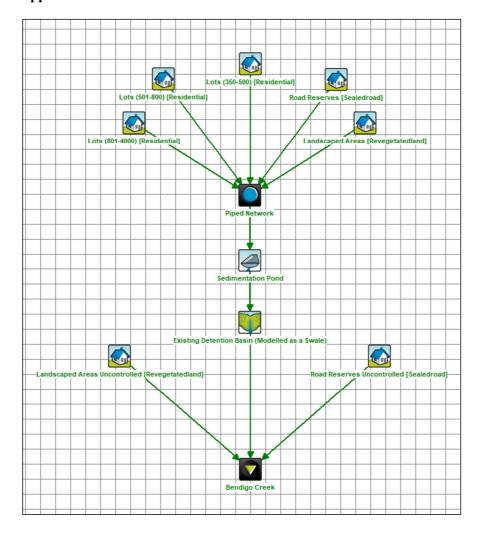
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Appendix 1 - MUSIC Treatment Train



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Appendix 2 - Computations

20% AEP Existing Conditions Discharge - Catchments 1 + 2

- Area (A) = $53,256 \text{ m}^2 = 5.3256 \text{ ha}$ (as per Table 1)
- Runoff Coefficient (C) = 0.56 (as per Table 1)
- i. Time of Concentration (tc):

$$tc = 0.76 * A^{0.38} = 0.76 * 0.053256^{0.38} = 0.25 \ hours = 15 \ minutes$$

i. Rainfall Intensity:

From BOM IFD Design Rainfall Intensity Chart for Epsom – I_{15min,20%AEP} = 58.6mm/h

ii. Existing Catchment Discharge:

$$Q20_{ex} = \frac{CIA}{360} = \frac{0.56 * 58.6 * 5.3256}{360} = 0.485 \ m^3/s = 485 \ L/s$$

20% AEP Pre-Developed Discharge - Catchment 3

- Area (A) = 72,931 m² = 7.2931 ha (as per Table 2)
- Runoff Coefficient (C) = 0.25 (as per Table 2, entire site assumed as "Landscaped Area")
- ii. Time of Concentration (tc):

$$tc = 0.76 * A^{0.38} = 0.76 * 0.072931^{0.38} = 0.28 \ hours = 17 \ minutes$$

iii. Rainfall Intensity:

From BOM IFD Design Rainfall Intensity Chart for Epsom – I_{17min,20%AEP} = 54.7mm/h

iv. Pre-Developed Discharge:

$$Q20_{pre} = \frac{CIA}{360} = \frac{0.25 * 54.7 * 7.2931}{360} = 0.277 \, m^3/s = 277 \, L/s$$

20% AEP Post-Developed Discharge - Catchment 3

- Area (A) = $72,931 \text{ m}^2 = 7.2931 \text{ ha}$ (as per Table 3)
- Runoff Coefficient (C) = 0.57 (as per Table 3)
- i. Time of Concentration (tc):

$$tc = 0.76 * A^{0.38} = 0.76 * 0.072931^{0.38} = 0.28 \text{ hours} = 17 \text{ minutes}$$

ii. Rainfall Intensity:

From BOM IFD Design Rainfall Intensity Chart for Epsom – $I_{17min,20\%AEP}$ = 54.7mm/h

iii. Post-Developed Discharge:

$$Q20_{post} = \frac{CIA}{360} = \frac{0.57 * 54.7 * 7.2931}{360} = 0.634 \, m^3/s = 632 \, L/s$$

 $Terraco\ Pty\ Ltd\ {\ }_{ABN\ 12\ 681\ 695\ 776}$

12

Ref: 15056-R

20% AEP Site Discharges

i. Total Pre-Developed Discharge

$$= Catchments~1 + 2~_{existing} + Catchment~3~_{pre-developed} \\ = 485L/s~ + 277L/s~\\ Total~_{pre-developed} = 762L/s~\\$$

ii. Total Post-Developed Discharge

$$= Catchments \ 1 + 2_{existing} + Catchment \ 3_{post-developed}$$

$$= 485L/s \ + 632L/s$$

$$Total_{post-developed} = 1117L/s$$

iii. Increase in Discharge (Table 4)

=
$$Total_{post-devleoped}$$
 - $Total_{pre-developed}$
= $1117L/s$ - $762L/s$
 $\Delta = 355L/s$

63.2% AEP Post-Developed Discharge - Catchment 3

- Area (A) = 72,931 m^2 = 7.2931 ha (as per Table 3)
- Runoff Coefficient (C) = 0.68 (as per Table 3)
- iv. Time of Concentration (tc):

$$tc = 0.76 * A^{0.38} = 0.76 * 0.072931^{0.38} = 0.28 \text{ hours} = 17 \text{ minutes}$$

v. Rainfall Intensity:

From BOM IFD Design Rainfall Intensity Chart for Epsom – I_{17min,63.2%AEP} = 31.4mm/h

vi. Post-Developed Discharge:

$$Q63.2_{post} = \frac{CIA}{360} = \frac{0.68 * 31.4 * 7.2931}{360} = 0.430 \, m^3/s = 433 \, L/s$$

10% AEP Post-Developed Discharge - Catchment 3

- Area (A) = 72,931 m² = 7.2931 ha (as per Table 3)
- Runoff Coefficient (C) = 0.68 (as per Table 3)

vii. Time of Concentration (tc):

$$tc = 0.76 * A^{0.38} = 0.76 * 0.072931^{0.38} = 0.28 \; hours = 17 \; minutes$$

viii. Rainfall Intensity:

From BOM IFD Design Rainfall Intensity Chart for Epsom – I_{17min,63.2%AEP} = 68mm/h

ix. Post-Developed Discharge:

$$Q10_{post} = \frac{CIA}{360} = \frac{0.68 * 68 * 7.2931}{360} = 0.937 \, m^3/s = 937 \, L/s$$

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Ref: 15056-R

Sediment Pond - Fraction of Initial Solids Removed

- Hydraulic Efficiency (λ) = Arrangement "I" = 0.41
- Particle Size = Very Fine Sand
- Particle Diameter = 125μ m
- Settling Velocity (v_s) = 0.011mm/s
- Design Flow = $Q63.2_{post} = 0.433 \text{m}^3/\text{s}$
- Basin Surface Area (A) = 366m²
- Extended Detention Depth (d_e) = 0m
- Permanent Pool Depth (dp) = 1.0m
- $\bullet \quad \text{Depth Below Permanent Pool Sufficient to Retain Particles (d^*) = Lower of 1.0 or d_p = 1.0m}$
- i. Turbulence Parameter

$$n = \frac{1}{1 - \lambda} = \frac{1}{1 - 0.41} = 1.69$$

ii. Fraction of Initial Solids Removed

$$R = 1 - \left(1 + \frac{1}{n} * \frac{v_s}{Q/A} * \frac{d_e + d_p}{d_e + d^*}\right)^{-n} = 1 - \left(1 + \frac{1}{1.69} * \frac{0.011}{0.433/366} * \frac{0 + 1.0}{0 + 1.0}\right)^{-1.69}$$

R = 0.958 = 95.8% initial solids removed

Sediment Pond - Annual Cleanout Frequency

- Catchment Area (A_{catch}) = 7.29ha
- Sediment Load (SL) = 1.6m³/ha/yr
- Gross Pollutant Load (GPL) = 0.4m³/ha/yr
- Basin Depth (d_{basin}) = 1.0m
- Basin Area (A_{basin}) = 366m²
- i. Available Sump Volume

 $V_{sump} = 200m^3$ (as taken from 12D Model analysis)

ii. Annual Cleanout Frequency

$$F = \frac{R * (SL + GPL) * A_{catch}}{V_{sump}} = \frac{0.958 * (1.6 + 0.4) * 7.29}{200} = 0.057 \text{ times per year}$$

F = 0.057

Therefore, the Sediment Pond requires cleanout every 14 years

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Ref: 15056-R

Emergency Overflow Swale Sizing

The emergency overflow swale shall be sized sufficient to transmit the 10% AEP rainfall event, assuming that the primary outlet pipe for the sediment pond is blocked.

- Flow Rate Required (Q_{req}) = 10% AEP Discharge (Catchment 3 only) = 937 L/s
- Batter Slope (s_s) = 1 in 8
- Mannings Roughness Coefficient (n) = 0.030
- Base Width (b_w) = 6.0m
- Longitudinal Grade (s) = 1 in 200
- Swale Depth (d) = 250mm (iterative trial)
- i. Batter Width

$$s_w = d * s_s = 0.25 * 8 = 2.0m$$

ii. Total Swale Width

$$w = b_w + (2 * s_w) = 6.0 + (2 * 2.0) = 10.0m$$

iii. Cross Sectional Area

$$A = b_w + s_w * d = (6.0 + 2.0) * 0.25 = 2.00m^2$$

iv. Wetted Perimeter

$$w_p = (2 * \sqrt{d^2 + s_w^2}) + b_w = (2 * \sqrt{0.25^2 + 2.0^2}) + 6.0 = 10.03m$$

v. Hydraulic Radius

$$R = \frac{A}{w_p} = \frac{2.00}{10.03} = 0.20m$$

vi. Flow Velocity

$$v = \frac{1}{n} * R^{0.67} * s^{0.5} = \frac{1}{0.030} * 0.20^{0.67} * \frac{1}{200}^{0.5} = 0.80 m/s$$

vii. Velocity Depth Ratio

$$vd = d * v = 0.25 * 0.80 = 0.20$$

viii. Swale Capacity

$$Q_c = v * A = 0.80 * 2.00 = 1.600m^3/s = 1600L/s$$

$$Q_c = 1600L/s$$
 > $Q_{req} = 937L/s$

As such, a nominal overflow swale constructed from the sediment pond across to the detention basin with the above profile will have ample capacity to carry the entire 10% AEP rainfall event, with additional capacity. An arbitrary profile of 250mm deep with a 6m wide grassed base allows for the overflow chute to be near indistinguishable by eye and allow for maximum recreational use of the area.

It is noteworthy that this swale is only required to keep the remainder of the reserve floor free from inundation, however even if the swale and sediment pond were to overtop it would cause flows to sheet across the reserve floor to the detention basin, and as such would not be expected to cause impact on surrounding roads or lots.

 $Terraco\ Pty\ Ltd\ {\ }_{ABN\ 12\ 681\ 695\ 776}$

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Appendix 3 - Catchment Plan



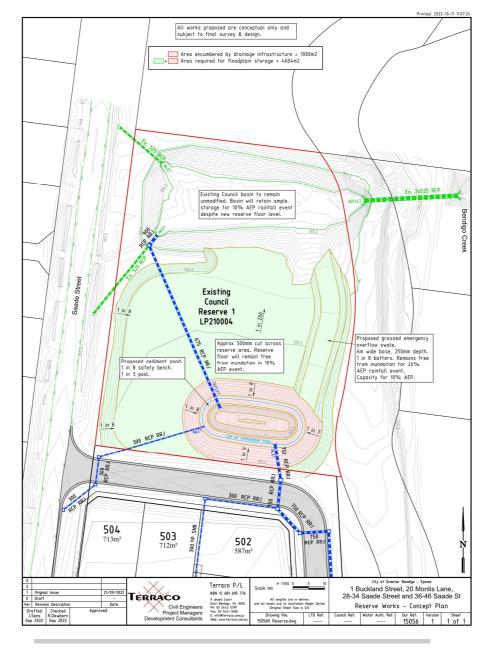
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Appendix 4 - Proposed Council Reserve Works



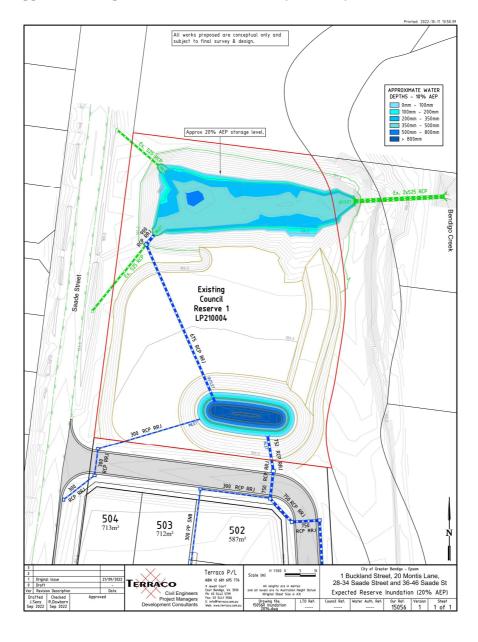
Terraco Pty Ltd ABN 12 681 695 776

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Appendix 5 - Expected Reserve Inundation (20% AEP)



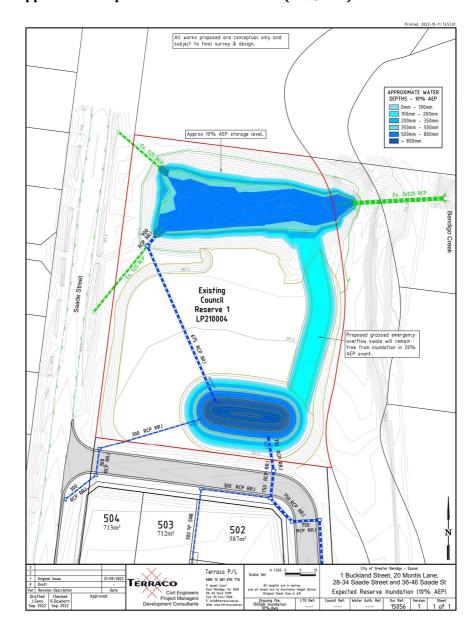
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Appendix 6 - Expected Reserve Inundation (10% AEP)



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Compensation for encumbrance to City-owned land:

Saade Street / Montis Lane, Epsom

Existing detention basin and proposed expansion area



I spoke to lan Crauntlett regarding the current status of the advice given in letter dated 9-5-91 concerns the 'floodway' and inapropriateness of constructing a residence on the land.

lan advised that there has been no change of circumstances and that this advice's still valid.

Des 2/8/94.

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Council Meeting Minutes - Monday March 27, 2023

Corres

M.F/M.L/D.R.

Please note & keep or your file if this is a matter that you are dealing with



Rural Water Commission of Victoria RAL COLL OF MARONS

590 Orrong Road Armadale Victoria Australia 3148 Direct Dial (03) 508 2327 Telephone (03) 508 2222

Contact:

Evans Ε.

Your Reference:

Our Reference : 87/08690

Mrs. Maree Gitsham 9 Robertson Street EPSOM. 3551

Dear Madam,

FLOOD LEVEL ENQUIRY LOTS 2, 3 & 4 SAADE STREET, EPSOM.

I refer to your letter of 29th April, 1991 requesting flood level information on the above land and in particular your proposal to erect a dwelling should purchase of the property proceed.

The Commission's best estimate of 1% flood levels for Lot 4 are 190.78m AHD at the northern boundary and 190.88m AHD at the southern boundary. During a 1% flood event the subject land would be flooded to depths in the range of 0.6 to 0.8 metres.

The nature of flooding, high velocities and severed access during major floods indicates the land to be within the "floodway" component of the floodplain.

Therefore Council's zoning of "flood Prone" is considered correct and the Commission is of the view that based on flooding grounds the proposal to erect a residence on the subject land is inappropriate.

Yours faithfully

Z D.M. HANRAHAN

Manager Land/Water Planning

The City Engineer Rural City of Maro Municipal Offices Marong. 3515

jcb17xc1

The RWC is an Equal Opportunity Employer ensuring a fair go for people. Telex WATERCO AA 30739 Facsimile (03) 508 2686 Ausdoc DX 21

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7487(F1)

98°53 2 4,523 m2 87.35 3 48, 45 4.119 m2 SAADE 9 98°53′ 95.74 4 4,085m2 98.39 278° 44 MONTI'S LANE CERTIFICATE OF MUNICIPAL CLERK CERTIFICATION BY SURVEYOR MUNICIPALITY SHIRE OF MAKONG COUNCIL REF SBT1 THOMAS TOMKINSON of 107 BAXTER ST., JIGO, 3550 certify that this plan has been prepared to every made under my immediate direction and supervision, in the with the Survivors Act 1978 and completed on 13° January 15° bains accurate and correctly represents the adopted boundaries and it cation of the survey is C-3. 18/6/86 15th January 1986 Licensed Surveyor, Surveyors Act 1978. ISON & ASSOCIATES. SURVEYORS TER ST., BENDIGO. PH.(054)42 1033.

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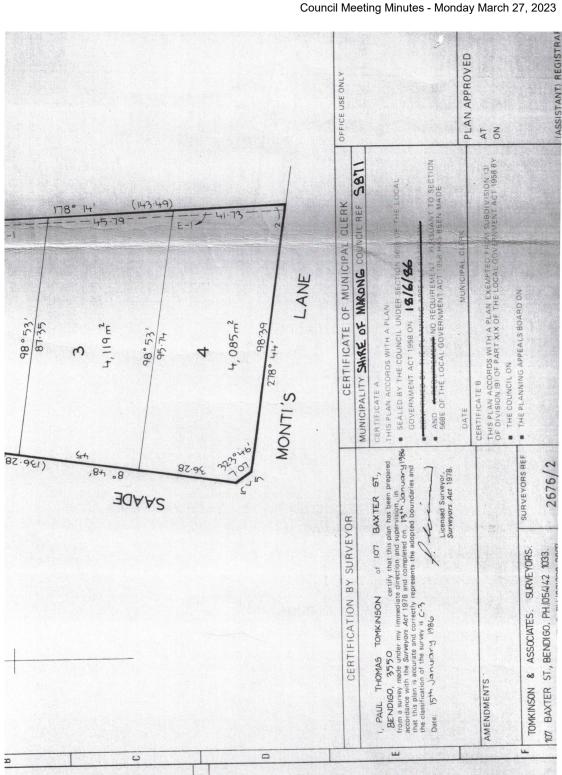
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EN ST., WEST MELB. PH.(03)328 2807.



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SHIRE OF MARONG

TELEPHONE: 35 E

SHIRE OFFICE MARONG, 3515

HIHE OFFICE MARONG, 3515

WHEN ENQUIRING RE ANY MATTER IN THIS LETTER PLEASE REFER TO: R.C. Graham

YOUR REF: ROG/jc

10th February 1986.

P.T.Tomkinson & Associates, 107 Baxter Street, BENDIGO. 3550.

Dear Mr. Tomkinson,

Proposed subdivisions S870 & S871:

Saade Developments:

It has been drawn to my attention that planning permits have not been sought for the subdivision of C.A's 13,14 and 15, Township of Epsom, Parish of Sandhurst, east of Saade Street, Epsom however the plans are in accordance with the agreement reached with the Council and no planning permit will be issued provided the following is clearly understood by the developer.

- No buildings will be permitted to be erected on lots 2,3 & 4 of S871 - Your Ref: 2676/2.
- 2. The reserve for municipal and drainage purposes shown on S870 Your Ref: 2676/1, shall be transferred to the Council at no cost to the Council after its boundary with lot A has been fenced to the Council's satisfaction. Please advise me whether the north-eastern corner of lot A encroaches onto the borrow pit used for the building up of the lots on the western side of Saade Street. If lot A is affected by this work, I consider that it should be filled from the old levy bank along the Bendigo Creek to facilitate the erection of the above fencing.

In connection with plan of subdivision S141 and S159, would you please advise me whether the works previously specified have been completed, namely levelling of the floor of the retarding basin, levelling of nature strips in Robertson Street and Saade Street as previously discussed, construction of footway between Robertson Street and Saade Street as previously specified.

If this work has not yet been completed, would you please ask your client to expedite the work.

Yours faithfully,

R.C.GRAHAM. SHIRE ENGINEER.

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Rural Water Commission of Victoria

590 Orrong Road, Armadale, Victoria 3143

Tel: (03) 508 2222 Direct: (03) 508

2329 P. Parker

Your Reference:

Our Reference:

76/2240

Mr. R.J. Brown,
Managing Director,
Peta Services Pty. Ltd.,
40 Sydare Avenue,
CHADSTONE, VIC., 3148.

Dear Mr. Brown,

RE: SAADE DEVELOPMENTS PTY. LTD.

I refer to your letter of 6th September and to previous discussions concerning the proposed residential subdivision in the Goynes Road area at Epsom.

As you are aware, the Commission has for some time recognised that the subject land is liable to inundation from the Bendigo Creek. Following your recent visit to the Commission's office and discussion with Messrs. Hansen and Sarmed concerning that portion of the development east of Saade Street and adjacent to the Bendigo Creek, it was agreed to assess the impact of the total development on the existing flooding characteristics.

Subsequent computer analysis has revealed that the residential development of land west of Saade Street will have the affect of increasing the 1% flood level by 0.27m. Development of the area east of Saade Street will increase the flood level by a further 0.19m.

Both the individual increases are regarded as undesirable and the tota increase of 0.46m unacceptable.

In view of the subdivision approvals already given, and your commitments for development of the area west of Saade Street, the Commission reluctantly accepts that this component of the proposal must proceed.

With respect to the land east of Saade Street, the Commission is firmly of the view that the additional increase in flood level which would result from the proposed residential development is totally unacceptable. The Commission would therefore object to the issue of any building approvals for this area.

Yours sincerely,

c.c.
Mr. R.C. Graham,
Shire Engineer,
Shire of Marong,
Shire Offices,
MARONG, VIC., 3515.

T.J. (CHANDLER, Assistant Director, Property & Legal Services.

Telex: Waterco AA 30739 Facsimile: (03) 508 2686 Ausdoc: DX 21

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State Rivers and Water Supply Commission of Victoria

590 Orrong Road Armadale 3143 Australia

Telex: WATERCO A A 30739 Telephone: 509 9511 Extension: 367

Our Reference:

76/2240

11 March 1981

Mr R. C. Graham, Shire Engineer, Shire of Marong, Shire Offices, MARONG, Vic. 3515.

Dear Sir,

Bendigo Flood Study Subdivisions - Saade Developments Pty Ltd.

Reference is made to your recent letter regarding the appropriate 1% probability flood levels to be adopted for land off Goynes Road proposed for subdivision by Saade Developments Pty Ltd.

As you are aware, the hydrologic component of investigations for the Bendigo Flood Study have involved preparation of flood estimates at many locations within the Study Area. Because no stream flow data were available for flood estimation purposes, parameters for a runoff routing model used for the Study had to be estimated based on parameter values obtained for models of catchments located elsewhere. Not until the hydrologic component of the Study was completed could any inconsistencies in model results be found and rectified.

Such a review has now been undertaken and resulted in the adopted design flow for the Bendigo Creek adjacent to the subject land being increased from 210 m³/sec to 280 m³/sec. In addition, based on experience obtained during other studies, the loss coefficient was increased from 0.04 to 0.05. These refinements explain the differences between the flood levels shown on the plans given to you by Mr Duncan and those on the plan attached to the Commission's letter of 12 July, 1978. Based on level information provided by the developer, the area subject to inundation would be approximately as shown on the plan attached.

As you suggest the change in levels does affect the Commission's view with regard to development in the area.

The land to the west of the government road, described by your subdivision numbers S141, S158, and S159, can be defined as fringe areas in which development could proceed provided adequate freeboard is adopted above flood level.

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The land to the east of the government road, described by your subdivision number S173, cannot be regarded as flood fringe and, therefore, the Commission considers that it should not be developed,

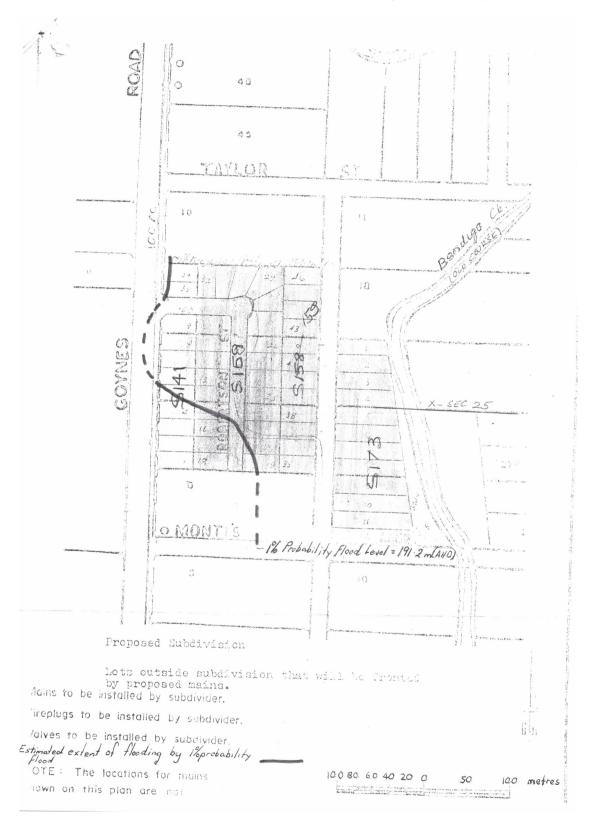
If you so desire, further discussions could be arranged my contacting Mr W. Morris (telephone 5080 367).

Yours faithfully,

R. BIRD, Secretary.

Encl:

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17. HEALTHY, LIVEABLE SPACES AND PLACES

17.1. Use and Development of the Land for a Dwelling and Vehicle Store and a Reduction in Car Parking Requirements - Voddens Road, SEBASTIAN 3556

Author:	Rhiannon Biezen, Statutory Planner
Responsible Director:	Steve Hamilton, Director Strategy and Growth

Summary/Purpose

Application No:	DU/460/2022
Applicant:	Bendigo Planning Services
Land:	Voddens Road, SEBASTIAN 3556
Zoning:	Farming Zone
Overlays:	Bushfire Management Overlay
No. of objections:	1
Consultation meeting:	N/A
Key considerations:	 Whether the proposal is consistent with the purposes of the Farming Zone and the relevant planning policy that deals with rural dwellings and the protection of agricultural land. Whether the proposal is compatible with surrounding land use and development and will result in any adverse amenity impacts. Whether bushfire risk can be reduced to an acceptable level. Whether the proposed car parking reduction is acceptable. Objector concerns.
Conclusion:	The application is not in accordance with the Greater Bendigo Planning Scheme. It is recommended that Council refuse to grant a permit as the proposal does not present an acceptable planning outcome with regards to the purposes of the Farming Zone and the relevant planning policy that deals with rural dwellings and the protection of agricultural land.

Recommended Motion

Pursuant to section 61 of the Planning and Environment Act (1987), Council issue a Notice of Decision to Refuse to Grant a Permit for the use and development of the land for a dwelling and store, and for a reduction in car parking requirements at Voddens Road, SEBASTIAN 3556 (Crown Allotment 61 Section H Parish of Neilborough), on the following grounds:

- 1. The proposal does not support or enhance agriculture.
- 2. The proposal would result in the permanent removal of agricultural land.
- 3. The proposal is inconsistent and not compatible with surrounding land uses.
- 4. The proposal would result in a disorderly and undesirable planning outcome.

Report

Background Information

Preliminary concerns were raised with the applicant during the process with regards to the proposal not being in accordance with planning policy relating to rural dwellings and the protection of agricultural land. Further, the lot is an old Crown Allotment, pre-dating modern planning instruments and the Greater Bendigo Planning Scheme discourages their use for de-facto rural living purposes.

The applicant has provided further justification to support the proposal, but has failed to persuade City officers that the proposal presents a desirable or acceptable planning outcome.

It is noted that the application initially included the use and development of the land for a dependent person's unit, but the application was later amended to remove this component.

Subject Site and Surrounds

The subject site is formally referred to as Crown Allotment 61 Section H Parish of Neilborough, and is generally rectangular in shape with an area of 8.08 hectares.

The site has a northern boundary of 271.98 metres to Voddens Road and a depth of 297.125 metres. The site is currently vacant and is heavily vegetated within the southern portion of the site. Access is provided via a 7.3 metre wide rural residential crossover from Voddens Road. The site has historically been used for agricultural purposes.



Figure 1: Aerial image of site and surrounding area

The site is located within the Farming Zone and is affected by the Bushfire Management Overlay.

Surrounding land to the north, south and west is located within the Farming Zone and land further to the east is located within the Rural Conservation Zone. The area is primarily used for large scale agricultural uses such as dairy farming, piggeries and grazing. A number of dwellings are located within the immediate surrounding area, primarily to the north and north-east., some of which are associated with the use of the land for agriculture.

Proposal

The application seeks approval for the use and development of the land for a dwelling and store, and a reduction in car parking requirements.

The use and development are proposed to occur wholly within the title boundary of Crown Allotment 61 (the eastern half of the site).

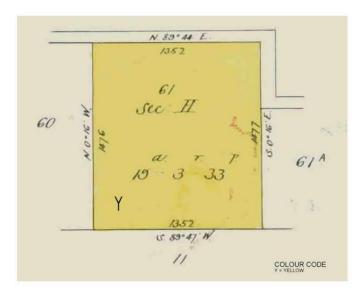


Figure 2: Title Plan of Crown Allotment 61, Section H, Parish of Neilborough

Use and development of the land for a dwelling

Details of the proposal dwelling include:

- Construction of a 425 square metre dwelling comprising of 6 bedrooms, 2 bathrooms, an open plan kitchen, living and dining area, rumpus room and attached double garage.
- The dwelling would be located approximately in the centre of the lot and setback 137
 metres from the northern boundary (Voddens Road), 141 metres from the southern
 (rear) boundary and 78 metres from the western (internal side) boundary.
- The dwelling would be constructed of brick with a galvanised iron roof.
- The dwelling would be constructed to a BAL rating of 12.5 and be provided with a 10,000 litre water tank for fire fighting purposes.
- Access would be provided via a 3 metre wide crossover from Voddens Road and a 4 metre wide crushed gravel driveway.
- The application was accompanied by a Bushfire Management Plan (and associated bushfire documents) and a Land Capability Assessment.

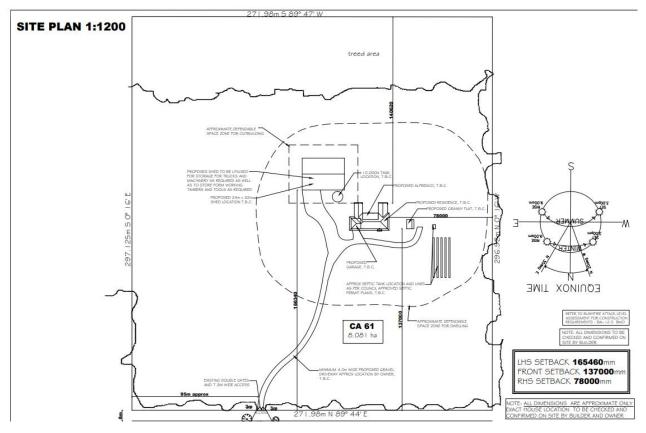


Figure 3: Proposed Site Plan

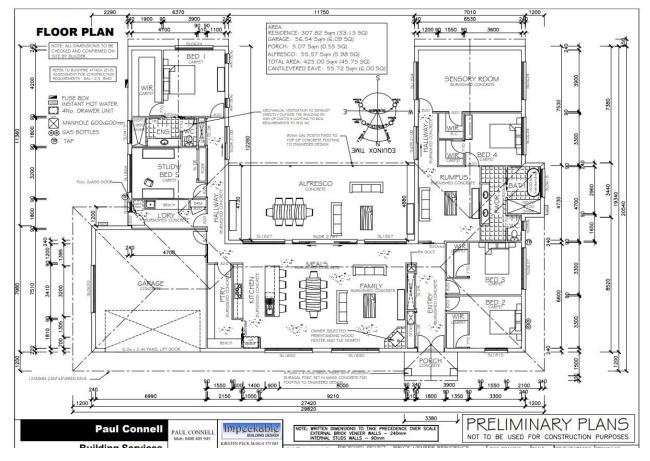


Figure 3: Proposed Dwelling Floor Plan

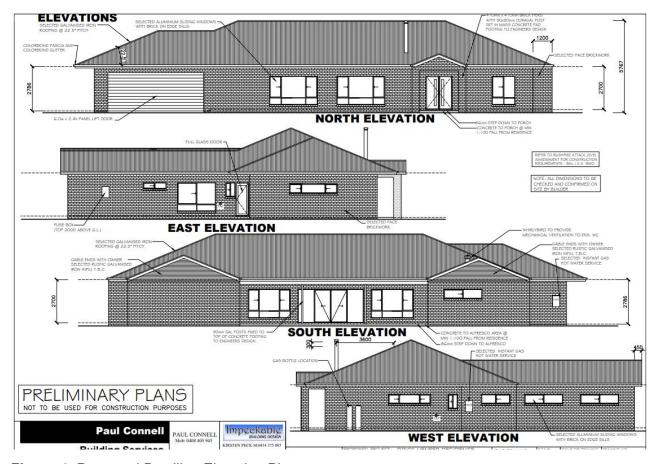


Figure 4: Proposed Dwelling Elevation Plans

Use and development of the land for a store

Details of the proposed store include:

- Construction of a 768sqm (24m x 32m) storage shed which would be setback a minimum of 166.34 metres from Voddens Road. The store would be constructed to a BAL rating of 12.5 and be provided with a 10,000 litre water tank for fire fighting purposes.
- It would store vehicles/machinery/equipment associated with the owner's earth moving business (GDL Excavations). All vehicles/machinery/equipment would be stored within the purpose-built building.
- The vehicles (and associated equipment) proposed to be stored on the site include:
 - o 2 trucks with one float
 - A water cart
 - 3 excavators
 - o 2 skid steers
 - o 1 roller
 - o 3 trailers
 - Hand tools, form working, temporary fencing, pipes, end walls, mesh etc.
 - Chemicals etc.

- The applicant has advised that the number of vehicles entering and exiting the site per day would be:
 - 2 light vehicles (car and ute)
 - 1 truck with float
- 6 staff would use the store, including the owner of the business, two labourers, administrator, operator and concreter.
- The hours of operation proposed are:
 - o 7.30 am to 3.30 pm Monday to Friday.
 - The applicant has noted some weekend hours of operation would occur but no further details have been provided.
- Security lighting would be fitted to the outside of the store.

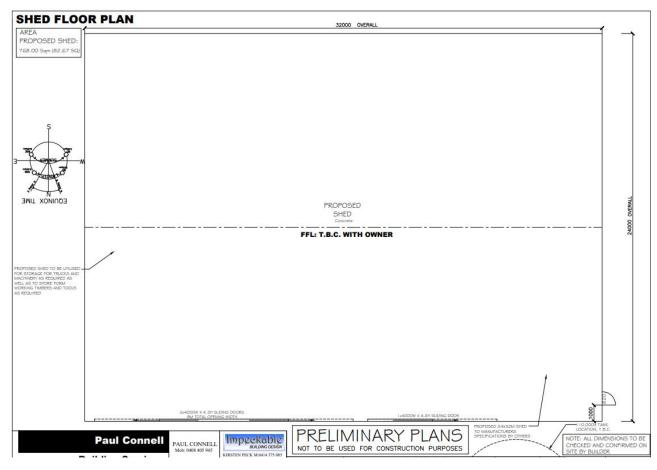


Figure 5: Proposed Store Floor Plan

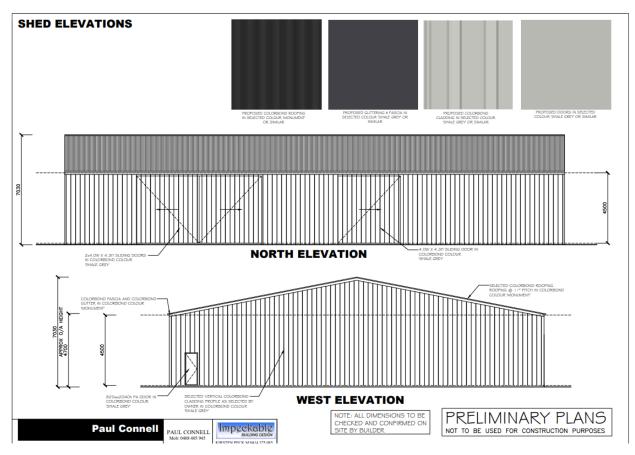


Figure 6: Proposed Store Elevations Plan

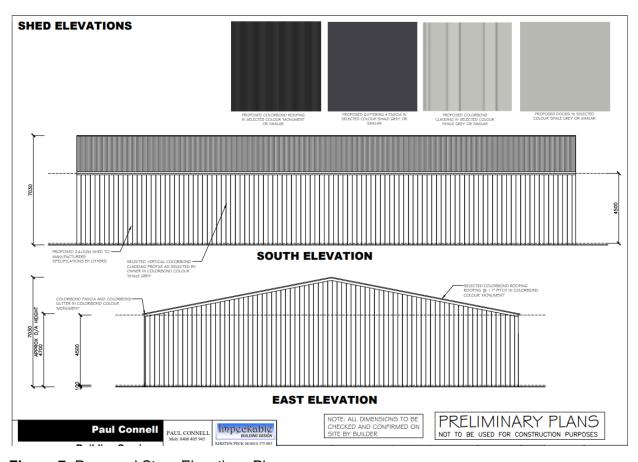


Figure 7: Proposed Store Elevations Plan

Reduction in car parking

The application seeks a reduction in car parking requirements associated with the store, being 10 per cent of the site area.

It is noted that car parking is provided in association with the dwelling.

Planning Controls – Greater Bendigo Planning Scheme

Why is a permit needed?

A planning permit is required for the proposal pursuant to the following clauses within the Greater Bendigo Planning Scheme:

Planning control	Why is a permit required?
Clause 35.07 (Farming Zone)	 Clause 35.07-1 – a permit is required to use the land for a dwelling (as the lot is less than 40 hectares in size). Clause 35.07-1 – a permit is required to use the land for a store. Clause 35.07-4 – a permit is required for buildings and works associated with a Section 2 use.
Clause 44.06 (Bushfire Management Overlay)	• Clause 44.06-2 – a permit is required for buildings and works associated with accommodation (dwelling) and a warehouse (store).
Clause 52.06 (Car Parking)	• Clause 52.06-5 – a permit is required to reduce the number of car parking spaces.

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

Municipal Planning Strategy

•	Clause 02.03-1	Settlement
•	Clause 02-03-3	Environmental risks and amenity
•	Clause 02.03-6	Housing
•	Clause 02.03-7	Economic Development

Planning Policy Framework

•	Clause 11	Settlement
•	Clause 11.01-1R	Settlement – Loddon Mallee South
•	Clause 13.01-1S	Natural hazards and climate change
•	Clause 13.02-1S	Bushfire Planning
•	Clause 13.07-1S	Land use compatibility

- Clause 14.01-1S Protection of agricultural land
- Clause 14.01-1L Protection of agricultural land Greater Bendigo
- Clause 14.01-2S Sustainable agricultural land use
- Clause 15.01-6S Design for rural areas
- Clause 16.01-3S Rural residential development
- Clause 16.01- 3L Rural residential development Greater Bendigo
- Clause 17.01-1S Diversified economy

Other Provisions

- Clause 35.07 Farming Zone
- Clause 44.06 Bushfire Management Overlay
- Clause 52.06 Car Parking
- Clause 53.02 Bushfire Planning

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
CFA	No objection – subject to standard conditions.
Traffic	No objection – subject to standard conditions.
Environmental Health	No objection – subject to standard notes.

Public Notification

The application was advertised by way of notice on the site and letters to adjoining and nearby owners and occupiers. It is noted that the application was re-advertised due to an error in what the permit allows during the first advertising period.

As a result of advertising, 1 objection was received, with the grounds of objection being:

- The size of the store whether this is sufficient to house the proposed number of vehicles and associated earth moving equipment.
- Concerns relating to the site currently being used by the owners for the storage of imported soil, rocks, concrete, culverts and off-site materials associated with their existing earth moving business.
- Concerns relating to the significant earthworks that have been undertaken on site including the construction of a dam.
- Proposal not consistent with existing use and character of area.
- Road/traffic safety concerns increased traffic, heavy vehicles traversing the roads and the 100 km/h speed limit.
- Detrimental amenity impacts from hours of operation, increase in traffic and heavy vehicles.
- The planning report submitted with the application states there are several commercial sites within the area, although these operations have ceased for in excess of 5 years.

The concerns raised relating to works having been undertaken on site and in relation to how the site is currently being used have been referred to the City's Planning Compliance Officer for further investigation.

Planning Assessment

Introduction

Rural lifestyle development poses an ongoing risk to the operations of agricultural land. Planning Schemes in rural municipalities will usually seek to address these challenges through directing 'rural lifestyle' development to appropriately zoned land (Rural Living Zone), and through the use of local planning policies to manage the development of dwellings in other rural zones, so as to protect the primacy of agriculture.

The *Rural Areas Strategy, September 2009* notes that the use of discretion to allow new dwellings in rural areas, primarily the Farming Zone, has been and continues to be generously applied, despite an over supply of zoned Rural Living land (estimated to be an 80 year supply) to cater for such demand. The Farming Zone has been facing increasing pressures in more recent years for subdivision and residential development, primarily for rural lifestyle opportunities rather than for farming purposes. Rural residential development should be directed to existing planned areas for this purpose.

Such is also the case for other non-agricultural land uses looking to encroach on agricultural land. Consideration must be given to whether these land uses are consistent with the purpose and decision guidelines of the Farming Zone, along with broader planning policy relating to the protection of agricultural land.

Whether the proposal is consistent with the purposes of the Farming Zone and the relevant planning policy that deals with rural dwellings and the protection of agricultural land.

State planning policy at Clause 14.01-1S relates to the protection of agricultural land, and seeks to protect the State's agricultural base by preserving productive farmland. Some of the main strategies include ensuring the State's agricultural base is protected from the unplanned loss of productive land, preventing inappropriately dispersed urban activities in rural areas and limiting new housing in rural areas.

Local planning policy at Clause 14.01-1L *Protection of agricultural land - Greater Bendigo* draws together these themes to provide a consistent basis for considering the use and development of rural land, and has the following relevant strategies:

- Avoid the construction of a dwelling unless required to support a genuinely economically viable agricultural use of the land that requires permanent and continuous care, supervision or security.
- Ensure that where a dwelling is deemed necessary to support an agricultural use, that the use is viable based on the level of investment required and the estimated return as shown in an integrated land management plan.
- Ensure that where a dwelling has been deemed necessary to support an agricultural use, that the agricultural use has been established on the land prior to the construction of a dwelling.
- Avoid the construction of a dwelling proximate to locations for intensive animal production, pig farm or poultry farms unless associated with the use.
- Avoid the construction of a dwelling on existing small lots (lots smaller than the zone schedule minimum) in the Farming Zone, except if allowed under a Restructure Overlay.

It is evident that the primary purpose of the Farming Zone is for agriculture. However, a number of non-agricultural land uses are allowable within the Farming Zone subject to planning approval. Such uses, commonly referred to a 'Section 2 uses' require planning approval so that they can be considered against the purpose and decision guidelines of the zone on a case by case basis.

The Farming Zone has the following identified purposes:

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

• To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

The Farming Zone includes the following relevant Decision guidelines:

General issues:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- How the use and development makes use of existing infrastructure and services.

Agricultural issues and the impacts from non-agricultural uses:

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

Accommodation issues:

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

Environmental issues:

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

Design and siting issues:

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

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

Clause 65 of the Planning Scheme states that because a permit can be granted does not imply a permit should or will be granted. The responsible authority must decide whether the proposal will produce an acceptable outcome in terms of the decision guidelines of this clause.

It is evident that the overall aims of the relevant policy framework are to ensure that agricultural land is carefully managed in order to prevent adverse impacts on agricultural production, to prevent the fragmentation of rural land, and to ensure an orderly development of residential development in rural areas so that agricultural production of these areas is not disadvantaged or prejudiced by ad hoc and unplanned residential development.

Current planning scheme policy (introduced into the Greater Bendigo Planning Scheme on 11 March 2022) seeks to ensure that new dwellings in the Farming Zone are only approved in instances where they are considered to support or enhance agriculture. In making such a determination, consideration should be given to why there is a need to live on site and how that would support or enhance agricultural use/production, whether agriculture would remain the primary land use, and whether it is likely that the land would remain in agricultural use into the future following development of the dwelling.

No agricultural land use is proposed. Rather, the applicant is seeking to use and develop the land for their family home and business. The applicant has provided justification in support of the proposal, which rests on the following arguments:

- The available cleared land, existing transport connections and the surrounding mixed use land holdings mean the site is deemed suitable for the proposal.
- The proposal would not permanently remove viable agricultural land due to the land not being suitable for agricultural use, the selected development footprint as well as minimal disturbance required to implement infrastructure.
- The proposal would have a low impact on limiting agricultural production on adjoining or nearby land.
- The proposal would not result in land fragmentation due to being located amongst small land holdings used mainly for rural residency, with viable agricultural land holdings further north and west of Sebastian.
- The use of the land for agriculture would not be economically viable, without causing environmental harm.
- The use of the land for agriculture would have a detrimental impact upon the environmental values of the site.

Whilst it is acknowledged that the western portion of the site is constrained due to vegetation, the eastern portion of the site is cleared and could be utilised for an agricultural pursuit. This is evidenced by the land previously having been used for the purposes of grazing. The applicant advised that the land was previously sold due to the low quality pasture for grazing, however it is unclear if any land management measures were undertaken to improve soil quality and overall output. The application material states that the soil of the area, being shallow stony uniform and gradational soil with red and/or yellow duplex soils dispersed, has traditional qualities that support current agricultural activity within the wider locality.

The applicant has failed to substantiate their claims that the use of the land for agriculture would not be financially viable. This is purely an assumption and it is unclear what agricultural land use this assumption is based on. No evidence has been provided to support this statement.

If supported for residential and commercial purposes, the proposal would permanently remove the land from future agricultural activity. The approval of a dwelling that does not include an agricultural component would result in the fragmentation of agricultural land and could lead to a proliferation of dwellings within the surrounding area.

The proposal is not in accordance with the above stated policy. In short, the applicant has failed to produce a compelling argument that the proposal is in accordance with the purposes of the Farming Zone and the relevant planning policy that deals with rural dwellings and the protection of agricultural land. No aspect of the proposal aligns with these clear policy objectives.

It should be noted that concerns relating to the use and development do not extend to wastewater treatment or the ability for the buildings to be connected to an electricity and water supply.

Whether the proposal is compatible with surrounding land use and development, and will result in any adverse amenity impacts.

There are a number of dwellings found within the immediate surrounding area and as such it cannot be argued that the use and development of the land for a dwelling would be incompatible with the character of surrounding land use and development.

The issue lies in relation to the use and development of the land for a dwelling not being consistent with the purpose of the Farming Zone and planning policy relating to rural land and the protection of agriculture as discussed above. These policy objectives clearly set the desired future character for the area.

State planning policy at Clause 13.07-1S relates to land use compatibility and seeks to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts. Identified strategies include ensuring that use or development of land is compatible with adjoining and nearby land uses.

Concerns were raised by the objector in relation to the proposal not being consistent with the existing use and character of the area and concerns that the proposal would result in detrimental amenity impacts from the hours of operation and an increase in traffic and heavy vehicles.

The use of the land for a store is nested under the broader land use category of a warehouse. In this instance, the purpose of the store is in relation to the landowner's business (GDL excavations). Careful consideration must be given to whether this is the appropriate location for such a use, or if this land use should be directed to a more appropriate land zone such as an industrial zone.

The use and development of the land for a store is not in accordance with the purpose of the Farming Zone or the broader policy framework relating to agricultural land. Whilst the applicant has argued that the scale of the development is comparable to normal development for a Farming Zone property used for an agricultural activity, the issue remains that the development is associated with a non-agricultural land use. The size of the store (being 768 square metres) is considered to be substantial, with buildings of this size generally found on much larger lots.

The applicant has advised that the land will not be used for the purposes of industry and as such no repairs, servicing or washing of vehicles or machinery will occur on the site. This is contrary to information submitted at the start of the application process which indicated that there would be mechanical work undertaken on the site. As such, it is difficult to determine whether the proposal would result in any unreasonable amenity impacts. It is acknowledged that whilst a condition could be included on a permit preventing any processes of repairs, servicing or washing of vehicles being undertaken on the land; it is unclear if this would align with how the landowner intends to use the site.

The applicant has advised that large vehicles will turn off Bendigo-Pyramid Road onto Evans Road which connects with Voddens Road. It is acknowledged that large vehicles coming to/from the site on Voddens Road and Evans Road could result in dust and noise emissions impacting surrounding properties. This, along with potential safety issues, was raised by the objector. Whilst the applicant has advised that the vehicle movements per day would be approximately 3 vehicles coming and going, rural roads are not designed for heavy vehicle traffic. Both Voddens Road and Evans Road are unsealed rural roads.

Whilst planning scheme policy seeks to support business and economic development, such proposals should be directed to appropriate zones.

Land use and development such as this should be directed to an industrial or commercial area where the facilities are available for both storage and maintenance which will not impact the amenity of the area. The industrial nature of the use and development, along with increased traffic heavy vehicle entering and exiting the site and using local unmade roads is not consistent with the rural character of the area and constitutes the scale of activity normally found in an industrial or commercial area. The local road is used for local traffic only, and is not designed for carrying large vehicles. The intersection of Bendigo-Pyramid Hill Road and Evans Road is also degraded and is a school bus stop for residents within the immediate area, which could create safety concerns.

It should also be highlighted that there are no existing commercial and/or industrial enterprises that operate within the immediate context of the site and the wider surrounding area. Although the submitted planning report with the application refers to eucalyptus industry and its associated distillery, this has been decommissioned for a number of years.

Whether bushfire risk can be reduced to an acceptable level.

Planning policy through Clauses 13.02, 44.06 and 53.02 seeks to prioritse the protection of human life and strengthen community resilience to bushfire, ensure that the location, design and construction of development appropriately responds to the bushfire hazard, and ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.

Bushfire management requirements apply to both the dwelling and store. The application was accompanied by a Bushfire Management Statement, Bushfire Hazard Site Assessment and Bushfire Management Plan in accordance with Planning Scheme requirements.

It is proposed that both the dwelling and store would be constructed to BAL 12.5, defendable space would be provided for the distances shown on the Bushfire Management Plan, a 10,000 litre water tank would be provided for each building and all-weather access would be provided for emergency vehicles.

The application was referred to the Country Fire Authority who supported the proposal subject to standard conditions relation to the endorsement of the Bushfire Management Plan and for bushfire mitigation measures to be employed on an ongoing basis. Subject to the inclusion of such requirements as conditions on a permit, it is considered that bushfire risk can be reduced to an acceptable level. No vegetation will be required to be removed to create defendable space for both the dwelling and the store.

Whether the proposed car parking reduction is acceptable.

Planning policy through Clause 52.06 seeks to ensure the provision of an appropriate number of car spaces. The planning scheme specifies car parking requirements for both a dwelling and store.

Land use	Number of car spaces required
Dwelling	2 car spaces to each 3 or more bedroom dwelling.
Store	10 per cent of the site area

The dwelling would be provided with two car spaces in the form of an attached garage which is consistent with the above requirements. The application seeks approval for a reduction in car parking requirements associated with the store.

Planning approval may be granted to reduce the required number of car spaces, with consideration given to factors such as the nature of the use, the car parking demand likely to be generated by the proposal, any adverse impacts from a shortfall of parking and the character of the area.

Whilst 10 per cent of the site could undoubtedly be set aside for the purposes of car parking, the applicant has sought a reduction on the following basis:

- 10 per cent of the site would equate to approximately 1.71 hectares.
- Setting aside 10 per cent of the site for car parking would lead to assumptions that the parking of multiple vehicles on the site would occur.
- A car parking reduction presents a more favourable planning outcome on the basis that
 the land use would not generate a car parking demand beyond the dwelling itself and
 vehicles parked within the store.
- Setting aside 10 per cent of the site for car parking is unwarranted and undesirable.

The car parking requirements for a store do not vary based on the zoning of the land or the specifics of the land use proposal. Unnecessarily setting aside such a large proportion of Farming Zone land for the purposes of car parking is unnecessary and would result in an undesirable planning outcome. Given the nature of the land use and the size of the site, a reduction in car parking requirements associated with the store would be supported if a permit was to be issued.

Objector concerns

Concerns were raised by objectors in relation to the size of the store and in essence whether this was large enough to house the proposed number of vehicles and equipment, or if the vehicles and equipment would be stored externally. The applicant has advised that all vehicles and machinery associated with the use would be stored within the building. Such a requirement could form a permit condition.

Concerns were raised by the objector in relation to the site currently being used for the storage of imported soil, rocks, concrete, culverts and off site materials associated with their existing earth moving business. The objector claims that materials have been

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'dumped' on the site, whilst the applicant argues that the materials are merely being 'stored' on the site. Approval has not been sought for any materials to be stored outside of the purpose built shed. If approved, these materials would need to be relocated to within the building or removed from the site.

It was also noted that earthworks that have been undertaken on site, including the construction of a dam. Planning approval is only required for the construction of a dam in this instance if it changes the rate of flow of water across a property boundary.

As outlined above, the concerns raised relating to the current use and the works undertaken on site have been referred to the City's Planning Compliance Officer for further investigation.

Concerns were also raised by the objector that the planning report, prepared by the applicant, states there are several commercial sites within the area although these operations have ceased for in excess of 5 years. The applicant provided an updated response, correcting the error.

Conclusion

The application is not in accordance with the Greater Bendigo Planning Scheme. Whilst bushfire risk can be reduced to an acceptable level, the proposal is inconsistent with the purpose and decision guidelines of the Farming Zone, along with planning policy relating to the protection of agricultural land and land use compatibility. The proposal should be directed to a more suitable location.

It is recommended that Council does not support this proposal as the proposal does not present an acceptable planning outcome with regards to the purposes of the Farming Zone and the relevant planning policy that deals with rural dwellings and the protection of agricultural land.

It is recommended that a Notice of Decision to Refuse to Grant a Permit be issued.

Options

Council, acting as the responsible authority for administering the Planning Scheme, may resolve to refuse to grant a permit; grant a permit; or grant a permit with conditions.

Conflict of Interest

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

Attachments

Nil

17.2. Approval of a Development Plan and Planning Permit for a 23 Lot Subdivision, Creation of a Reserve and Removal of Native Vegetation - 78, 94-106 Atlas Road, JUNORTOUN 3551

Author:	Michael St Clair, Statutory Planner
Responsible Director:	Steve Hamilton, Director Strategy and Growth

Summary/Purpose

Application No:	DEV/218/2021 & DS/1073/2021		
Application Documents:	Included as attachments to this report		
Applicant:	Atlas Road Development Co Pty Ltd		
Land:	78 & 94-106 Atlas Road and Atlas Road road reserve,		
	JUNORTOUN 3551		
Zoning:	Clause 32.03 – Low Density Residential Zone		
Overlays:	Clause 42.02 – Vegetation Protection Overlay – Schedule 2 Clause 43.04 – Development Plan Overlay – Schedule 4 Clause 44.06 – Bushfire Management Overlay		
No. of objections:	Nine		
Consultation meeting:	Consultation meeting A consultation meeting was held at City offices on 23 June 2022, attended by a Planning Officer, applicant, landowner and 7 local residents. On site meeting An on-site meeting was held between City officers and a number of submitters on 18 April 2023.		
Key considerations:	 Is the proposed Development Plan consistent with the requirements of the Overlay? Is there high level support for a subdivision in this location? Is the proposed subdivision layout appropriate? Is the extent of vegetation removal consistent with policy? Is stormwater able to be appropriately managed by the development? Are the site's interfaces with adjoining land uses appropriately considered? Has access to the site been appropriately considered? Submitter concerns. 		
Conclusion:	The concurrent Development Plan and Permit Application to subdivide the subject site have been prepared in accordance with the relevant requirements of the Greater Bendigo Planning Scheme. It is recommended that Council resolve to approve the submitted Development Plan and issue a Planning Permit for the subdivision of the site into 23 lots and creation of a reserve and the removal of native vegetation, subject to the conditions at the end of this report.		

Recommended Motion

That Council:

- 1. Approve the Development Plan prepared by Terraco, reference 20153, Version 7 dated 28/09/2022 for a 23 lot subdivision, creation of a reserve and removal of native vegetation at 78, 94-106 Atlas Road, JUNORTOUN 3551.
- 2. Pursuant to section 61 of the Planning and Environment Act 1987, issue a Planning Permit for 23 lot subdivision, creation of a reserve and the removal of native vegetation at 78, 94-106 Atlas Road, JUNORTOUN 3551 subject to the conditions at the end of this report.

Background Information

The City is in receipt of two applications relating to the proposal, being DEV/218/2021 and DS/1073/2021.

The first application is for the approval of a Development Plan. A Development Plan has been submitted in accordance with the requirements of the Development Plan Overlay (Schedule 4) which states that a permit may not be granted to subdivide land before a development plan has been prepared to the satisfaction of the responsible authority.

The second application is a planning permit application for a '23 lot subdivision, creation of a reserve and the removal of native vegetation'.

Both applications have been assessed concurrently.

There are some important differences between the assessment and decision making of a development plan and that of a planning application.

A development plan has three purposes:

- a) To implement the Municipal Planning Strategy and the Planning Policy Framework.
- b) To identify areas that require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- c) To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

Whilst development plan applications and planning permit applications that are generally in accordance with an approved development plan are exempt from formal notice, it is the City's policy to informally advertise and seek comment from the community on a development plan and that is what has occurred in this instance.

Report

Subject Site and Surrounds

The site is an irregularly shaped landholding comprising two land parcels on the southern side of Atlas Road, Junortoun. The site is located to the north-east of the O'Keefe Rail Trail, has an overall area of approximately 8.80 hectares and currently contains a single storey dwelling with associated outbuildings.

The existing dwelling is located on 78 Atlas Road, which is accessed by a rural style crossover. A large dam is located within this allotment, positioned along the south-western boundary as it abuts the O'Keefe Rail Trail. The dam is located within a drainage depression that runs along the south-west boundary, which also comprises a smaller dam within the southern corner of the site. Large remnant native vegetation exists within the site, adjacent to the dwelling. Smaller regrowth exists along the boundary with the O'Keefe Rail Trail, which is associated with the extensive vegetation cover that exists along the rail trail itself.

The balance of the site is known as 94-106 Atlas Road. This parcel is undeveloped and has historically been used for grazing of animals associated with the existing dwelling. The site is predominately cleared along the western side of the allotment. Native vegetation, which includes some large trees, is located throughout the eastern and southern portions of the site.

The surrounding area has been undergoing change throughout the last decade. New development on 2,000 square metre (half acre) allotments has occurred to the east of the site, which includes an eight lot subdivision with a common property driveway (108 Atlas Road). Further development of this nature is also occurring to the south of the site on the opposite side of the O'Keefe Rail Trail. This form of development is what was envisaged under the Development Plan Overlay that affects this area.

The O'Keefe Rail Trail forms a northwest-southeast linear corridor adjoining the site. The O'Keefe Rail Trail through this section is characterised by the crushed granite rail trail with establishing native vegetation regrowth along either side.

The Bendigo Baptist Church is located to the south-east, with the land immediately bordering the subject site currently vacant. To the north of the site is the Bendigo Regional Park and Commonwealth land associated with the Junortoun Multi-User depot currently used by the Army reserve and a raft of other Federal Government agencies. The main access to the depot is located to the north of 94-106 Atlas Road. Figure 1 shows the subject site and its surrounding context.



Figure 1: Aerial image of subject site and surrounding area (Site outlined in Red).

<u>Proposal</u>

The application seeks approval for a development plan and the issue of a planning permit for a '23 lot subdivision, creation of a reserve and removal of native vegetation' at 78, 94-106 Atlas Road, Junortoun. The individual components of the proposal are detailed as follows:

Subdivision

- Subdivide land into 23 allotments.
- Lots to range in size from 2,000 square metres to 6,668 square metres:
 - Majority of lots to be approximately 2,000 square metres in size.
 - Five larger allotments, generally 4,000 square metres in size, are proposed where native vegetation exists.
- Existing dwelling, with associated shedding to be retained on the largest lot.
- All allotments to be accessed from proposed road, with the existing dwelling the only lot to be accessed from Atlas Road.

Road

- Construction of a 16 metre wide local access street to provide access to all allotments, designed to the City's requirements.

Reserve

- Creation of a 1.18 hectare drainage reserve in the south portion of the site to capture and appropriately manage all stormwater flows from the site.
- Inclusion of a shared pathway connecting the site to the adjoining O'Keefe Rail Trail corridor.

Native vegetation removal

• The proposal seeks approval to remove 0.821 hectares of native vegetation. This area does not comprise any large trees.

Figure 2 below shows the submitted Development Plan prepared by Terraco for consideration under this application.

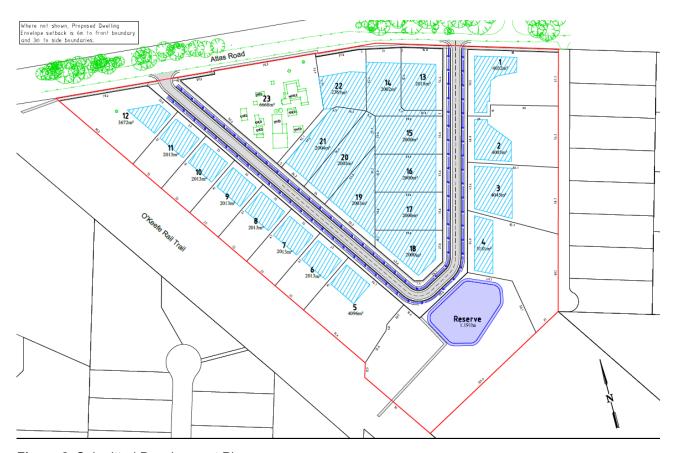


Figure 2: Submitted Development Plan

Planning Controls - Greater Bendigo Planning Scheme

Why is a permit needed?

Approval from Council as the responsible authority is required for two distinct processes in relation to these applications. This requires that a development plan is approved first, prior to any planning permit being issued to subdivide the land.

Development Plan

Clause 42.04-2 requires that a development plan be prepared to the satisfaction of the responsible authority prior to a permit being issued to use or subdivide the land, construct a building or construct or carry out works.

Planning Permit

Following the approval of a development plan, the proposal triggers the following requirements for a planning permit.

Clause	Permit Trigger
Clause 32.03-3 Low Density Residential Zone	Subdivide land.
Clause 42.02-2 Vegetation Protection Overlay	Remove, destroy or lop any vegetation.
Clause 44.06-2 Bushfire Management Overlay	Subdivide land.
Clause 52.02 Easements, restrictions and reserves	Creation of a reserve.
Clause 52.17-1 Native Vegetation	Remove, destroy or lop native vegetation

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 02.03-6: Housing 02.03-9: Infrastructure

<u>Planning Policy Framework</u>		
11.01 - 1S:	Settlement	
11.01-1R:	Settlement – Loddon Mallee South	
11.01-1L-01:	Settlement – Greater Bendigo	
12.01-1S:	Protection of biodiversity	
12.01-1L:	Protection of biodiversity – Greater Bendigo	
12.01-2S:	Native vegetation management	
12.05-2L:	Urban forest interface – Greater Bendigo	
13.02-1S:	Bushfire planning	
14.02-2S:	Water quality	
15.01-1L-01:	Landscaping – Greater Bendigo	
15.01 - 3S:	Subdivision design	
15.01 - 4S:	Healthy neighbourhoods	
16.01-1S:	Housing supply	

18.01-1S:	Land use and transport planning
18.01-1L:	Land use and transport planning – Greater Bendigo
19.02-6S:	Open space
19.03-2S:	Infrastructure design and provision
19.03-2L:	Infrastructure planning, design and provision – Greater Bendigo
19.03-3S:	Integrated water management
19.03-3L:	Integrated water management – Greater Bendigo

Other Provisions

32.03:	Low Density Residential Zone
42.02:	Vegetation Protection Overlay
43.04:	Development Plan Overlay
44.06:	Bushfire Management Overlay
52.02:	Easements, restrictions and reserves
52.17:	Native vegetation
53.01:	Public open space contributions and subdivision
53.02:	Bushfire planning
56.07:	Residential subdivision – Integrated water management

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
CFA (External referral)	 No objection – subject to conditions relating to the following: Inclusion of mandatory subdivision conditions under Clause 44.06 Endorsement of Bushfire Management Plan Preparation of Section 173 agreement to exclude lot 23 (existing dwelling) from mandatory conditions.
	Requirements for hydrants
	Requirements for roads

Referral	Comment
Coliban Water	No objection – Subject to conditions relation to the
	delivery of potable water and reticulated sewer to the site.
Powercor	No objection – Subject to conditions relating to the
	delivery of electricity to the site.
Department of Environment,	No objection – subject to conditions relating to the
Land, Water and Planning ¹	following:
	Endorsement of an Environmental Management Plan
	Protection requirements for vegetation to be retained
	Native vegetation offset requirements
	Offset evidence
Engineering - Drainage	No objection – subject to conditions relating to the
	following:
	Standard subdivision conditions
	Paved path connection to O'Keefe rail trail
	Preparation of a Construction Management Plan
Engineering - Traffic	No objection – subject to conditions relating to the
	following:
	Standard subdivision conditions
	Road intersection treatments for both access points to
	the subject site from Atlas Road
Arboriculture and	No objection – subject to the following:
Environment	Preparation of a Vegetation (Environmental)
	Management Plan.
	Note on permit that the applicant must ensure the
	requirements of the Flora and Fauna Guarantee Act
	are met for any impacts within the road reserve.

<u>Note:</u> No conditions can be imposed on a Development Plan. All conditions referred to above will form conditions on any planning permit that may be issued for the subdivision.

Public Notification

The planning permit application is exempt from notice and third-party (objector) review pursuant to Clause 43.04-3 of the Development Plan Overlay, which applies once a development plan has been prepared.

The City's standard process is to give informal notice of a development plan application inviting interested parties to make a submission, noting that a subsequent planning permit application is exempt from public notice. These submissions have no legal standing, and the submitters do not have the ability to be parties to any VCAT proceeding in relation to these applications.

As a result of advertising, 5 submissions were received, with the concerns relating to:

Amenity impacts associated with additional dwellings in the area.

¹ Department of Environment, Land, Water and Planning has been replaced by Department of Energy, Environment and Climate Action

- Retention of native vegetation across the site.
- Management of stormwater across the site and surrounding area.
- Fencing to site boundaries (O'Keefe Rail Trail and 108 Atlas Road).
- Impacts to fauna.
- Traffic impacts to Atlas Road.

A consultation meeting was held on 23 June 2022 to discuss the issues raised in submissions with the applicant.

Immediately following completion of the consultation meeting, one objection was withdrawn.

After the consultation meeting and the subsequent submission of additional information by the applicant, a further 5 submissions were received. These submissions came from other landowners within the body corporate to the east of the site (108 Atlas Road). These submissions were consistent with the concerns raised previously. At present, nine submissions remain under consideration in relation to the Development Plan.

The issues raised by residents are discussed in the planning assessment section below.

Planning Assessment

The planning assessment for an application of this nature requires consideration of a broad range of matters. The key matters for consideration are:

- Is the proposed Development Plan consistent with the requirements of the Overlay?
- Is there high level support for a subdivision in this location?
- Is the proposed subdivision layout appropriate?
- Is the extent of vegetation removal consistent with policy?
- Is stormwater able to be appropriately managed by the development?
- Are the site's interfaces with adjoining land uses appropriately considered?
- Has access to the site been appropriately considered?
- Submitter concerns.

Is the proposed Development Plan consistent with the requirements of the Overlay?

The first consideration for Council in relation to these applications is whether the proposed Development Plan has been prepared to the satisfaction of the responsible authority. In making this determination, assessment must be limited to the requirements of the Development Plan Overlay – Schedule 4.

Schedule 4 provides control around subdivision of land in identified density management areas. Specifically, the Overlay is seeking to minimise development impacts to areas of remnant native vegetation whilst directing development to areas that are appropriately serviced. The subject site is mapped as having a 1 hectare lot size requirement, which is

able to be reduced if it is demonstrated that appropriate protections to native vegetation have been achieved. This reduction should only occur in instances where full servicing of lots is achievable.

Information submitted with the application details that all proposed lots will be serviced with reticulated water and sewer, connected to electricity and provided with telecommunication services.

The subject site contains areas of remnant vegetation along the southwest and eastern boundaries of the site. The applicant has proposed a layout that seeks to retain the vast majority of this native vegetation. This protection is to be afforded through the designation of building envelopes, required under the Bushfire Management Overlay, that constrain how the land can be developed. The building envelopes have been sized so that any defendable space requirements from these envelopes will not result in removal of vegetation identified for retention.

To provide for usable building envelopes along the eastern side of the site, the applicant has proposed larger lots to accommodate the extent of vegetation.

To satisfy the other requirements for a Development Plan under this schedule, connectivity around the site will be provided for through the provision of a connection to the O'Keefe Rail Trail to the southwest. This is to be provided through the proposed reserve. Footpaths are to be provided along the internal road and across the Atlas Road frontage. Fire hydrants will be provided throughout the site, as required by CFA conditions, with each site to also have 10,000 litres of onsite water storage for fire fighting use.

The officer assessment is that the submitted Development Plan meets the requirements detailed at Schedule 4 to the Development Plan Overlay, and it is recommended that the submitted Development Plan be approved.

Is there high level support for a subdivision in this location?

Under the provisions of the Low Density Residential Zone, a permit is required to subdivide the land. The Zone stipulates a minimum lot size for lots based on whether the site will be serviced by sewer or not. As the site is to be serviced by sewer, the minimum lot size is 2,000 square metres.

Clause 02.03-1: Settlement directs that most of Greater Bendigo's growth be contained within the urban growth boundary. The site is located outside the growth boundary as shown in the Urban Strategic Framework plan at Clause 02.04 of the Planning Scheme. However, the site sits just outside the urban growth boundary with it running along the O'Keefe Rail Trail. This location outside the urban growth boundary is realised by the zoning of the land for Low Density residential uses. This outcome is further supported by the established low density residential subdivisions located further to the east of the site,

which have an average lot size of approximately 2,000 square metres (consistent with this proposal). Overall, there is considered to be high level policy support for a subdivision in this location. The specifics of the application are discussed in greater detail below.

Is the proposed subdivision layout appropriate?

In determining if a subdivision layout is appropriate for a site, a broad range of considerations must be taken into account. In relation to this application, they can be generally characterised as follows.

- Does the layout appropriately respond to the context of the site and surrounding area?
- Does the layout address bushfire risk?
- Does the layout minimise vegetation removal?
- Does the layout appropriately manage stormwater impacts?
- Is the layout appropriately connected to the surrounding area?

In designing the layout for the site, the applicant has first demonstrated consistency with the surrounding subdivision pattern. Land to the east and south has been subdivided into lots approximately 2,000 square metres in size. These lots are largely developed with large single storey dwellings with associated outbuildings. These building typologies require large building envelopes, which have been adopted by the applicant for this proposal.

Clause 13.02-1S: Bushfire Planning and Clause 71.02-3: Integrated decision making requires that a responsible authority must prioritise the protection of human life over all other policy considerations. The subject site is affected by the Bushfire Management Overlay. Clause 53.02: Bushfire Planning details the considerations that must be taken into account when considering a subdivision application.

The purpose of Clause 53.02: Bushfire Planning is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.
- To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

In addition to these purposes, a subdivision application must also 'specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes'. To satisfy these requirements, the applicant prepared a Bushfire Management Statement and associated Bushfire Management Plan. These documents have been provided to the CFA for review. The CFA

has not objected to the proposal, subject to the inclusion of a number of conditions as summarised above. As such, officer assessment is that the subdivision has demonstrated that the layout is appropriate to prioritise the protection of human life and that bushfire risk has been reduced to an acceptable level.

In addition to the primary consideration of bushfire risk, the design of the subdivision has been considered against the relevant planning policies of Clause 11.01-1L-01: Settlement – Greater Bendigo, Clause 12.05-2L: Urban forest interface – Greater Bendigo, Clause 15.01-3S: Subdivision design and Clause 15.01-4S: Healthy neighbourhoods.

Of particular note, the design of the subdivision has provided for a north-south link through the site, connecting Atlas Road to the O'Keefe Rail Trail for pedestrian and bicycle uses. Discussions with submitters has shown a desire for this link, as the current arrangement results in pedestrians and bicycles using Atlas Road.

Officer assessment is that the layout of the site has been appropriately designed to address bushfire risk, whilst also providing a permeable layout that will further enhance the community that is developing within this section of Atlas Road.

<u>Is the extent of vegetation removal consistent with policy?</u>

Policy within the Greater Bendigo Planning Scheme places a high value on the native vegetation within the subject site. This is provided for by the whole site being located within the Vegetation Protection Overlay – Schedule 2.

The vegetation protections to be achieved by this schedule are as follows:

- To protect remnant native vegetation and habitat, including understorey, and facilitate natural revegetation.
- To promote the maintenance of ecological processes and genetic diversity.
- To encourage maintenance and development of linkages between existing remnant vegetation.
- To recognise the catchment-wide land and water management benefits resulting from vegetation retention.
- To maintain and enhance Bendigo's scenic and recreational landscape assets.

Figure 3 below shows the extent of vegetation removal proposed under the subdivision permit application.

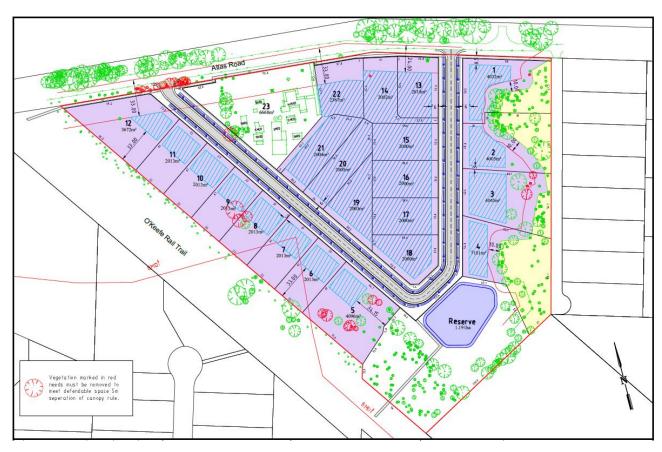


Figure 3: Tree removal plan (Terraco, Sep 2022)

The vegetation removal proposed under the application is the result of the requirements for defendable space under the provisions of the Bushfire Management Overlay. Further removal is required to provide the western entry to the site from Atlas Road.

In determining removal across the site, the applicant, supported by their engaged ecologist, has been careful to select the trees with the least biodiversity value in order to achieve the required defendable space. This has resulted in larger, older trees being retained while younger, less established trees identified for removal. Further, isolated trees have been identified for removal over trees that form a better habitat structure to support fauna in the area. This approach is consistent with policy requirements contained within Clause 12.01-1S: Protection of biodiversity, Clause 12.01-1L: Protection of biodiversity – Greater Bendigo, and Clause 12.01-2S: Native vegetation management.

Officer assessment is that the measures taken by the applicant are appropriate in relation to the requirements of the Vegetation Protection Overlay – Schedule 2.

The application was referred externally to the Department of Energy, Environment and Climate Action² (DEECA) for review of the extent of vegetation removal and its associated impacts to the biodiversity values of the site. Ultimately, DEECA did not object to the proposal, subject to conditions. DEECA's assessment was that the avoid and minimise

² Formerly Department of Environment, Land, Water and Planning (DELWP)

actions taken for the site by the applicant were appropriate for a subdivision of this scale. Conditions from DEECA will require that appropriate offsets for the limited native vegetation removal is sought prior to any works commencing on site.

Submissions raised concerns about the extent of vegetation impacts that may result from the proposal. These concerns related to existing vegetation along the O'Keefe Rail Trail and along the eastern boundary of the site. Following informal advertising and a consultation meeting with submitters, the applicant further refined their application to avoid additional vegetation removal than what had been originally proposed. This was largely achieved through seeking dispensation from the CFA to waive some defendable space requirements within the eastern portion of the site (due to the isolation of this vegetation from the national park to the north). This amendment resulted in the proposal as shown within figure 3 above. These areas of focus from submissions now remain largely intact by the proposal, and as such it is assessed that the applicant has adequately addressed these concerns.

Officer assessment, supported by referral response from DEECA, is that the scale of native vegetation removal has been minimised to the greatest extent possible in accordance with the strategic intent of the site and that the proposal will not result in any unreasonable impacts on vegetation or biodiversity.

<u>Is stormwater able to be appropriately managed by the development?</u>

The topography of the subject site is characterised by a shallow depression that runs roughly from north to south through the centre of the site. This depression carries overland flow of water from the Greater Bendigo National Park to the north through to the defined waterways located to the south in the vicinity of the McIvor Highway. As such, engineering design for the site must account for these flows.

The proposed road network will form a key component in directing stormwater flows through the site. These roads will collect and funnel flows from the north through to the south of the site. Where the two arms of the road network meet, a drainage basin has been proposed. Subject to detailed design, this basin will collect and store stormwater flows across the site and direct its discharge to a 'legal point of discharge' located in the vicinity of the southern point of the site. Flows through this legal point of discharge will be required to meet pre-development flows for the site to ensure that there is no increase to stormwater impacts from the development of the land.

This design approach is informed by the policy requirements of Clause 14.02-2S: Water quality, Clause 19.03-2S: Infrastructure design and provision, Clause 19.03-2L: Infrastructure planning, design and provision – Greater Bendigo, Clause 19.03-3S: Integrated water management, and Clause 19.03-3L: Integrated water management – Greater Bendigo. These policy considerations are enacted through the objective and standards of Clause 56.07: Residential subdivision – Integrated water management.

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Adjoining landowners to the east of the site have expressed concern about the development of the site and the potential that it might have on increasing stormwater issues that they are already experiencing within their private common property driveway (not a Council road). The concern expressed related to any additional stormwater in the downstream catchment further limiting their own stormwater system from discharging, pushing stormwater into their properties. To discuss this issue, a site visit was undertaken with the City's Development Engineer to meet with the submitters to talk through their concerns and to inspect the existing infrastructure within their site. The design process was discussed, including how the City would seek to ensure that the proposed development achieves its requirement to maintain pre-development flows.

Officer assessment, informed by discussions with the City's Development Engineer, is that stormwater is able to be adequately managed across the subject site, subject to standard engineering conditions.

Are the site's interfaces with adjoining land uses appropriately considered?

The site has three key interfaces that must be addressed in designing the layout for the site. The main frontage comprises Atlas Road, the second frontage is located along the O'Keefe Rail Trail and the final frontage is located along the common property boundary to 108 Atlas Road.

The Atlas Road frontage is characterised by a sealed two-way rural style road. It is provided with gravel shoulders and no footpaths. The road primarily provides access to the Commonwealth land to the north, with local use increasing in recent years as residential subdivisions occur along the southern frontage of the road. The subdivision has been designed so that future dwellings will front onto Atlas Road. However, access will be restricted to the internal road network. Footpaths have been conditioned to be provided by the applicant along this frontage. Fencing along this frontage, if provided at all, must be rural style post and wire fencing. These design responses will ensure that the development within the site remains responsive to the main access corridor servicing the area, providing a sound urban design outcome.

The O'Keefe Rail Trail provides a key active transport connection between Bendigo and Heathcote. The Rail Trail has a rural style character which comprises the crushed granite surface for the track, flanked by native vegetation to either side. In this location, further vegetation exists within the adjoining properties, providing a rural character to the trail. This character should be retained. As such, the layout of the subdivision has sought to protect existing vegetation within the subject site along this boundary, protected by designated building envelopes within these lots excluding works in the areas of vegetation.

A number of concerns were raised by submitters as to what fencing treatment would be provided along this frontage, with varying views that this should be post and wire (to retain

viewlines) or Colorbond fencing (to obscure view lines to private property). As the rural character of the area is sought to be retained, the City has advised that fencing should be provided in a rural post and wire style. The applicant submitted fencing plans showing that rural style post and wire fencing will be retained along this frontage. This fencing will be required to be maintained through a restriction placed on title.

The final frontage that the site shares is with the common property driveway servicing the 8 dwellings at 108 Atlas Road. This common property driveway is managed by the body corporate for the site and is not a Council road. Concerns were raised with the fencing proposed along this frontage, with the body corporate position being that this should be 1.8 metre high Colorbond fencing. The fencing plan submitted by the applicant shows that Colorbond fencing will be provided along this frontage. This fencing will be required to be maintained in a consistent style along its full length along the common property driveway through a restriction placed on title.

Officer assessment is that the proposed treatments to the three frontages of the site are appropriate for the rural character of the area, subject to conditions on any permit that issues and restrictions placed on title for any lots created as a result of the subdivision of the site.

Has access to the site been appropriately considered?

Concerns raised by submitters indicated that only one access point should be provided to the site in a cul-de-sac arrangement. This approach would allow for the vegetation shown as being removed at the western intersection being retained, with potential improvements to the safe operation of Atlas Road past the site.

As indicated above, there are a range of considerations that must be taken into account when designing a subdivision. In relation to the road network for this site, these primarily relate to drainage and bushfire risk mitigation. In respect of bushfire, by providing two directions to egress the site, future landowners will have choice to be able to travel in a safe direction. This is in accordance with the access requirements contained in Clause 53.02-4.3L Water supply and access objectives.

Further, as discussed above, the proposed road network forms a key component of the infrastructure required to manage stormwater flows across the site. By providing two flow paths for stormwater to utilise in reaching the proposed basin, substantial reductions in required infrastructure is achieved. As the City will acquire this infrastructure at the completion of works on site, this will result in a reduced maintenance burden being placed on the City.

In assessing the adequacy of the road network design for the proposal, referral has been made to the City's Traffic Engineers. Correspondence between the applicant and Traffic Engineers occurred through the process and has resulted in the road arrangement as currently proposed. The City's Traffic Engineers concur with this design, subject to standard conditions being imposed.

Officer assessment is that the proposed road network is suitable for the site to create a permeable movement network in conjunction with the paths required through and around the site. In short, the access and internal road arrangements allow for vehicles to enter, exit and move around the site in a safe and efficient manner.

Submitter concerns

The majority of submitter concerns have been addressed throughout the planning assessment above. The one remaining concern to be addressed relates to amenity impacts as a result of additional dwellings within the area.

It should be noted that the site is zoned for Low Density Residential uses. The proposed subdivision has articulated that each lot will be used for residential purposes in accordance with the purpose of the zone. Lots proposed are all at or above the minimum lot size available for a site with access to reticulated sewer (noting that some proposed lots are well in excess of this size). While it is acknowledged that some additional impacts will result from additional dwellings in the area, these impacts are to be expected for a site that is being developed in accordance with the intention of the zone and are not considered to be unreasonable. The City's Traffic Engineers have reviewed the proposal and determined that the road network is able to support any additional traffic (subject to implementation of conditions). Additional demand for services will also be adequately controlled through conditions imposed by the relevant service authorities.

Officer assessment is that the proposal is consistent with the purpose of the Low Density Residential zone. The proposed uses of the lots created by this subdivision will be consistent with the uses envisaged for this land in the City's determination to zone this land for low density residential uses.

Conclusion

The two applications under consideration are assessed as according with the requirements of the Greater Bendigo Planning Scheme. The Development Plan has been prepared to satisfy the requirements of the Development Plan Overlay – Schedule 4. The subsequent Planning Permit application to subdivide the land into 23 lots, to create a drainage reserve and to remove native vegetation is consistent with relevant policy within the Municipal Planning Strategy and Planning Policy Framework. Further, the proposed subdivision accords with the purposes of the Low Density Residential Zone, Bushfire Management Overlay and Vegetation Protection Overlay.

Of key consideration in respect of this application:

 The layout will result in an orderly planning outcome that responds appropriately to the existing interfaces of the site. Environmental constraints have been appropriately managed through consideration of site topography, existing vegetation, surrounding land uses and movement corridors.

- The proposal has been designed to adequately mitigate risks to human life posed by bushfire risks from the remnant native vegetation that exists in the surrounding area.
- Stormwater impacts have been shown to be able to be adequately managed within the subject site to ensure that adverse impacts do not result within and surrounding the site.
- Access to the site, both from the road network and nearby active transport routes, is appropriate and further improves connectivity throughout the wider area. Not only benefiting future landowners within the site but also existing residents in the surrounding area.
- Vegetation impacts to native vegetation have been minimised to the greatest extent possible in relation to the strategic intent for the site. Minor removal is required to ensure bushfire risk can be appropriately managed.

The proposed Development Plan and concurrent Planning Permit application are consistent with the Greater Bendigo Planning Scheme and worthy of Council support.

Options

With regard to the development plan, Council, acting as the responsible authority for administering the Planning Scheme, may approve the submitted Development Plan as to its satisfaction, or advise the proponent that the Development Plan is not to its satisfaction.

With regard to the application for a planning permit 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 Permit Conditions

1. AMENDED PLANS REQUIRED

Before the plan of subdivision is certified, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then form part of the permit.

The plans must be generally in accordance with the plans submitted with the application but modified to show:

(a) Fence Plan. Amended to show 1.8m high Colorbond fencing with 125mm bevelled top posts in the colour tea-tree (consistent with fence style to the north

- boundary of 108A Atlas Road) along the rear of lots 1-4 as it abuts with the common property driveway to 108 Atlas Road.
- (b) Fence Plan. Amended to show Pine Rails & Posts with chicken wire along the Atlas Road boundaries to lot 1, 12 and 23.
- (c) Environmental Management Plan. Prepared in accordance with the requirements of Conditions 11 and 26.

2. LAYOUT PLANS

The subdivision, as shown on the endorsed plans, must not be altered without the prior written consent of the responsible authority.

LANDSCAPE PLAN REQUIRED – STREET TREE PLANTING AND RESERVE

Before a statement of compliance is issued for the subdivision, a landscape plan must be submitted to the Satisfaction of the Responsible Authority. When approved, the plan will be endorsed and then form part of the permit.

The plan must show:

- (a) A survey (*including botanical names*) of all existing vegetation to be retained and/or removed
- (b) Details of surface finishes of pathways and driveways
- (c) Planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant
- (d) Street tree planting.
- (e) Planting of the landscape reserve.

The plan must be prepared in accordance with the City of Greater Bendigo Landscape Design Guidelines for Subdivisions (June 2022).

4. COMPLETION OF LANDSCAPING

Before a statement of compliance is issued for each stage of the subdivision the landscaping works shown on the endorsed must be carried out and completed for that stage to the satisfaction of the responsible authority.

LANDSCAPING MAINTENANCE

The landscaping works shown on the endorsed plans must be maintained to the satisfaction of the responsible authority for 24 months after the works are completed, including that any dead, diseased or damaged plants are to be replaced.

6. COMPLETION OF WORKS

Before a statement of compliance is issued the applicant must provide all fencing of the site as shown on the endorsed plans to the satisfaction of the responsible authority.

7. FILLING OF DAMS

Before a statement of compliance is issued for the subdivision

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- (a) Earthworks must be carried out to fill-in the existing dam on the site in compliance with Australian Standard AS 3798-2007 Guidelines on earthworks for commercial and residential developments.
- (b) A geotechnical report must be submitted to the Responsible Authority confirming the standard of the earthworks.

8. RESTRICTIONS TO BE PLACED ON TITLE

The plan of subdivision must include the following restrictions in accordance with the endorsed plan.

The restriction must include the following wording:

- Building envelopes. No building may be constructed outside the building envelopes shown on the endorsed plan.
- Fencing to O'Keefe Rail Trail is to be maintained as Pine Rails & Posts with Chicken Wire.
- Fencing to the rear of lots 1-4, as it abuts with the common property driveway to 108 Atlas Road, is to be maintained as 1.8m high Colorbond fencing. Fencing Style must be retained in a consistent form as viewed from the adjoining common property driveway to 108 Atlas Road.
- No fencing is to be provided to the Atlas Road boundary of Lots 13, 14 and 22.
- Boundary fencing to Atlas Road for Lots 1, 12 and 23, is to be maintained as Pine Rails & Posts with chicken wire.
- All vegetation located outside designated building envelopes for lots 1-12 must be retained

9. SECTION 173 AGREEMENT

Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987. The agreement must:

- State that it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-2 of the Greater Bendigo Planning Scheme.
- Incorporate the plan prepared in accordance with Clause 53.02-4.4 of this planning scheme and approved under this permit.
- State that if a dwelling is constructed on the land without a planning permit that the bushfire protection measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.

The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement.

10. ENVIRONMENTAL MANAGEMENT PLAN

Prior to the Plan of Subdivision being certified, the applicant must prepare to the satisfaction of the Responsible Authority an Environmental Management Plan to be endorsed under this permit.

This plan should clearly outline and demonstrate how the native vegetation to be

retained will be protected during all stages of the subdivision construction, this includes:

- Road construction
- Construction of the water retention reserve
- Construction of fences
- When vegetation is removed for defendable space

The plan should clearly indicate the location of where vegetation protection fencing will be located which can be interpreted by contractors carrying out the works and can be used by City compliance officers to monitor over the construction phases.

ENGINEERING CONDITIONS:

11. DETAILED DRAINAGE

Prior to the certification of the plan of subdivision under the Subdivision Act 1988, 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 for each lot.
- (c) Independent drainage for each lot.
- (d) Stormwater detention;
 - Allowable Discharge
 - o Q 20% = 27 l/s per Ha
 - Q 1% = 65 l/s per Ha
- (e) Stormwater quality.
- (f) Drainage easements.

12. DRAINAGE WORKS

Prior to the issue of the statement of compliance for the subdivision, drainage works must be constructed in accordance with plans approved by the responsible authority.

13. CONSTRUCTION OF WORKS

Road works, drainage and other civil works must be constructed in accordance with the Infrastructure Design Manual and plans and specifications approved by the responsible authority and must include:

- (a) Fully sealed pavement with kerb and channel;
- (b) Paved footpaths, including Atlas Road frontage;
- (c) Paved path connection to the O'Keefe Rail Trail on Atlas Road;
- (d) Underground drainage;
- (e) Underground conduits for water, gas, electricity and telephone;
- (f) Appropriate intersection and traffication measures, including;
 - i. Type BAR right turn treatment must be provided in Atlas Road at the western

intersection in accordance with Clause 7.5.1, Austroads Guide to Road Design Part 4A.

- ii. The No Right Turn sign shown on the plans at the eastern intersection is not required and must be removed.
- (g) Appropriate street lighting and signage;

14. SECTION 173 AGREEMENT

Should the permit holder opt to install an on-site stormwater detention system or water quality treatment system then, prior to the issue of statement of compliance, the permit holder must enter into an Agreement under section 173 of the Planning and Environment Act 1987. Such Agreement must covenant that:

- (a) The system shall be designed by a qualified engineer and must be approved by the responsible authority prior to construction.
- (b) Each system must be constructed either prior to, or currently with, the construction of any building on the specified lots.
- (c) The system must be completed prior to connection to the responsible authority's drainage system.
- (d) The owner will maintain each system and not modify without prior written approval from the responsible authority.
- (e) The owner shall allow duly authorised officers of the responsible authority to inspect the system at mutually agreed times.
- (f) The Owner will pay for all costs associated with the construction and maintenance of the system.

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 and 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 permitted by this permit.

16. 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 and sedimentation control works.
- (b) Techniques and intervention levels to prevent a dust nuisance.
- (c) Litter control
- (d) Techniques to prevent mud and dirt being transported from the site to adjacent streets.
- (e) The protection measures taken to preserve any vegetation identified for retention.

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(f) Staging of water quality works

During construction of works associated with the subdivision, the permit holder must employ and provide the protection methods contained in the CMP to the satisfaction of the responsible authority and the Environment Protection Agency.

REFERRAL AUTHORITY CONDITIONS:

17. COLIBAN WATER

- (a) The owner is required to provide reticulated water and sewerage services to each of the lots within the subdivision and comply with any requirements arising from any effect of the proposed development on Coliban Water assets. Services are to be provided in accordance with our specifications.
- (b) Where Full Lot Control of either lot cannot be provided during the sewer mains extension process, Coliban Water requires a Restriction on the titles to ensure that any future landowners of these lots are aware, that the gravity sewer mains that have been extended for the provision of sewerage services do not provide full lot control.

The description of the Restriction for example "The registered proprietor of Lots 1-22 on this plan shall not construct any sewered buildings that require a gravity sewer property service drain connection point, located within each lot, requiring an invert level of less than ? Metres A.H.D".

The Metres AHD is yet to be determined for the titles of Lots 1-22 as this will depend on the invert level of the required property service drain connection point which is yet to be designed and constructed into the boundary of each of the Lots. The invert depth at the point of connection which is required to be constructed into the boundary of each lot, may vary during the construction process, and it's this individual point where the Metres AHD is required to be recorded and then registered on that title by the surveyor. All Coliban Water assets within the subdivision, both existing and proposed, are to be protected by an easement in favour of Coliban Region Water Corporation.

- (c) If sewer servicing of each of the lots created is to be by pressure sewer rather than provision of traditional gravity sewer then; New Customer Contributions (NCC's) for pressure sewer will apply to each lot being connected to the reticulated infrastructure required. This NCC is to provide developer funding for the supply, installation and ongoing maintenance requirements by Coliban Water for the property assets on each lot including tank, pump and control box. The supply and installation will be completed by our approved contractors after an application to connect is received.
- (d) Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must make payment to Coliban Water of New Customer Contributions (NCCs). These contributions are based upon the number of additional allotments connected (or to be connected) to Coliban Water's water, sewer or recycled water networks. A quote will be supplied to the owner on the referral of the Certified plan of subdivision.

18. POWERCOR

- (a) This letter shall be supplied to the applicant in its entirety.
- (b) The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with Section 8 of that Act.
- (c) The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards. **Notes:** Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.
- (d) The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).

Notes: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.

- (e) The applicant shall, when required by the Distributor, set aside areas within the subdivision for the purposes of establishing a substation or substations.

 Notes: Areas set aside for substations will be formalised to the Distributor's requirements under one of the following arrangements:
 - RESERVES established by the applicant in favour of the Distributor.
 - SUBSTATION LEASE at nominal rental for a period of 30 years with rights to extend the lease for a further 30 years.
 - The Distributor will register such leases on title by way of a caveat prior to the registration of the plan of subdivision.
- (f) The applicant shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new powerlines to service the lots or adjust the positioning existing

 easements.

Notes:

- Existing easements may need to be amended to meet the Distributor's requirements
- Easements required by the Distributor shall be specified on the subdivision and show the Purpose, Origin and the In Favour of party as follows:

Easement reference	Purpose	Width (metres)	Origin	Land benefited / In Favour of
	Power Line		Section 88 – Electricity Industry Act 2000	Powercor Australia Ltd

19. TELECOMMUNICATIONS

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

 A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and

 A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
- A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

20. AUSNET SERVICES (GAS)

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

21. COUNTRY FIRE AUTHORITY

Endorsement of Bushfire Management Plan

The Bushfire Management Plan prepared by Kevin Hazell Bushfire Planning (Attachment 1 (2 pages - Version 1.2), dated 20 December 2022) must be endorsed by the Responsible Authority, be included as an annexure to the Section 173 Agreement and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.

Matters to be set out in Section 173 Agreement

In addition to the requirements of Clause 44.06-5 of the Greater Bendigo Planning Scheme the Section 173 Agreement prepared in accordance with that clause must also specify:

- Explicitly exclude Lot 23 from the following exemption under Clause 44.06-2 of the City of Greater Bendigo Planning Scheme:
 - A building or works consistent with an agreement under Section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of clause 44.06-5.

Prior to the issue of a Statement of Compliance under the Subdivision Act 1988 the following requirements must be met to the satisfaction of the CFA:

(a) Hydrants

• Above or below ground operable hydrants must be provided. The maximum

distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.

• The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority.

**Note – CFA's requirements for identification of hydrants are specified in "Identification of Street Hydrants for Firefighting Purposes" available under publications on the CFA web site (www.cfa.vic.gov.au)

(b) Roads

Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable width

- Proposed roads must have a suitable trafficable width to allow the unimpeded access of emergency fire fighting vehicles (notwithstanding any parking restrictions that Council may apply) to the satisfaction of CFA
- Dead-end roads and cul-de-sacs more than 60mts in length from the nearest intersection must have a turning circle with a minimum radius of 8mts (including roll-over kerbs if provided); T or Y heads of dimensions specified by CFA may be used as alternatives
- The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50mts. Dips must have no more than a 1 in 8 (12%0 (7.1 degrees) entry and exit angle
- Curves must have a minimum inner radius of 10mts

22. DEPARTMENT OF ENERGY, ENVIRONMENT AND CLIMATE ACTION Notification of permit conditions

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

Endorsed plans

Before on-ground works commence, an environmental management plan for the construction of the development which is to the satisfaction of the Department of Energy, Environment and Climate Action, must be submitted to and approved by the Responsible Authority. When approved, the plan is to be endorsed and will then form part of the permit. The development must be conducted in accordance with the endorsed plan. The environmental management plan is to include but is not limited to:

(a) Overview of construction methods including management zones and construction zones, site preparation, access, construction activities, schedule and timing of works, and contractor briefing.

Protection of native vegetation to be retained

- (a) Before works start, a native vegetation protection fence must be erected around all native vegetation to be retained within 15 metres of the works area. This fence must be erected at:
 - A radius of 12 times the diameter of the tree trunk at a height of 1.4 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree: and
 - Around the patch(es) of native vegetation at a minimum distance of 2 ii. metres from retained native vegetation.

The fence must be constructed of star pickets and paraweb or similar, to the satisfaction of the Responsible Authority and the Department of Energy, Environment and Climate Action. The protection fence must remain in place until all works are completed to the satisfaction of the department.

- (b) Except with the written consent of the department, within the area of native vegetation to be retained and any tree protection zone associated with the permitted use and/or development, the following is prohibited:
 - Vehicular or pedestrian access;
 - Trenching or soil excavation;
 - Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products;
 - Construction of entry and exit pits for underground services; or
 - Any other actions or activities that may result in adverse impacts to retained native vegetation.

Native vegetation offsets

The total area of native vegetation permitted to be removed is 0.821 hectares, as identified in Native Vegetation Removal Report CUM 2022 089, comprised of:

- 11 patches of native vegetation with a total area of 0.821 hectares (containing 0 large canopy trees);
- 0 large scattered trees; and
- 0 small scattered trees.
- (a) To offset the removal of 0.821 hectares of native vegetation the permit holder must secure a native vegetation offset(s) that meets all the following:
 - A general offset of 0.561 general habitat units located within the North Central Catchment Management Authority boundary or Greater Bendigo municipal district;
 - have a Strategic Biodiversity Value score of at least 0.499;
 - must be in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017).

Offset evidence

(a) Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the Responsible Authority. This evidence must be an established first party offset site. This must

include:

- i. a security agreement signed by both parties, and
- ii. a management plan detailing the 10-year management actions and ongoing management of the site

to the satisfaction of the Department of Energy, Environment and Climate Action and approved by the responsible authority.

Every year, for ten years, after the responsible authority has approved the offset management plan, the applicant must provide notification of the management actions undertaken towards implementing the offset management plan, to the department. An offset site condition statement, including photographs must be included in this notification:

and/or

iii. credit extract(s) allocated to meet the requirements of the permit from the Native Vegetation Credit Register.

A copy of the offset evidence must be endorsed by the responsible authority and form part of this permit.

(b) Within 30 days of endorsement of the offset evidence by the responsible authority, the permit holder must provide a copy of the endorsed offset evidence to the Department of Energy, Environment and Climate Action at p&a.north@delwp.vic.gov.au.

EXPIRY CONDITION

23. EXPIRY OF THE PERMIT

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

The responsible authority may extend the time for certification of the plan if a request is made in writing before the permit expires or within six months afterwards.

CFA Note:

CFA supports the variation to the vegetation management requirements of Table 6 to Clause 53.02 of the Greater Bendigo Planning Scheme to allow the trees (shown as T1 to T15 on the BMP) to remain. All other trees within the defendable space are to comply with the vegetation management requirements of Table 6 to Clause 53.02 of the Greater Bendigo Planning Scheme.

Department of Energy, Environment and Climate Action Notes:

 The department advises that works or other activities on public land, which may affect protected native plants, will require a Protected Flora Licence or Permit under the Flora and Fauna Guarantee Act 1988 (FFG). All native vegetation likely to be affected should be checked against the Protected Flora List (DELWP 2017) to determine whether FFG approvals are required.

Protected Flora Permits can be obtained from the regional DELWP office (loddonmallee.environment@delwp.vic.gov.au).

 Offset requirements are determined in accordance with DELWP (2017) Guidelines for the removal, destruction or lopping of native vegetation. Proposed offset sites must meet eligibility requirements including land use, bushfire risk, quality of vegetation and size of revegetation site.

Please visit https://www.environment.vic.gov.au/native-vegetation/native-vegetation for further information.

City of Greater Bendigo Engineering notes:

CONSENT FOR WORK ON ROAD RESERVES

The applicant must comply with:

- (a) The Road Management Act 2004.
- (b) Road Management (Works and Infrastructure) Regulations 2005.
- (c) Road Management (General) Regulations 2005.

with respect to any requirements to notify the Coordinating Authority and/or seek consent from the Coordinating Authority to undertake "works" (as defined in the Act) in, over or under the road reserve. The responsible authority in the inclusion of this condition on this planning permit is not deemed to have been notified of, or to have given consent to undertake any works within the road reserve as proposed in this permit.

Attachments

Nil

17.3. Development Plan and Planning Permit Application for a 3 Lot Subdivision and Removal of Native Vegetation - 1200D McIvor Highway JUNORTOUN 3551

Author:	Penny Loader, Statutory Planning
Responsible Director:	Steve Hamilton, Director Strategy and Growth

Summary/Purpose

Application No:	DEV/227/2022 and DS/158/2022	
Applicant:	H J Nicholas and M V Nicholas	
Land:	1200D McIvor Highway, JUNORTOUN 3551	
Zoning:	Low Density Residential Zone	
Overlays:	Development Plan Overlay 4	
	Environmental Significance Overlay 1	
	Land Subject to Inundation Overlay 1	
	Land Subject to Inundation Overlay 2	
	Vegetation Protection Overlay 2	
No. of objections:	External – 0, the application did not proceed to public	
	notice	
	Internal – 1, Environmental Health	
Consultation meeting:	No	
Key considerations:	 Whether the Development Plan is consistent with the requirements of the Development Plan Overlay. Whether the proposed subdivision is in accordance with planning policy regarding subdivision, infill residential development and the Low Density Residential Zone. Whether the proposed subdivision appropriately addresses flood risk and impacts on the waterway. Whether the impacts on the natural environment are acceptable when considering native vegetation and biodiversity. 	
Conclusion:	The proposal seeks to create new lots that are highly constrained by the presence of significant native vegetation, a waterway and a power easement. The access to lots 1 and 2 would be through a floodway and the proposal would necessitate inappropriate vegetation removal. It is recommended that the development plan not be approved and that the permit be refused on the grounds outlined in this report.	

Recommended Motion

Pursuant to section 61 of the Planning and Environment Act (1987), Council:

1. Not approve the Development Plan for 1200D McIvor Highway, JUNORTOUN 3551; and

- 2. Issue a Notice of Refusal to Grant a Permit for a 3 lot subdivision and removal of native vegetation at 1200D McIvor Highway, JUNORTOUN 3551 on the following grounds:
 - a. The proposal is not in accordance with the approved development plan which is contrary to the requirements of Clause 43.04-2.
 - b. The proposal does not present as a site responsive design and fails to give appropriate consideration to the environmental sensitivities and constraints of the site.
 - c. The extent of vegetation removal required to facilitate the subdivision is unacceptable and inconsistent with planning policy that seeks to protect native vegetation and biodiversity, in particular Clause 52.17, the Environmental Significance Overlay and Vegetation Protection Overlay.
 - d. The subdivision would result in a disorderly and undesirable planning outcome with access to two lots through a floodway.

Background Information

The City is in receipt of two applications relating to the proposal, being DEV/227/2022 and DS/158/2022.

The first application is for the approval of a Development Plan. A Development Plan has been submitted in accordance with the requirements of the Development Plan Overlay (Schedule 4) that states that a permit may not be granted to subdivide land before a development plan has been prepared to the satisfaction of the responsible authority.

An approved Development Plan applies to the site and was approved in 2010.

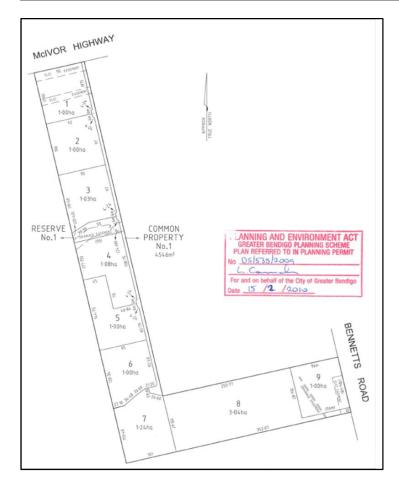


Figure 1: Plan of Subdivision endorsed under previously approved Development Plan

The second application is a planning permit application for subdivision of Lot 8, PS636417T into 3 lots and the removal of native vegetation.

Both applications have been assessed concurrently.

Concerns were raised with the applicant throughout the course of the assessment of both applications, relating to the size of the proposed lots, the constraints of the site, the extent of vegetation removal and the proposed access to Lots 2 and 3 through a floodway. Whilst it is acknowledged that the applicant has made some attempt to address these issues through a number of changes to the application plans and associated documentation, the changes have not been sufficient in addressing the issues.

Report

Subject Site and Surrounds

The subject site is a battle-axe shaped allotment located on the western side of Bennetts Road in Junortoun. The site was created via subdivision in 2011 in accordance with a Development Plan approved in 2010 (referred to above). The site has an area of 3.044 hectares with an eastern frontage of 10 metres to Bennetts Road. The site contains several outbuildings associated with an existing dwelling located on the adjoining allotment

to the west (Lot 4 on PS636417, a 4.895 hectare lot). The current address of 1200D McIvor Highway reflects that association with land to the west.

The site contains two centrally-located dams and a waterway (a tributary of Splitters Creek) intersects diagonally through the site. A corridor of native vegetation follows the waterway. A power easement crosses through the northern portion of the site. Reticulated electricity and water are available to the site, however reticulated sewerage is not available.

The site and surrounding area are located within the Low Density Residential Zone and the surrounding use of land reflects this with dwellings on lots of generally over 1 hectare (and sometimes substantially larger). To the south the land adjoins the rear of several properties fronting Kalinda Drive, which are also approximately 1 hectare in size. To the west the land adjoins the aforementioned 4.9 hectare lot, 1200D McIvor Highway. To the north is 54 Bennetts Road, an 11 hectare property containing a dwelling and outbuilding. To the east is 78 Bennetts Road, an approximately 1 hectare lot containing a dwelling. Further east, across Bennetts Road, the zoning is Rural Living and lot sizes are larger again.



Figure 2: Location map showing subject site.



Figure 3: Existing access off Bennetts Road

Proposal

The applications are seeking approval for a Development Plan for a 3 lot subdivision and removal of native vegetation, and a planning permit application to subdivide the land into 3 lots and to remove native vegetation, with more detail as follows:

- Subdivision of the land into 3 lots, with the subdivision pattern comprising of a modified battle-axe arrangement, with the existing lot converted to three lots sharing a common accessway generally along the south boundary but diverting north between the rear lots 1 and 2.
- Lot 1 would have an area of 9,871 square metres with a 3,400 square metre building envelope, of which 1,664 square metres is set aside as an effluent disposal envelope, leaving 1,500 square metres of developable area, necessitating the removal of several native trees.
- Lot 2 would have an area of 8,534 square metres with a 3,500 square metre building envelope, approximately half of which is shown as set aside for effluent disposal envelope which leaves 1,990 square metres of developable envelope.
- Lot 3 would have an area of 9,043 square metres with a 1,400 square metre building envelope and a 240 square metre effluent disposal envelope.

It is noted that all of these envelopes would be significantly reduced by the conditional requirements from Goulburn Murray Water that has required setbacks from the watercourse of 60 metres for the effluent disposal fields and 30 metres for all buildings. The available developable area is further reduced for Lots 1 and 2 by a power easement which traverses the indicated building envelopes. This is discussed in greater detail below.

The lots would retain the existing access via common property from Bennetts Road, but the extension of the accessway further west would involve the construction of a concrete waterway crossing with two box culverts.

A total of 0.287 hectares of native vegetation is proposed to be removed to facilitate the proposal. The native vegetation to be removed consists of five patches containing four large trees.

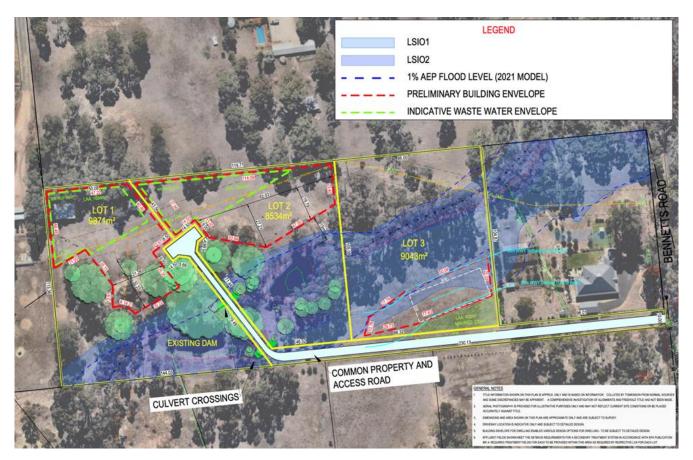


Figure 4: Extract from concept plan for proposed subdivision, indicating lots, building envelopes, and waste disposal fields.

Planning Controls - Greater Bendigo Planning Scheme

Why is a permit needed?

Clause	Permit Trigger
Clause 32.03-3	Permit required to subdivide land.
Low Density Residential Zone	
Clause 42.01-2 Environmental	Permit required to subdivide land and to remove
Significance Overlay	vegetation.
Clause 44.04-2	Permit required to subdivide land.
Land Subject to Inundation	
Overlay	

Clause 42.02-2	Permit required to remove native vegetation.
Vegetation Protection Overlay	
Clause 52.17-1	Permit required to remove native vegetation.
Native Vegetation	

Clause 43.04-2 of the Development Plan Overlay requires any permit to accord with an approved development plan. The proposed subdivision does not accord with the existing Development Plan, creating the need for the concurrent request to change the Development Plan.

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

Municipal Planning Strategy

Clause 02.03-1	Settlement
Clause 02.03-2	Environment and Landscape Values
Clause 02.03-3	Environmental Risks and Amenity
Clause 02-03-6	Housing

Planning Policy Framework

Clause 11.01-1L-01	Settlement – Greater Bendigo
Clause 11.01-R	Settlement – Loddon Mallee South
Clause 12	Environmental and landscape values
Clause 12.01-1S	Protection of Biodiversity
Clause 12.01-1L	Protection of Biodiversity – Greater Bendigo
Clause 12.01-2S	Native Vegetation Management
Clause 12.03-1S	River corridors, waterways, lakes and wetlands
Clause 13.03-1S	Floodplain Management
Clause 13.03-1L	Floodplain Management – Greater Bendigo
Clause 14.02-1S	Catchment planning and management
Clause 15.01-3S	Subdivision design
Clause 16.01-1S	Housing supply
Clause 19.03-3L	Integrated water management – Greater Bendigo

Other Provisions

Clause 32.03	Low Density Residential Zone
Clause 42.01	Environmental Significance Overlay (Schedule 1)
Clause 42.02	Vegetation Protection Overlay (Schedule 2)
Clause 43.04	Development Plan Overlay (Schedule 4)
Clause 44.04	Land Subject to Inundation Overlay (Schedules 1 and 2)
Clause 52.17	Native Vegetation
Clause 53.01	Public Open Space Contribution and Subdivision

Clause 56.07 Integrated Water Management
Clause 65 General Decision Guidelines

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan Mir wimbul 2021-2025

Outcome 2 – Healthy, liveable spaces and places

Secondary Council Plan Reference(s)

Goal 7 – Sustainable population growth is planned for

Other Reference(s)

City of Greater Bendigo Domestic Wastewater Management Strategy 2014-2015

Consultation/Communication

Referrals

The following authorities and internal departments have been consulted on the proposal:

Referral	Comment
Powercor	No objection subject to conditions.
Coliban Water	No objection subject to conditions.
Goulburn Murray Water	No objection subject to conditions.
North Central Catchment Management Authority	No objection subject to conditions.
SP AusNet	No objection subject to conditions.
Department of Environment Land Water and Planning (now known as the Department of Transport and Planning)	No objection subject to conditions.
Traffic	No objection subject to conditions.
Drainage	No objection subject to conditions.
Environmental Health	Objected

Public Notification

The planning permit application is exempt from notice and third-party (objector) review pursuant to Clause 43.04-3 of the Development Plan Overlay, which applies once a development plan has been prepared.

The City's standard process is to give informal notice of a development plan application inviting interested parties to make a submission, noting that a subsequent planning permit application is exempt from public notice. These submissions have no legal standing, and the submitters do not have the ability to be parties to a VCAT proceeding.

In this instance, no notice of the proposed development plan was given as the Delegated Panel (comprised of senior staff from the Statutory Planning Unit) unanimously determined that the plan was inappropriate and should not be approved.

Planning Assessment

Whether the Development Plan is consistent with the requirements of the Development Plan Overlay.

A Development Plan Overlay (DPO) is often applied to land likely to undergo significant change where there is a need to ensure that development applications from individual property owners consistently respond to specific issues. Schedule 4 to the DPO applies to parts of the Low Density Residential Zone which have an identified need for density management. In this case, a planning permit for subdivision cannot be issued without an approved development plan which has been assessed as compliant with the overlay.

Schedule 4 to the Development Plan Overlay outlines various requirements to a development plan, discussed in more detail below. A development plan must be prepared to the satisfaction of the responsible authority and as such the City can either approve a development plan, or decline to do so.

As outlined above, a development plan has already been approved for this land and the adjacent lots to east and west (originally an-L shaped parcel connecting to both McIvor Highway and Bennetts Road). This was approved on 15 February 2010 and supported a staged nine lot subdivision that created four lots with access off McIvor Highway and two lots (this land and 78 Bennetts Road) with access off Bennetts Road. The permission granted was not fully acted upon, and ultimately only 6 of the 9 permitted lots were created. The current proposed Development Plan would replace that approved plan for this lot only.

The Development Plan has been assessed against the requirements of Schedule 4 to the Development Plan Overlay as follows:

Requirement	Comment
-	This has been provided and is satisfactory.
The identification of any sites of conservation, heritage or archaeological significance and the means by which they will be managed.	The land is outside of identified land of potential Aboriginal Cultural Heritage sensitivity as mapped by the State Government. No other heritage or archaeological significance has been identified.
	With regards to conservation significance, the land is within an Environmental Significance Overlay. The proposal would lead to degraded conservation outcomes by requiring the removal of an unacceptable extent of native vegetation and through placing development in close proximity to the waterway. This is further discussed later in this report, however the three layers of protection afforded to the vegetation on this site by State policy and two environmental overlays must be acknowledged. The vegetation on the site is important, not only as a contributor to biodiversity but also as habitat, for the protection of water quality and in the prevention of erosion.
The provision of appropriate arrangements for the provision and funding of necessary physical and community infrastructure.	Power, water and telecommunications connections could be accommodated via conditions of a subdivision permit, however sewer is presently unavailable to the site. Wastewater treatment is discussed below.
The staging and anticipated timing of development.	The subdivision is not proposed to be staged.
The provision of appropriate arrangements for the preservation or regeneration of existing vegetation.	The proposal would require removal of 2,870 square metres of native vegetation in a vulnerable ecological vegetation class. This vegetation would be retained under the existing approved development plan.
	The removal includes four large (i.e. larger than the ecological vegetation class benchmark) trees. Impacts of such a removal extend not just to the species using these trees as habitat, but to water quality, erosion and biodiversity, and reduces the

Requirement	Comment
	ability of this habitat to naturally regenerate.
	The reduction in lot sizes (compared to both the existing development plan and the lot size requirement in the schedule, discussed below) is directly contributing to the need to remove vegetation. It is therefore considered that the Development Plan cannot be considered to appropriately preserve vegetation, let alone contribute to its regeneration.
	This is unsatisfactory.
The provision of suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.	The proposed vehicle connection for lots 1 and 2 is through a flood plain, which is not considered appropriate nor desirable. This issue is discussed in more detail below, however it must be acknowledged that this arrangement directly contradicts the Local Floodplain Development Plan and would create risk both to users of the access and to the environment.
	Due to none of the lots enjoying direct abuttal to the road, the implication is that any pedestrian and bicycle activity from Lots 1 and 2 would also be obligated to access Bennetts Road through the floodway.
	A soil and water report was provided in the form of a Land Capability Assessment (LCA). While it would be possible to provide effluent disposal fields on the land, these will be constrained in size and undesirably close to the waterway. Specifically, the layout does not provide for any reserve effluent disposal fields; Lot 3 is expressly restricted to a maximum of 3 bedrooms and all lots are likely to be further restricted as a result of the Goulburn Murray Water requirement to set back all effluent disposal fields a minimum of 60 metres from the watercourse.
	The imposition of these requirements indicate that the Development Plan is trying to achieve too much on the site and the requirements cannot be achieved in a practical or orderly fashion.

Requirement	Comment
The identification of proposed water supplies, storages and systems required for fire-fighting purposes.	The proposal would be subject to normal requirements under the Building Code of Australia for bushfire prone areas. As the site is not within a Bushfire Management Overlay, there is no requirement for firetruck access or water storage. The extent of detail shown on the plan is therefore acceptable.
The identification of appropriate lot sizes in subdivisions, based on strategic criteria including land capability, environmental impacts and the impact on consolidating urban centres.	The proposed lots are less than the 1 hectare identified in the schedule as the minimum lot size for this area. Smaller lots can be indicated if it can be demonstrated that the lots can be appropriately serviced, remnant vegetation can be retained and the proposed lot size is compatible with the general character of the area.
	The proposed Development Plan fails to demonstrate that the reduced lot size can be appropriately serviced (refer discussion of effluent disposal fields above), nor that remnant vegetation can be retained (refer discussion around vegetation removal above).
	The Development Plan also fails to adequately show how the proposed lot sizes relate to strategic criteria for appropriate consolidation, in particular as the site falls outside of the Urban Growth Boundary.
An indication of lots of at least 1 hectare in the following Low Density Residential Zone areas as shown on Maps 2-6 attached to this schedule [including this site, which is within Map 6 – Junortoun area]	The proposed lots are all less than 1 hectare. The Development Plan does not adequately demonstrate that these lots can appropriately retain native vegetation, nor provide the necessary services for future development (specifically access and effluent disposal), therefore the reduced lot size does not achieve an appropriate outcome in accordance with schedule 4 to the overlay.

The reduced lot sizes proposed in the Development Plan are contributing to a flawed outcome for the lots, having regard to the various factors noted above. The lodgement of the subdivision application allows the opportunity for greater clarity about outcomes and specific issues with regards to native vegetation, effluent disposal, impact on the waterway and flood risk are discussed below in the context of the proposed subdivision.

The subject site is substantially constrained, most notably by the waterway that runs through the centre but also by a power easement that runs along the north side of the land. This complicates an appropriate subdivision response and reduces the capacity for development on these lots without inappropriate impact on vegetation and the waterway. A lot with such significant constraints is not considered appropriate for further subdivision less than the minimum size contemplated in DPO4. On the contrary, significant encumbrances suggest a lot size larger than the minimum would be needed to achieve an appropriate outcome.

The Development Plan approved in 2010 appropriately recognised the constraints of the land and remains acceptable. The planning permit application under consideration is not generally consistent with the current approved Development Plan.

The proposed Development Plan is not in accordance with the requirements of Schedule 4 to the Development Plan Overlay and should not be approved. As such, the planning permit application under consideration would not be generally in accordance with the development plan as required by Clause 43.02-4 of the Planning Scheme and a planning permit cannot be issued. In order for the planning permit to be issued, the Development Plan would need to be approved which is contrary to officer recommendations.

Whether the proposed subdivision is in accordance with planning policy regarding subdivision, infill residential development and the Low Density Residential Zone.

The proposed subdivision is located on a site that theoretically could be further subdivided by virtue of its zoning, however the specific constraints of the site, coupled with the proposed layout renders the proposal an unacceptable outcome.

At the very highest level, planning objectives seek to provide for orderly and sustainable use and development of land, to protect and maintain ecological processes and to secure a pleasant, efficient and safe living environment. The proposed development fails to demonstrate compliance with these fundamental principles. The extent of vegetation removal required to provide access to two of the lots does not maintain ecological processes, and the requirement for access to two lots to pass through a floodway is neither pleasant, efficient nor safe.

State planning policy through Clause 16.01-3S directs that rural-residential development avoids or significantly reduces adverse economic and environmental impacts by *protecting* environmental qualities such as water quality, native vegetation, biodiversity and habitat.

The proposal is not site responsive for the reasons described above. Additionally, the proposal is inconsistent with both the purpose and decision guidelines of the Low Density Residential Zone, in particular in relation to the retention, treatment and management of wastewater. Subdivisions are obliged to adequately demonstrate they can manage effluent

in an environmentally friendly manner, which includes demonstrating consistency with any Domestic Wastewater Management Plan adopted by the relevant council. The adopted Domestic Wastewater Management Strategy states that "any land capability assessment for a new residential subdivision... must designate suitable reserve areas." While the land capability assessment provided as part of the application identified reserve areas, the effect of the Goulburn Murray Water condition (that effluent disposal areas must be setback a minimum of 60 metres from waterways, including the two dams) would result in a dramatic reduction of the available area for Lots 1 and 2, and would remove the ability of these lots to provide a reserve field.

The Goulburn Murray Water response also seeks to prohibit any buildings within 30 metres of the waterway (and dams). Despite Goulburn Murray Water, as a determining referral authority, having provided conditional consent to the application, the issues raised in its initial objection to the application remain relevant to the assessment of the application as a whole, by Council as the responsible authority. For these reasons, the City's Environmental Health team has objected to the proposed subdivision.

Specific issues relating to flood risk, impacts on the waterway, native vegetation and biodiversity will be discussed in detail below.

Whether the proposed subdivision appropriately addresses flood risk and impacts on the waterway.

State planning policy through Clause 12.03-1S seeks to protect the environmental values of all waterway systems in Victoria through the protection of vegetation sensitive design of development.

State planning policy through Clauses 12.03-1S and 14.02-1S requires that both earthworks and development be setback a minimum of 30 metres from the banks of waterways to protect water quality. The proposed subdivision seeks to remove a significant quantity of vegetation including four large trees and construct a 50 metre long concrete crossing to provide access to Lots 1 and 2, involving substantial earthworks and redirection of the watercourse. This neither protects the existing ecosystem, nor demonstrates sensitive, site-responsive design and would result in an unacceptable impact to the watercourse.

State planning policy though Clause 13.01-1S also seeks to protect life and property from inundation and the flood carrying capacity and storage function of floodplains and waterways. Strategies for achieving this include avoiding the intensification of flooding as a result of cumulative use and development.

Local planning policy at Clause 13.03-1L relates to floodplain management and provides specific direction to minimise development in medium risk locations, such as this site. The proposed works in the watercourse and the intensification of development that would result

from the proposed subdivision constitute an unacceptable risk to both potential future inhabitants of the site and to the floodplain and associated ecosystem.

A large portion of the site is affected by the Land Subject to Inundation Overlay (LSIO), with two different schedules applying within the site (Schedules 1 and 2). Schedule 1 refers to Flooding from Waterways (depths up to and including 350 millimetres) and Schedule 2 refers to Flooding from Waterways (depths greater than 350 millimetres).

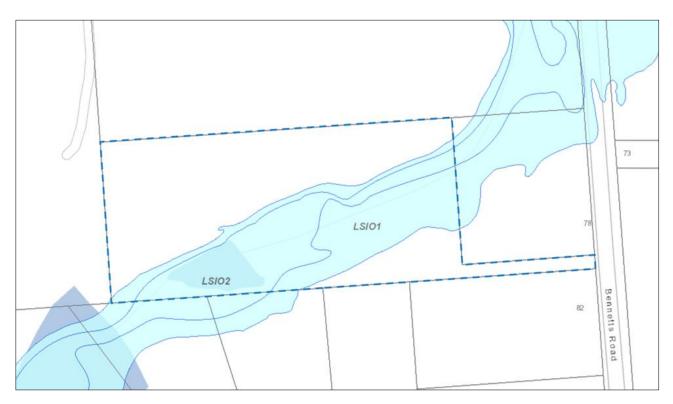


Figure 5: Extent of the Land Subject to Inundation Overlay across the site

The purposes of the Land Subject to Inundation Overlay include minimising the potential flood risk to life, health and safety associated with development; and maintaining water quality and waterways as natural resources.

The site is also affected by an Environmental Significance Overlay which also supports the environmental element of these objectives, with one environmental objective being:

• To ensure development does not occur on land liable to flooding and minimise the potential for damage to human life, buildings and property caused by flood events.

Both applicable schedules refer in their decision guidelines to the *Bendigo Local Floodplain Development Plan*, *February 2018*. This has performance criteria for subdivisions within the Low Density Residential Zone at section 6.1.4 as follows:

- An adequately sized building envelope must be provided on each lot, which:
 - Must not exceed 1,000 square metres; and

- Must have a finished surface level of 300 millimetres above the 1 per cent AEP flood level. Access to the building envelope must not traverse land where the 1 per cent AEP flood depth exceeds 350 millimetres.
- Each lot must demonstrate it is capable of containing an appropriate effluent disposal field, unless the lots will be connected to reticulated sewerage.
- All new lots and new road reserves must be set back a minimum of 30 metres from any waterway.

The proposed arrangement presents several concerns with regards to the above guidance:

- The access to lots 1 and 2 traverses land where the 1 per cent AEP flood depth exceeds 350 millimetres (being the area covered by LSIO2).
- The building envelope for lots 1 and 2 will force development to locate less than 30 metres from the waterway, as the northern portion of the designated building envelopes is required for wastewater disposal and is encumbered by the easement for power lines.
- The indicated, the building envelope for lot 3 includes a substantial portion within the LSIO and a small portion within the 1% AEP flood level.

While the application was accompanied by flood modelling that argued that the flow across the accessway did not create a significant risk, the overall zoning and contextual response does not warrant an increase in density in this location. In this situation, there is no reason to depart from the Local Floodplain Development Plan's guidance that new lots dependent on access across the floodway should not be created. The Local Floodplain Development Plan describes Bendigo's history of damage from floods and highlights that the risk posed to the life, health and wellbeing of residents and emergency services personnel, including through the loss of access/egress for residents and property isolation, is significant. In this instance there is an opportunity to avoid these risks by preventing the creation of two new properties accessible only via a floodway.

Goulburn-Murray Water initially objected due to what they considered an insufficient setback for the wastewater disposal field of lot 3, being less than the default minimum distance of 60 metres required by the EP Code of Practice On-site Wastewater Management (EPA Publication 891.4, July 2016). Goulburn-Murray Water then revised their position subject to the imposition of a Section 173 agreement limiting the size of the dwelling on this land to 3 bedrooms.

Notwithstanding the revised Goulburn-Murray Water position, the proposed Lot 3 is considered excessively constrained with regards to wastewater disposal. The decision guidelines of the Low Density Residential Zone require consideration of the capability and suitability of the lot to dispose of wastewater and the setback of less than 60 metres from the waterway is not considered appropriate. The proposed approach of limiting the number of bedrooms of a future dwelling would be impractical to enforce, as internal conversions

of a dwelling over its life could create non-compliance that would lead to inappropriate impacts upon the waterway.

Whether the impacts on the natural environment are acceptable when considering native vegetation and biodiversity.

Planning policy at both the State and local level seeks to protect the natural environment. The three step approach to the removal of native vegetation, and in particular the objectives to avoid and minimise the removal of native vegetation, is specified at Clause 12.01-2S. Local planning policy at Clause 12.01-1L cites the protection of large native trees as a means of enhancing biodiversity and biolinks.

These general policies are supported by Clause 52.17, which triggers a planning permit for the removal, destruction or lopping of native vegetation and requires applications to demonstrate that the three-step approach has been applied. The Ecological Assessment provided with the application states that "the land is zoned for low density residential development and as such it is not viable for this proposal to completely avoid impacts on native vegetation..." [emphasis added]. The 'minimise' statement concludes that "no feasible opportunities exist to further avoid removal or minimise impacts without compromising the proposed subdivision." The proposal therefore fails to demonstrate the avoidance and minimisation of vegetation loss.

A total of 0.287 hectares of native vegetation is proposed to be removed to facilitate the proposal. This would consist of five patches of native vegetation that contain four large trees. The proposed removal falls within the intermediate assessment pathway, which requires additional assessment in relation to the impacts of the removal on biodiversity.

The vegetation is within Ecological Vegetation Class - Low Rises Grassy Woodland, which is described as being a variable open eucalypt woodland to 15 metres tall over a diverse ground layer of grasses and herbs. The shrub component is usually diverse but sparse in cover. This class of vegetation is listed as vulnerable in our bioregion.

The overstorey species on the site consists of Yellow Gum *Eucalyptus leucoxylon* and Grey Box *Eucalyptus microcarpa*. The large tree benchmark for the EVC is ≥70cm Diameter at Breast Height (DBH). There are four large trees that would be impacted by the proposed development (Trees 7, 9, 13 and 14). This is significant as large trees are usually the oldest part of an ecological system and are difficult to replace in the short term.

It is important to highlight that the significance of the vegetation on this site is such that it has threefold protection. Vegetation removal from this site requires approval not just under the Statewide Native Vegetation provisions at Clause 52.17, but also under the Environmental Significance Overlay Schedule 1 (ESO1) – that stresses the importance of vegetation around watercourses – and Vegetation Protection Overlay Schedule 2 (VPO2) – that seeks to protect significant vegetation.

Under the Environmental Significance Overlay Schedule 1, particularly relevant environmental objectives to be achieved are:

- To protect and encourage the long term future of flora and fauna habitat in and along watercourses.
- To conserve existing wildlife habitats close to natural watercourses and, where appropriate, to allow for generation and regeneration of habitats.

Under the Vegetation Protection Overlay Schedule 2, identified vegetation protection objectives include:

- To protect remnant native vegetation and habitat, including understorey, and facilitate natural revegetation.
- To promote the maintenance of ecological processes and genetic diversity.
- To encourage maintenance and development of linkages between existing remnant vegetation.
- To recognise the catchment-wide land and water management benefits resulting from vegetation retention.
- To maintain and enhance Bendigo's scenic and recreational landscape assets.

It is evident that the relevant planning policy framework seeks to preserve the environmental qualities of the area. The proposed vegetation removal does not align with the outcomes under these provisions. The existing Development Plan has failed to provide for adequately sized lots capable of achieving these objectives and the proposed subdivision would compromise these outcomes. This is not a preferred location for housing consolidation, so there is not a strong policy imperative to support development that outweighs the environmental and landscape outcomes sought to be achieved by these overlays.

Conclusion

Not every site that could be conceivably developed is suitable for further development. Indeed, the planning scheme clearly states at Clause 65 that just because a permit can be granted, does not imply that a permit should or will be granted.

The existing Development Plan, that allowed the subject site to be created, already contemplated a low density that was consistent with the physical constraints of the site and the policy context.

The proposed Development Plan fails to demonstrate compliance with the specific issues laid out in Schedule 4 to the Development Plan Overlay. Approval of the proposed Development Plan would be contrary to the policy contained in the overlay.

The development proposal seeks to create new lots that are highly constrained given the presence of significant native vegetation, a waterway and a power easement. The access

to Lots 1 and 2 would be through a floodway and the proposal would necessitate inappropriate vegetation removal and works within a waterway.

It is recommended that the Development Plan not be approved and that the permit be refused on the grounds outlined at the commencement of this report.

Options

With regard to the development plan, Council, acting as the responsible authority for administering the Planning Scheme, may approve the submitted development plan or advise the proponent that the development plan is not to its satisfaction.

With regard to the application for a planning permit, 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. The planning permit application cannot be approved in the absence of an approved development plan consistent with the proposed layout and for the reasons outlined above.

Conflict of Interest

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

Attachments

Nil

17.4. Use And Development Of The Land For Residential Apartments, Development Of A Medical Centre, Reduction In Car Parking Requirements And Alteration Of Access To A Road In A Transport Zone 2 at 32 Myers Street, Bendigo 3550

Author:	Rees May, Senior Statutory Planner
Responsible Director:	Steve Hamilton, Director Strategy and Growth

Summary/Purpose

Application No:	DC/604/2022	
Applicant:	32 Myers Street Pty Ltd	
Land:	32 Myers Street, BENDIGO 3550	
Zoning:	Mixed Use Zone – Schedule 1	
Overlays:	Design and Development Overlay – Schedule 5	
	Parking Overlay – Schedule 1	
No. of objections:	6	
Consultation meeting:	7 March 2023	
Key considerations:	 Is the use of the land for accommodation (residential apartments) appropriate in this location? Does the proposal present an acceptable site layout and built form outcome? Is the proposed reduction in car parking requirements 	
	 acceptable? Are the proposed access arrangement and impacts on the road network acceptable? Objector concerns. 	
Conclusion:	The application is recommended for approval on the basis that it, on balance, represents an acceptable outcome with regards to the relevant policy contained within the Greater Bendigo Planning Scheme.	

Recommended Motion

Pursuant to section 61 of the Planning and Environment Act (1987), Council issue a Notice of Decision to Grant a Permit for the use and development of the land for residential apartments, development of a medical centre, reduction in car parking requirements and alteration of access to a road in a Transport Zone 2 at 32 Myers Street, Bendigo 3550, subject to the conditions at the end of this report.

Report

Subject Site and Surrounds

The subject site is located at 32 Myers Street, Bendigo and is legally described as Crown Allotment 8, Section 8C, at Bendigo Parish of Sandhurst. The site is rectangular in shape with an overall area of 1,018 square metres. The site has a north-western frontage onto Myers Street of 20.08 metres and a depth of 50.74 metres.

The site is currently vacant and cleared of vegetation. Fencing is found around the perimeter of the site with a chain mesh fence along the front boundary and metal sheet fencing along the side and rear boundaries.

The topography of the site is relatively flat. Vehicle access is provided via an existing vehicle crossover on to Myers Street. A plane tree and parallel car parking space are located at the front of the site within the Myers Street road reserve.

The surrounding context is as follows:

- The site is adjoined to the north-east by three lots. Two of the lots have frontage onto Mundy Street with the eastern lot containing a heritage building used for an office with car parking at the rear, and the western lot is currently vacant. The third lot adjoining the north-west of the site contains a single dwelling with frontage and vehicle access provided onto Myers Street.
- The site is adjoined to the south-east by a lot containing a large, three-storey medical centre building which fronts onto Mollison Street.
- The site is adjoined to the south-west by a vacant lot, which previously contained an office building. The building has recently been demolished and planning approval has been granted on this site for the construction of a new office building.
- The site is adjoined to the north-west by Myers Street. Myers Street is identified as a road within the Transport Zone 2 and is managed by the Department of Transport and Planning. On the opposite side of Myers Street is a parcel of land owned by the City of Greater Bendigo that is used for a car park.

Below is an aerial image of the subject site and surrounds and a view of the site from the Myers Street frontage.

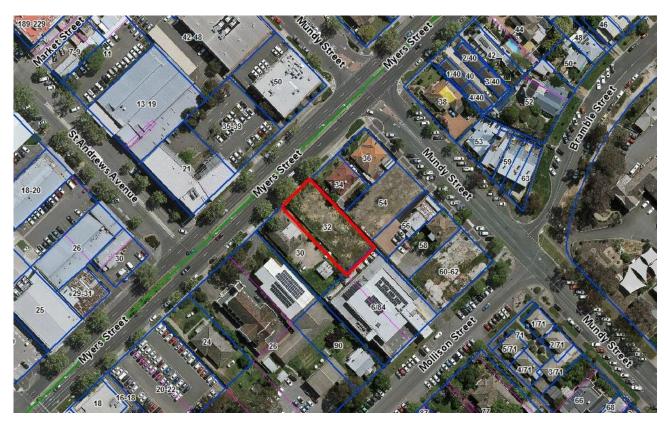


Figure 1: Aerial image of the site and surrounds



Figure 2: View of the site from the Myers Street frontage

The site is located in an area in which there are a number of different land zonings. The subject site and land directly to the south-east and south-west is located within the Mixed Use Zone. Land to the north-east is located within the General Residential Zone and the Commercial 1 Zone. Land on the opposite side of Myers Street is located within the Commercial 1 Zone. Figure 3 below shows the zoning within the surrounding context.

The site is affected by the Design and Development Overlay – Schedule 5 which relates to the Bendigo Central Business District (CBD) Area and the Parking Overlay – Schedule 1.

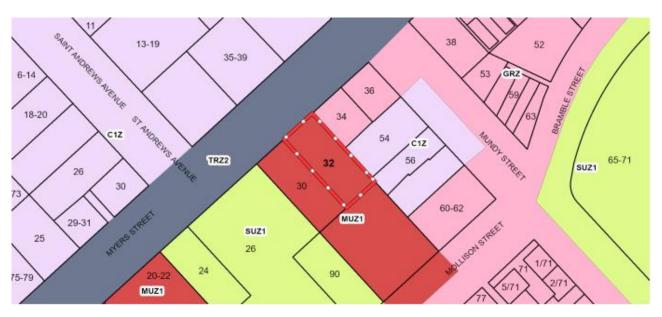


Figure 3: Zoning map of the subject site and surrounds

Proposal

The application proposes the use and development of the land for residential apartments, the development of a medical centre, reduction in car parking requirements and alteration of access to a road in a Transport Zone 2.

The application seeks to construct a four storey, mixed-use development containing ten apartments, a medical centre and associated car parking. The applicant has advised that the apartments have been designed to meet the High Physical Support requirements of the NDIS as Specialist Disability Accommodation.

The building will have an overall height of 14.3 metres and will be clad in concrete panels that will be red in colour.

The building will be built to the front boundary with a canopy that extends over the footpath to provide weather protection to both entrances.

Ground Floor

The ground floor will be provided with pedestrian and vehicle access from Myers Street. The internal vehicle accessway will be located along the north-eastern boundary with 15 undercover car parking spaces provided at the rear of the medical centre. This area will also provide storage for the apartments, bin enclosures and bicycle storage.

The medical centre will have a floor area of 130 square metres and will be accessed from both the parking area and the front of the building.

A separate residential lobby area to the north of the medical centre will be provided with a lift and stair access to the upper floor apartments.

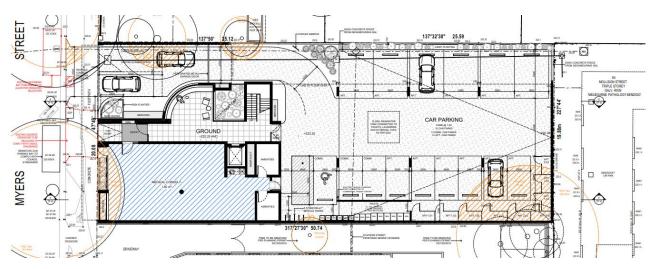


Figure 4: Proposed Ground Floor Plan

First Floor

The first floor will contain five apartments including 1 one bedroom apartment, 3 two bedroom apartments and 1 three bedroom apartment.

Two of the apartments have been designed to front onto Myers Street and the other three apartments designed to have a northern aspect. Each apartment will be provided with a balcony and four of the apartments provided with a courtyard area.

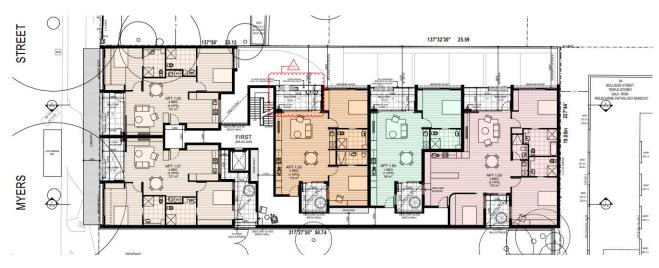


Figure 5: Proposed First Floor Plan

Second Floor

The second floor will contain five apartments including 1 one bedroom apartment, 3 two bedroom apartments and 1 three bedroom apartment.

Two of the apartments have been designed to front onto Myers Street and the other three apartments designed to have a northern aspect. The applicant has advised that one apartment (Apt 2.04) has been allocated for carer accommodation for onsite, overnight assistance.



Figure 6: Proposed Second Floor Plan

Third Floor (Rooftop)

The third floor will contain a 30 square metre communal courtyard that will be setback from all boundaries. The courtyard will be accessed via the lift and stair well. A room will also be constructed to the rear of the lift which will include servicing.

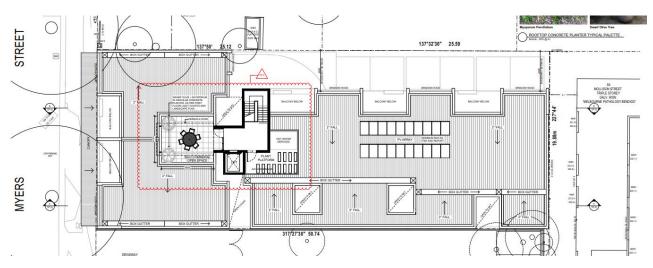


Figure 7: Proposed Roof Plan

The elevation plans are shown below in figures 8-11.



Figure 8: Proposed north-western (front elevation)

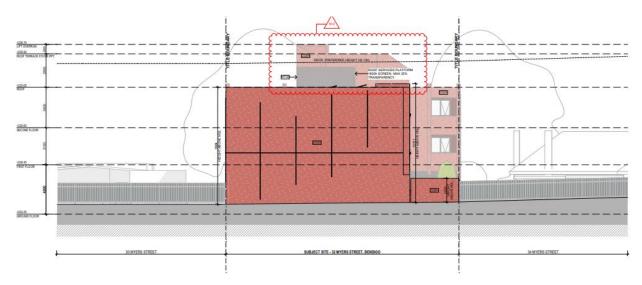


Figure 9: Proposed south-eastern (rear) elevation



Figure 10: Proposed north-eastern (side) elevation

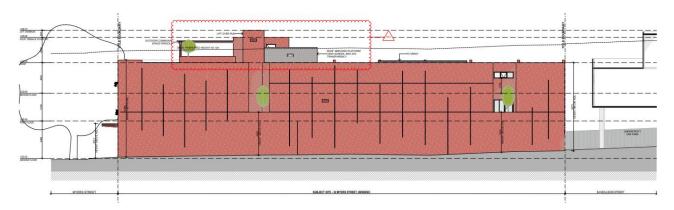


Figure 11: Proposed south-western (side) elevation

Car Parking Reduction

15 car spaces are to be provided on site, with the proposal seeking a reduction of 1 car space.

Planning Controls - Greater Bendigo Planning Scheme

Why is a permit needed?

Clause	Permit Trigger
Clause 32.04-2	A permit is required to use the land for
Mixed Use Zone	accommodation (residential apartments).
	A permit is <u>not</u> required to use the land for a medical centre as the gross floor area of the medical centre does not exceed 250 square metres.
Clause 32.04-9	A permit is required to construct a building or
Mixed Use Zone	construct or carry out works for a use in Section 2 of Clause 32.04-2.
Clause 43.02-2	A permit is required to construct a building or
Design and Development Overlay – Schedule 5	construct or carry out works.

Clause 52.06-3 Car parking	A permit is required to reduce the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.
Clause 52.29-2 Land Adjacent to the Principal Road Network	A permit is required to create or alter access to a road in a Transport Zone 2.

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

Municipal Planning Strategy

•	Clause 02.01	Context
•	Clause 02.02	Vision
•	Clause 02.03-1	Settlement
•	Clause 02.03-5	Built environment and heritage
•	Clause 02.03-6	Housing
•	Clause 02.03-7	Economic development
•	Clause 02.04	Strategic framework plans

Planning Policy Framework

•	Clause 11.01-1S	Settlement
•	Clause 11.01-1R	Settlement – Loddon Mallee South
•	Clause 11.01-1L-01	Settlement – Greater Bendigo
•	Clause 11.01-1L-02	10 minute neighbourhoods – Greater Bendigo
•	Clause 11.03-1S	Activity centres
•	Clause 11.03-1L	Activity centres – Greater Bendigo
•	Clause 11.03-6L-01	Bendigo City Centre
•	Clause 13.07-1S	Land use compatibility
•	Clause 15.01-1S	Urban design
•	Clause 15.01-1L-01	Landscaping – Greater Bendigo
•	Clause 15.01-2S	Building design
•	Clause 15.01-2L	Environmentally sustainable development – Greater Bendigo
•	Clause 15.01-4S	Healthy neighbourhoods
•	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 16.01-1S	Housing supply
•	Clause 16.01-2S	Housing affordability
•	Clause 17.01-1S	Diversified economy
•	Clause 17.01-1L	Diversified economy – Greater Bendigo
•	Clause 18.01-1S	Land use and transport integration
•	Clause 18.01-3S	Sustainable and safe transport

• Clause 18.01-4L-03 Car parking – Greater Bendigo

Other Provisions

•	Clause 32.04	Mixed Use Zone
•	Clause 43.02	Design and Development Overlay
•	Clause 45.09	Parking Overlay
•	Clause 52.06	Car parking
•	Clause 52.29	Land Adjacent to the Principal Road Network
•	Clause 52.34	Bicycle facilities
•	Clause 53.18	Stormwater management in urban development
•	Clause 55	Two or more Dwellings on a lot and Residential Buildings

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

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.
Engineering – Drainage	No objection subject to conditions being included on the permit.
Engineering – Traffic	No objection subject to conditions being included on the permit.
Environmentally Sustainable Design	No objection to the proposal.
Strategic Planning	No objection to the proposal.
Urban Design	No objection to the proposal.
Waste – Resource Recovery and Education	No objection to the proposal.

Public Notification

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

As a result of advertising, 6 objections were received, with the grounds of objection being:

- The application material incorrectly refers to the adjoining property at 34 Myers Street as a medical centre rather than a dwelling.
- The lack of on-site car parking and access issues.
- Waste collection issues.
- Construction impacts including noise, impacts to vegetation on adjoining properties, potential to affect adjoining structures and impact to a sewer main.
- The excessive height, scale and bulk of the built form proposed.
- Failure to comply with ResCode standards relating to side and rear setbacks, daylight to existing windows, overlooking and safety.
- Adverse amenity impacts including increased noise, vehicle movements and pedestrian traffic.
- Incompatible use and development for the site.



Figure 12: Aerial image showing the location of objectors' properties within proximity to the site

Two of the objections received are from the residents of 34 Myers Street. The other two objections received are from family members of the property at 34 Myers Street that do not reside at the property.

Planning Assessment

Is the use of the land for accommodation (residential apartments) appropriate in this location?

The site is located within the Bendigo City Centre. It is well served by public transport and is highly accessible on foot. The site forms part of a commercial precinct where the Planning Scheme encourages enhanced commercial activity and residential land uses.

The Municipal Planning Strategy at Clause 02.03-1 Settlement outlines that the population is projected to increase by over 2,000 people per year over the next 20 years. An additional 1,000 new dwellings per year will be required to accommodate this growth. About 85 per cent of the population lives within the Bendigo Urban Growth Boundary, which is about 5 per cent of the total municipal area. Land within the Urban Growth Boundary is where the majority of growth and development should occur.

The key housing issues for Greater Bendigo relevant to the proposal as outlined in Clause 02.03-6 Housing are the location of residential development, housing diversity and housing affordability. The strategic directions for housing relevant to the proposal are:

- To facilitate a wide diversity of housing typologies to suit all household types, needs and incomes and make best use of land and environmental resources.
- To increase the residential population of Bendigo City Centre and its immediate surrounds to create a more dynamic area, maximise the use of existing infrastructure and provide different housing choices for people.

The Housing policy and Clause 02.03-6 outlines that there is currently a mismatch between household structure and the type of dwellings available and being built. The Australian Bureau of Statistics Census indicates that one and two person households make up more than half of all households, however, the current stock of housing is dominated by large family houses and in recent years almost all new houses have had three or more bedrooms. This is contributing to both housing affordability issues and unnecessary use of resources by limiting the offer of small dwellings.

The proposed development is consistent with the housing policy as it will contribute to dwelling diversity by providing a variety of apartment types including 2 one bedroom dwellings, 6 two bedroom dwellings and 2 three bedroom dwellings. Additionally, the dwellings are proposed to accommodate residents with disabilities.

The objective of Clause 11.01-1S Settlement is to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. A relevant strategy of this policy is to focus investment and growth in places of State significance including Bendigo, which the proposal achieves.

Planning policy through Clause 11.01-1R Settlement – Loddon Mallee South identifies Bendigo as the regional city and the major population and economic growth hub for the

region, offering a range of employment and services. Facilitation of increased commercial and residential densities, mixed use development and revitalisation projects for underutilised sites and land in Bendigo is encouraged. The proposal supports these strategies.

Clause 11.01-1L-01 Settlement – Greater Bendigo aims to manage Greater Bendigo's outward growth and avoid further sprawl by directing growth to identified locations. Strategies include:

- Directing growth to areas within the Bendigo Urban Growth Boundary, the Bendigo City Centre and other major activity centres, and along main transit corridors.
- Directing new residential development into identified residential growth areas within the Bendigo Urban Growth Boundary shown on the Bendigo urban area residential framework plan.

Planning policy through Clause 11.03-1S Activity centres encourages the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community. Activity centres should be built up to provide high-quality development, activity and living, which the proposal achieves.

The proposed development is consistent with Clause 16.01-1S Housing supply which seeks to facilitate well-located, integrated and diverse housing that meets community needs. Strategies to achieve this objective include:

- Increasing the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.
- Encouraging higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Identifying opportunities for increased residential densities to help consolidate urban areas.
- Facilitating diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

The subject site is located within the Mixed Use Zone which is a residential zone containing the following purpose:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.
- To provide for housing at higher densities.
- To encourage development that responds to the existing or preferred neighbourhood character of the area.
- To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.

The site is appropriately zoned for residential development and as outlined above, is consistent with policy objectives relating to the location of residential development, infill development and housing diversity. There is a clear desire for residential development to be provided on sites such as this which are strategically located within proximity to facilities, services and public transport, and to provide a more diverse form of housing (in the form of apartments), which is lacking within the City Centre.

It is noted that a number of objectors raised concerns that the proposal is incompatible with surrounding uses. However, the area is experiencing a level of change and it is expected that this change will occur in accordance with planning policy objectives for residential development and commercial intensification within the city centre. The proposed mixed use development is considered to be consistent and compatible with the surrounding commercial area along with the zoning of the land.

Does the proposal present an acceptable site layout and built form outcome?

The proposal represents an appropriate increase in residential density in a suitable location. The proposed development has been sited to adjoin all title boundaries and will be of a scale that is consistent with the pattern of surrounding development.

The site is located within a unique area where the site and adjoining parcels to the southeast and south-west are found within the Mixed Use Zone, land to the north-east within the General Residential Zone and Commercial 1 Zone, land to the north-west within the Commercial 1 Zone and land with the Special Use Zone – Schedule 1 further to the southwest of the site. As such, the existing built form within the immediate surrounding area is somewhat varied.

The key built environment and heritage issues for Greater Bendigo as outlined in Clause 02.03-5 Built environment and heritage are:

- Creating healthy environments.
- Protecting neighbourhood character and heritage assets while encouraging infill development.
- Supporting environmentally sustainable development.

Balancing the creation of a healthier city through more dense development with the desire to protect existing neighbourhood character is a key challenge. The strategic directions for built environment include:

- Balancing the protection of neighbourhood character with the development of a more environmentally sustainable urban area based upon the principles of 10 minute neighbourhoods.
- Facilitating a built environment that allows for active transport and healthy lifestyle choices.
- Facilitating environmentally sustainable development to create a compact and sustainable urban form at the planning stage.

• Facilitating a safe, pleasant, comfortable and visually appealing urban environment.

The objective of Clause 15.01-1S Urban Design is to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. The proposal has been designed to respond to the surrounding mixed-use neighbourhood character and the surrounding context by providing a measured design response. The layout and scale of the development has considered the adjoining residential properties and the built form has been separated from the adjoining boundary where possible. Suitable cladding materials and colours have been selected to ensure that the building fits in comfortably with the surrounding context.

The development provides for a functional layout for future residents and exemplifies a high density, compact, mixed-use development that facilitates economic activity and contributes positively to the future character of Myers Street.

The building has been designed to promote good urban design as passive surveillance will be provided due to the interface between the private and public realm that protects and enhances personal safety with balconies overlooking the transport corridor.

Planning policy at Clause 15.01-2S Building design aims to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development. Relevant strategies of this policy include:

- Ensuring a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.
- Ensuring development responds and contributes to the strategic and cultural context of its location.
- Minimising the detrimental impact of development on neighbouring properties, the public realm and the natural environment.
- Ensuring the form, scale, and appearance of development enhances the function and amenity of the public realm.
- Ensuring buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Planning policy through Clause 15.01-2L Environmentally sustainable development – Greater Bendigo aims to achieve best practice in environmentally sustainable development (ESD) from the design stage through to construction and operation. The application was accompanied by a Sustainable Management Plan and Green Travel Plan. The accompanying documentation demonstrates that the proposal can successfully achieve the relevant ESD requirements subject to standard conditions. The application was referred to the City's Environmentally Sustainable Design Officer who supported the proposal.

Clause 15.01-5L-01 Neighbourhood character — Greater Bendigo seeks to ensure new buildings and extensions do not dominate the streetscape by matching their height and roof form with the predominant height and roof form in the street and to design buildings with materials and finishes that complement the dominant pattern of the streetscape. The building will be clad in red concrete panelling to match the building cladding materials and colours found within the streetscape. As noted below the height of the building is proposed to be 14.3 metres.

Design and Development Overlay

The site is affected by the Design and Development Overlay – Schedule 5 which relates to the Bendigo Central Business District (CBD) Area. The design objectives to be achieved include:

- To allow for increased development densities while ensuring that the heights of new buildings fit reasonably with Bendigo's character and protect the amenity of public spaces.
- To ensure the heights of new buildings are generally consistent with the 'low rise' character of the CBD while responding to substantial heritage buildings in some locations.
- To protect streets and other public spaces from overshadowing by new development.
- To ensure that the built form of new development contributes to the CBD's physical environment by controlling building front and side set backs.
- To promote active frontages to streets, walkways and public spaces.
- To ensure street spaces are safe, welcoming and provide weather protection for footpaths in the areas of highest pedestrian activity.

The Design and Development Overlay specifies a preferred maximum building height of 12 metres for the site as shown in Figure 13 below. The proposed building has a height of 14.3 metres which exceeds the preferred height. This exceedance is considered acceptable in this instance because the portion of the building above the preferred height is setback into the central portion of the building and only covers a small area.

The proposal will facilitate an increased density development whilst ensuring that the height of the new building fits reasonably with the built form character in the city centre.

Table 1 - Building heights				
Area	Maximum height	Purpose		
H3 Medium scale	12 metres	Any building above 3 storeys should set back upper levels to avoid overshadowing of public streets, laneways, parks or other open spaces at winter solstice.		

Figure 13: Extract from the Design and Development Overlay – Schedule 5

The City Centre Plan outlines that due to the current low level of development, new buildings are expected to project above existing buildings for some time and as such, their external appearance will need to be well designed. The external appearance of the proposed building has been well designed.

The proposal will cause minimal overshadowing to Myers Street, with the majority of shadowing to occur to the south of the site. The application has been accompanied by shadow diagrams that are compliant with the relevant ResCode provision.

The proposed development will be contemporary in design, will fit comfortably within the streetscape and is considered to be in keeping with the preferred character of the area. Whilst it could be said that the front setback is minimal for a building of this scale, this is the design outcome which the Overlay is ultimately seeking to achieve.

The built form has been designed to provide an active frontage to Myers Street to encourage pedestrian activity and an awning will be provided over the footpath to offer weather protection.

The proposal implements sustainable development principles through a range of ESD initiatives including water sensitive urban design, passive design, a renewable energy system and electronic vehicle charging.

The proposal contributes a new built form that has a strong sense of definition and place, consistent with the architectural outcomes sought by DDO5. The proposal will result in a positive urban design outcome for Myers Street which will enhance the amenity of future residents and the Myers Street streetscape.

Clause 55 Two or more Dwellings on a Lot and Residential Buildings

A key consideration is whether the proposal achieves a residential development outcome that appropriately responds to the site and its context and whether the proposal would result in unreasonable amenity impacts for surrounding properties and future residents.

It is a requirement of Clause 55 (Two or more dwellings on a lot and residential buildings) that a development must meet all of the objectives of the clause and should also meet the standards.

Objections were received in relation to the proposal not meeting ResCode standards and in particular the height of the building, the footprint of the development, the failure to comply with side and rear setback requirements, the loss of daylight to existing windows, overlooking impacts and safety.

A number of the standards are sought to be varied and appropriate justification has been provided by the applicant to support the variations. An assessment of the key objectives and standards of Clause 55, where further discussion is required, is provided below.

Development Density and Height

Clause 55.03-2 Building height objective (Standard B7)

Standard B7 states that a building should not exceed the maximum height specified in the zone or an overlay applying to the site. As outlined above, the Design and Development Overlay – Schedule 5 identifies a preferred maximum height of 12 metres.

The application seeks to vary this standard with an overall height of 14.3 metres. The amount of the building that goes above the 12 metre height is marginal and recessed into the building.

Only the communal open space courtyard area to be constructed on the roof top will exceed the maximum building height. The courtyard is only a small area which has been designed to be recessed in the central portion of the building. The increased height provides the opportunity to hide rooftop service elements. The building will appear to be below this height from the streetscape and will not result in any adverse visual impacts from the streetscape or adjoining properties. The variation is supported.

• Clause 55.02-3 Site coverage objective (Standard B8)

Standard B8 outlines that the site area covered by buildings should not exceed 60 per cent of the site. The built form proposed will have an overall area of 840.9 square metres which equates to 82.6 per cent of the site area.

The increased site coverage is considered to be appropriate in this circumstance as the proposal is located within the Mixed Use Zone and is consistent with the Bendigo City Centre Plan which needs a larger and more diverse population living within the city centre area and to achieve this more mixed use buildings are required. Due to the site being relatively narrow, the building footprint being over the majority of the site is considered an acceptable outcome in this context.

Clause 55.03-4 Permeability and stormwater management objectives (Standard B9)

The proposal includes only 50.7 square metres of permeable area throughout the site which equates to 4.98 per cent of the site. In order to achieve compliance with this standard 20 per cent of the site is required to be covered by pervious surfaces.

Due to the density of development proposed and the majority of the site being imperviable surfaces, the 20 per cent requirement is unable to be met. The subject site is strategically located and there is ample policy within the Planning Scheme seeking a higher density of development. As such, a variation to the standard is considered appropriate in this circumstance.

The proposed development will be required to be drained appropriately and stormwater managed to maximise retention and reuse. An underground 15,000L water tank will be provided to capture stormwater runoff which will be reused within the development.

Setbacks

• Clause 55.03-1 Street setback objective (Standard B6)

In order to comply with Standard B6 the development is required to have a minimum front setback which is the average of the two adjoining buildings. The adjoining property to the north-east of the site at 34 Myers Street has a front setback of 6.1 metres and the adjoining property at 30 Myers Street is currently vacant. The approved development at 30 Myers Street will contain a building used for an office that will be constructed on the front title boundary. In order to comply with Standard B6 the proposed development would require a front setback of 3.05 metres.

The applicant in their submission has sought a variation to this standard with a proposed front setback being the front title boundary and provided appropriate justification for the building to be constructed on the front title boundary.

As outlined above, the site is affected by the Design and Development Overlay – Schedule 5 that seeks to achieve no front or side setbacks. As the proposal is consistent with the setback specified in the Design and Development Overlay a variation to Standard B6 Street Setback Objective is appropriate.

Clause 55.04-1 Side and rear setbacks objective (Standard B17)

The proposed development will be constructed with three storey built form on both sides and the rear boundary, and as such a variation to the standard is required. However, the objective of this provision is to protect the amenity of existing dwellings.

The north-eastern boundary directly adjoins a residential property at 34 Myers Street. Although the proposed wall height exceeds that specified in the standard, a variation to the standard is appropriate as the impact to the amenity of the adjoining residential property

has been reduced to an acceptable level due to the length of wall being to the minimum extent necessary and the existing dwelling being offset from the boundary by 4.5 metres.

The proposal is consistent with the Design and Development Overlay design objectives which requires development to comply with the setbacks specified in Map 2 (Building frontages, setbacks and weather protection). The site is identified as being located within S1–which seeks for buildings to have no side setbacks.

As the proposal is consistent with the setback specified in the Design and Development Overlay a variation to the side and rear setback standard is considered appropriate in this circumstance.

Clause 55.04-2 Walls on boundaries objective (Standard B18)

Standard B18 applies to a new wall constructed on or within 200mm of a side or rear boundary. The length of wall should not abut a boundary for a length of more than 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot.

The height of a new wall constructed on or within 200mm of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres.

The properties to the south-east and south-west are located within the Mixed Use Zone, whereas the property to the north-east at 34 Myers Street is located within the General Residential Zone.

It is noted that the length of the wall on the north-eastern boundary adjoining 34 Myers Street is compliant with the length section of standard B18. The length of wall on the boundary proposed is 14.6 metres and the maximum allowable length is 20.18 metres. Therefore it is only the height component of this standard that is non-compliant as the wall has a height exceeding 3.6 metres and an average height exceeding 3.2 metres.

The design response will see the wall constructed to the minimum extent necessary for a length consistent with the existing building on the adjoining property at 34 Myers Street. No wall will be constructed on the boundary past the extent of the existing building on the adjoining property to minimise adverse amenity impact.

Walls on boundaries are part of the neighbourhood character and the building will be constructed predominantly along both the south-eastern and south-western property boundaries. As discussed above, this is consistent with the Design and Development Overlay which seeks for development to be constructed to front and site boundaries.

Overlooking and Overshadowing

Clause 55.04-6 Overlooking objective (Standard B22)

Standard B22 seeks to limit views into existing secluded private open space and habitable room windows. A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres.

Currently the bedroom windows for apartment 1.02 and apartment 2.02 overlook into the rear yard of the adjoining property at 34 Myers Street. In order for the proposal to comply with this standard a condition will be included on the permit requiring amended plans to be submitted to either obscure these windows or increase the window sill height to ensure the design is compliant with overlooking requirements.

It should also be noted that since the application was received the adjoining landowner at 34 Myers Street has constructed a new outbuilding in the south-western corner of the site. The inclusion of this outbuilding acts as a barrier and assists in preventing the proposed development from perceived looking into the rear yard of the adjoining property.

Overlooking was raised as a concern by the objectors, and it is noted that when the application was lodged the proposal was non-compliant with the overlooking standard as the balconies for apartment 1.03 and apartment 2.03 overlooked into the secluded private open space of the adjoining property at 34 Myers Street.

The applicant amended the proposal to provide an overlooking plan that includes an additional screen (overlooking device) on the balconies of apartments 1.03 and 2.03. The proposal is now compliant with standard B22 Overlooking and the extent of overlooking into the adjoining secluded private open space has been reduced to an acceptable level.

Clause 55.04-5 Overshadowing open space objective

The design response has considered potential impacts to the amenity of the adjoining dwelling and includes shadow diagrams. The extent of overshadowing as a result of the proposed development will be predominantly to the adjoining properties to the south-east and south-west of the site which are not used for residential purposes. As a result, the proposal is able to comply with the overshadowing standard of B21.

Active Frontages to Streets, Walkways and the Public Realm

Clause 55.07-4 Landscaping objective (Standard B38)

The application seeks a variation to Standard B38 which relates to landscaping objectives. The clause specifies canopy cover and deep soil requirements.

In order to comply with the standard, the proposed development would need to provide 50 square metres plus 20% of the site for canopy cover, 7.5% of the site area for deep soil

and a tree with a minimum canopy diameter and height at maturity of 8 metres. The current design response does not achieve this.

Due to the higher density of the proposed development the landscaping standard cannot be met. However, the proposal is still considered to be consistent with the landscaping objective which is to provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape and to ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.

The site plan provided indicates that landscaping will be provided at the front of the building, in a small garden next to the lobby, along the north-eastern boundary adjoining the car parking area and plantings in the rooftop open space which will be covered by a pergola.

The proposed development has been sited and laid out to provide an active frontage to Myers Street. The proposal will provide pedestrian walkways and a suitable interface with the public realm.

Overall, the proposal provides an acceptable site layout and built form outcome that is consistent with the relevant planning policy, is consistent with the Design and Development Overlay and the provisions of Clause 55 of the Scheme. The extent of landscaping proposed is consistent with what it desired within a mixed use setting. Where the proposal has sought a variation to Clause 55 standards the variations have been appropriately justified and the proposal is considered to meet the required objective.

Is the proposed reduction in car parking requirements acceptable?

There is clear policy direction through Clause 15.01-2L Environmentally sustainable design – Greater Bendigo, Clause 18.01-3S Sustainable and safe transport and Clause 18.01-4L-03 Car parking – Greater Bendigo to reduce the reliance of cars and to encourage active forms of transport.

The site is affected by the Parking Overlay – Schedule 1 that has the purpose to facilitate an appropriate provision of car parking spaces in an area, identify areas and uses where local car parking rates apply and to identify areas where financial contributions are to be made for the provision of shared car parking.

The parking objectives to be achieved include:

- Providing car parking in the Bendigo City Centre that promotes a vibrant and efficient use of urban space, encourages sustainable transport options and reflects the conditions, opportunities and needs of the area.
- Providing future parking through a combination of on-site and off-site parking, with preference for the provision of off-site public parking facilities in strategic locations.
- Providing for the collection of financial contributions to contribute to the construction of public car parking facilities.

• Implementing sustainable transport initiatives which reduce demand for parking within the precinct.

The Parking Overlay outlines the following car parking requirements:

Use	Car parking requirement
Dwelling	1 space to each one or two bedroom dwelling, plus
	2 spaces to each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms)
Medical centre	3.5 spaces to each 100 sq m of leasable floor area

The proposal includes 2 one bedroom apartments, 6 two bedroom apartments and 2 three bedroom apartments. Therefore, a total of 12 car parking spaces are required to be provided for the dwellings. The Parking Overlay does not require visitor car parking to be provided.

The medical centre has a leasable floor area of 130 square metres and therefore, 4 car parking spaces are required to be provided to comply with Table 1. Only 3 car parking spaces are proposed to be provided for the medical centre and approval for the reduction in one car parking space is sought.

A total of 15 car parking spaces are to be provided, with the proposal seeking a reduction of 1 space.

Clause 52.06 Car parking seeks to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

Planning approval is required to reduce the number of car parking spaces required under the Planning Scheme. In determining the appropriateness of a car parking reduction, the Planning Scheme directs a Car Parking Demand Assessment must be provided which addresses the following:

- The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.
- The variation of car parking demand likely to be generated by the proposed use over time.
- The short-stay and long-stay car parking demand likely to be generated by the proposed use.
- The availability of public transport in the locality of the land.
- The convenience of pedestrian and cyclist access to the land.
- The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.
- The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.
- Any empirical assessment or case study.

The proposed car parking reduction and lack of available on-street car parking was raised as a concern by the objectors.

The application has been accompanied by a Traffic Impact Assessment Report (TIAR) prepared by a suitably qualified consultant (One Mile Grid), which included a Car Parking Demand Assessment in accordance with Planning Scheme requirements. The TIAR included an analysis of the car parking demand likely to be generated by the proposal, along with the availability of on-street parking in the locality. Figure 14 below shows the public parking areas assessed in the TIAR.

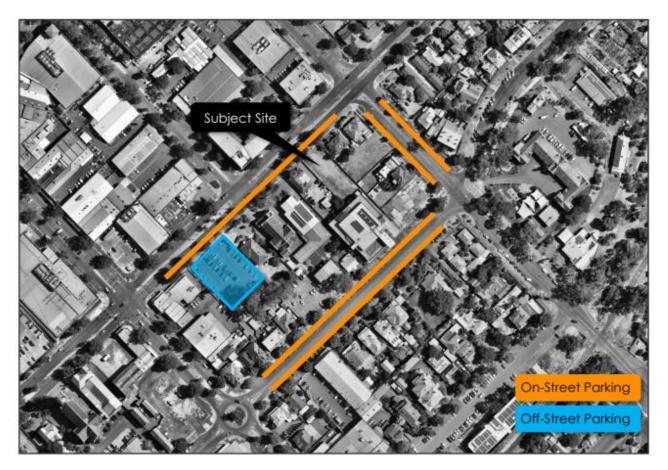


Figure 14: Extract from the TIAR showing the Public Parking Areas Assessed

The TIAR concluded that there is sufficient off site car parking availability within the immediate area to support the proposal, stating that a maximum occupancy of 88% occurred for both on and off-street parking during weekdays, leaving no fewer than 26 spaces available. As such, the one space shortfall can sufficiently be accommodated. This is identified in Figure 15 below which shows the parking availability.

Date	Day	Time	Vehicles Present	Utilisation (%)
12th March 2021	Saturday	11:33am	69	31%
20th January 2022	Thursday	10:14am	164	74%
3 rd December 2021	Friday	11:59am	192	86%
5 th May 2021	Wednesday	2:51pm	197	88%
Average			138	62%

Figure 15: Extract from the TIAR outlining the car parking availability.

In assessing the adequacy of parking provision for the proposed development, it is noted that some staff and patrons of the medical centre may use alternative modes of transport to access the site. The proposal makes provision for cyclists with a total of 5 bicycle spaces provided on the site and a bus stop is located at the front of the adjoining property at 34 Myers Street. The site is also within walking distance of the Bendigo Railway Station and bus interchange.

On-street parking exists throughout the city centre and there is typically higher demand for unrestricted, long stay parking during normal business hours. Surveys conducted as part of the City's Parking Futures Action Plan (2020) showed that occupancy in paid parking areas across the city centre vary between 49 and 66 per cent. It is likely that the parking provided on the site will be used by residents and staff of the medical centre. Patrons of the medical centre will likely use street parking. There is generally sufficient on-street parking within the vicinity of the site to cater for the demand generated by a medical centre during peak periods.

Taking into account the above considerations, the proposed provision of 15 spaces on the site, in conjunction with the proposed bicycle facilities, is satisfactory. A Green Travel Plan has been provided with the application that demonstrates the availability of alternative transport modes, other than private cars.

The Parking Overlay – Schedule 1 outlines a financial contribution requirement. However, a financial contribution is not considered necessary in this circumstance as the application has only sought a reduction of one car parking space. The car parking demand assessment submitted with the application demonstrates that there will be ample on-street car parking available to cater for any overflow generated from the medical centre use.

Overall, the proposal will provide adequate car parking on site and will facilitate a safe and functional access arrangement for both vehicles and pedestrians.

Are the proposed access arrangements and impacts on the road network acceptable?

Myers Street is identified as being a road within the Transport Zone 2 which is a Department of Transport and Planning road. The site will be provided vehicle access onto Myer Street via a new vehicle crossover.

Planning policy through Clause 18.02-4S Roads aims to facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.

Clause 52.29 Land Adjacent to the Principal Road Network has the purpose to ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.

The access and car parking layout has been designed to allow for vehicles to enter and exit the site in a forward direction and manoeuvre the site (including in and out of car spaces), in a safe and efficient manner. The application has been supported by both the City's Traffic Engineering team and the Department of Transport and Planning, subject to conditions.

Overall, the proposed access arrangement is safe and efficient, and will not result in any adverse impacts on traffic or pedestrian safety, or the operation of the roadway.

Objector concerns

Objector concerns that have not been discussed previously are addressed below.

• The application material incorrectly referred to the adjoining property at 34 Myers Street as a medical centre rather than a dwelling.

A planning permit was previously issued on the adjoining site at 34 Myers Street for a medical centre and the application material initially referred to this site as being used as a medical centre.

It was determined throughout the assessment of the application that the property at 34 Myers Street is currently being used as a dwelling and as a result the proposed development was required to consider the amenity impacts as a result of directly adjoining a residential building. This initial inaccuracy has now been addressed.

• Waste management impacts.

One objection was received relating to a concern with the collection of waste. A Waste Management Plan (WMP) was submitted with the application, outlining that bins will be stored in a conveniently located bin store to the south of the car park and can be easily wheeled out to the kerb for collection. All medical waste will be collected privately. Due to the relatively low vehicle movements it is submitted that the path to and from the kerbside collection is appropriate.

The application was referred to the City's Waste, Resource Recovery Unit who reviewed the Waste Management Plan and in turn supported the proposal.

• Construction impacts including noise, impacts to vegetation on adjoining properties, potential to affect adjoining structures and impact to a sewer main.

In order for new development to occur, construction works will be required to be undertaken. The City, however, can put measures in place to ensure that such activity does not result in any unreasonable amenity impacts. A Construction Management Plan will be requested as a permit condition to ensure that adverse impacts from the construction such as noise, dust and vibrations are minimised to an acceptable level. This is standard practice for a development of this scale.

The application has been accompanied by an Arboricultural Report, prepared by a suitably qualified consultant, that identifies significant encroachment into the Tree Protection Zones of two trees on the adjoining property at 34 Myers Street. The trees are a Feijoa Tree and an English Elm as shown below in Figure 16.



Figure 16: Trees located on the adjoining property at 34 Myers Street

The Arboricultural Report recommends that the portion of the building to be constructed within the Tree Protection Zones of Tree 5 and Tree 6 will need to be constructed using tree sensitive footings, as well as avoiding tree roots greater than 25mm for Tree 5 and 40mm for Tree 6. Floor levels will also need to be increased to enable construction above current soil levels. The report recommends that a Tree Management Report be prepared to direct works around trees to be retained. In order to address this issue the permit will be conditioned accordingly.

There are unlikely to be any impacts to the sewer main as a result of construction. This will be managed by any building permit applications.

 Adverse amenity impacts including increased noise, vehicle movements and pedestrian traffic.

The proposal is unlikely to result in any significant increase to noise as the site will be predominantly used for a residential purpose.

The volume of increased vehicle and pedestrian movements is considered to be relatively minor given the context of the site and surrounds.

Conclusion

The site is well located to take advantage of existing infrastructure, facilities, services and transport options. The proposal is consistent with the design objectives outlined in the Design and Development Overlay and Planning Scheme policy regarding mixed use and residential development.

The site layout and built form provide an acceptable planning outcome for infill development and are consistent with the objectives of Clause 55. Appropriate justification has been provided where variations to the standards are proposed.

The proposed development contributes to the provision of a compact, high-density, walkable neighbourhood and the site is an identified strategic redevelopment site. The proposal will also make efficient use of land within the Bendigo City Centre, whilst presenting a built form that is respectful of its context, of an appropriate density without any unreasonable impacts on adjacent properties.

Overall, the proposal will result in a net community benefit and positive economic and social impacts for the city. There is sufficient availability within the surrounding streets to cater for the shortfall in car parking, with the site well located for patrons and staff of the medical centre to also utilise alterative transport modes such as cycling and public transport.

It is therefore recommended that Council support the proposal and 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 PLAN REQUIRED

Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans

must be drawn to scale with dimensions. The plans must be generally in accordance with the plans submitted with the application but modified to show:

- (a) The bedroom windows for apartment 1.02 and apartment 2.02 on the southeastern elevation designed to comply with Clause 55.04-6 Overlooking objective.
- (b) A Landscape Plan in accordance with the requirements of Condition 3.
- (c) A Tree Management Plan in accordance with the requirements of Condition 6.

NO LAYOUT ALTERATION

The use and/or development permitted by this permit as shown on the endorsed plans and/or described in the endorsed documents must not be altered or modified (for any reason) except with the prior written consent of the responsible authority.

LANDSCAPE PLAN

Before the development starts, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions. The landscaping plan must be generally in accordance with the landscaping shown on the site plan dated 2 November 2022 prepared by Taylor Reynolds Architects.

The plan must show:

- (a) A survey (*including botanical names*) of all existing vegetation to be retained and/or removed.
- (b) Details of surface finishes of pathways and driveways.
- (c) Planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
- (d) Planting within the front setback of the building, adjacent to the lobby, within the car parking and courtyard areas.

All species selected must be to the satisfaction of the responsible authority.

4. 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.

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. PROTECTION OF VEGETATION

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Before works start, a tree management plan to the satisfaction of the responsible authority must be provided. The tree management plan must identify all vegetation on the adjoining properties where a major encroachment into the Tree Protection Zone has been identified in the accompanying arboricultural report. The tree management plan must describe the measures to be used to protect the identified vegetation during construction, must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.

7. PRACTITIONER NUMBERS

Except with the prior written consent of the responsible authority, no more than 2 practitioners may operate from the medical centre at any one time.

8. CONCRETE BUILDINGS

All tilt slab or pre-cast concrete buildings must be painted, treated, textured and maintained thereafter to the satisfaction of the responsible authority.

9. REFRIGERATION & 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.

10. 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.

11. FENCING OF SITE

The fence(s) as shown on the endorsed plans(s) must be erected and maintained to the satisfaction of the responsible authority.

12. CONTROL OF LIGHT SPILL

External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the responsible authority.

13. SUSTAINABLE DESIGN ASSESSMENT AND SUSTAINABILITY MANAGEMENT PLAN

- (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 Sustainability Management Plan (SMP) including the BESS and STORM reports have been implemented in accordance with the approved plans.

14. BICYCLE STORAGE

Provision must be made for the parking five bicycles on the subject land to the satisfaction of the responsible authority.

15. NUMBER OF CAR SPACES

No fewer than 15 car spaces must be provided on the land for the use and development.

16. CAR PARKING AND ACCESSWAY REQUIREMENTS

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) Surfaced with an all-weather seal coat.
- (b) Line marked to indicate each car space and all access lanes.
- (c) Accessible parking bays, where required by the BCA, must be provided in accordance with AS/NZ 2890.6-2009, section 2 and must be signed in accordance with AS/NZ 1742.11-1999 and line marked in accordance with AS/NZ 2890.6-2009, section 3. (d) The car parking spaces must be line marked and maintained to Council's satisfaction. (Clause 52.06-11).
- (d) The carpark must be provided with public lighting in accordance with AS/NZ 1158.3.1 with fittings to minimise spill lighting on to neighbouring property (including road reserves) in accordance with AS/NZ 4282-1997.
- (e) The crossover between the property boundary and the kerb must be constructed in accordance with the Infrastructure Design Manual.
- All disused or redundant vehicle crossings must be removed and the area (f) reinstated to kerb and channel to the satisfaction of the responsible authority.
- (g) A sign/signs to the satisfaction of the responsible authority must be provided directing drivers to the area(s) set aside for car parking and must be located and maintained to the satisfaction of the responsible authority. The area of each sign must not exceed 0.3 square metres.

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. The areas must be maintained in a continuously useable condition to the satisfaction of the responsible authority.

ENGINEERING CONDITIONS:

17. 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 and 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) The protection measures taken to preserve any vegetation identified for retention.
- (e) Describe the measures to be used to protect the street trees during construction.
- (f) An Environmental Management Plan prepared by a qualified Environmental Consultant providing a suitable framework and methodology for the appointed Principal Contractor/Builder to manage potential human health and environmental hazards as part of the construction process.

During construction of works, the applicant must employ and provide the protection methods contained in the CMP to the satisfaction of the responsible authority and the Environment Protection Agency.

18. CONSTRUCTION PHASE

All activities associated with the construction of the development 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.

19. DETAILED DRAINAGE

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) Underground drainage;
- (b) Stormwater quality;
- (c) A point of discharge;
- (d) Stormwater detention;
- (e) Drainage easements.

20. CONSTRUCTION OF WORKS

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) Underground drainage.

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21. 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 and 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 permitted by this permit.

REFERRAL AUTHORITY CONDITIONS:

22. DEPARTMENT OF TRANSPORT AND PLANNING

- (a) Prior to commencement of the use, the following roadworks on Myers Street must be completed at no cost to and to the satisfaction of the Head, Transport for Victoria and be constructed in accordance with the amended plan by Taylor Reynolds Architects (TP 01, REV TP-C dated 28/11/2022) appended to the application:
 - i. The line marking designating existing parking areas on Myers Street must be adjusted.
 - ii. All disused or redundant vehicle crossings made redundant by this permit must be removed, and the area reinstated to kerb and channel.
 - iii. The new access driveway, crossover and associated works must be provided and available for use and be:
 - Formed to such levels and drained so that they can be used in accordance with the endorsed plans.
 - Treated with an all-weather seal or some other durable surface.
- (b) Driveways 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).
- (c) Vehicles must enter and exit the site in a forward direction.

EXPIRY CONDITION:

23. EXPIRY

This permit will expire if the development permitted by this permit is not completed and the use permitted by this permit is not commenced within 4 years from the date hereof 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.

Department of Transport and Planning Note

The proposed development requires the removal and installation of line marking along Myers Street, reinstatement of disused crossovers to kerb and channel and construction of new crossovers. Separate approval under the Road Management Act 2004 for this activity may be required from the Head, Transport for Victoria. Please contact the Department of Transport prior to commencing any works.

Please contact the Department of Transport prior to commencing any works on nr.admin@roads.vic.gov.au.

For more information regarding working within the road reserve please visit the VicRoads website:

- https://www.vicroads.vic.gov.au/traffic-and-road-use/road-access-permits-portal
- https://www.vicroads.vic.gov.au/business-and-industry/design-andmanagement/working-within-the-road-reserve

Consent for Work on Road Reserves Note

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.

Attachments

Nil

17.5. Use and Development of the Land for a Dwelling and Outbuilding (Shed) - CA1A Sec 22, 214 Floods Road, SHELBOURNE 3515

Author:	Michael St Clair, Statutory Planner
Responsible Director:	Steve Hamilton, Director Strategy and Growth

Summary/Purpose

Application No:	DR/574/2021
Applicant:	Tom Harrington C/O Navy Blue Planning
Land:	CA1A Sec 22, 214 Floods Road, SHELBOURNE 3515
Zoning:	Clause 35.07 - Farming Zone
Overlays:	Clause 42.01 - Environmental Significance Overlay – Schedule 1 (partially)
	Clause 42.02 - Vegetation Protection Overlay – Schedule
	2 (partially) Clause 44.04 - Land Subject to Inundation Overlay – Schedule 3 (partially)
No. of Objections:	Nil
Key considerations:	Whether the amendment to the application currently before VCAT warrants an amended position from Council.
	Confirmation that the use and development of the land for a dwelling no longer requires a planning permit under the provisions of the Farming Zone.
	Whether the location of the driveway has appropriately considered any potential environmental impacts.
Conclusion:	The applicant has appealed to the Victorian Civil and Administrative Tribunal (VCAT) against Council's refusal to grant a planning permit. As part of the VCAT proceedings, the applicant has formally amended the application which has resulted in substantial changes to the proposal.
	This report recommends that Council establish a new position of supporting the proposal at the VCAT Hearing as the proposal is now in accordance with the relevant policy contained within the Greater Bendigo Planning Scheme.
	It is recommended that Council notify the Victorian Civil and Administrative Tribunal that it now conditionally supports the application in its amended form.

Recommended Motion

That Council advise the Victorian Civil and Administrative Tribunal that it does support the grant of a permit for the "construction of a driveway" at CA1A Sec 22, 214 Floods Road, SHELBOURNE subject to the draft conditions at the end of this report.

Background Information

Planning Application DR/574/2021 was presented to Council for decision at the Ordinary Meeting held on 22 August 2022. Council resolved to issue a Notice of Decision to Refuse to Grant a Permit for the use and development of the land for a dwelling and outbuilding (shed) at CA1A Sec 22, 214 Floods Road, SHELBOURNE 3515 on the following grounds:

- 1. The proposal is inconsistent with the policy for agriculture and rural dwellings at Clause 14.01-1S and the purpose and decision guidelines of the Farming Zone, in the following manner:
 - a. The dwelling does not support or enhance agriculture; and
 - b. The dwelling would cause the fragmentation of agricultural land by limiting the ability of the parcel to remain or become consolidated with adjoining or nearby land.

This resolution was in accordance with the officer recommendation.

Following the above Council resolution, the City issued a Notice of Decision to Refuse to Grant a Permit for the use and development of the land for a dwelling and outbuilding (shed) on 1 September 2022. The grounds of refusal were as resolved by Council.

On 27 October 2022, the applicant appealed Council's decision to refuse to grant a permit to the Victorian Civil and Administrative Tribunal (VCAT) under Section 77 of the *Planning and Environment Act 1987*.

The initiating Order issued by VCAT on 8 November 2022 listed the hearing date for this matter as 12 May 2023.

On 27 March 2023, the applicant lodged an application with VCAT to formally amend the application. This amendment centres around the consolidation of three parcels of land to result in a single parcel in excess of 40 hectares in size. This amendment results in the grounds of refusal no longer being applicable to the matter before VCAT, as the use of the land for a dwelling would now be 'as of right' and not require planning approval. The development of the land for a dwelling would also no longer require approval due to lot size and appropriate setbacks.

On 28 March 2023, the City applied to VCAT seeking an urgent Practice Day Hearing to discuss the nature of the changes. The City sought this hearing to seek an adjournment of the hearing date to provide adequate time to present amendments of the application to Council. This Practice Day Hearing was held on 28 April 2023.

Following the Practice Day Hearing, VCAT formally advised that the Hearing for 12 May 2023 has been vacated. No new date has been set. An Administrative Mention has been scheduled for 9 June 2023, by which time the City must advise all parties to this matter the

outcome of Council's resolution in regard to this report. Following the Administrative Mention, VCAT will determine all subsequent processes to resolve this matter.

In order for Council to continue to participate in the VCAT proceedings, it is important for Council to form a new position based on the amended application. This amended position will then form the position the City takes to a future VCAT hearing, should VCAT determine a new Hearing date following the June Administrative Mention.

Report

Subject Site and Surrounds

The subject site and surrounds are detailed extensively in the 22 August 2022 Council Report (included as Attachment 1 to this report).

In summary, the site and the larger land holding comprises cleared agricultural land. These parcels have historically been used for light agricultural purposes related to the grazing of livestock. Surrounding lots are used for various forms of agriculture, primarily cropping, grazing and stock keeping. Whilst there are some dwellings present within the surrounding area, the majority of lots remain free of dwellings. The locality presents as open farming land. Within the broader surrounding area are similar agricultural activities including stock grazing, stock feed production, cropping and the like.

The only change of note for consideration is the amendment of the application to consolidate three existing parcels into one parcel. This is important as it will increase the overall lot size to greater than 40 hectares, which is of consequence when considering the use and development of the land for a dwelling within the Farming Zone. The previous and new subject sites are shown in Figure 1 below (previous in blue, new in red).

The affected lots are as follows:

- Crown allotment 17, Section 5, Parish of Shelbourne
- Crown allotment 1A, Section 22, Parish of Shelbourne
- Crown allotment 3C, Section 17, Parish of Shelbourne

The draft Plan of Consolidation, PC381198K, is included at Attachment 2.

Under the *Planning and Environment Act 1987* and the Greater Bendigo Planning Scheme, there is no requirement for a planning permit to be sought to consolidate parcels of land. This process is wholly undertaken under the provisions of the *Subdivision Act 1988*. As such, this process is of consequence and highly relevant to the consideration of the planning permit application but does not form part of the approval itself.



Figure 1: Subject site (original site in Blue, amended site in Red)

The resultant land parcel has an overall size of 47.86 hectares, split over three parts (corresponding to the previous land parcels). Two of these former parcels were part of the tenement described within the previous report to Council. These two parcels are used for grazing purposes and have minimal development to support this use.

The third parcel included in the tenement described in the original report to Council does not form part of the consolidated land holding, now the subject of this application. This excluded parcel contains the original farm dwelling and supporting agricultural shedding that made up the agricultural land use undertaken at 214 Floods Road. This remaining parcel is a 21.44 hectare parcel, which is now to be fully surrounding by landholdings in different ownership. The planning merits for this outcome are not able to be considered as part of this application.

The additional parcel to be consolidated forms part of a different tenement, under the same ownership.

Proposal

As a result of this change, the application now seeks planning approval to 'construct a driveway'. This is based on the following.

Both the use and development of the land for a dwelling no longer requires planning approval as the subject site is now in excess of 40 hectares and the recommended setback requirements can be met.

Under the provisions of the Farming Zone, use of land for a dwelling is as of right (meaning it does not require planning approval) if the lot is greater than 40 hectares in size. As such, planning approval is no longer required and this aspect of the proposal can no longer be considered.

The development of a dwelling also no longer requires planning approval. The development component originally only required planning approval due to the lot being less than 40 hectares which meant that the dwelling was considered to be a Section 2 use. As such, this aspect of the proposal can no longer be considered.

With these aspects of the proposal no longer requiring planning approval and thus being removed from the scope of consideration, planning approval is now only required for the site in relation to the construction of works associated with the formalisation of a driveway to the proposed dwelling. The proposed driveway location falls within the Land Subject to Inundation Overlay, Environmental Significance Overlay and Vegetation Protection Overlay extents. Under these provisions, a permit is required to construct a driveway under the Land Subject to Inundation Overlay and Environmental Significance Overlay.

The construction of the driveway does not require the removal of any vegetation. As such, there is no permit trigger under the Vegetation Protection Overlay.

Figure 2 (below) shows the submitted site plan as part of the original application, showing the location of proposed dwelling, outbuilding and driveway (none of these aspects have been changed as a result of the amendment, though they no long require planning approval). Figure 3 (below) shows the rough alignment of the driveway as it interacts with the Land Subject to Inundation Overlay and Environmental Significance Overlay.

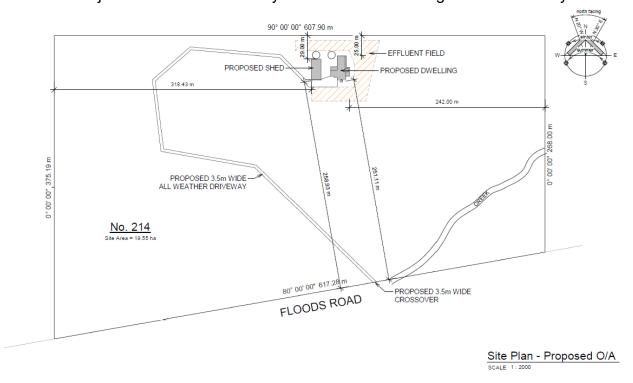


Figure 2: Site plan (note that this only shows a portion of the overall site now subject to this amendment)

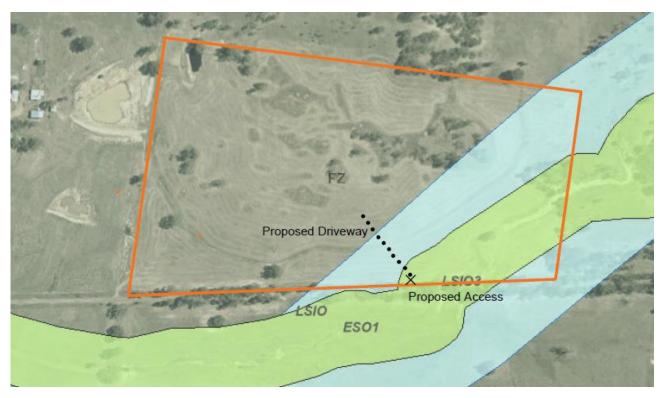


Figure 3: Plan showing driveway location in relation to planning overlays.

Planning Controls - Greater Bendigo Planning Scheme

Why is a permit needed?

The following table lists all the relevant planning permit triggers that apply to this application.

Clause	Permit Trigger	
Clause 42.01-2 Environmental Significance Overlay (Schedule 1)	Construct a building or construct or carry out works (driveway construction works)	
Clause 44.04-2 Land Subject to Inundation Overlay (Schedule 3)	Construct a building or construct or carry out works (driveway construction works).	

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

Municipal Planning Strategy

Clause 02.03-4 Natural Resource Management

Planning Policy Framework

Clause 12.01-2S	Native vegetation management
Clause 12.03-1S	River and riparian corridors, waterways, lakes wetlands and billabongs
Clause 13.03-1S	Floodplain management
Clause 13.03-1L	Floodplain management – Greater Bendigo
Clause 14.02-2S	Water quality

Other Provisions

Clause 35.07	Farming Zone
Clause 42.01	Environmental Significance Overlay – Schedule 1
Clause 42.02	Vegetation Protection Overlay – Schedule 2
Clause 44.04	Land Subject to Inundation Overlay – Schedule 3

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

Initial internal referrals were discussed in the previous report to Council. The previous comments from the Agribusiness Officer and Environmental Health team are no longer relevant to the amended application as these relate to the use and development of the land for a dwelling. Comments from the City's Engineering Unit (Traffic) continue to form part of the required considerations for this application as these related to access. No additional internal referrals have been undertaken or required.

The following additional referral authorities have been consulted on the proposal:

Referral	Comment
Department of Energy,	No objection – subject to conditions relating to the
Environment and Climate	following:
Action	 Protection of trees to be retained in proximity to works.
(External referral)	

Goulburn-Murray Water	No objection – subject to conditions relating to the
(External referral)	following:
	 Construction works to not result in erosion or sediment impacts to the nearby waterway.
	Management of wastewater.
North Central Catchment	No objection – subject to no conditions, with a note to be
Management Authority	placed on any permit regarding flood levels having not
(External referral)	been determined accurately for this area.

Public Notification

No additional public notification has been undertaken as a result of this amendment. There are no physical changes to the application as was previously advertised.

Planning Assessment

The amendment to the application, submitted through the VCAT process, has substantially altered the proposal when considering the relevant planning policy framework, and has significantly reduced the scope of considerations in making a decision on this proposal. The Planning Assessment in the previous Council report focused on planning considerations relating to the use and development of the land for a dwelling. These considerations no longer apply to this application.

The assessment of this application now must only consider the impacts of the proposed driveway located within the extent of the Land Subject to Inundation Overlay and Environmental Significance Overlay. This impact relates to the first 80 metres of the driveway as it enters the site from an existing gate to Floods Road. The crossover is located in an area that does not impact on roadside vegetation, with the internal driveway alignment crossing cleared grazing land. No vegetation will be impacted as a result of the proposal.

The amended application (driveway alignment) was referred to the Department of Energy, Environment and Climate Action (DEECA), Goulburn-Murray Water (GMW), and the North Central Catchment Management Authority (NCCMA), as required by the Greater Bendigo Planning Scheme. All external referral authorities have consented to the proposal, subject to vegetation protection requirements from DEECA. No concerns were raised as to the proposed alignment.

Officer assessment is that the proposal now meets the objectives and decision guidelines of the Land Subject to Inundation Overlay and Environmental Significance Overlay. The proposal also accords with the strategies of Clause 12.01-2S: Native vegetation management, Clause 12.03-1S: River and riparian corridors, waterways, lakes wetlands and billabongs, Clause 13.03-1S: Floodplain management, Clause 13.03-1L: Floodplain management – Greater Bendigo, and Clause 14.02-2S: Water quality.

In summary, the application in its amended form is now recommended for support. The proposed driveway alignment does not pose a risk to the environment, is appropriately located and will be conditioned to ensure that adjacent remnant vegetation is protected through works to formalise the existing crossover to provide access to the proposed 'as of right' dwelling on the subject site.

Conclusion

The applicant has appealed to the Victorian Civil and Administrative Tribunal (VCAT) against Council's refusal to grant a planning permit.

As part of the VCAT proceedings, the applicant has formally amended the application which has resulted in substantial changes to the proposal. The application has been significantly amended by consolidating parcels of land to result in the use and development of the land for a dwelling to be 'as of right'.

The remaining consideration of the driveway alignment within the Land Subject to Inundation Overlay and Environmental Significance Overlay is minor in nature and not contentious. This position is supported through external referral responses from the Department of Energy, Environment and Climate Action, Goulburn-Murray Water and the North Central Catchment Management Authority.

As such, officer assessment is that the amended application is supportable as the proposal is now consistent with the provisions of the Greater Bendigo Planning Scheme, subject to conditions that protect existing remnant roadside vegetation.

This report recommends that Council establish a new position of supporting the proposal at the VCAT Hearing as the proposal is now in accordance with the relevant policy contained within the Greater Bendigo Planning Scheme.

It is recommended that Council notify the Victorian Civil and Administrative Tribunal that it now conditionally supports the application in its amended form.

Options

Council, acting as the responsible authority for administering the Planning Scheme, may resolve to advise VCAT and the permit applicant that, had it been making the decision on the amended application, that it would have: granted a permit, granted a permit with conditions, or refused to grant a permit.

Conflict of Interest

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

Proposed Without Prejudice Draft Permit Conditions

NO LAYOUT ALTERATION

The 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.

2. NO WORKS UNTIL LOTS CONSOLIDATED

Prior to the commencement of any works within the site, the following parcels must all be consolidated into one allotment:

- Crown allotment 17, Section 5, Parish of Shelbourne
- Crown allotment 1A, Section 22, Parish of Shelbourne
- Crown allotment 3C, Section 17, Parish of Shelbourne

The resultant area must exceed 40 hectares.

3. RURAL VEHICLE CROSSOVER

Prior to the commencement of any works within the site, the owner must undertake the following:

- (a) The existing crossover to the subject land from the road shall be reconstructed to a standard satisfactory to the responsible authority. The vehicle crossing must be constructed at the applicant's expense to provide ingress and egress to the site to the satisfaction of the responsible authority.
- (b) The crossover must be no less than 4.9m in length and include a pipe of a diameter suitable to accommodate the actual volume/flow (having a minimum diameter of 300mm). Culverts located in the clear zone shall be installed with trafficable end walls (refer VicRoads standard drawing SD 1991). The final location of the crossing is to be approved by the responsible authority via a 'Consent for Works on Road Reserves'.

4. CONSTRUCT A SEALED CROSSOVER AND ALL-WEATHER DRIVEWAY

Prior to the commencement of works for the dwelling, the driveway between the property boundary and the edge of the sealed road must be constructed as follows:

- (a) An all-weather (gravel) driveway with a minimum trafficable width of 3.5 metres with 500mm horizontal clearance and 4 metre vertical clearance to trees to accommodate emergency vehicles.
- (b) In accordance with the Infrastructure Design Manual SD 255 Rural Driveway.
- (c) The first 5 metres of the driveway from the edge of the sealed road must be sealed.
- (d) A table drain is required on the high side.
- (e) Passing areas must be provided every 200 metres, if applicable, and a turnaround area at the residence.

REFERRAL AUTHORITY CONDITIONS:

5. DEPARTMENT OF ENERGY, ENVIRONMENT AND CLIMATE ACTION Protection of native vegetation to be retained

- (a) Before works start, a native vegetation protection fence must be erected around all native vegetation to be retained within 15 metres of the works area. This fence must be erected at:
 - A radius of 12 times the diameter of the tree trunk at a height of 1.4 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree; and
 - ii. Around the patch(es) of native vegetation at a minimum distance of 2 metres from retained native vegetation.

The fence must be constructed of star pickets and paraweb or similar, to the satisfaction of the responsible authority and the Department of Energy, Environment and Climate Action. The protection fence must remain in place until all works are completed to the satisfaction of the department.

(b) All earthworks are to be designed and constructed to avoid soil erosion. All fill is to be compacted, and batters are to be topsoiled and revegetated. All drainage is to be diverted around the disturbed areas. Drainage from benched areas, batters and access tracks is to be diverted on non-scouring grades to stable vegetated areas. Several drainage points are to be used to avoid concentration of drainage water.

6. GOULBURN-MURRAY WATER

- (a) All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
- (b) All wastewater from the dwelling must be treated and disposed of using an approved system. The system must have a certificate of conformity issued by the Conformity Assessment Body (or equivalent approval) and be installed, operated and maintained in accordance with the relevant Australian Standard and EPA Code of Practice.
- (c) The wastewater disposal area must be located at least: 60m from any waterways (including dams on a waterway), 40m from any drainage lines, 60m from any dams, and 20m from any bores. *Where wastewater is treated to at least a secondary standard, the distance may be reduced in accordance with the current EPA Code of Practice – Onsite Wastewater Management. However where possible setback distances must be maximised.
- (d) The wastewater disposal area must be kept free of stock, buildings, driveways, car parking and service trenching and must be planted with appropriate vegetation to maximise its performance. Stormwater must be diverted away. Unless wastewater disposal is by subsurface irrigation methods, a reserve wastewater disposal field of equivalent size to the primary disposal field must be provided for use in the event that the primary field requires resting or has failed.

(e) No buildings are to be located within 30m of any waterways or dams on waterways.

EXPIRY CONDITION

7. EXPIRY – DEVELOPMENT

This permit will expire if the development permitted by the this permit is not completed within 2 years from the date hereof. The time within which the development must be completed may be extended, on written request to the responsible authority, before or within 6 months after the expiry of this permit where the development has not yet started or 12 months where the development has commenced.

City of Greater Bendigo Engineering Note:

A Works within Road Reserves permit must be obtained from the City of Greater Bendigo Engineering Department prior to any work commencing in the road reserve.

CONSENT FOR WORK ON ROAD RESERVES

The applicant must comply with;

- 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 note on this planning permit is not deemed to have been notified of, or to have given consent, to undertake any works within the road reserve as proposed in this permit.

NORTH CENTRAL CATCHMENT MANAGEMENT AUTHORITY NOTE

Flood levels for the 1% AEP probability (100 year ARI) have not been determined for this area under the Water Act 1989. Information available at North Central CMA indicates that in the event of a 1% AEP flood event it is likely that the property may be subject to inundation. However, the location of the proposed development is highly unlikely to be subject to flooding from a designated waterway.

Attachments

Nil

18. STRONG, INCLUSIVE AND SUSTAINABLE ECONOMY

Nil

19. ABORIGINAL RECONCILIATION

Nil

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

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 relating to;

(g) private commercial information, being information provided by a business, commercial or financial undertaking that -(i) relates to trade secrets; or(ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

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