SCHEDULED COUNCIL MEETING AGENDA - 19 MAY 2026

Community Vision:

By 2035, Indigo Shire will be home to strong, resilient communities that embrace sustainable practices, foster meaningful connections, and honour our rich heritage. Residents across all ages and life stages will experience a deep sense of belonging through balanced growth, responsible environmental stewardship, improved infrastructure and enhanced wellbeing.

TO BE HELD:	Tuesday 19 May 2026 at 6:30 pm
LOCATION:	Council Chambers, 2 Kurrajong Way, Beechworth, and live streamed on Council's website

ATTENDEES:	**NAME**	**TITLE**
	Cr Sophie Price	Mayor
	Cr Jane Dowsley	Deputy Mayor
	Cr Greg Bourke	Councillor
	Cr John Harvey	Councillor
	Cr Roberta Horne	Councillor
	Cr Scott Landells	Councillor
	Cr Diane Shepheard	Councillor
	Trevor Ierino	Chief Executive Officer
	Ian Ellett	Director Infrastructure Services
	Greg Pinkerton	Director Planning & Corporate Services
	Sally Rice	Director Community & Economic Development
	Annabel Harding	Governance Coordinator

APOLOGIES:

Council meetings are live streamed and recorded. The voices and images of those participating in the meeting, and in the gallery, may be captured as part of this recording.

Acknowledgement of Country

Indigo Shire Council acknowledges the original custodians of these lands. The people of the rivers and the hills have walked these lands for thousands of years as well as today, and we pay respect to the elders of the past and present.

SCHEDULED COUNCIL MEETING AGENDA - 19 MAY 2026

TABLE OF CONTENTS

1 WELCOME 4

2 ACKNOWLEDGEMENT OF THE TRADITIONAL OWNERS OF THE LAND 4

3 APOLOGIES AND LEAVE OF ABSENCE 4

4 DECLARATION OF CONFLICT OF INTEREST 4

5 OPEN FORUM 4

6 COMMUNITY AND COUNCIL ACHIEVEMENTS 4

7 CONDOLENCES 4

8 CONFIRMATION OF MINUTES FROM PREVIOUS MEETING(S) 4

9 BUSINESS ARISING FROM PREVIOUS MINUTES 5

10 PETITIONS 6

11 PLANNING AND CORPORATE SERVICES 7

11.1 Council Plan 2025-2029 - Year Two Update 7

11.2 2026/27 Draft Budget 59

11.3 Finance Report - April 2026 297

11.4 PA240183 - Planning Permit - 29 Tomlinson Road, Beechworth 305

11.5 PA260014 - Planning Permit - Scott Street, Rutherglen 647

12 COMMUNITY AND ECONOMIC DEVELOPMENT 886

12.1 Get Active Indigo Grants 2026 886

12.2 Swimming Pools Season Report 2025/26 892

13 INFRASTRUCTURE SERVICES 901

13.1 Capital Works Report - April 2026 901

13.2 Yackandandah Caravan Park - EOI Proposal 916

13.3 Sustainable Council Buildings Policy 2026 920

14 OFFICE OF THE CEO 933

14.1 Advisory Committee Minutes 933

14.2 Informal Meetings of Councillors Records 954

15 NOTICES OF MOTION 967

16 COUNCILLOR REPORT 968

16.1 Councillor Reports 968

16.2 Mayor's Diary 969

17 DECISIONS REGISTER 971

18 GENERAL BUSINESS 975

19 MEETING CLOSURE 976

1 WELCOME

2 ACKNOWLEDGEMENT OF THE TRADITIONAL OWNERS OF THE LAND

3 APOLOGIES AND LEAVE OF ABSENCE

4 DECLARATION OF CONFLICT OF INTEREST

5 OPEN FORUM

Responses given by Councillors and Council Staff during Open Forum are the opinion of the individual responders, and accurate at the time of response, to the best of their knowledge.

6 COMMUNITY AND COUNCIL ACHIEVEMENTS

7 CONDOLENCES

8 CONFIRMATION OF MINUTES FROM PREVIOUS MEETING(S)

RECOMMENDATION

That the following minutes be confirmed:

1. Minutes of the Council Meeting held on 28 April 2026 as published on Council's website

9 BUSINESS ARISING FROM PREVIOUS MINUTES

Nil reports

10 PETITIONS

11 PLANNING AND CORPORATE SERVICES

11.1 COUNCIL PLAN 2025-2029 - YEAR TWO UPDATE

Melinda Collis - Executive Manager Customer Experience & Engagement
Office of the CEO

For Decision

RECOMMENDATION

That Council:

1. Endorses the Council Plan 2025–2029 Year Two Update; and
2. Places it on public exhibition for a period of 21 days from Wednesday 20 May to close of business Tuesday 9 June 2026.

PURPOSE OF REPORT

This report presents Year Two of the Council Plan 2025–2029 and seeks Council endorsement to place the plan on public exhibition. The public exhibition period will run concurrently with the annual draft budget consultation process, giving the community an opportunity to review Council's planned actions for 2026–27 and beyond and provide feedback or suggest additional priorities.

BACKGROUND

The Council Plan 2025–2029 was adopted by Council at its June 2025 meeting.

It is a requirement of the *Local Government Act 2020* that councils prepare and adopt a Council Plan for a period of at least four financial years following a general election. The Council Plan is reviewed annually to help inform capital works planning, service planning, and budget and resource allocations.

The plan was developed in consultation with the community and reflects feedback received through surveys, and drop-in sessions during 2024. It is structured around four key themes:

- Theme 1: Places and Communities
- Theme 2: Economic Resilience and Opportunity
- Theme 3: Environment and Heritage
- Theme 4: Governance and Financial Sustainability

DISCUSSION

Quarterly reporting against the Council Plan's 48 actions demonstrates strong progress in the third quarter of 2025/26. This was presented to the April 2026 Council Meeting.

Status	Count
On track	43 Actions (89.6%)
Completed	2 Actions (4.2%)
Behind Schedule	1 action (2.1%)
On Hold	2 Actions (4.2%)

The action that is behind schedule and the two actions currently on hold will continue to be monitored and reported on through the standard quarterly reporting cycle. Officers will provide Council with updates on each of these actions as they progress.

Year Two Update

Councillors, Directors and Managers have reviewed the Council Plan action plan to assess whether any phasing adjustments or new actions are warranted for Year Two. Community feedback captured through the pre-budget engagement process has also been taken into consideration in this review.

The plan reflects the actions scheduled for delivery in 2026/27 and confirms the ongoing multi-year actions progressing across all four themes.

There is strong alignment between existing Council Plan actions, the draft 2026/27 budget, and community feedback received. No amendments to the action plan are proposed at this time.

OPTIONS

- Endorse the Council Plan 2025–2029 Year Two Update and place it on public exhibition for 28 days, inviting submissions – **recommended.**
- Decline to endorse the Year Two Update and provide direction to officers – **not recommended.**

STRATEGIC CONTEXT

COUNCIL PLAN 2025 – 2029	
Theme	4. Governance and Financial Sustainability
Strategic Objective	4.5 Governance and Transparent Decision Making - Uphold the highest standards of integrity, transparency, and accountability in Council operations and decision-making processes through robust governance frameworks and an engaged, responsible workforce culture.
Key Strategy	4.5.1 Ensure Council decisions are well considered, transparent and in the best interests of the whole community

SOCIAL/COMMUNITY IMPLICATIONS

The Council Plan reflects the aspirations shared by the community for both the long term and for the immediate future. Through the community engagement process undertaken in 2024, Council heard from residents across all townships, with strong themes emerging around liveability, environmental stewardship, heritage, financial sustainability, and the importance of community connection and wellbeing.

Placing the Council Plan on public exhibition for a second time, reinforces Council's commitment to transparent and accountable governance by providing the community with an opportunity to review the plan and contribute to its ongoing development. Submissions received during the exhibition period will be reported to Council prior to adoption in June.

ENVIRONMENTAL IMPLICATIONS

The Council Plan has a strong focus on climate action and environmental stewardship. Theme 3: Environment and Heritage contains a number of strategic objectives and actions that reinforce Council's commitment to net zero emissions by 2035, biodiversity protection, waste reduction, and emergency preparedness. Climate considerations are also integrated across all four themes, consistent with Council's 2019 climate emergency declaration.

FINANCIAL IMPLICATIONS

The Council Plan is a central component of Council's integrated planning and reporting framework. Actions identified in the Year Two update have been included in the draft 2026/27 budget. Actions scheduled for future years will be considered in subsequent budget cycles. The plan is also a key input into the Financial Sustainability Strategy currently under development.

LEGISLATIVE IMPLICATIONS

Under section 90 of the Local Government Act 2020:

- A Council must prepare and adopt a Council Plan for a period of at least the next 4 financial years after a general election in accordance with its deliberative engagement practices.
- A Council Plan must include the strategic direction of the Council; strategic objectives for achieving the strategic direction; strategies for achieving the objectives for a period of at least the next 4 financial years; strategic indicators for monitoring the achievement of the objectives; a description of the Council's initiatives and priorities for services, infrastructure and amenity; and any other matters prescribed by the regulations.
- A Council must review the Council Plan at least once in each financial year.

RISK & OPPORTUNITY MANAGEMENT

Description	Likelihood	Consequence	Current Risk Rating	Controls
The Council Plan does not reflect the requirements of the Local Government Act 2020	Unlikely	Minor	Low	The plan has been guided by the requirements of the Act and reviewed by officers prior to presentation to Council
Community submissions during the exhibition period identify significant concerns or gaps in the plan	Possible	Minor	Low	Submissions will be reviewed and reported to Council prior to adoption, with recommended responses provided by officers

COMMUNITY ENGAGEMENT

Engagement undertaken

Extensive community and stakeholder engagement was undertaken in 2024 to inform the development of the Council Plan 2025–2029, including surveys, drop-in sessions, contributions through the ENGAGED INDIGO digital platform, and engagement at farmers markets and community events. Community feedback captured through the annual pre-budget engagement process has also been considered as part of this Year Two review.

Engagement proposed

It is proposed that following endorsement by Council, the updated Council Plan 2025–2029 will be placed on public exhibition for 28 days from 20 May 2026. Submissions will be invited during this period. The exhibition will run concurrently with the Public Exhibition period for the draft 2026/27 budget. The updated plan and budget documents will be promoted through Council's website, social media channels, the YOUR INDIGO e-newsletter, and the ENGAGED INDIGO platform.

CONCLUSION

The Council Plan 2025–2029 continues to guide Council's strategic direction and provides a clear framework for the allocation of resources and the delivery of services and infrastructure across the Shire. The Year Two update reflects the actions scheduled for 2026/27 and confirms the strong progress being made against the plan's objectives, with 89.6% of actions currently on track.

Placing the updated plan on public exhibition alongside the draft budget provides the community with a meaningful opportunity to engage with Council's forward planning and contribute to its ongoing refinement.

DECLARATION OF CONFLICT OF INTEREST

Under section 130(2) of the *Local Government Act 2020* and Governance Rule 24, the following officers declare that they have no interests to disclose in providing this report:

- Trevor Ierino - Chief Executive Officer
- Melinda Collis - Executive Manager Customer Experience & Engagement

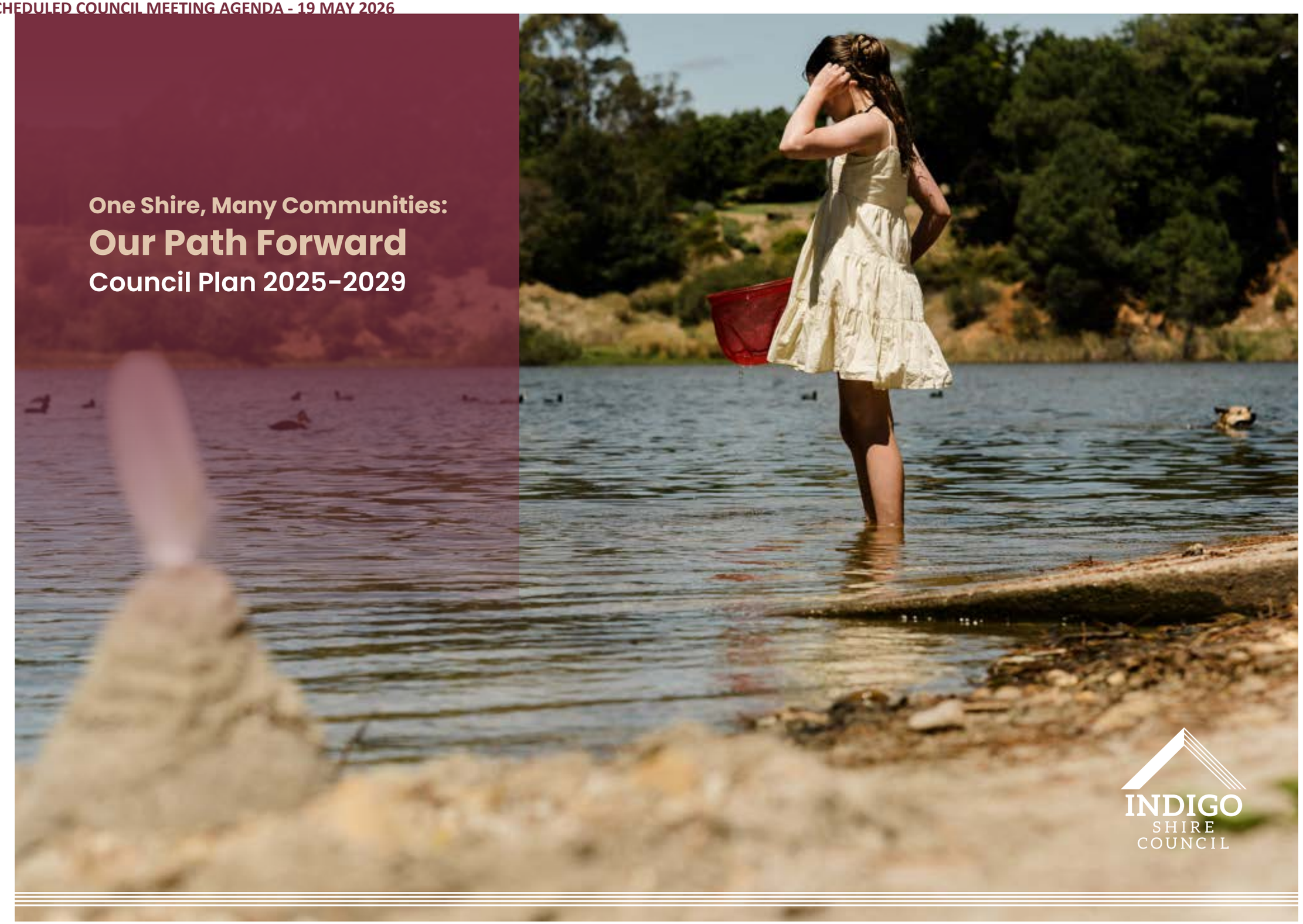
Attachments

1. Indigo Shire Council Plan 2025-2029 [**11.1.1** - 48 pages]

One Shire, Many Communities:

Our Path Forward

Council Plan 2025-2029



Indigo Shire Council acknowledges the original custodians of these lands. The people of the rivers and the hills have walked these lands for thousands of years as well as today, and we pay respect to the elders of the past and present.

Contents

Mayor & CEO Message	3
About Indigo Shire	4
Indigo Shire at a Glance	5
How We Engaged Our Community	6
Meet Our Councillors	7
Organisational Structure	8
Strategic Context	8
Challenges and Opportunities	9
Community Vision	11
Our Commitment to Health and Wellbeing	14
Our Planning Framework	15
Purpose Values and Behaviours	16
Our Purpose	16
Our Values and Behaviours	17
Our Guiding Principles	18
Intergrated Priorities	19
Understanding the Council Plan Framework	19
Theme 1: Places and Communities	20
Theme 2: Economic Resilience and Opportunity	29
Theme 3: Environment and Heritage	35
Theme 4: Governance and Financial Sustainability	41
Monitoring Our Progress	47

Contact us

ph 1300 365 003
e info@indigoshire.vic.gov.au
PO Box 28 Beechworth, Victoria 3747

Mayor & CEO Message

On behalf of all Councillors and staff, it gives us great pleasure to present the Council Plan 2025-2029. This plan represents our shared commitment to creating a brighter, more sustainable future for Indigo Shire.

For the first time since developing our 10-year Community Vision in 2021, we have had the opportunity to review and refresh this important document, ensuring it continues to reflect the aspirations and priorities of our community. The slightly revised Community Vision now serves as the foundational framework for this new Council Plan.

The Council Plan is designed to align with and support the Community Vision. It ensures that the day-to-day operations and long-term projects of Council are directed towards achieving the community's aspirations. While the Community Vision provides the 'what' and 'why', the Council Plan provides the 'how' and 'when'. The Council Plan breaks down the vision into manageable, actionable steps which Council will deliver during its four-year term. Put simply, the Community Vision sets the destination, and the Council Plan maps out the journey to get there.

This Council Plan is a document that we develop in partnership with our community to guide Council's strategic direction over the next four years. It outlines the allocation of resources, the provision of services and the key themes that will guide Council's decision-making. It is a requirement under the Local Government Act 2020 for all Victorian councils to have a Council Plan.

Through extensive community engagement, we've heard your feedback and have built our plan around four key themes:

1. Places and Communities
2. Economic Resilience and Opportunity
3. Environment and Heritage
4. Governance and Financial Sustainability

Within each theme, we've established clear strategic objectives, key strategies and specific actions we will deliver.

In addition to these specific actions, we will continue to provide more than 35 different services to our community and deliver an extensive capital works program.

We face several significant challenges in the coming years, particularly in managing climate change impacts, maintaining our ageing infrastructure, and ensuring our long-term financial sustainability. This plan acknowledges these challenges while also embracing the opportunities they present for positive transformation.

We are proud of Indigo Shire's leadership position in climate action, having declared a climate emergency in 2019. This plan reinforces our commitment to considering climate change impacts in all our decision-making, protecting our unique landscapes, increasing tree coverage, reducing waste to landfill, and ensuring future development is sustainable and safe.

We also recognise our responsibility to protect, improve, and promote the health and wellbeing of our community. We are committed to improving gender equity and preventing violence to create a more inclusive and liveable community. Our Municipal Public Health and Wellbeing Plan sets out actions to support community members across all life stages to enjoy the best possible health and wellbeing.

We extend our sincere gratitude to everyone who contributed to this Council Plan through surveys, drop-in sessions, online feedback, and submissions. Your thoughtful input has shaped both this plan and our revised Community Vision.

All Councillors and staff look forward to working with the community to implement this plan over the next four years as we strive to make life better in Indigo Shire.



Cr Sophie Price
Mayor



Trevor Ierino
Chief Executive Officer

About Indigo Shire

Indigo Shire is located in Victoria's picturesque Northeast, an easy three-hour drive north of Melbourne. The Shire is a rich blend of heritage architecture and pristine natural environment nestled between Murray River frontage in the north and the lush foothills of the Alps in the southeast. In between are productive agricultural enterprises, award-winning wineries in the highlands and lowlands of the Shire, a celebrated box ironbark national park in the centre, the green rolling hills of dairy farming in the east, and rugged, granite outcrops with stark reminders of the once lucrative goldfields in the south.

As of 2023, the estimated residential population of Indigo Shire was 17,622 residents, growing from 15,605 in 2013 at an average annual growth rate of 1.25%. The population is fairly evenly distributed by gender, with the 60-64 years age bracket having the largest population (1,443 people).

The Shire has 2,002 businesses, with Agriculture, Forestry and Fishing having the largest number (582). Manufacturing is the leading employment sector with 1,119 jobs, followed by Agriculture, Forestry & Fishing (688) and Healthcare and Social Assistance (662). Manufacturing also contributes the highest economic output ($837.24M) and value added ($167.76M) to the local economy. In 2024, Indigo's Gross Regional Product was $1.048B, with a per capita GRP of $60,364.

Tourism plays a significant role in the economic, social, and cultural life of the Shire. In 2023, the region welcomed approximately 883,000 visitors, with Beechworth receiving the highest visitation (412,000). The most popular visitor activities include dining at restaurants and cafes, sightseeing, and visiting friends and relatives. Tourism expenditure is substantial, with domestic overnight visitors spending an average of $640 per trip.

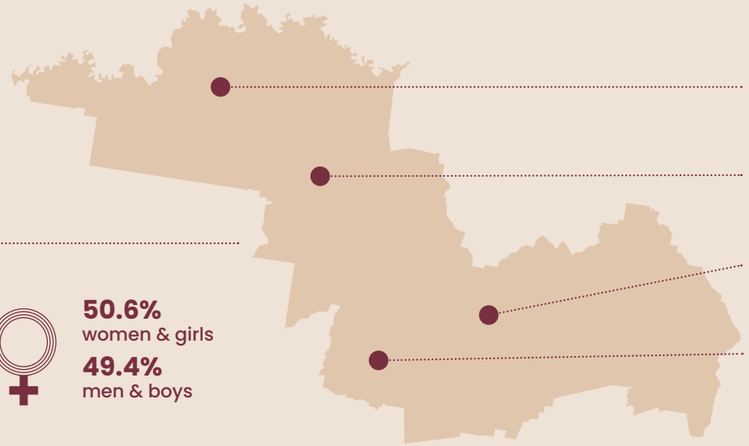
The Shire covers an area of 2,016 sq km and includes the townships of Wahgunyah, Rutherglen, Chiltern, Barnawartha, Yackandandah, Kiewa-Tangambalanga, Stanley, and Beechworth, all unique in their own right. Our residents are actively involved in their communities, with more than 300 volunteering with Council services such as our libraries and Visitor Information Centres, and there is strong and passionate representation on Committees of Management, Advisory Committees, and other Council committees.

Indigo Shire Council was established in 1994 with the amalgamation of parts of the former Shires of Rutherglen, Chiltern, Yackandandah, and Beechworth.



Indigo Shire at a Glance

Population
17,662



Annual visitors to the Shire

Rutherglen Region
279,000

Chiltern & Surrounds
86,000

Yackandandah & Surrounds
106,000

Beechworth & Surrounds
412,000

Total visitors (2023)
883,000

Overnight visitors (2023)
336,000

Daytrip visitors (2023)
548,000

Age demographics

Median age
47-49
years

Under 18 years
21%
of population

Over 65
23.5%
of population

50.6%
women & girls

49.4%
men & boys

Who we are

Aboriginal & Torres Strait Islander People
1.6% of population

Born in Australia
85.2%

Born outside Australia

England **3.1%**
New Zealand **1.0%**
Germany **0.5%**
Netherlands **0.4%**

Languages spoken at home other than English

Italian
0.3%
German
0.3%
French
0.1%
Dutch
0.1%

Total households
7,750

Couple family with no children
32%

Couple family with children
26%

One parent family
8%

Lone person household
25%

Other household types
9%

Number of businesses
2,002

Most businesses by industry

Agriculture, Forestry and Fishing
582 businesses

Employment breakdown

Total jobs in the Shire
5,553
(derived from industry employment figures)

Business breakdown by size

Non-employing
1,333 businesses

5-19 employees
160 businesses

1-4 employees
477 businesses

20-199 employees
32 businesses

Top employment sectors

Manufacturing
1,119 jobs

Agriculture, Forestry & Fishing
688 jobs

Health Care & Social Assistance
662 jobs

Accommodation & Food Services
517 jobs

Retail Trade
482 jobs

Value of agriculture to the economy

Agriculture, Forestry & Fishing output
$333.58 million

Agriculture, Forestry & Fishing value added
$156.62 million

Labor force profile (2021)

Total labour force
8,748 people

Employed, full-time
4,677 people (53%)

Employed, part-time
2,974 people (34%)

Employment containment rate (residents who both live and work in Indigo)
40%

How We Engaged Our Community

Both the revised 10-year Community Vision and the new Council Plan have been developed following extensive community engagement as well as consultation with senior Council officers and Councillors over many months.

Community Vision Review

Between March and September 2024, community members were invited to participate in the Community Vision Review engagement.

The opportunity to participate included an online survey or attendance at one of four drop-in sessions held across the Shire.

The objective was for community members to review the current vision and associated pillars and provide feedback on whether they remained relevant and reflected their aspirations and priorities for the Shire.

As a result of the feedback received, the Community Vision wording has been slightly revised to better reflect what we heard, and the pillars have remained the same as when developed in 2021.

63 Participants completed the survey

4 Drop-in sessions in Barnawartha, Beechworth, Rutherglen and Yackandandah

91 Pieces of feedback from drop-in sessions

1,220 Visits to the Engaged Indigo website

New Council Plan

Community engagement opened in October 2024, immediately after the Council elections, and closed on 20 December. The opportunity to have a say was widely promoted using various digital and traditional media channels, with a monetary incentive used to encourage participation.

All communications included a link to the ENGAGED INDIGO digital platform which housed the tools for the engagement which included a survey, ideas board and a mapping tool.

During the engagement period, there were 1900 visits to the ENGAGED INDIGO platform, with 284 people actively contributing via one or more of the engagement tools.

- **260** surveys submitted
- **121** contributions to the ideas board
- **41** pins dropped on an interactive map

Promotion and Participation

Opportunities for community members to participate and have their say was widely promoted using the following channels.

29 organic social posts on Indigo Shire Facebook Page

14 posts on the Indigo Shire Instagram account

2 paid social media advertising campaigns with a combined reach of **25,358**

Paid newspaper advertising Kiewa River Gazette, O & M Advertiser, Chiltern Grapevine, Yackity Yack, Stanley Nine Mile News

Hard copy and digital fliers included in **9,921** rate instalment notices

Engagement Hubs & Pop-ups set up in Beechworth, Rutherglen, Chiltern, Yackandandah & Tangambalanga

Indigo Shire attendance at **3** Farmers Markets (1 cancelled)

Council Advisory Committee meetings

7 editions of YOUR INDIGO Electronic Newsletter

478 subscribers to ENGAGED INDIGO Electronic Newsletter

Business & Tourism Electronic Newsletters



Meet Our Councillors

Sophie Price
Mayor
ph 0400 651 848
e sophie.price@indigoshire.vic.gov.au

Greg Bourke
Councillor
ph 0476 479 025
e greg.bourke@indigoshire.vic.gov.au

Roberta Horne
Councillor
ph 0404 343 699
e roberta.horne@indigoshire.vic.gov.au

L-R: Cr Scott Landells, Cr John Harvey, Deputy Mayor Jane Dowsley, Mayor Sophie Price, Cr Diane Shepheard, Cr Roberta Horne, Cr Greg Bourke.

Jane Dowsley
Deputy Mayor
ph 0417 112 712
e jane.dowsley@indigoshire.vic.gov.au

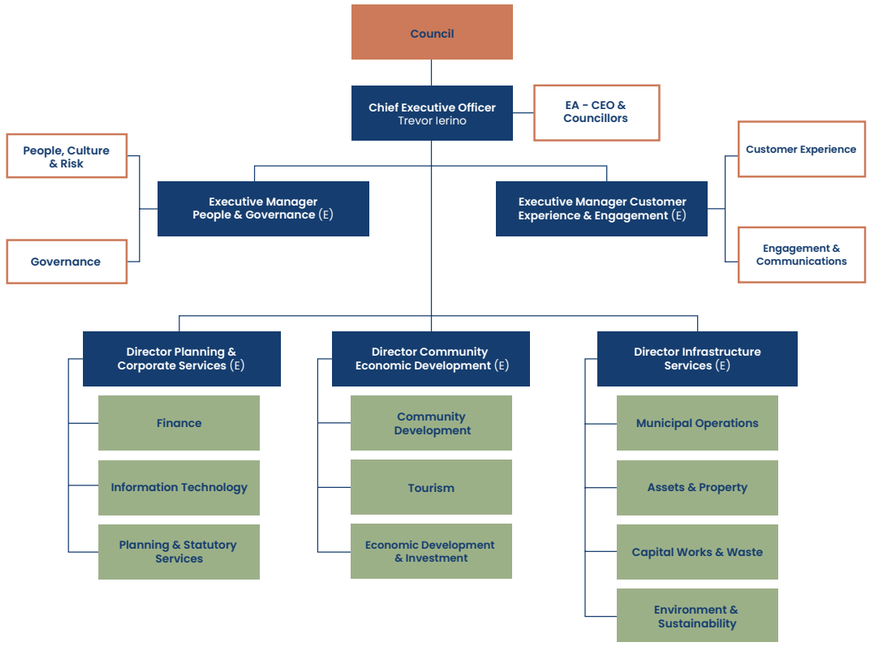
John Harvey
Councillor
ph 0429 929 283
e john.harvey@indigoshire.vic.gov.au

Scott Landells
Councillor
ph 0480 787 131
e scott.landells@indigoshire.vic.gov.au

Diane Shepheard
Councillor
ph 0428 115 213
e diane.shepheard@indigoshire.vic.gov.au

Organisational Structure

A chart setting out the organisational structure of Council is shown below:





Strategic Context

The Council Plan 2025-2029 has been developed within a complex and evolving environment that shapes both the challenges we face and the opportunities available to us. Understanding this strategic context is essential for effective planning and decision-making that delivers meaningful outcomes for our community.

Our Shire operates within broader regional, state, national, and global systems that influence our local circumstances. Changing demographics, climate patterns, economic trends, technological advances, and shifting community expectations all create a dynamic landscape that Council must navigate effectively.

This Council Plan responds to this context by establishing clear priorities that address current challenges while positioning our community to embrace emerging opportunities. Our approach is guided by:

- Community aspirations expressed through extensive engagement and captured in our Community Vision
- Evidence-based understanding of demographic, economic, environmental, and social trends
- Awareness of our unique characteristics including our dispersed townships, heritage assets, natural environment, and community values
- Recognition of resource constraints and the need for sustainable, efficient service delivery
- Strategic partnerships with other levels of government, neighbouring councils, and community organisations
- Regional perspectives that connect local priorities to broader initiatives and opportunities

The following sections outline key challenges and opportunities facing our Shire, along with the cross-cutting priorities that influence all areas of Council operations. Together, these elements form the strategic context that has shaped our themes, objectives, and specific actions for the next four years.

Challenges and Opportunities

The challenges identified also present opportunities for positive transformation. By embracing innovation, strengthening partnerships, and engaging deeply with our communities, we can develop solutions that not only address immediate pressures but create a more sustainable, inclusive, and resilient Shire.

Our approach will be guided by our principles of open governance, sustainable planning, regional balance, responsible stewardship, inclusivity, service excellence, and financial responsibility as we work together to navigate these complex challenges.

Infrastructure Sustainability

Infrastructure sustainability remains fundamental to the Shire's viability. The widening gap between maintenance requirements and available funding creates compounding risks that affect our community's quality of life and safety.

Ageing assets require increasingly frequent and costly repairs, while inflation and construction costs continue to outpace revenue growth under rate capping constraints. We face the dual challenge of maintaining existing infrastructure while developing new facilities that meet evolving community needs and accessibility standards.

Community expectations for higher service levels and more accessible infrastructure further strain limited resources. Critical assets including roads, bridges, drainage systems, and community facilities face accelerated deterioration without adequate maintenance funding, potentially leading to service disruptions and higher long-term replacement costs. Additionally, our infrastructure must be adapted to withstand intensifying climate impacts, requiring investments in resilience that compete with immediate maintenance needs.

Housing Affordability and Diversity

Indigo Shire faces housing challenges driven by shifting population patterns, changing demographics, and evolving accommodation preferences across our townships. These factors collectively impact housing availability and affordability throughout the region.

Meeting diverse housing needs represents a key challenge as we work toward the Victorian State Government's target of 3,100 new homes by 2051. Critical infrastructure limitations, particularly water and sewer capacity constraints, present the most significant barrier to achieving this growth target and supporting new residential and industrial developments. These infrastructure constraints directly affect our ability to provide housing solutions to meet the needs of our community.

The housing market dynamics affect various community segments, including families seeking to establish roots in the region, essential workers supporting local services, and seniors looking to downsize while remaining in their communities. The limited diversity in housing types further challenges our ability to meet the needs of residents across all life stages.

Climate Resilience and Environmental Protection

Climate challenges continue to intensify across our region, which prompted our climate emergency declaration in 2019. Extreme weather events are becoming more frequent and severe, placing significant stress on our ageing infrastructure through increased vulnerability to storms, floods, and heatwaves. These events also strain our emergency response resources and capabilities. Additionally, we face growing budget pressures from rising insurance premiums and escalating repair costs associated with climate-related damage to infrastructure and facilities.

Beyond infrastructure impacts, our natural environment faces significant threats to biodiversity, waterways, and native vegetation. Agricultural productivity and community health are increasingly affected by changing climate patterns. Our unique natural landscapes, which contribute significantly to local character and tourism appeal, require protection and enhancement through strategic environmental management.

Council must balance immediate disaster response needs with long-term adaptation planning and biodiversity protection, while supporting community-level resilience building through education and engagement. Our waste management systems also require evolution toward circular economy principles despite resource constraints.

Long-Term Financial Sustainability

Our long-term financial sustainability is challenged by multiple pressures that impact Council's ability to deliver essential services and implement strategic priorities. Rate capping severely limits revenue growth despite serving a large geographic area with multiple small towns, each demanding separate facilities and services. This creates inefficient service delivery with high per-capita costs.

Over time the rate cap fails to keep pace with the Consumer Price Index (CPI), let alone increasing cost pressures faced by councils that tend to be higher than CPI again.

Growing compliance requirements and cost shifting from both state and federal government program cuts force councils to fill service gaps without corresponding funding. Climate impacts on infrastructure generate unplanned repair costs that existing funding models cannot absorb. The reduction in state and federal grants particularly impacts small councils like ours that rely on external funding for capital projects and asset maintenance.

Strategic service planning and regular service reviews are essential to ensure resources are directed to community priorities, while enhanced advocacy and partnerships with other councils can help address funding inequities. Additionally, attracting and retaining skilled staff to deliver

services efficiently represents a growing challenge in rural areas, requiring innovative workforce strategies and digital transformation to improve service delivery.

Community Connection and Inclusion

Maintaining strong community connections across our geographically dispersed townships presents ongoing challenges. Each community has unique needs and characteristics, requiring tailored approaches while ensuring equitable resource distribution.

Changing demographics, with both ageing populations and new residents with different expectations, create complex service delivery demands. Ensuring all community members, regardless of age, ability, background, or location, have equitable access to services, programs, and decision-making processes requires deliberate inclusivity strategies and resources.

Supporting vulnerable community members, including youth, seniors, and those experiencing disadvantage, becomes increasingly important as service gaps emerge from state and federal program changes. Meaningful community engagement in Council decision-making requires continuous innovation in both digital and face-to-face methods to reach diverse community segments.

Economic Resilience and Opportunity

Building a diverse, resilient local economy that provides opportunities for all life stages represents a significant challenge in our rural setting. Traditional economic sectors face disruption from changing technologies, market conditions, and climate impacts, requiring adaptation and innovation.

Balancing tourism development with community needs presents an ongoing challenge, particularly managing visitor impacts while maximising community benefits. The seasonal nature of tourism creates additional workforce and infrastructure pressures that must be strategically managed.

Limited transport connectivity affects economic participation for those without private vehicles, while digital connectivity gaps can hinder business development and remote work opportunities. Attracting investment while preserving local character and environmental values requires careful planning and regulatory frameworks that support appropriate development.

Heritage Recognition and Preservation

The Shire's rich heritage presents both unique opportunities and significant responsibilities. The pursuit of Victorian Goldfields World Heritage Listing for Indigo's most globally significant goldrush sites, offers transformative potential for heritage preservation, tourism development, and community pride, but requires careful management to balance visitor impacts, infrastructure needs, and authentic preservation.

Supporting heritage preservation, both colonial and First Nations, while ensuring inclusion, accessibility, contemporary relevance, and economic viability requires innovative approaches and collaboration across community, business, and government sectors. These efforts must be balanced with other community priorities within resource constraints.

Traditional Owner Partnerships

Developing and strengthening our relationships with Traditional Owners represents both an opportunity and responsibility. Meaningful engagement with Aboriginal and Torres Strait Islander communities requires cultural awareness and sensitivity, and a genuine and long-term commitment to reconciliation. We have many opportunities to improve the integration Traditional Owner perspectives and cultural heritage into our work. This integration must be done respectfully and support self-determination. Our approach should recognise Traditional Owner rights, create opportunities to incorporate traditional knowledge and practices, and strengthen connection to Country across our planning processes, decision-making frameworks, and visitor experiences.

Community Vision

By 2035, Indigo Shire will be home to strong, resilient communities that embrace sustainable practices, foster meaningful connections, and honour our rich heritage. Residents across all ages and life stages will experience a deep sense of belonging through balanced growth, responsible environmental stewardship, improved infrastructure and enhanced wellbeing.











A Sustainable Leader

We are balancing environmental responsibility with social, cultural and economic outcomes.

Our region is developing in a sustainable way, ensuring housing, infrastructure and facilities meet the needs of all communities as they grow, while taking care to implement practices that help, rather than harm, the natural world around us.

We are committed to climate action leadership which involves both adaptation and mitigation responses. We consider how we can lessen our impact on the environment through planning and actions that are woven into every aspect of daily life and development.

From making changes in our own homes and behaviours, to using sustainable sourcing and materials in building and business, to regeneration and rewilding of our natural environment, we are changing the way we work, live and play to create a better tomorrow - and a better now - for us and our future generations.

A Dynamic and Prosperous Region

Life in Indigo Shire is vibrant, progressive, and continually revitalising.

We are a dynamic region, attracting new people and businesses that want to take advantage of our stunning natural landscapes, fresh clean air and proximity to major regional and metro centres to build prosperous and balanced livelihoods.

New businesses mean new employment opportunities, so our people are able to work in exciting industries close to home.

A Natural Wonder

From the undulating foothills of the Alps, to the ample and well-connected farming communities, to the north-east's premier wine and chestnut growing region, we have a range of opportunities to enjoy the views, activities and abundant produce of a generous and diverse landscape.

The Shire is home to a number of threatened species including Regent Honeyeaters, Barking Owls, Squirrel Gliders, Striped Legless Lizards, Swift Parrots, many spectacular endangered orchids and other native flora and fauna.

A Region for Care and Wellbeing

Our children and young people are secure and thriving, with access to quality education and a life in the great outdoors.

They are the leaders of our future and their voices are heard and acted on now. We value the contribution of our older residents and create opportunities for them to actively participate, and to receive the support they deserve.

Our communities are safe and caring, and we place an emphasis on proactively addressing, even anticipating, social issues that can hold our people back from fulfilment and wellbeing.

We make sure that everyone in Indigo Shire is able to take advantage of all the opportunities the region provides.





One Shire, Many Communities

We are, and will continue to be a proud, progressive and united Shire that celebrates, and is enhanced by the unique characteristics and needs of its diverse townships and communities. We understand that each community has its own story to tell, its own needs to be met and its own triumphs and challenges.

Our community members are highly engaged and willing to contribute to the future wellbeing of their place. We will continue to foster and nurture these contributions which enrich the lives of all. We work to create strong connections between these communities, while also allowing each to chart its path and develop as it needs to. This in turn offers our residents and visitors a multitude of different lifestyles and experiences within our one Shire.

Progressive, Living History

At our core, we are a heritage Shire, with a rich pioneering, sometimes challenging history that has built and defined us.

We take a progressive approach to that celebration of our past and character. We are dedicated to cultural diversity and expression, beginning with the rightful anchoring of our Indigenous story, heritage and culture at the heart of this enduring history. Our history will always inform, and find its place, in our bright and positive future.

Our commitment to health and wellbeing

At Indigo Shire Council, we recognise that community prosperity depends on the physical and mental wellbeing of all our residents.

We embrace our leadership role in fostering positive health outcomes through meaningful partnerships with community members, health sector partners and relevant government departments.

Our approach acknowledges that health is shaped by the environments in which we live, work, and play. The social, natural, economic, and built landscapes across our Shire directly influence residents' health and their ability to fully participate in community life.

We understand that health inequalities exist within our Shire, with socioeconomic disadvantage putting some members of our community at greater risk of poorer health outcomes. Our initiatives are thoughtfully designed with vulnerable and marginalised community members in mind.

Our Approach

Our approach and commitment to health and wellbeing is guided by:

- Community consultation
- Collaboration with health partners and service providers
- Data-informed decision making
- Legislative frameworks including the Public Health and Wellbeing Act 2008, the Local Government Act 2020, the Climate Change Act 2017, and the Gender Equality Act 2020

Our Municipal Public Health and Wellbeing Plan (MPHWP) sits alongside our Council Plan, and outlines what we will do to protect, promote, and improve the health and wellbeing of our residents by creating a comprehensive framework for improving community wellbeing over the next four years.

Our approach aligns with the requirements of the Public Health and Wellbeing Act 2008 and the Victorian Public Health and Wellbeing Plan 2023-27. Through community consultation, data analysis, and collaboration with partners, we have identified the following key focus areas for our Shire over the next four years:

1. Tackling climate change and its impacts on health
2. Preventing all forms of violence
3. Increasing healthy eating
4. Increasing active living
5. Improving wellbeing
6. Reducing harm from alcohol, drug, tobacco and e-cigararette use.

Equity, Inclusion and Family Violence Prevention

We have a strong commitment to equity, inclusion and the prevention of family violence.

We welcome and celebrate diversity, believing it fosters growth and strength. We value the diverse range of identities, lifestyles, and experiences of all community members, including people of all ages, genders, abilities, sexual orientation and cultural backgrounds. Our initiatives are developed with equality and inclusion at their core.

Indigo Shire has zero tolerance for all forms of violence. We recognise that improving gender equality can help prevent violence and make our community safer, healthier, and more prosperous. Raising awareness and supporting respectful relationships are crucial to bringing positive social and behavioural change.

Implementation and Partnerships

We believe in collective action and recognise that achieving our health and wellbeing goals requires a collaborative effort. Implementation of the MPHWP will be place-based with a co-designed approach that ensures strong community involvement through initiative and program planning, delivery and evaluation.

We will work closely with our health sector partners, including Glenview Health, Beechworth Health Service, Yackandandah Health, government departments and community organisations, as well as partnering with other agencies to complement existing local and regional approaches to deliver positive health and wellbeing outcomes.

We are committed to transparency and regularly reviewing our progress on the implementation of the MPHWP. Annual reviews and regular engagement with our health sector partners, agencies and community organisations through the MPHWP Working Group will enable us to monitor and evaluate our progress and adapt our approach as needed.

Together, we're building a healthier, more resilient, and an equitable Indigo Shire where everyone across all life stages has the opportunity to thrive.

Our Planning Framework

The Role of Council

Delivery of this Council Plan will require a team effort. We have many partners in the community that work to make a difference to how Indigo Shire grows and develops. Where Council does not have a direct delivery role, Councillors and staff will seek to partner with, or advocate to, the appropriate level of government.

Our many roles include:

Custodian

We act as custodians for our community by providing a range of important services to ensure the wellbeing, growth, and sustainability of the Shire.

Advocate

We raise awareness with state and federal governments and other stakeholders of the needs of residents and businesses, as well as initiating or supporting campaigns for positive change, such as improved ambulance response times.

Partner

We develop formal and/or informal relationships and alliances and work with and through others to achieve common goals.

Provider

We deliver a range of services, programs, infrastructure and facilities to all community members.

Funder

We provide grants, funding and/or subsidies to local community groups to progress/implement projects and initiatives that benefit the community at large, when funds are not readily available from other sources.

Educator

We share information, raise awareness and increase local knowledge.

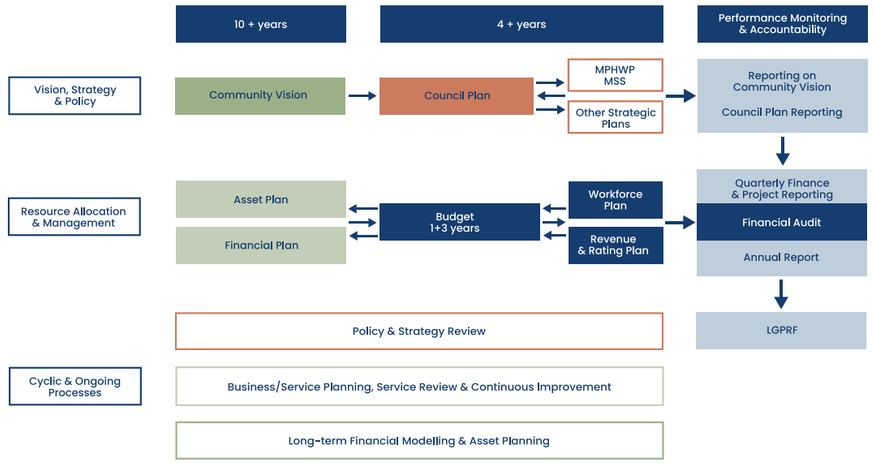
Planner

We plan for services and infrastructure, which respond to current and future needs and requirements of the community.

Regulator

We provide governance and regulatory controls such as local laws and health and building controls to safeguard our community and amenity.

Indigo Shire Planning Framework



Purpose. Values. Behaviours.

Our Purpose, Values and Behaviours are not external-facing commitments but rather form the foundation of our organisational culture.

They are our internal principles that guide how our workforce collaborates, solves problems, and engages with our community. By cultivating a strong organisational culture based on these shared values, we build the capabilities and mindset necessary to successfully implement the strategies and achieve the outcomes outlined in this Council Plan.



Our Purpose

Making Life Better in Indigo Shire

We make life better in Indigo Shire by prioritising our community's needs at every level, from delivering essential services today, to planning for our sustainable, connected future.

Our Values and Behaviours



Safe and Supported

Our supportive and transparent culture means our team members are equipped and encouraged to challenge the status quo and be bold.

- **We respect and care for others, valuing safety, diversity and inclusion**
- We listen and learn with an open and receptive mindset
- We uplift, support, and encourage our colleagues and community
- We challenge the status quo to drive continuous improvement



Collaborative and Open

We are committed to driving the changes our community wants to see, and we know that progress for a better future happens in partnership. We live by our word, lead by example, act lawfully and with integrity, and approach everything with positive intent.

- We are accountable and responsible for our actions and decisions
- We put community first, making decisions that benefit the people we serve
- We act with positive intent and foster trust
- We lead by example, upholding ethical and legal standards



Commitment and Integrity

We connect deeply with the community we serve and the customers we support. Our team of subject matter experts through open and honest communication, ensure that we collaborate on the issues that matter.

- **We value the input and time of others, actively listening and seeking feedback**
- We consult and share widely, ensuring transparency in our work
- We communicate clearly and truthfully, building trust in our team and community
- We create space for innovation, welcoming new ideas and perspectives



Strategic and Professional

Our purpose, values and behaviours guide the way we work, ensuring we balance responsive action and excellent service delivery with diligent planning.

- **We act with consistency, maintaining high professional standards**
- We are responsive and diligent, taking action when needed
- We are prepared and proactive, anticipating challenges and opportunities
- We commit to continuous learning, improving our skills and systems

Our Guiding Principles

Our guiding principles shape how we work, plan, and deliver for our community.

Open and Informed Governance

- We will make decisions based on evidence
- We will communicate openly about our processes
- We will demonstrate how community feedback shapes outcomes
- We will measure and report on our performance

Environmental Leadership

- We will act decisively on climate challenges
- We will protect and enhance our natural environment for future generations
- We will preserve our rich cultural heritage and township character
- We will lead by example in climate action and sustainability
- We will promote environmental stewardship throughout our community

Responsible Asset Stewardship

- We will make evidence-based decisions about asset investment
- We will ensure our infrastructure supports community safety
- We will optimise resource use across the Shire
- We will ensure expenditure meets asset renewal requirements
- We will ensure our infrastructure supports community safety and responds to a changing climate

Inclusive Community

- We will ensure equitable access to services and opportunities
- We will actively remove barriers to participation
- We will promote and improve gender equity in all operations
- We will respect and engage with Traditional Owners

Responsive Customer Service Excellence

- We will act with integrity and customer focus
- We will respond promptly to community concerns
- We will learn from experience and adapt our approaches
- We will deliver innovative solutions to emerging challenges

Financial Sustainability and Responsibility

- We will ensure financial decisions are sustainable and responsible
- We will seek innovative funding solutions and partnerships
- We will direct resources where they will have the greatest community impact
- We will balance service delivery with financial constraints

Economic Vitality and Innovation

- We will foster a resilient and diverse local economy
- We will support business growth, innovation, and investment
- We will ensure tourism delivers a net benefit to community, the economy, and environment
- We will create opportunities for residents across all life stages

Collaborative Partnerships

- We will actively seek partnerships to maximise community outcomes
- We will collaborate with neighbouring councils on shared challenges
- We will engage effectively with all levels of government
- We will foster productive relationships with community organisations

Integrated Priorities

While the Council Plan is organised into four distinct themes, several priorities integrate across all areas of Council operations and decision-making. These integrated priorities reflect our fundamental commitments and will be woven throughout our planning and implementation.

Climate Action Leadership

Since declaring a climate emergency in 2019, Council has committed to embedding climate considerations in all decision-making processes. Our approach to climate action spans both mitigation (reducing emissions) and adaptation (building resilience), affecting infrastructure, planning, community services, economic development, and governance. Throughout this plan, you will see actions that contribute to our climate goals across all four themes, demonstrating our whole-of-organisation commitment to addressing this critical challenge.

Inclusion and Equity

Creating an inclusive, equitable, and accessible community where everyone can participate fully is a core value that influences all Council activities. Our approach encompasses gender equity, disability access, reconciliation with First Nations peoples, LGBTQIA+ inclusion, and age-friendly initiatives. These complementary approaches ensure that Council's planning, service delivery, and decision-making processes consider the diverse needs of our community and actively remove barriers to participation.

Health and Wellbeing

The health and wellbeing of our community is fundamental to prosperity and quality of life in Indigo Shire. As outlined in our Municipal Public Health and Wellbeing Plan, increasing active living, preventing violence, tackling climate change and its impacts on health, increasing healthy eating, reducing harm from substance use and supporting wellbeing. These priorities are integrated across Council Plan themes, recognising that health is influenced by all aspects of community life from infrastructure to economic opportunity to environmental quality.

Heritage Preservation and Activation

Our unique heritage is a defining characteristic of Indigo Shire that influences our identity, economy, and shared environment. Protection and activation of our heritage assets, both colonial and First Nations, both built and natural, requires a coordinated approach across planning, economic development, tourism, environmental management, and community services. The potential World Heritage Listing for our goldfields sites further elevates the importance of this cross-cutting priority.

Understanding the Council Plan Framework

Theme

A broad focus area that groups related priorities and establishes the key directions for Council's work.

Theme Descriptor

An aspirational statement that outlines our vision and commitment for each theme.

Outcomes

The desired future state and positive changes we aim to create for our community.

Strategic Objectives

Specific goals that direct Council's focus and resources toward achieving our outcomes.

Key Strategies

The approaches and methods Council will use to accomplish our strategic objectives.

Action Plan

The specific, time-bound activities and projects Council will undertake over its four-year term to implement the strategies.

Theme 1: Places and Communities

Our communities are strong, diverse, and inclusive where people feel safe, valued, and connected. We maintain and enhance infrastructure, facilities, and programs that respect each township's unique character while empowering communities to shape their own futures through meaningful participation and leadership.



Theme 1:
Places and Communities

OUTCOMES

- Strong, safe, and inclusive communities with capacity for self-determination
- Actively maintained and enhanced township infrastructure, landscapes and streetscapes that respects local character
- Enhanced community wellbeing through quality services, spaces, resilience and social connection opportunities

STRATEGIC OBJECTIVES

Strategic objective 1.1

Community infrastructure and facilities

Develop and maintain inclusive, accessible and adaptive infrastructure and facilities that enhance liveability, encourage physical activity, are resilient to climate change and strengthen community connections.

Key strategies to achieve the objective	
1.1.1	Support communities to create vibrant and resilient places that are valued and respect local character
1.1.2	Develop and implement a strategic approach to accessible and inclusive public spaces, recreation facilities, and active living programs that support a socially and physically active community across all life stages and abilities
1.1.3	Develop and implement a strategic approach to the future management and maintenance of aquatic facilities, and ensure efficient resource allocation across the Shire
1.1.4	Improve/upgrade public amenities to align with community expectations and contemporary standards
1.1.5	Enhance liveability through strategic expansion and management of tree canopy coverage to provide shade and cooling, protection from UV exposure, improve biodiversity and build climate resilience through selection of climate ready species
1.1.6	Improve footpath connections and extend pedestrian infrastructure, particularly addressing disconnected segments and connecting key facilities

Key strategies to achieve the objective	
1.1.7	Enhance all abilities access to heritage buildings and sites
1.1.8	Develop intuitive wayfinding systems that reinforce local character while improving navigation
1.1.9	Expand the network of sealed roads to improve the road surface and amenity on our highest priority roads in both urban and rural areas
1.1.10	Maintain expenditure to meet asset renewal requirements
1.1.11	Ensure that maintenance budgets recognise and allow for growth in Council owned assets as well as the impacts of climate change
1.1.12	Improve drainage infrastructure in our townships to better cater for storm events

Strategic objective 1.2

Community wellbeing, inclusion and social connection

Foster inclusive communities where all people feel valued, connected, and have opportunities to participate in community life, access services, and enjoy positive health and wellbeing regardless of age, ability, or background.

Key strategies to achieve the objective	
1.2.1	Establish better pathways to involve community members in decision-making processes
1.2.2	Support families with access to early years services and support the need to be healthy, happy and safe in their communities
1.2.3	Engage with local young people in an empowering way, providing opportunities to connect, learn and lead in their communities
1.2.4	Work with community and stakeholders to ensure the provision of compliant and fit for purpose sport and recreation infrastructure that enables community members to be socially and physically active
1.2.5	Deliver targeted recreational and wellbeing programs across all life stages that support positive health outcomes and social connection
1.2.6	Support vulnerable community members through targeted services and programs
1.2.7	Provide opportunities for communities to connect, showcase and celebrate their contributions through Council and community-led initiatives and events

Key strategies to achieve the objective	
1.2.8	Empower the community to thrive by supporting events and initiatives that enable social inclusion, community activation, recognition and improve health and wellbeing
1.2.9	Foster and build positive and respectful relationships and partnerships with Traditional Owners and the Aboriginal and Torres Strait Islander community
1.2.10	Support First Nations self-determined actions in social, economic, environmental and cultural initiatives
1.2.11	Foster community connection and wellbeing through Indigo Shire Library services while providing opportunities for literacy development and life-long learning
1.2.12	Promote and implement diversity and inclusion principles across all Council services and programs
1.2.13	Advocate for improved healthcare accessibility for all life stages
1.2.14	Advocate for improved public transport solutions that connect townships, support non-driving residents, and contribute to carbon reduction outcomes

Strategic objective 1.3

Township character and heritage

Preserve and enhance the unique character and heritage of each township while facilitating appropriate development.

Key strategies to achieve the objective	
1.3.1	Review the Planning Scheme to identify opportunities to strengthen controls that protect environmental and township character, support appropriate development, and incorporate sustainable design principles
1.3.2	Finalise the Stanley township planning project to support broader land uses in town
1.3.3	Implement sympathetic streetscape improvements that complement and enhance township character
1.3.4	Increase the tree canopy in our urban areas to help cool our towns and mitigate the effects of climate change
1.3.5	Ensure that our parks and gardens are sustainably managed and planted with species of trees and vegetation that maintain the character of our towns, support biodiversity and are adaptable to a changing climate
1.3.6	Activate laneways, vacant shop frontages and attractive streetscapes to maintain town character and vibrancy

Strategic objective 1.4

Safety and resilience

Build community resilience and enhance safety through place-based approaches, environmental design, and emergency preparedness.

Key strategies to achieve the objective	
1.4.1	Improve emergency preparedness and climate resilience at the community level
1.4.2	Address community safety concerns through environmental design and infrastructure
1.4.3	Enhance road safety through maintenance and design improvements
1.4.4	Develop and implement place-based community resilience plans that identify local vulnerabilities, leverage community strengths, and establish actionable pathways to enhance preparedness, response capabilities, and recovery processes for emergencies and climate impacts

Theme 1: Places and Communities

Strategic objective 1.5

Creative communities

Foster vibrant arts and cultural experiences that enhance community identity, promote creative expression, and contribute to the region's cultural vitality.

Key strategies to achieve the objective	
1.5.1	Continue to implement the Creative Indigo Strategy to enhance cultural expression across the Shire
1.5.2	Provide fit for purpose, accessible and well-utilised arts and community facilities and services
1.5.3	Encourage and support opportunities for local artists to create and exhibit their works
1.5.4	Support and champion inclusion and access for creatives

Strategic objective 1.6

Residential housing and liveability

Facilitate diverse, sustainable, and inclusive housing options that enhance neighbourhood connectivity and support residents' changing needs throughout all life stages.

Key strategies to achieve the objective	
1.6.1	Facilitate diverse housing options that support residents across all life stages and enhance neighbourhood connectivity
1.6.2	Support housing initiatives that promote social inclusion and enable ageing in place
1.6.3	Encourage environmentally sustainable housing design that supports climate resilience and reduces cost of living

ACTION PLAN

Action	Description	Related Key Strategies	25/26	26/27	27/28	28/29	How will this be resourced?
Develop and implement the "Innovate" Reconciliation Action Plan	Work with Traditional Owners and the Aboriginal and Torres Strait Islander community to develop the next phase of our reconciliation journey	1.2.9 1.2.10		X	X		Inhouse
Undertake asset audits and prepare a feasibility report for Councils aquatic facilities	Assess the condition of and future feasibility of Council's five owned and managed swimming pools	1.1.3 1.2.5	X				Inhouse External Funding (SRV Grant)
Develop and implement an Aquatics Strategy	Develop a strategic approach to the future management and maintenance of Council owned and managed swimming pool facilities	1.1.3 1.2.5	X	X			Inhouse External Funding (SRV Grant)
Implement key priorities from existing Place Plans	Implement high-priority projects from township Place Plans that enhance public spaces, improve connectivity, and strengthen township identity in Rutherglen, Tangambalanga, Yackandandah, and Chiltern	1.1.1 1.1.2 1.3.3 1.3.6	X	X	X	X	Inhouse External Funding Capital Program
Implement priority actions from the Stanley and Barnawartha Community Resilience Plans	Deliver community-identified projects that enhance township resilience, emergency preparedness, and community safety in Stanley and Barnawartha to build climate-ready communities	1.4.1 1.4.2	X	X	X	X	Inhouse External Funding Capital Program
Determine the next priority place planning or community resilience plans	Identify and prioritise additional townships for place planning and community resilience planning based on need, risk assessment, and community input	1.1.1 1.3.3		X	X		Inhouse External Funding
Conduct a facilities utilisation audit	Analyse Council facility usage patterns, and seek to maximise community access, ensure efficient resource allocation, and identify activation opportunities	1.1.4 1.5.2			X		Inhouse

ACTION PLAN

Action	Description	Related Key Strategies	25/26	26/27	27/28	28/29	How will this be resourced?
Conduct a community infrastructure needs assessment	Identify the resources needed to support a community's growth, focusing on well-being, social capital, and resilience and evaluate the adequacy of current and projected infrastructure against population-driven demand and usage	1.1.2 1.5.2			X		Inhouse
Implement the key priorities from the Urban Tree Canopy Strategy	Implement actions to increase tree canopy coverage in townships and develop a tree inventory to improve management of risks and overall tree health	1.1.5 1.3.4 1.3.5	X	X	X	X	Inhouse External Funding External Support
Implement all-abilities access audits and improvements plan	Enhance accessibility to heritage buildings, community facilities, and public spaces	1.1.7	X	X	X	X	Council Funding Capital Program
Create a Hireable Event Spaces framework and services upgrade plan	Develop a suite of defined, hireable event spaces to provide community and event organisers with event location options and supporting services	1.2.8 1.5.3	X				Inhouse
Finalise and implement the Life Stages Plan	Facilitate opportunities for connection through all life stages to strengthen community bonds	1.2.2 1.2.3 1.2.5 1.2.6	X	X	X	X	Inhouse External Funding
Complete Stanley township planning project	Finalise the Stanley township project to support broader land uses in town while balancing bushfire risk	1.3.1 1.3.2	X	X	X		Inhouse
Review the Indigo Shire Planning Scheme	Identify opportunities to strengthen controls that protect township character, support appropriate development, and incorporate sustainable design principles	1.3.1 1.6.3	X	X			Inhouse
Undertake a street beautification and activation program	Improve the visual amenity of our main streets	1.1.1 1.3.3 1.3.6	X				Inhouse 25/26 Capital Program

ACTION PLAN

Action	Description	Related Key Strategies	25/26	26/27	27/28	28/29	How will this be resourced?
Continue Creative Indigo Strategy implementation	Enhance cultural expression across the Shire through arts and cultural initiatives	1.5.1	X	X	X	X	Inhouse
Implement priority recommendations from the Public Toilet Strategy	Carry out improvement works, replacements and provide new toilets to improve the offering of public toilets across the Shire	1.1.4 1.1.10		X	X	X	Capital Program
Implement priorities from existing recreation master plans	Continue to seek funding opportunities to deliver key priorities from existing master plans	1.1.2 1.1.10 1.2.5 1.2.6	X	X	X	X	Inhouse External Funding Capital Program
Explore ways to improve access to and reliability of public transport	Advocate for improved public transport access, frequency, and reliability to enhance connectivity between townships and support residents with limited mobility	1.2.14	X	X	X	X	Inhouse
Develop a new Disability Action Plan and progress key priorities	Support the Shires most vulnerable residents through planning and services in consultation with the Indigo Community Access Committee	1.2.6 1.1.7 1.1.12	X	X	X	X	Inhouse
Foster safety and inclusion for LGBTQIA+ residents	Implement inclusive programs and support networks for LGBTQIA+ residents while commemorating significant days and raising community awareness	1.2.8 1.2.12	X	X	X	X	Inhouse
Finalise and implement the key priorities from the Library Strategy	Deliver priority initiatives from the Library Strategy to enhance community access to library services, promote literacy and lifelong learning, expand digital resources, and strengthen libraries as inclusive community hubs across the Shire	1.2.11	X	X	X	X	Inhouse

Theme 1: Places and Communities

RELATED STRATEGIC DOCUMENTS AND PLANS BY CATEGORY

Place-Based Plans

- Barnawartha and Surrounds Community Resilience Plan
- Chiltern Place Plan
- Rutherglen Place Plan
- Stanley Community Resilience Plan
- Tangambalanga Place Plan
- Yackandandah Place Plan

Parks and Recreation Plans

- Active Indigo Recreation Strategy
- Allans Flat Waterhole Master Plan
- Baarmutha Park Master Plan
- Barkly Park Master Plan
- Barnawartha Recreation Reserve Master Plan
- Caravan Park Master Plans
- Chiltern Destination Playspace
- Chiltern Recreation Reserve Master Plan
- Coulston Park Master Plan
- Kiewa River Community Park Master Plan
- Stanley Recreation Reserve Master Plan
- Tangambalanga Active Park Master Plan
- Wahgunyah Recreation Reserve Master Plan
- Yackandandah Sports Master Plan

Community and Social Plans

- Disability Action Plan
- Library Strategy
- Life Stages Plan
- Municipal Public Health & Wellbeing Plan

Infrastructure and Development Plans

- Asset Management Plan
- Beechworth Historic Precinct Master Plan
- Kiewa Tangambalanga Structure Plan
- Public Toilet Improvements Strategy
- Urban Tree Canopy Strategy

Economic and Environmental Plans

- Creative Indigo Strategy
- Economic Development Strategy
- Environment Strategy

SUCCESS MEASURES

Measure	Baseline (2024)	Target (2029)	Data Source	Frequency
Utilisation rate of Council community facilities	TBD	Increase by 10%	Facility booking system	Bi-annual
Tree canopy coverage across townships	TBD	Progress towards targets set out in Tree Canopy Strategy	Urban Tree Mapping Program	Annual
Traditional Owner participation in Council projects	TBD	To be determined annually in consultation with Traditional Owners	Project records	Annual
Community participation in Council events and programs	TBD	Increase by 15%	Event attendance records	Annual
Participation in library programs and services	TBD	Increase by 15%	Library management system	Quarterly
Community satisfaction with sealed roads	36	40	Annual Community Satisfaction Survey	Annual

Theme 2: Economic Resilience and Opportunity

Our Shire provides economic opportunities for people at all life stages to thrive locally. We foster a progressive and resilient business community through working with business and industry groups to provide strategic support for innovation, growth and investment. Our diverse and sustainable economy offers cultural, social, and economic opportunities while our tourism sector sustainably showcases our complementary strengths in heritage, arts and culture, food and wine, and natural landscapes.



Theme 2:
Economic Resilience and Opportunity

OUTCOMES

- **A strong, cohesive and resilient economy**
- **Economic opportunities that enable participation and prosperity for all**
- **A recognised destination of choice for residents, visitors, and investors**

STRATEGIC OBJECTIVES

Strategic objective 2.1

Housing diversity and development

Facilitate a variety of housing options that meet community needs while supporting economic growth and maintaining township character.

Key strategies to achieve the objective	
2.1.1	Support a variety of innovative and diverse housing developments that meet market demand and attract investment
2.1.2	Facilitate appropriate development that balances economic growth with township character preservation
2.1.3	Advocate for improved town water and sewer capacity to progress residential and industrial developments and support the state government's housing growth target of 3100 houses by 2051
2.1.4	Support and advocate for independent living solutions for our ageing population
2.1.5	Deliver a Shire-wide Settlement Strategy to facilitate residential growth, attract investment and support the state government's housing target
2.1.6	Support housing for workers to Indigo Shire, diverse options for short and long-term rentals

Strategic objective 2.2

Workforce retention and opportunity

Advocate for and facilitate connections to support local employment, education, and skills development opportunities that build pathways for residents to work and learn locally.

Key strategies to achieve the objective	
2.1.1	Advocate for programs that create stronger connections between young people and employment opportunities in key local industries
2.1.2	Support and advocate for improved access to education, training, and lifelong learning opportunities that address local workforce needs
2.1.3	Facilitate connections between local businesses, education providers and employment services to strengthen pathways to local employment
2.1.4	Promote the liveability qualities of Indigo to attract new residents, particularly families and young people, to live and work

Theme 2: Economic Resilience and Opportunity

Strategic objective 2.3

Sustainable tourism development

Create a balanced tourism economy that benefits the community while preserving our natural environment and enhancing our cultural assets.

Key strategies to achieve the objective	
2.3.1	Balance visitation growth with residential amenity
2.3.2	Focus on optimal tourism, curating the quality and managing the quantity for sustainable community benefit
2.3.3	Enhance all tourism product pillars, including food/drink, nature/walk, cycle, with an elevated focus on heritage, arts and culture
2.3.4	Optimise the potential of World Heritage Listing to enhance community benefit, heritage outcomes and a vibrant economy
2.3.5	Develop visitor dispersal strategies and initiatives that distribute economic yield across the Shire, extend visitation throughout the calendar year, and transform the region from a short-break destination to a true holiday destination
2.3.6	Deliver future-fit product and experience development to attract visitors who share and support community values
2.3.7	Strategically develop and manage tourism infrastructure assets, including caravan parks, to enhance visitor experiences, extend length of stay, and maximise sustainable returns to the community while preserving local character and environmental values
2.3.8	Identify opportunities to enhance community return on investment and economic return on investment from existing walking, gravel and cycle trails for a more connected community

Strategic objective 2.4

Business and investment support

Foster a business-friendly environment that supports existing businesses while attracting new investment that aligns with our community values.

Key strategies to achieve the objective	
2.4.1	Support sustainable business growth and innovation initiatives
2.4.2	Support and enable sustainable viticulture, horticulture, and agri-tourism initiatives that build on the Shire's agricultural strengths, enhance regional identity, and create economic opportunities
2.4.3	Plan to enable availability of industrial and commercial land to support township growth
2.4.4	Build collaborative relationships with local business networks and industry groups
2.4.5	Capitalise on proximity to the Hume Freeway and rail network to grow opportunities in Chiltern and Barnawartha

Theme 2: Economic Resilience and Opportunity

ACTION PLAN

Action	Description	Related Key Strategies	25/26	26/27	27/28	28/29	How will this be resourced?
Secure funding to further develop Council owned land in Chiltern	Prepare funding applications and advocacy to enable the development of Council owned land in Chiltern	2.4.1 2.4.3 2.4.5	X	X	X	X	External Funding
Finalise and implement Shire-wide Settlement Strategy	Create a comprehensive plan to guide residential growth while preserving township character and meeting state housing targets	2.1.2 2.1.3 2.1.5	X	X			Inhouse
Finalise and implement new 10-year Tourism Strategy (Destination Management Plan 2035)	Develop a strategic framework to optimise the visitor economy, equity in tourism, environmental sustainability and net value to community and township amenity	2.3.1 2.3.2 2.3.3 2.3.4 2.3.5 2.3.6 2.3.7 2.3.8	X	X	X	X	Inhouse External Funding
Finalise and implement Economic Development Strategy	Establish a framework to support business investment, growth and innovation	2.2.1 2.2.2 2.2.3 2.2.4 2.4.1 2.4.2 2.4.3 2.4.4	X	X	X	X	Inhouse External Funding
Continue to implement priorities from caravan park master plans as leases expire	Strategically implement key infrastructure improvements identified in caravan park master plans to enhance visitor experience, increase revenue opportunities, and ensure sustainable operations as existing lease arrangements conclude	2.3.7	X	X	X	X	External Funding Capital Program

Theme 2: Economic Resilience and Opportunity

ACTION PLAN

Action	Description	Related Key Strategies	25/26	26/27	27/28	28/29	How will this be resourced?
Develop World Heritage Readiness Plan	Create a strategy to prepare community, businesses, and infrastructure for potential World Heritage status, including visitor management, interpretation, and preservation protocols	2.3.3 2.3.4 2.3.5 3.5.4	X	X	X	X	Inhouse Council Funding
Progress visitor dispersal solutions to optimise World Heritage Listing benefits	Progress Indigo Gold Trail 2.0 project, Sustainable Transport Solutions plan and World Heritage Listing associated experiences and products, including audio tours and heritage walks	2.3.3 2.3.4 2.3.5 3.5.4	X	X	X	X	Inhouse External Funding Council Funding
Upgrade township brand awareness, first impression and visitor and community awareness, information access and wayfinding	Invest in town entry beautification, consolidation of signage proliferation, including town entry signage and events signage solutions	2.3.3 2.3.4 2.3.5 2.3.6		X	X	X	Inhouse Council Funding Partnerships
Activation of inland waterways and connections	Investigate opportunities to strengthen cross-border investment value (Murray River Adventure Trail – Rutherglen Loops, Corowa foreshore development/ Wahgunyah). Support appropriate amenity upgrades, linkages and activation of township lakes and waterways	2.3.3 2.3.4 2.3.5 2.3.6	X	X	X	X	Inhouse Council funding External funding Partnerships
Develop a Trails Optimisation Plan	Identify opportunities to improve economic and community returns from existing walking, gravel road and cycle trails and link trail investment in northwest to investment in southeast via optimising existing gravel trail network	2.3.8	X	X	X	X	Inhouse

Theme 2: Economic Resilience and Opportunity

RELATED STRATEGIC DOCUMENTS AND PLANS BY CATEGORY

Place-Based Plans

- Barnawartha and Surrounds Community Resilience Plan
- Chiltern Place Plan
- Rutherglen Place Plan
- Stanley Community Resilience Plan
- Tangambalanga Place Plan
- Yackandandah Place Plan

Economic Development and Tourism

- Economic Development Strategy
- Tourism Strategy 2025-2035
- Rutherglen Destination Management Plan 2022-2027
- Rutherglen Silo Art Precinct Project
- Chiltern Land Development Community Concept Precinct Plan
- Beechworth Railway Precinct Master Plan 2019

Planning and Development

- Indigo Shire Planning Scheme
- Indigo Shire Settlement Strategy
- Advocacy Action Plan

Environmental Plans

- Environment Strategy
- Climate Emergency Strategic Action Plan

Social Plans

- Life Stages Plan

SUCCESS MEASURES

Measure	Baseline (2024)	Target (2029)	Data Source	Frequency
Business confidence rating	TBD	Maintain above regional average	Annual business survey	Annual
Visitor economy growth (overnight visitor expenditure)	TBD	Increase by 20%	Tourism Research Australia data SpendMapp	Annual
Visitor economy growth (day visitor expenditure)		Visitor economy growth (day visitor expenditure)	SpendMapp	
Private sector residential investment in the Shire – new houses, extensions	TBD	Increase by 10%	Planning and building permits	Annual
New residents relocating to Indigo Shire	TBD	Increase by 1.5%	Population data Welcome event registrations/ Indigo News signups	Annual
Private sector investment in the Shire – new or expanding business/ commercial		Increase by 10%	Planning and building permits New ABN's	Annual

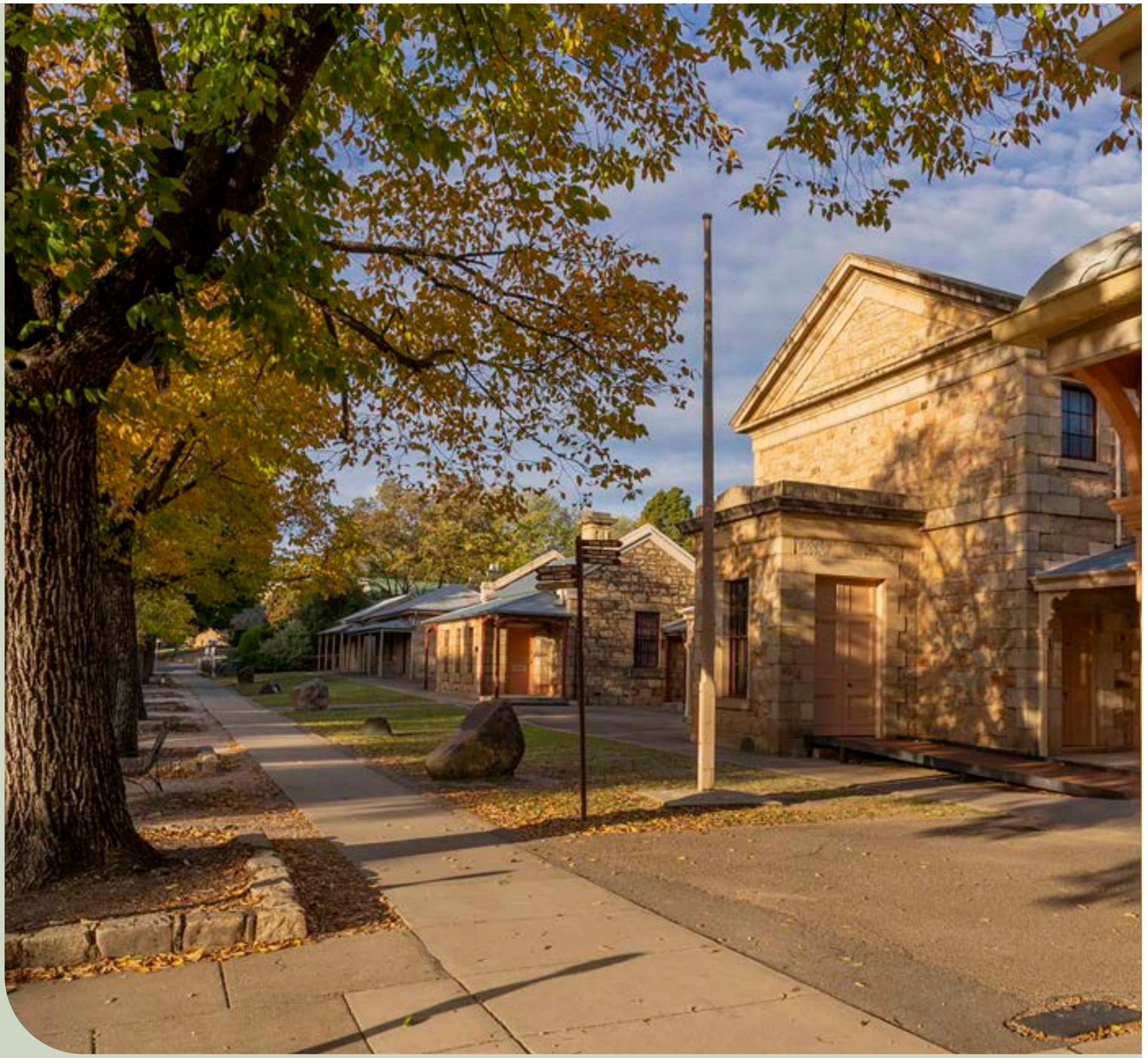
Theme 3: Environment and Heritage

We manage growth strategically to protect our Shire's unique environment, character, and heritage.

Through careful planning, we demonstrate, support and enable leadership in climate action and help build community resilience.

We recognise that preparing for and responding to environmental challenges is a shared responsibility between Council and community.

Our approach balances preservation with innovation to ensure our natural and cultural assets thrive for future generations.



Theme 3:
Environment and Heritage

OUTCOMES

- **Balanced growth that preserves the Shire's unique character and environmental values**
- **Climate action leadership embedded in Council operations and community planning**
- **Resilient communities prepared for and actively participating in addressing environmental challenges**
- **Cultural heritage that is preserved, activated and celebrated for future generations**

STRATEGIC OBJECTIVES

Strategic objective 3.1

Climate action

Demonstrate leadership in climate action by committing to achieving net zero greenhouse gas emissions by 2035 while supporting, enabling and advocating for community-led climate initiatives through strategic partnerships, education, and collaborative projects.

Key strategies to achieve the objective	
3.1.1	Continue to monitor Council's greenhouse gas emissions and report on progress towards our net zero by 2035 target
3.1.2	Identify and implement priority adaptation and mitigation climate actions at Council
3.1.3	Identify and support priority adaptation and mitigation climate actions in our community
3.1.4	Continue to actively participate in regional climate partnerships, particularly Goulburn Murray Climate Alliance (GMCA)

Strategic objective 3.2

Environmental protection and enhancement

Protect and enhance biodiversity, natural habitats and water resources on both public and private land through strategic management practices, regular monitoring and community education.

Key strategies to achieve the objective	
3.2.1	Reduce weed cover and protect biodiversity by continued implementation of strategic noxious and environmental weed management programs on Council roads and reserves
3.2.2	Reduce localised impacts of rabbits by continued implementation of targeted pest animal management programs on Council roads and reserves
3.2.3	Protect and enhance the environmental values of Council owned and managed land, including reserves, parks, waterways and stormwater retention and treatment sites
3.2.4	Continue monitoring of key environmental indicators relating to Council owned and managed reserves and water bodies (e.g. water quality monitoring, weed data collection, and roadside firewood assessments)
3.2.5	Continue to provide leadership to and engage in regional and local environmental partnerships, including facilitating the Indigo Environment Advisory Committee
3.2.6	Continue to work closely with other stakeholder's terrestrial and waterway management strategies and embed these into environmental decision making
3.2.7	Support residents to protect and enhance biodiversity on private land through conservation efforts such as conservation covenants

Theme 3: Environment and Heritage

Strategic objective 3.3

Emergency preparedness and climate resilience

Build community and infrastructure resilience to climate change and climate-related emergencies through planning, education and strategic risk management.

Key strategies to achieve the objective	
3.3.1	Develop preparedness plans for climate-related emergencies
3.3.2	Implement community education programs on climate adaptation and resilience
3.3.3	Advocate for increased funding to ensure new or replacement infrastructure withstands climate impacts
3.3.4	Embed climate risk management in Council's risk management strategy and risk management policy

Strategic objective 3.4

Waste reduction and circular economy

Transform waste management practices by embedding circular economy principles and expanding recycling programs to minimise environmental impact.

Key strategies to achieve the objective	
3.4.1	Expand recycling programs, education, advocacy for reduced packaging, and other strategies that reduce waste to landfill
3.4.2	Embed Circular Economy principles into all Council service areas
3.4.3	Transition kerbside services to align with state government legislation around expanding organics collections and separating glass from other recyclables
3.4.4	Embed sustainable procurement principles into all Council procurements

Strategic objective 3.5

Heritage preservation

Preserve and manage our unique heritage assets through integrated approaches that balance conservation with accessibility, ensuring their value for future generations.

Key strategies to achieve the objective	
3.5.1	Develop an integrated approach to heritage preservation that balances conservation, accessibility, activation, and future functionality
3.5.2	Support self-determined Traditional Owner cultural heritage interpretation, enriching established colonial and gold rush histories and supporting equity
3.5.3	Develop and maintain appropriate amenities and facilities that complement heritage assets, enhance accessibility, and improve visitor experience while preserving the authenticity and historical significance of heritage sites
3.5.4	Advance the Victorian Goldfields World Heritage Listing bid through coordinated planning, stakeholder engagement, and resource allocation
3.5.5	Manage and promote our unique treed heritage with the community and visitors and encourage stewardship through community involvement

Theme 3: Environment and Heritage

ACTION PLAN

Action	Description	Related Key Strategies	25/26	26/27	27/28	28/29	How will this be resourced?
Develop a new Environment Strategy and implement key recommendations	Develop a new Environment Strategy that addresses climate challenges biodiversity protection, and sustainable resource management	3.1.1 3.1.2 3.1.3 3.1.4 3.2.3 3.2.6 3.2.7			X	X	Inhouse External Support
Implement Climate Action priorities	Implement priority climate initiatives from the Climate Emergency Action Plan to reduce emissions and adapt to a changing climate	3.1.1 3.1.2 3.1.3 3.1.4	X	X	X	X	Inhouse
Develop an Emissions Reduction Strategy	Map out the actions and milestones required to active Councils net zero by 2025 target	3.1.1 3.1.2 3.1.3 3.1.4			X	X	
Work with community to support climate action	Support community-led initiatives to reduce emissions and build climate resilience	3.1.3	X	X	X	X	Inhouse
Continue to implement biodiversity protection program	Strengthen protection for native vegetation and wildlife habitats on Council managed land and strongly encourage the protection of native vegetation on private land	3.2.1 3.2.2 3.2.3 3.2.4 3.2.8	X	X	X	X	Inhouse
Develop a new waste management strategy and implement key recommendations	Develop a new waste management strategy that reduces waste to landfill, increases resource recovery, and aligns with the State Government's legislative reform	3.4.1 3.4.2 3.4.3	X	X			Inhouse
Update emergency management plans	Review and enhance plans for climate-related emergencies	3.3.1 3.3.2 3.3.3 3.3.4	X	X			Inhouse

Theme 3: Environment and Heritage

ACTION PLAN

Action	Description	Related Key Strategies	25/26	26/27	27/28	28/29	How will this be resourced?
Preservation and conservation of National Heritage listed buildings, sites and museum collections	• Prepare and implement a strategic plan to guide and balance precinct preservation, conservation, equity and activation, leveraging and optimising value from National and future World Heritage status. • Progress best practice Collections • Management cataloguing and digitisation programs • Gorge Walk conservation, interpretation and accessibility	3.5.1 3.5.3	X	X			Inhouse External Funding
Complete and implement the Beechworth Historic Precinct Master Plan	Prepare funding applications and progress master plan recommendations, including contemporary best practice activation of each precinct buildings and sites, acquisition of laneway town connection, 'academic in-residence' and detailed design for Research and Education Centre and Tertiary Partnership extensions	3.5.1 3.5.3	X	X	X	X	Inhouse Council Funding External Funding
Repatriation of Aboriginal Collection/s	Progress Museum Voluntary Repatriation program	3.5.2	X	X	X	X	Inhouse Partnerships
Strengthen community succession planning in local museums, athenaeums and societies	Progress the Oral Histories Program in cross Shire support programming and conduct a comprehensive building, collections and assets audit to support succession planning	3.5.1	X	X	X	X	Inhouse Council Funding External Funding
Complete the Heritage Citation Review	Implement Stage 1 and complete Stage 2 of the Heritage Citation Review to strengthen protection of significant heritage assets and inform planning controls	3.5.1	X	X			Inhouse External Support

Theme 3: Environment and Heritage

RELATED STRATEGIC DOCUMENTS AND PLANS BY CATEGORY

Environmental and Climate Plans

- Climate Change Adaptation Action Plan
- Emissions Reduction Plan
- Environment Strategy
- Roadside Conservation Management Plan
- Urban Tree Canopy Strategy

Emergency and Risk Management

- Heatwave Plan
- Municipal Emergency Animal Welfare Plan
- Pandemic Plan
- Risk Management Strategy

Infrastructure and Resource Management

- Asset Management Plans
- Resource Recovery and Waste Management Strategy
- Transportation Plans

Community Health Plans

- Municipal Public Health and Wellbeing Action Plan

Heritage Plans

- Beechworth Historic Precinct Master Plan

SUCCESS MEASURES

Measure	Baseline (2024)	Target (2029)	Data Source	Frequency
Council greenhouse gas emissions	TBD	30% reduction	Emissions Reduction Plan	Annual
Staff trained in Emergency Response and Recovery	TBD	100% of relevant staff	Training records	Training records
Community satisfaction with waste services	74	78	Annual Community Satisfaction Survey	Annual
Waste diverted from landfill	66%	75%	Cleanaway Detailed Activity Reports	Annual

Theme 4:
Governance and Financial Sustainability

We serve our communities through efficient, transparent, and responsible governance frameworks.

Our decision-making balances expertise with community collaboration, guided by sustainable financial planning principles.

We maintain a high-performing, values-driven workforce committed to integrity, financial responsibility, and continuous improvement in service delivery.



Theme 4:
Governance and Financial Sustainability

OUTCOMES

- **Exemplary, transparent and accountable governance frameworks that uphold the highest standards of integrity, ethics and community trust.**
- **Evidence-based decision making that balances short-term needs with long-term sustainability**
- **Financial stability through responsible resource and risk management and strategic planning**
- **A capable, engaged, and adaptable workforce that enables Council to deliver on current and future community needs**

STRATEGIC OBJECTIVES

Strategic objective 4.1

Financial sustainability and strategic resource management

Ensure Council's long-term financial viability through prudent asset management, collaborative service delivery, and proactive planning that balances current needs with future sustainability.

Key strategies to achieve the objective	
4.1.1	Implement asset management practices that prioritise preventative rather than reactive maintenance
4.1.2	Explore collaboration opportunities with other councils for shared services and cost efficiencies
4.1.3	Ensure our planning is future focused and aligns with workforce capability needs, risk management, and workplace compliance to enhance long-term sustainability
4.1.4	Continue to maximise grant funding opportunities
4.1.5	Develop a Financial Sustainability Strategy

Strategic objective 4.2

Community engagement

Foster meaningful community participation in Council decision-making through diverse engagement approaches, transparent communication, and demonstrating how community input shapes outcomes.

Key strategies to achieve the objective	
4.2.1	Proactive and early communication on decisions and planning
4.2.2	Implement an efficient balance of digital and face-to-face engagement opportunities
4.2.3	Close the feedback loop by demonstrating how community input influences final decisions
4.2.4	Establish community working groups, where appropriate, for significant projects and initiatives to ensure diverse community perspectives are incorporated
4.2.5	Build Council's engagement capability through staff training, techniques, and embedding engagement principles in project management processes
4.2.6	Actively involve existing advisory committees in community engagement opportunities

Theme 4: Governance and Financial Sustainability

Strategic objective 4.3

Strategic resource allocation and service planning

Align Council services and resources with community priorities through ongoing reviews, innovation in delivery models, and workforce strategies that support high-quality, sustainable service provision.

Key strategies to achieve the objective	
4.3.1	Review service delivery to align with community priorities, workforce capacity, risk mitigation strategies, and financial sustainability
4.3.2	Review and update criteria for project prioritisation based on community benefit and sustainability
4.3.3	Evaluate service delivery models to identify opportunities for partnership or alternative delivery
4.3.4	Develop and implement workforce strategies that foster equality, accountability, safety, and continuous improvement, positioning Council as a competitive and contemporary workplace that attracts and retains top talent
4.3.5	Continue to regularly conduct reviews of all services with a focus on appropriateness, efficiency and effectiveness

Strategic objective 4.4

Advocacy and intergovernmental relations

Build strategic partnerships and alliances to effectively represent community interests and secure equitable support from other levels of government and relevant agencies.

Key strategies to achieve the objective	
4.4.1	Foster strong and productive relationships with Governments, local MPs and relevant agencies organisations
4.4.2	Build alliances with other councils on shared challenges
4.4.3	Advocate for equitable Federal and State Government financial support

Strategic objective 4.5

Governance and transparent decision making

Uphold the highest standards of integrity, transparency, and accountability in Council operations and decision-making processes through robust governance frameworks and an engaged, responsible workforce culture.

Key strategies to achieve the objective	
4.5.1	Ensure Council decisions are well considered, transparent and in the best interests of the whole community
4.5.2	Embed a culture of good governance through ongoing development, clear frameworks, and shared accountability across Council and the organisation
4.5.3	Consider and implement best practice recommendations arising from relevant agency investigations and inquiries (eg IBAC, Local Government Inspectorate, VAGO)
4.5.4	Engender a workforce culture that is engaged, productive, healthy and inclusive - measure this with two-yearly engagement surveys
4.5.5	Strengthen governance frameworks to reinforce accountability in decision-making, organisational integrity, and compliance with regulatory and legislative requirements

Theme 4: Governance and Financial Sustainability

ACTION PLAN

Action	Description	Related Key Strategies	25/26	26/27	27/28	28/29	How will this be resourced?
Develop and implement a Financial Sustainability Strategy	Create a comprehensive framework to guide Council's long-term financial planning and resource allocation	4.1.5	X	X			Inhouse External Support
Establish shared services framework	Identify and implement opportunities for collaboration with neighbouring councils to achieve cost efficiencies	4.1.2	X	X	X	X	Inhouse External Support
Develop a structured advocacy plan	Create a clear framework for Council advocacy based on Shire priorities	4.4.1 4.4.3	X	X	X	X	Inhouse
Provide continuous governance training	Deliver ongoing induction and training to councillors and staff on matters of good governance and organisational integrity	4.5.1 4.5.2 4.5.3 4.5.5	X	X	X	X	Council Funding
Finalise and implement the project management framework	Implement an internal framework that standardises project management methodologies, improves governance, clarifies roles and responsibilities, and establishes effective evaluation processes for all Council projects to enhance delivery outcomes and resource efficiency	4.2.4 4.2.5 4.3.2	X	X	X	X	Inhouse
Conduct ongoing service review program	Systematically assess all Council services for alignment with community priorities and financial sustainability	4.3.1 4.3.5	X	X	X	X	Inhouse
Monitor staff experience and workplace culture to guide improvement actions	Conduct biennial staff engagement survey	4.5.4	X		X		Council Funding External Support

Theme 4: Governance and Financial Sustainability

ACTION PLAN

Action	Description	Related Key Strategies	25/26	26/27	27/28	28/29	How will this be resourced?
Implement workforce strategies to strengthen our internal capability and capacity	Deliver integrated workforce strategies that build capability and ensure Council is future ready to meet community needs	4.1.3 4.3.4 4.5.4	X	X	X	X	Inhouse
Develop and implement Gender Equality Action Plan	Co-design and implement a Gender Equality Action Plan that not only meets legislative obligations but also actively advances an inclusive, respectful and equitable workplace for all	4.3.4	X	X	X	X	Council Funding External Support
Implement Council's Risk Framework activities	Strengthen Council's risk maturity by embedding risk awareness into planning and decision-making, supported by a robust risk framework, ongoing training and proactive risk management practices	4.1.3 4.3.1	X	X	X	X	Inhouse

Theme 4: Governance and Financial Sustainability

RELATED STRATEGIC DOCUMENTS AND PLANS BY CATEGORY

Governance and Community Engagement

- Community Engagement Strategy

Financial Management

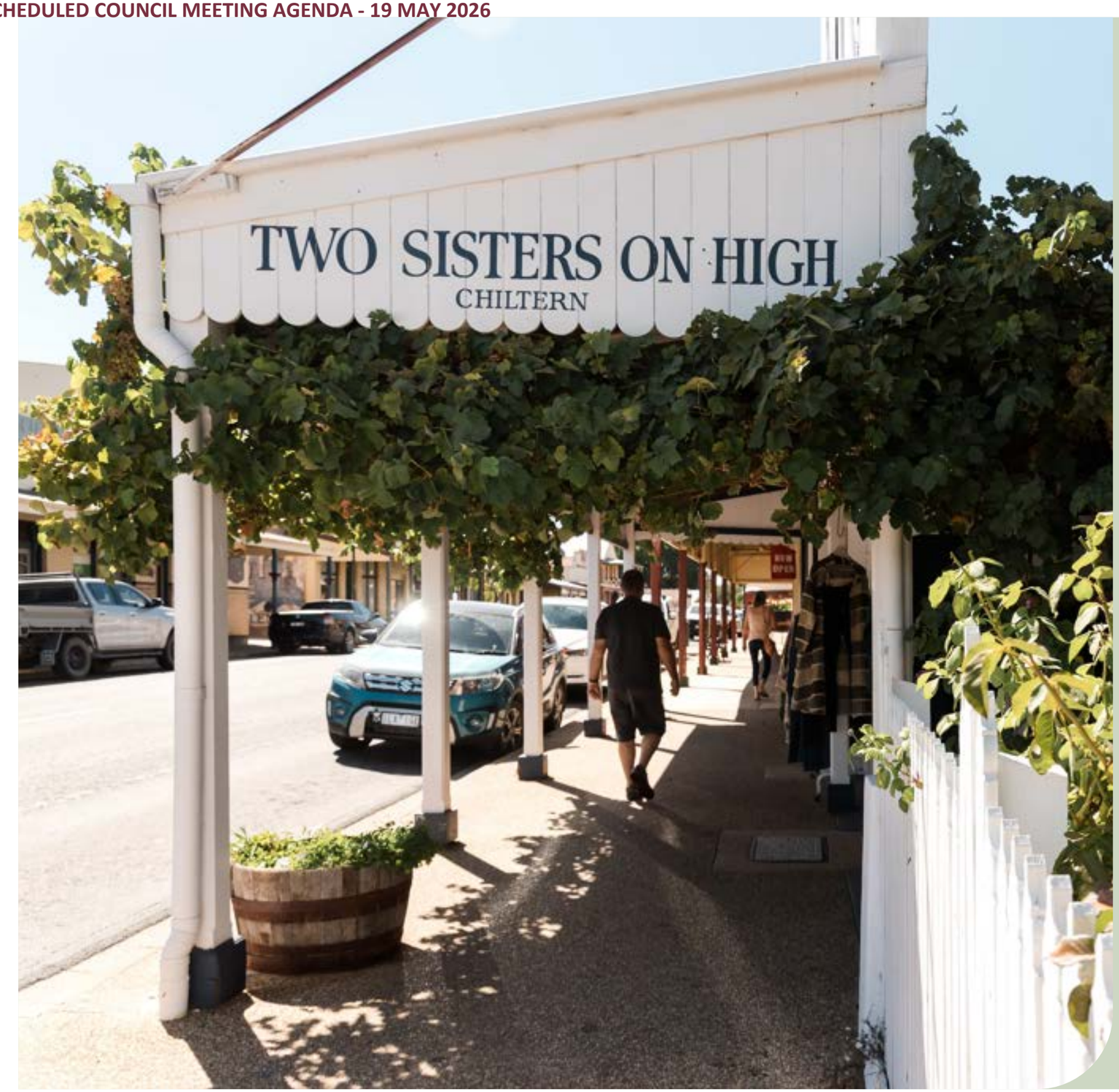
- Financial Sustainability Strategy
- Revenue and Rating Plan
- 10 Year Financial Plan

Organisational Management

- Strategic Workforce Plan
- Risk Management Framework

SUCCESS MEASURES

Measure	Baseline (2024)	Target (2029)	Data Source	Frequency
Community satisfaction with Council's overall performance	52	62	Annual Community Satisfaction Survey	Annual
Community consultation and engagement	53	65	Annual Community Satisfaction Survey	Annual
Community satisfaction with decisions made in interest of the community	50	55	Annual Community Satisfaction Survey	Annual
Employee engagement index	62%	70%	Biennial staff survey	Bi-annual
Risk management actions completed	TBD	85% completion rate	Compliance audit results	Quarterly
Grant funding secured (% of eligible applications)	TBD	Success rate above 50%	Grant register	Annual



Monitoring Our Progress

Council is committed to transparent reporting on the implementation of this Council Plan through:

Quarterly Reporting

Quarterly progress reports on all actions in the Council Plan will be presented at Council meetings. These reports will track the status of each action as “not started,” “in progress,” “completed,” or “ongoing” and will highlight achievements and challenges.

Annual Review

Each year, Council will conduct a comprehensive review of the Council Plan to assess progress against success measures, identify any necessary adjustments to actions or timelines, including the addition of new key strategies and actions as they emerge within the Council Plan period, and confirm priorities for the coming year. The Annual Report will include detailed reporting on Council Plan implementation.

Community Reporting

Progress reports will be made available to the community through Council’s website, ensuring transparency and accountability in the implementation of community priorities.

INDIGO
SHIRE
COUNCIL

11.2 2026/27 DRAFT BUDGET

Greg Pinkerton - Director Planning and Corporate Services
Phil Garoni - Finance Manager
Planning and Corporate Services

For Decision

RECOMMENDATION

That Council;

1. Notes that;
    a. The draft 2026/27 budget complies with the 2.75% capped rate increase as set by the Victorian State Government.
    b. The attached draft budget contains the following allocations:
        i. $13.046 million of capital works, including
            1. $3.260 million for road maintenance and upgrade.
            2. $1.655 million for caravan park upgrades as part of the Caravan Park Masterplan.
            3. $250k for bridge renewal.
            4. $164k for footpath and cycleways including the construction of a footpath from Issacs Ave to Railway Ave in Yackandandah.
            5. $350k for drainage renewal and upgrade.
            6. Several community facility projects.
                a. Old Chiltern library ($60k).
                b. Rutherglen maternal health upgrade ($60k).
                c. Tangambalanga tennis court upgrade ($50k).
                d. Barkly Park Pavilion upgrade ($350k additional to bring the total project to $1.4 million).
                e. Chiltern Recreation Reserve lighting upgrade ($327k)
                f. Kiewa cricket nets and oval irrigation ($20k)
        ii. $50k for a Community Infrastructure Needs Assessment.
        iii. $50k for continued work to protect the Burke Museum collection.
        iv. $25k to support Community Asset Committee governance.
        v. $15k to implement an AI tool to support planning applications.
    c. Due to the increased fuel pricing, kerbside waste and recycling fees have been increased to reflect the projected additional contract cost.

2. Endorses the attached documents for public exhibition:
    a. *Draft Budget (including one-year capital plan).*
    b. *Draft Ten-Year Financial Plan.*
    c. *Draft Revenue and Rating Plan.*
    d. *Draft Operating Income and Expense by Service.*
    e. *Draft Capital Works Commentary (1 year).*
    f. *Draft 4-year capital Works Plan.*

    Authorises the Chief Executive Officer to give public notice of the preparation of the draft budget.
3. Places the endorsed documents on public exhibition for a period of 21 days from Wednesday 20 May to close of business Tuesday 9 June.
4. Invites any person wishing to provide feedback on the exhibited documents to do so prior to 5pm, 9 June 2026.
5. Considers the community feedback, along with any recommended budget changes arising from the feedback, at the June Meeting of Council on 30 June 2026.
6. Considers the updated 2026/27 budget at the June Meeting of Council on 30 June 2026.

PURPOSE OF REPORT

The purpose of this report is to present the attached draft 2026/27 Draft Budget documents, provide some background information, and seek Council's endorsement to proceed to public exhibition.

BACKGROUND

The 2026/27 draft budget, along with its supporting documents, is the product of extensive community feedback and collaboration between Councillors and staff. The process includes the consideration of community feedback that was obtained over the last 12 months, including a survey held from October 2025 to January 2026. This feedback has been carefully considered by the organisation, with each service manager reviewing it as part of their 2026/27 draft budget build. Councillors and management have also reviewed the community feedback as part of the process of reviewing and aligning the Council Plan and Draft Budget. The Draft Budget was endorsed by Council's Finance Committee on 12 May, and the documents are now ready to be considered by Council.

This budget has been created to ensure that council can continue delivering the services expected by the community, spanning road construction, maternal and child health services, libraries, town planning, environmental conservation efforts, provision of leisure facilities, waste services, and more. Furthermore, it outlines the necessary expenditure to sustain and maintain critical assets and infrastructure.

DISCUSSION

The 2026/27 draft budget has been prepared in a climate of increasing financial pressures for Victorian Councils. The tenth anniversary of rate capping (at levels far lower than real cost increases) combined

with the financial shocks emerging from the Covid pandemic have meant that the financial landscape has become increasingly harder for councils to navigate.

The Council Plan acknowledges this issue and affirms that, in response to these challenges, a Financial Sustainability Strategy (FSS) will be developed this year. The FSS will outline the challenges confronting Victorian Councils, offer detailed analysis of Indigo Shire's financial outlook, and initiate engagement with the community regarding future options.

Despite the financial pressures that Victorian councils are facing, the 2026/27 draft Indigo Shire Council budget is balanced and delivers a range of important services and works to the community.

- $13.046 million of capital works, including
    - $3.260 million for road maintenance and upgrade.
    - $1.655 million for caravan park upgrades as part of the Caravan Park Masterplan.
    - $250k for bridge renewal.
    - $164k for footpath and cycleways including the construction of a footpath from Issacs Ave to Railway Ave in Yackandandah.
    - $350k for drainage renewal and upgrade.
    - Several community facility projects.
        - Old Chiltern library ($60k).
        - Rutherglen maternal health upgrade ($60k).
        - Tangambalanga tennis court upgrade ($50k).
        - Barkly Park Pavilion upgrade ($350k additional to bring the total project to $1.4 million).
        - Chiltern Recreation Reserve lighting upgrade ($327k)
        - Kiewa cricket nets and oval irrigation ($20k)
- $50k for a Community Infrastructure Needs Assessment.
- $50k for continued work to protect the Burke Museum collection.
- $25k to support Community Asset Committee governance.
- $15k to implement an AI tool to support planning applications.

Rate Increase

In December each year the Victorian State Government sets the annual cap for rates for the following financial year. For 2026/27 the rate cap was set at 2.75%. The draft budget has been built on this capped rate increase.

Since the announcement of the 2.75% rate cap the inflation rate has increased significantly and it is expected that the 2026/27 financial year will continue the trend of rate cap being insufficient to fund the increased cost of council services.

The Draft budget document contains information on the total rates to be collected as well as the apportionment of this across the Indigo Shire properties. It is notable that – at the time of producing the

draft budget – the Valuer General has not released final valuation results and therefor the rates figures (totals, Municipal Charge, rates in dollar, etc) are provisional and likely to change when the final valuation data is received. This will be resolved by the time that the final budget is presented to the June Council meeting.

Capital Works

The draft budget contains a large capital works budget for the 2026/27 financial year. To aid in understanding this program an additional document is attached with a capital works commentary. This document provides additional information and context to the financial figures shown in the main budget document.

In addition, also attached to this report is a draft 4-year capital works program. Whilst this is only indicative (and projects will change prior to the final adoption of each year's capital program), this provides a more detailed view into the current future plans.

Specifically, this plan is included to give visibility of the projects that are on council's radar for inclusion into future budget years, and their likely timing. Again, some projects are likely to change and move according to the specific details and challenges of each budget year.

Capital Works Readiness

In building the capital budget each year Council must consider the suitability and readiness of each project, as well as the overall program.

At its February meeting, Council made the following resolution.

That Council:

1. *Adopts the Quarter 2 2025/26 forecast for both operating (as shown in the operating statement below) and capital (as shown in the attached Capital Works Monitor); and*
2. *Directs the Chief Executive Officer to report against these forecast figures for the remainder of the financial year.*
3. *Notes the significant level of capital works carry-forward identified in the Mid-Year Financial Review.*
4. *Requests the CEO provide a report to Council outlining:*
    a) *the project readiness criteria applied before inclusion in the annual budget*
    b) *the organisation's delivery capacity for capital works programs*
    c) *recommended improvements to ensure future capital budgets represent a realistic delivery program*
5. *Refers the matter to the Audit & Risk Committee to consider whether additional independent assurance is required regarding capital forecasting assumptions.*

This section of the report provides a response to part 4 of the above resolution in relation to the preparation of the draft 2026/27 capital budget.

Every project listed in the initial draft capital works program plus every project identified as having funds to be carried forward at the mid-year budget review (February meeting) was assessed for risks to delivery being achievable and probable in the financial year ahead.

Typically, smaller and more straight forward projects with no notable “delivery risks” were evaluated as high confidence level of completion in 2026/27.

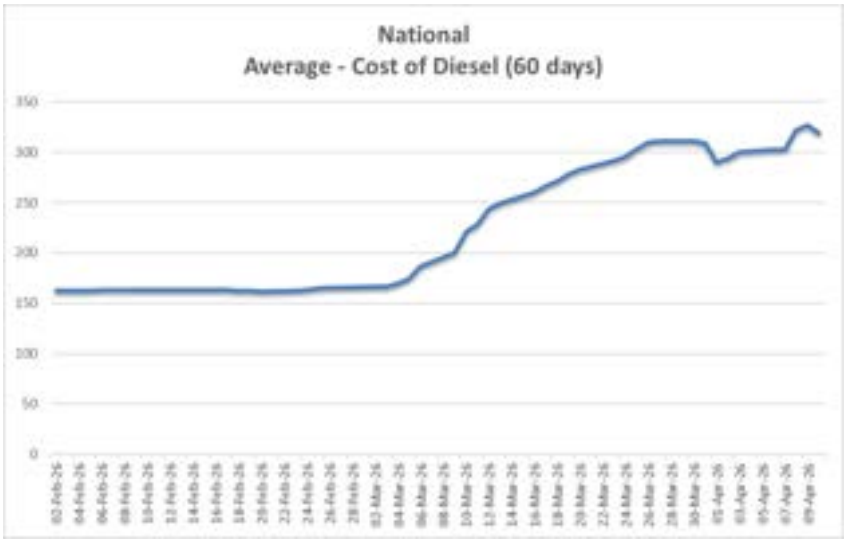
At the other end of the scale, projects that are reliant on grant funding to be approved before any works (including design and procurement) could commence or where significant community engagement is envisaged were presented as having lower confidence and perhaps better suited to funding over a longer period.

A number of heritage projects were also identified as having notable risks likely to cause delays as it is commonplace in such projects for unforeseen issues to emerge, often without straightforward or timely solutions available.

The result of this review was that most of the projects assessed as being likely to not be completed within the financial year were re-budgeted to be spread over the next couple of years. The draft budget put forward as a result consists of a total works program of approximately $15 million. This includes both capital works and works on non-Council owned or managed assets and includes both newly budgeted projects as well as uncompleted works being carried forward from 2025/26.

Fuel Costs

As an organisation that relies heavily on fuel for operations (road maintenance, maintaining parks and gardens, kerbside bin collections, etc) fuel is a significant variable. Price uncertainty is a normal part of budgeting estimates, however the current and upcoming financial year presents abnormal challenges.



The impact of fuel prices on the draft budget can be explained in two groups.

- Budget Risk
- Fee setting

The first category (budget risk) relates to the fact that fuel pricing may create an over-budget expenditure for council. Without any ability to recoup this additional cost the only option for council is to find savings from services or capital works to balance the additional cost. For the purpose of building the 2026/27 budget this council has assumed a low/medium risk position for fuel pricing impacts, and therefore the

draft budget has not proposed any reduction in service levels or capital works to offset the cost of fuel that may – or may not – eventuate. Instead, the draft budget assumes that any fuel cost increase in 20262/7 will be manageable and will not impact on service provision. Management monitors financial performance constantly and will take action if necessary.

The second category of fuel price decisions relates to the setting of council's fees. This relates mainly to the kerbside bin collection service which is a fee-for-service that is charged ahead of time as part of the rates notice. With fuel being a significant part of the contract costs the additional costs will be passed on to council under the Victorian Road Transport Contractual Chain Order and part of the budget challenges is to estimate the impact that fuel prices will have over the next financial year.

The budget assumes that fuel prices will remain high between now and the start of the next financial year, and then gradually reduce over the following 12 months. This has been factored into the service costs and reflected in the kerbside bin fees as well as the transfer station fees. These fees have increased by approximately 10% with general waste transfer fees increasing a little over 15%.

Caravan Park Masterplan Actions

The budget contains a number of notable changes that arise from the Caravan park Masterplan. This strategy moves council's parks to a new epoch of increased co-investment (council and operator) and improved facilities to support the growing visitation. As an inter-generational investment this is being funded through borrowings that will be repaid over the next 10 to 20 years. The impact for council is a medium-term deficit (as the loans are repaid) with a long-term surplus as the income overtakes the loan commitments.

For the 2026/27 draft budget the notable caravan park inclusions are.

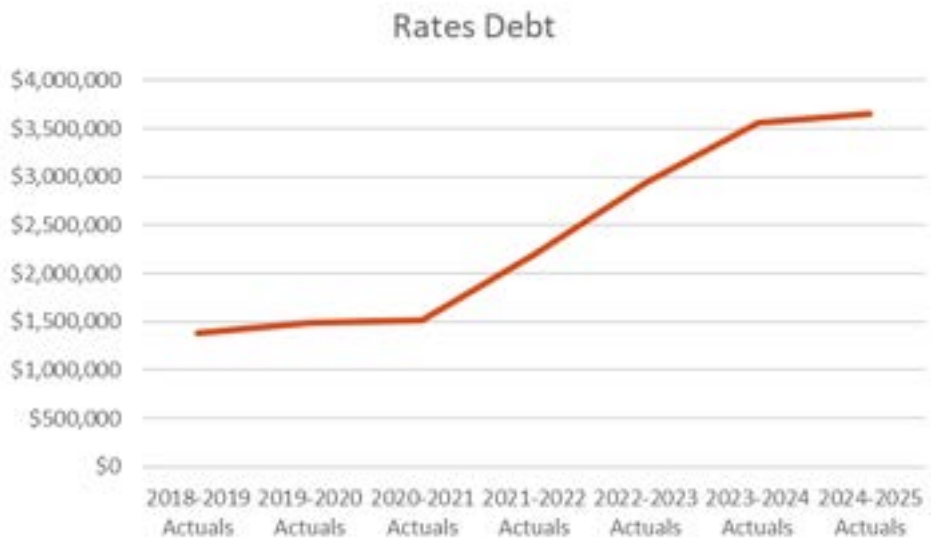
- Increased caravan park revenue: from $159k in 2025/26 to $338k 2026/27. This is the continuation of an increasing revenue expectation as caravan parks convert to the new agreements.
- Increased expenditure on caravan park infrastructure.
    - Rutherglen $150k.
    - Beechworth: $1.380 million.
    - Yackandandah: $100k.
    - Renewal: $25k.
- Increased borrowings to fund the caravan park works: $1.630 million.

Carry-forward Borrowings

The 2025/26 budget contains borrowings of $1,625,000 that were not taken up due to council's buoyant cash balances throughout the year. Despite this delay, the borrowings will be needed in the future because they are allocated to specific works. The draft budget recognises this and notes that the proposed 2025/26 borrowing will be now undertaken in 2026/27. This is a simple administrative timing matter that needs to be identified in the budget, rather than additional borrowings.

Rates Debt

Following COVID the Victorian State Government inserted section 180A into the Local Government Act (1989) to impose a 24-month delay before councils could commence Magistrates' Court debt recovery for unpaid rates. This change, combined with the escalating cost of living resulted in a significant increase in the rates owed to councils across Victoria. The Indigo Shire Rates debt level is shown in the graph below.



Whilst growth has slowed in the last 12 months, Indigo Shire Council is still carrying one of the highest relative rates debts in Victoria.

The draft 2026/27 budget has been built using the ten-year financial plan assumption of a $350k improvement in rates in the 2026/27 financial year. In comparison to the size of the total debt this modest 10% reduction is considered achievable, and is important to the maintenance of cash reserves. The change of the tracking rate from annual increases in rates debt to a reduction will require a change of approach by council.

Council will work intensively with rates debtors in the next 2 months to recoup outstanding debt.

Draft Budget Documents

Attached to this report are the following documents:

1. 2026/27 Draft Budget.
    - This is the main budget document that contains the key information.
2. 2026/27 Draft Ten Year Financial Plan.
    - A document that sets out Council's long-term financial strategy.
3. 2026/27 Draft Revenue and Rating Plan.
    - Containing important information about how Council raised revenue and rates.
4. 2026/27 Draft Operating Income and Expense by Service.
    - Income and expense details of each service area in Council.
5. 2026/27 Capital Works commentary
    - Project details to support the capital works program shown in the Draft Budget document.
6. 2026/27 Draft 4-year Capital Works Plan
    - An indicative plan showing a number of projects that may form the upcoming capital works program. These projects are subject to change.

The first two of these documents are required from all Victorian Councils as part of the budget process. Together they cover the full budget position of Council, with associated policy and strategy statements and acquit council's responsibilities under the Local Government Act, and associated Regulations. The main budget document is created from the Victorian model budget. This is to assist with consistency between councils and ease of comparison between organisations and between years.

The budget documents are built in a spreadsheet format, where many of the larger numbers are truncated or rounded for clarity. Consequently, some of the tables may not appear to add up accurately in the published document. This occasionally leads to feedback from the community questioning the precision of the budget papers. This rounding is a recognised and accepted limitation of the standard model utilised by Victorian Councils.

The other documents that are provided are voluntarily produced by Indigo Shire Council to enhance transparency and comprehension of the budget details. This comprehensive data surpasses the set of documents mandated by the Local Government Act, demonstrating this council's commitment to transparency with the community.

OPTIONS

As part of the draft budget build many different options have been considered by management, as well as through a series of budget discussions with Councillors. The draft budget is now ready to be presented to the community to gain feedback before Council considers final adoption of the budget at the June meeting.

STRATEGIC CONTEXT

COUNCIL PLAN 2021 – 2025	
Theme	5. Accountability
Strategic Objective	5.1 Our financial management is sound, responsible and effective.
Strategic Action	5.1.4 Maintain sound financial practices by completing the Annual Financial Statements and receive audit clearance by the legislated timeframe each year

SOCIAL/COMMUNITY IMPLICATIONS

The annual budget provides funding for a wide range of programs and services that provide significant social and community benefits throughout Indigo Shire.

ENVIRONMENTAL IMPLICATIONS

The annual budget provides funding for several of Council's environmental programs and services.

FINANCIAL IMPLICATIONS

The adoption of Council's draft Budget is one of the most fundamental financial decisions that the Council must make on an annual basis. It sets in place the framework by which officers can implement Council's strategic direction contained within the Council Plan, with Council having allocated appropriate resources.

Full financial information is contained in the attached documents.

LEGISLATIVE IMPLICATIONS

The preparation of Council's budget is guided by a strict and prescriptive set of rules including the *Local Government Act (2020)* and associated Finance and Reporting Regulations. This act ensures that Council's draft budget is provided to the community for a period of time and allows members of the community to make representations to Council on any particular area.

RISK & OPPORTUNITY MANAGEMENT

Description	Likelihood	Consequence	Final Risk Rating	Controls, treatments
Failure to meet legislative requirements of budget preparation	Unlikely	Minor	Low	The budget is prepared using a set process that complies with the Local Government Act requirements. Council use the standard budget
The adopted budget does not anticipate and provide for future demands.	Unlikely	Minor	Low	An extensive process has been used to develop this budget. Council also maintains ample cash reserves for unanticipated expenditure.

Active management of Council's financial performance will include:

- Daily management of receivables and payables.
- Weekly oversight of cash and investments.
- Monthly management oversight at cost centre and account level.
- Reporting to Council's Finance Committee.
- Monthly reporting to Council's Ordinary Meeting.
- Quarterly reporting to Council's Audit Committee.
- Quarterly exception reporting to Council.
- Mid-year budget review and forecasting for 2nd half of the year.
- Annual close process and audit by VAGO.

The attached draft budget has been built to balance the needs of the community with the need to reduce operating costs. This has been achieved whilst keeping Council in the low-risk category for financial sustainability.

Council has undertaken a 10-year financial plan which will inform and guide Council in addressing financial sustainability in the medium and long-term.

COMMUNITY ENGAGEMENT

Engagement undertaken

Before developing the draft budget, we asked the community to tell us where they think Council should focus its investment. Between November 2025 and January 2026, 245 residents completed a survey through this platform, with 1,009 people visiting the survey page. We're grateful to everyone who took the time to respond.

Engagement outcomes

The results were clear and consistent. Roads are the community's number one infrastructure priority by a significant margin, 75% of respondents said they would direct any additional funding to roads, and 34.7% ranked sealed road maintenance as their top priority overall.

Emergency management rated as the most important service across the entire survey, with 62% of respondents describing it as very important, a finding that likely reflects the heightened community awareness of bushfire risk and extreme weather events across our region.

Recreation facilities also featured strongly, appearing in the top five across multiple measures. Across all infrastructure categories, the community's clear preference was for maintaining and renewing what we already have before building anything new.

These findings have directly informed the development of the draft 2026–27 budget.

Engagement proposed
The Draft budget documents will be on public exhibition for 21 days and will be promoted

via YOUR INDIGO, Council website, social media, media release and newspaper advertising.

All feedback received will be reported to Council for consideration prior to final budget adoption at the June Council meeting.

CONCLUSION

The financial environment for councils in Victoria is one of capped income, rapidly increasing costs, service expansion pressures, and aging infrastructure. This makes it harder to maintain services and respond to community desires. These pressures are increasing and not widely understood by the community. The upcoming Financial Sustainability Strategy will articulate these challenges, and work with the community to explore actions that will help Indigo Shire to tackle these hurdles and continue to provide needed services and infrastructure.

Despite the financial pressures, the attached draft 2026/27 budget funds all current services, important new projects, and proposes a solid capital works program. These projects and works respond to the community feedback received as part of the budget build process.

DECLARATION OF CONFLICT OF INTEREST

Under section 130(2) of the *Local Government Act 2020* and Governance Rule 24, the following officers declare that they have no interests to disclose in providing this report:

- Trevor Ierino - Chief Executive Officer
  Ian Ellett - Director Infrastructure Services
  Greg Pinkerton - Director Planning and Corporate Services
  Melinda Collis - Executive Manager Customer Experience & Engagement
- Gregory Whorlow - Manager Assets & Property
  Phil Garoni - Finance Manager
- Carolyn Lingham - Executive Assistant Planning and Corporate Services
- Sharon Phillips - Management Accountant

Attachments

1. Capital Works Commentary [**11.2.1** - 17 pages]
2. Draft Operating Income and Expense by Service Plan - 2026-27 [**11.2.2** - 95 pages]
3. Draft Revenue and Rating Plan - 2027-2030 [**11.2.3** - 21 pages]
4. Draft Ten-Year Financial Plan - 2027-2036 [**11.2.4** - 35 pages]
5. Four-year Capital Works Plan [**11.2.5** - 5 pages]
6. Draft Budget 2026-2027 [**11.2.6** - 54 pages]

Capital Works Budget Commentary 2026/27

Version 4, 28 April 2026

Capital Works Area		Commentary	2026/27 Budget	Summary of Funding Sources				
				Grants	Contributions	Borrowings	Council cash	Other
PROPERTY								
Buildings								
Upgrades and Amenity improvements to Maternal & Child Health Facilities	Works to include replacement of flooring to Rutherglen MCH, amenity improvements to the MCH customer waiting room at Beechworth, and other facilities.	This project includes the installation of new floor coverings at the Rutherglen MCH Clinic. ISC has a current live application for Round 3 Tiny Towns funding to undertake client amenity upgrades (installation of a split system and repainting of the multipurpose breastfeeding and speech pathology room.) These works will complement the works included in the grant submission. If Council is not successful in receiving this funding, these upgrade works will look to be included in the 2027/28 budget. A full kitchen upgrade is also required as the condition of the facilities which is used by families who access the services as well as staff is very poor. Improvements at Beechworth MCH will enable the development and fit out (TV and furnishings) of a community space that can be used as a waiting room/ for the MCH Clinic and a meeting room for the Library. Builds upon the Stronger Together program funding to develop the waiting room/meeting room at the Beechworth Library/ MCH Clinic	**61,000**				61,000	
Beechworth Town Hall Rear Door Repairs	Repair and conserve rear external storage doors - 3 sets of doors.	The three arched doors at the rear of the Town Hall are in a poor state, with rotted timbers and a patchwork of bracing and wires holding the door together. The hinges on one door have dropped to the extent that the door is inoperable. These doors are a highly visible design element of the Town Hall, with the project looking to replace all three doors in a heritage complaint manner. From a design and construction point of view it will be financially prudent to replace all three doors as a single overall project.	**45,000**				45,000	
Burke Collection Storage Remediation	Remediate rising damp issues and climate control equipment.	The Burke collection storage facility has seen a deterioration in the ambient environment over a number of years which is putting the more environmentally sensitive journals/books and other artifacts at a heightened risk of deterioration. This project looks to reduce the rising damp issues and provide for a temperature and humidity-controlled environment to store the collection.	**40,000**				40,000	
Gold Warden & Chinese Protectorate Conservation Works	Priority works as per conservation audit 2024, gutter and drainage repairs, repaint and refloor Gold Wardens Office. 2-year project with estimated total cost of $50,000		**15,000**				15,000	
Sub Treasury Conservation Works	Priority works as per conservation audit 2024, gutter and drainage repairs, rising damp issues and repainting. 2-year project with estimated total cost of $60,000		**15,000**				15,000	
Chiltern Community Hub Access Improvements	Replacement of main entrance doors as well as door furniture on other access doors to improve accessibility.		**30,000**				30,000	

Capital Works Budget Commentary 2026/27

Version 4, 28 April 2026

Capital Works Area		Commentary	2026/27 Budget	Summary of Funding Sources				
				Grants	Contributions	Borrowings	Council cash	Other
Beechworth Powder Magazine Door and Gate Repairs	Renewal of weathered and dilapidated entry door and gate, and minor ancillary works.		**35,000**				35,000	
Beechworth Early Years Learning Centre Fencing works	Construction of new section of boundary fence to align with new lease boundary at south eastern corner of site.		**20,000**				20,000	
External Building Lock Replacement	Replacement of external locks and swipe card readers which are no longer supported by the manufacturer.	We are undertaking a Shire-wide replacement of external locks and swipe readers due to the discontinuation of support for our current swipe cards. The existing cards are no longer supported by Gallagher (council's lock provider), primarily because of vulnerabilities that allow for the easy cloning of cards and other security concerns identified in our 2024 Security Review. Once our remaining stock of these cards is depleted, we will be unable to procure replacements, which poses a significant risk of staff being unable to access Shire buildings. The upgrade will involve installing the latest version of swipe readers, which will support access via both mobile phones and swipe cards. Transitioning to mobile phone-based access will not only improve security but also result in long-term cost savings, ensuring more efficient and secure building entry for staff.	**9,000**				9,000	
HVAC Renewals	Rutherglen and Chiltern Halls	Each year, we conduct a comprehensive assessment to identify and prioritise heating and cooling system renewal works across the Shire. This process ensures that we target systems most in need of replacement or upgrade, improving comfort and energy efficiency in our facilities. Where possible, we take the opportunity to transition from gas heating to electric systems, aligning with sustainability goals and long-term cost savings.	**75,000**				75,000	
Public Toilet Improvements & Upgrades.	Funding to support minor upgrades to the public toilets.	Funding to support minor upgrades to the Beechworth Railway Station toilets to improve accessibility.	**30,000**				30,000	
Beechworth Neighbourhood Centre (Quercus) Public Toilet .	Planning and design of new toilet, with construction funding to be allocated in future years	Funding for the design element only for an upgrade to the Beechworth Neighbourhood Centre, the upgrade looks to improve lighting and accessibility.	**20,000**				20,000	

Capital Works Budget Commentary 2026/27

Version 4, 28 April 2026

Capital Works Area		Commentary	2026/27 Budget	Summary of Funding Sources				
				Grants	Contributions	Borrowings	Council cash	Other
Solar and Battery Upgrades - Rutherglen and Chiltern Memorial Halls.	Installation of solar panels and battery storage at Chiltern Memorial Hall and Rutherglen Memorial Hall.	This project (provided as part of the Community Energy Upgrades Fund Round 2) will install solar arrays and battery storage at two key community halls in Indigo Shire – Rutherglen Memorial Hall and Chiltern Memorial Hall. It will also provide a generator at Chiltern Memorial Hall. Rutherglen Memorial Hall already has a 15.18kW solar PV system installed, but recent roof upgrades mean that there is capability to have an additional 13.3kW solar PV system installed, which would almost double the solar capture at the hall. Any excess energy generated would be captured and stored in a new 19.32kW battery system. Chiltern Memorial Hall is currently one of Indigo Shire's Neighbourhood Safer Places (Place of Last Resort). The significant roof space can accommodate a large array totalling 13.3kW solar PV, and 19.32kW of battery storage. The addition of a 3-phase generator would mean that the hall can generate its own power, which will increase community resilience in times of need. This is a $102,000 project funded over two years. It is subject to the grant application being successful.	**56,082**	28,041			28,041	
Swimming Pool Renewal	Swimming pool renewals (sand filters, circulation pumps and safety showers).	Refurbishment and renewal of essential swimming pool plant and equipment, guided by detailed condition assessments. This program aims to maintain operational reliability, enhance safety standards, and extend the lifespan of pool facilities. Works will include upgrading filtration systems, pumps, heating units, chemical dosing systems, and other critical infrastructure to ensure continued serviceability and improved efficiency.	**90,000**				90,000	
Caravan Park Master Plan - Rutherglen	Upgrades to the built and supporting infrastructure which is in keeping with the requirements of the Master Plan for the caravan park.		**150,000**			150,000	-	
Caravan Park Master Plan - Beechworth	Upgrades to the built and supporting infrastructure which is in keeping with the requirements of the Master Plan for the caravan park.		**1,380,000**			1,380,000	-	
Caravan Park Yackandandah	Priority works and equipment acquisition required to support the ongoing operation of the caravan park.		**100,000**			100,000	-	
Caravan Parks Renewal	Funding to support minor upgrades within the caravan parks.		**25,000**				25,000	
TOTAL PROPERTY			**2,196,082**	**28,041**	**-**	**1,630,000**	**538,041**	**-**
PLANT AND EQUIPMENT								
Plant, Machinery and Equipment								

Capital Works Budget Commentary 2026/27

Version 4, 28 April 2026

Capital Works Area		Commentary	2026/27 Budget	Summary of Funding Sources				
				Grants	Contributions	Borrowings	Council cash	Other
Fleet Replacement	Replacement of fleet items as per strategic replacement program. Replacement of 3 motor vehicles.	In accordance with the Shire's Plant Fleet and Equipment Manual and its associated policy, passenger vehicles are scheduled for replacement on a 3–4 year cycle, with an optimal end-of-life mileage between 100,000 km and 150,000 km. Operations vehicles follow a 4–5 year replacement cycle, with an optimal end-of-life mileage of 150,000 km. This replacement strategy is benchmarked against research conducted by the Institute of Public Works Engineering Australia (IPWEA), which determines the optimal timing for vehicle replacement based on key factors such as resale value, maintenance costs, running expenses, and ancillary mechanical costs, among other considerations. This ensures a cost-effective approach to fleet management while maintaining reliability and efficiency. The identified vehicles were originally purchased around 2021 and have now reached the end of their service life according to council-set standards. Their scheduled replacement aligns with best-practice fleet management principles to minimize operational disruptions and long-term maintenance expenses.	**180,000**		50,000		130,000	
Plant Replacement	Replacement of heavy plant items as per strategic replacement program. 1 x Grader 1 x Forklift 1 x Truck	In accordance with the Shire's Plant Fleet and Equipment Manual and its associated policy, vehicle and equipment replacement is guided by benchmark replacement timings established through research by the Institute of Public Works Engineering Australia (IPWEA). This research determines the optimal timing for replacing vehicles and plant based on factors such as resale value, maintenance costs, running costs, and ancillary mechanical expenses, ensuring cost-effectiveness and operational efficiency. Based on these guidelines and periodic condition assessments, the identified plant have now reached the end of their service life as defined by council-set standards. Their replacement is necessary to maintain reliability, minimize unexpected downtime, and optimize long-term fleet management costs.	**1,007,000**		140,000		867,000	

Capital Works Budget Commentary 2026/27

Version 4, 28 April 2026

Capital Works Area		Commentary	2026/27 Budget	Summary of Funding Sources				
				Grants	Contributions	Borrowings	Council cash	Other
Minor plant	Renewal of small plant and equipment (chainsaws, brush cutters, blowers etc.).	In accordance with the Shire's Plant Fleet and Equipment Manual and its associated policy, small plant and equipment are scheduled for replacement on a 3–5 year cycle. This replacement timeframe is determined based on the expected useful life of the equipment, as well as historical data on the typical lifespan achieved by the council for its small plant assets. Additionally, this timeframe aligns with the warranty periods provided for most small plant, ensuring that equipment remains covered for repairs and maintenance during its operational life. Regular replacement within this cycle helps maintain operational efficiency, reduce downtime, and minimize maintenance costs, ensuring that staff have access to safe and reliable equipment to perform their duties effectively.	**40,000**				40,000	
Fixtures, Fittings and Furniture								
Playground Equipment replacement	Renewal of priority playground assets, including accessibility improvements.	Renewal of priority playground assets will be guided by condition assessments and aligned with the broader playground strategy. This process includes upgrading play equipment, enhancing accessibility, and incorporating inclusive design elements to ensure all users can enjoy the space. Improvements will focus on increasing safety, comfort, and usability, creating engaging and well-maintained environments that support community recreation and wellbeing.	**50,000**				50,000	
Street and Park Furniture renewal	Priority Park and Street Furniture replacement.	We prioritise the replacement of park and street furniture based on asset condition assessments, ensuring that upgrades are carried out in a timely manner and reflect the actual state of the infrastructure. This approach allows us to allocate resources efficiently, extending the lifespan of assets and reducing unnecessary replacements. By maintaining well-kept and functional public amenities, we enhance the overall experience for residents and visitors, fostering a safe, accessible, and visually appealing community environment.	**35,000**				35,000	
Computers and Telecommunications								

Capital Works Budget Commentary 2026/27

Version 4, 28 April 2026

Capital Works Area		Commentary	2026/27 Budget	Summary of Funding Sources				
				Grants	Contributions	Borrowings	Council cash	Other
IT Computer Replacement	Replacement of PC's and Laptops	This project supports the ongoing replacement of Council's desktop PCs and laptops to ensure staff have reliable, secure, and fit for purpose technology. The program aligns with Council's Standard Operating Environment (SOE) and replaces end user devices as they reach the end of their operational life. Maintaining an up to date fleet reduces the risk of hardware failure, improves performance, and supports cybersecurity requirements. Council is progressively transitioning staff from desktop computers to laptops to enable greater flexibility, mobility, and productivity. The allocated budget supports this transition and the ongoing asset renewal cycle. Current funding does not fully cover the cost of migrating all approved users within the existing timeframe. Continued investment in future years will be required to maintain a consistent, modern SOE across the organisation and to avoid the accumulation of outdated devices.	**75,000**				75,000	
IT Renewal Priorities.	Annual renewal network hardware and automation priorities.	This project supports the planned, ongoing renewal of Council's critical IT infrastructure and network environment, which underpins all digital services and day to day operations. The program includes the replacement of core infrastructure such as servers, network equipment, and disaster recovery and backup systems. Regular renewal of these assets is essential to maintaining a secure, reliable, and high performing IT environment. As infrastructure ages, the risk of system failures, service disruptions, and cybersecurity vulnerabilities increases. Proactive replacement reduces these risks, improves performance, and ensures Council's systems remain compatible with modern technology standards and increasing use of cloud based services. The program also includes investment in network management and automation technologies, improving reliability, reducing manual intervention, and strengthening Council's ability to monitor and manage its digital environment effectively. Continued investment supports business continuity and protects Council's digital assets.	**150,000**				150,000	

Capital Works Budget Commentary 2026/27

Version 4, 28 April 2026

Capital Works Area		Commentary	2026/27 Budget	Summary of Funding Sources				
				Grants	Contributions	Borrowings	Council cash	Other
IT Strategy implementation.	IT Strategy implementation and adoption of Cloud based architecture.	This project supports the implementation of Council's IT Foundations Program & IT Roadmap, with a strong focus on business improvement, core systems uplift, and digital transformation. The initiative is centred on improving Council's critical business systems that support service delivery, internal operations, and decision making. It translates the IT Roadmap into practical, prioritised investments that deliver measurable business benefits rather than standalone technology upgrades. Key areas of focus include the modernisation and replacement of ageing and underperforming core systems, improved system integration, increased adoption of cloud based platforms, and the reduction of manual, paper based, or inefficient processes. These improvements are designed to enhance efficiency, reliability, and user experience for both staff and the community. The program also establishes the foundations required for ongoing digital transformation, including stronger governance, improved data quality, and systems that can adapt to future business needs. Investment in IT Strategy implementation enables Council to move from maintaining legacy systems toward a more modern, resilient, and digitally enabled operating environment that supports continuous improvement and future service delivery expectations.	**250,000**				250,000	
Library books								
Library Stock Items	Premiers reading challenge.	The Premier's Reading Challenge is a Victorian State Government-funded program designed to encourage a love of reading among primary school-aged children. The program supports the purchase and expansion of book collections, ensuring that children have access to a diverse range of age-appropriate and engaging reading materials. By promoting regular reading habits, the initiative aims to enhance literacy skills, foster a lifelong passion for books, and support educational development. Schools, libraries, and community organizations benefit from this funding, helping to create richer literary environments for young readers across Victoria.	**6,601**	6,601			-	

Capital Works Budget Commentary 2026/27

Version 4, 28 April 2026

Capital Works Area		Commentary	2026/27 Budget	Summary of Funding Sources				
				Grants	Contributions	Borrowings	Council cash	Other
Library Stock Items	Replacement of old library books.	The Replacement of Old Library Books program is a State Government-funded initiative that supports the purchase and renewal of library resources for Indigo Shire Libraries. This program ensures that library collections remain up-to-date, relevant, and engaging for the community by replacing outdated or worn books with new, high-quality materials. By investing in fresh resources, the program helps to enhance the reading experience, support lifelong learning, and improve access to contemporary literature and information. The funding enables Indigo Shire Libraries to maintain a diverse and well-curated collection, catering to the educational, recreational, and informational needs of all library users.	**76,000**	65,000			11,000	
TOTAL PLANT AND EQUIPMENT			**1,869,601**	**71,601**	**190,000**	**-**	**1,608,000**	**-**
INFRASTRUCTURE								
Roads								
Resealing program.	Resurfacing of the sealed road network based on asset condition ratings and pre-season inspections.	Bituminous spray seals need to be resealed every 10 to 15 years as the surface becomes porous, brittle, and/or slippery due to prolonged UV exposure. Locations for resealing are identified using asset data collected through periodic condition assessments. These assessments help track the condition of road surfaces over time, ensuring maintenance is planned effectively. Small cracks begin to form in the seal, allowing water to seep into the road pavement, which can lead to potholes and soft spots. If there has been a particularly wet winter, deterioration can accelerate, making timely intervention essential. To address this, locations identified for resealing are further assessed within the budget year to ensure they receive treatment before significant pavement failures occur. The road reseal program ensures the spray seal provides a new waterproof barrier, protecting the underlying pavement from moisture infiltration and preventing failures. Additionally, the new seal enhances skid resistance, contributing to safer roads.	**645,000**				645,000	

Capital Works Budget Commentary 2026/27

Version 4, 28 April 2026

Capital Works Area		Commentary	2026/27 Budget	Summary of Funding Sources				
				Grants	Contributions	Borrowings	Council cash	Other
Gravel Resheeting Program.	Resheeting of gravel roads based on condition and environmental factors.	Gravel resheeting is an asset renewal process that involves applying a new layer of gravel to an unsealed road. It is a process designed to address structural weaknesses and surface deterioration. Resheeting locations are identified based on asset data collected through periodic condition assessments. These assessments help track road conditions over time, ensuring that resources are allocated effectively. Because gravel roads can deteriorate rapidly, especially after a wet winter, locations are reassessed within the budget year to prioritize the most critical areas. The process involves loosening the existing surface, spreading new gravel, and compacting it to create a stable and durable road surface. Gravel roads typically require resheeting every 5–20 years, depending on usage and environmental conditions	**747,000**				747,000	
Sealed pavement rehabilitation	Priorities for 2026/27 will focus on sections of Up River Road.	Rehabilitation of sealed road pavements involves restoring and strengthening road surfaces that have deteriorated due to age, traffic loads, and environmental factors. This process helps extend the lifespan of the road, improve safety, and enhance driving conditions. Locations for rehabilitation are identified based on asset data collected through periodic condition assessments. These assessments help monitor road conditions over time and ensure that resources are allocated effectively. By prioritizing roads that have reached critical deterioration levels, timely rehabilitation prevents further damage and minimizes long-term maintenance costs. The rehabilitation process may involve resurfacing, asphalt overlay, deep patching, or full pavement reconstruction, depending on the severity of the pavement distress. Factors such as heavy traffic, moisture infiltration, and extreme weather conditions can accelerate deterioration, making proactive rehabilitation essential to maintaining a safe and efficient road network.	**365,000**				365,000	

Capital Works Budget Commentary 2026/27

Version 4, 28 April 2026

Capital Works Area		Commentary	2026/27 Budget	Summary of Funding Sources				
				Grants	Contributions	Borrowings	Council cash	Other
Roads Major Patching.	Isolated rehabilitation and patching of sealed road defects, typically identified during winter months.	Major patching of sealed road pavements involves repairing significant areas of pavement distress, such as potholes, cracks, and structural failures, to restore road integrity and prolong its lifespan. This process is essential for maintaining safe and functional roads, preventing further deterioration, and delaying the need for full reconstruction. Locations for major patching are identified based on asset data collected through periodic condition assessments. These assessments help monitor pavement conditions over time, ensuring that repairs are prioritized for areas experiencing the most severe wear and tear. Factors such as heavy traffic loads, water infiltration, and extreme weather conditions can accelerate pavement deterioration, making timely interventions crucial. The patching process typically involves cutting and removing the damaged pavement, preparing the base, applying new asphalt or road material, and compacting it to restore a smooth and durable surface. By addressing localized pavement failures early, major patching reduces long-term maintenance costs and enhances overall road safety and performance.	**223,000**				223,000	
Final Seals Program	The final seals program applies the second coat of seal to new or rehabilitated works constructed the previous year. 2026/27 actions will include sections of Mahon Lane, Moffat Road, Polmear Lane and Alma Road	The final sealing of sealed roads is the process of applying a protective top layer to roads that have previously received their initial seal coat. This step is crucial in strengthening the road surface, enhancing durability, and improving skid resistance for safer driving conditions. By applying the final seal, the road is better protected against moisture penetration, oxidation, and general wear and tear caused by traffic and environmental factors. This process helps to extend the lifespan of the pavement, reducing long-term maintenance costs and ensuring a smoother, more resilient road surface for all users.	**65,000**				65,000	
Road design and planning.	Road designs and planning to support future works.	Road and footpath design and planning in Indigo Shire focuses on developing strategic and technical designs to support forward works for both road and footpath projects across the region. This planning ensures that future infrastructure improvements are well-structured, efficient, and aligned with the needs of Indigo Shire's communities, enhancing safety, accessibility, and connectivity. Through detailed assessments and engineering designs, Indigo Shire can effectively plan for new road and footpath construction, upgrades, and ongoing maintenance, ensuring infrastructure is designed to accommodate future growth while preserving the Shire's unique rural and heritage character. This proactive approach helps optimize resources, minimize disruptions, and deliver sustainable, high-quality infrastructure solutions that support residents, businesses, and visitors.	**80,000**				80,000	

Capital Works Budget Commentary 2026/27

Version 4, 28 April 2026

Capital Works Area		Commentary	2026/27 Budget	Summary of Funding Sources				
				Grants	Contributions	Borrowings	Council cash	Other
Roads to Recovery Income	Income from Roads to Recovery funding program.	Income from the Roads to Recovery funding program refers to financial support provided by the Australian Government to assist local councils in maintaining, repairing, and upgrading road infrastructure. This program plays a vital role in ensuring that local road networks remain safe, reliable, and accessible for communities. The funding allows councils to prioritize critical road projects, address deterioration, and improve road conditions to meet safety and efficiency standards. By supporting ongoing maintenance and upgrades, the program helps to extend the lifespan of roads, reduce long-term repair costs, and enhance overall transport connectivity within the region.		1,620,628			(1,620,628)	
Safe Local Roads and Street Program	TAC funded road safety works to provide road safety improvements across various towns. $2M fully funded program over 2 years - 2025/26 and 2026/27	The Safe Local Roads and Streets Program is a Transport Accident Commission (TAC) funded initiative aimed at improving road safety by reducing the likelihood and severity of crashes. This program focuses on implementing targeted safety measures, such as infrastructure upgrades, traffic calming treatments, and improved road designs, to create a safer environment for all road users. With a total funding allocation of $2 million over two years, the program supports proactive road safety improvements that help minimize risks, protect pedestrians and cyclists, and enhance overall transport efficiency. By investing in safer local roads, this initiative contributes to reducing road trauma, supporting community well-being, and ensuring long-term safety benefits for residents and commuters alike.	**1,000,000**	1,000,000			-	
Urban Road Sealing	Construction and sealing of priority urban roads.	Priorities to be confirmed. Urban road sealing priorities assessed on a needs basis taking into account traffic volumes, safety issues, usage type, maintenance needs and other factors. Also, Council will from time to time be obligated to contribute to developer funded upgrade works where it is assessed that there is a suitable benefit to the wider community. This would usually be documented as a condition associated with a planning permit.	**135,000**				135,000	
Bridges								
Bridge Major Renewal Works.	Strengthening and major renewal works to the following bridges: * Soldiers Road bridge - abutment works. * Boorhaman East Road bridge - abutment strengthening and kerb renewals.	Annual program to complete strengthening and major renewal works across Councils Bridge assets. 2026/27 will focus on renewal works to the following bridges, subject to available budget and cost of works. Soldiers Road bridge - Abutment retaining wall and other strengthening works. Boorhaman East Road bridge abutment strengthening and kerb renewals. Several other bridges will undergo detailed assessments to develop rehabilitation or renewal options to inform future years programs	**195,000**				195,000	

Capital Works Budget Commentary 2026/27

Version 4, 28 April 2026

Capital Works Area		Commentary	2026/27 Budget	Summary of Funding Sources				
				Grants	Contributions	Borrowings	Council cash	Other
McFeeters Rd Bridge Replacement project	Additional funding to support the replacement of McFeeters Rd Bridge. Original budget (2025/26) was $750k including $600k of grant funding and $150k ISC. Engineering estimates now put construction costs at $825k ($660k of grant funding and $165k ISC).	The McFeeters Road bridge in Beechworth has been identified as reaching the end of its serviceable life following a Level 3 bridge audit. This detailed structural assessment has determined that the bridge no longer meets safety and operational standards, necessitating its replacement. To support this critical infrastructure upgrade, funding has been sort through the Federal Bridge Renewal Program. This program provides financial assistance to local governments to improve the safety and reliability of bridges, ensuring they continue to serve communities effectively. The replacement of the McFeeters Road bridge will enhance safety for all road users, improve connectivity, and ensure long-term resilience for the local transport network.	**15,000**				15,000	
Bridge Minor Renewal Works.	Minor works to bridges or components including guard rail, decks, abutments and rock beaching.	As part of ongoing bridge renewals and safety improvements, minor works will be undertaken to repair bridge elements, including guardrails that have been damaged by vehicles. These issues were identified through the 2023 Level 2 bridge audits, which assess the structural condition and safety of bridges across the network. Level 2 bridge audits are routine inspections conducted to detect defects, damage, or wear that may affect the performance and safety of bridges. The identified repairs will help maintain the structural integrity of the affected bridges, enhance safety for all road users, and extend the lifespan of these critical assets.	**40,000**				40,000	
Footpaths and Cycleways								
Pathway Renewals (Shire wide).	Renewal works to existing footpaths and trails shire wide based on asset condition data and inspections.	As part of our commitment to maintaining safe and accessible pedestrian infrastructure, renewal works will be undertaken on existing footpaths across the shire. These works are guided by comprehensive asset condition data and routine inspections, ensuring that footpaths in need of repair or replacement are prioritized. By addressing wear and deterioration, this program aims to improve pedestrian safety, enhance accessibility for all community members, and extend the lifespan of our footpath network. The renewal works will be scheduled to minimize disruptions while delivering long-term benefits to residents and visitors.	**80,000**				80,000	

Capital Works Budget Commentary 2026/27

Version 4, 28 April 2026

Capital Works Area		Commentary	2026/27 Budget	Summary of Funding Sources				
				Grants	Contributions	Borrowings	Council cash	Other
Pathways Construction/Upgrade	Construction of footpath from Isaacs Avenue opposite Hospital to Railway Avenue	This project will deliver targeted pedestrian infrastructure upgrades within Yackandandah to improve safety, accessibility and connectivity between Yackandandah Health, Isaacs Park and the township centre. The works include the realignment of kerb lines on both sides of Isaac Avenue to reduce pedestrian crossing distances, improve sight lines and calm traffic at key crossing points. By narrowing the road at pedestrian desire lines, the project will create a safer and more legible crossing environment for all users, particularly vulnerable pedestrians. The project also includes construction of a new disability-compliant shared pathway through Isaacs Park. The pathway will be designed to meet accessibility standards, with grades suitable for wheelchairs, mobility scooters, walkers and prams, and will provide compliant access to the new public toilet block. In addition, short connecting paths will be constructed at disability-compliant grades to link the main pathway to the BBQ area and rotunda, ensuring these important community facilities are accessible to all users regardless of mobility. Importantly, the revised route will establish a safer and more accessible connection between Yackandandah Health and the township centre via Railway Avenue, which offers gentler grades than the existing route along Isaacs Avenue. Collectively, the project will improve access to medical, retail, hospitality and community services, enabling older residents and people with limited mobility to move more independently within the township. It strengthens Yackandandah's active transport	**83,500**	39,429			44,071	
Drainage								
Rural Road Drainage.	Renewal and minor upgrading of rural road drainage infrastructure, including road culverts, roadside table drain construction.	To enhance the resilience and efficiency of the rural road network, upgrades will be carried out on drainage infrastructure, including the installation and improvement of road culverts and the construction of roadside table drains. These works aim to improve stormwater management, reduce the risk of flooding and erosion, and ensure safer, more reliable road conditions for all users. Properly functioning drainage systems are essential for maintaining road integrity, particularly in rural areas prone to heavy rainfall and water runoff. By upgrading culverts and roadside drains, this project will help prevent water damage, minimize maintenance costs, and support long-term sustainability of local infrastructure.	**75,000**				75,000	

Capital Works Budget Commentary 2026/27

Version 4, 28 April 2026

Capital Works Area		Commentary	2026/27 Budget	Summary of Funding Sources				
				Grants	Contributions	Borrowings	Council cash	Other
Urban Drainage improvements	Priority projects for 2026/27 include: * Main Street Drainage, Wahgunyah * Kiewa Valley Estate detention basin, Tangambalanga	Following recent flood events, a need for upgrades to the urban drainage system has been identified to improve flood resilience and mitigate future risks. These upgrades will focus on enhancing stormwater management, increasing drainage capacity, and reducing the impact of heavy rainfall on urban areas. Improved drainage infrastructure will help prevent localised flooding, protect properties, and ensure safer road conditions during extreme weather events. The projects will include assessments of existing drainage networks, upgrades to key drainage points, and potential enhancements such as larger stormwater pipes, improved culverts, and additional water flow management measures. Main Street, Wahgunyah – Stage one of a broader stormwater master plan that will divert stormwater from Victoria Street to Main Street via a newly acquired drainage easement. These works will help safeguard properties along Main Street from flooding and ensure the intersection with Victoria Street maintains an appropriate level of service during storm events. Kiewa Valley Estate Detention Basin – Currently, stormwater from the estate discharges through the subdivision drainage system and, during larger rainfall events, contributes to flooding of downstream properties. To address this, the discharge will be diverted through a new drainage easement that will need to be acquired across the adjoining school land, allowing stormwater to be conveyed downstream and safely discharged into the creek.	**275,000**				275,000	
Recreational, Leisure & Community Facilities								
Community Projects	Seed funding to support grant applications for capital expenditure and / or project development and delivery for specific priority community capital projects (typically recreation or tourism).		**100,000**				100,000	
* Refurbishment of Old Chiltern Library	Refurbishment of old Chiltern Library space to support community use. [Total Project cost $60,000 Tiny Towns Grant $45,000 Council Contribution $15,000] (Project subject to successful grant application)	Since the Chiltern Hub opened in July 2023, the old Chiltern Library has remained vacant. This space has high potential to be utilised as a multipurpose community space, with interest from several community groups for use of the space. The space has also been deemed suitable for activities such as children's playgroups. The proposed works at this site would include the refurbishment of the toilet facilities and an uplift to the space including painting, new carpets and new soft furnishings. The Chiltern Hall is also a designated Emergency Relief Centre, and any improvements would also support the operations and comfort of community members and personnel from Emergency Management support agencies using this facility during an emergency.	**60,000**	45,000			15,000	

Capital Works Budget Commentary 2026/27

Version 4, 28 April 2026

Capital Works Area		Commentary	2026/27 Budget	Summary of Funding Sources				
				Grants	Contributions	Borrowings	Council cash	Other
* Rutherglen Maternal & Child Health Building Upgrade	Building improvements to enhance customer amenity. [Total Project cost $60,000 Tiny Towns Grant $45,000 Council Contribution $15,000] (Project subject to successful grant application)	The Rutherglen MaCH Clinic provides critical early years services to the Rutherglen community and is the most utilised centre in Indigo. The Clinic is an early years hub that provides MaCH, the Rutherglen Playgroup, speech pathology for infants and supported playgroup services. The project to upgrade client amenities will include improvements to the multipurpose breastfeeding and speech pathology room (installation of a split system, repainting etc) and a full kitchen upgrade. Currently the condition of the kitchen facilities which is accessible to and used by families who access the services as well as staff is very poor. These works will improve the amenity and safety of the building and the services run within it.	**60,000**	45,000			15,000	
Tangambalanga Tennis Courts Upgrade	Upgrade 2 tennis courts with lighting, fencing and drainage. [Total Project cost $524,814 SRV Grant $393,610.50 (LSIF) Club contribution $25,499 Council Contribution $105,704.50] Funded over 2 years - construction funding of $474,814 to be allocated in the 2027/28 budget year.	This project will upgrade the surface, lighting, fencing, and run-offs for Courts 1 and 2 at the Tangambalanga Tennis Club to meet Tennis Australia standards. Recent inspections by Tennis Victoria found the courts unsafe, with all four courts constructed on aging concrete bases that have suffered from shifting and poor drainage. Water pooling, uneven surfaces, and debris accumulation pose safety risks and reduce playability. The redevelopment aims to attract more female players, from juniors to seniors, who may currently avoid the club due to safety concerns over the playing surface and poor lighting. It also seeks to retain elite players who might otherwise play elsewhere with better facilities. As part of the Kiewa & Talgarno District Tennis Association, Tangambalanga Tennis Club currently hosts weekend competitions but often must use additional local courts due to insufficient safe playing spaces across age groups. The Thriving Tennis Communities Project highlights opportunities to grow junior match play in Indigo, aiding youth transition from coaching to competition.	**50,000**	50,000			-	
Parks and Gardens Renewal	Renewal of irrigation systems and other parks infrastructure.		**22,000**				22,000	
Borrowings								
Loan Borrowings	Borrowings to support capital program for strategic and multi generational projects					1,000,000	(1,000,000)	
TOTAL INFRASTRUCTURE			**4,315,500**	**2,800,057**	**-**	**1,000,000**	**515,443**	**-**
TOTAL NEW CAPITAL WORKS 2026-27			**8,381,183**	**2,899,699**	**190,000**	**2,630,000**	**2,661,484**	**-**

NON-ISC Owned Asset Works (non-capital)		Project Cost	Summary of Funding Sources				
			Grants	Contributions	Borrowings	Council cash	Other
Non-ISC Assets Works (non-capital)							

Capital Works Budget Commentary 2026/27

Version 4, 28 April 2026

Capital Works Area		Commentary	2026/27 Budget	Summary of Funding Sources				
				Grants	Contributions	Borrowings	Council cash	Other
Barkly Park Female Friendly Change Rooms Upgrade	Upgrade of existing change rooms at Barkly Park, Rutherglen. [Total Project cost $1,400,000 SRV Grant funding $1,00,000 Council Contribution $400,000] Multi-year Project - final allocation of funds.	The upgrade of the existing female change rooms at Barkly Park, Rutherglen, is a key infrastructure improvement aimed at enhancing the sporting and recreational facilities for athletes, club members, and the wider community. This multi-year project, now in its third year of funding, is part of a broader initiative to provide modern, inclusive, and accessible amenities that meet current sporting standards. The upgraded facilities will provide improved amenities for female athletes, ensuring equitable access to quality change rooms that support participation in sports at all levels. The works will include modernized showers, toilets, and locker areas, as well as accessible features to cater to diverse user needs. The project aligns with the commitment to fostering gender-inclusive sports environments and enhancing the overall experience for players, officials, and spectators at Barkly Park. Further updates on construction timelines and completion dates will be provided as the project progresses.	**350,000**	250,000			100,000	
Chiltern Recreation Reserve Lighting Upgrade	Upgrade of recreation reserve lighting to 100 lux [Total Project cost $327,375 SRV Grant $245,531 (LSIF) Club contribution $10,000 Council Contribution $71,844]	The funding and installation of a lighting upgrade is a priority item for the Reserve, upgraded lighting will provide the following direct benefits to the community. Provision of an improved capacity to provide a safe and varied training times for both senior and junior sporting organisations. Provision of a Recreation Facility that can provide personal and cultural safety to participants, by providing a high standard of external lighting to whole of the sporting field at the Reserve. Reduction in annual maintenance costs incurred by the Committee of Management, this will allow the allocation of both volunteer labour and funding to expand other priority projects and community programs at the Reserve. Provide a safe passive recreation venue for the Chiltern Community to access outside of daylight hours, providing social, physical and mental health benefits to the community.	**327,375**	245,531	10,000		71,844	
Kiewa Cricket Nets and Oval irrigation Planning	Design and planning of cricket nets and oval irrigation improvements [Total Project cost $19,882 SRV Grant $14,912 (LSIF) Club contribution $2,500 Council Contribution $2,470]	This project has been identified as a priority following detailed consultation with the Kiewa Memorial Park Committee of Management and the Kiewa Cricket Club. The current irrigation at the Kiewa Memorial Park only allows the cricket club to water the centre of the field leaving the remainder of the oval a hard and unsafe surface for play. The cricket nets at the memorial park are not compliant with Cricket Victoria's guidelines, and the cricket nets are at their end of life. If this grant application is successful, it will enable the club to undergo the feasibility and planning requirements that will be required to apply for funding to complete the project in the coming years.	**19,882**	14,912	2,500		2,470	
Total NON ISC Owned Assets 2026-27			**697,257**	**510,443**	**12,500**	**-**	**174,314**	**-**
Total Capital Works and NON ISC Owned Projects 2026-27			**9,078,440**	**3,410,142**	**202,500**	**2,630,000**	**2,835,798**	**0**

Capital Works Budget Commentary 2026/27

Version 4, 28 April 2026

Capital Works Area	Commentary	2026/27 Budget	Summary of Funding Sources				
			Grants	Contributions	Borrowings	Council cash	Other

* Project(s) subject to grant funding being secured

Draft Operating Income and Expense by Service Plan 2026/2027



INDIGO SHIRE COUNCIL

2026/2027 Budget Operating Income and Expenses by Service Plan

Table of Contents

Office of the Chief Executive 5
- **Executive Management** 6
- **Carlyle Cemetery** 8
- **Engagement and Communications** 10
- **Customer Experience** 12
- **Governance** 14
- **Information Management** 16
- **People and Culture** 18
- **Risk and Safety Management** 21

Planning and Corporate 25
- **Building Control Services** 26
- **Environmental Health Services** 28
- **Financial Services** 30
- **Information Technology** 32
- **Local Laws and Animals** 34
- **Planning Services** 37
- **Rates and Property Services** 39

Community and Economic Development 41
- **Community Development** 42
- **Creative Communities** 44
- **Early Years** 48
- **Economic Development** 51
- **Recreation** 53
- **Tourism Development** 55
- **Visitor Experience and Museums** 57
- **Young People** 60

Infrastructure 63
- **Asset Management** 64
- **Buildings and Property Services** 66
- **Buller Gas** 69
- **Capital Works Management** 72
- **Development Engineering** 74

2026/2027 Budget Operating Income and Expenses by Service Plan

Drainage 76
Emergency Management Works 77
Environment and Sustainability 78
Parks and Gardens 80
Pathways 82
Plant, Fleet and Equipment 84
Quarries 87
Roads and Bridge Maintenance 89
Tree Services 91
Waste Management 93

2026/2027 Budget Operating Income and Expenses by Service Plan

Office of the Chief Executive Officer

2026/2027 Budget Operating Income and Expenses by Service Plan

Executive Management

WHAT WE DO

On behalf of the Community, we oversee the proper functioning of Council, plan for and deliver the services and facilities to which they aspire, whilst maintaining the highest standards of probity and integrity.

- Oversee the day-to-day operations of Council
- Provide quality general management, governance and financial leadership to Council on behalf of the Community
- Oversee the development and delivery of the 4-year Council Plan
- Timely implementation of decisions and policies of the Council
- Advise and report to Council on functions under the Local Government Act
- Monitor, manage and report to Council on Council's performance

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Executive Management

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Expense			
2000. Hours - Ordinary Time	1,027,729	992,044	1,050,924
2002. Leave - Annual	97,630	101,841	99,837
2003. Leave - Long Service	25,695	24,801	26,275
2004. Leave - Personal	35,963	34,716	36,793
2005. Leave - Parental	5,142	4,957	5,267
2009. Superannuation	123,316	103,683	126,116
2010. Workcover	38,884	38,742	41,246
2020. Allowance - Travel	9,750	13,025	9,750
2021. Allowance - Other	44,397	36,593	46,090
2022. Training	12,500	8,481	12,500
2025. Memberships - Industry	32,650	32,997	50,537
2026. Professional Affiliations	1,150	1,032	1,050
2027. Medicals	0	223	0
2032. Name Badges	0	46	0
2034. Conferences/Workshops	6,000	3,100	6,000

2026/2027 Budget Operating Income and Expenses by Service Plan

Service Area - Executive Management

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
2040. Rewards & Recognition Policy	2,240	2,332	2,250
2101. Subscriptions	7,744	6,176	8,140
2102. Travel - Accommodation	7,600	8,698	7,800
2103. Travel - Meals	2,750	2,574	2,950
2104. Travel - Parking	1,020	902	1,020
2111. Stationery	170	264	150
2117. Catering	12,260	5,900	12,460
2127. Consumables - Printer	120	120	50
2143. Travel /Train/Plane/Uber/Taxi	100	759	100
2145. Functions	0	177	0
2203. Telephone - Mobile	9,840	9,231	9,840
2205. Internet	2,788	3,029	4,549
2406. Legal Expenses	0	8,000	0
2407. Advertising	6,600	6,042	1,600
2414. Facility Hire	1,000	1,735	1,400
2434. Software Subscriptions & Support	0	0	360
2436. Allowance - Councillor	268,333	269,818	277,970
2514. Fleet - Pool vehicle usage	200	498	368
2515. Fleet - Monthly Costs Distributed	48,480	50,638	45,885
2601. Contract Services	106,400	2,000	6,500
2603. Materials	740	865	1,750
2605. Purchases - Minor Equipment	240	377	250
Total Expense	**1,939,431**	**1,776,417**	**1,897,777**
	1,939,431	**1,776,417**	**1,897,777**

Carlyle Cemetery

WHAT WE DO

- Established in 1864, Carlyle Cemetery is a site of profound historical and cultural significance. It is the final resting place for local pioneers who contributed to the region's early development and community members whose heritage is deeply connected to the land. The cemetery stands as a testament to resilience, diversity, and a shared history.
- As Cemetery Trust Managers, we are dedicated to preserving Carlyle Cemetery as a place of respect and remembrance for generations to come. This responsibility includes safeguarding its historical integrity while adapting to the changing needs of our community. We focus on financial sustainability, improving accessibility, and providing thoughtful services that meet the expectations of families and loved ones.
- Our goal is to honour the past whilst planning for the future, ensuring Carlyle Cemetery remains a meaningful place of reflection, connection, and community pride.
- Beyond large-scale projects aimed at improving and presenting the facility, Council is committed to the day-to-day operations that keep the cemetery running smoothly. This includes managing funeral bookings and rights of interment, maintaining the grounds, preserving historical records, and providing exceptional customer service.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Carlyle Cemetery

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1366. Cemetery Fees	(47,400)	(49,580)	(47,400)
Total Income	**(47,400)**	**(49,580)**	**(47,400)**
Expense			
2000. Hours - Ordinary Time	16,418	9,687	17,110
2002. Leave - Annual	1,563	922	1,629
2003. Leave - Long Service	406	240	430
2004. Leave - Personal	574	339	600
2005. Leave - Parental	78	47	90
2009. Superannuation	1,970	922	2,050
2010. Workcover	495	292	510
2101. Subscriptions	250	0	250
2590. Transfer - To Reserve	(2,104)	9,876	(3,019)
2601. Contract Services	26,400	26,355	26,400
2603. Materials	1,350	900	1,350
Total Expense	**47,400**	**49,580**	**47,400**
	0	**(0)**	**0**

Engagement and Communications

WHAT WE DO

STRATEGIC CONTEXT

The Engagement and Communications Team operates in an increasingly complex environment where community expectations for transparency and meaningful participation are rising, while Council faces significant financial constraints and heightened scrutiny.

Effective communication and genuine engagement are not optional extras, they are essential to maintaining community trust, building social license for difficult decisions, and ensuring Council's reputation and relationships remain strong.

As a small rural council, we must be strategic and focused in our approach, ensuring every communication activity and engagement initiative delivers maximum value for both Council and community.

WHAT WE DO

The Engagement and Communications Team builds and maintains trust between Council and community by ensuring transparent communication, creating genuine opportunities for community influence in decision-making, and upholding professional standards across all Council communications.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area – Engagement & Communications

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Expense			
2000. Hours - Ordinary Time	249,668	228,751	253,584
2002. Leave - Annual	23,720	23,469	24,093
2003. Leave - Long Service	6,237	5,715	6,337
2004. Leave - Personal	8,735	8,003	8,876
2005. Leave - Parental	1,249	1,145	1,264
2009. Superannuation	29,955	23,769	30,430
2010. Workcover	7,486	6,983	7,601
2021. Allowance - Other	10,347	9,826	11,092
2026. Professional Affiliations	0	461	0
2101. Subscriptions	2,400	2,395	2,400
2103. Travel - Meals	0	28	0
2108. Printing	2,000	1,625	2,000
2117. Catering	0	36	0
2129. Consumables - Staff	0	33	0
2132. Newspapers & Periodicals	600	607	600
2205. Internet	300	175	0
2407. Advertising	12,000	7,456	12,000
2514. Fleet - Pool vehicle usage	150	75	150
2601. Contract Services	24,000	39,446	24,000
Total Expense	**378,847**	**359,998**	**384,427**
	378,847	**359,998**	**384,427**

2026/2027 Budget Operating Income and Expenses by Service Plan

Customer Experience

WHAT WE DO

We're the frontline connection between Indigo Shire Council and our residents—operating across four service centres in Yackandandah

Chiltern, Rutherglen, and Beechworth Ford Street. With 30,000+ customer interactions annually, we transform complex council processes into accessible, positive experiences.

As the first point of contact for the majority of residents, we handle everything from simple bin enquiries to complex Rates questions to animal registrations. We're often the only council staff many residents ever speak to, making every interaction crucial to how our community perceives and trusts their local government.

Our team serves a geographically dispersed municipality, ensuring residents across our townships and rural areas have access to council services without always needing to travel to the main administration centre. This local presence matters—it means we know the communities we serve, understand local issues, and can provide context-aware assistance.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Customer Experience

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Expense			
2000. Hours - Ordinary Time	335,107	361,901	388,305
2002. Leave - Annual	31,826	34,377	36,889
2003. Leave - Long Service	11,354	10,636	11,661
2004. Leave - Personal	11,731	12,671	13,597
2005. Leave - Parental	1,674	1,809	1,950
2009. Superannuation	54,471	44,503	55,962
2010. Workcover	13,631	12,817	13,989
2018. Hours - Casual	118,907	63,262	77,935
2021. Allowance - Other	482	476	481
2023. Uniforms	4,500	2,935	4,500
2032. Name Badges	50	96	50
2108. Printing	2,500	2,221	2,500
2109. Paper	4,000	5,493	4,000
2110. Postage	12,000	10,517	12,000
2111. Stationery	6,840	6,354	6,840
2126. Groceries	0	34	0
2129. Consumables - Staff	5,500	5,551	5,500
2132. Newspapers & Periodicals	0	145	0
2200. Freight	4,380	3,743	4,380
2203. Telephone - Mobile	360	210	360
2514. Fleet - Pool vehicle usage	1,000	776	1,000
2601. Contract Services	1,000	762	1,000
2605. Purchases - Minor Equipment	1,800	1,252	1,800
Total Expense	**623,113**	**582,539**	**644,699**
	623,113	**582,539**	**644,699**

Governance

WHAT WE DO

This service has the responsibility to provide governance support to Council and officers. We support good governance advice to Council, Councillors, staff and Council committees, to enable making and implementing decisions with reference to community engagement, policy frameworks and agreed practice and in compliance with relevant legislation. This covers integrity training, privacy/FOI, delegations, council business papers and coordinating elections, Council meetings, Committees and reporting for LGPRF.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Governance

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1506. Fees	0	(193)	0
1507. Fines - (Infringements)	(20,000)	(21,632)	0
Total Income	**(20,000)**	**(21,826)**	**0**
Expense			
2000. Hours - Ordinary Time	137,653	133,856	147,089
2002. Leave - Annual	13,076	12,715	13,977
2003. Leave - Long Service	3,439	3,343	3,680
2004. Leave - Personal	4,820	4,688	5,146
2005. Leave - Parental	691	671	736
2009. Superannuation	16,519	14,005	17,651
2010. Workcover	4,131	4,020	4,409
2021. Allowance - Other	404	399	404
2023. Uniforms	200	0	200
2101. Subscriptions	8,800	8,800	9,635
2102. Travel - Accommodation	1,200	600	1,200
2103. Travel - Meals	600	300	450
2111. Stationery	0	99	0
2406. Legal Expenses	2,250	2,250	0
2514. Fleet - Pool vehicle usage	1,032	603	1,032
2601. Contract Services	3,000	14,797	0
2605. Purchases - Minor Equipment	0	154	0
Total Expense	**197,815**	**201,301**	**205,609**
	177,815	**179,475**	**205,609**

Information Management

WHAT WE DO

- Support the Council to maintain Council Records in accordance with legislative requirements, by providing advice, training and ongoing support to staff.
- Administer Council's Electronic Document Records Management System (EDRMS), supporting officers to manage records within the system, and ensuring all relevant records are accessible and stored in accordance with legislative obligations.
- Ensuring document disposal and retention requirements are in accordance with the Public Records Office of Victoria.
- Managing the lifecycle of all electronic and physical records (stored on and off-site)
- Manage all incoming correspondence (electronic and hard copy), assigning actions to the appropriate officer in a timely manner.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Information Management

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1506. Fees	0	411	0
Total Income	**0**	**411**	**0**
Expense			
2000. Hours - Ordinary Time	133,607	132,064	141,932
2002. Leave - Annual	12,698	12,550	13,481
2003. Leave - Long Service	3,338	3,514	3,543
2004. Leave - Personal	4,676	4,622	4,966
2005. Leave - Parental	665	659	708
2009. Superannuation	16,034	14,905	17,029
2010. Workcover	4,013	4,220	4,258
2018. Hours - Casual	0	8,518	0
2023. Uniforms	500	300	500
2025. Memberships - Industry	615	1,229	615
2111. Stationery	0	68	0
2433. Archive - Storage Costs	18,000	17,418	24,840
2601. Contract Services	0	0	50,000
Total Expense	**194,146**	**200,068**	**261,872**
	194,146	**199,657**	**261,872**

People and Culture

WHAT WE DO

The People & Culture team exists to support, enable and develop the workforce, culture and practices of the organisation to best achieve the objectives of the Council Plan.

We do this in the following ways:

- Build organisational capability through effective leadership, employee attraction, development and retention
- Provide for the health, safety and wellbeing of our employees
- Drive enhanced contribution and delivery of our Council Plan through effective performance objectives, reviews and management
- Encourage and drive the rewarding of and recognising behaviours and high performance
- Drive, influence and support positive cultural change across the organisation
- Support and coach line managers and supervisors in engaging, developing and motivating their staff
- Monitor and report on WorkCover management and supporting employees to return to work safely
- Manage Council's risk by ensuring compliance with the Occupational Health and Safety Act 2004, Fair Work Act 2009, Public Interest Disclosures Act 2012, Council's Enterprise Agreement and other relevant legislation, standards and instruments.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - People & Culture

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Expense			
2000. Hours - Ordinary Time	367,143	340,335	377,505
2002. Leave - Annual	34,876	33,637	35,870
2003. Leave - Long Service	9,180	8,555	9,442
2004. Leave - Personal	12,844	11,976	13,209
2005. Leave - Parental	1,837	1,712	1,885
2009. Superannuation	44,053	35,694	45,309
2010. Workcover	11,012	10,371	11,328
2012. Leave - Other	0	1,904	0
2015. Training - Online	20,250	27,000	20,250
2021. Allowance - Other	11,183	9,784	11,023
2022. Training	75,872	75,871	75,872
2023. Uniforms	1,200	700	1,200
2025. Memberships - Industry	6,000	6,000	6,000
2026. Professional Affiliations	1,290	820	1,290
2027. Medicals	3,080	7,490	4,580
2028. Police and WWC Checks	4,080	3,835	8,160
2029. Vaccinations	2,200	4,264	2,200
2034. Conferences/Workshops	4,200	2,000	4,200
2036. Recruitment Costs	0	0	2,000
2039. Development - Professional	0	1,110	0
2040. Rewards & Recognition Policy	3,750	3,884	3,750
2043. Programs - Employee Assistance	15,800	14,888	15,800
2044. Development - Leadership	20,750	34,614	20,750
2101. Subscriptions	1,500	1,603	1,550
2102. Travel - Accommodation	1,550	1,250	1,550
2103. Travel - Meals	515	964	515
2104. Travel - Parking	250	259	250
2111. Stationery	200	247	200
2117. Catering	1,500	1,527	1,500
2129. Consumables - Staff	0	24	0
2202. Telephone - Landline	0	2,275	0
2203. Telephone - Mobile	1,800	1,224	900

2026/2027 Budget Operating Income and Expenses by Service Plan

Service Area - People & Culture

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
2205. Internet	600	350	0
2406. Legal Expenses	12,360	12,360	5,000
2407. Advertising	40,798	34,224	40,798
2414. Facility Hire	0	500	0
2514. Fleet - Pool vehicle usage	2,400	1,590	2,400
2601. Contract Services	126,400	135,221	79,700
2613. Psychometric testing	3,080	2,120	3,080
Total Expense	**843,553**	**832,182**	**809,066**
	843,553	**832,182**	**809,066**

Risk and Safety Management

WHAT WE DO

This service provides leadership and support for risk, insurance, health and safety, internal audit and statutory activities and requirements. Major functions of this service include:

- Development, maintenance and implementation of the Risk Management Framework
- Development, maintenance and implementation of the Health and Safety Management System
- Coordination of the Audit and Risk Committee
- Coordination of insurances and management of insurance claims
- Investigation and reporting of incidents
- Coordinator of Internal Audits
- Ensuring compliance with legislation including:
  - Local Government Act 2020
  - Health and Safety Act 2004

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Risk and Safety Management

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1253. Reimbursement - Workcover	0	0	(30,000)
1405. Interest - General	0	(11,508)	0
1506. Fees	0	(12)	0
1536. Insurance - Charges	0	(488)	0
Total Income	**0**	**(12,008)**	**(30,000)**
Expense			
2000. Hours - Ordinary Time	166,409	162,426	180,851
2002. Leave - Annual	15,807	15,429	17,177
2003. Leave - Long Service	4,166	4,064	4,522
2004. Leave - Personal	5,828	5,687	6,330
2005. Leave - Parental	835	814	905
2009. Superannuation	19,971	17,127	21,699
2010. Workcover	4,994	110,130	5,426
2020. Allowance - Travel	4,576	4,576	400
2021. Allowance - Other	8,381	12,478	9,247
2022. Training	500	500	0
2101. Subscriptions	600	0	600
2102. Travel - Accommodation	600	400	0
2117. Catering	0	568	200
2203. Telephone - Mobile	600	437	600
2404. Insurance - Broker Fees	34,310	30,602	32,132
2411. Insurance - Vehicle	0	0	0
2414. Facility Hire	0	250	500
2415. Insurance - Public Liability	251,770	(33,213)	317,702
2416. Insurance - Asset	371,624	379,312	392,626
2417. Insurance - Fidelity Guarantee	5,129	0	5,509
2418. Insurance - Officers & Councillors	18,759	15,658	16,441
2422. Insurance - Cyber Liability	17,475	16,325	17,141
2425. Audit Fees - Internal	45,000	32,500	41,250
2426. Insurance - Personal Accident	2,693	2,641	2,773
2514. Fleet - Pool vehicle usage	1,200	1,007	1,200

2026/2027 Budget Operating Income and Expenses by Service Plan

Service Area - Risk and Safety Management

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
2601. Contract Services	18,900	29,121	19,048
2605. Purchases - Minor Equipment	980	980	0
Total Expense	**1,001,107**	**809,818**	**1,094,279**
	1,001,107	**797,809**	**1,064,279**

2026/2027 Budget Operating Income and Expenses by Service Plan

Planning and Corporate Services

2026/2027 Budget Operating Income and Expenses by Service Plan

Building Control Services

WHAT WE DO

The Building Control Service's role is to assist in protecting the community from major risks to life and property and to fulfil the obligations required by Local Councils within the Building Act 1993 and the Building Regulations 2018.

We offer a service to the community whether through the issue of permits or for just advice how homes, shops and commercial structures can be built to be structurally sound and ensure they meet all relevant standards for Disability Access, Bushfire Construction and Energy Ratings.

We monitor pools to ensure compliance and safety.

Councils Municipal Building Surveyor has statutory responsibility for decisions made pursuant to the Act & Regulations.

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Building & Control Services

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1353. Information Statements	(30,000)	(32,506)	(28,000)
1354. Pool Registration Fees	(10,000)	(8,803)	(2,400)
1377. Building - Other Charges	(66,000)	(67,860)	(59,000)
1378. Building - Lodgement Fee	(55,000)	(53,393)	(54,000)
1381. Building - Permit	(265,000)	(259,033)	(255,000)
1506. Fees	0	(8,636)	0
1507. Fines - (Infringements)	0	(21,200)	(24,000)
1528. Service Recovery - Building Control	(179,688)	(179,688)	(203,088)
Total Income	**(605,688)**	**(631,121)**	**(625,488)**
Expense			
2000. Hours - Ordinary Time	557,054	557,862	586,958
2002. Leave - Annual	52,927	52,300	55,765
2003. Leave - Long Service	14,351	14,813	15,289
2004. Leave - Personal	19,494	19,522	20,536

2026/2027 Budget Operating Income and Expenses by Service Plan

Service Area - Building & Control Services

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
2005. Leave - Parental	2,793	2,793	2,933
2009. Superannuation	68,871	62,466	73,379
2010. Workcover	17,231	19,147	18,335
2018. Hours - Casual	16,965	34,267	24,427
2021. Allowance - Other	8,079	9,594	10,611
2022. Training	6,000	2,000	0
2023. Uniforms	600	473	0
2024. Protective Clothing	0	335	0
2025. Memberships - Industry	600	324	1,000
2032. Name Badges	0	42	0
2033. Trainees	500	500	0
2034. Conferences/Workshops	0	1,000	0
2101. Subscriptions	900	0	0
2102. Travel - Accommodation	0	355	0
2103. Travel - Meals	200	200	150
2117. Catering	0	72	0
2142. Administration Charge	0	16	0
2203. Telephone - Mobile	1,200	1,027	1,200
2406. Legal Expenses	0	32	0
2408. Legislation	0	149	0
2514. Fleet - Pool vehicle usage	0	437	0
2515. Fleet - Monthly Costs Distributed	36,950	32,467	24,680
Total Expense	**804,715**	**812,191**	**835,263**
	199,027	**181,070**	**209,775**

Environmental Health Services

WHAT WE DO

The Environmental Health Department ensures the necessary public health standards are maintained for the health and wellbeing of not just the residents of the shire but also the visitors who are using our accommodation and food premises through a thorough Food and Accommodation inspection regime. Septic and Wastewater approvals protect our waterways and prevent communicable diseases.

We assist State Government bodies with Communicable disease investigations, Mosquito Monitoring, Tobacco, Vape and Smoking area monitoring, Blue-Green Algae testing, Sharps Disposals and of course all the and inspections ensure the standard of living in this area is maintained.

We provide the same services to Falls Creek and Mt Hotham Resorts under a contract arrangement.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Environmental Health Services

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1061. Grant Op (SNR) Income Transfer	0	(62,034)	0
1062. Grant Op (SNR)	(1,500)	(5,517)	(8,000)
1355. EH - Food Premises Registration	(161,100)	(143,810)	(162,000)
1356. EH - Prescribed Accommodation Rego	(74,200)	(73,500)	(75,000)
1357. EH - Caravan Parks/Camping Permits	0	0	(200)
1358. EH - Hairdressers Registration	(3,000)	(2,887)	(3,000)
1359. EH - Septic Tanks - Fee	(39,800)	(43,832)	(40,200)
1361. EH - Aquatic Facilities	(800)	(94)	(800)
Total Income	**(280,400)**	**(331,674)**	**(289,200)**
Expense			
2000. Hours - Ordinary Time	207,167	176,306	239,417
2002. Leave - Annual	19,675	16,750	22,750
2003. Leave - Long Service	8,670	6,948	9,570
2004. Leave - Personal	7,252	6,170	8,381
2005. Leave - Parental	1,039	880	1,197
2009. Superannuation	41,584	28,349	45,964
2010. Workcover	10,392	8,730	11,482
2018. Hours - Casual	110,388	101,404	143,663
2021. Allowance - Other	2,075	2,096	2,090
2025. Memberships - Industry	450	385	0
2103. Travel - Meals	0	38	0
2133. Sampling Expenses	8,050	4,215	2,800
2203. Telephone - Mobile	1,200	1,135	0
2205. Internet	0	201	0
2514. Fleet - Pool vehicle usage	19,200	11,225	0
2515. Fleet - Monthly Costs Distributed	0	638	19,440
2601. Contract Services	0	30,837	17,500
2605. Purchases - Minor Equipment	150	0	0
Total Expense	**437,292**	**396,308**	**524,254**
	156,892	**64,634**	**235,054**

2026/2027 Budget Operating Income and Expenses by Service Plan

Financial Services

WHAT WE DO

- Deliver all core finance, payroll and accounting functions
- Management and compliance with all finance and payroll related statutory, legal and taxation obligations
- Finance support to EMT, Council, managers and staff
- Strategic financial planning
- Creation and maintenance of organisational finance policies
- Manage Procurement

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Financial Services

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1050. Grant Op (CR) Vic Grants Commission	(4,404,671)	(2,168,184)	(4,490,700)
1401. Interest - Investments	(110,879)	(181,350)	(150,010)
1402. *Interest - Rates	(246,000)	(246,000)	(217,005)
1404. Dividends	(1,600)	(1,770)	(1,850)
1719. Business Unit Surcharge	(46,634)	(46,634)	(46,512)
Total Income	**(4,809,784)**	**(2,643,938)**	**(4,906,077)**
Expense			
2000. Hours - Ordinary Time	569,013	581,089	561,362
2002. Leave - Annual	54,051	54,730	53,335
2003. Leave - Long Service	14,220	14,521	14,036
2004. Leave - Personal	19,916	20,336	19,633
2005. Leave - Parental	2,842	2,905	2,802
2009. Superannuation	68,277	61,192	67,353
2010. Workcover	17,074	18,773	16,838
2017. Salary & Wages - Adjustment	0	0	(55,000)
2021. Allowance - Other	11,793	6,445	12,458
2023. Uniforms	0	0	700
2025. Memberships - Industry	260	236	500

2026/2027 Budget Operating Income and Expenses by Service Plan

Service Area - Financial Services

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
2026. Professional Affiliations	600	810	900
2032. Name Badges	0	22	0
2105. Bank Charges	16,475	77,233	66,475
2107. Licencing	0	0	2,900
2111. Stationery	0	0	420
2117. Catering	0	0	1,350
2127. Consumables - Printer	500	0	0
2300. Interest - Loans	159,182	160,407	294,820
2302. Interest - Overdraft	5,000	2,500	0
2401. Audit Fees - VAGO	45,000	45,000	53,000
2403. Bad Debts	0	0	4,000
2406. Legal Expenses	0	225	0
2407. Advertising	1,500	1,500	1,750
2434. Software Subscriptions & Support	0	0	2,900
2450. Salary & Wage Adjustments	0	232,000	0
2514. Fleet - Pool vehicle usage	0	118	300
2601. Contract Services	59,060	62,060	14,500
Total Expense	**1,044,763**	**1,342,103**	**1,137,332**
	(3,765,021)	**(1,301,835)**	**(3,768,745)**

Information Technology

WHAT WE DO

The purpose of the Indigo Shire Council IT Team is to deliver and sustain secure, reliable and seamlessly integrated technology solutions that align with council goals. We are committed to leveraging innovative IT strategies that serve and empower our community.

Key activities include:

- **Technology and Infrastructure Management:** Overseeing and maintaining the council's technology infrastructure, including servers, networks and hardware. Implementing and managing software applications and databases used across council.
- Security and Compliance: Implementing and enforcing cybersecurity measures to protect systems and data. Ensuring compliance with relevant regulations and standards related to data security and privacy
- **User Support and Training:** Providing technical support to council staff for hardware, software and network related issues. Conduct training programs to enhance digital literacy and promote effective use of technology.
- **Strategic Planning and Advisory:** Offering strategic advice on technology trends and advancements that align with the council's goals. Work with the IT Steering Committee to set priorities, policies and mould strategic objectives and direction.
- **Digital Transformation Initiatives:** Leading and supporting digital transformation projects to enhance operational efficiency and service delivery. Introduce innovative technologies to improve process and community engagement
- **Data Management and Analytics:** Managing and analysing data, enabling data driven decision making. Ensuring the availability and integrity of data for various council functions
- **Emergency and Continuity Planning:** Implementing disaster recovery and business continuity plans to ensure uninterrupted services during emergencies. Establishing and testing protocols for data backup and recovery.
- **Project Delivery**: Manage IT Projects and IT project delivery framework.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Information Technology

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Expense			
2000. Hours - Ordinary Time	287,443	296,330	296,046
2001. Hours - Overtime	3,020	1,760	0
2002. Leave - Annual	27,308	27,722	28,125
2003. Leave - Long Service	7,181	7,404	7,400
2004. Leave - Personal	10,050	10,366	10,366
2005. Leave - Parental	1,433	1,480	1,483
2009. Superannuation	34,495	31,314	35,517
2010. Workcover	8,617	9,004	8,883
2021. Allowance - Other	10,347	10,028	10,619
2103. Travel - Meals	0	96	0
2114. Maintenance - Equipment	2,000	1,000	2,000
2143. Travel /Train/Plane/Uber/Taxi	0	20	0
2202. Telephone - Landline	7,200	7,047	7,200
2203. Telephone - Mobile	27,000	21,682	27,000
2205. Internet	145,200	145,341	157,200
2406. Legal Expenses	0	1,142	0
2434. Software Subscriptions & Support	994,000	1,051,163	994,000
2514. Fleet - Pool vehicle usage	2,150	1,361	2,150
2601. Contract Services	85,140	79,040	55,200
2605. Purchases - Minor Equipment	54,500	28,753	44,400
Total Expense	**1,707,084**	**1,732,053**	**1,687,589**
	1,707,084	**1,732,053**	**1,687,589**

Local Laws and Animals

WHAT WE DO

The department is in place so that Council can provide an efficient service that maintains safety and order within the community.

The staff within the unit promote, educate people and enforce numerous Local, State and Federal Laws to maintain order and ensure activities conducted by individuals or community groups are done so in a manner that protects amenity of the area, protects Council asset base and ensures activities are safe for the community.

The School Crossing Supervisors operate as a service to ensure primary school age children are able to crossroads safely, and they have a very important role as front line representatives of Council.

Provide a safe and orderly environment for residents, visitors and the public, to provide amenity and minimise risks to both the community and to Council. To achieve this the unit uses both State Legislation and Local Laws.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Local Laws & Animals

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1052. Grant Op (SR) Vic Roads	(15,700)	(16,144)	(16,150)
1350. LL - Local Laws Fee	(45,000)	(44,657)	(43,300)
1351. LL - Animal - Dog Registration	(132,000)	(96,401)	(128,900)
1352. LL - Animal - Cat Registration	(28,000)	(21,407)	(20,700)
1379. LL - Animal - Business Registration	(2,000)	(2,000)	(1,900)
1502. Fees - Site	0	(875)	0
1506. Fees	0	(2,945)	0
1507. Fines - (Infringements)	(50,000)	(46,935)	(37,600)
1533. Lifetime Tags	(4,200)	(2,450)	0
Total Income	**(276,900)**	**(233,814)**	**(248,550)**
Expense			
2000. Hours - Ordinary Time	186,987	181,475	200,126
2001. Hours - Overtime	0	921	0
2002. Leave - Annual	17,761	16,950	19,014
2003. Leave - Long Service	4,672	4,535	5,007
2004. Leave - Personal	6,545	6,354	7,009
2005. Leave - Parental	943	913	1,000
2009. Superannuation	22,447	20,358	24,010
2010. Workcover	5,598	6,248	6,006
2018. Hours - Casual	0	900	0
2021. Allowance - Other	29,020	28,254	29,739
2023. Uniforms	500	980	1,000
2024. Protective Clothing	1,000	909	1,500
2031. Business Cards	100	100	100
2032. Name Badges	50	50	0
2107. Licencing	300	0	300
2110. Postage	1,000	500	0
2111. Stationery	0	21	0
2120. Levy	16,500	13,262	16,500
2200. Freight	0	119	0

2026/2027 Budget Operating Income and Expenses by Service Plan

Service Area - Local Laws & Animals

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
2203. Telephone - Mobile	1,000	1,174	1,000
2400. Plant Hire - Internal	0	464	0
2407. Advertising	600	0	0
2515. Fleet - Monthly Costs Distributed	41,851	45,608	40,085
2601. Contract Services	26,256	27,203	16,656
2603. Materials	0	382	0
Total Expense	**363,130**	**357,679**	**369,052**
	86,230	**123,865**	**120,502**

2026/2027 Budget Operating Income and Expenses by Service Plan

Planning Services

WHAT WE DO

- Statutory Planning is responsible for undertaking the role and duty of the Responsible Authority under the rules and regulations of the Planning and Environment Act 1987, the Subdivision Act 1988 and associated legislation.
- Strategic Planning is the Planning Authority for the municipality and responsible for maintaining and updating the Indigo Planning Scheme

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area – Planning Services

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1061. Grant Op (SNR) Income Transfer	0	(126,390)	0
1370. Planning - Application	(285,000)	(247,550)	(257,000)
1371. Subdivision - Application	(4,800)	(7,644)	(6,000)
1372. Subdivision - Certification	(4,000)	(5,342)	(6,000)
1373. Planning - Administration	(6,600)	(7,952)	(3,000)
1382. Planning - Information request	(10,000)	(9,207)	(9,500)
1384. Planning - Certificate of Compliance	(800)	(400)	(600)
1507. Fines - (Infringements)	0	(4,820)	(400)
1557. Advertising Revenue	(17,000)	(18,190)	(14,400)
1600. Recovery - Legal Costs	(5,000)	(4,829)	0
1606. Contributions - Openspace	(80,000)	(72,500)	(80,000)
Total Income	**(413,200)**	**(504,824)**	**(376,900)**
Expense			
2000. Hours - Ordinary Time	944,720	875,360	961,817
2002. Leave - Annual	89,750	82,696	91,360
2003. Leave - Long Service	23,629	21,955	24,033
2004. Leave - Personal	33,072	30,643	33,644
2005. Leave - Parental	4,725	4,377	4,820

2026/2027 Budget Operating Income and Expenses by Service Plan

Service Area – Planning Services

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
2009. Superannuation	113,366	91,850	115,415
2010. Workcover	28,350	28,129	28,850
2018. Hours - Casual	0	2,630	0
2020. Allowance - Travel	0	227	0
2021. Allowance - Other	9,865	9,744	10,138
2022. Training	0	259	0
2025. Memberships - Industry	800	1,300	0
2032. Name Badges	0	85	0
2102. Travel - Accommodation	0	1,603	600
2103. Travel - Meals	0	33	0
2105. Bank Charges	0	6	0
2111. Stationery	0	27	0
2117. Catering	0	113	0
2142. Administration Charge	0	158	0
2143. Travel /Train/Plane/Uber/Taxi	0	144	0
2203. Telephone - Mobile	0	534	0
2406. Legal Expenses	20,000	89,170	20,000
2407. Advertising	10,000	7,284	8,000
2434. Software Subscriptions & Support	0	0	15,000
2514. Fleet - Pool vehicle usage	0	314	0
2515. Fleet - Monthly Costs Distributed	0	1,538	2,785
2590. Transfer - To Reserve	80,000	72,500	80,000
2601. Contract Services	150,000	136,690	144,500
Total Expense	**1,508,277**	**1,459,370**	**1,540,962**
	1,095,077	**954,545**	**1,164,062**

Rates and Property Services

WHAT WE DO

- Review and implement process of property valuations which are now being processed annually and centralised through the Valuer General.
- Implementation of new Property and Rates system.
- Integration of rating software with VM online valuation system.
- Monitor outstanding rates debtors
- Implement outcomes from the new Revenue and Rating Strategy and Financial Hardship Policy
- Ensure rates are compliant with the rate cap

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Rates and Property Services

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1003. Municipal Charge	(3,145,034)	(3,123,413)	(3,268,307)
1004. Residential General	(8,376,747)	(8,371,258)	(8,820,119)
1005. Rural 1 PP	(198,455)	(198,455)	(206,006)
1006. Residential Vacant	(475,975)	(468,336)	(453,262)
1007. Rural 1	(3,341,560)	(3,351,780)	(3,449,839)
1008. Rural 2	(1,252,481)	(1,240,234)	(1,316,794)
1009. Commercial/Industrial	(976,439)	(981,583)	(1,008,866)
1012. Supplementary Rate	(70,000)	(181,823)	(100,000)
1013. Fire Service Levy	(48,844)	(48,844)	(49,500)
1353. Information Statements	(2,640)	(2,640)	(2,710)
1506. Fees	(1,111)	(1,681)	(1,730)
Total Income	**(17,889,286)**	**(17,970,048)**	**(18,677,133)**
Expense			
2101. Subscriptions	540	528	540
2105. Bank Charges	24,923	37,659	38,700
2403. Bad Debts	2,400	4,900	2,500
2406. Legal Expenses	0	330	6,000
2601. Contract Services	179,240	143,300	206,785
2612. Levy - Fire Services	27,426	33,803	34,000
Total Expense	**234,529**	**220,521**	**288,525**
	(17,654,757)	**(17,749,528)**	**(18,388,608)**

Community and Economic Development

2026/2027 Budget Operating Income and Expenses by Service Plan

Community Development

WHAT WE DO

The Community Development service portfolio is a key community liaison area within Indigo Shire Council. The portfolio assists with key Council Plan, Place Plans and Municipal Public Health and Wellbeing Plan initiative implementation whilst providing support and direction to Recreation, Youth, Access and Inclusion, Early Years and Maternal and Child Health Teams. Emergency management coordination and implementation is also imbedded within the Community Development portfolio.

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Community Development

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1057. Grant Op (SR) DHHS Funding	(3,000)	0	(3,000)
1061. Grant Op (SNR) Income Transfer	0	(349,884)	0
1062. Grant Op (SNR)	(61,500)	(61,500)	(61,500)
1064. Grant Op (SR) Income Transfer	0	(1,005)	0
1252. Reimbursement - Other External	0	(3,450)	0
1500. Venue Hire	0	(187)	0
Total Income	**(64,500)**	**(416,025)**	**(64,500)**
Expense			
2000. Hours - Ordinary Time	432,691	414,390	433,257
2002. Leave - Annual	41,105	39,043	41,157
2003. Leave - Long Service	10,817	10,359	10,825
2004. Leave - Personal	15,149	14,506	15,159
2005. Leave - Parental	2,159	2,070	2,169
2009. Superannuation	51,917	44,284	51,985
2010. Workcover	12,985	12,534	12,988
2020. Allowance - Travel	0	713	0
2021. Allowance - Other	24,901	19,860	17,893
2028. Police and WWC Checks	0	63	0
2032. Name Badges	0	24	0

2026/2027 Budget Operating Income and Expenses by Service Plan

Service Area - Community Development

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
2101. Subscriptions	13,000	13,000	13,000
2102. Travel - Accommodation	0	1,363	0
2103. Travel - Meals	0	149	0
2104. Travel - Parking	0	45	0
2117. Catering	0	683	0
2129. Consumables - Staff	0	46	0
2200. Freight	0	1,005	0
2203. Telephone - Mobile	2,400	1,661	2,400
2400. Plant Hire - Internal	0	1,997	0
2407. Advertising	0	218	0
2514. Fleet - Pool vehicle usage	4,700	3,951	2,940
2515. Fleet - Monthly Costs Distributed	0	0	2,000
2601. Contract Services	28,750	105,014	79,100
2603. Materials	0	5,159	0
2605. Purchases - Minor Equipment	0	14	0
Total Expense	**640,574**	**692,150**	**684,873**
	576,074	**276,125**	**620,373**

Creative Communities

WHAT WE DO

Creative communities strive to enrich the quality of life for all residents in Indigo Shire by fostering, developing, and championing cultural expression and lifelong learning opportunities. This encompasses various initiatives such as allocating funding and grants, formulating cultural policies, backing education and training, coordinating cultural events, investing in cultural infrastructure, safeguarding intellectual property, promoting collaboration, connecting with local communities, conducting research, and advocating for the value of inclusive and accessible cultural assets. In essence, these efforts collectively play a crucial role in cultivating a lively and diverse cultural environment within Indigo Shire.

Libraries - Indigo Shire libraries are a vital part of everyday life. They are catalysts for creativity, discovery and community connection. Our libraries empower our communities through equitable access to resources, services and information. Indigo Shire Libraries are welcoming places where everyone belongs. Indigo Shire Libraries refers to four physical branches: Beechworth, Yackandandah, Chiltern and Rutherglen and a library van which supports outreach services.

- Children literacy and wellbeing programs and activities (Storytime, National Simultaneous Reading Day, Children's Book Week, Children's Week, 16 Days of Activism, school visits)
- Collection and systems management
- Digital library software and program management (Trove, Ancestry, PROV, LinkedIn Learning, Borrowbox, BeamaFilm etc.)
- Programs and events including school holiday programming, author talks, creative workshops and special interest groups
- Digital literacy for seniors
- Outreach and home delivery

Events – We work with community and stakeholders to deliver safe and fun events that enhance the vibrancy of our destinations for community and visitor attraction. We provide opportunity for cultural expression, community connectivity and resilience; and for economic development, creating commercial and employment opportunities.

- Annual events grants program ($60K)
- Managing the annual calendar of community and commercial events through providing advice and advocacy and ensuring state and local government compliance and regulatory standards are met. This function provides internal services to building, planning, local laws, waste management, risk, assets and tourism departments
- Facilitating the management of the Shire's significant events

Arts and culture - We recognise the numerous benefits a thriving creative community delivers to our region - from improved health and wellbeing, to increased economic and cultural opportunities.

- Creative Indigo Strategy 2027
- Community arts organisation liaison
- Murray Arts and regional arts liaison

2026/2027 Budget Operating Income and Expenses by Service Plan

Reconciliation - Indigo Shire Council acknowledges its role as a public authority in reconciliation and cultural diversity protection as expressed in Section 19 Right to protection of cultural rights – Victorian Charter of Human Rights and Responsibilities Act 2006 and Council also recognises that reconciliation journey will be long and complex and appreciates the need to undertake additional and ongoing engagement with local Aboriginal and Torres Strait Islander Peoples to help achieve this plan together.

- Deliver the Reconciliation Action Plan
- Enhance Council's relationships with key stakeholders
- Deliver National Reconciliation Week and NAIDOC Week activities

Community development – We aim improve the well-being and potential of a community by fostering social, economic, and cultural progress. It involves collaborative efforts to address local needs, promote inclusivity, and create sustainable solutions. Through engagement, capacity-building, and resource development, the goal is to empower communities to shape their own futures, fostering resilience and cohesion among members.

- Chiltern Memorial Hall management
- Atauro Island Liaison
- National Volunteer Week event
- Annual community grants program ($50K)
- Indigo Shire Council Community Grants and Australia Day Awards Advisory Committee
- Australia Day events and awards

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Creative Communities

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1061. Grant Op (SNR) Income Transfer	0	(43,552)	0
1062. Grant Op (SNR)	(110,738)	(115,738)	(110,738)
1100. Contributions - Operating	(30,000)	(30,000)	(30,000)
1512. Memberships	(2,400)	(2,135)	(2,400)
1550. Merchandise Sales	0	(180)	0
1601. Miscellaneous Income	(7,200)	(10,946)	(10,200)
Total Income	**(150,338)**	**(202,551)**	**(153,338)**
Expense			
2000. Hours - Ordinary Time	586,911	595,261	641,047
2001. Hours - Overtime	0	1,893	0
2002. Leave - Annual	55,754	56,548	60,896
2003. Leave - Long Service	15,721	16,352	17,888
2004. Leave - Personal	20,542	20,834	22,421
2005. Leave - Parental	2,946	2,981	3,204
2009. Superannuation	75,452	69,020	85,967
2010. Workcover	18,864	20,395	21,492
2018. Hours - Casual	76,842	58,973	75,415
2020. Allowance - Travel	0	2,622	0
2021. Allowance - Other	482	629	481
2023. Uniforms	1,467	974	1,467
2025. Memberships - Industry	9,000	0	9,000
2032. Name Badges	0	44	0
2034. Conferences/Workshops	0	86	0
2101. Subscriptions	35,500	27,716	35,500
2104. Travel - Parking	0	36	0
2107. Licencing	22,000	22,497	22,000
2111. Stationery	840	281	840
2114. Maintenance - Equipment	2,500	2,500	2,500
2117. Catering	3,000	2,760	3,000
2118. Sponsorship/Donations	108,250	121,500	92,250
2129. Consumables - Staff	0	355	0

2026/2027 Budget Operating Income and Expenses by Service Plan

Service Area - Creative Communities

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
2132. Newspapers & Periodicals	7,200	7,941	7,200
2200. Freight	12,000	8,545	12,000
2202. Telephone - Landline	0	123	0
2203. Telephone - Mobile	600	523	600
2405. Contribution	50,000	65,983	45,000
2407. Advertising	9,950	9,356	9,950
2414. Facility Hire	0	25	0
2514. Fleet - Pool vehicle usage	0	2,343	0
2515. Fleet - Monthly Costs Distributed	15,000	11,066	15,000
2601. Contract Services	69,000	87,156	104,000
2603. Materials	2,400	6,983	0
2605. Purchases - Minor Equipment	0	2,197	0
Total Expense	**1,202,221**	**1,226,497**	**1,289,118**
	1,051,883	**1,023,946**	**1,135,780**

Early Years

WHAT WE DO

Our Early Years Service provides strategic direction and support to Early Years services within the Indigo Shire community as well as the delivery of Maternal Child and Health Services.

- Oversee the implementation of Indigo Shires Early Years Plan.
- Work in partnership with early years providers to effectively meet service level demands and provide a high-quality early year offering for residents.
- Manage and support the Maternal Child and Health (MCH) Service
- Deliver the Supported Playgroup Service.
- Provide and manage Early Years infrastructure.
- Work in partnership with DET
- Deliver the immunisation schedule in collaboration with Wodonga City Council

The Vision for Early Years across the Indigo shire is:

- Children are healthy, happy and safe in their communities.
- Families feel supported in raising a family and have access to the services and support they need for their children.
- Indigo Shire is inclusive, connected and child friendly.
- Every child has the best start in life.
- Children participate in our community and are engaged in decisions about services and infrastructure that impact on them.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Early Years

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1057. Grant Op (SR) DHHS Funding	(296,159)	(339,257)	(335,980)
1061. Grant Op (SNR) Income Transfer	(31,000)	(15,941)	0
1062. Grant Op (SNR)	(87,178)	(89,915)	(83,634)
1064. Grant Op (SR) Income Transfer	0	(6,250)	0
Total Income	**(414,337)**	**(451,364)**	**(419,614)**
Expense			
2000. Hours - Ordinary Time	438,782	406,870	409,908
2001. Hours - Overtime	0	746	0
2002. Leave - Annual	41,694	38,621	38,942
2003. Leave - Long Service	11,292	10,732	10,562
2004. Leave - Personal	15,360	14,224	14,362
2005. Leave - Parental	2,202	2,036	2,059
2009. Superannuation	54,169	46,491	50,737
2010. Workcover	13,555	13,241	12,673
2011. Workcover - Salary Payments	0	1,554	0
2018. Hours - Casual	18,774	26,155	32,828
2020. Allowance - Travel	0	978	0
2021. Allowance - Other	3,234	6,848	11,543
2034. Conferences/Workshops	0	625	0
2102. Travel - Accommodation	0	252	6,500
2111. Stationery	0	35	0
2114. Maintenance - Equipment	0	875	0
2117. Catering	0	821	0
2143. Travel /Train/Plane/Uber/Taxi	0	20	0
2200. Freight	0	20	0
2203. Telephone - Mobile	2,880	2,201	2,880
2205. Internet	0	73	0
2414. Facility Hire	0	1,228	0
2514. Fleet - Pool vehicle usage	16,000	13,958	16,740
2601. Contract Services	91,310	91,172	77,492
2603. Materials	0	1,889	0

2026/2027 Budget Operating Income and Expenses by Service Plan

Service Area - Early Years

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
2605. Purchases - Minor Equipment	2,200	2,200	2,200
Total Expense	**711,452**	**683,865**	**689,426**
	297,115	**232,500**	**269,812**

Economic Development

WHAT WE DO

- **Advocacy** – Leading voice promoting development of enabling infrastructure
- **Planning** – Align with broader regional strategy and localised land use planning
- **Facilitation** – Foster and develop business resilience through supportive services and business development
- **Research** – Development of opportunity through feasibility and consultative master planning
- **Service Provision** – Provision and access to innovative services that support economic growth

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Economic Development

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1062. Grant Op (SNR)	0	(20,840)	(2,000)
Total Income	**0**	**(20,840)**	**(2,000)**
Expense			
2000. Hours - Ordinary Time	143,767	133,120	154,939
2002. Leave - Annual	13,660	12,648	14,720
2003. Leave - Long Service	3,590	3,326	3,875
2004. Leave - Personal	5,027	4,655	5,427
2005. Leave - Parental	717	664	771
2009. Superannuation	17,252	13,896	18,596
2010. Workcover	4,319	3,032	4,647
2020. Allowance - Travel	0	47	0
2021. Allowance - Other	769	638	768
2026. Professional Affiliations	1,045	0	1,045
2108. Printing	500	0	500
2111. Stationery	0	63	0
2117. Catering	1,400	2,968	1,400
2203. Telephone - Mobile	804	656	804
2205. Internet	360	210	360
2405. Contribution	0	2,000	0
2414. Facility Hire	4,800	3,725	4,800
2514. Fleet - Pool vehicle usage	5,340	3,415	5,340
2601. Contract Services	110,000	128,805	27,000
Total Expense	**313,350**	**313,868**	**244,992**
	313,350	**293,028**	**242,992**

Recreation

WHAT WE DO

The Recreation portfolio works alongside community to ensure safe, accessible and sustainable opportunities for residents to participate in sport, recreation and physical activity. This can take the form of facility upgrades and activations or service-based approaches where a greater offering of activities and programs are available to residents across the Shire.

The Recreation Portfolio aims to contribute to a healthy, connected and active community across Indigo Shire. Key objectives are:

- Deliver actions within the Council Plan and strategies and plans that relate to Recreation i.e. Get Active Indigo; Ride it Walk it Indigo; Lakes and Waterways Activation Plan and Pools Development Plan
- Plan for the future sport and active recreation needs of the community
- Enable safe, accessible and sustainable recreation facilities, services and programs
- Identify funding opportunities in line with strategic plans and priority projects
- Prepare and submit funding applications in line with strategic plans and priority projects
- Support committees of management to embed efficient and compliant governance practices
- Support other areas within the community development team

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Recreation

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1061. Grant Op (SNR) Income Transfer	0	(36,000)	0
Total Income	**0**	**(36,000)**	**0**
Expense			
2000. Hours - Ordinary Time	80,388	54,695	76,290
2002. Leave - Annual	7,636	4,722	7,247
2003. Leave - Long Service	2,010	1,243	1,911
2004. Leave - Personal	2,816	1,740	2,668
2005. Leave - Parental	404	248	381
2009. Superannuation	9,645	4,911	9,156
2010. Workcover	2,412	1,499	2,286
2113. Maintenance - Building	0	1,737	0
2203. Telephone - Mobile	960	647	960
2400. Plant Hire - Internal	0	1,041	0
2405. Contribution	30,000	30,000	30,000
2514. Fleet - Pool vehicle usage	2,200	1,350	2,400
2601. Contract Services	843,250	873,543	877,500
2603. Materials	0	301	0
Total Expense	**981,721**	**977,676**	**1,010,799**
	981,721	**941,676**	**1,010,799**

Tourism Development

WHAT WE DO

Provide tourism development leadership and services including:

- Strategic planning
- Destination marketing (including digital)
- Product and industry development (including strategic event development)
- Visitor servicing, cultural heritage and museum management and Cultural tourism (Burke Museum and Historic Precinct)
- Cultural heritage cross-shire support

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Tourism Development

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Expense			
2000. Hours - Ordinary Time	217,686	220,235	222,602
2002. Leave - Annual	20,675	20,737	21,145
2003. Leave - Long Service	5,443	5,505	5,561
2004. Leave - Personal	7,627	7,712	7,799
2005. Leave - Parental	1,094	1,104	1,117
2009. Superannuation	26,116	23,226	26,720
2010. Workcover	6,533	6,741	6,681
2021. Allowance - Other	9,865	9,744	10,138
2102. Travel - Accommodation	500	500	1,500
2107. Licencing	1,200	4,154	1,200
2108. Printing	19,000	19,000	19,000
2117. Catering	600	783	0
2203. Telephone - Mobile	0	272	0
2400. Plant Hire - Internal	0	368	0
2405. Contribution	49,500	49,500	49,500
2407. Advertising	91,500	94,347	103,300
2514. Fleet - Pool vehicle usage	0	710	0
2601. Contract Services	307,470	334,882	194,035
Total Expense	**764,809**	**799,519**	**670,298**
	764,809	**799,519**	**670,298**

Visitor Experience and Museums

WHAT WE DO

- Deliver growth of the visitor economy through extending length of visitor stay, maximising visitor spend and driving dispersal around the Historic Precinct and across the shire.
- Manage and interpret nationally significant museum collections and a heritage collection of buildings of state significance.
- Manage major cultural heritage and tourism projects.
- Provide cultural heritage exhibitions and educational tours and programs.
- Provide research materials, tools and expertise to community members and the general public.
- Act as the Public Records Office of Victoria's North-East Place of Deposit for local public records.
- Support Indigo Shire Museums, Historic Societies and other cultural collections.
- Deliver Visitor Information Centre operations in Beechworth, Yackandandah and Rutherglen and support Visitor Information Centre operation in Chiltern.
- Deliver quality customer service, information, retail sales and advice on accommodation, activities, experiences and attractions to enhance the visitor experience (Stay, Eat, Do) through onsite and off-site information provision initiatives.
- Support local tourism operators to also provide quality visitor information.
- Provide information, plan itineraries and coordinate group booking activities in Beechworth for the Burke Historic Precinct & other local operators.
- Operate a customer service facility to assist tourism operators through information provision, mentoring and workshops to grow their businesses digital and professional skills.
- Operate a customer service facility to engage tourism operators and facilitate collaborative marketing, industry and product development.
- Support destination marketing campaigns and digital excellence initiatives.
- Display and direct visitors to key emergency services information in a crisis.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Visitor Experience and Museums

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1255. Reimbursement-Insurance Claim Rec'd	0	(20,082)	0
1500. Venue Hire	(5,250)	(2,977)	(5,250)
1501. Fees - Entry	(137,400)	(120,000)	(137,400)
1510. Fees - Research	(2,364)	(1,421)	(2,364)
1514. Photocopying	(410)	(430)	(410)
1534. Bike Hire	(10,000)	(12,900)	(10,000)
1535. Group Bookings	(63,650)	(59,150)	(63,650)
1550. Merchandise Sales	(214,000)	(181,932)	(202,000)
1552. Commission	(280)	(280)	(280)
1558. Follow The Pioneers Brochure	(480)	(431)	(480)
1602. Donations	(5,000)	(3,172)	(5,000)
Total Income	**(438,834)**	**(402,775)**	**(426,834)**
Expense			
2000. Hours - Ordinary Time	929,744	863,402	899,374
2002. Leave - Annual	88,319	81,981	85,435
2003. Leave - Long Service	29,597	29,117	31,334
2004. Leave - Personal	32,542	30,282	31,475
2005. Leave - Parental	4,641	4,323	4,499
2006. Leave - Compassionate	0	1,502	0
2009. Superannuation	142,075	121,862	150,423
2010. Workcover	35,520	37,028	37,583
2012. Leave - Other	0	304	0
2018. Hours - Casual	254,310	325,710	354,153
2020. Allowance - Travel	1,500	1,846	1,500
2021. Allowance - Other	456	476	481
2023. Uniforms	10,668	8,978	10,478
2025. Memberships - Industry	5,172	6,179	5,000
2026. Professional Affiliations	0	127	0
2028. Police and WWC Checks	0	397	200
2032. Name Badges	290	355	330
2034. Conferences/Workshops	0	3,000	3,300

2026/2027 Budget Operating Income and Expenses by Service Plan

Service Area - Visitor Experience and Museums

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
2100. Merchandise	135,660	131,576	129,060
2102. Travel - Accommodation	3,110	4,915	3,110
2104. Travel - Parking	150	150	150
2105. Bank Charges	4,060	6,235	4,060
2108. Printing	1,530	4,506	1,530
2109. Paper	0	25	0
2110. Postage	120	194	200
2111. Stationery	2,168	1,767	2,168
2117. Catering	2,020	2,220	2,020
2127. Consumables - Printer	1,200	800	1,200
2129. Consumables - Staff	1,370	1,447	1,370
2143. Travel /Train/Plane/Uber/Taxi	500	500	500
2200. Freight	600	1,463	600
2201. Rent	11,187	9,654	11,187
2203. Telephone - Mobile	4,419	2,927	4,419
2205. Internet	1,860	1,363	1,860
2405. Contribution	17,500	17,500	17,500
2407. Advertising	1,020	1,020	5,020
2514. Fleet - Pool vehicle usage	1,970	1,970	1,970
2601. Contract Services	66,540	70,636	122,236
2603. Materials	26,533	25,263	25,416
2604. Purchases - Capital (only)	0	25	0
2605. Purchases - Minor Equipment	11,222	10,577	14,224
Total Expense	**1,829,573**	**1,813,601**	**1,965,365**
	1,390,739	**1,410,827**	**1,538,531**

Young People

WHAT WE DO

The Youth Service intends to engage with young people in an empowering way via partnership initiatives with regional services and young people directly. The purpose of the service is to:

- Deliver the key actions in Councils Youth Strategy and Youth Mental Health Advocacy Plan
- Deliver the funding requirements associated with L2P, Engage, Freeza and Future Proof.
- Engage a diverse range of young people aged 12 – 25 years living in Indigo Shire
- Facilitate events, programs and activities that are youth led
- Explore and identify partnerships with a range of stakeholders to improve opportunities for young people

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Young People

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1052. Grant Op (SR) Vic Roads	(35,000)	0	(28,930)
1057. Grant Op (SR) DHHS Funding	(40,000)	(80,000)	(40,000)
1062. Grant Op (SNR)	(10,000)	(31,364)	(12,550)
1064. Grant Op (SR) Income Transfer	0	(72,549)	0
Total Income	**(85,000)**	**(183,912)**	**(81,480)**
Expense			
2000. Hours - Ordinary Time	88,582	114,668	105,109
2001. Hours - Overtime	0	544	0
2002. Leave - Annual	8,411	10,964	9,989
2003. Leave - Long Service	2,214	2,887	2,625
2004. Leave - Personal	3,095	4,040	3,678
2005. Leave - Parental	444	577	523
2006. Leave - Compassionate	0	734	0
2009. Superannuation	10,631	12,537	12,612
2010. Workcover	2,651	3,633	3,155
2021. Allowance - Other	0	0	481
2032. Name Badges	0	24	0
2102. Travel - Accommodation	0	242	0
2117. Catering	1,000	8,691	1,000
2118. Sponsorship/Donations	2,100	1,699	2,100
2203. Telephone - Mobile	1,200	874	1,200
2400. Plant Hire - Internal	1,200	700	1,200
2405. Contribution	0	3,600	0
2407. Advertising	500	200	500
2414. Facility Hire	0	255	0
2514. Fleet - Pool vehicle usage	9,000	9,156	9,000
2515. Fleet - Monthly Costs Distributed	23,970	16,819	19,037
2601. Contract Services	56,600	48,761	60,550
2603. Materials	500	2,043	500
Total Expense	**212,098**	**243,647**	**233,259**
	127,098	**59,735**	**151,779**

2026/2027 Budget Operating Income and Expenses by Service Plan

Infrastructure Services

Asset Management

WHAT WE DO

- Provide a core level of asset management services for Council's owned infrastructure
- Road Management Plan review and compliance (Part of Roads service plan)
- Provide GIS and associated services, including Intramaps, road numbering, street numbering.
- Preparation of the Annual Capital Works Budget & 10 year forward Capital Work Budget

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Asset Management

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1252. Reimbursement - Other External	0	(1,244)	0
Total Income	**0**	**(1,244)**	**0**
Expense			
2000. Hours - Ordinary Time	156,388	152,232	159,418
2002. Leave - Annual	14,855	14,360	15,149
2003. Leave - Long Service	3,912	3,807	3,982
2004. Leave - Personal	5,470	5,324	5,584
2005. Leave - Parental	787	761	796
2009. Superannuation	18,766	15,972	19,131
2010. Workcover	4,691	4,617	4,779
2021. Allowance - Other	10,347	7,832	10,611
2023. Uniforms	330	526	300
2024. Protective Clothing	400	400	420
2025. Memberships - Industry	1,280	1,280	0
2101. Subscriptions	1,030	1,530	1,080
2102. Travel - Accommodation	0	269	1,200
2103. Travel - Meals	0	115	0
2104. Travel - Parking	0	48	0
2111. Stationery	0	26	0
2117. Catering	600	712	600
2203. Telephone - Mobile	1,008	675	960
2406. Legal Expenses	0	5,655	0
2407. Advertising	0	368	0
2514. Fleet - Pool vehicle usage	0	149	0
2601. Contract Services	96,263	139,177	148,100
2603. Materials	100	434	180
2605. Purchases - Minor Equipment	0	(470)	0
Total Expense	**316,227**	**355,800**	**372,290**
	316,227	**354,556**	**372,290**

Buildings and Property Services

WHAT WE DO

The purpose of this service is to provide maintenance services to Council-owned and Council managed buildings, manage Council's property portfolio, management of arrangements with caravan park operators at Beechworth, Chiltern, Rutherglen and Yackandandah Manage the maintenance and upkeep, including cleaning of public toilets as follows.

- **Building Maintenance:** Maintenance of Council owned and managed buildings.
- **Property Management:** Management of Council's property holdings, including purchasing, sales, occupancy agreements etc.
- **Caravan Parks:** Management of the lease agreements and maintenance of Council's four Caravan Parks.
- **Public Toilets:** Maintenance and cleaning of public conveniences throughout the shire.
- **Asset Maintenance Grants:** Distribution and management of asset maintenance grants to assist community groups looking after public facilities.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Buildings & Property

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1252. Reimbursement - Other External	0	(433)	0
1255. Reimbursement-Insurance Claim Rec'd	0	(9,966)	0
1300. Rental Income	(159,842)	(176,272)	(351,465)
1500. Venue Hire	(16,972)	(18,358)	(17,600)
1505. Lease Income	(29,941)	(31,903)	(25,140)
Total Income	**(206,755)**	**(236,932)**	**(394,205)**
Expense			
2000. Hours - Ordinary Time	103,214	95,161	105,652
2002. Leave - Annual	9,802	9,024	10,036
2003. Leave - Long Service	2,575	2,376	2,638
2004. Leave - Personal	3,614	3,329	3,694
2005. Leave - Parental	518	479	532
2009. Superannuation	12,385	9,941	12,675
2010. Workcover	3,096	2,871	3,171
2023. Uniforms	300	0	0
2024. Protective Clothing	0	191	0
2101. Subscriptions	2,039	1,980	2,095
2113. Maintenance - Building	142,039	104,398	125,402
2114. Maintenance - Equipment	43,186	28,903	44,296
2121. Cleaning	320,808	325,105	336,849
2206. Water Usage & Charges	80,408	90,059	82,580
2208. Electricity	242,464	266,909	244,000
2210. Gas	12,660	14,139	13,000
2405. Contribution	200,588	215,848	204,600
2406. Legal Expenses	5,000	47,796	0
2409. Security	18,380	20,657	18,362
2423. Vandalism	0	2,544	0
2424. Hygiene	11,424	11,337	11,736
2437. Compliance	0	0	534
2440. Maintenance - Locks & Keys	480	2,376	0
2441. Building Essential Safety Measures	29,487	28,857	31,542

2026/2027 Budget Operating Income and Expenses by Service Plan

Service Area - Buildings & Property

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
2514. Fleet - Pool vehicle usage	0	219	0
2591. Transfer - To Trust Account	0	0	20,000
2601. Contract Services	34,770	63,540	27,168
Total Expense	**1,279,237**	**1,348,039**	**1,300,562**
	1,072,482	**1,111,107**	**906,357**

Buller Gas

WHAT WE DO

- Manage the Buller Gas contract, which provides reticulated LP Gas service on Mount Buller. This gas is sold to commercial and residential customers on Mount Buller.
- Facilitate bulk LPG Deliveries to large tanks onsite and distribute throughout the Village via pipe reticulation system; and
- Maintain the reticulated pipe network to the customer including the meters regulators and associated service and pipe network.
- To provide a cost effective and convenient fuel to the Mt Buller community, predominantly used for heating.
- To generate revenue for Indigo Shire.
- Customer database management, meter reads, billing, maintenance of reticulated network, new installations, regulatory management, EM exercises.
- Bulk LP Gas is purchased from Elgas and delivered via road tanker to the storage facility on Mt Buller. The storage facility is sub-let to Elgas who is responsible for the routine daily/ weekly maintenance of this facility.
- Indigo Shire, operating as Buller Gas is responsible for maintaining the reticulated pipe network to the customers including the meters, regulators and associated service and pipe fixtures. There are 6 billing periods annually.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Buller Gas

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1013. Fire Service Levy	(600)	0	(600)
1252. Reimbursement - Other External	(53,000)	(53,554)	(47,000)
1508. Gas Sales	(3,782,559)	(3,807,588)	(3,691,927)
1532. Gas Service Charge	(42,336)	(44,024)	(48,233)
Total Income	**(3,878,495)**	**(3,905,166)**	**(3,787,760)**
Expense			
2000. Hours - Ordinary Time	103,201	118,990	105,934
2001. Hours - Overtime	0	630	0
2002. Leave - Annual	9,809	11,307	10,060
2003. Leave - Long Service	2,581	2,974	2,645
2004. Leave - Personal	3,609	4,163	3,704
2005. Leave - Parental	518	594	534
2009. Superannuation	12,381	12,444	12,707
2010. Workcover	3,092	3,593	3,182
2012. Leave - Other	0	31	0
2024. Protective Clothing	600	825	600
2025. Memberships - Industry	700	0	700
2103. Travel - Meals	1,080	927	1,080
2120. Levy	18,500	19,449	18,500
2123. Discount on Sales	43,236	42,729	42,446
2130. Small Tools	480	280	480
2134. Gas Purchases - Mt Buller COGS	2,716,664	2,748,851	2,575,156
2201. Rent	15,000	9,983	15,000
2203. Telephone - Mobile	1,080	804	1,080
2400. Plant Hire - Internal	0	194	0
2415. Insurance - Public Liability	34,100	34,100	35,038
2416. Insurance - Asset	5,500	5,500	5,651
2435. Commission - On Sale	113,450	113,450	110,931
2514. Fleet - Pool vehicle usage	5,520	3,887	5,520
2516. Business Unit Surcharge	45,276	45,286	46,512
2601. Contract Services	61,610	80,738	108,279

2026/2027 Budget Operating Income and Expenses by Service Plan

Service Area - Buller Gas

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
2603. Materials	16,000	10,000	16,000
2605. Purchases - Minor Equipment	900	525	900
2612. Levy - Fire Services	600	794	600
Total Expense	**3,215,487**	**3,273,047**	**3,123,239**
	(663,008)	**(632,119)**	**(664,521)**

Capital Works Management

WHAT WE DO

Project Delivery – Planning, engagement and delivery of projects funded within the Capital Works Program including non-ISC projects.

- Capital works service engages with project stakeholders and sponsors to design, develop and scope projects in the annual capital works budget. This engagement process identifies key project drivers, including:
  - Project objectives, risks and opportunities, budget and restraints, delivery method and schedule.
  - Capital works will then manage all aspects of the project delivery or implementation to the agreed project objects.
- Plan and deliver projects funded in the Capital Works Program, including:
  - Ensuring the capital works program is delivered to meet quality, financial, time and community standards.
  - Engagement with community and project stakeholders
  - Concept development and detail design
  - Project contract and construction management
  - Delivery of non-Indigo Shire Council {non-capital) projects as funded in the Capital Works Program
  - Assist in capital assets master planning
  - Implement our various asset management plans
  - Management of Funding Programs including Roads to Recovery and Local Roads and Community Infrastructure Program
  - Assist in the response to natural disasters and emergency events, particularly with respect to reconstruction and rebuilding.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Capital Works - Management

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Expense			
2000. Hours - Ordinary Time	268,193	281,649	319,809
2002. Leave - Annual	25,491	26,493	30,385
2003. Leave - Long Service	6,714	7,069	7,996
2004. Leave - Personal	9,390	9,890	11,186
2005. Leave - Parental	1,334	1,411	1,601
2009. Superannuation	32,191	29,683	38,381
2010. Workcover	8,055	8,610	9,591
2012. Leave - Other	0	768	0
2020. Allowance - Travel	0	47	0
2021. Allowance - Other	10,829	10,760	11,092
2022. Training	0	136	0
2023. Uniforms	400	550	500
2024. Protective Clothing	400	1,520	500
2026. Professional Affiliations	0	202	0
2032. Name Badges	0	23	0
2040. Rewards & Recognition Policy	250	250	250
2203. Telephone - Mobile	1,600	1,283	1,500
2514. Fleet - Pool vehicle usage	1,800	2,610	0
2515. Fleet - Monthly Costs Distributed	0	4,986	5,222
2601. Contract Services	0	12,210	0
2603. Materials	0	39	0
Total Expense	**366,647**	**400,188**	**438,013**
	366,647	**400,188**	**438,013**

Development Engineering

WHAT WE DO

- Provide engineering support to developers and community members looking to develop or subdivide land:
- Fulfill the role of Engineering referral authority for Indigo Shire Council's Planning Scheme
- Providing conditions and ensuring Council's Planning Scheme
- Providing conditions and ensuring compliance with standards for planning permits
- Providing internal engineering and standards support for Infrastructure Services staff.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Development Engineering

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1364. Subdivision - Supervision	(33,720)	(41,327)	(33,800)
1368. Engineering - Plan Checking Fee	(15,000)	(17,282)	(15,600)
1603. Contributions - Developer	(20,600)	(20,600)	(24,000)
Total Income	**(69,320)**	**(79,209)**	**(73,400)**
Expense			
2000. Hours - Ordinary Time	102,950	92,066	110,783
2002. Leave - Annual	9,777	9,075	10,530
2003. Leave - Long Service	2,580	2,398	2,768
2004. Leave - Personal	3,601	3,353	3,886
2005. Leave - Parental	512	477	561
2009. Superannuation	12,356	10,018	13,296
2010. Workcover	3,091	2,879	3,326
2012. Leave - Other	0	3,783	0
2021. Allowance - Other	0	111	0
2023. Uniforms	355	251	240
2024. Protective Clothing	200	194	0
2032. Name Badges	0	14	0
2102. Travel - Accommodation	0	591	0
2203. Telephone - Mobile	0	174	1,140
2514. Fleet - Pool vehicle usage	0	9,822	9,600
2515. Fleet - Monthly Costs Distributed	6,640	6,851	6,166
2590. Transfer - To Reserve	20,600	20,600	24,000
2603. Materials	0	272	0
Total Expense	**162,662**	**162,928**	**186,296**
	93,342	**83,719**	**112,896**

2026/2027 Budget Operating Income and Expenses by Service Plan

Drainage

WHAT WE DO

Maintain, expand and clean urban and rural public drainage

PROPOSED BUDGET 2025/26 OPERATING INCOME AND EXPENDITURE

Service Area - Drainage

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1362. Stormwater Drainage Requests	(12,000)	(9,074)	(9,000)
Total Income	**(12,000)**	**(9,074)**	**(9,000)**
Expense			
2000. Hours - Ordinary Time	18,375	22,676	19,053
2001. Hours - Overtime	0	78	0
2002. Leave - Annual	1,749	2,156	1,813
2003. Leave - Long Service	459	697	472
2004. Leave - Personal	642	792	667
2005. Leave - Parental	93	113	92
2009. Superannuation	2,204	3,100	2,284
2010. Workcover	549	913	573
2018. Hours - Casual	0	5,273	0
2400. Plant Hire - Internal	9,600	15,831	15,000
2601. Contract Services	13,000	8,950	13,358
2603. Materials	12,000	9,262	12,330
Total Expense	**58,671**	**69,841**	**65,642**
	46,671	**60,767**	**56,642**

2026/2027 Budget Operating Income and Expenses by Service Plan

Emergency Management Works

WHAT WE DO

Management and coordination of natural disaster rehabilitation.

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Emergency Management Works

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1053. Grant Op (SNR) Natural Disaster	(1,070,016)	(2,306,901)	0
Total Income	**(1,070,016)**	**(2,306,901)**	**0**
Expense			
2000. Hours - Ordinary Time	12,147	15,420	12,374
2001. Hours - Overtime	0	52	0
2002. Leave - Annual	1,151	1,433	1,175
2003. Leave - Long Service	301	386	312
2004. Leave - Personal	429	540	431
2005. Leave - Parental	63	79	64
2009. Superannuation	1,461	1,674	1,487
2010. Workcover	366	464	368
2129. Consumables - Staff	0	19	0
2400. Plant Hire - Internal	0	333	0
2600. Contract Services - Tender	0	65,773	0
2601. Contract Services	303,800	494,020	0
2603. Materials	6,000	4,500	0
Total Expense	**325,718**	**584,692**	**16,211**
	(744,298)	**(1,722,209)**	**16,211**

Environment and Sustainability

WHAT WE DO

DESCRIPTION

The Environment & Sustainability (E&S) service sits within the Infrastructure Services directorate and provides leadership and technical advice to Council on a range of climate change, environment and sustainability related matters. The E&S Service responds to Council's Climate Emergency declaration, including leading the organisation towards our Net Zero by 2035 target. The E&S service collaborates with all areas of Council and with our communities to support delivery of Council's environment and sustainability goals.

The E&S service is largely delivered by a 2.05 FTE team, comprising the Coordinator Environment & Sustainability (FT), Climate Change & Environment Officer (PT), and Sustainability Projects Officer (PT).

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area – Environment & Sustainability

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1062. Grant Op (SNR)	(49,440)	(49,440)	(50,923)
1523. Ticket Sales	(1,015)	(1,016)	(1,043)
Total Income	**(50,455)**	**(50,456)**	**(51,966)**
Expense			
2000. Hours - Ordinary Time	180,897	122,735	171,089
2001. Hours - Overtime	0	555	0
2002. Leave - Annual	17,186	11,659	16,253
2003. Leave - Long Service	4,529	3,070	4,277
2004. Leave - Personal	6,339	4,296	5,987
2005. Leave - Parental	904	615	858
2009. Superannuation	21,711	12,356	20,536
2010. Workcover	5,428	3,701	5,135
2020. Allowance - Travel	1,565	1,565	0
2021. Allowance - Other	1,444	284	481
2025. Memberships - Industry	7,800	7,948	8,000
2032. Name Badges	0	22	0
2103. Travel - Meals	520	520	0
2117. Catering	1,220	1,061	900
2203. Telephone - Mobile	620	360	1,200
2405. Contribution	21,745	17,070	17,180
2514. Fleet - Pool vehicle usage	3,080	1,993	3,080
2601. Contract Services	157,530	240,591	168,773
2603. Materials	6,462	6,462	5,800
2609. Signs	1,040	1,040	1,000
Total Expense	**440,020**	**437,902**	**430,549**
	389,565	**387,446**	**378,583**

Parks and Gardens

WHAT WE DO

The purpose of this service is to preserve and maintain all Council managed parks Inc and gardens throughout the Shire. This includes:

- Ongoing routine maintenance and operations of Councils 33 parks, gardens, sports ovals, arboretums and rural reserve areas located throughout the Shire.
- Inspection and maintenance of playgrounds; and cleaning and maintenance of BBQ's, furniture.
- Town centre street gutter and footpath sweeping; and maintenance of wetland at Lake Anderson Chiltern and Lake Sambell Beechworth.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Parks & Gardens

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1253. Reimbursement - Workcover	0	(28,074)	0
Total Income	**0**	**(28,074)**	**0**
Expense			
2000. Hours - Ordinary Time	654,687	638,821	683,881
2001. Hours - Overtime	0	1,149	0
2002. Leave - Annual	62,212	60,065	64,956
2003. Leave - Long Service	16,368	18,084	17,077
2004. Leave - Personal	22,912	23,119	23,910
2005. Leave - Parental	3,290	3,308	3,398
2009. Superannuation	78,562	73,747	82,065
2010. Workcover	19,655	23,307	20,515
2011. Workcover - Salary Payments	0	23,828	0
2012. Leave - Other	0	2	0
2018. Hours - Casual	0	62,745	0
2022. Training	0	650	0
2024. Protective Clothing	7,300	10,579	7,502
2025. Memberships - Industry	0	233	0
2035. Workcover - Medical Expenses	300	0	0
2045. Training - Compliance	0	99	0
2116. Fuel	3,000	1,750	3,083
2117. Catering	0	22	0
2129. Consumables - Staff	0	214	0
2200. Freight	0	15	0
2205. Internet	0	100	0
2399. Plant Hire - External	27,000	35,244	27,741
2400. Plant Hire - Internal	60,000	74,254	61,652
2515. Fleet - Monthly Costs Distributed	0	425	15,005
2601. Contract Services	31,800	25,768	32,672
2603. Materials	47,400	52,862	48,705
Total Expense	**1,034,486**	**1,130,391**	**1,092,162**
	1,034,486	**1,102,317**	**1,092,162**

Pathways

WHAT WE DO

Maintenance of footpath surfaces. This service manages the maintenance of Council's urban footpaths and recreational shared paths to ensure they are safe and serviceable for residents and visitors of Indigo Shire.

The purpose of this service is to provide routine maintenance of Council's pathways including the following:

- Patch potholes
- Sweep, spray and maintain rail trails including control of vegetation on path sides
- Repair and replace short segments of concrete footpath
- Grind uneven surfaces
- Top up gravel paths

Councils' pathways consist of:

- Urban footpaths, Recreation footpaths other Recreational Trails
- Historic Rail Trails, Beechworth to Yackandandah (Osbornes Flat), Beechworth to Everton Upper, Epic Trail, Rutherglen to Wahgunyah Trail and Rutherglen Loops

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Pathways

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Expense			
2000. Hours - Ordinary Time	115,458	132,154	163,557
2002. Leave - Annual	10,970	12,686	15,538
2003. Leave - Long Service	2,888	3,608	4,087
2004. Leave - Personal	4,037	4,670	5,719
2005. Leave - Parental	585	668	832
2006. Leave - Compassionate	0	1,401	0
2009. Superannuation	13,857	16,066	19,634
2010. Workcover	3,464	4,430	4,908
2018. Hours - Casual	0	10,807	0
2020. Allowance - Travel	0	75	0
2022. Training	0	1,300	0
2024. Protective Clothing	0	98	0
2102. Travel - Accommodation	0	139	0
2106. Leasing	0	757	0
2116. Fuel	0	451	0
2129. Consumables - Staff	0	273	0
2130. Small Tools	0	4,298	0
2135. Oils - Plant consumable top ups	0	926	0
2200. Freight	0	250	0
2399. Plant Hire - External	0	189	0
2400. Plant Hire - Internal	4,800	12,411	4,932
2440. Maintenance - Locks & Keys	0	119	0
2514. Fleet - Pool vehicle usage	0	762	0
2515. Fleet - Monthly Costs Distributed	3,320	2,360	3,083
2601. Contract Services	113,800	76,149	61,402
2603. Materials	24,000	21,617	24,660
2605. Purchases - Minor Equipment	0	2,366	0
2608. Materials - Patching	0	482	0
2609. Signs	0	1,287	0
Total Expense	**297,179**	**312,796**	**308,352**
	297,179	**312,796**	**308,352**

Plant, Fleet and Equipment

WHAT WE DO

This service ensures that Plant, equipment and fleet assets are suitable for Council's operational requirements and plant, equipment and fleet assets are well maintained, safe and effective. This area of the Budget also includes the operating and depreciation costs of all of Council's heavy and small plant, fleet and equipment

Service provision includes:

- Procurement and maintenance of safe and serviceable plant, equipment and fleet to Councils Municipal Operations department, with minimal downtime from repairs and breakdowns.
- Provide safe, appropriate, available and efficient fleet vehicles to allow Council staff to be as mobile and available to all the communities in Indigo Shire as practical, at minimal cost to Council.
- Coordination of all maintenance activities required to ensure a safe and effective plant and light vehicle fleet is available to conduct Council operations. {The majority of Plant maintenance is subcontracted out via a three-year maintenance contract).
- Development and monitoring of Plant equipment and Fleet operating budgets, as well as cost recovery tracking.
- Development and implementation of the forward capital replacement programs for the plant, equipment and light vehicle fleets.
- Facilitate new equipment inductions and generation of technical instructions.
- Monitor industry bulletins and conduct routine risk assessments to ensure compliance with current best safe practices and legislation.
- Management of other key fleet operational services include fuel card distribution, road toll accounts, roadside assistance, etc.
- Initial assessment of fleet related incidents and subsequent management of any associated insurance.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Plant Equipment & Fleet

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1110. Contributions - Staff Vehicle	(6,076)	(5,977)	(6,077)
1254. Fuel Tax Rebate	(54,000)	(46,149)	(54,000)
1555. Internal - Plant Hire	(1,416,315)	(1,334,910)	(1,434,024)
1716. Internal - Fleet Recovery	(465,177)	(454,748)	(582,722)
Total Income	**(1,941,568)**	**(1,841,784)**	**(2,076,823)**
Expense			
2000. Hours - Ordinary Time	84,016	64,640	93,568
2002. Leave - Annual	7,986	6,145	8,898
2003. Leave - Long Service	2,102	1,819	2,344
2004. Leave - Personal	2,944	2,266	3,266
2005. Leave - Parental	420	324	470
2009. Superannuation	10,074	7,483	11,224
2010. Workcover	2,524	2,235	2,816
2018. Hours - Casual	0	8,061	0
2021. Allowance - Other	482	476	481
2023. Uniforms	0	0	200
2030. Fringe Benefits Tax	23,856	25,274	19,016
2101. Subscriptions	24,000	26,118	35,244
2111. Stationery	2,600	1,521	2,900
2112. Photocopying	0	125	0
2115. Leasing - Vehicle	46,734	110,664	84,164
2116. Fuel	402,740	358,598	405,783
2121. Cleaning	5,900	3,884	3,900
2130. Small Tools	0	1,087	0
2131. Travel - Tolls	1,200	948	500
2135. Oils - Plant consumable top ups	15,000	12,561	14,997
2200. Freight	0	205	0
2303. Interest - Leases	0	0	4,059
2400. Plant Hire - Internal	0	699	0
2410. Plant & Fleet - Scheduled Servicing	16,035	15,108	21,747
2411. Insurance - Vehicle	64,990	76,515	76,408
2412. Vehicle Registration	40,396	46,463	52,035

2026/2027 Budget Operating Income and Expenses by Service Plan

Service Area - Plant Equipment & Fleet

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
2413. Tyres	67,723	37,061	26,999
2420. Plant & Fleet - Repairs	38,990	27,014	15,000
2432. Plant - Cutting Edges	35,000	35,000	35,000
2514. Fleet - Pool vehicle usage	0	216	424
2601. Contract Services	292,000	272,363	289,050
2603. Materials	0	2,586	6,000
2605. Purchases - Minor Equipment	24,000	24,000	24,000
2611. Contract Services - Travel	11,625	12,154	13,300
2615. Contract Services - Parts	216,400	225,457	240,800
2702. Dep'n - P&E - Plant Major	408,000	405,703	414,000
2717. Dep'n - P&E - Motor Vehicles	151,843	156,334	199,143
2722. Dep'n - Leased Vehicles	11,021	6,431	69,171
Total Expense	**2,010,601**	**1,977,537**	**2,176,907**
	69,033	**135,753**	**100,084**

Quarries

WHAT WE DO

Indigo Shire Council owns and operates Horseshoe Quarry under an approved DPI Work Authority, WA804, providing quality crushed rock to help serve Council's gravel road maintenance needs. In addition to using the crushed rock on its own roads, some material is also sold to neighbouring LGA's at a market rate

Council annually engages a contractor via competitive tender to either blast or rip a defined amount of material and to then crush and stockpile the graded rock within the quarry work area.

Other day to day activities cover the maintenance of the property, i.e. fence repair, weed management, signage and safety inspections.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Quarries

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1511. Internal - Quarry Sales	(132,000)	(132,000)	(244,336)
1556. Sale of Stock	(95,700)	(95,700)	(80,000)
Total Income	**(227,700)**	**(227,700)**	**(324,336)**
Expense			
2000. Hours - Ordinary Time	9,523	6,037	10,388
2002. Leave - Annual	904	573	988
2003. Leave - Long Service	239	188	264
2004. Leave - Personal	334	212	367
2005. Leave - Parental	50	32	53
2009. Superannuation	1,142	759	1,245
2010. Workcover	288	234	314
2018. Hours - Casual	0	1,474	0
2107. Licencing	860	911	912
2442. Rates Paid	2,320	5,441	0
2593. Rehabilitation - Quarry	4,000	4,000	4,000
2601. Contract Services	138,500	134,380	20,000
2603. Materials	37,700	(93,467)	0
Total Expense	**195,860**	**60,774**	**38,531**
	(31,840)	**(166,926)**	**(285,805)**

2026/2027 Budget Operating Income and Expenses by Service Plan

Roads and Bridge Maintenance

WHAT WE DO

Maintain local roads and bridges and associated infrastructure to a safe and serviceable standard for residents and visitors of Indigo Shire.

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Roads & Bridge Maintenance

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1050. Grant Op (CR) Vic Grants Commission	(2,285,603)	(1,141,624)	(2,342,743)
1052. Grant Op (SR) Vic Roads	(12,500)	(12,500)	(12,500)
1253. Reimbursement - Workcover	0	(6,151)	0
1300. Rental Income	(27,000)	(22,782)	(30,000)
1360. Road Opening - Fee	(26,800)	(27,894)	(27,537)
1507. Fines - (Infringements)	0	(50)	0
Total Income	**(2,351,903)**	**(1,211,001)**	**(2,412,780)**
Expense			
2000. Hours - Ordinary Time	1,082,008	1,056,031	1,090,577
2001. Hours - Overtime	0	9,714	0
2002. Leave - Annual	102,808	100,242	103,589
2003. Leave - Long Service	27,059	28,486	27,303
2004. Leave - Personal	37,851	37,273	38,137
2005. Leave - Parental	5,420	5,328	5,469
2006. Leave - Compassionate	0	511	0
2009. Superannuation	129,853	122,929	130,903
2010. Workcover	32,440	37,549	32,700
2011. Workcover - Salary Payments	0	16,850	0
2012. Leave - Other	0	1,127	0
2014. Allowance - Pager	30,000	30,215	30,826
2018. Hours - Casual	0	73,823	0
2020. Allowance - Travel	0	677	0

2026/2027 Budget Operating Income and Expenses by Service Plan

Service Area - Roads & Bridge Maintenance

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
2021. Allowance - Other	11,311	5,612	1,354
2022. Training	0	2,340	0
2024. Protective Clothing	6,000	16,200	10,200
2102. Travel - Accommodation	0	5,058	0
2103. Travel - Meals	0	787	0
2105. Bank Charges	0	(4,248)	0
2111. Stationery	0	452	0
2114. Maintenance - Equipment	39,000	47,246	40,073
2116. Fuel	4,200	5,863	6,000
2117. Catering	0	503	0
2129. Consumables - Staff	0	2,904	0
2200. Freight	0	2,880	0
2201. Rent	6,300	6,317	6,473
2203. Telephone - Mobile	1,200	2,191	1,233
2205. Internet	0	100	0
2208. Electricity	1,200	1,064	1,200
2399. Plant Hire - External	43,000	50,155	33,683
2400. Plant Hire - Internal	615,000	624,300	630,720
2414. Facility Hire	0	138	0
2514. Fleet - Pool vehicle usage	2,400	2,747	2,466
2515. Fleet - Monthly Costs Distributed	101,556	133,720	157,974
2601. Contract Services	319,100	223,298	237,755
2603. Materials	175,900	175,924	168,889
2608. Materials - Patching	12,000	8,314	12,330
2609. Signs	14,800	47,833	15,275
Total Expense	**2,800,406**	**2,882,452**	**2,785,129**
	448,503	**1,671,450**	**372,349**

Tree Services

WHAT WE DO

Manage and maintain Indigo Shire Street and park trees in the built environment for the ongoing liveability, health and wellbeing of residents and visitors.

This service area manages:

- Strategic planning and implementation of the tree replacement and the annual planting programs.
- Tree management and maintenance
- Growing of new and rare tree stock at Council nursery
- Tree replacement
- Pruning of established trees
- Removal of hazardous trees

This service also supports the delivery of the following maintenance programs by external contractors:

- Beechworth Electric Line Clearance (annually)
- Elm Leave Beetle control program (2-yearly)

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Tree Services

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1061. Grant Op (SNR) Income Transfer	0	(108,083)	0
Total Income	**0**	**(108,083)**	**0**
Expense			
2000. Hours - Ordinary Time	338,931	331,457	360,343
2001. Hours - Overtime	0	1,462	0
2002. Leave - Annual	32,205	30,932	34,236
2003. Leave - Long Service	8,471	8,385	9,006
2004. Leave - Personal	11,861	11,602	12,605
2005. Leave - Parental	1,692	1,654	1,802
2009. Superannuation	40,678	35,105	43,244
2010. Workcover	10,170	10,657	10,812
2018. Hours - Casual	0	4,165	0
2020. Allowance - Travel	0	688	0
2022. Training	0	780	0
2024. Protective Clothing	2,400	7,086	7,800
2103. Travel - Meals	0	50	0
2129. Consumables - Staff	0	119	0
2203. Telephone - Mobile	0	174	0
2399. Plant Hire - External	19,000	15,344	17,000
2400. Plant Hire - Internal	24,000	96,987	24,660
2402. Re-imbursement	0	76	0
2514. Fleet - Pool vehicle usage	0	15	0
2515. Fleet - Monthly Costs Distributed	9,197	14,725	23,034
2601. Contract Services	175,000	192,842	146,285
2603. Materials	43,000	48,379	43,000
Total Expense	**716,605**	**812,683**	**733,827**
	716,605	**704,600**	**733,827**

Waste Management

WHAT WE DO

This service manages the provision of a range of waste and recycling services activities as follows:

- Management of kerbside domestic waste, recycling and organics collection, collection of customer service inquiries, contract monitoring and data management
- Transfer station operations at Beechworth & Rutherglen,
- Annual free green waste collection weekend to support fire preparation efforts leading into summer
- Management of legacy landfill sites at Wahgunyah, Chiltern, Rutherglen and Beechworth this includes rehabilitation planning and landfill gas and groundwater monitoring as required by legislation.
- Participation in NEWRRG (North East Waste and Resource Recovery Group) to undertake collaborative projects to increase landfill diversion, reduce contamination, educate the community and continually improve waste services
- Public place recycling and waste disposal facilities, provide festival and event waste/recycle disposal facilities while enhancing the amenity of towns, parks, waterways and reserves.

2026/2027 Budget Operating Income and Expenses by Service Plan

PROPOSED BUDGET 2026/27 OPERATING INCOME AND EXPENDITURE

Service Area - Waste Management

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
Income			
1000. Domestic - Garbage Collection	(1,107,843)	(1,181,042)	(1,345,081)
1001. Domestic - Recycling Collection	(869,031)	(837,526)	(943,809)
1010. Domestic - Organics Collection	(1,108,610)	(1,046,900)	(1,125,600)
1252. Reimbursement - Other External	(504)	(294)	(480)
1506. Fees	(195,744)	(111,416)	(136,000)
1560. Sales of Recyclables	(55,956)	(105,590)	(114,400)
Total Income	**(3,337,688)**	**(3,282,768)**	**(3,665,370)**
Expense			
2000. Hours - Ordinary Time	297,284	282,276	284,088
2001. Hours - Overtime	0	7,280	0
2002. Leave - Annual	28,245	26,234	26,979
2003. Leave - Long Service	7,565	7,143	7,105
2004. Leave - Personal	10,396	9,876	9,939
2005. Leave - Parental	1,486	1,412	1,427
2009. Superannuation	36,346	29,766	34,101
2010. Workcover	9,088	9,021	8,521
2018. Hours - Casual	5,559	4,550	0
2020. Allowance - Travel	0	517	0
2023. Uniforms	500	250	0
2024. Protective Clothing	0	295	0
2105. Bank Charges	0	761	0
2107. Licencing	51,240	29,900	27,524
2200. Freight	0	175	0
2203. Telephone - Mobile	0	174	0
2205. Internet	0	100	0
2399. Plant Hire - External	4,000	2,575	0
2400. Plant Hire - Internal	16,980	13,704	10,800
2406. Legal Expenses	0	7,214	0
2514. Fleet - Pool vehicle usage	0	167	0
2592. Rehabilitation - Landfill	178,644	178,644	178,632

2026/2027 Budget Operating Income and Expenses by Service Plan

Service Area - Waste Management

	2025/26 Annual Budget	2025/26 Quarter 2 Forecast	2026/27 Proposed Budget
2598. Contract Services - Albury Landfill	635,796	620,635	684,623
2599. Contract Services - Cleanaway	2,554,956	2,617,674	2,817,623
2601. Contract Services	249,816	230,132	264,682
2602. Green Waste Disposal	7,800	4,550	7,200
2603. Materials	4,800	9,826	4,800
Total Expense	**4,100,501**	**4,094,852**	**4,368,044**
	762,813	**812,084**	**702,674**

Draft Revenue and Rating Plan 2027/2030

YOUR RATES

INDIGO SHIRE COUNCIL

TABLE OF CONTENTS

1.1	PURPOSE	1
1.2	INTRODUCTION	2
1.3	COMMUNITY ENGAGEMENT	4
1.4	RATES AND CHARGES	4
1.4.1	RATING LEGISLATION	5
1.4.2	RATING PRINCIPLES	6
1.4.3	DETERMINING WHICH VALUATION BASE TO USE	7
1.4.4	RATING DIFFERENTIALS	10
1.4.5	Reasons for using Differential Rates	12
	Advantages of a differential rating system	12
1.4.6	MUNICIPAL CHARGE	13
1.4.7	SPECIAL CHARGE SCHEMES	13
1.4.8	SERVICE RATES AND CHARGES	14
1.4.9	COLLECTION AND ADMINISTRATION OF RATES AND CHARGES	14
1.5	OTHER REVENUE ITEMS	16
1.5.1	USER FEES AND CHARGES	16
1.5.2	STATUTORY FEES AND CHARGES	17
1.5.3	GRANTS	17
1.5.4	CONTRIBUTIONS	18
1.5.5	INTEREST ON INVESTMENTS	18
1.5.6	BORROWINGS	18

Revenue and Rating Plan

1.1 PURPOSE

The *Local Government Act 2020* requires each council to prepare a Revenue and Rating Plan to cover a minimum period of four years following each Council election. The Revenue and Rating Plan draws on information contained in the Annual Budget and Long Term Financial Plan to show the revenue raising framework within which the Council proposes to work.

The purpose of the Revenue and Rating Plan is to determine the most appropriate and affordable revenue and rating approach for Indigo Shire Council which in conjunction with other income sources will adequately finance the objectives in the council plan.

This plan is required by the Local Government Act 2020 and is part of Council's integrated planning framework.

Strategies outlined in this plan align with the objectives contained in the Council Plan and will feed into the budgeting and long-term financial planning documents, as well as other strategic planning documents under the strategic planning framework.



This plan explains how Council calculates the revenue needed to fund its activities, and how the funding burden will be apportioned between ratepayers and other users of Council facilities and services.

In particular, this plan will set out decisions that Council has made in relation to rating options available to it under the Local Government Act 1989 to ensure the fair and equitable distribution of rates across property owners. It will also set out principles that are used in decision making for other revenue sources such as fees and charges.

It is also important to note that this plan does not set revenue targets for Council, it outlines the strategic framework and decisions that inform how Council will go about calculating and collecting its revenue.

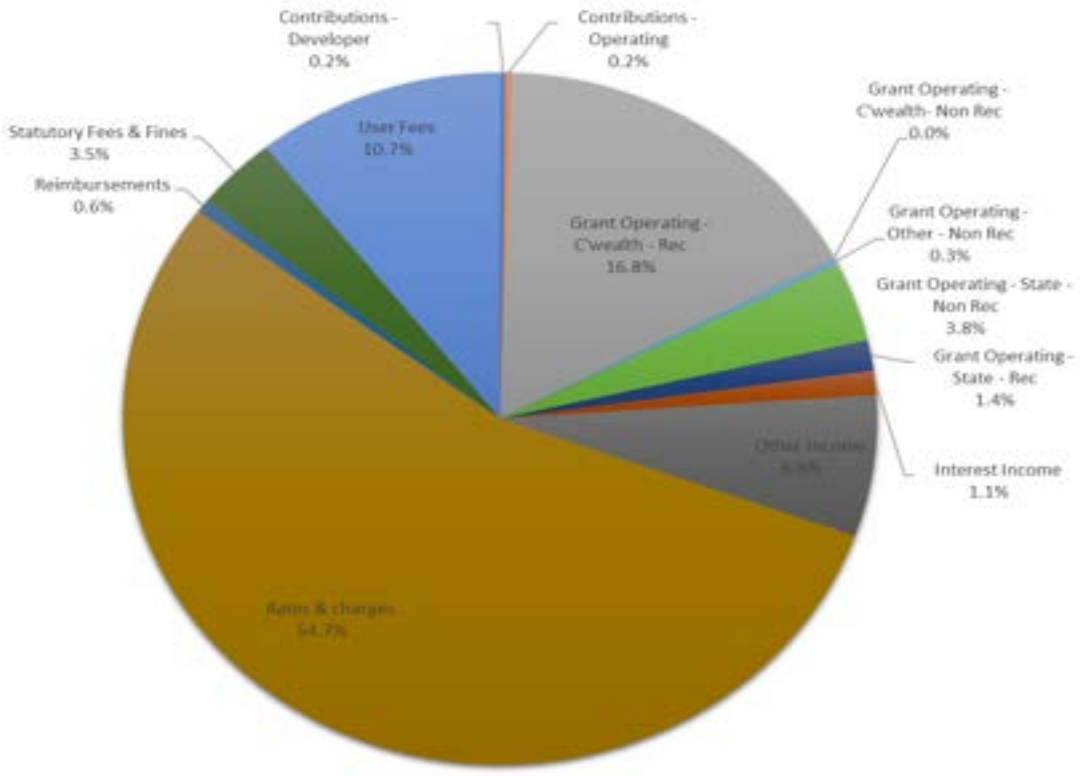
1.2 INTRODUCTION

Council provides a number of services and facilities to our local community, and in doing so, must collect revenue to cover the cost of providing these services and facilities.

Council's revenue sources include:

- Contributions – Developer.
- Contributions – Operating.
- Grant Operating - C'wealth – Rec.
- Grant Operating - C'wealth- Non Rec.
- Grant Operating - Other - Non Rec.
- Grant Operating - State - Non Rec.
- Grant Operating - State – Rec.
- Interest Income.
- Other Income.
- Rates & charges.
- Reimbursements.
- Statutory Fees & Fines.
- User Fees.

The long-term (seven years actual to 2024/25 plus 25/26 adopted budget) breakdown of Council's income sources are shown below.



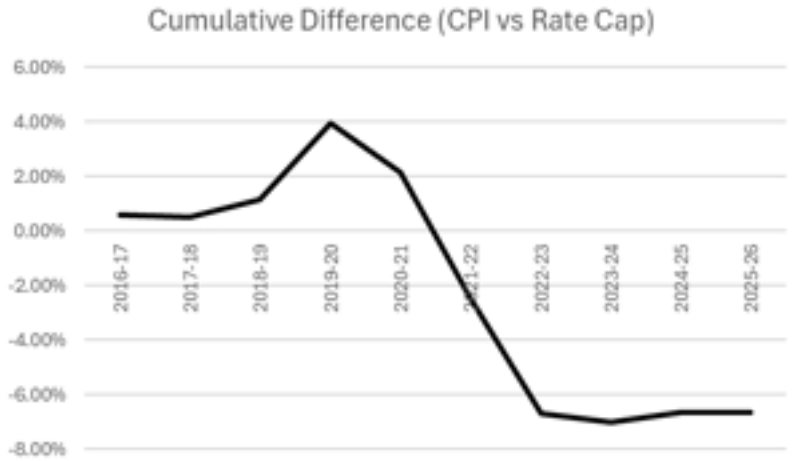
Rates are the most significant revenue source for Council and makes up an average of 54.7% of annual income.

The introduction of rate capping under the Victorian Government's Fair Go Rates System (FGRS) restricts Council's ability to raise revenue above the rate cap unless application is made to the Essential Services Commission for a variation. This limits service delivery growth and the ability for Council to invest in new community assets.

The annual rate cap has not kept pace with inflation.



This has a cumulative and permanent impact on council income.



Council provides a wide range of services to the community, some of these are provided for a fee or charge. The nature of these fees and charges generally depends on whether they relate to statutory or discretionary services. Some of these, such as statutory planning fees are set by State Government statute and are commonly known as statutory fees. In these cases, councils usually have no control over service pricing and are unable to set fees at a level that would recoup the cost of providing the service, thus requiring rate funding to make up the difference. However, in relation to other services, Council has the ability to set a fee or charge and will set that fee based on the principles outlined in this Revenue and Rating Plan.

Council revenue can also be adversely affected by changes to funding from other levels of government. Some grants are tied to the delivery of council services, whilst many are tied directly to the delivery of new community assets, such as roads or recreation master plan activities. Council regularly applies for grant funding as part of its delivery of services and infrastructure for the community.

1.3 COMMUNITY ENGAGEMENT

The Revenue and Rating Plan outlines Council's decision-making process on how revenues are calculated and collected. The following public consultation process will be followed to ensure due consideration and feedback is received from relevant stakeholders.

Revenue and Rating Plan community engagement process:

- Draft Revenue and Rating Plan prepared by officers;
- Draft adopted by Council at the May Council meeting.
- Draft Revenue and Rating Plan placed on public exhibition at (May) Council meeting for a period of 21 days and calling for public submissions;
- Final Revenue and Rating Plan (with any revisions) presented to the June Council meeting for adoption.

1.4 RATES AND CHARGES

Rates are property taxes that allow Council to raise revenue to fund essential public services to cater to their municipal population. Importantly, it is a taxation system that includes flexibility for councils to utilise different tools in its rating structure to accommodate issues of equity and to ensure fairness in rating for all ratepayers.

Council has established a rating structure comprised of three key elements. These are:

- **General Rates** – Based on property values (using the Capital Improved Valuation methodology), which are indicative of capacity to pay and form the central basis of rating under the *Local Government Act 2020*;
- **Service Charges** - A 'user pays' component for council services to reflect benefits provided by Council to ratepayers who benefit from a service; and
- **Municipal Charge** - A 'fixed rate" portion per property to cover some of the administrative costs of Council.

Striking a proper balance between these elements helps to improve equity in the distribution of the rate burden across residents.

Council makes a further distinction when applying general rates by applying rating differentials based on the purpose for which the property is used. That is, whether the property is used for residential, commercial/industrial, or farming purposes. This distinction is based on the concept that different property categories should pay a fair and equitable contribution, considering the benefits those properties derive from the local community.

The Indigo Shire Council rating structure comprises five differential rates.

- General
- Residential vacant
- Rural 1
    - A property of 50 HA or greater
    - A property that is combined under a Single Farming Enterprise where the combined total is 50 HA or greater
    - A property larger than 8 HA that meets the primary producer criteria set out in the Revenue and Rating strategy
    - A property larger than 8 HA that has a covenant with Trust for Nature and is not used for any other purpose.
- Rural 2 – 8 HA or greater, but less than 50 ha
- Commercial / Industrial

These rates are structured in accordance with the requirements of Section 94 'Differential Rates' of the Local Government Act 2020, and the Ministerial Guidelines for Differential Rating 2013.

The differential rates are currently set as follows:

- General: 100%
- Residential Vacant: 200%
- Rural 1: 75%
- Rural 2: 90%
- Commercial / Industrial: 135%

The formula for calculating General Rates, excluding any additional charges, arrears or additional supplementary rates is:

- Valuation (Capital Improved Value) x Rate in the Dollar (Differential Rate Type)

The rate in the dollar for each rating differential category is included in Council's annual budget.

Council also levies a municipal charge. The municipal charge is a minimum charge per property and declared for the purpose of covering some of the administrative costs of Council. In applying the municipal charge, Council ensures that each ratable property in the municipality makes a contribution.

Rates and charges are an important source of revenue, accounting for approximately 55.5% of operating revenue received by Council (seven-year average to 2024/25). The collection of rates is an important factor in funding Council services.

Planning for future rate increases is therefore an essential component of the long-term financial planning process and plays a significant role in funding both additional service delivery and the increasing costs related to providing council services.

Council is aware of the balance between rate revenue (as an important income source) and community affordability. Annual rate increases are capped to be no greater than the rate declared by the Minister for Local Government, which is announced in December for the following financial year.

Council currently utilises a service charge to recover the cost of Council's kerbside waste services. This charge is not subject to the annual cap.

1.4.1 RATING LEGISLATION

The legislative framework set out in the Local Government Act 2020 determines council's ability to develop a rating system. In 2019 the Victorian State Government conducted a Local Government Rating System Review. The Local Government Rating System Review Panel presented their final report and list of recommendations to the Victorian Government in March 2020. This review has not resulted in any significant changes to the rating system.

The recommended strategy in relation to municipal charges, service rates and charges and special rates and charges are discussed later in this document.

In raising Council rates, Council is required to primarily use the valuation of the rateable property to levy rates. Section 355 (1) of the Local Government Act 2020 provides Council with three choices in terms of which valuation base to utilise. They are: Site Valuation, Capital Improved Valuation (CIV) and Net Annual Value (NAV).

The advantages and disadvantages of the respective valuation basis are discussed further in this document. Whilst this document outlines Council's strategy regarding rates revenue, rates data will be contained in the Council's Annual Budget as required by the Local Government Act 2020.

Section 94(1) of the Local Government Act 2020 states that Council must adopt a budget by 30 June each year (or at another time fixed by the Minister) to include:

a) the total amount that the Council intends to raise by rates and charges;
b) a statement as to whether the rates will be raised by the application of a uniform rate or a differential rate:
c) a description of any fixed component of the rates, if applicable;
d) if the Council proposes to declare a uniform rate, the matters specified in section 160 of the Local Government Act 2020;

e) if the Council proposes to declare a differential rate for any land, the matters specified in section 161(2) of the Local Government Act 2020;

Section 94(3) of the Local Government Act 2020 also states that Council must ensure that, if applicable, the budget also contains a statement –

a) that the Council intends to apply for a special order to increase the Council's average rate cap for the financial year or any other financial year; or
b) that the Council has made an application to the ESC for a special order and is waiting for the outcome of the application; or
c) that a special Order has been made in respect of the Council and specifying the average rate cap that applies for the financial year or any other financial year.

This plan outlines the principles and strategic framework that Council will utilise in calculating and distributing the rating burden to property owners, however, the quantum of rate revenue and rating differential amounts will be determined in the annual Indigo Shire Council budget.

1.4.2 RATING PRINCIPLES

Taxation Principles:

When developing a rating strategy, in particular with reference to differential rates, a Council should consider the following good practice taxation principles:

- Wealth Tax
- Equity
- Efficiency
- Simplicity
- Benefit
- Capacity to Pay
- Diversity.

Wealth Tax

The "wealth tax" principle implies that the rates paid are dependent upon the value of a ratepayer's real property and have no correlation to the individual ratepayer's consumption of services or the perceived benefits derived by individual ratepayers from the expenditures funded from rates.

Equity

Horizontal equity – ratepayers in similar situations should pay similar amounts of rates (ensured mainly by accurate property valuations, undertaken in a consistent manner, their classification into homogenous property classes and the right of appeal against valuation).

Vertical equity – those who are better off should pay more rates than those worse off (the rationale applies for the use of progressive and proportional income taxation. It implies a "relativity" dimension to the fairness of the tax burden).

Efficiency

Economic efficiency is measured by the extent to which production and consumption decisions by people are affected by rates.

Simplicity

How easily a rates system can be understood by ratepayers and the practicality and ease of administration.

Benefit

The extent to which there is a nexus between consumption/benefit and the rate burden.

Capacity to Pay

The capacity of ratepayers or groups of ratepayers to pay rates.

Diversity

The capacity of ratepayers within a group to pay rates.

The rating challenge for Council therefore is to determine the appropriate balancing of competing considerations.

Rates and Charges Revenue Principles:
Differential rating is applied as equitably as is practical and in compliance with the *Ministerial Guidelines for Differential Rating 2013*.

1.4.3 DETERMINING WHICH VALUATION BASE TO USE

Under the *Local Government Act 2020*, Council has three options as to the valuation base it elects to use. They are:

- **Capital Improved Value (CIV)** – Value of land and improvements upon the land.
- **Site Value (SV)** – Value of land only.
- **Net Annual Value (NAV)** – Rental valuation based on CIV.

For residential and farm properties, NAV is calculated at 5 per cent of the Capital Improved Value. For commercial and industrial properties, NAV is calculated as the greater of the estimated annual rental value or 5 per cent of the CIV.

Capital Improved Value (CIV)

Capital Improved Value is the most commonly used valuation base by local government with over 90% of Victorian councils applying this methodology. Based on the value of both land and all improvements on the land, it is generally easily understood by ratepayers as it equates to the market value of the property.

Section 161 of the *Local Government Act 1989* provides that a Council may raise any general rates by the application of a differential rate if –

a) It uses the capital improved value system of valuing land; and

b) It considers that a differential rate will contribute to the equitable and efficient carrying out of its functions.

Where a council does not utilise CIV, it may only apply limited differential rates in relation to farm land, urban farm land or residential use land.

Advantages of using Capital Improved Value (CIV)

- CIV includes all property improvements, and hence is often supported on the basis that it more closely reflects “capacity to pay”. The CIV rating method takes into account the full development value of the property, and hence better meets the equity criteria than Site Value and NAV.
- With the increased frequency of valuations (previously two year intervals, now annual intervals) the market values are more predictable and has reduced the level of objections resulting from valuations.
- The concept of the market value of property is more easily understood with CIV rather than NAV or SV.
- Most councils in Victoria have now adopted CIV which makes it easier to compare relative movements in rates and valuations across councils.
- The use of CIV allows council to apply differential rates which greatly adds to council’s ability to equitably distribute the rating burden based on ability to afford council rates. CIV allows council to apply higher rating differentials to the commercial and industrial sector that offset residential rates.

Disadvantages of using CIV

- The main disadvantage with CIV is the fact that rates are based on the total property value which may not necessarily reflect the income level of the property owner as with pensioners and low-income earners.

Site value (SV)

There are currently no Victorian councils that use this valuation base. With valuations based simply on the valuation of land and with only very limited ability to apply differential rates, the implementation of Site Value in an Indigo Shire Council context would cause a shift in rate burden from the industrial/commercial sectors onto the residential sector, and would hinder council’s objective of a fair and equitable rating system.

There would be further rating movements away from modern townhouse style developments on relatively small land parcels to older established homes on quarter acre residential blocks. In many ways, it is difficult to see an equity argument being served by the implementation of site valuation in the Indigo Shire Council.

Advantages of Site Value

- There is a perception that under site value, a uniform rate would promote development of land, particularly commercial and industrial developments. There is, however, little evidence to prove that this is the case.
- Scope for possible concessions for urban farm-land and residential use land.

Disadvantages of using Site Value

- Under SV, there will be a significant shift from the industrial/commercial sector onto the residential sector of council. The percentage increases in many cases would be in the extreme range.
- SV is a major burden on property owners that have large areas of land. Some of these owners may have much smaller/older dwellings compared to those who have smaller land areas but well-developed dwellings, but will pay more in rates. A typical example is flats, units, or townhouses which will all pay low rates compared to traditional housing styles.
- The use of SV can place pressure on council to give concessions to categories of landowners on whom the rating burden is seen to fall disproportionately (e.g. Farm land and residential use properties). Large landowners, such as farmers for example, are disadvantaged by the use of site value.
- SV will reduce Council's rating flexibility and options to deal with any rating inequities due to the removal of the ability to levy differential rates.
- The community may have greater difficulty in understanding the SV valuation on their rate notices, as indicated by many inquiries from ratepayers on this issue handled by council's customer service and property revenue staff each year.

Net annual value (NAV)

NAV, in concept, represents the annual rental value of a property. However, in practice, NAV is loosely linked to capital improved value for residential and farm properties. Valuers derive the NAV directly as 5 per cent of CIV.

In contrast to the treatment of residential and farm properties, NAV for commercial and industrial properties are assessed with regard to actual market rental. This differing treatment of commercial versus residential and farm properties has led to some suggestions that all properties should be valued on a rental basis.

Overall, the use of NAV is not largely supported. For residential and farm ratepayers, actual rental values pose some problems. The artificial rental estimate used may not represent actual market value, and means the base is the same as CIV but is harder to understand.

Recommended valuation base

In choosing a valuation base, councils must decide on whether they wish to adopt a differential rating system (different rates in the dollar for different property categories) or a uniform rating system (same rate in the dollar). If a council was to choose the former, under the *Local Government Act 1989* it must adopt either of the CIV or NAV methods of rating.

Indigo Shire Council applies Capital Improved Value (CIV) to all properties within the municipality to take into account the fully developed value of the property. This basis of valuation takes into account the total market value of the land plus buildings and other improvements.

Differential rating allows (under the CIV method) council to shift part of the rate burden from some groups of ratepayers to others, through different "rates in the dollar" for each class of property.

Section 161(1) of the *Local Government Act 2020* outlines the requirements relating to differential rates, which include:

a) A Council may raise any general rates by the application of a differential rate, if Council considers that the differential rate will contribute to the equitable and efficient carrying out of its functions.
b) If a Council declares a differential rate for any land, the Council must specify the objectives of the differential rate, which must be consistent with the equitable and efficient carrying out of the Councils functions and must include the following:

i. A definition of the types or classes of land which are subject to the rate and a statement of the reasons for the use and level of that rate.
ii. An identification of the type or classes of land which are subject to the rate in respect of the uses, geographic location (other than location on the basis of whether or not the land is within a specific ward in Council's district).
iii. Specify the characteristics of the land, which are the criteria for declaring the differential rate.

Once the Council has declared a differential rate for any land, the Council must:

a) Specify the objectives of the differential rates;
b) Specify the characteristics of the land which are the criteria for declaring the differential rate.

The purpose is to ensure that Council has a sound basis on which to develop the various charging features when determining its revenue strategies and ensure that these are consistent with the provisions of the *Local Government Act 2020*.

The general objectives of each of the differential rates are to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council. There is no limit on the number or types of differential rates that can be levied, but the highest differential rate can be no more than four times the lowest differential rate.

Property Valuations

The *Valuation of Land Act 1960* is the principle legislation in determining property valuations. Under the *Valuation of Land Act 1960*, the Victorian Valuer-General conducts property valuations on an annual basis. Indigo Shire Council applies a Capital Improved Value (CIV) to all properties within the municipality to take into account the full development value of the property. This basis of valuation takes into account the total market value of the land including buildings and other improvements.

The value of land is always derived by the principal of valuing land for its highest and best use at the relevant time of valuation.

Council needs to be mindful of the impacts of revaluations on the various property types in implementing the differential rating strategy outlined in the previous section to ensure that rises and falls in council rates remain affordable and that rating 'shocks' are mitigated to some degree.

Supplementary Valuations

Supplementary valuations are carried out for a variety of reasons including rezoning, subdivisions, amalgamations, renovations, new constructions, extensions, occupancy changes and corrections. The Victorian Valuer-General is tasked with undertaking supplementary valuations and advises council on a monthly basis of valuation and Australian Valuation Property Classification Code (AVPCC) changes.

Supplementary valuations bring the value of the affected property into line with the general valuation of other properties within the municipality. Objections to supplementary valuations can be lodged in accordance with Part 3 of the *Valuation of Land Act 1960.* Any objections must be lodged with Council within two months of the issue of the supplementary rate notice.

Objections to property valuations

Part 3 of the *Valuation of Land Act 1960* provides that a property owner may lodge an objection against the valuation of a property or the Australian Valuation Property Classification Code (AVPCC) within two months of the issue of the original or amended (supplementary) Rates and Valuation Charges Notice (Rates Notice), or within four months if the notice was not originally issued to the occupier of the land.

A property owner must lodge their objection to the valuation or the AVPCC in writing to the Indigo Shire Council. Property owners also have the ability to object to the site valuations on receipt of their Land Tax Assessment. Property owners can appeal their land valuation within two months of receipt of their Council Rate Notice (via Council) or within two months of receipt of their Land Tax Assessment (via the State Revenue Office).

1.4.4 RATING DIFFERENTIALS

Council believes each differential rate will contribute to the equitable and efficient carrying out of council functions. Details of the objectives of each differential rate, the classes of land which are subject to each differential rate and the uses of each differential rate are set out below.

General Rate

Definition:

General properties are those that are predominantly used for human habitation, and assessed by Council's valuer as being "Residential" for the purposes of the State Government's Fire Service Property Levy, or; Not covered by another category. The objective of this general rate is to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including (but not limited to) the construction and maintenance of infrastructure assets, development and provision of community services and provision of support services.

The categorisation of "general" properties includes some small businesses that operate from residential properties that are of small scale and do not cause significant commercial impact on the community. This may include small accommodation businesses (small B&B's or low-scale self-contained accommodation, small scale professional business such as accounting etc.).

As the base differential category, the percentage rate applied to 'General' properties is always 100%. Therefore, the adjustment of the proportion of rates that apply to the General differential properties is set by its relative difference to the other rating categories.

Level of Rate:

100% of General Rate.

Residential Vacant Rate

Definition:

Residential Vacant land is any land which.

- Does not contain buildings; and
- Is of a type that permits residential development.

Residential vacant land has the potential to be developed for residential type accommodation that will place a similar demand for Council's services as the other residential type classifications.

Development of this land is encouraged to promote urban consolidation within the Shire and protect rural and farming land from unnecessary residential development.

Level of Rate:

200% of General Rate.

Rural 1 and Rural 2

Definition:

Rural 1 property is a property that is:

a) 50 HA or greater
b) Combined under a Single Farming Enterprise where the combined total is 50 HA or greater
c) Larger than 8 HA that meets the primary producer criteria set out in this strategy
d) Larger than 8 HA that has a covenant with Trust for Nature (TfN) and is not used for any other purpose.

The objectives of this differential category are to;

- Encourage the use of rural properties for primary production or the support of biodiversity.
- Provide a financial support to farmers.
- Encourage the retention of large land parcels in rural areas.
- Recognise the lower availability of Council services in rural areas.

The first criteria (greater than 50 HA) is assessed using property size and valuation classification (using AVPCC designation). The second criteria recognises that farms are often a collection of parcels and these can be recognised under the Single Farming Enterprise system (used for Municipal Charges).

The third criteria (Greater than 8 HA and used for primary production) is assessed on a case by case basis in response to a property owner's application. The criteria for primary producer status is:

1. Properties greater than 8 ha, and;
2. Categorised by the Valuer General's office as being a farm (through the use of the AVPCC codes), and;
3. Used mainly for the purposes of primary production, and;
4. Operated by an entity that has been assessed by the Australian Taxation Office as being a primary producer.

Applications for primary producer or TfN status will be assessed by Council staff and (if successful) the new differential will apply to the following financial year.

Property owners are required to notify Council if the use of the land for primary production ceases.

Once assessed as being a primary production property this designation will remain until;

- Notification from the property owner that the use of the property has changed.
- Council requests a re-assessment. This would be triggered by an observed change of property use or a concern that the primary production status is no longer valid, or;
- A change of ownership (including transfer between family members), or;
- A change to property details (subdivision, consolidation, or ownership/leasehold status.

Following a change of ownership or a request by Council to re-assess the differential, a minimum of three months will be allowed for this process before changes are made. If three months is not available then the reassessment will take place for the following financial year.

Council may choose to provide a temporary assessment where it is considered appropriate to delay the final decision. This will be used in circumstances such as;

- A tight timeframe for the assessment o be undertaken that would result in an unfair pressure on the process.
- A new or changed farming operation that does not initially have the documentation to prove primary producer status.

A temporary assessment will be at the discretion of Council, and be valid for a maximum of 12 months before being re-assessed. Council will aim to conclude the assessment process as soon as practicable.

The final criteria for Rural 1 classification is a completed Trust for Nature (TfN) covenant that applies to the entire property where the property is not used for any other purpose (such as residential use or business use). This designation (as Rural 1) is contingent on compliance with the TfN covenant conditions.

Rural 2 property is any property which is greater than 8 hectares and less than 50 hectares in area and not used for business/commercial/industrial purposes. The objectives of this differential category are to;

- Encourage the retention of large land parcels in rural areas.
- Recognise the lower availability of Council services in rural areas.

Level of Rate:

Council applies two rural differentials;

Rural 1: 75% of the General rate.

Rural 2: 90% of the General rate.

Commercial/Industry Rate

Definition:

Commercial/Industrial property is any property which is:

- Assessed by Council's valuer as being Commercial or Industrial for the purposes of the State
- Government's Fire Service Property Levy, and;
- Operating on a commercial/industrial basis.

Businesses place additional demands on some council services, as well as higher demands on road and parking infrastructure. Additionally, commercial operations are direct and indirect beneficiaries of Council's economic development and tourism activities and promotion within the shire. The objective of this rating differential is to ensure that commercial property rates reflect this demand and investment.

Commercial/Industrial Land is any land, which is:

a) assessed by Council's valuer as being Commercial or Industrial for the purposes of the State Government's Fire Service Property Levy,
b) operating on a commercial / industrial basis.

Level of Rate:

135% of the General Rate.

1.4.5 Reasons for using Differential Rates

Advantages of a differential rating system

The advantages of utilising a differential rating system summarised below are:

- There is greater flexibility to distribute the rate burden between all classes of property, and therefore link rates with the ability to pay and reflecting the tax deductibility of rates for commercial and industrial premises.
- Differential rating allows Council to better reflect the investment required by Council to establish infrastructure to meet the needs of the commercial and industrial sector.
- Allows Council to reflect the unique circumstances of some rating categories where the application of a uniform rate may create an inequitable outcome (e.g. Farming enterprises).

- Allows Council discretion in the imposition of rates to facilitate and encourage appropriate development of its municipal district in the best interest of the community. (i.e. Vacant Commercial properties still attract the commercial differential rate)

Disadvantages of a differential rating system

The disadvantages in applying differential rating summarised below are:

- The justification of the differential rate can at times be difficult for the various groups to accept giving rise to queries and complaints where the differentials may seem to be excessive.
- Differential rates can be confusing to ratepayers, as they may have difficulty understanding the system. Some rating categories may feel they are unfavorably treated because they are paying a higher level of rates than other ratepayer groups.
- Differential rating involves a degree of administrative complexity as properties continually shift from one type to another (e.g. residential to commercial,) requiring Council to update its records. Ensuring the accuracy/integrity of Council's data base is critical to ensure that properties are correctly classified into their right category.
- Council may not achieve the objectives it aims for through differential rating. For example, Council may set its differential rate objectives to levy a higher rate on land not developed, however it may be difficult to prove whether the rate achieves those objectives.

1.4.6 MUNICIPAL CHARGE

Another principle rating option available to Councils is the application of a municipal charge. Under Section 11 of the *Local Government Act 2020*, Council may declare a municipal charge to cover some of the administrative costs of the Council. The legislation is not definitive on what comprises administrative costs and does not require Council to specify what is covered by the charge.

The application of a municipal charge represents a choice to raise a portion of the rates by a flat fee for all properties, rather than sole use of the CIV valuation method.

Under the *Local Government Act 2020*, a council's total revenue from a municipal charge in a financial year must not exceed 20 per cent of the combined sum total of the Council's total revenue from the municipal charge and the revenue from general rates (total rates).

The municipal charge applies equally to all properties and is based upon the recovery of a fixed cost of providing administrative services irrespective of valuation. The same contribution amount per assessment to cover a portion of council's administrative costs can be seen as an equitable method of recovering these costs.

1.4.7 SPECIAL CHARGE SCHEMES

The *Local Government Act 2020* recognises that councils need help to provide improved infrastructure for their local communities. Legislation allows councils to pass on the cost of capital infrastructure to the owner of a property that generally receives a unique benefit from the construction works. The technical explanation of a Special Charge comes from legislation (under the *Local Government Act 2020*) that allows councils to recover the cost of works from property owners who will gain special benefit from that work.

The purposes for which special rates and special charges may be used include road construction, kerb and channelling, footpath provision, drainage, and other capital improvement projects.

The special rate or special charges may be declared on the basis of any criteria specified by the council in the rate (Section 163 (2)). In accordance with Section 163 (3), council must specify:

a. the wards, groups, uses or areas for which the special rate or charge is declared; and
b. the land in relation to which the special rate or special charge is declared;
c. the manner in which the special rate or special charge will be assessed and levied; and
d. details of the period for which the special rate or special charge remains in force.

The special rates and charges provisions are flexible and can be used to achieve a wide range of community objectives. The fundamental principle of special rates and charges is proof "special benefit" applies to those

being levied. For example, they could be used to fund co-operative fire prevention schemes. This would ensure that there were no 'free-riders' reaping the benefits but not contributing to fire prevention.

Landscaping and environmental improvement programs that benefit small or localised areas could also be funded using special rates or charges.

1.4.8 SERVICE RATES AND CHARGES

Section 162 of the *Local Government Act 2020* provides council with the opportunity to raise service rates and charges for any of the following services:

a. The provision of a water supply;
b. The collection and disposal of refuse;
c. The provision of sewage services;
d. Any other prescribed service.

Council currently applies a service charge for the collection and disposal of refuse. Council retains the objective of setting the service charge for waste at a level that fully recovers the cost of the waste services.

Council is compliant with the Minister for Local Government's Good Practice Guidelines (2023) for service rates and charges.

1.4.9 COLLECTION AND ADMINISTRATION OF RATES AND CHARGES

The purpose of this section is to outline the rate payment options, processes, and the support provided to ratepayers facing financial hardship.

Payment options

In accordance with section 167(1) of the *Local Government Act 2020* ratepayers have the option of paying rates and charges by way of four instalments. Payments are due on the prescribed dates as declared in the annual budget. These are usually:

- 1st Instalment: 30 September
- 2nd Instalment: 30 November
- 3rd Instalment: 28 February
- 4th Instalment: 31 May

Council offers a range of payment options including:

- in person at Council offices (cheques, money orders, EFTPOS, credit/debit cards and cash),
- online via Council's ratepayer portal, direct debit (on prescribed instalment due dates or monthly),
- BPAY,
- Australia Post (over the counter, over the phone via credit card and on the internet),
- by mail (cheques and money orders only).

Interest on arrears and overdue rates

Interest is charged on all overdue rates in accordance with Section 172 of the *Local Government Act 2020*. The interest rate applied is fixed under Section 2 of the *Penalty Interest Rates Act 1983*, which is determined by the Minister and published by notice in the Government Gazette.

Pensioner rebates

Holders of a Centrelink or Veteran Affairs Pension Concession card or a Veteran Affairs Gold card which stipulates TPI or War Widow may claim a rebate on their sole or principal place of residence. Upon initial application, ongoing eligibility is maintained, unless rejected by Centrelink or the Department of Veteran Affairs during the annual verification procedure. Upon confirmation of an eligible pensioner concession status, the pensioner rebate is deducted from the rate account before payment is required by the ratepayer.

With regards to new applicants, after being granted a Pensioner Concession Card (PCC), pensioners can then apply for the rebate at any time throughout the rating year.

Deferred payments

Under Section 170 of the *Local Government Act 2020*, Council may defer the payment of any rate or charge for an eligible ratepayer whose property is their sole place of residency, allowing ratepayers an extended period of time to make payments or alternatively to forestall payments on an indefinite basis until the ratepayer ceases to own or occupy the land in respect of which rates and charges are to be levied.

Deferral of rates and charges are available to all ratepayers who satisfy the eligibility criteria and have proven financial difficulties. Where Council approves an application for deferral of rates or charges, interest maybe continued to be levied on the outstanding balance of rates and charges.

Rates and charges will generally not be waived. However, under Section 171 (a) of the Act, Council may waive rates and charges if Council considers that a ratepayer is suffering financial hardship. Requests for waivers greater than $1,000 require a Council resolution.

Ratepayers seeking to apply for such provision will be required to submit a confidential statement as evidence of financial hardship.

Financial Hardship Policy

It is acknowledged at the outset that various ratepayers may experience financial hardship for a whole range of issues and that meeting rate obligations constitutes just one element of a number of difficulties that may be faced. The purpose of this Policy is to provide options for ratepayers facing such situations to deal with the situation positively and reduce the strain imposed by financial hardship.

Ratepayers may elect to either negotiate a rate payment plan or apply for a rate deferral or apply to have their rates waived. Ratepayers seeking to apply for such provision will be required to submit a confidential statement as evidence of financial hardship.

Debt recovery

Council makes every effort to contact ratepayers at their correct address but it is the ratepayers' responsibility to properly advise Council of their contact details. The *Local Government Act 2020* Section 230 and 231 requires both the vendor and buyer of property, or their agents (e.g. solicitors and or conveyancers), to notify Council by way of notice of disposition or acquisition of an interest in land.

In the event that an account becomes overdue, Council will issue an overdue reminder notice which will include accrued penalty interest. In the event that the account remains unpaid, Council may take legal action without further notice to recover the overdue amount. All fees and court costs incurred will be recoverable from the ratepayer.

If an amount payable by way of rates in respect to land has been in arrears for three years or more, Council may take action to sell the property in accordance with the *Local Government Act 1989* Section 181.

Emergency Services and Volunteers Fund

In 2025 the Victorian State Government passed legislation requiring the collection of a state tax (Emergency Services and Volunteers Fund) alongside council rates. This tax is not related to council operations and council is simply a collection agency for the state government.

This tax is based on two components, a fixed charge, and a variable charge which is linked to the Capital Improved Value of the property. Details of the rates and calculation method are available of the state government website.

The state government is not subject to the annual rate cap and the amount of the ESVF is at the discretion of the state government.

Further information on this state government tax can be found on the state government's website.

1.5 OTHER REVENUE ITEMS

1.5.1 USER FEES AND CHARGES

Indigo Shire council provides a wide range of services to the community, often for a fee or charge. In this Plan, the terms 'fees' and 'charges' are used generically to cover all user charges and fees-for-service that are set and managed by council.

The nature of these fees and charges generally depends on whether they relate to compulsory or discretionary services.

Examples of user fees and charges include:
- Pool visitation and membership fees
- Waste Management fees
- Leases and facility hire fees

The provision of infrastructure and services form a key part of council's role in supporting the local community. In providing these, council must consider a range of 'Best Value' principles including service cost and quality standards, value-for-money, and community expectations and values. Council must also balance the affordability and accessibility of infrastructure and services with its financial capacity and in the interests of long-term financial sustainability.

Compulsory services attract unavoidable charges and can include such services as garbage collection, disposal, recycling and other special charges usually imposed on residents through rates notices. Discretionary services are those that residents can choose to use or not, such as recreation services, child care, applications for planning and building approvals and human services. In most cases council provides these on a fee-for-service, or user-pays basis rather than funding them entirely out of rates and other general revenues.

Councils must also comply with the government's Competitive Neutrality Policy for significant business activities they provide and adjust their service prices to neutralise any competitive advantages when competing with the private sector.

In providing services to the community, council must determine the extent of cost recovery for particular services consistent with the level of both individual and collective benefit that the services provide and in line with the community's expectations.

Services are provided on the basis of one of the following pricing methods:

a. **Market Price**
b. **Full Cost Recovery Price**
c. **Subsidised Price**

Market pricing (A) is where council sets prices based on the benchmarked competitive prices of alternate suppliers. In general market price represents full cost recovery plus an allowance for profit. Market prices will be used when other providers exist in the given market, and council needs to meet its obligations under the government's Competitive Neutrality Policy.
It should be noted that if a market price is lower than council's full cost price, then the market price would represent council subsidising that service. If this situation exists, and there are other suppliers existing in the market at the same price, this may mean that council is not the most efficient supplier in the marketplace. In this situation, council will consider whether there is a community service obligation and whether council should be providing this service at all.

Full cost recovery price (B) aims to recover all direct and indirect costs incurred by council. This pricing should be used in particular where a service provided by council benefits individual customers specifically, rather than the community as a whole. In principle, fees and charges should be set at a level that recovers the full cost of providing the services unless there is an overriding policy or imperative in favour of subsidisation.

Subsidised pricing (C) is where council subsidises a service by not passing the full cost of that service onto the customer. Subsidies may range from full subsidies (i.e. council provides the service free of charge) to partial subsidies, where council provides the service to the user with a discount. The subsidy can be funded from council's rate revenue or other sources such as Commonwealth and state funding programs. Full council subsidy pricing and partial cost pricing should always be based on knowledge of the full cost of providing a service.

Indigo Shire uses any surplus income from service areas to add to the revenue pool and subsidies other service areas that are unable to fully recover the cost of service through fees or other sources of funding.

Council provides a table of fees and charges as part of its annual budget each year. Proposed pricing changes will be included in this table and will be communicated to the community before the budget is adopted, giving them the chance to review and provide valuable feedback before the fees are locked in.

1.5.2 STATUTORY FEES AND CHARGES

Statutory fees and fines are those which council collects under the direction of legislation or other government directives. The rates used for statutory fees and fines are generally advised by the state government department responsible for the corresponding services or legislation, and generally councils will have limited discretion in applying these fees.

Examples of statutory fees and fines include:

- Planning and subdivision fees
- Building and Inspection fees
- Infringements and fines
- Land Information Certificate fees

Penalty and fee units are used in Victoria's Acts and Regulations to describe the amount of a fine or a fee.

Penalty units

Penalty units are used to define the amount payable for fines for many offences. For example, the fine for selling a tobacco product to a person aged under 18 is four penalty units.

The rate for penalty units is indexed each financial year so that it is raised in line with inflation. Any change to the value of a penalty unit will happen on 1 July each year.

Fee units

Fee units are used to calculate the cost of a certificate, registration or licence that is set out in an Act or Regulation. For example, the cost of depositing a Will with the Supreme Court registrar of probates is 1.6 fee units.

The cost of fees and penalties is calculated by multiplying the number of units by the current value of the fee or unit. The exact cost may be rounded up or down.

1.5.3 GRANTS

Grant revenue represents income usually received from other levels of government. Some grants are singular and attached to the delivery of specific projects, whilst others can be of a recurrent nature and may or may not be linked to the delivery of projects.

Council will pro-actively advocate to other levels of government for grant funding support to deliver important infrastructure and service outcomes for the community. Council may use its own funds to leverage higher grant funding and maximise external funding opportunities.

When preparing its financial plan, council considers its project proposal pipeline, advocacy priorities, upcoming grant program opportunities, and co-funding options to determine what grants to apply for. Council will only apply for and accept external funding if it is consistent with the Community Vision and does not lead to the distortion of Council Plan priorities.

Grant assumptions are then clearly detailed in council's budget document. No project that is reliant on grant funding will proceed until a signed funding agreement is in place.

1.5.4 CONTRIBUTIONS

Contributions represent funds received by council, usually from non-government sources, and are usually linked to projects.

Contributions can be made to council in the form of either cash payments or asset hand-overs.

Examples of contributions include:

- Monies collected from developers under planning and development agreements
- Monies collected under developer contribution plans and infrastructure contribution plans
- Contributions from user groups towards upgrade of facilities
- Assets handed over to council from developers at the completion of a subdivision, such as roads, drainage, and streetlights.

Contributions linked to developments can be received well before any council expenditure occurs. In this situation, the funds will be identified and held separately for the specific works identified in the agreements.

1.5.5 INTEREST ON INVESTMENTS

Council receives interest on funds managed as part of its investment portfolio, where funds are held in advance of expenditure, or for special purposes. The investment portfolio is managed per council's investment and borrowing policy, which seeks to earn the best return on funds, whilst minimising risk.

1.5.6 BORROWINGS

Whilst not a source of income, borrowings can be an important cash management tool in appropriate circumstances. Loans can only be approved by council resolution. Council has an investment and borrowing policy to guide the management of borrowings.

Debt finance, well managed, is a legitimate and prudent financial management tool. Amongst other benefits it enables councils to deliver infrastructure earlier than they otherwise would have been able, and allows the cost to be spread to future generations who will enjoy the benefit of the asset(s).

Debt management has to be linked to a sound financial management framework such as Council has developed and will be presented to the community through its Strategic Resource Plan.

The method of deciding if and how to finance the upfront costs of an infrastructure asset depends on the characteristics of the asset. These include the life span of the asset and the service provision of the asset over that life span.

Questions that a council can ask include:

- What services do we deliver?
- What is the cost of delivery and maintenance of these services?
- Who is the ultimate beneficiary of these services and therefore who should pay for them?
- When should it be paid for?
- What does the community want and when?
- What is the life of the asset or service being funded?

Infrastructure is by its nature capital-intensive and there is almost always the need to raise finance at the beginning of a project. Where core sources of revenue are constrained, it is often appropriate to borrow money for the purposes of meeting the capital requirement.

The following financial sustainability principles must be adhered to with new borrowings:

- Debt finance will enable Council to deliver the project earlier than they otherwise would have been able.
- Debt finance will allow the cost to be spread to over multiple years while enjoying the benefit of the

project outcomes now.

- Debt finance will prevent the need to divert necessary Council funds from renewal and maintenance budgets to capital expenditure.
- Council enjoys steady and secure income streams in the form of rates and charges, which can be used to meet debt servicing obligations and to secure debt facilities.
- Council's ability to borrow responsibly and to meet proposed debt servicing obligations is based on rigorous and robust financial governance policies and long-term planning.
- Indigo assesses borrowings as a legitimate and prudent financial management tool.
- Council will maintain its debt at levels which are sustainable, with:
    - indebtedness <60% of rate and charges revenue, and
    - debt commitment ratio <5%

Draft Ten Year Financial Plan 2027-2036

INDIGO SHIRE COUNCIL

Indigo Shire Council

10-Year Financial Plan 2026/27 to 2035/36

Table of Contents

Executive Summary 2
Background 3
Objectives of the 10-year Financial Plan 4
How the plan was developed 5
Key 10-year Financial Plan assumptions 5
Financial Sustainability 6
Rating Strategy 8
Fees and Charges 11
Revenue and Rating Plan 11
Auditor General's Report 13
Definitions 15
Objectives 15
General Operating Assumptions 17
Climate Change Adaptation 18
Service Delivery 21
Other Assumptions 21
Capital Works 24
VAGO Performance Summary 27
Glossary 32

Executive Summary

Overall, the *10- Year Financial Plan* (the plan) shows that council is financially sustainable in the medium to long term, while still providing sufficient resources to achieve the Council Plan strategic objectives.

The plan establishes the strategic financial direction for Council to meet the funding and investment challenges that lie ahead in the next 10 years.

The plan outlines both the financial and the non-financial resources required to achieve council's strategic objectives expressed in the *Indigo Shire Council Plan 2025 - 2029*.

The Council Plan supports Council's Vision, Purpose and Values and outlines the strategic economic, social and environmental priorities that have been identified as the direct result of community consultation and ongoing Council planning to ensure our communities have access to infrastructure and services that support quality of life and well-being.

This includes strategies that support the prosperity and sustainability of:

- Our People and Communities.
- Our Places, Townships & Infrastructure
- Indigo's Economy
- Indigo's Environment and Sustainability
- Indigo's Civic Leadership and Governance

Significant items in *10- Year Financial Plan* 2026/27 to 2035/36 include:

a) Rate revenue collection.

b) Capital expenditure; and

c) Service Retention

Council has reviewed elements of the *10-Year Financial Plan* in conjunction with the *Indigo Shire Council Plan*. The *10-Year Financial Plan* is scheduled to be adopted by the council at its ordinary meeting on June 30, 2026.

A number of strategic challenges lie ahead, including renewing existing assets at an adequate rate and continuing to provide an appropriate range and level of services to an ageing regional community. Existing services are planned to be retained, and it is projected that Council's FTE resourcing to deliver its services, remains consistent with current levels for the period of the plan.

The challenge for the council, in the short-term, is to fund the appropriate level of investment in the community's assets and services to simultaneously accommodate the pressures of facilitating the infrastructure and service needs of our community, given the background context of an economy struggling with the significant impact of recent economic disruption.

Future directions will be informed heavily by key strategic documents including the Tourism and Economic Development, Recreation, and Ageing Well strategies. Indigo Shire will ambitiously seek to enhance its social and economic capacity through the delivery of major projects and identifying and delivering potential future significant projects (Such as the Victorian Goldfields World Heritage Listing). Addressing the community's future service needs and the required capital expansion requires a planned approach to maintaining a financially responsible and sustainable position.

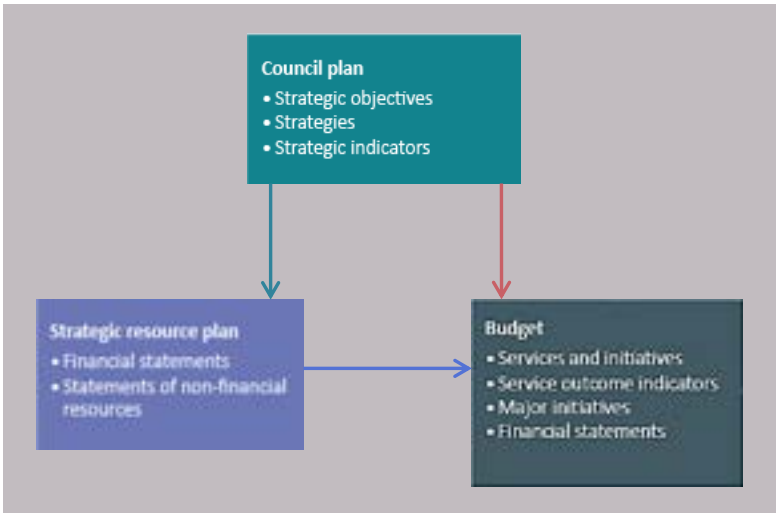
The 2026/27 capital works budget is a total of $13.046m. This includes State and Federal Government grant funding for various infrastructure projects. When you break it down, the net cost to Council to deliver the capital works program is $3.6m. To achieve this, Council assesses financial risk through the use of VAGO indicators, with a commitment to remain in the low to medium risk categories.

Background

The *Local Government Act 1989* and the new *2020 Act* (the Act) require council to prepare a 10-year Financial Plan that describes both the financial and non-financial resources required to achieve the strategic objectives in the Council Plan. In preparing the plan, council must consider services and initiatives contained in any plan adopted or proposed to be adopted by council.

Indigo Shire Council has prepared a plan for the ten years 2026/27 to 2035/36 as part of its integrated planning framework as set out below.

Integrated Planning Framework



The council plan includes the strategic objectives, strategies for achieving these for the period of its four-year term and strategic indicators for monitoring achievement of the strategic objectives. The plan is a strategy of the resources for the next ten years required to achieve the strategic objectives in the council plan. The plan informs the preparation of the budget, which is a plan that describes the services and initiatives to be funded and how they will contribute to achieving the strategic objectives in the Council Plan.

Objectives of the 10-year Financial Plan

The overall objective of the plan is financial sustainability in the medium to long term, while still providing sufficient resources to achieve the Council Plan strategic objectives. The key principles which underpin Indigo Shire's plan over the next ten years are:

- Council will maintain current services at current service levels.
- Budgeting against LTFP targets. Council budgets to achieve the maintenance of the (base, uncommitted) EOFY cash balance.
- Strategic consideration of the appropriate use for any surplus cash. This will become more critical into the future as Council's cash position becomes stronger. The 2026/27 budget build will involve more discussion and consideration of this.
- New borrowings will only be considered for long-term infrastructure for multi-generational benefit.
- Council will maintain Low/Medium risk against VAGO financial indicators.
- Capital renewal expenditure will align with Council's renewal needs.
- Capital expenditure and income will be based on a ten-year Capital works program.
- Capital net cost to Council (NctC) to be stable with CPI increases.
- No unlinked 'contingency' allocation. All reactive budget allocations are to be authorised through the appropriate channels once details are known.
- New initiatives are to be included.
- ISC will maintain a level of own sourced expenditure on roads.
- Maintenance of cash reserves to ensure operational liquidity, not relying on Council's overdraft facility.

In preparing the plan, council has also been mindful of the need to comply with the principles of sound financial management in the Act which requires council to:

- prudently manage financial risks relating to debt, assets, and liabilities.
- provide reasonable stability in the level of rate burden.
- consider the financial effects of council decisions on future generations; and,
- provide full, accurate and timely disclosure of financial information.

How the plan was developed

This plan has been developed through a rigorous process and is based on the following key information:

- audited financial statements as at 30 June 2025 and 2025/26 Quarter 2 adopted forecast.
- assumptions provided by council service providers about changes in future income and expenditure.
- assumptions provided by council capital works expenditure providers about requirements for future asset renewal, expansion, upgrade, and new assets.
- assumptions provided by finance regarding future changes in assets, liabilities, and equity; and,
- information provided by the executive management team and council.

Key 10-year Financial Plan assumptions

There are a number of assumptions underlying the forecasts for income, expenditure, assets, liabilities, equity, cash, capital works expenditure and human resources included in the plan. These assumptions include:

Rate cap exemption.

The State Government has issued a rate cap of 2.75 percent.

Remaining assumptions

- Rate Increase for Year two onward budgeted at 3 percent with no variation over the period of the plan*
- 3 percent Other Grants increase
- No greater than 3 percent Statutory Fees increase.
- 8 percent User fees & charges increase** - years 2 to 10 based on recent 3-year average.
- 3 percent Other income increase (e.g. Rents)
- 2.5 percent Expenses (non-staff) increase years 2 – 8 and 3 percent years 9 and 10.
- 3 percent staffing costs increase.
- No Defined Benefits call***
- $171k in new initiatives (Attributed to operational priorities linked to Council Plan)

* *Any actual variations will be remodelled within the plan*

** *Council's discretionary fees may increase in accordance with cost recovery needs or rate cap fluctuations*

*** *If Benefits called, Contingency 1: Revision of cash allocation, Contingency 2: Re-deployment of capital budget*

These assumptions have been derived from the following sources:

- assessment of the current financial position
- scan of the external economic environment
- forecast changes in population and demographics.
- advice from officers responsible for service and capital works planning and delivery.
- services and initiatives contained in plans adopted or proposed to be adopted by council.
- Inclusion of grant funding only where funding is announced or there is a high likelihood of funding availability.
- Capital expenditure & income based on current 10-year Capital works program.

Financial Sustainability

Developing financial strategies for councils is often a difficult process, which poses questions like:

- Is the council achieving enough revenue to meet the current and future needs of Indigo Shire's community?
- What should the target be in respect to resourcing expenditure on new assets (capital expenditure)?
- What is the council's targeted renewal investment and is this maintaining an acceptable level of service for the community?
- What is an acceptable rate and charge increase, considering whether a case exists to seek rates rises above the rate cap?
- What is an acceptable level of borrowings?

Some of these answers come from prudential guidelines established by industry bodies such as the Department of Environment, Land, Water and Planning (DELWP), or from Victorian Auditor General's reports. However, a great deal is left for each council as an individual entity to determine. How does the council gather appropriate data on which to base decisions about its financial future?

The use of financial indicators that assess the comparative financial position of each council in Victoria provides a valuable source of information in establishing financial strategies. These indicators highlight the relative financial strengths of each council and uncover the opportunities that councils may seek for improvement. The indicators are used to identify trends in financial sustainability.

In preparing the financial plan, Indigo Shire council has complied with the following principles of sound financial management:

a) Prudent management of financial risks relating to debt, assets and liabilities.

b) Provision of reasonable stability and predictability in the level of rates.

c) Consideration of the financial effects of council decisions on future generations; and,

d) Full accurate and timely disclosure of financial information.

The key objective that underlines the financial plan is financial sustainability in the medium and long-term, whilst achieving the objectives set out in the *Indigo Shire Council Plan*.

Analysis of Council's Financial Sustainability

The concepts most people use in their personal and business lives are basically the same as those that should be applied to local government; however, those concepts need some modification.

Councils are perpetual organisations that manage intergenerational community services and assets. Councils provide the legal framework by which communities own infrastructure and assets collectively.

The Australian Local Government Association's (ALGA's) definition of financial sustainability is worth noting:

"A council's long-term financial performance and position is sustainable where planned long-term service and infrastructure levels and standards are met without unplanned increases in rates or disruptive cuts to services."

It is against this definition then that the sustainability of Indigo Shire Council can be assessed.

Victoria Auditor General

The Victoria Auditor General's Office (VAGO) in March 2026 released its results of 2024-25 Audits: Local Government. The report outlines an analysis on the financial sustainability of councils and regional library corporations.

VAGO's Indicators of Council Financial Sustainability Risk

Indicator	Definition	Formula
Profitability indicators		
Net result (percent)	A positive result indicates a surplus. The larger the percentage, the stronger the result. A negative result indicates a deficit. Operating deficits cannot be sustained in the long term. The net result and total revenue are obtained from the comprehensive income statement.	Net result / Total revenue
Adjusted underlying result	This measures an entity ability to generate surplus in the ordinary course of business—excluding non-recurrent capital grants, non-monetary asset contributions, and other contributions to fund capital expenditure from net result. A surplus or increasing surplus suggests an improvement in the operating position.	Adjusted underlying surplus (or deficit) / Adjusted underlying revenue
Financing indicators		
Liquidity (ratio)	This measures an entity's ability to pay existing liabilities in the next 12 months. A ratio greater than 1.0 means there are more cash and liquid assets than short-term liabilities.	Current assets / Current liabilities
Internal financing (percent)	This measures an entity's ability to finance capital works using cash generated by its operating cash flows. The higher the percentage, the greater the ability for the entity to finance capital works from its own funds. Net operating cash flows and net capital expenditure are obtained from the statement of cash flows	Net operating cash flow / Net capital expenditure
Indebtedness (percent)	This assesses an entity's ability to pay the principal and interest on borrowings, as and when they fall due, from the funds it generates. The lower the ratio, the less revenue the entity is required to use to repay its total debt. Own-sourced revenue is used, rather than total revenue, because it does not include grants or contributions.	Non-current liabilities / Own-sourced revenue
Asset renewal and maintenance indicators		
Capital replacement (ratio)	This compares the rate of spending on new infrastructure, property, plant and equipment with its depreciation. Ratios higher than 1 indicate that spending is faster than the depreciating rate. This is a long-term indicator, because capital expenditure can be deferred in the short term if there are insufficient funds available from operations and	Cash outflows for property, plant and equipment / Depreciation

Indicator	Definition	Formula
	borrowing is not an option. Cash outflows for property, infrastructure, plant and equipment are taken from the statement of cash flows. Depreciation is taken from the comprehensive income statement.	
Renewal gap (ratio)	This compares the rate of spending on existing assets through renewing, restoring, and replacing existing assets with depreciation. Ratios higher than 1.0 indicate that spending on existing assets is faster than the depreciation rate.	Renewal and upgrade expenditure / Depreciation

[Source: VAGO]

Indigo Shire forecasts for the VAGO and Local Government Performance Reporting Framework are attached in the appendix.

Rating Strategy

Background to the present rating system

Rate revenue is a major source of Indigo Shire Council's revenues, accounting for nearly half of its annual income.

Council has endeavoured to balance the cost of providing rates and services as fairly as possible across all ratepayer groups. Council's practices and decisions regarding rating are influenced by a number of factors including legislation and Council's strategies and plans.

There are major practical considerations that influence what type of services will attract fees and charges. Most critically is whether the services being considered are either entirely or partially public goods. Public goods are defined as services that provide a broad and often unquantifiable benefit to the community rather than a particular benefit to individuals, businesses, specific groups or individual properties. Public goods have the following characteristics:

> *The use of or enjoyment of them by one person does not diminish their availability to, or enjoyment by, others (that is, they are non-rival); and it is not practical to exclude access to them (that is, they are non-excludable).*

Council currently uses the Capital Improved Value (CIV) as a basis for levying rates. The CIV is determined by the Valuer General and is the total market value of the land plus the value of improvements made to the property including buildings and landscaping.

CIV considers the total value of the property (Site Value plus the value of all improvements); the sum which land, if it were held for an estate in fee simple unencumbered by any lease, mortgage or other charge, might be expected to realise at the time of valuation if offered for sale on any reasonable terms and conditions which a genuine seller might in ordinary circumstances be expected to require.

Indigo Shire Council levies rates using a differential system

The use of differential rates ensures greater equity and appropriate contribution from rates according to land use characteristics in relation to affordability and taxation principles. Following are the differential rating categories:

General Differential

The objective of this general rate is to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including (but not limited to) the construction and maintenance of infrastructure assets, development and provision of community services and provision of support services.

The categorisation of "general" properties includes small businesses that operate from residential properties that are of small scale and do not cause significant commercial impact on the community. This may include small accommodation businesses (B&B's or self-contained accommodation, small scale professional business such as accounting etc.).

Being the base / default differential category, the rating differential of General properties is always 100 percent.

Residential Vacant Differential

In order to encourage development, Council considers that vacant land should be treated differently.

Council recognises that the area of higher differential rating of residential vacant land is subjective, and arguments can be made to support a number of positions. Council considers on balance there are factors that materially influence the decisions of property owners to sell or develop land.

Council applies a differential rate titled Residential Vacant, with the differential set at 200 percent of the General rate.

Rural Differentials (Rural 1 and Rural 2)

The basis for this decision is that, in the absence of some rate relief, the higher land component inherent in farming properties contributes to their relatively higher values and would result in farmers having to pay disproportionately high rates in relation to the income or surplus able to be generated from their properties

Council applies two rural differentials.

Rural 1: For land greater than 50 HA, or properties larger than 8 HA that meet either the primary producer or trust for nature criteria, the differential rate will be set at 75 percent of the General rate.

Rural 2: For land between 8 HA and 50 HA, the differential rate will be set at 90 percent of the General rate.

Commercial and Industrial Land Differential

It is Council's position that businesses place additional demands on some council services. Higher demands are also placed on road infrastructure through specific commercial/industrial heavy vehicle movements. Additionally, commercial operations are direct and indirect beneficiaries of economic development and tourism activities and promotion within the shire.

Council applies a differential rate titled Commercial/Industrial with the differential set at 135 percent of the General rate.

Indigo Shire Council levies a Municipal Charge at or near the maximum permitted 20 percent

Council considers that it is equitable that properties make a standard contribution to some administrative costs and that the municipal charge is a useful means of ensuring that, regardless of property size or valuation, each assessment contributes a flat, identical contribution towards the operation of the Council. Specifically:

Retirement Villages

Council acknowledge that retirement villages provide a proportion of the services normally provided by local government. Council only charges one Municipal Charge and one Environmental Management Contribution per accredited retirement village.

Cultural and Recreational properties

The Cultural and Recreational Lands Act 1963 provides a means for Councils to grant a rating concession to any cultural or recreational property which meet the test of being 'rateable land' under the Act. Council does not consider that rebates to Cultural and Recreational Land provides sufficient public benefit to justify the additional rating burden on all other ratepayers.

Charitable and Not-For-Profit Organisations

Section 154 of the Local Government Act 2020 provides for properties where the use is charitable, to be non-rateable. Council complies with Section 154 of the Local Government Act (2020) and does not expand concessions beyond those provided for in legislation.

Service Charges

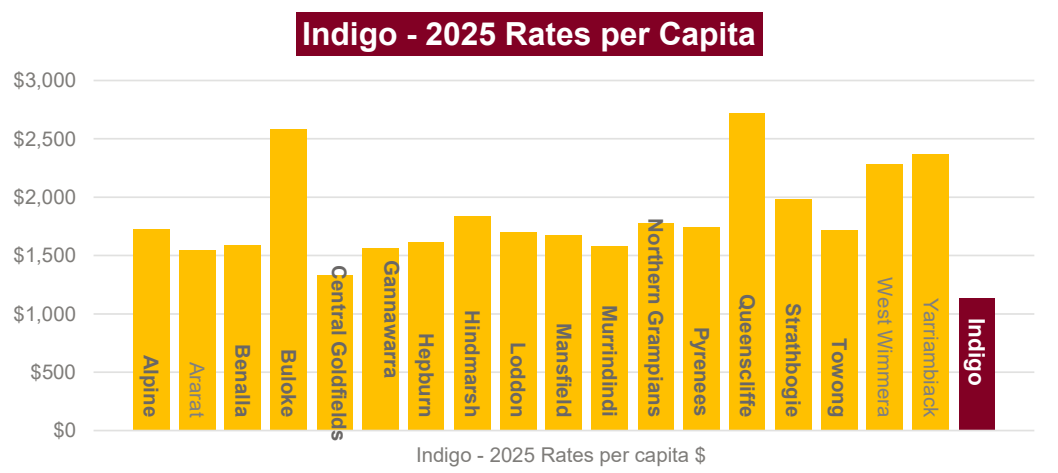
Council currently applies four service charges for garbage collection, recycling collection, organic collection and for environmental management.

Assessment of current rating levels

Comparing the relativity of rating levels between councils can be a difficult exercise due to debate over the most appropriate methods and the inability to consider intricacies of rating structures in different councils.

Also, councils have significantly different infrastructure needs and geographic sizes. Each municipality has significantly different levels of capital works, funding structures for capital works and varying debt levels.

Total Rates, Levies and Charges per Population



For rates per capita, Indigo is traditionally a low-rating shire compared to other similar Councils. For 2025 we were the lowest of similar councils.

Fees and Charges

Indigo Shire council provides a wide range of services to the community, often for a fee or charge.

The nature of these fees and charges generally depends on whether they relate to compulsory or discretionary services.

Compulsory services attract unavoidable charges and can include such services as garbage collection, disposal, recycling and other special charges usually imposed on residents through rates notices. Discretionary services are those that residents can choose to use or not, such as recreation services, childcare, applications for planning and building approvals and human services. In most cases council provides these on a fee-for-service, or user-pays basis rather than funding them entirely out of rates and other general revenues.

Currently, Indigo Shire uses surplus funds from service areas to cross-subsidise other service areas that are unable to fully recover the cost of service through fees or other sources of funding. Indigo Shire will undertake a cost assessment of all service areas over the period of the plan to determine a "true cost of service" and apply a fee structure set at a level that recovers the full cost of the service. Where fees do not satisfy council's Best Value or Competitive Neutrality obligations, cross subsidisation may still be required.

Some of these fees and charges, such as statutory planning fees, are set by state government statute and are commonly known as 'regulatory fees'. In these cases, council usually has no control over service pricing. Non-regulatory fees and charges, however, are set by council following consideration of a range of factors.

In this Plan, the terms 'fees' and 'charges' are used generically to cover all user charges and fees-for-service that are set and managed by council.

Revenue and Rating Plan

Councils are required to produce a Revenue and Rating (R&R) Plan. This document is different to the Revenue and Rating Strategy that will be produced in the coming year.

The format of the R&R Plan has been set for all Victorian Councils.

A widely accepted principle for public sector pricing is that where only the user of the service obtains the benefit from that service, fees and charges should be set at a level that recovers the full cost of providing the services, unless there is an overriding policy or imperative in favour of subsidisation.

Full cost represents the value of all the resources used or consumed in the provision of a service. In addition to the costs directly associated with the service, full cost includes an appropriate allocation of indirect, including capital costs.

The principle to recover the full cost of a service where relevant is likely to encourage more efficient outcomes for a council, by focusing its attention on the efficient cost of service delivery. It should also reduce or avoid the risk of over-consumption of services that could occur if they were provided free of charge.

Full cost recovery, where appropriate, also contributes to achieving allocative efficiency—where resources are optimally allocated to benefit society and where the value consumers place on a good or service equals the cost of production.

When setting service fees and charges councils need to consider the efficiency of their services, the requirements of the Best Value principles, and the need to comply with their Competitive Neutrality obligations for significant business activities they provide.

At a minimum, this requires council to apply and monitor meaningful cost standards for its services to take account of efficient costs and to consider the principles of access, affordability and equity.

Equity considerations are important factors impacting on pricing decisions and for determining the appropriate level of cost recovery for given services. This involves balancing the desire to distribute costs equally to users who benefit from the service with assuring equal access to those with less capacity to pay. These are often competing priorities, which can be further complicated by the need to make appropriate price adjustments to offset any advantages or disadvantages to council arising from it competing with the private sector.

While full cost recovery represents the optimum pricing outcome, it is important to note that there will be situations where it is appropriate for council to recover less than the full cost, or not to recover costs through fees and charges at all. For example, where:

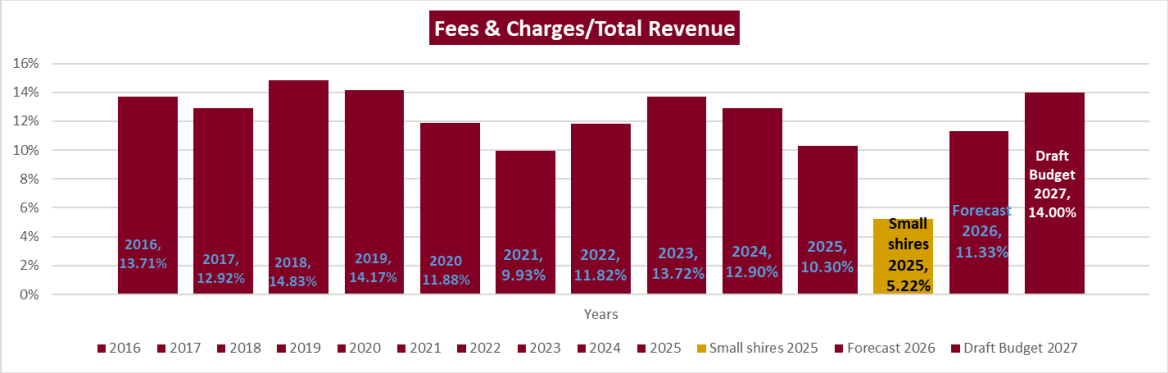
- Full cost recovery is not commercially competitive users receive only some of the benefits of the service, with the balance going to external, unrelated third parties
- Social policy or access considerations outweigh the objectives of full cost recovery
- Decisions of individuals to consume services should not impact on others who have no choice about that transaction (i.e. cross subsidisation)
- Rates minimized for all. User then determines if they need that fee-for-service or are getting value for money and are prepared to pay for that service. If all included in rates or cross subsidized, then no such conscious decision can be made.
- Sound financial management
- Best value principles
    - Service costs and quality standards
    - Value for money
    - Community expectations and values
    - Affordability and accessibility of services

Fees and charges are important to ratepayers and to the users of services. From a ratepayer's viewpoint, fee revenue supplements, and therefore ought to reduce, the rate burden. If fees and charges revenue do not keep pace with increases in the cost-of-service provision, or if fees are set only partially to recover costs, then the cost burden can fall back onto the ratepayer.

From the service user's viewpoint, the fee or charge acts as a price signal about the cost and value of resources used to produce the service. It also creates a user expectation that appropriate service standards will be set and met.

Fees Revenue

Council's fees and charges revenue as a percentage of its total revenue is 14 percent which is above the average for small rural shires of 5.22 percent. The predominant reason for this is the fees collected from Council's Buller Gas operation and increase in rental income.



Auditor General's Report

In April 2010 the Auditor General delivered to Parliament its report titled *"Fees and Charges – cost recovery by local government".*

The report concluded, based on a sample of five councils reviewed, that Victorian councils are not effectively managing the full costs of the services they provide. Further, they are not basing their fees and charges on any clear understanding of these costs, or of the other societal, economic and legal factors that must be considered when establishing prices for community services.

The Auditor General consequently made the following recommendations:

1. Councils should develop and endorse central policies on service costing that provide guidance to staff on:
   - principles of cost recovery and their relationship to service
   - delivery objectives
   - the methodology for costing council services and the associated rationale.
2. Councils should review and, where necessary, enhance their current cost allocation practices by:
   - developing a costing model and related processes to allocate indirect costs
   - recognising and reporting the full cost of their services.
3. Councils should strengthen oversight of service costs by:
   - setting cost standards based on efficient costs
   - regularly reporting to senior management and council on the efficiency and full cost of their services and relate this to fees and charges collected.
4. Councils should develop and endorse central policies on fee setting that provide guidance to staff on:
   - principles for fee setting and their relationship to service delivery objectives
   - appropriate fee setting methods, including factors to be considered in determining the required level of cost recovery
   - procedures for assuring compliance with competitive neutrality requirements
   - procedures for monitoring service costs and fees and charges.

5. Councils should strengthen fee setting practices to assure that decisions are evidence-based and demonstrate consideration of:
    - both the direct and indirect cost of goods and services to establish the full cost
    - Best Value principles including accessibility, affordability and the efficient cost of services
    - Competitive Neutrality policy requirements.
6. Local Government Victoria (LGV), in consultation with stakeholders, should develop guidance for councils on setting fees and charges.

Local Government Act 2020

The Local Government Act 2020 (the Act) empowers councils to generate revenue from fees and charges by:

- making local laws that provide for determining fees and charges for goods and services, including setting maximum and minimum fees; and
- declaring a service rate or service charge, or combination of both for providing waste disposal, sewage, or other prescribed services.

Best Value principles

In December 1999, the Victorian Government introduced the Local Government (Best Value Principles) Act 1999.

The Best Value legislation has principles to guide how a service should be monitored and reviewed on an ongoing basis. These include:

- being responsive to community needs.
- ensuring services are accessible by those to whom they are targeted.
- achieving continuous improvement through regular review.
- consultation and reporting to the community; and
- establishing cost and quality standards for all services.

The last item is important for council in managing the cost of services as it enables council to assess the efficiency and cost-effectiveness of its services and to make informed pricing decisions.

Competitive neutrality policy

The Victorian Government is party to the inter-governmental Competition Principles Agreement (CPA), which is one of the three agreements that collectively underpin National Competition Policy (NCP). Under the CPA, Victoria is obliged to apply competitive neutrality policy and principles to all significant business activities undertaken by government agencies and local governments, where the benefits of applying competitive neutrality exceed the costs.

In Victoria this is further supported by the *Competitive Neutrality Policy Victoria 2000 (CNP)*.

The aim of the CNP is to create a level playing field by requiring councils to adjust their service prices to neutralise any competitive advantages when competing with the private sector. It is up to each council to determine which of its business activities are significant and accordingly fall under the scope of the policy.

As far as is practicable, all user charges should be adjusted to ensure competitive neutrality.

Competitive neutrality policy can mean that goods and services supplied on a commercial basis in an open market may be set above full cost recovery level, reflecting the higher costs faced by private sector competitors.

Definitions

- A '**user charge**' or '**fee-for-service**' is the direct charge for the provision of a good or service by the Government in an open market. Examples include the charge of processing a Freedom of Information request, and the fee for a copy of a marriage, birth or death certificate.

Objectives

Efficiency Objective

The costs of Council provided activities need to be recovered in some way – either from users or others who benefit from the good, service or activity; those whose actions give rise to it; or from ratepayers more generally.

Cross-subsidies occur when one group of users pay for more than the costs of the services (or products) they receive, and the 'surplus' is used to offset the cost of services provided to other users.

Cross-subsidisation should be avoided when structuring charges, unless there is an explicit reason to cross subsidise – for example, in order to pursue equity or social policy objectives.

From an economic efficiency point of view, cross-subsidies are undesirable because those paying the subsidy will under-consume resources, and those receiving the subsidy will be encouraged to consume more resources than would be the case if the relevant product/activity were to be appropriately priced.

Conversely, those who receive a subsidy may be encouraged to use too much of the product/activity.

Often, the costs of cross-subsidies remain hidden. Groups can receive benefits without those incurring the costs (i.e. other ratepayers) knowing they are doing so. This is contrary to the important principle of transparency.

Direct subsidies are a more transparent form of assistance and thus are preferable to hidden cross-subsidies.

Equity Objectives

When used in a public finance context, equity can have both horizontal and vertical dimensions.

Horizontal equity refers to treating people in similar situations in similar ways. In the case of cost recovery, horizontal equity refers to those who benefit from Council activities, or those that contribute to the need for government regulation, having to pay the associated costs.

This improves equity because it avoids the situation where all taxpayers have to pay the associate costs regardless of whether or not they benefit from – or give rise to the need for – the activity or regulation.

Vertical equity, on the other hand, refers to those with greater means contributing proportionately more than those with lesser means. In the context of cost recovery, vertical equity may be affected if different charging arrangements apply to different groups of users or industries. For example, concessions may be provided on certain charges to particular user groups (e.g. those on low incomes), where the goal is to maximise these groups' access to certain goods and services.

Full Cost Recovery

As stated in the *Victorian Guide to Regulation*, general government policy is that regulatory fees and user charges should be set on a full cost recovery basis because it ensures that both efficiency and equity objectives are met.

Full cost represents the value of all the resources used or consumed in the provision of an output or activity.

Full cost recovery is consistent with achieving the efficiency and equity objectives:

- Full cost recovery promotes the efficient allocation of resources by sending the appropriate price signals about the value of all the resources being used in the provision of government goods, services and/or regulatory activity.
- From a horizontal equity point of view, full cost recovery ensures that those that have benefited from Council-provided goods and services, or those that give rise to the need for Council regulation, pay the associated cost. Those parties that do not benefit or take part in a regulated activity do not have to bear the costs.

Exceptions to Full Cost Recovery

In some circumstances it may be considered appropriate to under-recover the full costs of supplying goods and services, because of the need to provide value for money to the ratepayers, willingness of residents to pay, and community service obligations.

While general policy is for costs to be recovered on a full cost basis, there are nevertheless situations where it may be desirable to recover at less than full cost, or not to recover costs at all.

Examples of such situations include circumstances where:

- practical implementation issues make cost recovery infeasible.
- there are benefits to unrelated third parties.
- social policy or vertical equity considerations are considered to outweigh the efficiency objectives associated with full cost recovery; and/or
- full cost-recovery might adversely affect the achievement of other Council policy objectives.

Social policy factors (or community service obligations) may include:

- ensuring community access to all services regardless of capacity to pay; and
- greater community benefit arising from use of the services (for example improved community health through access to subsidised sport and recreation services)

Where the Council is providing goods and services on a commercial basis, in competition with the private sector, it is appropriate for a charge to be set at the commercial market price – even if this implies a level that exceeds full cost recovery (Competitive neutrality principle).

Simplicity

When setting charges, it is important to ensure that they are simple to understand, and to implement.

Complex arrangements, while theoretically pure, may result in unjustified costs, unnecessary confusion, and high levels of evasion.

Statutory Fees - Restrictions

Some fees and charges are set, or capped, by State Government. These include fees for services such as statutory planning and land information certificates.

Fees and charges have significant revenue implications in terms of cost recovery for a particular service. While statutory fees do not form a large proportion of a Council's revenue, the quantum is important in terms of a Council's capacity to receive adequate compensation for the provision of the statutory services.

General Operating Assumptions

The general assumptions affecting all operating income and expenditure are included the following table.

General Operating Assumptions for Income and Expenditure

	2026/27 %	2027/28 %	2028/29 %	2029/30 %	2030/31 %	2031/32 %	2032/33 %	2033/34 %	2034/35 %	2035/36 %
Consumer Price Index	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	3.00	3.00
Rate cap	2.75	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Property growth	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Wages growth	2.75	2.75	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Grants (operating)	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Statutory fees	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Investment return	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00

Consumer Price Index

2026/27 Victorian Strategy and Outlook Paper forecast that Victoria's CPI will be at 3.50 percent in 2026/27. For the purposes of the 2026/27 budget the rate cap (2.75%) has been used at an appropriate cost escalation value. CPI has been set at 2.50 percent for years 2 to 8 and 3% for years 9 and 10.

Rate Cap

For the 2026/27 financial year, council rate rises have been capped at 2.75 percent.

Council reserves the right to apply for a higher cap to support a critical need for spending on services or projects that requires a rate rise above the capped amount. This is subject to a full consultative process

Property Growth

The municipality is expected to continue growing marginally over the ten-year period based on current trends in property development. The property growth rate has been forecast to 1 percent annually.

Wages Growth

Council's enterprise agreement has ceased with discussions commenced on the new enterprise agreement. The wages growth in the plan is based on a 3 percent increase in 2026/27 and for the remaining years of the plan.

Grants (Operating)

Council receives on average approximately $9 million annually in operating grants from State and Commonwealth sources for the purposes of funding the delivery of services to ratepayers. This includes approximately $6.833 million for the 2026/27 year in financial assistance grants. Future increases in Financial Assistance Grants have been set at 2.50 percent along with operating grants set at 3 percent in all years.

Fees and Fines

Council raises on average approximately $1.355 million in fees and fines annually, which are imposed in line with legislation governing local government activities such as planning and building applications, animal registrations and parking fines. Future increases in statutory fees have been set as per direction provided by the respective bodies relevant to the statutory body and other fees and fines at no greater than 3 percent.

Interest on Investments Income

Recent economic events have now settled with interest rates being stable. Council is likely to receive a minimal increase in its interest on investments income in 2026/27.

Council is then budgeting for minimal decreases for the remainder of the 10-year plan. Mainly due to financial impacts on Council to maintain delivery of all services plus retain a health cash balance.

Climate Change Adaptation

Why adaptation is necessary

Expectations for hotter and generally drier conditions in future, with increasing frequency and intensity of extreme climatic events, have implications for the continued delivery of local government assets and services. Indigo Shire Council is already faced with heatwave, drought, fire and flood. These extremes place pressure on the achievement of strategic objectives, via a range of community, reputation, service delivery, financial and environmental consequences.

Climate change adaptation is a process of adjustment to actual or expected climate and its effects. It aims to reduce harm and vulnerability and make use of opportunities.

Climate Change Adaptation Action Plan

Indigo Shire Council's *Climate Change Adaptation Action Plan* (the Adaptation Plan) includes a risk assessment, development of adaptation actions and an implementation plan to assist Council in preparing for climate change. The purpose of the Adaptation Plan is to deliver adaptation actions and to build adaptive capacity within the organisation. To assist in fulfilling Council's mission to *support and develop a sustainable, thriving and resilient community through leadership and partnerships*, Council is seeking to.

- embed the climate change lens into all operational and strategic policy and decision making.
- increase the resilience of Council's infrastructure and service delivery by building internal capacity to absorb, adapt and adjust to the expected shocks of climate change.
- promote cooperative partnerships with neighbouring Councils to facilitate adaptation

The purpose of this Adaptation Plan is to:

- identify risks to the high standard of existing Council services and infrastructure posed by climate change and develop adaptation responses.
- provide a plan which acknowledges adaptation is necessary and prepares Council to respond to the impacts of climate change.
- address the Council Plan's strategic objective "We will adapt to changing environmental conditions" by implementing practical actions which respond to identified climate risks.
- demonstrate Council's commitment to climate change adaptation and identify key concerns requiring longer term, strategic action.

Adaptation is different to mitigation. Mitigation (or greenhouse gas abatement) efforts focus on minimising the extent of climate change by reducing greenhouse gas emissions. Adaptation is a

complementary area of work; it recognises that some level of climate change is still occurring, then plans and acts accordingly to adjust to changing conditions.

A number of benefits can be achieved by understanding how increasing climatic extremes impact on local government assets and services and then responding appropriately. Key considerations contributing to the business case for adapting to climate change include:

- managing organisational climate risks
- reducing financial loss
- reducing risk to human life
- identifying opportunities
- raising awareness of climate related issues
- addressing reputational risk
- managing legal issues, and
- planning for vulnerable communities.

These considerations align closely with the consequence types included in the Indigo Shire Council's risk management framework.

Service Delivery

The assumptions affecting specific services provided by council are set out below.

Roads

Indigo Shire will utilise operating and capital funds principally to cover its roads renewals objectives. It is assumed that the Roads to Recovery funding will be ongoing and utilised in addition to Council contributions.

Community and Economic Development

Indigo Shire budgets for a comprehensive service plan across all community sectors including Maternal Child Health, Early Years, Health, Recreation and Aged Care. Strategies are in development that will influence future service directions and resourcing, which will be built into the plan as they mature.

Shared Services

Indigo Shire is committed to pursuing shared service opportunities with its neighbouring councils in the region. Outcomes will have a direct bearing on the resourcing of affected services however it is not known yet which services or to what extent the project will impact budgeting. This project will be monitored and included in future plan reviews.

Property valuations

Prior to 2018/19 Council was required to revalue all properties within the municipality every two years. The last general revaluation was carried out as at 1 January 2025 effective for the 2026/27 year. Since 1 July 2018 land valuations are remitted by the Valuer-General of Victoria undertaken annually.

New initiatives

Each annual budget contains projects that are 'new', insofar that they are a change of direction for council or an increase in the current base level of service that is funded.

The new initiative process is iterative, commencing with a review of each service plan as well as assessing the actions arising from the 4-year Council plan (and other strategic plans and strategies).

Council will generally budget, on average, up to approximately $300,000 annually for new initiatives however, funding allocation is ultimately determined following a high level of scrutiny and capacity may fluctuate depending on budget headroom, initiative priority and phasing.

Other Assumptions

Other assumptions affecting operating income and expenditure which cannot be directly attributed to specific services are included the following table.

Other Assumptions

	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000	2030/31 $'000	2031/32 $'000	2032/33 $'000	2033/34 $'000	2034/35 $'000	2035/36 $'000
Buller Gas net contribution to Council	665	684	705	726	748	770	793	817	842	867
Developer contributions (cash)	25	26	26	27	28	28	29	30	30	31
Financial assistance grants	6,833	7,004	7,179	7,359	7,543	7,731	7,925	8,123	8,326	8,534

Population

The municipality is expected to continue growing over the ten-year period based on current trends in property development. The growth rate has been forecast to increase between 0.5 percent and 1.0 percent annually over the forecast period.

Developer Contributions (Cash)

Contributions are levied on developers for the purpose of offsetting future costs associated with the creation of open space and new community infrastructure. This is assumed to grow at 1 percent annually. Indigo Shire is experiencing limited pockets of expansion, in areas such as Tangambalanga, more in response to residential demand servicing Wodonga. At this stage Indigo Shire does not have an approved development contribution plan in place in the planning scheme and therefore developer contributions are estimates only.

Financial Assistance Grants

Financial Asset Grants are assumed to be received in the budgeted financial year and are measured each year in line with CPI.

Grants (Capital)

Council receives both recurrent and non-recurrent government funding for capital works projects. It is assumed that the Roads to Recovery grant of $1.621 million annually over the five (5) year program will recur and significant grants such as Rail Trail, Epic Mountain Bike, Local Roads Community Infrastructure funding and other capital grants will reduce to more normal levels from the 2026/27 year, subject to new projects that may be announced in future.

Asset Sales (Proceeds)

Council has in the past disposed of surplus assets to partially fund its capital needs as well as replace existing assets with the plant replacement program. Assets are generally fully depreciated, and no additional reserve has been assumed for potential future land sales.

General Balance Sheet

The general assumptions affecting assets, liabilities and equity balances are set out below:

- 97 percent of the total rates and charges raised, is expected to be collected. Council expects there will be still requests for financial hardship to continue.
- trade creditors are based on total capital and operating expenditure with a payment cycle is 30 days

other debtors and creditors are expected to remain consistent with 2026/27 levels.

Borrowings

Debt finance, well managed, is a legitimate and prudent financial management tool. Amongst other benefits it enables councils to deliver infrastructure earlier than they otherwise would have been able and allows the cost to be spread to future generations who will enjoy the benefit of the asset(s).

Debt management has to be linked to a sound financial management framework such as Council has developed and will be presented to the community through its 10-year financial Plan.

The method of deciding if and how to finance the upfront costs of an infrastructure asset depends on the characteristics of the asset. These include the life span of the asset and the service provision of the asset over that life span.

Questions that a council can ask include:

- What services do we deliver?
- What is the cost of delivery and maintenance of these services?
- Who is the ultimate beneficiary of these services and therefore who should pay for them?
- When should it be paid for?
- What does the community want and when?
- What is the life of the asset or service being funded?

Infrastructure is by its nature capital-intensive and there is almost always the need to raise finance at the beginning of a project. Where core sources of revenue are constrained, it is often appropriate to borrow money for the purposes of meeting the capital requirement.

The key benefits of debt finance are as follows:

- Debt finance enables councils to deliver infrastructure earlier than they otherwise would have been able.
- Debt finance allows the cost to be spread to future generations who will enjoy the benefit of the asset(s).
- Debt finance prevents the need to divert funds from internally generated renewal and maintenance budgets to capital expenditure.
- Local government enjoys steady and secure income streams in the form of rates and charges, which can be used to meet debt servicing obligations and to secure debt facilities.
- The ability to borrow responsibly and to meet future debt servicing obligations is normally dependent upon rigorous and robust financial governance policies and long-term planning.

Council has analysed its debt position against small council averages over a number of different indicators including the 'obligations' indicators that are part of the prescribed Local Government Performance Reporting Framework (LGPRF) indicators. The analysis concludes Indigo Shire currently retains Low debt risk, and it is Council' intention to maintain a low risk relating to debt for the period of the plan.

Where infrastructure costs can be directly attributable to individual property owners, it is more equitable to recover them through developer charges.

Infrastructure assets with a long lifespan and delivering broad benefits to the wider community can be considered for funding through debt. These items are those with a high initial/replacement cost, making them difficult to fund from reserves.

This also applies to assets that create an income stream. They also have dispersed beneficiaries, and this is better reflected through avoiding rates or 'user pays' method of funding. Very significant plant and equipment, roads and bridges, and the acquisition of community/real estate assets can all fall within this category.

Payment of recurrent fixed costs, wages, superannuation and routine maintenance should never be considered for funding through raising debt.

This can be summarised as follows:

- The asset to be acquired is a new addition to Council's asset base or replaces an existing asset with one that is significantly upgraded and has an Economic Life of greater than 10 years; or
- All alternative options for undertaking the project without borrowing have been investigated and proven less advantageous to the Council; or
- The income stream from the asset to be acquired or constructed exceeds the cost of borrowing over the life of that asset; or
- Repayments will be met by a third party. This could include future developer contributions or additional rate revenue specifically linked to the project; or
- The index of the cost of acquisition or construction is increasing at a rate that exceeds the cost of borrowing i.e. to "save" for the acquisition or construction will result in the actual cost being greater than the cost of borrowing the money and acquiring it today. As a general rule the benefits received from undertaking the borrowing should be greater, over the life of the borrowing, than the costs of borrowing; or
- For short term borrowings as a mechanism to meet short term cash needs. Short term borrowing may be used to sustain the cash flows of Council having regard to anticipated receipts and expenditures and the annual cash flow budget. For this purpose, Council may operate an overdraft on its bank account and/or a cash advance facility from a financial institution. This could include to fund temporary cash shortfalls, for example to fund redundancies, which can clearly be demonstrated to deliver savings immediately thereafter from which the borrowings can directly be funded.

In all cases the expenditure should be in the context of the strategic objectives of Council and consistent with the stated long-term financial forecasts and objectives.

Debt commitment costs include principal and interest repayments in a year best represented as a financial ratio of debt commitment costs as a percentage of rates.

In 2026/27, debt servicing and redemption costs as a percentage of income will be 2.99 cents in the rate dollar and is currently expecting a percentage of income will be 1.17 cents in the rate dollar for 2025/26.

Debt Commitment

Council retains diminishing levels of debt for the period of the plan subject to any future borrowings.

Council's debt commitment as a percentage of rate revenue was 8.29 percent at the end of 2024/25. Indigo Shire is currently looking at increasing our total debt level as a percentage of rate revenue to ensure infrastructure remains at levels to accommodate for multi-generational

benefit. As such a 24.44 percent expected at the end of 2026/27, 7.13 percent forecast as at the end of 2025/26.

Capital Works

Indigo Shire Council is the custodian of an extensive range of community assets. In order to deliver a variety of services to the community, Indigo Shire must ensure that the assets supporting these services are managed in a sustainable way over the long term. Council's primary priority is to ensure asset renewals are maintained at an adequate level. Given the speculative nature of major projects and associated funding, Council remains ambitious to undertake projects of generational benefit with priority given to those that are able to be sustainably deliverable and maintained.

Councils Assets Management Strategy outlines a set of measurable actions aimed at enabling improved asset management by the organisation to:

1. Maintain a core level of asset management practice which relies primarily on the use of an asset register, maintenance management systems, top-down condition assessment, simple risk assessment, and defined levels of service, in order to establish a long-term cash flow projection.
2. Implement selected advanced asset management practices where there is a net benefit to the sustainable management of Indigo Shire's infrastructure assets. This employs predictive modelling, risk management and optimised decision-making techniques to establish asset lifecycle treatment options and related long term cash flow predictions.
3. Ensure that the planning for new and upgraded assets is driven by Council's strategic longer-term plan (strategic resources plan), asset management plans and service plans that drive the asset management priorities.

Indigo Shire's Asset Management Policy reinforces Council's commitment to manage and care for its assets in a sustainable way and to assist in the achievement of its vision and meet the service and infrastructure needs of the community now and into the future.

The principles affecting asset renewal, expansion, upgrade and new assets are set out below.

- Service delivery needs will guide asset management practices and decisions.
- Asset planning and management has a direct link with Council's corporate and business plans (including the Council Plan, the 10-year Financial Plan and Long-Term Financial Plan), budgets and reporting processes.
- A Long-Term Financial Plan (10yrs) will be developed and incorporate the calculated asset renewal demand and will be informed by our performance measured against the Local Government Performance Reporting Framework (LGPRF) and the Victorian Auditor General's Office (VAGO) sustainability indicators.
- The Long-Term Financial Plan will be updated with reviews after Council elections to ensure currency and continuity of resource application.
- Application of the 'Renew before Upgrade or New' philosophy for asset related programs. Identified asset renewal funding will be considered as non-discretionary and new projects as discretionary.
- Asset management decisions are based on the benefits and risks of assets and an evaluation of alternative options that consider full life cycle costs and impacts of these costs on the ability to fund future maintenance and rehabilitation.

- Establishment and use of a capital works priority evaluation methodology for all new projects. A business case will be prepared as part of the initial formulation for capital works proposals over a nominated threshold as outlined in the Capital Works Evaluation Framework.
- New or upgrade projects are to be reviewed for full life cycle ('whole of life') costs as part of this project consideration process.
- Asset management plans will be established and maintained to communicate information about assets and the actions required to provide defined levels of service within a best value for money framework.
- Asset management plans to be informed by community consultation.
- Financial and asset management reporting to be categorised in terms of operational, maintenance, renewal, upgrade, and new expenditure classifications to enable sound asset management decisions.
- Staff with asset and financial management responsibilities will be appropriately trained in relevant asset and financial management principles, practices, and processes. Councillors will be briefed to ensure understanding of asset and financial management principles.

The following principles guide council's budget process:

- Council will fund asset renewal works as first priority to ensure our existing assets are able to continue to provide the services they were designed for (based on asset condition assessments).
- Council will maintain level of Roads expenditure to ensure compliance with Roads to Recovery funding obligations.
- Council will use Victorian Auditor General's Office (VAGO) financial indicators as a guide to long-term financial sustainability:
  - Renewal expenditure typically in the range 75 – 100 percent of annual depreciation,
  - Total Capital expenditure equal to or greater than annual depreciation.
- Council will invest in New and Upgrade projects to improve community outcomes aligned with Council Plan priorities and existing strategies – giving important consideration to level of impact on recurrent costs.
- Council needs to make reasonable projections of likely grant funding aligned with priority projects considered suitable to attract grants.
- Council needs to also ensure capacity in program to attract and leverage grants that become available.
- Council's Capital Program must be affordable – consistent Net Cost to Council (NCTC), indexed to allow for CPI and in accordance with 10-year Financial Plan (plan).

Asset Renewal

Council has developed an infrastructure strategy based on the knowledge provided by asset management plans, which set out the capital expenditure requirements of Council for the next 10 years by class of asset (Refer Appendix). The strategy predicts infrastructure consumption, renewal needs and other infrastructure needs to meet future community service expectations. A key objective of the strategy is to renew existing assets in line with asset management plans to ensure they are maintained at the desired condition levels. If sufficient funds are not allocated to asset renewal, then council's investment in those assets will reduce, along with the capacity to maintain delivery of services to the community.

Currently, Council does not have a renewal gap. The ten-year modelling across asset classes shows that renewal costs increase at a higher than linear rate due to asset condition and renewal timings. This suggests that renewals as a percentage of total capital budget may increase. The addition of significant infrastructure such as the Rail Trail ad Epic Mountain Bike Trail will add incremental renewal costs as those

assets mature. As a result of these two factors, it is possible that discretionary capital spending may be constrained over time.

Capital expenditure program

Council's priority regarding capital expenditure is to meet the renewal needs of existing assets. New projects will be sought to enhance the liveability and amenity of our Shire in support of the Council Plan and Council will be ambitious in its approach to development within the context of a well-planned and well managed financial framework.

Council will proportionally manage expenditure against capped rate revenue to ensure that capital net cost to council (NctC) will be stable with CPI increases.

Forecast Capital Works and NON ISC Owned Assets Expenditure 2026/27 – 2035/36

Year	Council Cash $000
2026/27	4,798
2027/28	2,878
2028/29	2,316
2029/30	2,486
2030/31	2,643
2031/32	2,893
2032/33	3,474
2033/34	3,486
2034/35	4,460
2035/36	4,541

Council will contribute an increasing cash amount to fund capital works in addition to grant funding sources.

Option Analysis

The plan is a foundation from which Council may now test and model the impact of various assumptions on Council's future financial position to ensure a measured and effective approach to sound financial planning.

In order to achieve future objectives of the plan, it may be necessary to model a number of different options by changing the assumptions underlying the plan forecasts such as higher or lower rate caps or test other assumptions which may vary over time.

Appendix - VAGO Performance Summary

The following table provides a summary of Council's performance against key VAGO indicators over the period of the plan. Council's intention is to maintain low to medium risk against financial indicators.

VAGO/LGPRF Measure	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Adjusted Underlying Result	-29.91%	-19.87%	-10.36%	-9.23%	-9.02%	-8.29%	-6.93%	-5.43%	-3.65%	-2.38%	-0.78%
Net Result	-4.68%	-7.78%	-6.11%	-7.28%	-6.58%	-5.80%	-4.11%	-3.63%	-0.52%	-1.88%	0.62%
Liquidity Ratio	1.08	0.88	0.86	0.90	0.96	1.03	1.10	1.18	1.33	1.44	1.63
Financing											
Internal Financing	98.59%	54.90%	87.63%	106.05%	113.64%	112.83%	124.21%	130.49%	136.56%	135.09%	140.11%
Indebtedness	22.37%	36.34%	39.19%	39.31%	38.60%	38.52%	36.30%	33.56%	30.99%	29.22%	27.20%
Capital Replacement (Ratio)	0.84	1.35	0.93	0.73	0.70	0.74	0.70	0.68	0.76	0.71	0.78
Renewal Gap (Ratio)	0.66	1.27	0.83	0.67	0.64	0.66	0.65	0.61	0.70	0.64	0.71

	LOW RISK
	MEDIUM RISK
	HIGH RISK

Appendix – Income Statement

Indigo Shire Council Operating Income Statement											
Year Ending 30 June:	2026 Year 0 Forecast $'000	2027 Year 1 Budget $'000	2028 Year 2 Plan $'000	2029 Year 3 Plan $'000	2030 Year 4 Plan $'000	2031 Year 5 Plan $'000	2032 Year 6 Plan $'000	2033 Year 7 Plan $'000	2034 Year 8 Plan $'000	2035 Year 9 Plan $'000	2036 Year 10 Plan $'000
Operating Revenue											
Rates and charges	20,982	22,038	22,699	23,380	24,081	24,804	25,548	26,314	27,104	27,917	28,754
Statutory fees and fines	1,371	1,355	1,395	1,437	1,480	1,525	1,570	1,617	1,666	1,716	1,767
User fees	4,429	4,524	4,886	5,277	5,699	6,155	6,648	7,179	7,754	8,374	9,044
Contributions	177	153	157	157	162	167	172	177	182	188	193
Grants - Operating	8,743	8,366	8,442	8,288	8,288	8,472	8,702	8,937	9,178	9,424	9,695
Grants - Capital	4,403	4,421	4,202	2,369	2,332	2,392	2,592	2,172	2,882	2,192	2,692
Investment Income (included in Other)	441	369	260	260	260	260	175	175	175	175	175
Other	822	812	921	942	963	986	1,009	1,032	1,057	1,082	1,108
Total Operating Revenue	**41,368**	**42,036**	**42,962**	**42,109**	**43,266**	**44,760**	**46,415**	**47,605**	**49,997**	**51,067**	**53,429**
Operating Expenses											
Salaries & Wages	16,285	16,882	17,388	17,910	18,447	19,001	19,571	20,158	20,763	21,385	22,027
Contractual Services	9,130	9,926	9,387	8,788	8,947	9,266	9,512	9,667	9,820	9,957	10,153
Materials and consumables	5,848	6,072	6,224	6,379	6,539	6,702	6,870	7,042	7,218	7,434	7,657
Depreciation	9,154	9,692	9,713	9,735	9,753	9,763	9,775	9,789	9,808	9,825	9,846
Amortisation - right of use assets	7	70	2	0	0	0	0	0	0	0	0
Finance Charges	160	295	385	420	435	458	435	396	355	316	279
Finance costs - overdraft	3	0	0	0	0	0	0	0	0	0	0
Finance costs - leases	0	4	0	0	0	0	0	0	0	0	0
Utilities	603	590	605	620	636	651	668	684	702	723	744
Other	2,258	2,100	2,153	2,206	2,262	2,318	2,376	2,436	2,496	2,571	2,648
Total Operating Expenses	**43,449**	**45,632**	**45,857**	**46,060**	**47,019**	**48,160**	**49,207**	**50,172**	**51,162**	**52,212**	**53,356**
Operating Surplus / (Deficit)	**(2,081)**	**(3,596)**	**(2,895)**	**(3,950)**	**(3,753)**	**(3,399)**	**(2,792)**	**(2,567)**	**(1,165)**	**(1,145)**	**73**
Physical Resources Free of Charge	0	0	0	0	0	0	0	0	0	0	0
Amounts specifically for new or upgraded assets	0	0	75	600	600	600	600	600	600	0	0
Asset disposal & fair value adjustments	140	300	180	225	250	160	250	210	300	180	260
Net Surplus / (Deficit)	**(1,941)**	**(3,296)**	**(2,639)**	**(3,125)**	**(2,903)**	**(2,639)**	**(1,942)**	**(1,757)**	**(265)**	**(965)**	**333**
Other Comprehensive Income	6,567	6,761	9,320	9,688	6,374	6,533	6,697	6,864	7,036	7,212	7,392
Total Comprehensive Income	**4,626**	**3,465**	**6,681**	**6,563**	**3,471**	**3,894**	**4,755**	**5,107**	**6,771**	**6,246**	**7,725**

Appendix – Balance Sheet

Indigo Shire Council - Balance Sheet											
As at 30 June:	2026 Year 0 Forecast $'000	2027 Year 1 Budget $'000	2028 Year 2 Plan $'000	2029 Year 3 Plan $'000	2030 Year 4 Plan $'000	2031 Year 5 Plan $'000	2032 Year 6 Plan $'000	2033 Year 7 Plan $'000	2034 Year 8 Plan $'000	2035 Year 9 Plan $'000	2036 Year 10 Plan $'000
ASSETS											
Financial Assets											
Cash and Cash Equivalents	3,680	1,811	1,473	1,831	2,398	3,070	3,640	4,477	5,978	7,365	9,335
Current Trade & Other Receivables	5,130	5,036	5,389	5,766	6,170	6,602	7,064	7,558	8,087	8,653	9,259
Current Other Assets	1,307	1,307	281	281	281	281	281	281	281	281	281
Current Other Financial Assets	286	286	286	286	286	286	286	286	286	286	286
Total Financial Assets	**10,402**	**8,440**	**7,429**	**8,164**	**9,135**	**10,238**	**11,271**	**12,602**	**14,632**	**16,585**	**19,161**
Non Financial Assets											
Inventories	246	330	330	330	330	330	330	330	330	330	330
Investment Property	0	0	0	0	0	0	0	0	0	0	0
Infrastructure, Property, Plant & Equipment	384,915	389,796	397,592	405,544	413,655	421,928	430,366	438,974	447,753	456,708	465,842
Right-of-use assets	121	128	0	0	0	0	0	0	0	0	0
Other Non-current Assets	0	0	0	0	0	0	0	0	0	0	0
Total Non Financial Assets	**385,282**	**390,254**	**397,922**	**405,874**	**413,985**	**422,258**	**430,696**	**439,304**	**448,083**	**457,038**	**466,172**
Total Assets	**395,684**	**398,694**	**405,351**	**414,038**	**423,120**	**432,496**	**441,967**	**451,906**	**462,715**	**473,623**	**485,334**
LIABILITIES											
Current Liabilities											
Creditors	4,657	4,657	4,754	4,854	4,955	5,059	5,165	5,273	5,383	5,495	5,610
Trust Deposits	247	313	313	313	313	313	313	313	313	313	313
Borrowings	363	484	590	649	711	739	656	685	599	636	481
Provisions	3,524	3,524	3,747	3,984	4,236	4,462	4,700	4,950	5,214	5,492	5,785
Lease liabilities	2	2	1	0	0	0	0	0	0	0	0
Contract and other Current Liabilities	1,308	1,308	0	0	0	0	0	0	0	0	0
	10,101	**10,288**	**9,405**	**9,799**	**10,216**	**10,572**	**10,833**	**11,221**	**11,509**	**11,936**	**12,189**
Non-current Liabilities											
Trade & Other Payables	0	0	0	0	0	0	0	0	0	0	0
Borrowings	1,132	4,903	5,963	6,314	6,404	6,668	6,228	5,543	4,907	4,463	3,940
Provisions	4,850	5,435	5,580	5,730	5,884	6,041	6,203	6,369	6,540	6,715	6,895
Trust Deposits	321	346	346	346	346	346	346	346	346	346	346
Lease liabilities	2	0	0	0	0	0	0	0	0	0	0
Other Non-current Liabilities	0	0	0	0	0	0	0	0	0	0	0
	6,305	**10,684**	**11,890**	**12,391**	**12,634**	**13,056**	**12,778**	**12,259**	**11,793**	**11,524**	**11,182**
Total Liabilities	**16,406**	**20,971**	**21,295**	**22,190**	**22,849**	**23,628**	**23,611**	**23,480**	**23,302**	**23,460**	**23,371**
Net Assets	**379,278**	**377,723**	**384,056**	**391,848**	**400,270**	**408,868**	**418,357**	**428,426**	**439,413**	**450,163**	**461,963**
EQUITY											
Accumulated Surplus	149,114	140,772	137,760	135,839	137,862	139,902	142,669	145,850	149,775	153,289	157,672
Asset Revaluation Reserves	229,190	235,951	245,271	254,960	261,334	267,867	274,564	281,428	288,463	295,675	303,067
Other Reserves	974	999	1,024	1,049	1,074	1,099	1,124	1,149	1,174	1,199	1,224
Total Equity	**379,278**	**377,723**	**384,056**	**391,848**	**400,270**	**408,868**	**418,357**	**428,426**	**439,413**	**450,163**	**461,963**

Appendix – Cash Flow

Indigo Shire Council - Statement of Cash Flows											
As at 30 June:	Forecast	Budget	Financial Plan								
	2026 Inflows (Outflows) $'000	2027 Inflows (Outflows) $'000	2028 Inflows (Outflows) $'000	2029 Inflows (Outflows) $'000	2030 Inflows (Outflows) $'000	2031 Inflows (Outflows) $'000	2032 Inflows (Outflows) $'000	2033 Inflows (Outflows) $'000	2034 Inflows (Outflows) $'000	2035 Inflows (Outflows) $'000	2036 Inflows (Outflows) $'000
Cash flows from operating activities											
Rates & Charges	20,982	22,388	23,034	23,715	24,416	25,139	25,548	26,314	27,104	27,917	28,754
Statutory fees & fines	1,371	1,355	1,395	1,437	1,480	1,525	1,570	1,617	1,666	1,716	1,767
User fees	4,429	4,524	4,886	5,277	5,699	6,155	6,648	7,179	7,754	8,374	9,044
Contributions	177	153	233	757	762	767	772	777	782	188	193
Grants - operating	8,743	8,366	8,442	8,288	8,288	8,472	8,702	8,937	9,178	9,424	9,695
Grants - capital	4,403	4,421	4,202	2,369	2,332	2,392	2,592	2,172	2,882	2,192	2,692
Interest	441	369	260	260	260	260	175	175	175	175	175
Other receipts	822	812	921	942	963	986	1,009	1,032	1,057	1,082	1,108
Employee costs	(16,285)	(16,882)	(17,388)	(17,910)	(18,447)	(19,001)	(19,571)	(20,158)	(20,763)	(21,385)	(22,027)
Materials & consumables	(5,848)	(6,072)	(6,224)	(6,379)	(6,539)	(6,702)	(6,870)	(7,042)	(7,218)	(7,434)	(7,657)
External contracts	(9,130)	(9,926)	(9,387)	(8,788)	(8,947)	(9,266)	(9,512)	(9,667)	(9,820)	(9,957)	(10,153)
Utilities	(603)	(590)	(605)	(620)	(636)	(651)	(668)	(684)	(702)	(723)	(744)
Other payments	(2,075)	(1,918)	(2,057)	(2,109)	(2,162)	(2,216)	(2,272)	(2,329)	(2,388)	(2,461)	(2,535)
Net cash provided by operating activities	**7,426**	**6,998**	**7,712**	**7,238**	**7,470**	**7,858**	**8,123**	**8,324**	**9,707**	**9,107**	**10,312**
Cash flows from investing activities											
Payments for property, infrastructure, plant and equipment	(7,673)	(13,046)	(9,010)	(7,096)	(6,869)	(7,180)	(6,844)	(6,646)	(7,466)	(6,985)	(7,686)
Proceeds from sale of property, infrastructure, plant and equipment	140	300	180	225	250	160	250	210	300	180	260
Trust funds and deposits	0	0	0	0	0	0	0	0	0	0	0
Repayment of loans and advances	0	0	0	0	0	0	0	0	0	0	0
Net cash used in investing activities	**(7,533)**	**(12,746)**	**(8,830)**	**(6,871)**	**(6,619)**	**(7,020)**	**(6,594)**	**(6,436)**	**(7,166)**	**(6,805)**	**(7,426)**
Cash flows from financing activities											
Finance costs	(73)	(295)	(385)	(420)	(435)	(458)	(435)	(396)	(355)	(316)	(279)
Proceeds from borrowings	0	4,255	1,650	1,000	801	1,003	216	0	0	0	0
Repayment of borrowings	(173)	(363)	(484)	(590)	(649)	(711)	(739)	(656)	(685)	(599)	(636)
Interest paid - overdraft	(3)	0	0	0	0	0	0	0	0	0	0
Interest paid - lease liability	0	(4)	0	0	0	0	0	0	0	0	0
Repayment of lease liabilities	0	0	0	0	0	0	0	0	0	0	0
Net cash provided by (used in) financing activities	**(248)**	**3,593**	**781**	**(9)**	**(283)**	**(166)**	**(958)**	**(1,052)**	**(1,041)**	**(915)**	**(915)**
Net (decrease) increase in cash & cash equivalents	(354)	(2,155)	(338)	358	567	672	570	837	1,500	1,387	1,971
Cash & cash equivalents at beginning of the financial year	4,320	3,966	1,811	1,473	1,831	2,398	3,070	3,640	4,477	5,978	7,365
Cash & cash equivalents at end of the financial year	**3,966**	**1,811**	**1,473**	**1,831**	**2,398**	**3,070**	**3,640**	**4,477**	**5,978**	**7,365**	**9,335**

Appendix – Statement of Capital Works

Indigo Shire Council - Statement of Capital works										
As at 30 June:	2027 Year 1 Budget $'000	2028 Year 2 Plan $'000	2029 Year 3 Plan $'000	2030 Year 4 Plan $'000	2031 Year 5 Plan $'000	2032 Year 6 Plan $'000	2033 Year 7 Plan $'000	2034 Year 8 Plan $'000	2035 Year 9 Plan $'000	2036 Year 10 Plan $'000
Asset category										
Buildings and property improvements	1,381	375	875	606	340	770	530	910	660	1,060
Land	20									
Plant, fleet and equipment	1,921	1,142	1,324	1,125	1,106	1,318	1,314	1,505	1,282	1,469
Fixtures, fittings, furniture and equipment	100	88	110	114	120	120	120	120	130	130
Computers and telecommunications	645	438	424	410	450	435	478	461	469	489
Library services	83	84	85	86	87	88	89	90	91	92
Bridges and culverts	313	1,470	345	266	500	320	315	525	340	390
Pathways	259	542	302	193	182	226	255	261	324	326
Drainage	452	470	465	490	275	280	335	350	360	359
Roads	4,483	2,783	2,566	2,444	2,696	2,617	2,586	2,694	2,714	2,696
Kerb and channel		160	130	50	40	50	95	55	55	58
Parks, openspace and streetscape	2,724	700	65	851	1,055	261	75	55	75	63
Major projects, Council plan, Strategy projects										
Recreational, leisure and community facilities	665	760	405	235	330	360	455	440	485	555
Total capital expenditure	**13,046**	**9,010**	**7,096**	**6,869**	**7,180**	**6,844**	**6,646**	**7,466**	**6,985**	**7,686**

Glossary

Term	Definition
Act	means the *Local Government Act 2020*
Annual report	means a report of the council's operations of the previous financial year and contains a report of operations, audited financial statements and an audited performance statement
Asset expansion expenditure	means expenditure that extends the capacity of an existing asset to provide benefits to new users at the same standard as is provided to existing beneficiaries
Asset expenditure type	means the following types of asset expenditure: (a) asset renewal expenditure. (b) new asset expenditure. (c) asset upgrade expenditure. (d) asset expansion expenditure
Asset renewal expenditure	means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability
Asset upgrade expenditure	means expenditure that: (a) enhances an existing asset to provide a higher level of service; or (b) increases the life of the asset beyond its original life
Australian Accounting Standards (AASB)	means the accounting standards published by the Australian Accounting Standards Board
Average rate cap	means an amount expressed as a percentage amount, based on the change to CPI over the financial year to which the cap relates, plus or minus any adjustment
Budget	means a plan setting out the services and initiatives to be funded for the financial year and how they will contribute to achieving the strategic objectives specified in the council plan
Capital works expenditure	means expenditure on non-current assets and includes new assets, asset renewal, asset expansion, and asset upgrade
Council plan	means a plan setting out the medium-term strategic objectives, strategies, strategic indicators and resources reflecting vision and aspirations of the community for the next four years
Financial resources	means income, expenditure, assets, liabilities, equity, cash, and capital works required to deliver the services and initiatives in the budget
Financial statements	means the financial statements and notes prepared in accordance with the Local Government Model Financial Report, Australian Accounting Standards, and other applicable standards as they apply to the general-purpose financial reports and a statement of capital works and included in the annual report

Term	Definition
Financial year	means the period of 12 months ending on 30 June each year
General order	means an order made by the Minister under section 185D of the Act
Higher cap	means an amount expressed as the average rate cap specified in a general order plus an additional percentage amount in respect of that financial year
Human resources	means the staff employed by a council
Indicator	means what will be measured to assess performance
Initiatives	means actions that are one-off in nature and/or lead to improvements in service
Local Government Model Financial Report	means the model report published by the Department of Environment, Land, Water and Planning
Major initiatives	means significant initiatives that will directly contribute to the achievement of the council plan during the current year and have a major focus in the budget
Minister	means the Minister for Local Government
Model budget	means the *Victorian City Council Model Budget* previously prepared annually by the Chartered Accountants in Australia and New Zealand (2017-18 edition) and currently prepared annually by Local Government Victoria (2018-19 edition)
New asset expenditure	means expenditure that creates a new asset that provides a service that does not currently exist
Non-financial resources	means the resources other than financial resources required to deliver the services and initiatives in the budget
Non-recurrent grant	means a grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by a council's strategic resource plan
Planning and accountability framework	means the key statutory planning and reporting documents that are required to be prepared by councils to ensure accountability to local communities in the performance of functions and exercise of powers under the Act
Performance statement	means a statement including the results of the prescribed service outcome indicators, financial performance indicators and sustainable capacity indicators for the financial year and included in the annual report
Recurrent grant	means a grant other than a non-recurrent grant
Regulations	means the Local Government (Planning and Reporting) Regulations 2014

Term	Definition
Report of operations	means a report containing a description of the operations of the council during the financial year and included in the annual report
Services	means assistance, support, advice, and other actions undertaken by a council for the benefit of the local community
Special order	means an order made by the ESC under section 185E of the Act
Statement of capital works	means a statement which shows all capital expenditure of a council in relation to non-current assets and asset expenditure type prepared in accordance with the model statement of capital works in the *Local Government Model Financial Report*
Strategic objectives	means the outcomes a council is seeking to achieve over the next four years and included in the council plan
Strategic resource plan	means a plan of the financial and non-financial resources for at least the next four years required to achieve the strategic objectives in the council plan. Is also referred to as a long-term financial plan
Strategies	means high level actions directed at achieving the strategic objectives in the council plan
Statement of human resources	means a statement which shows all council staff expenditure and numbers of full-time equivalent council staff
Statements of non-financial resources	means a statement which describes the non-financial resources including human resources
Summary of planned capital works expenditure	means a summary of capital works expenditure in relation to non-current assets classified according to the model statement of capital works in the *Local Government Model Financial Report*, by asset expenditure type and funding source
Summary of planned human resources expenditure	means a summary of permanent council staff expenditure and numbers of full-time equivalent council staff categorised according to the organisational structure of the council

Four-year Capital Works Program
(Version 3.2, 28 April 2026)

Capital Works Area		Year 1 2026/27								Year 2 2027/28								Year 3 2028/29								Year 4 2029/30							
Project	Project Details	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash
PROPERTY																																	
Buildings																																	
Upgrades and Amenity improvements to Maternal & Child Health Facilities	Works to include amenity improvements to MCH customer waiting room at Beechworth, replacement of flooring to Rutherglen MCH, and other facilites.	**61,000**		30,000	31,000				61,000																							
Beechworth Town Hall Rear Door Repairs	Repair and conserve rear external storage doors - 3 sets of doors.	**45,000**		45,000					45,000																							
Burke Collection Storage Remediation	Remediate rising damp issues and climate control equipment.	**40,000**		40,000					40,000																							
Gold Warden & Chinese Protectorate Conservation Works	Priority works as per conservation audit 2024, gutter and drainage repairs, repaint and refloor Gold Wardens Office.	**15,000**		15,000					15,000	**35,000**		35,000					35,000															
Sub Treasury Conservation Works	Priority works as per conservation audit 2024, gutter and drainage repairs, rising damp issues and repainting.	**15,000**		15,000					15,000	**45,000**		45,000					45,000															
Chiltern Community Hub Access Improvements	Replacement of main entrance doors as well as door furniture on other access doors to improve accessibility.	**30,000**		30,000					30,000																							
Beechworth Powder Magazine Door and Gate Repairs	Renewal of weathered and dilapidated entry door and gate, and minor ancillary works.	**35,000**		35,000					35,000																							
Beechworth Early Years Learning Centre Fencing works	Construction of new section of boundary fence to align with new lease boundary at south eastern corner of site.	**20,000**		20,000					20,000																							
External Building Lock Replacement	Replacement of external locks and swipe card readers which are no longer supported by the manufacturer.	**9,000**		9,000					9,000																							
HVAC Renewals	Rutherglen and Chiltern Halls	**75,000**		75,000					75,000																							
Beechworth Town Hall Remedial Works	Repair and repaint water damage to VIC, corridor and staff areas.									**25,000**		25,000					25,000															
Burke Museum Front Window Replacement	Replace 2 central front windows, heritage appropriate as per 2 other front windows.									**20,000**		20,000					20,000															
Telegraph Station Conservation Works	Priority works as per conservation audit 2024.									**10,000**		10,000					10,000															
Police Stables and Stone Lock Up Conservation	Priority works as per conservation audit 2024.									**5,000**		5,000					5,000															
Rutherglen Maternal & Child Health Kitchen upgrade	Replacement of kitchen in Rutherglen MCH building									**70,000**		70,000					70,000															
Other Building renewal works	Priorities still being finalised at time of printing. Buildings Audit due in 2027/28									**40,000**		40,000					40,000	**570,000**		570,000					570,000	**510,000**		510,000		300,000			210,000
Beechworth Neighbouhood Centre (Quercus) Public Toilet .	Planning and design of new toilet, with construction funding to be allocated in future years	**20,000**		20,000					20,000																							
Public Toilet Improvements & Upgrades.	Funding to support minor upgrades to the public toilets including reconfuring the Beechworth Railway Station toilets.	**30,000**		30,000					30,000																							
Public Toilet Improvements & Upgrades.	Public Toilet upgrades									**100,000**		50,000	50,000				100,000															
Public Toilet Improvements & Upgrades.	Public Toilet upgrades																	**280,000**		140,000	140,000				280,000							
Public Toilet Improvements & Upgrades.	Public Toilet upgrades																									**66,000**		33,000	33,000				66,000
Solar and Battery Upgrades - Rutherglen and Chiltern Memorial Halls.	Installation of solar panels and battery storage at Chiltern Memorial Hall and Rutherglen Memorial Hall.	**56,082**			56,082	28,041			28,041																							
Energy Efficiency Improvements on Council Buildings										**25,000**			25,000				25,000	**25,000**			25,000				25,000	**30,000**			30,000				30,000
Caravan Parks																																	
Caravan Park Master Plan - Rutherglen	Upgrades to the built and supporting infrastructure which is in keeping with the requirements of the Master Plan for the caravan park.	**150,000**			150,000			150,000	-																							
Caravan Park Master Plan - Rutherglen	Upgrades to the built and supporting infrastructure which is in keeping with the requirements of the Master Plan for the caravan park.																									**85,000**	28,333	28,333	28,334		85,000		-
Caravan Park Master Plan - Beechworth	Upgrades to the built and supporting infrastructure which is in keeping with the requirements of the Master Plan for the caravan park.	**1,380,000**		300,000	1,080,000			1,380,000	-																							
Caravan Park Master Plan - Beechworth	Caravan Park Master Plan - Beechworth									**650,000**	216,667	216,667	216,666		650,000		-															
Caravan Park Master Plan - Beechworth	Caravan Park Master Plan - Beechworth																									**500,000**	166,667	166,667	166,666		500,000		-
Caravan Park Yackandandah	Priority works and equipment acquisition required to support the ongoing operation of the caravan park.	**100,000**	80,000	20,000				100,000	-																							
Caravan Park Master Plan - Chiltern	Caravan Park Master Plan - Chiltern																									**216,000**	72,000	72,000	72,000		216,000		-
Caravan Parks Renewal	Funding to support minor upgrades within the caravan parks.	**25,000**		25,000					25,000	**30,000**		30,000			-		30,000	**35,000**		35,000					35,000	**30,000**		30,000					30,000
Pools																																	
Swimming Pool Renewal	Swimming pool renewals (sand filters, circulation pumps and safety showers).	**90,000**		90,000					90,000																							

Four-year Capital Works Program
(Version 3.2, 28 April 2026)

Capital Works Area		Year 1 2026/27								Year 2 2027/28								Year 3 2028/29								Year 4 2029/30							
Project	Project Details	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash
Swimming Pool Renewal	Tangambalanga – Pressurised Sand Filter Replacement (x2 units) Total Cost: $64,000*									**70,000**		70,000					70,000																
Swimming Pool Renewal	Rutherglen - Granular Chlorine Feeder									**30,000**		30,000					30,000																
Swimming Pool Renewal	Pool renewal works									**10,000**		10,000					10,000																
Swimming Pool Renewal	Pool renewal works																	**115,000**		115,000					115,000								
Swimming Pool Renewal	Pool renewal works																									**115,000**		115,000					115,000
TOTAL PROPERTY		**2,196,082**	**80,000**	**799,000**	**1,317,082**	**28,041**	-	**1,630,000**	**538,041**	**1,165,000**	**216,667**	**656,667**	**291,666**	-	**650,000**	-	**515,000**	**1,025,000**	-	**860,000**	**165,000**	-	-	-	**1,025,000**	**1,552,000**	**267,000**	**955,000**	**330,000**	**300,000**	**801,000**	-	**451,000**
PLANT AND EQUIPMENT																																	
Plant, Machinery and Equipment																																	
Fleet Replacement	Replacement of fleet items as per strategic replacement program. * 3 cars.	**180,000**		180,000			50,000		130,000																								
Fleet Replacement	Replacement of fleet items as per strategic replacement program. * Youth Van * 2 cars * 1 utility									**350,000**		350,000			60,000		290,000																
Fleet Replacement	Replacement of fleet items as per strategic replacement program. * 1 car * 3 utilites																	**260,000**		260,000			60,000		200,000								
Fleet Replacement	Replacement of fleet items as per strategic replacement program. * 3 cars * 6 utilites																									**570,000**		570,000			130,000		440,000
Plant Replacement	Replacement of heavy plant items as per strategic replacement program. * 1 x Grader * 1 x Forklift * 1 x Truck	**1,007,000**		1,007,000			140,000		867,000																								
Plant Replacement	Replacement of heavy plant items as per strategic replacement program. * 1 x Grader * 1 x Truck									**750,000**		750,000			120,000		630,000																
Plant Replacement	Replacement of heavy plant items as per strategic replacement program. * 1 x Grader * 2 x Trucks																	**1,020,000**		1,020,000			165,000		855,000								
Plant Replacement	Replacement of heavy plant items as per strategic replacement program. * 5 x Mowers * 3 x Trucks																									**510,000**		510,000			120,000		390,000
Minor plant	Renewal of small plant and equipment (chainsaws, brush cutters, blowers etc.).	**40,000**		40,000					40,000	**41,500**		41,500					41,500	**43,700**		43,700					43,700	**45,000**		45,000					45,000
Fixtures, Fittings and Furniture																																	
Playground Equipment replacement	Renewal of priority playground assets, including accessibility improvements.	**50,000**		50,000					50,000	**53,000**		53,000					53,000	**65,000**		65,000					65,000	**67,000**		67,000					67,000
Street and Park Furniture renewal	Priority Park and Street Furniture replacement.	**35,000**		35,000					35,000	**35,000**		35,000					35,000	**45,000**		45,000					45,000	**47,000**		47,000					47,000
Computers and Telecommunications																																	
IT Computer Replacement	Replacement of PC's and Laptops	**75,000**		75,000					75,000	**77,250**		77,250					77,250	**79,568**		79,568					79,568	**81,955**		81,955					81,955
IT Renewal Priorities.	Annual renewal network hardware and automation priorities.	**150,000**		150,000					150,000	**103,000**		103,000					103,000	**79,568**		79,568					79,568	**54,636**		54,636					54,636
IT Strategy implementation.	IT Strategy implementation and adoption of Cloud based architecture.	**250,000**		180,000	70,000				250,000	**257,500**	85,833	85,833	85,834				257,500	**265,225**	88,408	88,408	88,409				265,225	**273,182**	91,061	91,061	91,060				273,182
Library books																																	
Library Stock Items	Premiers reading challenge.	**6,601**		6,601		6,601			-	**6,601**		6,601		6,601			-	**6,601**		6,601		6,601			-	**6,601**		6,601		6,601			-
Library Stock Items	Replacement of old library books.	**76,000**		76,000		65,000			11,000	**77,000**		77,000		65,000			12,000	**78,000**		78,000		65,000			13,000	**79,000**		79,000		65,000			14,000
TOTAL PLANT AND EQUIPMENT		**1,869,601**	-	**1,799,601**	**70,000**	**71,601**	**190,000**		**1,608,000**	**1,750,851**	**85,833**	**1,579,184**	**85,834**	**71,601**	**180,000**	-	**1,499,250**	**1,942,661**	**88,408**	**1,765,844**	**88,409**	**71,601**	**225,000**	-	**1,646,060**	**1,734,374**	**91,061**	**1,552,253**	**91,060**	**71,601**	**250,000**	-	**1,412,773**
INFRASTRUCTURE																																	
Roads																																	
Resealing program.	Resurfacing of the sealed road network based on asset condition ratings and pre-season inspections.	**645,000**		645,000					645,000	**660,000**		660,000					660,000	**680,000**		680,000					680,000	**700,000**		700,000					700,000
Gravel Resheeting Program.	Resheeting of gravel roads based on condition and environmental factors.	**747,000**		747,000					747,000	**833,000**		833,000					833,000	**840,000**		840,000					840,000	**840,000**		840,000					840,000
Sealed pavement rehabilitation	Rehabilition or reconstruction of sealed road pavements based on priority. Indicative key priorities at current time are: * 2026/27 sections of Up River Road. * 2027/28 sections of Up River Road * 2028/29 sections of Indigo Creek Road * 2029/30 sections of Chiltern-Yackandandah Road.	**365,000**		365,000					365,000	**370,000**		370,000					370,000	**380,000**		380,000					380,000	**390,000**		390,000					390,000
Roads Major Patching.	Isolated rehabilitation and patching of sealed road defects, typically identified during winter months.	**223,000**		223,000					223,000	**226,000**		226,000					226,000	**234,000**		234,000					234,000	**235,000**		235,000					235,000

Four-year Capital Works Program
(Version 3.2, 28 April 2026)

Capital Works Area		Year 1 2026/27								Year 2 2027/28								Year 3 2028/29								Year 4 2029/30							
Project	Project Details	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash
Final Seals Program	The final seals program applies the second coat of seal to new or rehabilitated works constructed the previous year. * 2026/27 actions will include sections of Mahon Lane, Moffat Road, Polmear Lane and Alma Road * subsequent years will treat seals typically applied the prior year	**65,000**			65,000				65,000	**70,000**			70,000				70,000	**74,000**			74,000				74,000	**75,000**			75,000				75,000
Road design and planning.	Road designs and planning to support future works.	**80,000**			80,000				80,000	**83,600**	41,800		41,800				83,600	**88,000**	44,000		44,000				88,000	**92,000**	46,000		46,000				92,000
Roads to Recovery Income	Income from Roads to Recovery funding program.					1,620,628			(1,620,628)					2,546,728			(2,546,728)					2,137,106			(2,137,106)					1,880,653			(1,880,653)
Safe Local Roads and Street Program	TAC funded road safety works to provide road safety improvements across various towns. 52M fully funded program over 2 years - 2025/26 and 2026/27	**1,000,000**	200,000	400,000	400,000	1,000,000			-																							
Urban Roads - Construction and Sealing																																	
Urban Road Sealing	Construction and sealing of priority urban roads.	**135,000**			135,000				135,000																								
Construction and sealing of Moffat Road, Chiltern	Continuation of the sealing of Moffat Road between Soule Street and Barkly Street									**140,000**			140,000				140,000																
Construction and Sealing of Barnard Street, Beechworth	From William Street to western end.									**40,000**			40,000				40,000																
Construction and Sealing of Wood Street, Beechworth	Section east of Kars Street to end.									**40,000**			40,000				40,000																
Construction and Sealing of Glasgow Street, Rutherglen	From Barkly Street to Glencoe Road									**140,000**			140,000				140,000																
Construction and Sealing of Gulliver Street, Chiltern	From Baker Street to Bow Street																	**95,000**			95,000				95,000								
Construction and Sealing of Kerferd Road service road, Beechworth	From Ferguson Street East to Shehan Drive.																									**50,000**			50,000				50,000
Urban Road sealing	Priorities to be confirmed																									**62,000**			62,000				62,000
Rural Roads - Construction and Sealing																																	
Construction and Sealing of Mahon Lane, Osbornes Flat (Stage 2)	From end of new seal (2025/26) near Racecourse Road to Fernleigh Court									**180,000**			180,000				180,000																
Construction and Sealing of Twist Creek Road, Yackandandah	From end of new seal near Nelmac Constructions (2024/25) for approximately 450m to 182 Twist Creek Road.																	**125,000**			125,000				125,000								
Rural Road sealing	Priorities to be confirmed																	**50,000**			50,000				50,000								-
Kerb and Channel																																	
Kerb and Channel replacement.	Replacement of kerb and channel based on condition and priority.									**120,000**		120,000					120,000	**80,000**		80,000					80,000	**50,000**		50,000					50,000
Kerb and Channel New	New sections of kerb and channel prioritised on different factors: * 2026/27 - no allocation * 2027/28 Windham Street, Yackandandah * 2028/29 Priory Lane Beechworth * 2029/30 no allocation									**40,000**	40,000						40,000	**50,000**	50,000						50,000								-
Bridges																																	
Bridge Major Renewal Works.	Strengthening and major renewal works to the following bridges: * Soldiers Road bridge - abutment works. * Boorhaman East Road bridge - abutment strengthening and kerb renewals.	**195,000**		195,000					195,000																								
McFeeters Rd Bridge Replacement project	Additional funding to support the replacement of McFeeters Rd Bridge. Original budget (2025/26) was $750k including $600k of grant funding and $150k ISC. Engineering estimates now put construction costs at $825k ($660k of grant funding and $165k ISC). Carry forward Exp from 2025/26 of $750k to be split as follows: - $35k into 2026/27 - $715k into 2027/28 (plus $60k new) Carry forward Income from 2025/26 of $600k to be carried over to 2027/28 (plus $60k new)	**15,000**		15,000					15,000	**775,000**		775,000		660,000			115,000																
Bridge Major Renewal Works.	Bridge or component renewal on priority bridges based on condition. Current priorities expected to include Kergunyah Road. Priorities reviewed following bridge audits scheduled for 2026/27									**560,000**		560,000		300,000			260,000	**275,000**		275,000					275,000	**150,000**		150,000					150,000
Bridge Minor Renewal Works.	Minor works to bridges or components including guard rail, decks, abutments and rock beaching.	**40,000**		40,000					40,000	**65,000**		65,000					65,000	**70,000**		70,000					70,000	**50,000**		50,000					50,000
Bridge Guard Rail Improvements	Renewal and minor improvements to sections of guard rail on bridges and bridge approaches including replacement of damaged sections.	-							-	**70,000**		70,000					70,000								-	**66,000**		66,000					66,000
Footpaths and Cycleways																																	
Pathway Renewals (Shire wide).	Renewal works to existing footpaths and trails shire wide based on asset condition data and risk inspections.	**80,000**		80,000					80,000	**120,000**		120,000					120,000	**142,000**		142,000					142,000	**133,000**		133,000					133,000
* Footpath - Isaacs Avenue, Yackandandah	Construction of footpath from Isaacs Avenue opposite Hospital to Railway Avenue. (Project subject to successful grant application)	**83,500**	63,500		20,000	39,429			44,071																								

Four-year Capital Works Program
(Version 3.2, 28 April 2026)

Capital Works Area		Year 1 2026/27								Year 2 2027/28								Year 3 2028/29								Year 4 2029/30							
Project	Project Details	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash
Footpath construction Kiewa East Road, Tangambalanga	Construction of footpath from Bonegilla Road to Coulston Park									**92,000**	92,000			40,000			52,000																
Footpath connection and new bridge, Church Street Yackandandah	Construction of footpath from southern end of Church Street to Yackandandah Osbornes Flat Trail including new bridge over Yackandandah Creek. Total project value est. $330k Grant Funding - $150,000 Community contribution $50,000 Council funds - $130,000									**330,000**	330,000			150,000	50,000		130,000																
Wills Street Footpath, Chiltern	Construction of footpath in Wills Street Chiltern from Main Street to Goods Shed																	**100,000**	100,000						100,000								
Pathways Construction/Upgrade	Additional priorities to be confirmed																	**60,000**	60,000						60,000								
Pathways Construction/Upgrade	Additional priorities to be confirmed																									**60,000**	60,000						60,000
Drainage																																	
Rural Road Drainage.	Renewal and minor upgrading of rural road drainage infrastructure, including road culverts, roadside table drain construction.	**75,000**		25,000	50,000				75,000	**90,000**		45,000	45,000				90,000	**90,000**		45,000	45,000				90,000	**90,000**		45,000	45,000				90,000
Urban Drainage improvements	Priority projects for 2026/27 include: * Main Street Drainage, Wahgunyah * Kiewa Valley Detention Basin, Tangambalanga	**275,000**		75,000	200,000				275,000																								
Urban Drainage improvements	Priority projects for 2027/28 include: *Windam Stret, Yackandandah * High Street, Beechworth									**380,000**		190,000	190,000				380,000																
Urban Drainage improvements	Priority project for 2028/29: * Soles St, Rutherglen * Main Street Drainage, Wahgunyah * Racecourse Road, Yackandandah																	**375,000**		187,500	187,500				375,000								
Urban Drainage improvements	Priority projects for 2029/30 include: * Price Lane, Beechworth * Murphy Street, Rutherglen																									**400,000**		200,000	200,000				400,000
Recreational, Leisure & Community Facilities																																	
Community Projects	Seed funding to support grant applications for capital expenditure and / or project development and delivery for specific priority community capital projects (typically recreation or tourism).	100,000		50,000	50,000				100,000	**135,000**	135,000			90,000			45,000	**240,000**	240,000			160,000			80,000	**120,000**	120,000			80,000			40,000
* Refurbishment of Old Chiltern Library	Refurbishment of old Chiltern Library space to support community use. [Total Project cost $60,000 Tiny Towns Grant $45,000 Council Contribution $15,000] (Project subject to successful grant application)	**60,000**		60,000		45,000			15,000																								
* Rutherglen Maternal & Child Health Building Upgrade	Building improvements to enhance customer amenity. [Total Project cost $60,000 Tiny Towns Grant $45,000 Council Contribution $15,000] (Project subject to successful grant application)	**60,000**		40,000	20,000	45,000			15,000																								
Tangambalanga Tennis Courts Upgrade	Upgrade 2 tennis courts with lighting, fencing and drainage. [Total Project cost $524,814 SRV Grant $393,610.50 (LSIF) Club contribution $25,499 Council Contribution $105,704.50] Funded over 2 years - construction funding of $474,814 to be allocated in the 2027/28 budget year.	**50,000**			50,000	50,000			-	**474,814**		474,814		343,610	25,499		105,705																
Reserves and playing surfaces Renewal	Renewal of playing surfaces and ovals and associated infrastructure.								-	**40,000**		40,000		-			40,000	**50,000**		50,000		-			50,000								-
Parks and Gardens Renewal	Renewal of irrigation systems and other parks infrastructure.	**22,000**		22,000					22,000	**20,000**		20,000		-			20,000	**30,000**		30,000		-			30,000	**20,000**		20,000					20,000
Loan Borrowings	Borrowings to support capital program for strategic and multi generational projects							1,000,000	(1,000,000)							1,000,000	(1,000,000)							1,000,000	(1,000,000)								
TOTAL INFRASTRUCTURE		**4,315,500**	**263,500**	**2,982,000**	**1,070,000**	**2,800,057**	-	**1,000,000**	**515,443**	**6,094,414**	**638,800**	**4,568,814**	**886,800**	**4,130,338**	**75,499**	**1,000,000**	**888,577**	**4,128,000**	**494,000**	**3,013,500**	**620,500**	**2,297,106**	-	**1,000,000**	**830,894**	**3,583,000**	**226,000**	**2,879,000**	**478,000**	**1,960,653**	-	-	**1,622,347**
TOTAL NEW CAPITAL WORKS		**8,381,183**	**343,500**	**5,580,601**	**2,457,082**	**2,899,699**	**190,000**	**2,630,000**	**2,661,484**	**9,010,265**	**941,300**	**6,804,665**	**1,264,300**	**4,201,939**	**905,499**	**1,000,000**	**2,902,827**	**7,095,661**	**582,408**	**5,639,344**	**873,909**	**2,368,707**	**225,000**	**1,000,000**	**3,501,954**	**6,869,374**	**584,061**	**5,386,253**	**899,060**	**2,332,254**	**1,051,000**	-	**3,486,120**

NON ISC-Owned Asset Works (non-capital)		Year 1 2026/27								Year 2 2027/28								Year 3 2028/29								Year 4 2029/30							
Project	Project Details	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash
NON ISC-OWNED ASSETS (NON-CAPITAL)																																	
Barkly Park Female Friendly Change Rooms Upgrade	Upgrade of existing change rooms at Barkly Park, Ruthergien. [Total Project cost $1,400,000 SRV Grant funding $1,00,000 Council Contribution $400,000] Multi-year Project - final allocation of funds.	**350,000**				250,000			100,000																								

Four-year Capital Works Program
(Version 3.2, 28 April 2026)

Capital Works Area		Year 1 2026/27								Year 2 2027/28								Year 3 2028/29								Year 4 2029/30							
Project	Project Details	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash	Project Cost	New	Renewal	Upgrade	Grants	Contributions	Borrowings	Council cash
Chiltern Recreation Reserve Lighting Upgrade	Upgrade of recreation reserve lighting to 100 lux [Total Project cost $327,375 SRV Grant $245,531 (LSIF) Club contribution $10,000 Council Contribution $71,844]	**327,375**				245,531	10,000		71,844																								
Kiewa Cricket Nets and Oval Irrigation Planning	Design and planning of cricket nets and oval irrigation improvements [Total Project cost $19,882 SRV Grant $14,912 (LSIF) Club contribution $2,500 Council Contribution $2,470]	**19,882**				14,912	2,500		2,470																								
Butson Park Yackandandah Change Rooms	Upgrade of change rooms [Total Project cost $1,274,000 SRV Grant $1,000,000 Club contribution $49,000 Council Contribution $225,000] Funded over multiple years - with $1.067m being carried forward from 2025/26. No new funds to be allocated for 2026/27, final allocation of $202,500 (plus carry forward amount of $916,500) to be allocated in 2027/28.								-	**1,119,000**				549,000			570,000															
Other non-ISC projects	Seed funding for non-ISC projects									**150,000**				100,000			50,000	**450,000**				300,000			150,000	**150,000**				100,000			50,000
TOTAL NON ISC-OWNED ASSETS		**697,257**				**510,443**	**12,500**	**-**	**174,314**	**1,269,000**				**649,000**	**-**	**-**	**620,000**	**450,000**				**300,000**	**-**	**-**	**150,000**	**150,000**				**100,000**	**-**	**-**	**50,000**
TOTAL CAPITAL WORKS AND NON ISC-OWNED PROJECTS		**9,078,440**	**343,500**	**5,580,601**	**2,457,082**	**3,410,142**	**202,500**	**2,630,000**	**2,835,798**	**10,279,265**	**941,300**	**6,804,665**	**1,264,300**	**4,850,939**	**905,499**	**1,000,000**	**3,522,827**	**7,545,661**	**582,408**	**5,639,344**	**873,909**	**2,668,707**	**225,000**	**1,000,000**	**3,651,954**	**7,019,374**	**584,061**	**5,386,253**	**899,060**	**2,432,254**	**1,051,000**	**0**	**3,536,120**

* Project(s) subject to grant funding being secured

Draft Budget 2026/27



INDIGO SHIRE COUNCIL

Contents

	Page
Mayors and CEO's Introduction	2
Budget Reports	
1. Link to the Council Plan	3
2. Services and service performance indicators	6
3. Financial statements	12
4. Notes to the financial statements	20
4.5 Capital works	29
5. Performance and financial indicators	38
6. Schedule of fees and charges	42

Disclaimer

The information contained in this document is for general guidance only. It is not professional advice and should not be used, relied upon or treated as a substitute for specific professional advice. Given the changing nature of laws, rules and regulations, and the inherent hazards of electronic communication, there may be delays, omissions or inaccuracies in information contained in this document.

The model budget, including financial statements, has been prepared in accordance with the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*. While every effort has been made to ensure that the information contained in this document has been accurate and complies with relevant Victorian legislation, each Council remains responsible to ensure that the budget they prepare is compliant with all statutory requirements.

Mayor and CEO's Introduction

Hello everyone,
In a climate of tight financial control, our 2026/27 draft budget focuses squarely on the core responsibilities of council, and that is delivering services efficiently and maintaining the infrastructure and assets our community relies on.

Overall rates will increase by 2.75% in line with the state government's rate cap. Waste and kerbside collection fees have also increased by approximately 10%, with general waste transfer fees up a little over 15%. Fuel is a significant cost in delivering these services, and with prices remaining high, those increases are largely being passed through from our contracts.

This draft budget has been informed by community feedback gathered over the past 12 months, including the pre-budget engagement survey from October 2025 to January 2026. Councillors and staff have reviewed that feedback as part of the budget development process, alongside the broader priorities set out in the Council Plan 2025-2029.

Despite the significant financial pressures facing all Victorian councils, the draft budget maintains all current services and delivers a focused capital works program, which includes:

- $3.2M for road maintenance and upgrades, our single largest investment and consistently the community's highest priority
- $1.6M for caravan park upgrades as part of the Caravan Park Masterplans
- $350,000 for drainage renewal and upgrades
- $250,000 for bridge renewal
- $164,000 for footpaths and cycleways, including a new footpath connecting Isaacs Ave to Railway Ave in Yackandandah
- $350,000 towards the Barkly Park Pavilion upgrade
- $327,000 for lighting upgrades at Chiltern Recreation Reserve
- $60,000 each for the Old Chiltern Library and Rutherglen Maternal Health Centre
- $50,000 to protect the Burke Museum collection
- $50,000 for a Community Infrastructure Needs Assessment

We also want to be transparent about the broader context. Local government in Victoria is under sustained pressure. A decade of rate capping, rising costs, ageing infrastructure, and reduced grant support means the gap between what councils need to maintain and what we are able to raise continues to grow.
We thank everyone who took the time to share their views during this year's budget process, and we invite you to review the draft budget during the public exhibition period. Your further feedback is welcome.



Cr Sophie Price
Mayor



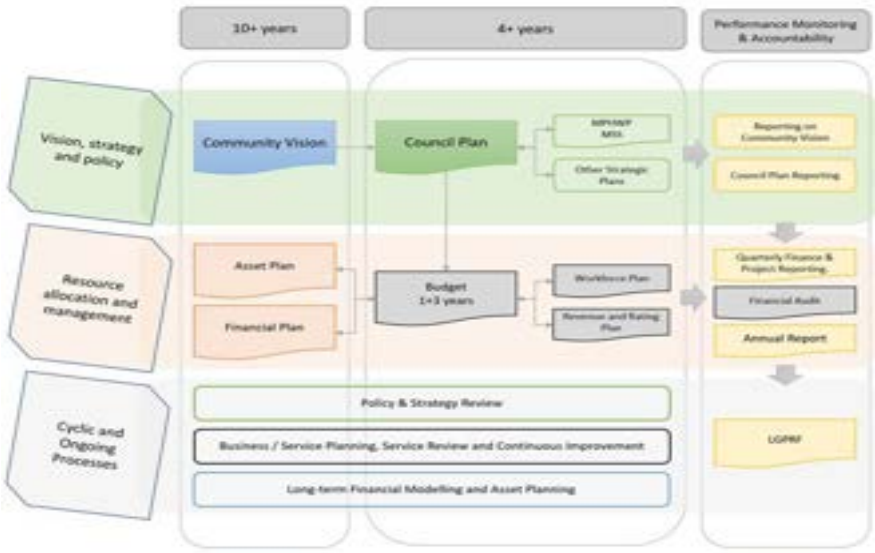
Trevor Ierino
Chief Executive Officer

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 strategic planning and reporting framework. This framework guides the Council in identifying community needs and aspirations over the long term (Community Vision, Financial Plan and Asset Plan), medium term (Council Plan, Workforce Plan, and Revenue and Rating Plan) and short term (Budget) and then holding itself accountable (Annual Report).

1.1 Legislative planning and accountability framework

The Budget is a rolling four-year plan that outlines the financial and non-financial resources that Council requires to achieve the strategic objectives described in the Council Plan. The diagram below depicts the integrated strategic planning and reporting framework that applies to local government in Victoria. At each stage of the integrated strategic planning and reporting framework there are opportunities for community and stakeholder input. This is important to ensure transparency and accountability to both residents and ratepayers.



Source: Department of Government Services

The timing of each component of the integrated strategic planning and reporting framework is critical to the successful achievement of the planned outcomes.

1.1.2 Key planning considerations

Service level planning

Although councils have a legal obligation to provide some services— such as animal management, local roads, food safety and statutory planning—most 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. Therefore councils need to have robust processes for service planning and review to ensure all services continue to provide value for money and are in line with community expectations. In doing so, councils should engage with communities to determine how to prioritise resources and balance service provision against other responsibilities such as asset maintenance and capital works.

Community consultation needs to be in line with a councils adopted Community Engagement Policy and Public Transparency Policy.

1.2 Our purpose

Our Vision

By 2035, Indigo Shire will be home to strong, resilient communities that embrace sustainable practices, foster meaningful connections, and honour our rich heritage. Residents across all ages and life stages will experience a deep sense of belonging through balanced growth, responsible environmental stewardship, improved infrastructure, and enhanced wellbeing.

Community Vision Pillars

A sustainable leader - Leading in environmental stewardship and climate action
A dynamic and prosperous region - Supporting economic resilience and opportunity
A natural wonder - Protecting and enhancing our unique environment
A region for care and wellbeing - Fostering healthy, inclusive communities
One Shire, many communities - Celebrating our diverse townships and connections
Progressive, living history - Preserving and activating our rich heritage

Our Guiding Principles

Open and informed governance

We will make decisions based on evidence
We will communicate openly about our processes
We will demonstrate how community feedback shapes outcomes
We will measure and report on our performance

Environmental leadership

We will act decisively on climate challenges
We will protect and enhance our natural environment for future generations
We will preserve our rich cultural heritage and township character
We will lead by example in climate action and sustainability
We will promote environmental stewardship throughout our community

Responsible asset stewardship

We will make evidence-based decisions about asset investment
We will ensure our infrastructure supports community safety
We will optimise resource use across the Shire
We will ensure expenditure meets asset renewal requirements

Inclusive community

We will ensure equitable access to services and opportunities
We will actively remove barriers to participation
We will promote gender equity in all operations
We will respect and engage with Traditional Owners

Responsive customer service excellence

We will act with integrity and customer focus
We will respond promptly to community concerns
We will learn from experience and adapt our approaches
We will deliver innovative solutions to emerging challenges

Financial sustainability and responsibility

We will ensure financial decisions are sustainable and responsible
We will seek innovative funding solutions and partnerships
We will direct resources where they will have the greatest community impact
We will balance service delivery with financial constraints

Economic vitality and innovation

We will foster a resilient and diverse local economy
We will support business growth, innovation, and investment
We will ensure tourism delivers a net benefit to community, the economy, and environment
We will create opportunities for residents across all life stages

Collaborative partnerships

We will actively seek partnerships to maximise community outcomes
We will collaborate with neighbouring councils on shared challenges
We will engage effectively with all levels of government
We will foster productive relationships with community organisations

1.3 Strategic objectives

Insert introduction to Council's strategic objectives

Strategic Objective	Description
1 Places and Communities	Our communities are strong, diverse, and inclusive where people feel safe, valued, and connected. We maintain and enhance infrastructure, facilities, and programs that respect each township's unique character while empowering communities to shape their own futures through meaningful participation and leadership.
2 Economic Resilience and Opportunity	Our Shire provides economic opportunities for people at all life stages to thrive locally. We foster a progressive and resilient business community through working with business and industry groups to provide strategic support for innovation, growth and investment.
3. Environment and Heritage	We manage growth strategically to protect our Shire's unique environment, character, and heritage. Through careful planning, we demonstrate, support and enable leadership in climate action and help build community resilience.
4. Governance and Financial Sustainability	We serve our communities through efficient, transparent, and responsible governance

2. Services and service performance indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2026/27 year and how these will contribute to achieving the strategic objectives outlined in the Council Plan. It also describes several initiatives and service performance outcome indicators for key areas of Council's operations. Council is required by legislation to identify major initiatives, initiatives and service performance outcome indicators in the Budget and report against them in their Annual Report to support transparency and accountability. The relationship between these accountability requirements in the Council Plan, the Budget and the Annual Report is shown below.



Source: Department of Government Services

2.1 Strategic objective 1: Place and Communities

Key outcomes:

Strong, safe, and inclusive communities with capacity for self-determination
Actively maintained and enhanced township infrastructure, landscapes and streetscapes that respects local character
Enhanced community wellbeing through quality services, spaces, resilience and social connection opportunities

Service performance indicators for each of the business areas as described below.

Services

Service area	Description of services provided		2024/25 Actual $'000	2025/26 Forecast $'000	2026/27 Budget $'000
Asset Management	The purpose of this service is to: Provide asset management services for Council-owned infrastructure (including) roads, bridges, buildings, plant and fleet, footpaths etc.); Review and manage Council's Road Management Plan; and Provide GIS and associated services, including mapping and road and street numbering.	*Inc* *Exp* *Surplus / (deficit)*	7 619 (612)	1 356 (354)	0 372 (372)
Buildings & Property	The purpose of this service is to: Provide maintenance services to Council-owned and Council managed buildings, and manage Council's property portfolio including lease, sales and the management of arrangements with caravan park operators at Beechworth, Chiltern, Rutherglen and Yackandandah Manage the maintenance and upkeep, including cleaning of public toilets.	*Inc* *Exp* *Surplus / (deficit)*	231 1,402 (1,171)	237 1,348 (1,111)	394 1,281 (886)
Capital Works Management	The purpose of this service is to: Manage the delivery of the annual Capital Works program.	*Inc* *Exp* *Surplus / (deficit)*	 371 (371)	 393 (393)	 433 (433)
Carlyle Cemetery	The purpose of this service is to: Manage all functions associated with cemetery services Perform all tasks in accordance with requirements of the Cemeteries Act Strategically plan for and implement actions to meet needs of contemporary cemetery services	*Inc* *Exp* *Surplus / (deficit)*	49 29 20	50 40 10	47 50 (3)
Community Development	The purpose of this service is to be: A key community liaison area within Indigo Shire Council. This service is responsible for developing and maintaining strong relationships with community groups and empowering community leaders to proactively identify projects and initiatives to support their communities in partnership with Council.	*Inc* *Exp* *Surplus / (deficit)*	146 865 (720)	416 686 (270)	65 680 (615)
Creative Communities	This service provides public library services which: Provides the community with four permanent libraries at Beechworth, Chiltern, Rutherglen and Yackandandah; provides a variety of out-reach programs and services to all other communities and towns; provides access to the other educational and recreational needs of all members of the community.	*Inc* *Exp* *Surplus / (deficit)*	190 1,206 (1,016)	203 1,213 (1,011)	153 1,274 (1,121)
Development Engineering	The purpose of this service is to: Provide engineering support to developers and community members looking to to develop or subdivide land; Fulfill the role of Engineering referral authority for Indigo Shire Council's Planning Scheme - providing conditions and ensuring Council's Planning Scheme - providing conditions and ensuring compliance with standards for planning permits; and provide internal engineering and standards support for Infrastructure Services staff.	*Inc* *Exp* *Surplus / (deficit)*	78 186 (108)	79 126 (46)	73 147 (73)
Drainage	The purpose of this service is to: Investigate stormwater drainage issues; and maintain drainage infrastructure	*Inc* *Exp* *Surplus / (deficit)*	9 68 (59)	9 54 (45)	9 51 (42)

Service area	Description of services provided		2024/25 Actual $'000	2025/26 Forecast $'000	2026/27 Budget $'000
Early Years	The purpose of this service is to: Support groups and agencies to provide early years' services to the Indigo Shire community Provide Maternal and Child Health services (Universal and Enhanced) and Immunisation services to the Indigo Shire community. Assist with Early years/Maternal and Child Health building maintenance/upkeep	*Inc* *Exp* *Surplus / (deficit)*	500 686 (187)	451 670 (219)	420 673 (253)
Environmental Health Services	This service protects the community's health and wellbeing by Coordinating food safety support programs to: manage and deliver Council's statutory duties under the provisions of the Food Act 1984 (food safety), *Public* Health and Wellbeing Health Act 2008, Environment *Protection Act 1970, Tobacco Act 1987 and other associated Acts and Regulations* through appropriate policy development, planning and service delivery	*Inc* *Exp* *Surplus / (deficit)*	265 317 (52)	332 384 (53)	289 505 (216)
Non Indigo Shire council owned assets	This area of the budget represents project work on infrastructure not owned or managed by Council.	*Inc* *Exp* *Surplus / (deficit)*	267 682 (415)	1,482 461 1,022	779 1,964 (1,185)
Parks & Gardens	The purpose of this service is to preserve and maintain all Council managed parks and gardens throughout the Shire. This includes: Ongoing routine maintenance and operations of Councils 33 parks, gardens, sports ovals, arboretums and rural reserve areas located throughout the Shire; Inspection and maintenance of playgrounds; and cleaning and maintenance of BBQ's, furniture; Town centre street gutter and footpath sweeping; and maintenance of wetland at Lake Anderson Chiltern and Lake Sambell Beechworth.	*Inc* *Exp* *Surplus / (deficit)*	64 1,109 (1,044)	28 1,056 (1,028)	 1,016 (1,016)
Pathways	The purpose of this service is to manage the maintenance of Council's urban footpaths and recreational shared paths to ensure they are safe and serviceable for residents and visitors of Indigo Shire	*Inc* *Exp* *Surplus / (deficit)*	 198 (198)	 297 (297)	 300 (300)
Planning	The purpose of the statutory planning service is to: Process all planning applications; act as the Planning Authority and responsible Authority for the administration of the Indigo Planning Scheme as required of Council by State Government; and undertake the development and provision of land use policy in keeping with the Municipal Strategic Statement and Indigo Planning Scheme	*Inc* *Exp* *Surplus / (deficit)*	545 1,525 (981)	505 1,385 (880)	377 1,458 (1,081)
Recreation	The purpose of this service is to: Plan for the future recreational needs of the community; and support the community in the provision of recreation facilities and services, identification of funding opportunities, preparation and submission of funding applications, working with committees of management in the development of master plans. This service provides outdoor swimming pool facilities to 5 communities and provides the community with access to aquatic facilities, services and programs.	*Inc* *Exp* *Surplus / (deficit)*	 917 (917)	36 975 (939)	 1,008 (1,008)
Roads & Bridge Maintenance	The purpose of this service is to: preserve and maintain Indigo Shire Council's roads and associated infrastructure including: sealed and unsealed road pavements; bridges and major culverts; bus shelters; traffic signs and road furniture; and street lighting. inspect and respond to customer enquiries including after hours call outs and emergency management operations; and repair and replace traffic sign, guideposts and repaint line marking of council managed roads and carparks.	*Inc* *Exp* *Surplus / (deficit)*	3,496 2,024 1,472	1,211 2,122 (911)	2,413 1,994 419
Tree Services	The purpose of this service is to: preserve and maintain Indigo Shire Council's many and significant street and park trees; and plan for and implement a replacement planting program.	*Inc* *Exp* *Surplus / (deficit)*	44 529 (485)	108 701 (593)	 686 (686)
Young People	The purpose of this service is to provide and extend the range and quality of services available to young people aged between 12-25 years in the Indigo Shire by working with Service providers, schools and community groups. In particular; FreeZa events Iengage programs L2P program	*Inc* *Exp* *Surplus / (deficit)*	410 415 (5)	184 217 (33)	81 204 (123)

Initiatives

1) Creative Communities - Community Facilities (CAC) Review & Audit Implementation
2) Community Development - Community Infrastructure Needs Assessment (CINA)
3) Planning - MyLot (Planning application AI tool)

Service performance outcome indicators

Domain	Indicator	2024/25 Actual	2025/26 Forecast	2026/27 Budget
Statutory Planning*	Service standard	36.09%	45.00%	50.00%

* refer to table at end of section 2.2 for information on the calculation of Service performance outcome indicators

2.2 Strategic Objective 2: Economic Resilience and Opportunity

Key outcomes:

A strong, cohesive and resilient economy
Economic opportunities that enable participation and prosperity for all
A recognised destination of choice for residents, visitors, and investors

These objectives will be achieved by our focus on the services, initiatives, major initiatives and service performance indicators for each business

Services

Service area	Description of services provided		2024/25 Actual $'000	2025/26 Forecast $'000	2026/27 Budget $'000
Economic Development	The economic development service assists the organisation to; Identify areas/opportunities for growth; strengthen small town retail precincts; assess Council's impact on economic development encourage and support agriculture and viticulture activity and; inform strategic Council purchasing. Delivery of place-making initiatives. Completion of the Economic Development Strategy.	*Inc*	(0)	21	2
		Exp	201	310	240
		Surplus / (deficit)	(201)	(290)	(238)
Tourism Development	The purpose of this services is to: Be responsible for the marketing and promotion of Indigo Shire's tourism destinations; support the range of tourism festivals and events; support the development of new and existing tourism product; assist industry development through skills workshops and tools; and increase the economic benefit to the community through tourism. Completion of the Tourism Strategy	*Inc*			
		Exp	655	798	670
		Surplus / (deficit)	(655)	(798)	(670)
Visitor Experience & Museums	The purpose of this services is to: Operate Visitor Information Centres in Beechworth, Rutherglen and Yackandandah, and support Chiltern; encourage economic growth through maximising visitor spend; deliver information, retail sales and accommodation/tour/ and event bookings to visitors; operate a customer service area open to the public; provide assistance to operators through mentoring and workshops to grown their businesses and professional skills; collate and provide inspiring informative communications through digital, print and social mediums; and support destination marketing campaigns. The purpose of this service is to: Collect, conserve and preserve the unique and nationally significant story of Beechworth and District; display the collection for interpretation and education, to make it accessible for researches and interested tourists alike; promote and support knowledge sharing amongst other museums in the shire; make accessible for research; academic historians, genealogical researchers; maintain the historic and make it accessible to visitors; and to be a key driver for local tourism	*Inc*	378	403	427
		Exp	1,689	1,812	1,987
		Surplus / (deficit)	(1,311)	(1,409)	(1,560)

Initiatives

1) Visitor Experience & Museums - Collections Management Crisis Response

2.3 Strategic Objective 3: Environment and Heritage

Key outcomes:

Balanced growth that preserves the Shire's unique character and environmental values
Climate action leadership embedded in Council operations and community planning
Resilient communities prepared for and actively participating in addressing environmental challenges
Cultural heritage that is preserved, activated and celebrated for future generations

These objectives will be achieved by our focus on the services, initiatives, major initiatives and service performance indicators for each business areas as described below.

Service area	Description of services provided		2024/25 Actual $'000	2025/26 Forecast $'000	2026/27 Budget $'000
Emergency Management Works	The purpose of this service is to: Plan for emergency events which may impact on our community; assist in the response and recovery from emergency events; maintain appropriate emergency management capabilities	*Inc*	1,278	2,307	0
		Exp	563	584	16
		Surplus / (deficit)	714	1,723	(16)
Environment & Sustainability	The purpose of this service is to initiate and drive a range of environmental and sustainability programs to promote improved natural resource management and efficient resource use within Council operations and the community.	*Inc*	47	50	52
		Exp	369	436	427
		Surplus / (deficit)	(322)	(385)	(376)
Waste Management	The purpose of this service is to manage the provision of a range of waste and recycling services including: Kerbside waste, recycling and organics collection services to reduce waste to landfill; an annual hard waste service; the provision of public place waste/recycle disposal facilities; and support for festival and event waste/recycle disposal facilities.	*Inc*	217	217	251
		Exp	3,767	4,084	4,357
		Surplus / (deficit)	(3,550)	(3,866)	(4,106)

2.4 Strategic Theme 4: Governance and Financial Sustainability

Key outcomes:

Exemplary, transparent and accountable governance frameworks that uphold the highest standards of integrity, ethics and community trust
Evidence-based decision making that balances short-term needs with long-term sustainability
Financial stability through responsible resource and risk management and strategic planning
A capable, engaged, and adaptable workforce that enables Council to deliver on current and future community needs

These objectives will be achieved by our focus on the services, initiatives, major initiatives and service performance indicators for each business areas as described below.

Service area	Description of services provided		2024/25 Actual $'000	2025/26 Forecast $'000	2026/27 Budget $'000
Building Control Services	The purpose of this service is to fulfil the obligations required by Local Councils within the *Building Act (1993) and the Building Regulations 2006:* By issuing building permits which promote safe and sustainable development; Monitoring Places of Public Entertainment; and Inspecting, monitoring and controlling unsafe structures after accidents or acts of nature.	*Inc*	479	631	625
		Exp	813	779	811
		Surplus / (deficit)	(333)	(148)	(185)
Buller Gas	The purpose of this service is to: Manage the Buller Gas contract, which provides a reticulated LP Gas service on Mount Buller which is sold to commercial and residential customers on Mt Buller. Facilitate bulk LPG deliveries to large tanks on site and distribute throughout the village via a pipe reticulation system; and Maintain the reticulated pipe network to the customer including the metes, regulators and associated service and pipe network.	*Inc*	3,364	3,905	3,788
		Exp	2,797	3,224	3,071
		Surplus / (deficit)	567	681	717
Communications	The purpose of this service is to: Keep the community, staff, councillors, stakeholders, other agencies and the media informed about Council decisions; initiatives and achievements; provide strategic advice to council staff and Councillors on communication and media-related issues; support the delivery of a range of community engagement activities; Manage digital communication and social media platforms such as Facebook and the corporate website.	*Inc*			
		Exp	378	360	384
		Surplus / (deficit)	(378)	(360)	(384)
Customer Experience	The purpose of this service is to provide our residents and community with high quality and efficient customer service delivery from our offices in Beechworth, Chiltern, Rutherglen and Yackandandah.	*Inc*	109		
		Exp	596	582	644
		Surplus / (deficit)	(488)	(582)	(644)
Executive Management	The purpose of this service is to: Oversee and manage the day-to-day operations and affairs of the council; Implement the decisions and policies of Council in a timely manner; advise and report to Council on any of the functions of Council prescribed in the Local *Government act 2020* (LGA); monitor, manage and report to Council on Council's performance and; prepare plans, policies, strategies, budgets and procedures for consideration by Council in accordance with the LGA and other legislation.	*Inc*	0		
		Exp	1,751	1,725	1,852
		Surplus / (deficit)	(1,751)	(1,725)	(1,852)
Financial Services	The purpose of this service is to: Deliver all core accounting and finance functions; management and compliance of all finance related statutory, legal and taxation obligations; and provide financial support to staff and Council. This service also receipts rates & charges.	*Inc*	6,709	2,597	4,860
		Exp	802	1,179	838
		Surplus / (deficit)	5,907	1,418	4,021
Governance	This service has the responsibility to provide governance support to Council by: Provision of good governance to the community including making and implementing decisions with reference to community engagement, policy frameworks and agreed practice and in compliance with relevant legislation, key performance indicators, including the State Government's Local Government Performance Reporting Framework; oversight of Council's election process including the production and compliance of voter rolls; and support to Council, Councillors, staff and Council committees in matters of governance.	*Inc*	31	22	0
		Exp	395	201	205
		Surplus / (deficit)	(364)	(179)	(205)
Information Management	The purpose of this service is to: Administer and support Council's electronic records management system (TRIM) including regular reviews and strategies to increase the levels of staff usage and effectiveness; and Ensure document disposal and retention requirements.	*Inc*	(2)	(0)	
		Exp	180	200	262
		Surplus / (deficit)	(182)	(200)	(262)
Information Technology	The purpose of this service is to: Ensure all Council's Information Communications Technology (ICT) systems and infrastructure is running efficiently and effectively, fit for purpose in supporting Council staff in their jobs now and moving forward with high availability and uptime; provide a high level of user support and training to staff and Councillors; and support Council's objectives as described in the Council Plan via strategic implementation of ICT.	*Inc*	0	0	
		Exp	1,879	1,731	1,685
		Surplus / (deficit)	(1,879)	(1,731)	(1,685)
Local Laws & Animals	The purpose of this service is to: Provide a safe and orderly environment for residents, visitors and the public; and to provide amenity and minimise risks to both the community and to Council, as a business, alike. To achieve this through the unit using both State Legislation and Local Laws to guide the public, these Laws have enforcement provisions that are applied when other methods fail, the Legislation/Regulations/Local Laws used include: Local Laws 1,2,4 and 5; *Domestic Animal Act 1994* to support animal management Prevention of Cruelty to Animals Act 1986; Impounding of Livestock Act 1994; Road Safety Act 1986; CFA Act 1958; Summary Offences Act 1966; Graffiti Prevention Act 2007	*Inc*	259	234	249
		Exp	323	312	329
		Surplus / (deficit)	(65)	(78)	(80)

Service area	Description of services provided		2024/25 Actual $'000	2025/26 Forecast $'000	2026/27 Budget $'000
People & Culture	The purpose of this service is to: Oversee the full spectrum of employee/volunteer lifecycle events including attraction, recruitment, retention training, performance management, professional development and employee health and wellbeing. Drive, influence and support cultural change across the organisation; Support and coach line managers and supervisors in supporting, engaging, developing and motivating their staff. Provide for the health, safety and wellbeing of our employees including continual monitoring and reporting of Council's incidents, accidents and near misses including investigations, corrective action, WorkCover management and supporting employees to return to work safely.	*Inc*			
		Exp	785	831	807
		Surplus / (deficit)	(785)	(831)	(807)
Plant Equipment & Fleet	The purpose of this service is to ensure that: Plant, equipment and fleet assets are suitable for Council's operational requirements; and plant, equipment and fleet assets are well maintained, safe and effective; This area of the Budget includes the operating and depreciation costs of all of Council's heavy and small plant, fleet and equipment.	*Inc*	64	52	60
		Exp	1,848	1,977	2,176
		Surplus / (deficit)	(1,785)	(1,924)	(2,116)
Quarries	The purpose of this service is to: produce crushed rock suitable for use in maintaining Council's gravel road network; maintenance of the Horseshoe Quarry property. Horseshoe Quarry is owned by Council and in addition to using the crushed rock on its own roads, some material is also sold to neighbouring LGA's at a market rate.	*Inc*	96	96	80
		Exp	166	61	39
		Surplus / (deficit)	(70)	35	41
Rates & Property Services	The purpose of this service is to: Manage the forthcoming biannual property valuation process; prepare all property rating requirements for the shire including calculations, rate notices, collections etc.; manage debt collection for outstanding rates Debtors; manage the Vote role updates for election years; and preparation and adoption of Revenue and Rating Strategy.	*Inc*	53	53	54
		Exp	298	221	289
		Surplus / (deficit)	(245)	(167)	(235)
Risk Management	This service provides a range of governance, risk, insurance, occupational health and safety, statutory and corporate support services.	*Inc*	9	12	30
		Exp	1,302	809	1,093
		Surplus / (deficit)	(1,293)	(797)	(1,063)

Initiatives

1) People & Culture - Fire & Emergency Evacuation Plan
2) Information Management - Governance Administration and Security

Service performance outcome indicators

Domain	Indicator	2024/25 Actual	2025/26 Forecast	2026/27 Budget
Governance*	Consultation and engagement	50	57	58

* refer to table at end of section 2.2 for information on the calculation of Service performance outcome indicators

Service performance outcome indicators

Domain	Indicator	Performance Measure	Computation
Governance	Consultation and engagement	Satisfaction with the opportunities offered by Council to be consulted on or engaged in Council decisions (community satisfaction rating out of 100 with the consultation and engagement efforts of Council)	Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement
Libraries	Participation	Library membership (Percentage of the population that are registered library members)	[Number of registered library members / Population] x100
Maternal and Child Health	Participation	Participation in the MCH service (Percentage of children enrolled who participate in the MCH service)	[Number of children who attend the MCH service at least once (in the financial year) / Number of children enrolled in the MCH service] x100
		Participation in the MCH service by Aboriginal children (Percentage of Aboriginal children enrolled who participate in the MCH service)	[Number of Aboriginal children who attend the MCH service at least once (in the financial year) / Number of Aboriginal children enrolled in the MCH service] x100
Roads	Condition	Sealed local roads below the intervention level (percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal)	[Number of kilometres of sealed local roads below the renewal intervention level set by Council / Kilometres of sealed local roads] x100
Waste management	Waste diversion	Kerbside collection waste to landfill per serviced property (amount of waste collected from kerbside waste collection services that is sent to landfill per serviced property)	Amount of waste in tonnes (t) collected from kerbside waste collection services that is sent to landfill / Number of serviced properties

Domain	Indicator	Performance Measure	Computation
Food safety	Health and safety	Critical and major non-compliance outcome notifications. (Percentage of critical and major non-compliance outcome notifications that are followed up by Council)	[Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about food premises] x100
Statutory planning	Service standard	Planning applications decided within the relevant required time (percentage of regular and VicSmart planning application decisions made within the relevant required time)	[Number of planning application decisions made within 60 days for regular permits and 10 days for VicSmart permits / Number of planning application decisions made] x100
Libraries	Library services	Cost of library services (direct cost of library services per head of population)	Direct cost of library services / Population
Aquatic Facilities	Utilisation	Utilisation of aquatic facilities. (Number of visits to aquatic facilities per head of population)	Number of visits to aquatic facilities / Population
Animal Management	Health and safety	Animal management prosecutions. (Percentage of animal management prosecutions which are successful)	Number of successful animal management prosecutions / Total number of animal management prosecutions
Food safety	Health and safety	Critical and major non-compliance outcome notifications. (Percentage of critical and major non-compliance outcome notifications that are followed up by Council)	[Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about food premises] x100

2.3 Reconciliation with budgeted operating result

	Surplus/ (Deficit)	Expenditure	Income / Revenue
	$'000	$'000	$'000
Places and Communities	(8,994)	14,095	5,101
Economic Resilience and Opportunity	(2,445)	2,873	429
Environment and Heritage	(4,498)	4,801	303
Governance and Financial Sustainability	(4,738)	14,484	9,745
Total	**(20,675)**	**36,253**	**15,578**
Expenses added in:			
Depreciation	**9,080**		
Finance costs	**299**		
Others	-		
Surplus/(Deficit) before funding sources	**(30,054)**		
Funding sources added in:			
Rates and charges revenue	18,623		
Waste charge revenue	3,414		
Total funding sources	22,038		
Operating surplus/(deficit) for the year	*(8,016)*		

3. Financial Statements

This section presents information in regard to the Financial Statements and Statement of Human Resources. The budget information for the year 2026/27 has been supplemented with projections to 2029/30

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
For the four years ending 30 June 2030

	NOTES	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Projections 2027/28 $'000	2028/29 $'000	2029/30 $'000
Income / Revenue						
Rates and charges	4.1.1	20,982	22,038	22,699	23,380	24,081
Statutory fees and fines	4.1.2	1,371	1,355	1,395	1,437	1,480
User fees	4.1.3	4,429	4,524	4,886	5,277	5,699
Grants - operating	4.1.4	8,743	8,366	8,442	8,288	8,288
Grants - capital	4.1.4	4,403	4,421	4,202	2,369	2,332
Contributions - monetary	4.1.5	177	153	233	757	762
Contributions - non-monetary	4.1.5	0	0	0	0	0
Net gain (or loss) on disposal of property, infrastructure, plant and equipment		140	300	180	225	250
Other income	4.1.6	1,263	1,181	1,181	1,202	1,223
Total income / revenue		41,508	**42,336**	43,218	42,934	44,116
Expenses						
Employee costs	4.1.7	16,285	16,882	17,388	17,910	18,447
Materials and services	4.1.8	15,581	16,589	16,216	15,788	16,122
Depreciation	4.1.9	9,154	9,692	9,713	9,735	9,753
Depreciation - right of use assets	4.1.11	7	70	2	0	0
Borrowing costs		160	295	385	420	435
Finance costs - leases/overdraft		3	4	0	0	0
Other expenses	4.1.12	2,258	2,100	2,153	2,206	2,262
Total expenses		43,449	**45,632**	45,857	46,060	47,019
Surplus/(deficit) for the year		(1,941)	**(3,296)**	(2,639)	(3,125)	(2,903)
Other comprehensive income						
Items that will not be reclassified to surplus or deficit in future periods						
Net asset revaluation gain /(loss)		6,567	6,761	9,320	9,688	6,374
Total other comprehensive income		6,567	**6,761**	9,320	9,688	6,374
Total comprehensive result		4,626	**3,465**	6,681	6,563	3,471

Balance Sheet
For the four years ending 30 June 2030

	NOTES	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Projections 2027/28 $'000	2028/29 $'000	2029/30 $'000
Assets						
Current assets						
Cash and cash equivalents		3,680	1,811	1,473	1,831	2,398
Trade and other receivables		5,130	5,036	5,389	5,766	6,170
Other financial assets		286	286	286	286	286
Inventories		246	330	330	330	330
Prepayments		239	239	0	0	0
Other assets		1,068	1,068	281	281	281
Total current assets	4.2.1	10,648	**8,770**	7,759	8,494	9,465
Non-current assets						
Property, infrastructure, plant & equipment		384,915	389,796	397,592	405,544	413,655
Right-of-use assets	4.2.4	121	127,824	0	0	0
Total non-current assets	4.2.1	385,036	**389,924**	397,592	405,544	413,655
Total assets		395,684	**398,694**	405,351	414,038	423,120
Liabilities						
Current liabilities						
Trade and other payables		4,657	4,657	4,754	4,854	4,955
Trust funds and deposits		247	313	313	313	313
Contract and other liabilities		1,308	1,308	0	0	0
Provisions		3,524	3,524	3,747	3,984	4,236
Interest-bearing liabilities	4.2.3	363	484	590	649	711
Lease liabilities	4.2.4	2	2	1	0	0
Total current liabilities	4.2.2	10,101	**10,288**	9,405	9,799	10,216
Non-current liabilities						
Provisions		4,850	5,435	5,580	5,730	5,884
Trust funds and deposits		321	346	346	346	346
Interest-bearing liabilities	4.2.3	1,132	4,903	5,963	6,314	6,404
Lease liabilities	4.2.4	2	0	0	0	0
Total non-current liabilities	4.2.2	6,305	10,684	11,890	12,391	12,634
Total liabilities		16,406	20,971	21,295	22,190	22,849
Net assets		379,278	**377,723**	384,056	391,848	400,270
Equity						
Accumulated surplus		149,114	140,772	137,760	135,839	137,862
Reserves		230,164	236,950	246,296	256,009	262,408
Total equity		379,278	**377,723**	384,056	391,848	400,270

Statement of Changes in Equity
For the four years ending 30 June 2030

	NOTES	Total $'000	Accumulated Surplus $'000	Revaluation Reserve $'000	Other Reserves $'000
2026 Forecast Actual					
Balance at beginning of the financial year		380,460	156,888	222,623	949
Surplus/(deficit) for the year		(7,749)	(7,749)	0	0
Net asset revaluation gain/(loss)		6,567	0	6,567	0
Transfers to other reserves		0	(25)	0	25
Balance at end of the financial year		**379,278**	**149,114**	**229,190**	**974**
2027 Budget					
Balance at beginning of the financial year		379,278	149,114	229,190	974
Surplus/(deficit) for the year		(8,317)	(8,317)	0	0
Net asset revaluation gain/(loss)		6,761	0	6,761	0
Transfers to other reserves	4.3.1	0	(45)	0	45,373
Balance at end of the financial year	4.3.2	**377,723**	**140,752**	**235,951**	**1,020**
2028					
Balance at beginning of the financial year		377,723	140,752	235,951	1,020
Surplus/(deficit) for the year		(2,987)	(2,987)	0	0
Net asset revaluation gain/(loss)		9,320	0	9,320	0
Transfers to other reserves		0	(50)	0	50
Balance at end of the financial year		**384,055**	**137,715**	**245,271**	**1,070**
2029					
Balance at beginning of the financial year		384,055	137,715	245,271	1,070
Surplus/(deficit) for the year		(1,896)	(1,896)	0	0
Net asset revaluation gain/(loss)		9,688	0	9,688	0
Transfers to other reserves		0	(25)	0	25
Balance at end of the financial year		**391,848**	**135,794**	**254,960**	**1,095**
2030					
Balance at beginning of the financial year		391,848	135,794	254,960	1,095
Surplus/(deficit) for the year		2,048	2,048	0	0
Net asset revaluation gain/(loss)		6,374	0	6,374	0
Transfers to other reserves		0	(25)	0	25
Balance at end of the financial year		**400,270**	**137,816**	**261,334**	**1,120**

Statement of Cash Flows
For the four years ending 30 June 2030

	Notes	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	2027/28 $'000	Projections 2028/29 $'000	2029/30 $'000
		Inflows (Outflows)	**Inflows (Outflows)**	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
Cash flows from operating activities						
Rates and charges		20,982	22,388	23,034	23,715	24,416
Statutory fees and fines		1,371	1,355	1,395	1,437	1,480
User fees		4,429	4,524	4,886	5,277	5,699
Grants - operating		8,743	8,366	8,442	8,288	8,288
Grants - capital		4,403	4,421	4,202	2,369	2,332
Contributions - monetary		177	153	233	757	762
Interest received		441	369	260	260	260
Other receipts including Net GST refund / payment		822	812	921	942	963
Employee costs		(16,285)	(16,882)	(17,388)	(17,910)	(18,447)
Materials and services		(15,581)	(16,589)	(16,216)	(15,788)	(16,122)
Other payments		(2,075)	(1,918)	(2,057)	(2,109)	(2,162)
Net cash provided by/(used in) operating activities	4.4.1	**7,426**	**6,998**	**7,712**	**7,238**	**7,470**
Cash flows from investing activities						
Payments for property, infrastructure, plant and equipment		(7,673)	(13,046)	(9,010)	(7,096)	(6,869)
Proceeds from sale of property, infrastructure, plant and		140	300	180	225	250
Payments for investments		0	0	0	0	0
Net cash provided by/ (used in) investing activities	4.4.2	**(7,533)**	**(12,746)**	**(8,830)**	**(6,871)**	**(6,619)**
Cash flows from financing activities						
Finance costs		(73)	(295)	(385)	(420)	(435)
Proceeds from borrowings		0	4,255	1,650	1,000	801
Repayment of borrowings		(173)	(363)	(484)	(590)	(649)
Interest paid - lease liability/overdraft		(3)	(4)	0	0	0
Repayment of lease liabilities		0	0	0	0	0
Net cash provided by/(used in) financing activities	4.4.3	(248)	**3,593**	**781**	**(9)**	**(283)**
Net increase/(decrease) in cash & cash equivalents		(354)	**(2,155)**	(338)	358	567
Cash and cash equivalents at the beginning of the financial year		4,320	**3,966**	1,811	1,473	1,831
Cash and cash equivalents at the end of the financial year		3,966	**1,811**	**1,473**	**1,831**	**2,398**

Statement of Capital Works
For the four years ending 30 June 2030

	NOTES	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Projections 2027/28 $'000	2028/29 $'000	2029/30 $'000
Property						
Land		0	20	0	0	0
Total land		0	**20**	0	0	0
Buildings		743	777	375	875	606
Heritage buildings		385	724	0	0	0
Total buildings		1,127	**1,501**	375	875	606
Total property		1,127	**1,521**	375	875	606
Plant and equipment						
Plant, machinery and equipment		1,273	1,921	1,142	1,324	1,125
Fixtures, fittings and furniture		30	100	88	110	114
Computers and telecommunications		992	645	438	424	410
Library books		72	83	84	85	86
Total plant and equipment		2,367	**2,749**	1,751	1,943	1,734
Infrastructure						
Roads		2,552	4,483	2,943	2,696	2,494
Bridges		226	313	1,470	345	266
Footpaths and cycleways		185	259	542	302	193
Drainage		273	452	470	465	490
Recreational, leisure and community facilities		811	3,128	760	405	235
Parks, open space and streetscapes		131	141	700	65	851
Total infrastructure		4,178	**8,776**	6,884	4,278	4,529
Total capital works expenditure	4.5.1	7,673	**13,046**	9,010	7,096	6,869
Represented by:						
New asset expenditure		1,656	778	941	582	584
Asset renewal expenditure		5,189	7,538	6,805	5,639	5,386
Asset upgrade expenditure		828	4,731	1,264	874	899
Total capital works expenditure	4.5.1	7,673	**13,046**	9,010	7,096	6,869
Funding sources represented by:						
Grants		4,403	4,421	4,202	2,369	2,332
Contributions		48	0	905	225	51
Other		162	300	0	0	0
Council cash		3,059	7,326	2,903	3,502	3,486
Borrowings		0	1,000	1,000	1,000	1,000
Total capital works expenditure	4.5.1	7,673	**13,046**	9,010	7,096	6,869

Statement of Human Resources

For the four years ending 30 June 2030

	Forecast Actual	Budget	Projections		
	2025/26	2026/27	2027/28	2028/29	2029/30
	$'000	$'000	$'000	$'000	$'000
Staff expenditure					
Employee costs - operating	15,700	**16,882**	17,388	17,910	18,402
Employee costs - capital	403	**1,614**	2,098	2,161	2,221
Total staff expenditure	16,103	**18,496**	19,487	20,071	20,623
	FTE	**FTE**	FTE	FTE	FTE
Staff numbers					
Employees	156.17	**153.41**	153.41	153.41	153.41
Total staff numbers	156.17	**153.41**	153.41	153.41	153.41

A summary of human resources expenditure categorised according to the organisational structure of Council is included below:

Department	Budget	Comprises			
		Permanent		Casual	Temporary
	2026/27	Full Time	Part time		
	$'000	$'000	$'000	$'000	$'000
Community and economical services	**4,450**	2,453	1,450	547	0
Infrastructure Services	**4,937**	4,230	707	0	0
Office of the CEO	**3,546**	2,338	1,117	92	0
Planning and Corporate Services	**3,949**	3,061	705	184	0
Total permanent staff expenditure	**16,882**	12,081	3,979	822	0
Capitalised labour costs	**1,614**				
Total expenditure	**18,496**				

A summary of the number of full time equivalent (FTE) Council staff in relation to the above expenditure is included below:

Department	Budget	Comprises			
		Permanent		Casual	Temporary
	2026/27	Full Time	Part time		
Community and economical services	**39.26**	20.00	14.78	4.48	-
Infrastructure Services	**59.38**	51.55	7.83	-	-
Office of the CEO	**25.66**	14.00	10.76	0.89	-
Planning and Corporate Services	**29.11**	22.21	3.68	3.23	-
Total staff	**153.41**	107.76	37.05	8.60	-

Summary of Planned Human Resources Expenditure
For the four years ending 30 June 2030

	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
Community & Economic Development Services				
Permanent - Full time	**2,453**	**2,520**	**2,589**	**2,667**
Women	2,044	2,100	2,158	2,223
Men	409	420	432	445
Permanent - Part time	**1,450**	**1,490**	**1,531**	**1,577**
Women	1,382	1,421	1,460	1,503
Men	68	70	71	74
Total Community & Economic Development Services	**3,903**	**4,010**	**4,120**	**4,244**
Infrastructure Services				
Permanent - Full time	**4,230**	**4,346**	**4,466**	**4,600**
Women	410	421	433	446
Men	3,820	3,925	4,033	4,154
Permanent - Part time	**707**	**726**	**746**	**769**
Women	228	234	241	248
Men	479	492	505	521
Total Infrastructure Services	**4,937**	**5,072**	**5,212**	**5,368**
Office of the CEO				
Permanent - Full time	**2,338**	**2,402**	**2,468**	**2,542**
Women	1,331	1,368	1,406	1,448
Men	1,007	1,034	1,063	1,094
Permanent - Part time	**1,117**	**1,150**	**1,185**	**1,217**
Women	1,095	1,127	1,161	1,193
Men	22	23	24	24
Total Office of the CEO	**3,455**	**3,552**	**3,653**	**3,760**
Planning and Corporate Services				
Permanent - Full time	**3,061**	**3,145**	**3,231**	**3,328**
Women	1,113	1,143	1,175	1,210
Men	1,948	2,002	2,057	2,118
Permanent - Part time	**705**	**724**	**744**	**767**
Women	443	455	468	482
Men	262	269	277	285
Total Planning and Corporate Services	**3,765**	**3,869**	**3,975**	**4,095**
Casuals, temporary and other expenditure	822	845	868	894
Capitalised labour costs	1,614	1,658	1,704	1,755
Total staff expenditure	**18,496**	**19,007**	**19,533**	**20,116**

	2026/27 FTE	2027/28 FTE	2028/29 FTE	2029/30 FTE
Community & Economic Development Services				
Permanent - Full time	**20.00**	**20.75**	**20.75**	**20.75**
Women	17.00	16.75	16.75	16.75
Men	3.00	4.00	4.00	4.00
Permanent - Part time	**14.78**	**16.03**	**16.03**	**16.03**
Women	14.05	14.79	14.79	14.79
Men	0.74	1.24	1.24	1.24
Total Community & Economic Development Services	**34.78**	36.78	36.78	36.78
Infrastructure Services				
Permanent - Full time	**37.82**	**38.55**	**38.55**	**38.55**
Women	3.40	2.40	2.40	2.40
Men	34.42	36.15	36.15	36.15
Permanent - Part time	**7.32**	**5.56**	**5.56**	**5.56**
Women	2.60	1.70	1.70	1.70
Men	4.72	3.86	3.86	3.86
Total Infrastructure Services	**45.15**	44.11	44.11	44.11
Office of the CEO				
Permanent - Full time	**14.00**	**15.00**	**15.00**	**15.00**
Women	9.00	10.00	10.00	10.00
Men	5.00	5.00	5.00	5.00
Permanent - Part time	**10.76**	**9.21**	**9.21**	**9.21**
Women	10.55	9.00	9.00	9.00
Men	0.21	0.21	0.21	0.21
Total Office of the CEO	**24.76**	24.21	24.21	24.21
Planning and Corporate Services				
Permanent - Full time	**22.21**	**24.00**	**24.00**	**24.00**
Women	9.00	8.00	8.00	8.00
Men	13.21	16.00	16.00	16.00
Permanent - Part time	**3.68**	**3.89**	**3.89**	**3.89**
Women	3.05	3.26	3.26	3.26
Men	0.63	0.63	0.63	0.63
Total Planning and Corporate Services	**25.89**	**27.89**	**27.89**	**27.89**
Casuals and temporary staff	8.60	6.74	6.74	6.74
Capitalised labour	14.24	14.24	14.24	14.24
Total staff numbers	**153.41**	**153.97**	**153.97**	**153.97**

4. Notes to the financial statements

This section presents detailed information on material components of the financial statements. Council needs to assess which components are material, considering the dollar amounts and nature of these components.

4.1 Comprehensive Income Statement

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, program and services and capital works commitments over a four-year period.

In developing the Budget, rates and charges were identified as 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. For 2026/27 the FGRS cap has been set at 2.75%. The cap applies to both general rates and municipal charges and is calculated on the basis of 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 these objectives while maintaining service levels and a strong capital expenditure program, the average general rate and the municipal charge will increase by 2.75% in line with the rate cap.

This will raise total rates and charges for 2026/27 to $18,523,193

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

	2025/26 Forecast Actual $'000	2026/27 Budget $'000	Change $'000	%
General rates*	14,612	**15,255**	643	**4.40%**
Municipal charge*	3,123	**3,268**	145	**4.64%**
Service rates and charges	3,065	**3,414**	349	**11.39%**
Supplementary rates and rate adjustments	182	**100**	(82)	**(45.00%)**
Total rates and charges	20,982	**22,038**	1,055	**5.03%**

*These items are subject to the rate cap established under the FGRS

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

Type or class of land	2025/26 cents/$CIV*	2026/27 cents/$CIV*	Change
General	0.0021045	**0.0021623**	**2.74%**
Residential Vacant	0.0042091	**0.0043245**	**2.74%**
Rural 1*	0.0015784	**0.0016217**	**2.74%**
Rural 2*	0.0018941	**0.0019460**	**2.74%**
Commercial/Industrial	0.0028411	**0.0029190**	**2.74%**

(*Note as part of the implementation of the Revenue and Rating Strategy (2024) council assesses a number of "primary producer" applications. As such resulting in movement between land classes Rural 1 and Rural 2)

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	2025/26 $'000	2026/27 $'000	Change $'000	%
General	8,371	**8,820**	449	**5.36%**
Residential Vacant	468	**453**	(15)	**(3.22%)**
Rural 1*	3,550	**3,656**	106	**2.97%**
Rural 2*	1,240	**1,317**	77	**6.17%**
Commercial/Industrial	982	**1,009**	27	**2.78%**
Total amount to be raised by general rates	14,612	**15,255**	643	**4.40%**

(*Note as part of the implementation of the Revenue and Rating Strategy (2024) council assesses a number of "primary producer" applications. As such resulting in movement between land classes Rural 1 and Rural 2)

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	2025/26 Number	2026/27 Number	Change Number	%
General	6,309	**6,381**	72	**1.14%**
Residential Vacant	334	**332**	- 2	**(0.60%)**
Rural 1*	1,586	**1,587**	1	**0.06%**
Rural 2*	772	**789**	17	**2.20%**
Commercial/Industrial	403	**408**	5	**1.24%**
Total number of assessments	9,404	9,497	93	**0.99%**

(*Note as part of the implementation of the Revenue and Rating Strategy (2024) council assesses a number of "primary producer" applications. As such resulting in movement between land classes Rural 1 and Rural 2)

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	2025/26 $'000	2026/27 $'000	Change $'000	%
General	3,980,310	**4,079,139**	98,829	**2.48%**
Residential Vacant	113,083	**104,813**	(8,270)	**(7.31%)**
Rural 1*	2,242,773	**2,254,346**	11,573	**0.52%**
Rural 2*	661,257	**676,658**	15,401	**2.33%**
Commercial/Industrial	343,679	**345,616**	1,937	**0.56%**
Total value of land	**7,341,102**	**7,460,572**	**119,470**	**1.63%**

(*Note as part of the implementation of the Revenue and Rating Strategy (2024) council assesses a number of "primary producer" applications. As such resulting in movement between land classes Rural 1 and Rural 2)

4.1.1(g) The municipal charge under Section 159 of the Act compared with the previous financial year

Type of Charge	Per Rateable Property 2025/26 $	Per Rateable Property 2026/27 $	Change $	%
Municipal	354.45	**364.20**	9.75	**2.75%**

4.1.1(h) The estimated total amount to be raised by municipal charges compared with the previous financial year

Type of Charge	2025/26 $	2026/27 $	Change $	%
Municipal	3,123,413	**3,268,307**	144,894	**4.64%**

4.1.1(i) 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 and detailed disclosure of the actual service/s rendered for the amount levied

Type of Charge	Per Rateable Property 2025/26 $	Per Rateable Property 2026/27 $	Change $	%
Domestic Garbage Collection (Urban)	116.50	**128.00**	11.50	**9.87%**
Domestic Garbage Collection (Rural)	197.60	**217.00**	19.40	**9.82%**
Recycling Collection	108.25	**119.00**	10.75	**9.93%**
Organics Collection	187.90	**202.00**	14.10	**7.50%**

4.1.1(j) 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	2025/26	2026/27	Change	
	$	$	$	%
Domestic Garbage Collection (Urban)	712,528	**811,493**	98,965	**13.89%**
Domestic Garbage Collection (Rural)	468,514	**533,588**	65,074	**13.89%**
Recycling Collection	837,526	**943,809**	106,283	**12.69%**
Organics Collection	1,046,900	**1,125,600**	78,700	**7.52%**
Total	3,065,468	3,414,490	349,022	**11.39%**

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

	2025/26	2026/27	Change	
	$'000	$'000	$'000	%
Rates	14,612	**15,255**	643	**4.40%**
Municipal Charge	3,123	**3,268**	145	**4.64%**
Garbage, recycling, and environmental contribution	3,065	**3,414**	349	**11.39%**
Supplementary rates and rate adjustments	182	**100**	(82)	**(45.00%)**
Total Rates and charges	**20,982**	**22,038**	**1,055**	**5.03%**

4.1.1(l) Fair Go Rates System Compliance

Indigo Shire Council is 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.

	2025/26	2026/27
Total Rates	$ 17,766,692	$ 18,523,193
Number of rateable properties	9,404.00	9,497.00
Base Average Rate	1,756.94	1,898.33
Maximum Rate Increase (set by the State Government)	**7.54%**	**2.75%**
Capped Average Rate	$ 1,889.41	$ 1,950.43
Maximum General Rates and Municipal Charges Revenue	$ 17,768,042	$ 18,524,194
Budgeted General Rates and Municipal Charges Revenue	$ 17,766,692	$ 18,523,193
Budgeted Supplementary Rates	$ 70,000	$ 100,000
Budgeted Total Rates and Municipal Charges Revenue	$ 17,836,692	$ 18,623,193

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

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

- The making of supplementary valuations (2026/27: estimated $100,000 and 2025/26: $70,000)
- The variation of returned levels of value (e.g. valuation appeals)
- Changes of use of land such that rateable land becomes non-rateable land and vice versa
- Changes of use of land such that residential land becomes business land and vice versa.

4.1.1(n) Differential rates

The 2026/27 Budget is predicated on the rating differentials defined in the adopted Rating Strategy.
The rate and amount of rates payable in relation to land in each category of differential are:

- A rate of 0.21622503% (0.21622503 cents in the dollar of CIV) for all rateable general properties;
- A rate of 0.43245005% (0.43245005 cents in the dollar of CIV) for all rateable residential vacant properties;
- A rate of 0.16216877% (0.16216877 cents in the dollar of CIV) for all rateable rural 1 properties;
- A rate of 0.19460252% (0.19460252 cents in the dollar of CIV) for all rateable rural 2 properties;
- A rate of 0.29190379% (0.29190379 cents in the dollar of CIV) for all rateable commercial/industrial properties.

Each differential rate will be determined by multiplying the Capital Improved Value (CIV) of each rateable land (categorised by the Council considers that each differential rate will contribute to the equitable and efficient carrying out of council functions. Details of the objectives of each differential rate, the types of classes of land, which are subject to each differential rate and the uses of each differential rate, are set out below.

General Rate to provide an equitable rate for owners of all property not elsewhere described.
Residential Vacant Rate to provide an equitable rate for owners of residential type land that currently does not contain buildings but has the potential to be utilised for residential type accommodation or development that will place a similar demand for Council's services as the other residential type classifications.

Rural 1 {>50ha} Rate to provide an equitable rate for large-scale primary producers.
1. encourage land use consistent with farming activities as defined by section 2, Valuation of Land Act (1960*) and conservation of areas which are suited for agricultural pursuits,
2. recognise the inequity of the State Government requirement for property based rating system,
3. encourage uses compatible with the physical capacity of the land,
4. conserve the resources of soil, flora and fauna and the significant natural features in areas identified as having ecological and landscape interest value,
5. conserve as far as possible the existing patterns of vegetation to maintain landscape quality.

Rural 2 {8<50ha} Rate to provide an equitable rate for small-scale primary production.
1. encourage land use consistent with farming activities as defined by section 2, Valuation of Land Act (1960*) and conservation of areas which are suited for agricultural pursuits,
2. recognise the inequity of the State Government requirement for property based rating system,
3. encourage uses compatible with the physical capacity of the land,
4. conserve the resources of soil, flora and fauna and the significant natural features in areas identified as having ecological and landscape interest value,
5. conserve as far as possible the existing patterns of vegetation to maintain landscape quality.

Commercial/Industrial Rate to provide an equitable rate for commercial and industrial use land which reflects capacity of the property and for which Council may provide additional services. This may include Home Industry type properties.

4.1.2 Statutory fees and fines

	Forecast Actual 2025/26	Budget 2026/27	Change	
	$'000	$'000	$'000	%
Infringements and costs	95	62	(33)	**(34.49%)**
Registrations	384	425	41	**10.59%**
Permits	398	381	(17)	**(4.16%)**
Other	494	487	(8)	**(1.55%)**
Total statutory fees and fines	1,371	1,355	(16)	**(1.18%)**

Statutory fees relate mainly to fees and fines levied in accordance with legislation and include animal registrations Public Health & Wellbeing Act 2008, registrations and parking fines. Increases in statutory fees are generally made in accordance with legislative requirements.

Statutory fees that are not mandated by other Government authorities and are set by Council are generally in the order of a 2.75% - 10.0%. Fluctuation because of uncertainty of fuel costs
Total Statutory fees are forecast to decrease by 1.18% when compared to 2025/26 Forecast

4.1.3 User fees

	Forecast Actual 2025/26	Budget 2026/27	Change	
	$'000	$'000	$'000	%
Buller Gas Income	3,852	3,740	(111)	**(2.89%)**
Visitor Experience and Museums	304	339	35	**11.40%**
Other Fees and charge	273	445	172	**62.93%**
Total user fees	4,429	**4,524**	95	**2.15%**

User charges relate mainly to the recovery of service delivery costs through the charging of fees to users of Council's services & LPG sales for Buller Gas. These include visitors service centres and other community facilities.
User charges are projected to increase by 2.15% over 2025/26. Main reasons being new leases for Council's caravan park resulting in an increase in Rental fees

A detailed customer listing of fees and charges is available at the end of this document, on Council's website and inspected at Council's service centres.

4.1.4 Grants

Grants are required by the Act and the Regulations to be disclosed in Council's budget.

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Grants were received in respect of the following:				
Summary of grants				
Commonwealth funded grants	5,941	8,454	2,512,835	42%
State funded grants	10,031	7,132	- 2,898,642	-29%
Total grants received	15,972	**15,586**	(386)	**(2.42%)**
(a) Operating Grants				
Recurrent - Commonwealth Government				
Financial Assistance Grants	3,310	6,833	3,523,635	106%
Recurrent - State Government	0	0	-	0%
Early Years	0	0	-	0%
Local Laws - School crossing supervisors	16	16	6	0%
Libraries	0	0	-	0%
Maternal and child health	346	336	- 9,999	-3%
Recreation	0	40	40,000	100%
Young People	153	29	- 124,152	-81%
Other	13	16	3,000	24%
Total recurrent grants	3,838	**7,270**	3,432	**89.45%**
Non-recurrent - Commonwealth Government				
Australia Day	-	-	-	
Non-recurrent - State Government				
Community Development	-	-	-	
Early Years	106	84	- 22,222	-21%
Emergency Management / Natural Disaster	2,621	60	- 2,561,028	-98%
Environment and Sustainability	49	51	1,483	3%
Environmental Health Services	68	8	- 59,551	-88%
Library Services	116	111	- 5,000	-4%
Non ISC Owned Assets	1,482	767	- 715,710	-48%
Planning	126		- 126,390	-100%
Recreation	36		- 36,000	-100%
Tree Services	108		- 108,083	-100%
Young People	31	13	- 18,814	-60%
Other	162	4	- 158,148	-98%
Total non-recurrent grants	4,905	**1,096**	(3,809)	**(77.66%)**
Total operating grants	8,743	**8,366**	(377)	**(4.31%)**
(b) Capital Grants				
Recurrent - Commonwealth Government				
Roads to recovery	0	1,621	1,621	**100.00%**
Non-recurrent - Commonwealth Government				
Local Roads & Community Infrastructure	1,531	-	(1,531)	**(100.00%)**
Department Transport and Planning	573	-	(573)	**(100.00%)**
Total recurrent grants	2,104	**1,621**	(483)	**(22.96%)**
Non-recurrent - State Government				
Bridges			0	**0.00%**
Footpaths	0	39	39	**100.00%**
Buildings	191	425	234	**122.80%**
Flood Repairs (Natural Disaster)		0	0	**0.00%**
Openspace	186	315	129	**69.10%**
Plant & Equipment		-	0	**0.00%**
Parks & Gardens	7	0	(7)	**(100.00%)**
Roads	1,839	1,949	109	**5.95%**
Plant and equipment	76	72	(4)	**(5.25%)**
Drainage	0	0	0	**0.00%**
Add additional grants by type as appropriate	0	0	0	**0.00%**
Total non-recurrent grants	2,299	2,800	501	**21.79%**
Total capital grants	4,403	**4,421**	18	**0.41%**
Total Grants	13,146	**12,787**	(359)	**(2.73%)**

4.1.5 Contributions

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Monetary	183	153	(30)	**(16.57%)**
Total contributions	183	153	(30)	**(16.57%)**

Operating Contributions are projected to decrease by 7.06% compared to 2025/26 Forecast

4.1.6 Other income

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Interest	195	152	(43)	**(21.97%)**
Interest on Rates	246	217	(29)	**(11.79%)**
Merchandise Sales	182	202	20	**10.92%**
Sale of Recyclables	106	114	9	**8.34%**
Building services - private	180	203	23	**13.02%**
Fire service levy	49	50	1	**2.57%**
Reimbursements	174	131	(43)	**(24.53%)**
Other	132	111	(21)	**(16.18%)**
Total other income	1,263	**1,181**	(83)	**(6.53%)**

Other revenue relates to a range of items such as private works, recoup of various costs and other miscellaneous income. Includes interest revenue on investments and rate arrears. Other income is forecast to decrease by 6.53% compared to 2025/26 Forecast.

4.1.7 Employee costs

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Wages and salaries	13,107	13,502	395	**3.01%**
WorkCover	533	391	(142)	**(26.63%)**
Superannuation	1,269	1,527	258	**20.34%**
Annual and Long service Leave	1,376	1,461	85	**6.19%**
Total employee costs	16,285	**16,881**	596	**3.66%**

Employee benefits include all labour-related expenditure such as wages, salaries and on-costs (allowances, leave entitlements, employer, superannuation and work cover).
Employee costs are forecast to increase by $606k in total compared to the 2025/26 forecast position.
This increase is attributed mainly to the savings in the 2025/26 year due to staff vacancies, as well as EBA increase and band increments.
Council's current three (3) enterprise agreement expired in December 2024, new negotiations are complete with the commencement backdated to 1/7/2025

4.1.8 Materials and services

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Building maintenance	109	125	17	**15.44%**
General maintenance	647	684	37	**5.66%**
Contract Payments	5,173	5,685	512	**9.90%**
Utilities	603	590	(13)	**(2.17%)**
Office Administration	65	64	(1)	**(2.24%)**
Information Technology	1,063	1,020	(43)	**(4.02%)**
Insurance	527	901	374	**70.90%**
Waste Collection	3,245	3,513	268	**8.24%**
Buller Gas Purchases	2,749	2,575	(174)	**(6.32%)**
Other	1,400	1,431	31	**2.25%**
Total materials and services	15,581	**16,589**	1,007	**6.47%**

Materials and services include the purchases of consumables (including LPG purchases for Buller Gas) and payments to contractors for the provision of services. Materials and services are forecast to increase by 6.47%.
Natural Disaster Works still have an impact on contract services, this is expected to be completed in the new year.
Along with assessment of the sensitivity around fuel prices has been considered.

4.1.9 Depreciation

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Property	1,323	1,359	37	**2.78%**
Plant & equipment	964	1,026	62	**6.45%**
Infrastructure	6,868	7,307	439	**6.39%**
Total depreciation	9,154	**9,692**	538	**5.88%**

Depreciation is an accounting measure, which attempts to allocate the value of an asset over its useful life. This includes Council's property, plant and equipment and infrastructure assets such as roads and drains.

4.1.11 Depreciation - Right of use assets

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Right of use assets	7	70	63	**880.09%**
Total depreciation - right of use assets	7	**70**	63	**880.09%**

4.1.12 Other expenses

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Contributions from Council	402	364	(38)	**(9.39%)**
Plant and vehicle maintenance	377	313	(64)	**(16.96%)**
Landfill and quarry rehabilitation provisions	183	183	(0)	**(0.01%)**
Councillor's allowance	270	278	8	**3.02%**
Rent and Leasing	27	33	6	**22.27%**
Subscription and licencing	147	165	18	**11.92%**
Advertising	162	183	21	**12.90%**
Legal costs	174	31	(143)	**(82.22%)**
Auditing costs	78	94	17	**21.61%**
Other	439	457	18	**4.09%**
Total other expenses	2,258	**2,100**	(158)	**(6.99%)**

Other expenses relate to a range of unclassified items including contributions to community groups, advertising, legal costs, subscriptions, motor vehicle registrations and maintenance and other miscellaneous expenditure.

4.2 Balance Sheet

4.2.1 Assets

Cash and equivalents include cash and investments such as cash held in the bank and at the value of investments in deposits or liquid investments with short-term maturities. The value of these assets is projected to decrease on the back of a large capital works program. Trade and other receivables are monies owed to Council by ratepayers and others. Short-term debtors are minor and run similarly from year to year. The majority of Inventory relates to the value of quarry material held in stockpile and Buller Gas LPG gas held in tank at year-end. It also contains smaller amounts for parts and fuels held in stores for use. The value of Inventory is projected to be similar to last years figure.

Other assets include items such as prepayments for expenses that Council has paid in advance of service delivery and other revenues due to be received in the next 12 months.

Property, infrastructure, plant and equipment is the largest component of Council's worth and represents the value of all the land, buildings, roads, plant, vehicles, equipment, etc. which has been built up by the Council over many years. The increase in this balance is attributable to the net result of the 2025/26 Capital Works Program, plus Asset Revaluations for the year less depreciation of assets, less the Written Down Value of assets disposed of during the year.

4.2.2 Liabilities

Trade and payables are those to whom Council owes money as at 30 June. These liabilities are budgeted to remain at last years levels.

Provisions include accrued long service leave, annual leave and rostered days off owing to employees. These employee entitlements fluctuate from year to year in line with salary movements. Landfill rehabilitation provision has been adjusted and increased based on current market expectation for rehabilitation of landfills.

4.2.3 Borrowings

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

	Forecast Actual 2025/26 $	Budget 2026/27 $	Projections 2027/28 $	2028/29 $	2029/30 $
Amount borrowed as at 30 June of the prior year	1,667,651	1,495,099	5,386,992	6,552,515	6,962,975
Amount proposed to be borrowed	-	4,255,000	1,650,000	1,000,000	801,000
Amount projected to be redeemed	(172,552)	(363,107)	(484,477)	(589,540)	(648,809)
Amount of borrowings as at 30 June	1,495,099	5,386,992	6,552,515	6,962,975	7,115,166

4.2.4 Leases by category

As a result of the introduction of *AASB 16 Leases* , right-of-use assets and lease liabilities have been recognised as outlined in the table below.

	Forecast Actual 2025/26 $	Budget 2026/27 $
Right-of-use assets		
Vehicles	120,693	127,824
Total right-of-use assets	120,693	127,824
Lease liabilities		
Current lease Liabilities		
Vehicles	1,779	1,779
Total current lease liabilities	1,779	1,779
Non-current lease liabilities		
Vehicles	1,779	-
Total non-current lease liabilities	1,779	-
Total lease liabilities	3,558	1,779

Where the interest rate applicable to a lease is not expressed in the lease agreement, Council applies the average incremental borrowing rate in the calculation of lease liabilities.

4.3 Statement of changes in Equity

4.3.1 Reserves

Statutory reserves

These funds must be applied for specified statutory purposes in accordance with various legislative requirements, e.g., car parking. While these funds earn interest revenue for Council, the funds are not available for other purposes.

4.3.2 Equity

Total equity is made up of the following components:

Asset revaluation reserve which represents the difference between the previously recorded value of assets and their current valuations;

Other reserves that are funds that Council wishes to separately identify as being set aside to meet a specific purpose in the future and to which there is no existing liability. These amounts are transferred from the Accumulated Surplus of the Council to be separately disclosed.

Accumulated surplus which is the value of all net assets less Reserves that have accumulated over time.

4.4 Statement of Cash Flows

4.4.1 Net cash flows provided by/used in operating activities

Refers to the cash generated or used in the normal service delivery functions of Council. Cash remaining after paying for the provision of services to the community may be available for investment in capital works, or repayment of debt.

As has been the norm in recent prior years. Council has continued the practice within the 2025/26 Budget to include Capital Grant funding and associated projects within the Capital Works program that have had grant funding confirmed.

The net cash flows from operating activities does not match the operating result 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

Refers to cash generated or used in the enhancement or creation of infrastructure and other assets. These activities also include the acquisition

The increase in payments for investing activities represents the forecast increase in capital works expenditure versus 2025/26.

4.4.3 Net cash flows provided by/used in financing activities

Refers to cash generated or used in the financing of Council functions and include borrowings from financial institutions and advancing of repayable loans to other organisations. These activities also include repayment of the principal component of loan repayments for the year.

4.5 Capital works program

This section presents a listing of the capital works projects that will be undertaken for the 2026/27 year, classified by expenditure type and funding source. Works are also disclosed as current budget or carried forward from prior year.

4.5.1 Summary

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	%
Property	1,282	**1,401**	119	**9.26%**
Plant and equipment	2,367	**2,749**	382	**16.14%**
Infrastructure	4,023	**8,896**	4,873	**121.11%**
Total	**7,673**	**13,046**	5,374	**70.04%**

	Project Cost	Asset expenditure types			Summary of Funding Sources			
		New	Renewal	Upgrade	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Property	**1,401**	10	973	418	335	0	1,066	0
Plant and equipment	**2,749**	7	2,671	70	182	190	2,377	0
Infrastructure	**8,896**	760	3,893	4,243	4,014	0	2,252	2,630
Total	**13,046**	778	7,538	4,731	4,531	190	5,696	2,630

In addition to the capital projects, Council is also undertaking major capital work on assets that are not owned or controlled by Council
Whilst similar in their nature these, non-Indigo projects are shown separately due to their accounting treatment (expensed in the year of expenditure).

NON-Indigo Shire Assets ($1,963,878) including carry forwards
Total Capital ($13,046,154) including carry forwards
Total Capital and NON-Indigo ($15,010,032) including carry forwards

4.5.2 Current Budget

Capital Works Area		Project Cost	Asset expenditure types			Summary of Funding Sources			
			New	Renewal	Upgrade	Grants	Contributions	Council cash	Borrowings
		$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
PROPERTY									
Land Improvements									
Beechworth Early Years Learning Centre Fencing works	Construction of new section of boundary fence to align with new lease boundary at south eastern corner of site.	**20**	-	20	-	-	-	20	-
Buildings									
Upgrades and Amenity improvements to Maternal & Child Health Facilities	Works to include replacement of flooring to Rutherglen MCH, amenity improvements to the MCH customer waiting room at Beechworth, and other facilities.	**61**	-	30	31	-	-	61	-
Chiltern Community Hub Access Improvements	Replacement of main entrance doors as well as door furniture on other access doors to improve accessibility.	**30**	-	30	-	-	-	30	-
External Building Lock Replacement	Replacement of external locks and swipe card readers which are no longer supported by the manufacturer.	**9**	-	9	-	-	-	9	

Capital Works Area		Project Cost	Asset expenditure types			Summary of Funding Sources			
			New	Renewal	Upgrade	Grants	Contributions	Council cash	Borrowings
		$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
HVAC Renewals	Rutherglen and Chiltern Halls	**75**	-	75	-	-	-	75	-
Public Toilet Improvements & Upgrades.	Funding to support minor upgrades to the public toilets including reconfiguring the Beechworth Railway Station toilets.	**30**	-	30	-	-	-	30	-
Beechworth Neighbourhood Centre (Quercus) Public Toilet .	Planning and design of new toilet, with construction funding to be allocated in future years	**20**	-	20	-	-	-	20	-
Solar and Battery Upgrades - Rutherglen and Chiltern Memorial Halls.	Installation of solar panels and battery storage at Chiltern Memorial Hall and Rutherglen Memorial Hall. [Total project cost $102,082 Community Energy Upgrade Fund grant $51,041 Council contribution $51,041] Part covered in 2025/26 year, this provides for the balance of income and expenditure.	**56**	-		56	28	-	28	-
Heritage buildings									
Beechworth Town Hall Rear Door Repairs	Repair and conserve rear external storage doors - 3 sets of doors.	**45**	-	45	-	-	-	45	-
Burke Collection Storage Remediation	Remediate rising damp issues and climate control equipment.	**40**	-	40	-	-	-	40	-
Gold Warden & Chinese Protectorate Conservation Works	Priority works as per conservation audit 2024, gutter and drainage repairs, repaint and refloor Gold Wardens Office. 2-year project with estimated total cost of $50,000	**15**	-	15	-	-	-	15	-
Sub Treasury Conservation Works	Priority works as per conservation audit 2024, gutter and drainage repairs, rising damp issues and repainting. 2-year project with estimated total cost of $60,000	**15**	-	15	-	-	-	15	-
Beechworth Powder Magazine Door and Gate Repairs	Renewal of weathered and dilapidated entry door and gate, and minor ancillary works.	**35**	-	35	-	-	-	35	-
TOTAL PROPERTY		**451**	**0**	**364**	**87**	**28**	**0**	**423**	**0**
PLANT AND EQUIPMENT									
Plant, Machinery and Equipment									
Fleet Replacement	Replacement of fleet items as per strategic replacement program. Replacement of 3 motor vehicles.	**180**	-	180	-	-	50	130	-
Plant Replacement	Replacement of heavy plant items as per strategic replacement program. 1 x Grader 1 x Forklift 1 x Truck	**1,007**	-	1,007	-	-	140	867	-
Minor plant	Renewal of small plant and equipment (chainsaws, brush cutters, blowers etc.).	**40**	-	40	-	-	-	40	-

Capital Works Area		Project Cost	Asset expenditure types			Summary of Funding Sources			
			New	Renewal	Upgrade	Grants	Contributions	Council cash	Borrowings
		$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Fixtures, Fittings and Furniture									
Playground Equipment replacement	Renewal of priority playground assets, including accessibility improvements.	**50**	-	50	-	-		50	
Street and Park Furniture renewal	Priority Park and Street Furniture replacement.	**35**	-	35	-	-	-	35	-
Computers and Telecommunications									
IT Computer Replacement	Replacement of PC's and Laptops	**75**	-	75	-	-	-	75	-
IT Renewal Priorities.	Annual renewal network hardware and automation priorities.	**150**	-	150	-	-	-	150	-
IT Strategy implementation.	IT Strategy implementation and adoption of Cloud based architecture.	**250**	-	180	70	-	-	250	-
Library books			-						
Library Stock Items	Premiers reading challenge.	**7**	-	7	-	7	-		
Library Stock Items	Replacement of old library books.	**76**	-	76	-	65	-	11	-
TOTAL PLANT AND EQUIPMENT		**1,870**	0	1,800	70	72	190	1,608	0
INFRASTRUCTURE									
Roads									
Resealing program.	Resurfacing of the sealed road network based on asset condition ratings and pre-season inspections.	**645**	-	645	-	-	-	645	-
Gravel Resheeting Program.	Resheeting of gravel roads based on condition and environmental factors.	**747**	-	747	-	-	-	747	-
Sealed pavement rehabilitation	Priorities for 2026/27 will focus on sections of Up River Road.	**365**	-	365	-	-	-	365	-
Roads Major Patching.	Isolated rehabilitation and patching of sealed road defects, typically identified during winter months.	**223**	-	223	-	-	-	223	-
Final Seals Program	The final seals program applies the second coat of seal to new or rehabilitated works constructed the previous year. 2026/27 actions will include sections of Mahon Lane, Moffat Road, Polmear Lane and Alma Road	**65**	-	-	65	-	-	65	-
Road design and planning.	Road designs and planning to support future works.	**80**	-	-	80	-	-	80	-
Roads to Recovery Income	Income from Roads to Recovery funding program.					1,621		(1,621)	
Safe Local Roads and Street Program	TAC funded road safety works to provide road safety improvements across various towns. $2M fully funded program over 2 years - 2025/26 and 2026/27	**1,000**	200	400	400	1,000			
Urban Road Sealing	Construction and sealing of priority urban roads.	**135**	-	-	135	-	-	135	-
Bridges									
Bridge Major Renewal Works.	Strengthening and major renewal works to the following bridges: * Soldiers Road bridge - abutment works. * Boorhaman East Road bridge - abutment strengthening and kerb renewals.	**195**	-	195	-	-	-	195	-

Capital Works Area		Project Cost	Asset expenditure types			Summary of Funding Sources			
			New	Renewal	Upgrade	Grants	Contributions	Council cash	Borrowings
		$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
McFeeters Rd Bridge Replacement project	Additional funding to support the replacement of McFeeters Rd Bridge. Original budget (2025/26) was $750k including $600k of grant funding and $150k ISC. Engineering estimates now put construction costs at $825k ($660k of grant funding and $165k ISC).	**15**	-	15	-	-	-	15	-
Bridge Minor Renewal Works.	Minor works to bridges or components including guard rail, decks, abutments and rock beaching.	**40**	-	40	-	-	-	40	-
Footpaths and Cycleways									
Pathway Renewals (Shire wide).	Renewal works to existing footpaths and trails shire wide based on asset condition data and inspections.	**80**	-	80	-	-	-	80	-
* Footpath - Isaacs Avenue, Yackandandah	Construction of footpath from Isaacs Avenue opposite Hospital to Railway Avenue (Project subject to successful grant application)	**84**	64	0	20	39	-	44	
Drainage									
Rural Road Drainage.	Renewal and minor upgrading of rural road drainage infrastructure, including road culverts, roadside table drain construction.	**75**	-	25	50	-	-	75	-
Urban Drainage improvements	Priority projects for 2026/27 include: * Main Street Drainage, Wahgunyah * Detention basin, Tangambalanga	**275**	-	75	200	-	-	275	-
Recreational, Leisure & Community Facilities									
Swimming Pool Renewal	Swimming pool renewals (sand filters, circulation pumps and safety showers).	**90**	-	90	-	-	-	90	-
Caravan Park Master Plan - Rutherglen	Upgrades to the built and supporting infrastructure which is in keeping with the requirements of the Master Plan for the caravan park.	**150**	-	-	150	-	-	-	150
Caravan Park Master Plan - Beechworth	Upgrades to the built and supporting infrastructure which is in keeping with the requirements of the Master Plan for the caravan park.	**1,380**	-	300	1,080	-	-	-	1,380
Caravan Park Yackandandah	Priority works and equipment acquisition required to support the ongoing operation of the caravan park.	**100**	80	20	-	-	-	-	100
Caravan Parks Renewal	Funding to support minor upgrades within the caravan parks.	**25**	-	25	-	-	-	25	-
Strategic Community Projects	Seed funding to support grant applications for capital expenditure and / or project development and delivery for specific priority community capital projects (typically recreation or tourism).	**100**	-	50	50	-	-	100	-

Capital Works Area		Project Cost	Asset expenditure types			Summary of Funding Sources			
			New	Renewal	Upgrade	Grants	Contributions	Council cash	Borrowings
		$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
* Refurbishment of Old Chiltern Library	Refurbishment of old Chiltern Library space to support community use. [Total Project cost $60,000 Tiny Towns Grant $45,000 Council Contribution $15,000] (Project subject to successful grant application)	**60**	-	60	-	45		15	-
* Rutherglen Maternal & Child Health Building Upgrade	Building improvements to enhance customer amenity. [Total Project cost $60,000 Tiny Towns Grant $45,000 Council Contribution $15,000] (Project subject to successful grant application)	**60**	-	40	20	45		15	-
Tangambalanga Tennis Courts Upgrade	Upgrade 2 tennis courts with lighting, fencing and drainage. [Total Project cost $524,814 SRV Grant $393,610.50 (LSIF) Club contribution $25,499 Council Contribution $105,704.50] Funded over 2 years - construction funding of $474,814 to be allocated in the 2027/28 budget year.	**50**	-	-	50	50	-	-	-
Parks, Open Space and Streetscapes									
Parks and Gardens Renewal	Renewal of irrigation systems and other parks infrastructure.	**22**	-	22	-	-	-	22	
Borrowings									
Loan Borrowings	Loan Borrowings to s support capital program for strategic and multi generational projects	**-**	-	-	-	-	-	(1,000)	1,000
TOTAL INFRASTRUCTURE		**6,061**	344	3,417	2,300	2,800	0	630	2,630
TOTAL NEW CAPITAL WORKS		**8,381**	344	5,581	2,457	2,900	190	2,661	2,630

NON-ISC Owned Asset Works (non-capital)		Project Cost	Asset expenditure types			Summary of Funding Sources			
			New	Renewal	Upgrade	Grants	Contributions	Council cash	Borrowings
		$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Non-ISC Assets Works (non-capital)									
Barkly Park Female Friendly Change Rooms Upgrade	Upgrade of existing change rooms at Barkly Park, Rutherglen. [Total Project cost $1,400,000 SRV Grant funding $1,00,000 Council Contribution $400,000]	**350**				250		100	
Chiltern Recreation Reserve Lighting Upgrade	Multi-year Project - final allocation of funds. Upgrade of recreation reserve lighting to 100 lux [Total Project cost $327,375 SRV Grant $245,531 Club contribution $10,000 Council Contribution $71,844]	**327**				246	10	72	

NON-ISC Owned Asset Works (non-capital)		Project Cost	Asset expenditure types			Summary of Funding Sources			
			New	Renewal	Upgrade	Grants	Contributions	Council cash	Borrowings
		$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Kiewa Cricket Nets and Oval irrigation Planning	Design and planning of cricket nets and oval irrigation improvements [Total Project cost $19,882 SRV Grant $14,912 (LSIF) Club contribution $2,500 Council Contribution $2,470]	**20**				15	3	2	
Total NON ISC Owned Assets 2026/27		**697**	0	0	0	510	13	174	0
Total Capital Works and NON ISC Owned Projects 2026/27		**9,078**	344	5,581	2,457	3,410	203	2,836	2,630

4.5.3 Works carried forward from the 2025/26 year

Capital Works Area		Project Cost	Asset expenditure types			Summary of Funding Sources			
			New	Renewal	Upgrade	Grants	Contributions	Council cash	Borrowings
		$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
PROPERTY									
Buildings									
Beechworth Early Years Centre Roof	Roof reconfiguration and improvements to address leaking issues	**150**			150			150	
Beechworth Maternal Child Health Building Improvements	Creation of a separate waiting room, and soundproofing improvements to the consultation room Project $45,000 Grant $15,000 Council $30,000	**35**			35			35	
Rutherglen Maternal Child Health Building Accessible Toilet	Improvements to the toilet facilities at the MCH project $60,375 grant $40,944 (Tiny Towns) council cash $19,431 (from Com & Tourism Projects budget)	**50**			50	21		29	
Key Security System Renewal & Compliance	Replacement of external locks and swipe card readers which are no longer supported by the manufacturer.	**49**			49			49	
Air condition / Heating system renewals	Ongoing program of renewal / replacement of air conditioning systems, from priority audit report.	**10**		10				10	
Energy Efficiency Improvements Program	Energy Efficiency Improvements	**26**			26	8		18	
EV Charging - Beechworth	Electric vehicle charging station to support additions to the EV Fleet	**10**	10					10	
Heritage buildings									
Heritage Building Renewal - Beechworth Town Hall	Renewal works to Beechworth Town Hall roof and associated leak damage Project initial TEC $125,000 (all ISC), revised March 25 $625,000 Grant Agreement amount $400,000 ISC initial budgeted amount $125,000 ISC additional grant budget amount $100,000	**499**		499		279		220	

Capital Works Area		Project Cost	Asset expenditure types			Summary of Funding Sources			
			New	Renewal	Upgrade	Grants	Contributions	Council cash	Borrowings
		$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Burke Museum Roof repairs	Repair and remediate leaking roof and protect against larger storm events	**100**		100				100	
Pines Office Refit	Refit of Pines Office, scope to be confirmed	**20**	-	0	20	-	-	20	-
TOTAL PROPERTY		950	10	609	331	307	0	643	0
PLANT AND EQUIPMENT									
Plant, Machinery and Equipment									
Plant replacement	Replacement of heavy plant items as per strategic replacement program.	**694**	-	694	-	110	-	584	-
Fixtures, Fittings and Furniture									
Playground Equipment replacement	Renewal of priority playground assets, including accessibility improvements.	**15**	-	15	-	-	-	15	-
Computers and Telecommunications									
Project Management Online	New Project Management software	**7**	7					7	
GIS System Replacement	Replacement of existing GIS system that has become unfit for purpose	**80**		80				80	
IT Renewal Priorities.	Annual renewal network hardware and automation	**83**	-	83	-	-	-	83	-
TOTAL PLANT AND EQUIPMENT		**879**	**7**	**872**	**0**	**110**	**0**	**769**	**0**
INFRASTRUCTURE									
Roads									
Sealed pavement rehabilitation	Priorities for 2026/27 will focus on sections of Up River Road.	**222**		222				222	
Road design and planning.	Road designs and planning to support future works.	**20**			20			20	
Barnawartha School Crossing upgrade	Construction of a safer, raised pedestrian crossing at the Barnawartha School	**68**	68			30		38	
High St Rutherglen, design of showgrounds entrance	Design of an improved entrance for the Rutherglen showgrounds site, making it safer for entering and exiting vehicles, and pedestrian movements.	**12**			12	19		(7)	
Barnawartha Streetscape improvements	Landscape works, to improve the amenity at the main intersection in Barnawartha project $60,300 grant $45,125 (tiny Towns) council $15,175	**40**			40	20		20	
Tangambalanga Streetscape Development	Planning , engagement, design and development of plans for streetscape refurbishment of Tangambalanga Kiewa East Road. Design Project TEC $80,000	**11**		11				11	
Safe Local Roads and Street Program	TAC funded road safety works to provide road safety improvements across various towns. $2M fully funded program over 2 years - 2025/26 and 2026/27	**850**			850	900		(50)	

Capital Works Area		Project Cost	Asset expenditure types			Summary of Funding Sources			
			New	Renewal	Upgrade	Grants	Contributions	Council cash	Borrowings
		$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Bridges									
Bridge Major Renewal Works.	Strengthening and major renewal works to the following bridges: * Soldiers Road bridge - abutment works. * Boorhaman East Road bridge - abutment strengthening and kerb renewals.	**28**		28				28	
McFeeters Rd Bridge Replacement project	Additional funding to support the replacement of McFeeters Rd Bridge. Original budget (2025/26) was $750k including $600k of grant funding. Engineering estimates now put construction costs at $825k ($660k of grant funding and $165k ISC).	**35**		35	-	-	-	35	-
Footpaths and Cycleways									
Main Street, Rutherglen	New footpath, to complete a link from the new aged care facility, along Main St to Fortune St	**46**	46					46	
SECTION 7 - Kibell Lane	Approximately 4.9km of new trail within the Kibell Lane road / rail reserve	**50**	50	0	-	-	-	50	-
Drainage									
Rural Road Drainage.	Renewal and minor upgrading of rural road drainage infrastructure, including road culverts, roadside table drain construction.	**2**		2				2	
Urban Drainage	Shire wide urban drainage upgrade identified through recent flood events	**100**		100		-	-	100	-
Recreational, Leisure & Community Facilities									
Kiewa River Land	Planning and minor site works to facilitate safe public access to the Kiewa river. Total Project Value $180,000 Grant funds $90,000 Council funds $90,000	**11**			11			11	
Yack Sports Park - Access lift	Replacement of the existing access lift at the Yackandandah Sports Park stadium	**10**		10		-		10	
Yackandandah Pump Track	Design and construction of a beginners level pump track at the yack Sports Park State Gov 2025 budget commitment $250k	**245**	245			245			
Water Bubblers	Supply and installation of water bubblers in priority locations across the Shire.	**8**	8					8	
Swimming Pool Renewal	Swimming pool renewals (sand filters, circulation pumps and safety showers).	**50**		50		-	-	50	-
Caravan Park Master Plan - Rutherglen	Upgrades to the built and supporting infrastructure which is in keeping with the requirements of the Master Plan for the caravan park.	**1,010**			1,010			1,010	
Caravan Parks Renewal	Funding to support minor upgrades within the caravan parks.	**18**		18				18	
TOTAL INFRASTRUCTURE		**2,836**	**417**	**476**	**1,943**	**1,214**	**0**	**1,622**	**0**
TOTAL CARRIED FORWARD CAPITAL WORKS 2025/26		**4,665**	**434**	**1,957**	**2,274**	**1,631**	**0**	**3,034**	**0**

4.5.3 - NON ISC Owned asset works carry forward from 2025-26

NON ISC Owned Assets			Asset expenditure types				Summary of Funding Sources		
			New $'000	Renewal $'000	Upgrade $'000	Grants $'000	Contributions $'000	Council cash $'000	Other $'000
Barkly Park Female Friendly Change Rooms Upgrade	Upgrade of existing change rooms at Barkly Park, Rutherglen. [Total Project cost $1,400,000 SRV Grant funding $1,00,000 Council Contribution $400,000] Multi-year Project - final allocation of funds.	**961**				**250**			
Barnawartha Recreation Reserve Oval Lighting	Installation of four light poles, with new 100 LUX LED floodlighting Project Budget $349,474 Grant Funding $250,000 (SRV) Contribution BFC $25,000 Council Funds $74,474 + $44,474 (from 24/25)	**78**							
Butson Park, Yackandandah Changerooms Upgrade	Upgrade of change rooms [Total Project cost $1,274,000 SRV Grant $1,000,000 Club contribution $49,000 Council Contribution $225,000] Funded over multiple years - with $1.067m being carried forward from 2025/26. No new funds to be allocated for 2026/27, final allocation of $202,500 to be allocated in 2027/28.	**150**							

NON ISC Owned Assets			Asset expenditure types				Summary of Funding Sources		
			New $'000	Renewal $'000	Upgrade $'000	Grants $'000	Contributions $'000	Council cash $'000	Other $'000
Wahgunyah Rec Reserve Lighting Upgrade	Upgrade of existing lighting , to 50 LUX LED floodlighting Project Budget $82,320 Grant Funding $61,740 (SRV) as per funding letter Contribution WFC $0 Council Funds $20,580 (from Com & Tourism Projects budget)	**78**				**6**			
TOTAL CARRIED FORWARD NON-ISC Asset works 2025/26		**1,267**	0	0	0	256	0	0	0
TOTAL CARRIED FORWARD CAPITAL WORKS and NON-ISC Owned asset works) 2025/26		**5,932**	434	1,957	2,274	#REF!	#REF!	#REF!	#REF!

5. Targeted performance indicators

5a. Targeted performance indicators

The following tables highlight Council's current and projected performance across a selection of targeted service and financial performance indicators. These indicators provide a useful analysis of Council's intentions 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 measures and targets will be reported in Council's Performance Statement included in the Annual Report.

Targeted service performance indicators

Domain / **Indicator**	Measure	Notes	Actual	Forecast	Target	Target Projections			Trend
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	+/o/-
Governance									
Community engagement (council decisions made and implemented with community input)	**Satisfaction with the opportunities offered by Council to be consulted on or engaged in Council decisions** Community satisfaction rating out of 100 with the consultation and engagement efforts of Council	1	50	57	58	59	60	61	+
Environment									
Roads (sealed local roads are maintained and renewed to ensure a safe network)	**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	99.96%	100.00%	100.00%	100.00%	100.00%	100.00%	o
Responsiveness									
Statutory planning (Councils decide on planning applications and fulfill their legislative duties in a timely manner)	**Planning applications decided within the relevant required time** Number of planning application decisions made within the relevant required time / Number of planning application decisions made	3	36.09%	45.00%	50.00%	55.00%	60.00%	65.00%	+
Environment									
Waste management (waste is minimised and sustainability is promoted)	**Kerbside collection waste to landfill per serviced property** Waste in tonnage collected from kerbside waste collection services sent to landfill / Number of serviced properties	4	65.35%	68.00%	69.00%	69.00%	69.00%	70.00%	+

Targeted financial performance indicators

Domain / **Indicator**	Measure	Notes	Actual 2024/25	Forecast 2025/26	Target 2026/27	Target Projections 2027/28	2028/29	2029/30	Trend +/o/-
Financial management **Working Capital** (sufficient working capital and cash is available to cover expenses)	**Current assets compared to current liabilities** Current assets / current liabilities	5	111.46%	108.00%	88.00%	86.00%	90.00%	96.00%	-
Financial forecasting **Asset renewal and upgrade** (renewal and upgrade of assets is planned and delivered)	**Asset renewal and upgrade compared to depreciation** Asset renewal and upgrade expenses / Asset depreciation	6	59.46%	66.00%	127.00%	83.00%	67.00%	64.00%	-
Financial management **Rates concentration** (revenue is generated from a range of sources)	**Rates compared to adjusted underlying revenue** Rate revenue / adjusted underlying revenue	7	49.12%	62.73%	57.89%	54.63%	55.44%	55.83%	o
Financial management **Expenditure and revenue level** (resources are used efficiently in the delivery of services)	**Expenses per property assessment** Total expenses / no. of property assessments	8	$4,903	$4,620	$4,805	$4,781	$4,754	$4,805	-

5b. 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 2 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.

Domain / **Indicator**	Measure	Notes	Actual 2024/25	Forecast 2025/26	Budget 2026/27	Projections 2027/28	2028/29	2029/30	Trend +/o/-
Operating position **Adjusted underlying result** (an adjusted underlying surplus is generated in the ordinary course of business)	**Adjusted underlying surplus (or deficit)** Adjusted underlying surplus (deficit) / Adjusted underlying revenue	9	(12.60%)	(29.91%)	(19.87%)	(10.36%)	(9.23%)	(9.02%)	+
Liquidity **Unrestricted cash** (sufficient cash that is free of restrictions is available to pay bills as and when they fall due)	**Unrestricted cash compared to current liabilities** Unrestricted cash / current liabilities	10	(26.55%)	21.16%	1.48%	(2.24%)	1.25%	6.51%	+

Domain / **Indicator**	Measure	Notes	Actual 2024/25	Forecast 2025/26	Target 2026/27	Target Projections 2027/28	2028/29	2029/30	Trend +/o/-
Obligations									
Loans and borrowings (level of interest bearing loans and borrowings is appropriate to the size and nature of Council's activities)	**Loans and borrowings compared to rates** Interest bearing loans and borrowings / rate revenue	11	2.58%	7.13%	24.44%	28.87%	29.78%	29.55%	+
	Loans and borrowings repayments compared to rates Interest and principal repayments on interest bearing loans and borrowings / rate revenue		2.23%	1.17%	2.99%	3.83%	4.32%	4.50%	+
Indebtedness (level of long term liabilities is appropriate to the size and nature of a Council's activities)	**Non-current liabilities compared to own-source revenue** Non-current liabilities / own source revenue		27.16%	22.37%	36.34%	39.19%	39.31%	38.60%	+
Rates effort (rating level is set based on the community's capacity to pay)	**Rates compared to property value** Rate revenue / CIV of rateable properties in the municipal district	12	0.28%	0.29%	0.30%	0.30%	0.31%	0.31%	+
Revenue level (resources are used efficiently in the delivery of services)	**Average rate per property assessment** General rates and municipal charges / no. of property assessments	13	$1,828	$1,905	$1,961	$2,000	$2,039	$2,080	+

Key to Forecast Trend:
+ Forecasts improvement in Council's financial performance/financial position indicator
o Forecasts that Council's financial performance/financial position indicator will be steady
- Forecasts deterioration in Council's financial performance/financial position indicator

Notes to measures

5a

1. Satisfaction with community consultation and engagement

Assessment of community satisfaction with council. Demonstrates the community's perception of whether council decisions made and implemented had community input. High or increasing satisfaction rating suggests an improvement in the effectiveness of council's consultation and engagement strategies and decision-making practices.

2. Sealed local roads below the intervention level

Assessment of the degree to which councils maintain high-quality infrastructure. Lower proportion of roads above the renewal intervention level suggests a high-quality road network.

3. Planning applications decided within the relevant required time

Assessment of council efficiency in decision-making. Higher proportion of planning applications decided within required timeframes suggests a higher quality and effective statutory planning service.

4. Kerbside collection waste diverted from landfill

Assessment of the extent to which council promotes community environmental outcomes. Higher volume of waste diverted away from landfill suggests a more effective waste collection system.

Liquidity

Is an indicator of the proportion of current liabilities represented by current assets. Working capital is forecast to be in the low risk category over the current 10-year plan. In addition, given Current Liabilities includes over $1.446 million for Long Service provision, and it is most likely that only a small percentage of this amount will actually be paid during 2026/27, management is comfortable with the budgeted working capital.

6. Asset renewal

This percentage indicates the extent of Council's renewals against its depreciation charge (an indication of the decline in value of its existing capital assets). A percentage greater than 100 indicates Council is maintaining its existing assets, while a percentage less than 100 means its assets are deteriorating faster than they are being renewed and future capital expenditure will be required to renew assets. Over the 10-year financial plan, Council's levels remain mainly within the Victorian Auditor-General's Office medium risk category.

7. Rates concentration

Is an indicator of the proportion of rates revenue, which contributes to Council's own source revenue (no grant and contributions income). The higher the percentage the greater reliance Council has on seeking alternative revenue sources such as grants

8. Expenditure level

Assessment of whether resources are being used efficiently to deliver services.

5b

9. Adjusted underlying result

This is an indicator of the sustainable operating result required to enable Council to continue to provide core services and meet its objectives. Any decline means reliance on capital grants, Council's cash reserves or increased debt to maintain services. Over the 10-year financial plan Council's levels are in the high risk category.

10. Unrestricted Cash

Provide indication of the level of funding available for any purpose. Council's indicators represent there is very little flexibility for cash to be used for any purpose.

11. Debt compared to rates

Council's comparison of borrowings to rates revenue indicates minimal reliance on rates revenue to cover the repayment of debt. The lower the percentage, the less reliance on rates revenues to cover

12. Rates effort

Assessment of whether councils set rates at an appropriate level. Lower proportion of rate revenue suggests a reduced rate burden on the community.

13. Revenue level

Assessment of whether resources are being used efficiently to deliver services.

6. Schedule of Fees and Charges

This appendix presents the fees and charges that are both statutory (State Government)and non-statutory (Council) in nature. These fees and charges will be charged in respect to the various goods and services provided by Council during the financial year 2026/27.

**All fees and charges are based on information available at the time of publishing and may vary during the financial year subject to any changes in Council's policy or State legislation.*

Note: The statutory fee unit for the 2026/2027 financial year is yet to be advised. As such this unit rate will be updated once advised.

Description of Fees and Charges	Unit(s)	GST Status	2025/26 Fee Inc GST $	2026/27 Fee Inc GST $	Fee Increase / (Decrease) $	Fee Increase / (Decrease) %	Basis of Fee
Building Services							
Note:							
a) Statutory fees as prescribed by the Building Regulations shall be applied in addition to the non-statutory fees.							
Residential (Domestic) Works Zone 1 - 80 km radius of Chiltern							
Extensions/Alterations: Cost/200 - min $1200	Per Application	Taxable	As per formula	As per formula	-	0.00%	Non Statutory
Internal Alterations: Cost/200 - min $750	Per Application	Taxable	As per formula	As per formula	-	0.00%	Non Statutory
New Dwellings: Cost/200 - min $1750	Per Application	Taxable	As per formula	As per formula	-	0.00%	Non Statutory
Multi Unit Development: Cost/200	Per Application	Taxable	As per formula	As per formula	-	0.00%	Non Statutory
Residential (Domestic) Works Zone 2 - Travel greater than one hour	Per Application	Taxable	Fees per Zone 1 + $200	Fees per Zone 1 + $200	-	0.00%	Non Statutory
Minor Works							
Demolitions (any height class 1 or 10)	Per Application	Taxable	572.00	595.00	23.00	4.02%	Non Statutory
Demolitions (any other building $ per storey)	Per Application	Taxable	990.00	1,027.00	37.00	3.74%	Non Statutory
Removals	Per Application	Taxable	572.00	595.00	23.00	4.02%	Non Statutory
Non Habitable Garages, carports, verandahs, pergolas, restump <$5,000	Per Application	Taxable	572.00	595.00	23.00	4.02%	Non Statutory
Non Habitable Garages, carports, verandahs, pergolas, restump , $5,000 - $10,000	Per Application	Taxable	770.00	800.00	30.00	3.90%	Non Statutory
Non Habitable Garages, carports, verandahs, pergolas, restump , $10,000 - $20,000	Per Application	Taxable	990.00	1,027.00	37.00	3.74%	Non Statutory
Non Habitable Garages, carports, masts, restump $20,000 - 50,000	Per Application	Taxable	990.00	1,027.00	37.00	3.74%	Non Statutory
Non Habitable Garages, carports, masts, restump > $50,000	Per Application	Taxable	990.00	1,027.00	37.00	3.74%	Non Statutory
Swimming Pools (inground)	Per Application	Taxable	990.00	1,027.00	37.00	3.74%	Non Statutory
Swimming Pools (above ground)	Per Application	Taxable	330.00	343.00	13.00	3.94%	Non Statutory
Swimming Pools fence only	Per Application	Taxable	330.00	343.00	13.00	3.94%	Non Statutory
Note: Fees may be reduced at the discretion of the Municipal Building Surveyor.							
Miscellaneous							
Building Permit - Amendment - Simple	Per Application	Taxable	220.00	230.00	10.00	4.55%	Non Statutory
Building Permit - Amendment - Major		Taxable	440.00	460.00	20.00	4.55%	Non Statutory
Building Permit - Extension of Time		Taxable	165.00	172.00	7.00	4.24%	Non Statutory
Building Permit - 2nd extension of time		Taxable	330.00	343.00	13.00	3.94%	Non Statutory
Building Permit - 3rd extension of time		Taxable	660.00	685.00	25.00	3.79%	Non Statutory
Travel Outside Primary Service Area - Additional Charge may be applied		Taxable	P.O.A.	P.O.A.	-	-	Non Statutory
Private Building Surveyor Inspection fees							
Within 25km of Beechworth/Yackandandah		Taxable	440.00	457.00	17.00	3.86%	Non Statutory
Over 25km less than 1 hour travel		Taxable	525.80	545.00	19.20	3.65%	Non Statutory
Over 1 hour travel		Taxable	605.00	628.00	23.00	3.80%	Non Statutory
Title Search/Retrieval					-		
Certificate of Title search	Per Title	Taxable	66.00	69.00	3.00	4.55%	Non Statutory
Records Search - Provision of Permits/Insurance under 10 years old		Taxable	66.00	102.00	36.00	54.55%	Non Statutory
Records Search - Archive Retrieval (additional charge for large copies)		Taxable	132.00	169.00	37.00	28.03%	Non Statutory
Commercial Works							
> $0 to $100,000 {cost x 0.0125 +240 + GST} Min $950		Taxable	As per formula	As per formula	-	-	Non Statutory
> $100,000 to $499,000 {cost x 0.003 + $1340 + GST}		Taxable	As per formula	As per formula	-	-	Non Statutory
> $500,000 and over {cost x 0.0016 + $2290 + GST}		Taxable	As per formula	As per formula	-	-	Non Statutory
Services							
Non mandatory & additional reinspection's		Taxable	351.45	365.00	13.55	3.86%	Non Statutory
Requested Pool Compliance Inspection - "Maximum two inspections " (includes Report)		Taxable	508.65	340.00	- 168.65	-33.16%	Non Statutory
Occupancy Permits		Taxable	773.10	802.00	28.90	3.74%	Non Statutory
POPE (Place of Public Entertainment) Permits - Small event		Taxable	539.10	560.00	20.90	3.88%	Non Statutory
POPE (Place of Public Entertainment) Permits - 5000 -10000 people		Taxable	953.70	989.00	35.30	3.70%	Non Statutory
POPE (Place of Public Entertainment) Permits - 10000 + people		Taxable	1,791.45	1,858.00	66.55	3.71%	Non Statutory
Building Compliance					-		
Building compliance fee (200% of applicable fee (min $750)		Taxable	As per formula	As per formula	-	-	Non Statutory
Building Fees							
Building Permit - Lodgement of documents by Building Surveyor (Regulation 45)	8.23	Non - Taxable	138.35	138.35	-	0.00%	Statutory
Building Permit Application - Consideration by a reporting authority for the demolition of a building referred under section 29A of the Act	5.75	Non - Taxable	96.65	96.65	-	0.00%	Statutory
Building Permit Application - Consideration by a Council of an application referred under regulation 132(1) or 134(2)	19.61	Non - Taxable	329.65	329.65	-	0.00%	Statutory
Building Permit Application - Consideration by Council of an application referred under regulation 116(4).	19.9	Non - Taxable	334.50	334.50	-	0.00%	Statutory
Building Permit Application - Consideration by Council of an application referred under regulation 133(2)	9.77	Non - Taxable	164.30	164.30	-	0.00%	Statutory
Building Levy Permits > $10,000 (0.128% of the value of works)		Non - Taxable	As per formula	As per formula	-		Statutory
Report and Consent - Consideration by Council of building permit application referred under Part 5, 6 or 10	27.45	Non - Taxable	461.45	461.45	-	0.00%	Statutory
Requests for Building Information (Regulation 52)	3.19	Non - Taxable	53.60	53.60	-	0.00%	Statutory
Swimming Pools					-		
Application for Registration	2.15	Non - Taxable	36.15	36.15	-	0.00%	Statutory
Information Search Fee	3.19	Non - Taxable	53.60	53.60	-	0.00%	Statutory
Lodgement of Certificate of pool barrier compliance	1.38	Non - Taxable	23.20	23.20	-	0.00%	Statutory
Lodgement of Certificate of pool barrier non compliance	26	Non - Taxable	437.10	437.10	-	0.00%	Statutory

Description of Fees and Charges	Unit(s)	GST Status	2025/26 Fee Inc GST $	2026/27 Fee Inc GST $	Fee Increase / (Decrease) $	Fee Increase / (Decrease) %	Basis of Fee
Environmental Health Services							
Annual Food Registration (Calendar Year)							
- Indigo Shire Non Statutory Municipal Area							
Class 1							
Annual Registration - Businesses selling food to vulnerable groups e.g. Hospitals		Non - Taxable	696.50	723.00	26.50	3.80%	Non Statutory
Class 2							
Large Manufacturers (> 500 Staff)		Non - Taxable	1,140.90	1,184.00	43.10	3.78%	Non Statutory
Handling of unpackaged, potentially hazardous food - includes restaurants, pubs, cafes, delicatessens, and most manufacturers.		Non - Taxable	649.00	673.00	24.00	3.70%	Non Statutory
Class 3				0.00	-		
Annual Registration - Selling of lower risk food / pre-prepacked higher risk food		Non - Taxable	326.50	339.00	12.50	3.83%	Non Statutory
Annual registration of a small scale/occasional food premises (e.g. part time home based, winery [with no food, no export, volume?, low risk & small scale manufacturing, before and after school care (not school run) - 50%		Non - Taxable	206.00	214.00	8.00	3.88%	Non Statutory
Class 3A				0.00	-		
Annual Registration - Ready-to-eat meals provided with accommodation - or - Home occupations doing 'hot-fill' products (e.g. jam & condiments)		Non - Taxable	318.60	331.00	12.40	3.89%	Non Statutory
Class 4							
Businesses selling low risk packaged foods - or - Alcohol and low risk drinks			No charge	No charge	-	-	Non Statutory
Temporary & Mobile Food Premises - Annual Registration							
Class 2		Non - Taxable	335.50	348.00	12.50	3.73%	Non Statutory
Class 3 and 3A		Non - Taxable	156.90	163.00	6.10	3.89%	Non Statutory
Community Groups or Class 4 Notifications		-	No charge	No charge	-	-	Non Statutory
*****If you are registering more than one temporary or mobile food business fees are charged at 50 percent for 2nd and subsequent premises***							
New Premises Fee - Indigo Shire fee		Non - Taxable	Annual registration fee + 50%	Annual registration fee + 50%	-	-	Non Statutory
Food Sampling Fee - Cost of Retesting		Non - Taxable	154.50	160.00	5.50	3.56%	Non Statutory
Pro-Rata Annual Food Registration - All Classes							
Registration Fee after July 1 - 50% of applicable annual fee		Non - Taxable	60% of applicable annual fee	60% of applicable annual fee	-	-	Non Statutory
Prescribed Accommodation and Health Fees							
Transfer Fee - Hair, Beauty and Prescribed Accommodation only.		Non - Taxable	50% of annual fee	50% of annual fee	-	-	Non Statutory
Late fee (registration not received by the 1 March)		Non - Taxable	50% of annual fee	50% of annual fee	-	-	Non Statutory
Annual Registration - Prescribed Accommodation		Non - Taxable	363.00	377.00	14.00	3.86%	Non Statutory
Health Premises, Beauty Parlor Tattooist - Annual Registration		Non - Taxable	178.90	186.00	7.10	3.97%	Non Statutory
Hairdressing Only - One-off Registration Fee		Non - Taxable	178.90	186.00	7.10	3.97%	Non Statutory
Aquatic Facilities - Category 1 (3-year registration - registration expires 31/12/2027)							
Annual Registration		Taxable	206.00	214.00	8.00	3.88%	Non Statutory
Registration Transfer		Taxable	50% of annual fee	50% of annual fee	-	-	Non Statutory
Microbiological Water Sampling - Request for Test and Re-test		Taxable	154.50	161.00	6.50	4.21%	Non Statutory
Caravan Parks					-		
Registration Fee - dependent on number of sites - max. 1095 fee units		Non - Taxable	As per formula	As per formula	-	-	Statutory
Registration Transfer Fee	5	Non - Taxable	84.00	84.00	-	0.00%	Statutory
Transfer Inspection Fee - 50% of Registration Fee		Taxable	50% of registration fee	50% of registration fee	-	-	Non Statutory
Septic Tanks							
Permit Fee - Construct, install or alter - *(Includes 2 inspections, 3rd inspection incurs a re-inspection fee)*	48.88	Non - Taxable	821.70	821.70	-	0.00%	Statutory
Minor Alteration Fee	37.25	Non - Taxable	626.20	626.20	-	0.00%	Statutory
Amend a permit (Reg 198)	10.38	Non - Taxable	174.50	174.50	-	0.00%	Statutory
Renew a permit	8.31	Non - Taxable	139.70	139.70	-	0.00%	Statutory
Re-Inspection Fee		Taxable	158.75	165.00	6.25	3.94%	Non-Statutory
Transfer a permit	9.93	Non - Taxable	166.95	166.95	-	0.00%	Statutory
Review application for exemption (Reg 199) - *Variable Fee: Fee units min 14.67 /max 61.41*		Non - Taxable	As per formula	As per formula	-	-	Statutory
Report & Consent - Consideration of a building permit application referred under Regulation 132(1)	19.61	Non - Taxable	329.65	329.65	-	0.00%	Statutory
Commercial Installations - *Variable fee dependant on complexity: Fee Units min 14.67/max 61.41*		Non - Taxable	As per formula	As per formula	-	-	Statutory

Description of Fees and Charges	Unit(s)	GST Status	2025/26 Fee Inc GST $	2026/27 Fee Inc GST $	Fee Increase / (Decrease) $	Fee Increase / (Decrease) %	Basis of Fee
Environmental Health Services (continued)							
Alpine Resort Areas							
Class 1							
Businesses selling food to vulnerable groups e.g.. Hospitals, Childcare		Non - Taxable	762.00	790.00	28.00	3.67%	Non Statutory
Class 2							
Businesses selling unpacked potentially hazardous foods		Non - Taxable	757.00	785.00	28.00	3.70%	Non Statutory
Class 3							
Businesses selling lower risk food - or - prepackaged higher risk food		Non - Taxable	445.60	462.00	16.40	3.68%	Non Statutory
Private Members Only Lodge providing Breakfast or Storing High Risk Food		Non - Taxable	214.90	223.00	8.10	3.77%	Non Statutory
Class 3A							
Ready-to-eat meals provided with accommodation - or - Home occupations doing 'hot-fill' products (e.g. jam & condiments)		Non - Taxable	318.60	331.00	12.40	3.89%	Non Statutory
Class 4							
Businesses selling low-risk packaged foods only - or - alcohol and low risk drinks		Non - Taxable	Free - per legislation	Free - per legislation	-	-	Statutory
Prescribed Accommodation and Health Fees							
Up to 20 persons accommodated		Non - Taxable	422.30	438.00	15.70	3.72%	Non Statutory
21 to 40 persons accommodated		Non - Taxable	548.50	569.00	20.50	3.74%	Non Statutory
41 to 60 persons accommodated		Non - Taxable	620.20	644.00	23.80	3.84%	Non Statutory
61 or more persons accommodated		Non - Taxable	700.00	726.00	26.00	3.71%	Non Statutory
Non Commercial Accommodation (includes Members Only/Members & Guest Lodges)		Non - Taxable	238.20	247.00	8.80	3.69%	Non Statutory
Health Premises, Beauty Parlor Tattooist (Annual fee)		Non - Taxable	203.80	212.00	8.20	4.02%	Non Statutory
Hairdressing Only - Ongoing after Initial Registration		Non - Taxable	203.80	212.00	8.20	4.02%	Non Statutory
Other Fees							
New Premises Fee (Alpine Resort area)			Annual Registration Fee + 50%	Annual Registration Fee + 50%	-	-	Non Statutory
Fast Track Fee - Application or inspection		Non -Taxable	257.50	270.00	12.50	4.85%	Non Statutory
Urgent Transfer inspection (required within 2 business days)		Non -Taxable	634.00	658.00	24.00	3.79%	Non Statutory
Transfer Fee - or - Pre-purchase Inspections - all registered premises		Non -Taxable	321.20	333.00	11.80	3.67%	Non Statutory
Food premises - specific inspection request		Non -Taxable	279.50	290.00	10.50	3.76%	Non Statutory
Additional inspections after 2 non-compliance inspections		Non-Taxable	283.30	295.00	11.70	4.13%	Non Statutory
Camping Permit Fee (per Local Law #2)							
Camping Permit fee. - 6 month period only.		Non -Taxable	671.20	696.00	24.80	3.69%	Non Statutory
Museums and Historical Sites							
ADMISSION CHARGES							
Individual - Museum							
Adult		Taxable	8.00	8.00	-	0.00%	Non-Statutory
Children		Taxable	6.00	6.00	-	0.00%	Non-Statutory
Concession		Taxable	6.00	6.00	-	0.00%	Non-Statutory
Family (Up to 2 adults & 3 children)		Taxable	21.00	21.00	-	0.00%	Non-Statutory
Individual - Walking Tours							
Adult		Taxable	10.00	10.00	-	0.00%	Non-Statutory
Children		Taxable	8.00	8.00	-	0.00%	Non-Statutory
Concession		Taxable	8.00	8.00	-	0.00%	Non-Statutory
Family (Up to 2 adults & 3 children)		Taxable	27.00	27.00	-	0.00%	Non-Statutory
Individual - Courthouse Kelly Trials Experience (New for 23/24)							
Adult		Taxable	15.00	15.00	-	0.00%	Non-Statutory
Children		Taxable	12.00	12.00	-	0.00%	Non-Statutory
Concession		Taxable	12.00	12.00	-	0.00%	Non-Statutory
Family (Up to 2 adults & 3 children)		Taxable	40.00	40.00	-	0.00%	Non-Statutory
Combo - Courthouse and Museum							
Adult		Taxable	21.50	21.50	-	0.00%	Non-Statutory
Children		Taxable	16.50	16.50	-	0.00%	Non-Statutory
Concession		Taxable	16.50	16.50	-	0.00%	Non-Statutory
Family (Up to 2 adults & 3 children)		Taxable	58.00	58.00	-	0.00%	Non-Statutory
Group Bookings (Min 15 people)							
Guided Walking Tour		Taxable	7.00	7.00	-	0.00%	Non-Statutory
Burke Museum Entry		Taxable	5.00	5.00	-	0.00%	Non-Statutory
Courthouse Kelly Trials Experience		Taxable	10.00	10.00	-	0.00%	Non-Statutory
Education Session		Taxable	7.00	7.00	-	0.00%	Non-Statutory
Precinct Pass School Group (Guided Walking Tour, Education Session & Courthouse Kelly Trial Experience)		Taxable	20.00	20.00	-	0.00%	Non-Statutory
Precinct Pass General Group (Guided Walking Tour, Burke Museum Entry & Courthouse Kelly Trial Experience)		Taxable	20.00	20.00	-	0.00%	Non-Statutory
OTHER PRECINCT SERVICES							
Microfilm use & research at the Museum (patron conducts own research)		Taxable	No charge	No charge	-	-	Non-Statutory
Research conducted by Museum Staff (per hr)		Taxable	50.00	50.00	-	0.00%	Non-Statutory
Reproduction Fees							
Image Reproduction - Non Commercial			No charge	No charge	-	-	Non-Statutory
Image Reproduction - Commercial			55.00	55.00	-	0.00%	

Description of Fees and Charges	Unit(s)	GST Status	2025/26 Fee Inc GST $	2026/27 Fee Inc GST $	Fee Increase / (Decrease) $	Fee Increase / (Decrease) %	Basis of Fee
Museums and Historical Sites (continued)							
VENUE HIRE							
Beechworth Town Hall							
Note: *Charges maybe reduced or waived for charitable/not-for-profit use of the hall for meetings lass than 3 hours - please contact Council for eligibility details*							
Standard Booking pricing							
Hourly day rate (9am to 5pm)		Taxable	45.00	46.00	1.00	2.22%	Non-Statutory
Combined Evening & Day (24 hours)		Taxable	300.00	310.00	10.00	3.33%	Non-Statutory
Beechworth Community 'Not For Profit' pricing							
Hourly day rate (9am to 5pm)		Taxable	22.50	23.00	0.50	2.22%	Non-Statutory
Combined Evening & Day (24 hours)		Taxable	150.00	155.00	5.00	3.33%	Non-Statutory
Burke Museum							
Combined venue hire & "Street of Shops" (Avail 5pm-10pm)		Taxable	750.00	800.00	50.00	6.67%	Non-Statutory
Beechworth Courthouse							
Night Rate per hour (Avail 5pm-10pm)		Taxable	1,000.00	1,100.00	100.00	10.00%	Non-Statutory
Police Paddocks							
Note: *All permits must be obtained by Hirer and submitted with forms*							
Note: *Special rules apply to deposits - if the deposit is refunded no GST is payable, however if a deposit is forfeited GST becomes applicable*							
Day Rate (8am to 5pm)		Taxable	300.00	310.00	10.00	3.33%	Non- Statutory
Bond - all buildings/grounds attract a bond		Non - Taxable	750.00	750.00	-	0.00%	Non-Statutory
Day/Night (24 hours)		Taxable	450.00	467.00	17.00	3.78%	Non-Statutory
Events							
Event Bins - Collection		Taxable	9.55	9.90	0.35	3.66%	Non-Statutory
Bike Hire (Rutherglen VIC)							
Half Day (4 hours)							
> Single		Taxable	30.00	30.00	-	0.00%	Non-Statutory
>Tandem		Taxable	50.00	50.00	-	0.00%	Non-Statutory
Full Day (9 - 5pm)							
> Single		Taxable	40.00	40.00	-	0.00%	Non-Statutory
>Tandem		Taxable	65.00	65.00	-	0.00%	Non-Statutory
Additional Days							
> Single ($35 per day)		Taxable	35.00	35.00	-	0.00%	Non-Statutory
>Tandem ($50 per day)		Taxable	50.00	60.00	10.00	20.00%	Non-Statutory
Child Carrier or Tag-along Bike							
> Full Day		Taxable	20.00	20.00	-	0.00%	Non-Statutory
> Extra Day		Taxable	15.00	15.00	-	0.00%	Non-Statutory
Swimming Pools							
Casual							
Child under 10 years - supervised (per entry)		Taxable	3.00	3.10	0.10	3.33%	Non-Statutory
Adult (per entry)		Taxable	5.50	5.70	0.20	3.64%	Non-Statutory
Spectator		Taxable	-	0.00			Non-Statutory
Concession /Student		Taxable	5.00	5.20	0.20	4.00%	Non-Statutory
Family		Taxable	20.00	20.80	0.80	4.00%	Non-Statutory
Season Tickets							
Child under 10 years - supervised		Taxable	100.00	104.00	4.00	4.00%	Non-Statutory
Adult		Taxable	135.00	140.00	5.00	3.70%	Non-Statutory
Family		Taxable	235.00	244.00	9.00	3.83%	Non-Statutory
Concession / Student		Taxable	101.00	104.00	3.00	2.97%	Non-Statutory
Concession family		Taxable	175.00	182.00	7.00	4.00%	Non-Statutory
**Family pass is 2 adults and up to the number of children listed on the Medicare card*							
Out of Hours Bookings - Lifeguard Fee (includes 2 lifeguards)		Taxable	New	122.20	-	-	Non-Statutory
School Usage							
Lifeguard fee (per hour, per lifeguard)		Taxable	New	55.00	-	-	Non-statutory
School provided swim teacher		Taxable	No Charge	No Charge	-	-	Non-statutory
Swim Teacher Hire, Per Hour			New	55.00	-	-	Non-statutory
Students (each)		Taxable	3.80	2.50	- 1.30	#########	Non-statutory
**Annual membership does not cover student entry for school bookings*							
Community Usage							
Lifeguard fee (per hour, per lifeguard)			53.00	55.00	2.00	3.77%	Non-statutory
Entry			No charge	No charge	-	-	Non-statutory
**Minimum 2 life guards required*							
Swimming Club Usage							
Lifeguard fee (per hour, per lifeguard)			53.00	55.00	2.00	3.77%	Non-statutory
Swimming Pennants (per entry)			2.50	2.60	0.10	4.00%	Non-statutory
**Minimum 2 lifeguards required*							

Description of Fees and Charges	Unit(s)	GST Status	2025/26 Fee Inc GST $	2026/27 Fee Inc GST $	Fee Increase / (Decrease) $	Fee Increase / (Decrease) %	Basis of Fee
Customer experience and administration							
Yackandandah Senior Citizens Centre							
> Half Day		Taxable	71.30	74.00	2.70	3.79%	Non-statutory
> Full Day		Taxable	129.40	134.00	4.60	3.55%	Non-statutory
> Weekend (same as weekdays)					-		
Meetings		Taxable	25.20	26.00	0.80	3.17%	Non-statutory
Deposit		Taxable	111.70	115.00	3.30	2.95%	Non-statutory
Rutherglen Youth Centre							
Day Rate		Taxable	66.70	69.00	2.30	3.45%	Non-statutory
Half Day		Taxable	32.80	34.50	1.70	5.18%	Non-statutory
Casual Hire (under 4 hours)		Taxable	26.70	28.00	1.30	4.87%	Non-statutory
Casual Hire Premium		Taxable	32.80	34.00	1.20	3.66%	Non-statutory
Bond		Non - Taxable	111.10	115.00	3.90	3.51%	Non-statutory
Per term (based on discussions)		Taxable	292.30	304.00	11.70	4.00%	Non-statutory
HALL & ROOM HIRE CHARGES							
Rutherglen Memorial Hall - Main Hall, Supper Room & Kitchen							
Per Day		Taxable	446.60	463.00	16.40	3.67%	Non-statutory
Upstairs Stalls in Main Hall		Taxable	151.40	157.00	5.60	3.70%	Non-statutory
Decorating only day		Taxable	30.70	32.00	1.30	4.23%	Non-statutory
Rehearsals							
Stage per day		Taxable	105.30	110.00	4.70	4.46%	Non-statutory
Main Hall Only							
Per Day		Taxable	328.00	340.00	12.00	3.66%	Non-statutory
Supper Room Only							
Per Day		Taxable	172.50	179.00	6.50	3.77%	Non-statutory
Supper Room & Kitchen							
Per Day		Taxable	289.50	300.00	10.50	3.63%	Non-statutory
Kitchen Only							
Per Day		Taxable	99.40	103.00	3.60	3.62%	Non-statutory
Rutherglen Memorial Hall - Main Hall, Supper Room & Kitchen							
***Discount for Consecutive Days (Room Hire Only)**							
10% discount for hire on 2 consecutive days							
20% discount for hire on 3 consecutive days							
30% discount for hire on 4 consecutive days							
50% discount for hire on 5-7 consecutive days							
***Discount only applies if cleaning is not required during the consecutive days hiring**							
Refundable Hall Security Deposits							
Key (Bond) deposit - per key		Non - Taxable	41.20	40.00	-1.20	-2.91%	Non-statutory
Damage/security deposit for Main Hall/Kitchen		Non - Taxable	450.00	450.00	-	0.00%	Non-statutory
Damage/security deposit for Supper Room only		Non - Taxable	262.50	275.00	12.50	4.76%	Non-statutory
Rutherglen Rural Transaction Centre							
Old Council Chamber (Upstairs) - Per Day		Taxable	103.70	108.00	4.30	4.15%	Non-statutory
President's Room (Upstairs) - Per Day		Taxable	47.10	49.00	1.90	4.03%	Non-statutory
Back Office (Downstairs) - Per Day		Taxable	103.70	108.00	4.30	4.15%	Non-statutory
Yeddonba Meeting Room (@ Chiltern Office & Library)							
Per Day		Taxable	New	106.00	-	-	Non-statutory
Per Half Day		Taxable	New	53.00	-	-	Non-statutory
Per Two Hours		Taxable	New	26.50	-	-	Non-statutory
PHOTOCOPYING							
B&W A4 size - per copy		Taxable	0.20	0.20	-	0.00%	Non-statutory
B&W A3 size - per copy		Taxable	0.40	0.40	-	0.00%	Non-statutory
Colour A4 size - per copy		Taxable	0.80	0.80	-	0.00%	Non-statutory
Colour A3 size - per copy		Taxable	1.20	1.20	-	0.00%	Non-statutory

Description of Fees and Charges	Unit(s)	GST Status	2025/26 Fee Inc GST $	2026/27 Fee Inc GST $	Fee Increase / (Decrease) $	Fee Increase / (Decrease) %	Basis of Fee
Carlyle Cemetery							
Administration Fees							
Search of Cemetery Records - Per 30 Minutes - Extra Time at Officer Discretion		Taxable	45.00	45.00	-	0.00%	Statutory
Interment administration		Taxable	295.00	295.00	-	0.00%	Statutory
Interment Administration - Out of Standard Hours - Saturday		Taxable	430.00	430.00	-	0.00%	Statutory
Interment Administration - Out of Standard Hours - Sunday and Public Holiday		Taxable	Contract Price + 25%	Contract Price + 25%			Statutory
Grave testing		Taxable	230.00	230.00	-	0.00%	Statutory
Right of Interment Fees							
Right of Interment Bodily Remains - At Need - Adult - Lawn		Non - Taxable	1,205.00	1,205.00	-	0.00%	Statutory
Right of Interment Bodily Remains - At Need - Adult - Monumental		Non - Taxable	1,205.00	1,205.00	-	0.00%	Statutory
Right of Interment Bodily Remains - At Need - Child - Lawn		Non - Taxable	1,205.00	1,205.00	-	0.00%	Statutory
Right of Interment Bodily Remains - At Need - Child - Monumental		Non - Taxable	1,205.00	1,205.00	-	0.00%	Statutory
Right of Interment Cremated Remains - At Need - Garden - Perpetual		Non - Taxable	1,205.00	1,205.00	-	0.00%	Statutory
Right of Interment Cremated Remains - At Need - Lawn - Perpetual		Non - Taxable	1,205.00	1,205.00	-	0.00%	Statutory
Right of Interment Cremated Remains - At Need - Monumental - Perpetual		Non - Taxable	1,205.00	1,205.00	-	0.00%	Statutory
Right of Interment Cremated Remains - At Need - Niche Wall - Perpetual		Non - Taxable	500.00	500.00	-	0.00%	Statutory
Right of Interment Cremated Remains - Pre Need - Niche Wall - Perpetual		Non - Taxable	500.00	500.00	-	0.00%	Statutory
Right of Interment Surrender - Administration (DH sliding scale for maintenance is also applied to refund)		Non - Taxable	No Charge	No Charge	-	-	Statutory
Interment Services Fees							
Exhumation of cremated remains		Taxable	Contract Price + 25%	Contract Price + 25%	-	-	Statutory
Exhumation of bodily remains		Taxable	Contract Price + 25%	Contract Price + 25%	-	-	Statutory
Interment of Bodily Remains - Adult - First Interment - Double Depth		Taxable	1,530.00	1,572.00	42.00	2.75%	Statutory
Interment of Bodily Remains - Adult - Second Interment - Single Depth		Taxable	1,385.00	1,423.10	38.10	2.75%	Statutory
Interment of Bodily Remains - Child - First Interment - Double Depth		Taxable	Contract Price + 25%	Contract Price + 25%	-	-	Statutory
Interment of Bodily Remains - Child - Second Interment - Single Depth		Taxable	Contract Price + 25%	Contract Price + 25%	-	-	Statutory
Interment of Cremated Remains in a Grave - Lawn and Monumental		Taxable	615.00	632.00	17.00	2.76%	Statutory
Interment of Cremated Remains - Garden		Taxable	495.00	508.70	13.70	2.77%	Statutory
Interment of Cremated Remains - Niche Wall		Taxable	155.00	159.30	4.30	2.77%	Statutory
Interment of Cremated Remains - Officer Attendance		Taxable	Contract Price + 25%	Contract Price + 25%	-	-	Statutory
Interment of Cremated Remains - Scattering		Taxable	Contract Price + 25%	Contract Price + 25%	-	-	Statutory
Interment Services - Stillborn Remains		Taxable	Cost Price	Cost Price	-	-	Statutory
Interment Services - Lift and Reposition - Lawn and Monumental		Taxable	Contract Price + 25%	Contract Price + 25%	-	-	Statutory
Interment Services - Oversized Grave		Taxable	290.00	298.00	8.00	2.76%	Statutory
Interment Services - Reopening Grave - Without Cover		Taxable	1,385.00	1,424.00	39.00	2.82%	Statutory
Interment Services - Removal and Replacement of Ledger		Taxable	310.00	318.60	8.60	2.77%	Statutory
Memorial Permit Fees							
Permit Fees Certification - Completion of Memorial - Contract price + 25%		Taxable	Contract Price + 25%	Contract Price + 25%	-	-	Statutory
Permit Fees Certification - Inspection of Memorial - Contract price + 25%		Taxable	Contract Price + 25%	Contract Price + 25%	-	-	Statutory
Installation of a Bronze Panel to Cremation Memorial by External Supplier - Niche Wall		Taxable	105.00	107.90	2.90	2.76%	Statutory
Installation of a New Monument - Without Existing Foundation - Monumental		Taxable	105.00	107.90	2.90	2.76%	Statutory
Installation of a New Monument - With Existing Foundation - Lawn		Taxable	105.00	107.90	2.90	2.76%	Statutory
Renovation of Existing Monument - Additional Inscription - All Areas		Taxable	44.00	45.20	1.20	2.73%	Statutory
** Indirect Costs are included in the above fees*							
***'Indirect Costs' Definition**							
Contribution to costs associated with insurances, depreciation, repairs, utilities, supplies and advertising.			5% overheads	5% overheads	-	-	Statutory
Contribution to the costs of operating and managing the public cemetery and the need to provide for maintenance such as roads, paths, gardens, fences, buildings, water, security, park establishment and replacement of the public cemetery in perpetuity.			10% Perpetual Maintenance	10% Perpetual Maintenance	-	-	Statutory
Corporate Services - People and Governance							
CORPORATE ADMINISTRATION							
Land information Certificate (Legislated)	1.82	Non - Taxable	30.60	30.60	-	0.00%	Statutory
FOI Request (Legislated)	1.5	Non - Taxable	32.70	32.70	-	0.00%	Statutory
Community Liability Pack application (Casual hirers public liability insurance)		Taxable	41.30	43.00	1.70	4.12%	Non-Statutory
DEBT COLLECTION							
Location/ Search Fee		Non - Taxable	At Cost	At Cost	-	-	Statutory
Filing / Listing Fee		Non - Taxable	At Cost	At Cost	-	-	Statutory
Caveat Fee		Non - Taxable	At Cost	At Cost	-	-	Statutory
Beneficiary Search		Non - Taxable	At Cost	At Cost	-	-	Statutory
Early Intervention		Non - Taxable	At Cost	At Cost	-	-	Statutory

Description of Fees and Charges	Unit(s)	GST Status	2025/26 Fee Inc GST $	2026/27 Fee Inc GST $	Fee Increase / (Decrease) $	Fee Increase / (Decrease) %	Basis of Fee
Local Laws and Animals							
ANIMAL REGISTRATION - *fees apply from April 1 2025 to March 31, 2026 - 50% fees apply to new registrations from 1 October 2025*							
Registration fees - Dogs/Cats							
Unsterilised animal dog (NB $9.00 levy to Gov't)		Non - Taxable	114.00	132.00	18.00	15.79%	Non Statutory
Unsterilised animal cat (NB $9.00 levy to Gov't)		Non - Taxable	114.00	132.00	18.00	15.79%	Non Statutory
Sterilised dog or reduced fee (must be 1/3 of full fee)		Non - Taxable	38.00	44.00	6.00	15.79%	Non Statutory
Sterilised cat or reduced fee (must be 1/3 of full fee)		Non - Taxable	38.00	44.00	6.00	15.79%	Non Statutory
Pensioner concession unsterilised dog		Non - Taxable	57.00	66.00	9.00	15.79%	Non Statutory
Pensioner concession unsterilised cat		Non - Taxable	57.00	66.00	9.00	15.79%	Non Statutory
Pensioner concession / reduced fee sterilised dog		Non - Taxable	19.00	22.00	3.00	15.79%	Non Statutory
Pensioner concession / reduced fee sterilised cat		Non - Taxable	19.00	22.00	3.00	15.79%	Non Statutory
Animal Business Registration (NB $20 levy to State Gov't) **2025/26 fee applies from 1 April 2026		Non - Taxable	325.30	338.00	12.70	3.70%	Non Statutory
Lifetime tag		Non - Taxable	18.55	20.00	1.45	7.82%	Non Statutory
POUND FEES							
Release Fees							
Dogs		Non - Taxable	185.00	192.00	7.00	3.78%	Non Statutory
Cats		Non - Taxable	185.00	192.00	7.00	3.78%	Non Statutory
Sheep, pigs and goats		Non - Taxable	185.00	192.00	7.00	3.78%	Non Statutory
Horses, cattle, deer, alpacas and camels (or similar livestock)		Non - Taxable	185.00	192.00	7.00	3.78%	Non Statutory
Birds/Poultry		Non - Taxable	185.00	192.00	7.00	3.78%	Non Statutory
**Daily Pen Fees charged by Albury Animal Management Centre (Pound) are set by Albury City Council*							
Sustenance fees							
Dogs - per day (pound charges - set by Albury City Council)		Taxable	40.00	41.50	1.50	3.75%	Non Statutory
Cats - per day (pound charges - set by Albury City Council)		Taxable	25.00	26.00	1.00	4.00%	Non Statutory
Sheep, pigs and goats - per day		Taxable	6.35	7.00	0.65	10.24%	Non Statutory
Horses, cattle, deer, alpacas & camels - per day		Taxable	14.25	15.00	0.75	5.26%	Non Statutory
**Transport fees recovered at cost plus 50% plus labour and attendance (livestock impounds only)*							
Impound fees							
Shopping trolley		Taxable	144.15	150.00	5.85	4.06%	Non Statutory
Toy vehicle (e.g. skateboard, scooter)		Taxable	76.90	80.00	3.10	4.03%	Non Statutory
Impounded/Unregistered/Derelict/Abandoned vehicles		Taxable	699.00	725.00	26.00	3.72%	Non Statutory
Impounded signs		Taxable	144.10	150.00	5.90	4.09%	Non Statutory
Plus per day (all items)		Taxable	30.35	32.00	1.65	5.44%	Non Statutory
**Transport fees recovered at cost plus 50% plus labour and attendance*							
LOCAL LAW PERMIT FEES							
Local Law No. 1 (Streets & Roads Law)							
Advertising signs (per annum)		Non - Taxable	129.60	135.00	5.40	4.17%	Non Statutory
Artistic Activity - Busking (6 months)		Non - Taxable	49.35	51.00	1.65	3.34%	Non Statutory
Artistic Activity - Busking (per annum)		Non - Taxable	98.40	102.00	3.60	3.66%	Non Statutory
Bulk rubbish containers and portable toilet system (per month)		Taxable	62.00	65.00	3.00	4.84%	Non Statutory
Bulk rubbish containers and portable toilet system (per annum)		Taxable	307.00	320.00	13.00	4.23%	Non Statutory
Charitable collection bin (per annum)		Non - Taxable	7.60	7.90	0.30	3.95%	Non Statutory
Display of goods for sale (per annum)		Non - Taxable	129.60	135.00	5.40	4.17%	Non Statutory
Horse drawn vehicle for hire (per annum)		Taxable	280.20	291.00	10.80	3.85%	Non Statutory
Outdoor eating facility (p.a)		Non - Taxable	280.50	291.00	10.50	3.74%	Non Statutory
Parking heavy vehicle in residential area (p.a.)		Non - Taxable	280.50	291.00	10.50	3.74%	Non Statutory
Roadside trading (per month)		Non - Taxable	74.40	77.00	2.60	3.49%	Non Statutory
Roadside trading (per annum)		Non - Taxable	280.50	291.00	10.50	3.74%	Non Statutory
Street collections (each) - Charitable collections or raffles		Non - Taxable	No charge	No charge	-	-	Non Statutory
Street collections (pa) - Charitable collections or raffles		Non - Taxable	No charge	No charge	-	-	Non Statutory
Street Stalls - Information Tables or Not for Profit organisations		Non - Taxable	No charge	No charge	-	-	Non Statutory
Local Law No. 2 (Amenity)							
Use of the municipal reserve		Non - Taxable	129.00	291.00	162.00	125.58%	Non Statutory
Burn off in the open air' permit (in township area)		Non - Taxable	75.80	79.00	3.20	4.22%	Non Statutory
Keep more than 2 dogs or 4 cats (in township area)		Non - Taxable	53.10	55.00	1.90	3.58%	Non Statutory
Keeping more than 12 but less than 25 fowl (in township area)		Non - Taxable	75.80	79.00	3.20	4.22%	Non Statutory
Permit to keep a horse (in township area)		Non - Taxable	53.10	55.00	1.90	3.58%	Non Statutory
Permit to consume liquor on road (pa)		Non - Taxable	129.00	134.00	5.00	3.88%	Non Statutory
Use of a municipal reserve		Non - Taxable	129.00	134.00	5.00	3.88%	Non Statutory
Local Law No. 4 (Livestock Control)							
Droving of Livestock							
Fee for application (non refundable)		Taxable	231.30	240.00	8.70	3.76%	Non Statutory
Bond - Minimum bond of $1000.00 and maximum of $2000.00		Non - Taxable	1,096.50	1,150.00	53.50	4.88%	Non Statutory
Daily Fee Cattle		Taxable	0.60	0.60	-	0.00%	Non Statutory
Daily fee Sheep		Taxable	0.60	0.60	-	0.00%	Non Statutory
Daily fee Other livestock		Taxable	0.60	0.60	-	0.00%	Non Statutory
Grazing of Livestock							
Fee for each application (non refundable)		Taxable	127.00	132.00	5.00	3.94%	Non Statutory
*Permanent Stock Crossing		Taxable	62.15	65.00	2.85	4.59%	Non Statutory
Covered by the Road Management Act - may require 'Working within the road reserve' approval - Refer **vicroads.vic.gov.au*							

Description of Fees and Charges	Unit(s)	GST Status	2025/26 Fee Inc GST $	2026/27 Fee Inc GST $	Fee Increase / (Decrease) $	Fee Increase / (Decrease) %	Basis of Fee
Planning Services							
PLANNING PERMITS AND PLANNING							
Scheme amendments fees schedule (These fees do not attract GST)							
Approval or amendment of endorsed plans not requiring further inspection or referrals - Secondary Consent		Taxable	126.10	131.00	4.90	3.89%	Non-Statutory
APPLICATIONS FOR PERMITS UNDER SECTION 47 (REG. 9)							
Class							
1. Use only	89	Non - Taxable	1,496.10	1,496.10	-	0.00%	Statutory
To develop land or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of development included in the application is:							
2. ≤$10,000	13.5	Non - Taxable	226.95	226.95	-	0.00%	Statutory
3. > $10 000 & ≤ $100 000	42.5	Non - Taxable	714.45	714.45	-	0.00%	Statutory
4. > $100 000 & ≤ $500 000	87	Non - Taxable	1,462.50	1,462.50	-	0.00%	Statutory
5. > $500 000 & ≤ $1 000 000	94	Non - Taxable	1,580.15	1,580.15	-	0.00%	Statutory
6. > $1 000 000 & ≤ $2 000 000	101	Non - Taxable	1,697.80	1,697.80	-	0.00%	Statutory
VicSmart application							
7. VicSmart ≤ $10 000	13.5	Non - Taxable	226.95	226.95	-	0.00%	Statutory
8. VicSmart > $10 000	29	Non - Taxable	487.50	487.50	-	0.00%	Statutory
9. VicSmart to subdivide or consolidate land	13.5	Non - Taxable	226.95	226.95	-	0.00%	Statutory
To develop land (other than the above classes or an application to subdivide land) if the estimated cost of development included in the application is:							
10. VicSmart application (other than class 7, class 8 or class 9 permit)	13.5	Non - Taxable	226.95	226.95	-	0.00%	Statutory
11. ≤ $100 000	77.5		1,302.80	1,302.80	-	0.00%	Statutory
12. > $100 000 & ≤ $1 000 000	104.5	Non - Taxable	1,756.65	1,756.65	-	0.00%	Statutory
13. > $1 000 000 & ≤ $5 000 000 (includes dwellings over Class 6)	230.5	Non - Taxable	3,874.70	3,874.70	-	0.00%	Statutory
14. > $5 000 000 & ≤ $15 000 000 (includes dwellings over Class 6)	587.5	Non - Taxable	9,875.90	9,875.90	-	0.00%	Statutory
15. > $15 000 000 & ≤ $50 000 000 (includes dwellings over Class 6)	1732.5	Non - Taxable	29,123.35	29,123.35	-	0.00%	Statutory
16. > $50 000 000 (includes dwellings over Class 6)	3894	Non - Taxable	65,474.95	65,474.95	-	0.00%	Statutory
17. To subdivide an existing building	89	Non - Taxable	1,496.10	1,496.10	-	0.00%	Statutory
18. To subdivide land into two lots	89	Non - Taxable	1,496.10	1,496.10	-	0.00%	Statutory
19. To effect a realignment of a common boundary between lots or to consolidate two or	89	Non - Taxable	1,496.10	1,496.10	-	0.00%	Statutory
20. To subdivide land (other than the above classes **per 100 lots)**	89	Non - Taxable	1,496.10	1,496.10	-	0.00%	Statutory
21. To: a) create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or b) create or remove a right of way; or c) create, vary or remove an easement; or d) vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.	89	Non - Taxable	1,496.10	1,496.10	-	0.00%	Statutory
22. A permit not otherwise provided for in the regulation.	89	Non - Taxable	1,496.10	1,496.10	-	0.00%	Statutory
COMBINED PERMIT APPLICATIONS COMPOSITE FEE (REGULATION 10)							
The fee for an application for any combination matters set out in the table in Regulation 9 is the sum arrived at by adding the highest of the fees that would have applied if separate applications had been made plus 40% of each of the other fees which would have applied if separate applications had been made.			As per formula	As per formula	-	-	Statutory
FEES TO AMEND AN APPLICATION FOR A PERMIT OR AN APPLICATION TO AMEND A PERMIT AFTER NOTICE HAS BEEN GIVEN (REGULATION 12)							
a) Under section 57A(3)(a) of the Act the fee to amend an application for a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at regulation 9 b) Under section 57A(3)(a) of the Act the fee to amend an application to amend a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at regulation 11 and any additional fee under c) below c) If an application to amend an application for a permit or amend an application to amend a permit has the effect of changing the class of that permit to a new class, having a higher application fee set out in the Table to regulation 9, the applicant must pay an additional fee being the difference the original class of application and the amended class of permit.	7.5	Non - Taxable	126.10	126.10	-	0.00%	Statutory

Description of Fees and Charges	Unit(s)	GST Status	2025/26 Fee Inc GST $	2026/27 Fee Inc GST $	Fee Increase / (Decrease) $	Fee Increase / (Decrease) %	Basis of Fee
Planning Services (continued)							
APPLICATIONS TO AMEND PERMITS UNDER SECTION 72 (REGULATION 11)							
Approval or amendment of endorsed plans not requiring further inspection or referrals - Secondary Consent **(Council variation to the fee structure)**	7.5	Non - Taxable	126.10	126.10	-	0.00%	Statutory
Amendment to permit to change the use of land allowed by the permit or allow a new use of land	89	Non - Taxable	1,496.10	1,496.10	-	0.00%	Statutory
Amendment to a permit (other than a permit to develop land for a single dwelling per lot or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of land for a single dwelling per lot) to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit.	89	Non - Taxable	1,496.10	1,496.10	-	0.00%	Statutory
Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, * if the cost of any additional development permitted by the amendment is $10,000 or less.	13.5	Non - Taxable	226.95	226.95	-	0.00%	Statutory
Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, * if the cost of any additional development permitted by the amendment is more than $10,000 but not more than $100,000	42.5	Non - Taxable	714.45	714.45	-	0.00%	Statutory
Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, * if the cost of any additional development permitted by the amendment is more than $100,00 but not more than $500,000	87	Non - Taxable	1,462.50	1,462.50	-	0.00%	Statutory
Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, * if the cost of any additional development permitted by the amendment is more than $500,000	94	Non - Taxable	1,580.15	1,580.15	-	0.00%	Statutory
Amendment to a permit * that is the subject of VicSmart application, if the estimated cost of the additional development is $10,000 or less	13.5	Non - Taxable	226.95	226.95	-	0.00%	Statutory
Amendment to a permit * that is the subject of VicSmart application, if the estimated cost of the additional development is more than $10,000	29	Non - Taxable	487.50	487.50	-	0.00%	Statutory
Amendment to a class 9 permit *	13.5	Non - Taxable	226.95	226.95	-	0.00%	Statutory
Amendment to a class 10 permit *	13.5	Non - Taxable	226.95	226.95	-	0.00%	Statutory
Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit * if the estimated cost of the additional development to be permitted by the amendment is $100,000 or less	77.5	Non - Taxable	1,302.80	1,302.80	-	0.00%	Statutory
Amendment to a class 12, class 13, class 14, class 15 or class 16 permit * if the estimated cost of any additional development to be permitted by the amendment is more than $100,000 but not more than $1,000,000	104.5	Non - Taxable	1,756.65	1,756.65	-	0.00%	Statutory
Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit * if the estimated cost of any additional development to be permitted by the amendment is more than $1,000,000	230.5	Non - Taxable	3,874.70	3,874.70	-	0.00%	Statutory
Amendment to a class 17 permit *	89	Non - Taxable	1,496.10	1,496.10	-	0.00%	Statutory
Amendment to a class 18 permit *	89	Non - Taxable	1,496.10	1,496.10	-	0.00%	Statutory
Amendment to a class 19 permit *	89	Non - Taxable	1,496.10	1,496.10	-	0.00%	Statutory
Amendment to a class 20 permit * (fee per 100 lots created)	89	Non - Taxable	1,496.10	1,496.10	-	0.00%	Statutory
Amendment to a class 21 permit *	89	Non - Taxable	1,496.10	1,496.10	-	0.00%	Statutory
Amendment to a class 22 permit	89	Non - Taxable	1,496.10	1,496.10	-	0.00%	Statutory
EXTENSION OF TIME							
Request for Extension of Time - First Request (Development less than $1M, Subdivisions of 2-20 lots & Change of Use)		Taxable	278.40	290.00	11.60	4.17%	Non Statutory
Request for Extension of Time - Second Request (Development less than $1M, Subdivisions of 2-20 lots & Change of Use)		Taxable	425.80	442.00	16.20	3.80%	Non Statutory
Request for Extension of Time - Third and Subsequent Requests (Development less than $1M, Subdivisions of 2-20 lots & Change of Use)		Taxable	638.70	663.00	24.30	3.80%	Non Statutory
Request for Extension of Time - First Request (Development $1M+ & Subdivisions of 21+ lots)		Taxable	524.30	544.00	19.70	3.76%	Non Statutory
Request for Extension of Time - Second Request (Development $1M+ & Subdivisions of 21+ lots)		Taxable	1,015.60	1,054.00	38.40	3.78%	Non Statutory
Request for Extension of Time - Third and Subsequent Requests (Development $1M+ Subdivisions of 21+ lots)		Taxable	1,506.90	1,563.00	56.10	3.72%	Non Statutory
OTHER FEES							
For requesting the Minister to prepare an amendment to a planning scheme exempted from the requirements referred to in section 20(4) of the Act. (Regulation 7)	270	Non - Taxable	4,538.70	4,538.70	-	0.00%	Statutory
For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act. (Regulation 8)	65	Non - Taxable	1,092.65	1,092.65	-	0.00%	Statutory
For a combined permit and planning scheme amendment. Under section 96A(4)(a) of the Act: *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* (Regulation 14)		Non - Taxable	As per formula	As per formula			Statutory
For a certificate of compliance (Regulation 15)	22	Non - Taxable	369.85	369.85	-	0.00%	Statutory
For an agreement to a proposal to amend or end an agreement under section 173 of the Act (Regulation 16)	44.5	Non - Taxable	748.10	748.10	-	0.00%	Statutory
Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council (Regulation 18)	22	Non - Taxable	369.85	369.85	-	0.00%	Statutory

Description of Fees and Charges	Unit(s)	GST Status	2025/26 Fee Inc GST $	2026/27 Fee Inc GST $	Fee Increase / (Decrease) $	Fee Increase / (Decrease) %	Basis of Fee
Planning Services (continued)							
AMENDMENTS TO PLANNING SCHEMES *(REGULATION 6)*							
The fees for stages 1, 2 and 3 are paid to the planning authority by the person who requested the amendment. The fee for stage 4 is paid to the Minister by the person who requested the amendment.							
SUBDIVISION (Fees) Regulations 2016 **Stage**							
1. For: a) considering a request to amend a planning scheme; and b) taking action required by Division 1 of Part 3 of the Act; and c) considering any submissions which do not seek a change to the amendment; and d) if applicable, abandoning the amendment	206	Non - Taxable	3,462.85	3,462.85	-	0.00%	Statutory
2. For: a) considering (i) up to and including 10 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or	1021	Non - Taxable	17,163.00	17,163.00	-	0.00%	Statutory
2. For: a) considering (ii) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or	2040	Non - Taxable	34,292.40	34,292.40	-	0.00%	Statutory
2. For: a) considering (iii) Submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and	2727	Non - Taxable	45,840.90	45,840.90	-	0.00%	Statutory
3. For: a) adopting the amendment or part of the amendment in accordance with section 29 of the Act; and b) submitting the amendment for approval by the Minister in accordance with section 31 of the Act; and c) giving the notice of the approval of the amendment required by section 36(2) of the Act. ***NOTE:*** *If the Minister is not the planning authority or nil fee if the Minister is the planning authority*	32.5	Non - Taxable	546.35	546.35	-	0.00%	Statutory
4. For: a) consideration by the Minister of a request to approve the amendment in accordance with section 35 of the Act; and b) giving notice of approval of the amendment in accordance with section 36(1) of the Act. **NOTE:** If the Minister is not the planning authority or nil fee if the Minister is the planning authority	32.5	Non - Taxable	546.35	546.35	-	0.00%	Statutory
Planning Scheme Amendments - when an independent panel report is required.		Full Panel charges for the hearing and panel report.					
SUBDIVISION (Fees) Regulations 2016 **Fee Type**							
For certification of a plan of subdivision (Regulation 6)	11.8	Non - Taxable	198.35	198.35	-	0.00%	Statutory
Alteration of plan under section 10(2) of the Act (Regulation 7)	7.5	Non - Taxable	126.10	126.10	-	0.00%	Statutory
Amendment of certified plan under section 11(1) of the Act (Regulation 8)	9.5	Non - Taxable	159.70	159.70	-	0.00%	Statutory
Engineering plan prepared by Council (Regulation 10)		Taxable	3.5% Value of works (maximum fee)	3.5% Value of works (maximum fee)	-	-	Statutory
Supervision of works Sec 17(2)(b) (Regulation 11)		Taxable	2.5% Value of works (maximum fee)	2.5% Value of works (maximum fee)	-	-	Statutory
Checking engineering plans (Regulation 9)		Taxable	0.75% Value of works (maximum fee)	0.75% Value of works (maximum fee)	-	-	Statutory
ADMIN FEES							
Assessing Timber Harvesting Plan (per assessment)		Taxable	136.00	141.00	5.00	3.68%	Non Statutory
Public Notice Administration charges							
Public notice letters to owners/occupants	1-20 letters	Taxable	133.60	140.00	6.40	4.79%	Non Statutory
Public notice letters to owners/occupants	21+ letters	Taxable	133.60	140.00	6.40	4.79%	Non Statutory
Public notice displayed on site (when erected for applicant)		Taxable	189.20	197.00	7.80	4.12%	Non Statutory
Display ad in newspaper		Taxable	Cost + 10%	Cost + 10%	-	-	Non Statutory
Section 173 Agreements							
Preparation fee		Taxable	793.10	833.00	39.90	5.03%	Non Statutory
Legal review where agreement prepared outside Council		Taxable	72.70	75.50	2.80	3.85%	Non Statutory
Sealing fee		Taxable	116.30	121.00	4.70	4.04%	Non Statutory
Application for agreement to a proposal to amend or end an agreement under section 173 of the Act	44.5	Non - Taxable	748.10	748.10	-	0.00%	Statutory

Description of Fees and Charges	Unit(s)	GST Status	2025/26 Fee Inc GST $	2026/27 Fee Inc GST $	Fee Increase / (Decrease) $	Fee Increase / (Decrease) %	Basis of Fee
Planning Services (continued)							
Request for Planning Information							
Copies of planning permits and endorsed plans from electronic files	3		49.15	51.00	1.85	3.76%	Non Statutory
Copies of planning permits and endorsed plans from offsite files	6		98.30	102.00	3.70	3.76%	Non Statutory
Copies of planning permits and endorsed plans from onsite files	10		163.80	170.00	6.20	3.79%	Non Statutory
Heritage Loan Scheme		Rate set 1%	Rate set 1%	Rate set 1%	-	-	Non Statutory
Provision of written planning advice / information		Taxable	246.20	255.00	8.80	3.57%	Non Statutory
Certificate of Title search	Per Title	Taxable	66.00	69.00	3.00	4.55%	Non Statutory
Infrastructure Services							
GARBAGE, RECYCLE AND ORGANICS COLLECTION							
Domestic - Garbage Collection - Urban (140 Litre Bin)		Non - Taxable	116.50	128.00	11.50	9.87%	Non Statutory
Domestic - Garbage Collection - Rural (140 Litre Bin)		Non - Taxable	197.60	217.00	19.40	9.82%	Non Statutory
Domestic - Garbage Collection - Urban Upgraded Bin Size (240 Litre Bin)		Non - Taxable	197.60	217.00	19.40	9.82%	Non Statutory
Domestic - Garbage Collection - Rural Upgraded Bin Size (240 Litre bin)		Non - Taxable	235.40	258.50	23.10	9.81%	Non Statutory
Domestic - Recycling Collection (240 Litre Bin)		Non - Taxable	108.25	119.00	10.75	9.93%	Non Statutory
Domestic - Recycling Collection - Upgraded bin size (360 Litre Bin)		Non - Taxable	131.00	144.00	13.00	9.92%	Non Statutory
Domestic - Organics Collection (240 Litre Bin) or 140 Litre bin by arrangement		Non - Taxable	187.90	202.00	14.10	7.50%	Non Statutory
TRANSFER STATION FEES							
Putrescible Waste, Hard Waste and unsorted loads / Landfill waste (General Waste)							
General Waste Charge Charge/m3		Taxable	54.60	63.00	8.40	15.38%	Non Statutory
General Waste Minimum Charge		Taxable	10.30	11.30	1.00	9.71%	Non Statutory
Other Materials							
Clean separated green waste accepted by Site Supervisor (per cubic metre) - N.B. Full charge applies if contaminated		Taxable	23.45	24.40	0.95	4.05%	Non Statutory
Car tyres (each)		Taxable	10.45	10.80	0.35	3.35%	Non Statutory
Car tyres with rim (each)		Taxable	14.65	15.20	0.55	3.75%	Non Statutory
Light truck tyres (each)		Taxable	18.65	19.30	0.65	3.49%	Non Statutory
Heavy truck tyres (each)		Taxable	45.20	46.90	1.70	3.76%	Non Statutory
Tractor tyres (each)		Taxable	96.85	100.40	3.55	3.67%	Non Statutory
Earthmover tyres (each)		Taxable	194.90	202.10	7.20	3.69%	Non Statutory
Mattresses - cot size (each)		Taxable	12.50	13.00	0.50	4.00%	Non Statutory
Mattresses - single size (each)		Taxable	32.20	33.40	1.20	3.73%	Non Statutory
Mattresses - double / queen / king / or larger size (each)		Taxable	42.10	43.70	1.60	3.80%	Non Statutory
Soft Furnishings - small to medium items (lounge chair, arm chair) (each)		Taxable	36.50	37.90	1.40	3.84%	Non Statutory
Soft Furnishings - large items (e.g. 2-seat or larger couch) (each)		Taxable	45.50	47.20	1.70	3.74%	Non Statutory
Fridges and Freezers		Taxable	11.50	11.90	0.40	3.48%	Non Statutory
Domestic LPG bottles - up to 9kg (each)		Taxable	11.00	11.40	0.40	3.64%	Non Statutory
Domestic LPG bottles - 45kg (each)		Taxable	25.00	25.90	0.90	3.60%	Non Statutory
Consent to Work Within the Road Reserve - Road Management Act 2004							
Statutory Fees - as at 1 July 2025, one fee unit equals $16.81							
Current fees (below) are also available at ***vicroads.vic.gov.au.***							
Works (other than minor works conducted by a person referred to in regulation 10(2) that are traffic impact works)							
Road Classification							
Freeway							
Conducted on any part of the roadway, shoulder or pathway	43.2	Non - Taxable	726.20	726.20	-	0.00%	Statutory
Not conducted on any part of the roadway, shoulder or pathway	30.2	Non - Taxable	507.70	507.70	-	0.00%	Statutory
Arterial Road							
Conducted on any part of the roadway, shoulder or pathway	43.2	Non - Taxable	726.20	726.20	-	0.00%	Statutory
Not conducted on any part of the roadway, shoulder or pathway	30.2	Non - Taxable	507.65	507.65	-	0.00%	Statutory
Municipal road or non-arterial State road where maximum speed limit at any time is more than 50kph							
Conducted on any part of the roadway, shoulder or pathway	43.1	Non - Taxable	724.50	724.50	-	0.00%	Statutory
Not conducted on any part of the roadway, shoulder or pathway	23.5	Non - Taxable	395.00	395.00	-	0.00%	Statutory
Municipal road or non-arterial State road where maximum speed limit at anytime is not more than 50kph							
Conducted on any part of the roadway, shoulder or pathway	23.5	Non - Taxable	395.00	395.00	-	0.00%	Statutory
Not conducted on any part of the roadway, shoulder or pathway	6	Non - Taxable	100.85	100.85	-	0.00%	Statutory

Description of Fees and Charges	Unit(s)	GST Status	2025/26 Fee Inc GST $	2026/27 Fee Inc GST $	Fee Increase / (Decrease) $	Fee Increase / (Decrease) %	Basis of Fee
Infrastructure Services (continued)							
Minor works conducted by a person referred to in regulation 10(2) that are traffic impact works							
Road Classification							
Freeway							
Conducted on any part of the roadway, shoulder or pathway	16	Non - Taxable	269.00	269.00	-	0.00%	Statutory
Not conducted on any part of the roadway, shoulder or pathway	9.5	Non - Taxable	159.70	159.70	-	0.00%	Statutory
Arterial Road							
Conducted on any part of the roadway, shoulder or pathway	16	Non - Taxable	269.00	269.00	-	0.00%	Statutory
Not conducted on any part of the roadway, shoulder or pathway	9.5	Non - Taxable	159.70	159.70	-	0.00%	Statutory
Municipal road or non-arterial State road where maximum speed limit at any time is more than 50kph							
Conducted on any part of the roadway, shoulder or pathway	9.3	Non - Taxable	156.30	156.30	-	0.00%	Statutory
Not conducted on any part of the roadway, shoulder or pathway	6	Non - Taxable	100.85	100.85	-	0.00%	Statutory
Municipal road or non-arterial State road where maximum speed limit at anytime is not more than 50kph							
Conducted on any part of the roadway, shoulder or pathway	9.3	Non - Taxable	156.30	156.30	-	0.00%	Statutory
Not conducted on any part of the roadway, shoulder or pathway	6	Non - Taxable	100.85	100.85	-	0.00%	Statutory
Request for a Point of Discharge of Stormwater							
This fee is set under Building Regulation 133(2) and is updated annually in July each year.	9.77	Non - Taxable	164.30	164.30	-	0.00%	Statutory
Roadside Firewood Collection*		Non - Taxable	27.45	28.50	1.05	3.83%	Non Statutory
Roadside Firewood Collection* - Pensioners and healthcare card holders		Non - Taxable	17.40	18.00	0.60	3.45%	Non Statutory

11.3 FINANCE REPORT - APRIL 2026

Phil Garoni - Finance Manager
Planning and Corporate Services

For Decision

RECOMMENDATION

That Council accepts the April 2026 Finance Report.

PURPOSE OF REPORT

The purpose of this report is to inform Council of the financial position for the 2025/26 financial year to 30 April 2026.

BACKGROUND

Each month Council reports the year to date (YTD) financial result. The year-to-date figures contained within this report and attachments compare the April result against the YTD adopted quarter 2 forecast.

In addition, the original full-year budget is shown below as well as the YTD position from the previous financial year.

DISCUSSION

The income statement shows that Council is $136k favourable on a year-to-date basis compared to the 2025/26 adopted quarter 2 forecast. This is mainly due to operating grants and materials and consumables.

YTD Financial Position

This monthly report for the 2025/26 financial year provides Council with the following reports and its financial position as at 30th April 2026 including comparison to 2025/26 adopted quarter 2 forecast with regards to:

- Income Statement
- Treasury (cash management)
- Borrowings Table
- Capital Works

April 2026 Income Statement

Account Group	Year to Date (YTD) YTD actuals	YTD forecast	YTD Variance $	YTD Variance %	2025/26 Annual Budget	2025/26 Q2 forecast	YTD Actual Apr 25
Income							
Contributions - Developer	72,500	82,800	(10,300)	(12%)	100,600	93,100	123,750
Contributions - Operating	20,002	34,961	(14,959)	(43%)	36,076	35,977	117,421
Operating Grants	6,448,419	6,367,744	80,675	1%	8,514,005	7,260,611	8,886,402
Interest Income	416,708	386,628	30,080	8%	358,479	440,628	329,370
Other Revenue	1,848,081	1,930,387	(82,306)	(4%)	2,685,284	2,613,675	1,832,882
Rates & charges	20,986,891	20,982,351	4,540	0%	20,922,175	20,982,351	20,125,953
Reimbursements	198,377	157,282	41,095	26%	112,504	174,226	311,451
Statutory Fees & Fines	1,130,156	1,086,264	43,892	4%	1,430,660	1,370,714	1,027,549
User Charges	3,023,627	3,113,030	(89,403)	(3%)	4,481,784	4,428,998	2,631,785
Total Income	**34,144,762**	**34,141,448**	**3,314**	**0%**	**38,641,567**	**37,400,281**	**35,386,563**
Expense							
Borrowing Costs	62,282	75,096	12,813	17%	164,182	162,907	109,153
Contract Payments	7,239,891	7,253,020	13,129	0%	8,294,502	8,683,968	5,930,914
Depreciation	7,919,753	7,867,497	(52,256)	(1%)	8,570,113	9,161,540	6,870,749
Employee Costs	13,136,160	13,271,048	134,887	1%	16,285,812	16,272,089	12,705,147
Materials & Consumables	4,506,855	4,578,029	71,174	2%	6,136,235	5,847,646	4,568,179
Other Expenses	3,083,414	3,082,705	(709)	(0%)	3,275,921	3,648,756	2,900,129
Utilities	490,260	444,044	(46,216)	(10%)	573,791	603,325	398,870
Total Expense	**36,438,616**	**36,571,439**	**132,823**	**0%**	**43,300,556**	**44,380,231**	**33,483,141**
Surplus / (Deficit)*	**(2,293,854)**	**(2,429,991)**	**136,137**	**6%**	**(4,658,989)**	**(6,979,950)**	**1,903,422**

* For both actual and budget a positive net result means a favourable contribution to Council, which is referred to as a Surplus and a negative net result means a unfavourable contribution to Council, which is referred to as a Deficit.

(Red variance) is unfavourable
Black variance is favourable

Income

Operating Grants

YTD favourable variance of **$80k** is mainly due to Maternal Child and Health grants.

Other Revenue

YTD unfavourable variance of (**$82k)** is mainly due to the usage of plant and fleet being lower than expected.

User Charges

YTD unfavourable variance of **($89k)** is s mainly due to Buller Gas sales. Offset by favourable variance in the cost of gas purchased.

Expenditure

Depreciation

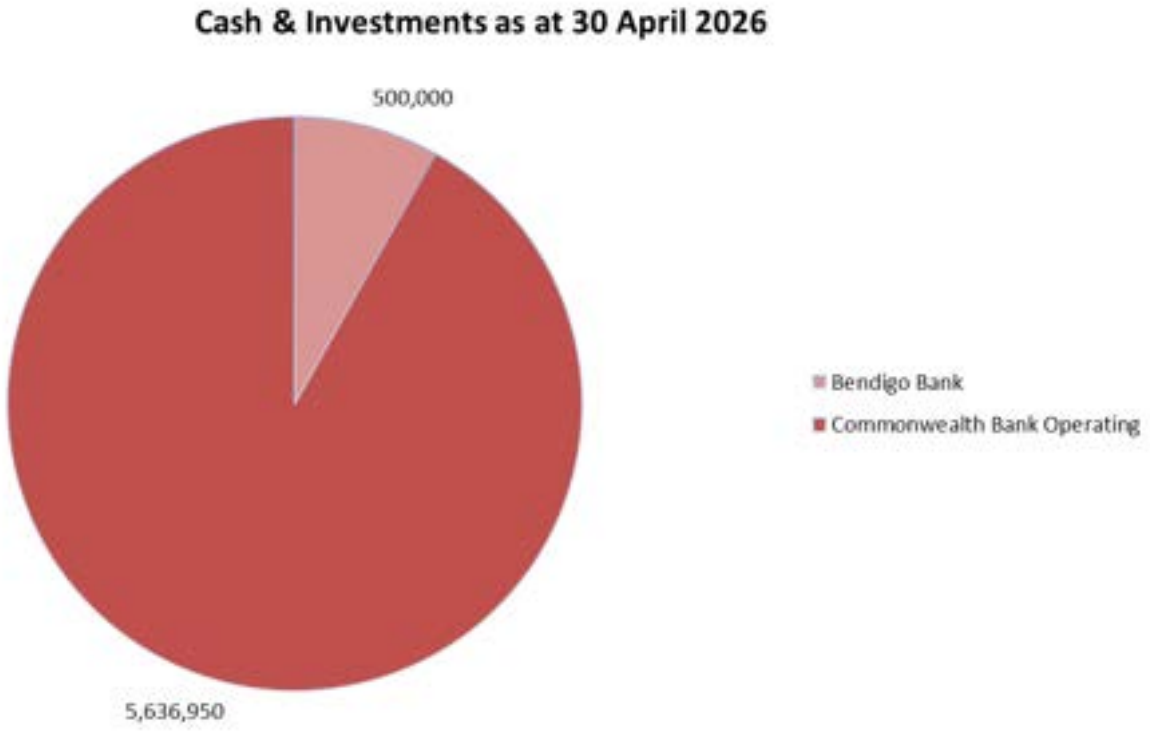
YTD unfavourable variance of **($52k)** is due to timing of capital works program and adjustments made from the end of last financial year.

Employee Costs
YTD favourable variance of **$134.8k** is mainly due to vacancies across council. This will reduce in the coming months.

Materials and Consumables
YTD favourable variance of **$71k** is made up of a combination of variances with the notable variations being:

- $49k in Buller Gas purchases as advised in User Fees explanation.
- $18.5k in merchandise purchases mainly in the Visitor Experience and Museums service area.

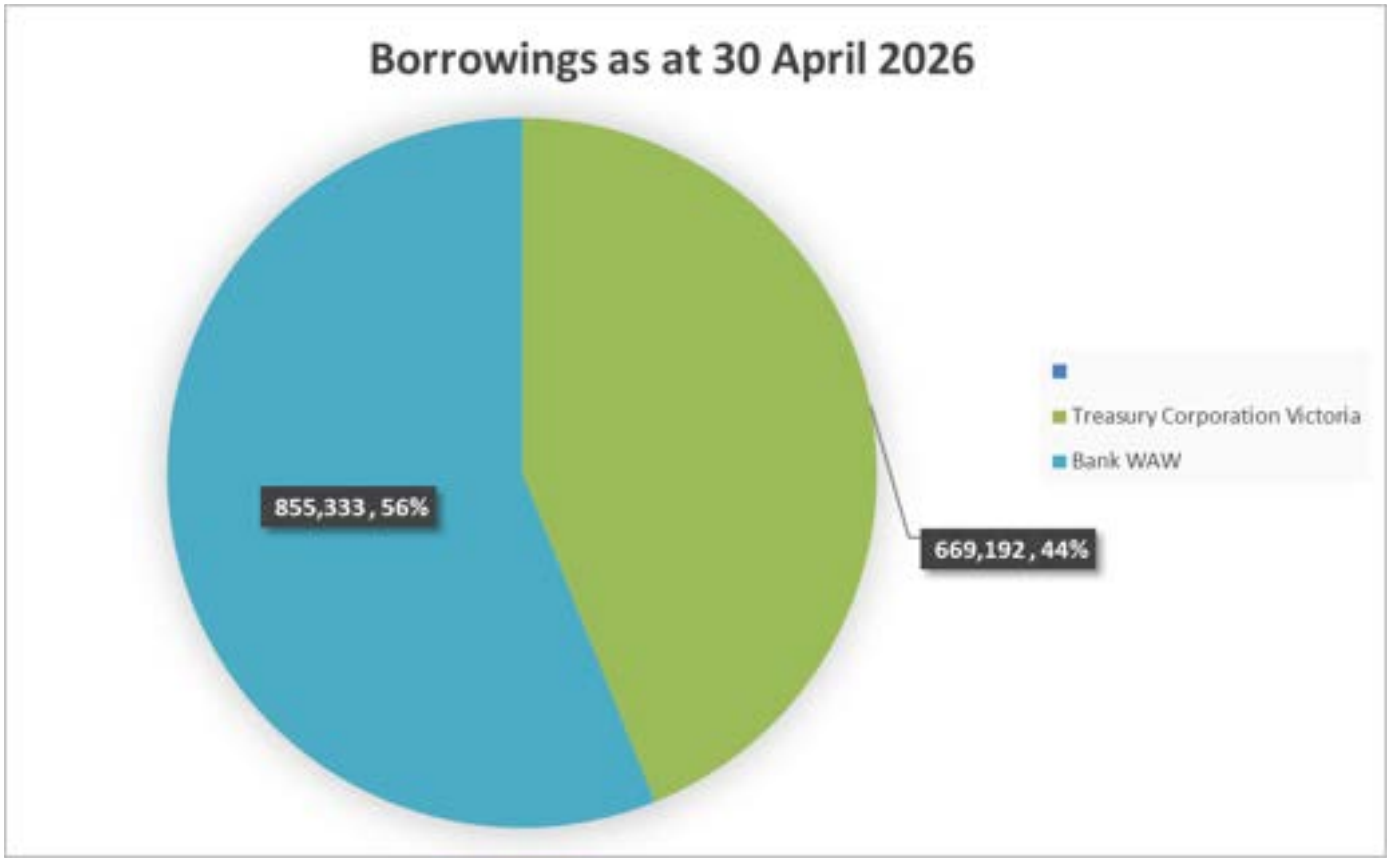
Treasury
Cash Position
Council's Cash position at the end of April was $6.1 million. Compared to the same time last year's position of $1.6 million. Main reason for reduction is timing between works continuing for natural disaster recovery and funding being claimed. Along with timing of capital works at 67% of the Q2 forecast.



Borrowings
Below is a summary of all Council's borrowings. The table shows original borrowed loans, terms of loans, rates and maturity with outstanding balances at the end of April 2025 of $1,710,526.

Indigo Shire Council - Borrowing Report as at 30 April 2026

Bank	Term - Years	Rate %	Date of Maturity	Original loan amount		Balance owed
TCV	10	4.15	1/06/2032	1,000,000		669,192
Bank WAW	10	2.08	27/06/2034	1,000,000		855,333
Total of All Borrowings				**2,000,000**		**1,524,525**



Capital Works

The combined YTD project expenditure as at the end of April, across both the Capital Works and Non ISC projects was $5,540,418 at the end of April. This total is comprised of $5,154,556 in capital projects and $385,862 against Non ISC assets. This represents 67.2% of the capital works adopted.

Summary Capital Works Income & Expenditure
As at 30 April 2026

	Income	Expenditure	Annual Budget Net 2025-2026	Quarter 2 Forecast Net 2025-2026
Property				
Land	-		2,500	28
Land improvements	-	-	-	
Total land	**-**	**-**	**2,500**	**28**
Buildings	75,534	680,768	561,470	706,948
Heritage buildings	165,341	228,524	390,000	159,433
Total buildings	**240,875**	**909,292**	**951,470**	**866,381**
Total property	**240,875**	**909,292**	**953,970**	**866,409**
Plant and equipment				
Plant, machinery and equipment and fleet	8,010	348,806	1,458,569	1,134
Fixtures, fittings and furniture	2,500	23,419	45,000	27,500
Computers and telecommunications		634,034	1,207,314	992,454
Library books	73,830	53,656	-	(5,000)
Total plant and equipment	**84,340**	**1,059,915**	**2,710,883**	**2,148,763**
Infrastructure				
Roads	3,221,179	2,046,530	871,065	(842,217)
Bridges	572,991	139,395	440,246	(346,500)
Footpaths and cycleways		96,789	255,000	270,608
Drainage		63,668	469,918	184,779
Recreational, leisure and community facilities	266,854	786,676	1,844,806	744,289
Parks, open space and streetscapes	29,500	52,291	29,199	33,078
Total infrastructure	**4,090,524**	**3,185,349**	**3,910,234**	**44,037**
Total Capital Works	**4,415,739**	**5,154,556**	**7,575,087**	**3,059,209**

Summary NON ISC Income & Expenditure
As at 30 April 2026

	Income	Expenditure	Annual Budget Net 2025-2026	Quarter 2 Forecast Net 2025-2026
Yackandandah Golf Club Facility	25,000		-	(25,000)
Carlyle Cemetery - Drainage Works		102	-	8,955
Chiltern Recreation Reserve	2,425			(2,425)
Barkly Park Upgrade Female Change Room	300,000	19,039	274,091	(480,000)
Butson Park Yack Changerooms	500,000	6,523	22,500	(495,000)
Barnawartha Recreation Reserve Lighting Upgrade	223,549	249,968	30,000	21,764
Barnawartha Recreation Reserve - Playground	93,289	37,410	-	770
Allans Flat Warehole Enhancements	71,763	51,520	-	704
Wahgunyah Recreation Reserve - Lighting Upgrade	55,566	21,300	-	(51,566)
Total Projects	**1,271,592**	**385,861**	**326,591**	**(1,021,798)**
Total NON ISC Owned Assets	**1,271,592**	**385,861**	**326,591**	**(1,021,798)**

*** The above statement of Capital Works & NON ISC Owned Assets should be read in conjunction with the Capital

STRATEGIC CONTEXT

COUNCIL PLAN 2021 – 2025	
Theme	5. Accountability
Strategic Objective	5.1 Our financial management is sound, responsible and effective.

SOCIAL/COMMUNITY IMPLICATIONS

This report provides details of Council's performance across a range of services, works and programs that support and enhance the wellbeing of residents and visitors to Indigo Shire.

ENVIRONMENTAL IMPLICATIONS

In May 2017 Council adopted the following resolution.

That Council:

1. *divests its investments (when they become due) to financial institutions that do not invest in the fossil fuel industry.*
2. *divests future long-term borrowings when they fall due, to financial institutions that do not invest in the fossil fuel industry.*
3. *notes that Council will retain the current (non-divested) transactional banking provider at this time, however Council will advise this bank the intention to move to a divested provider in the future if they continue to support the fossil fuel industry; and*
4. *writes to Council's current banking providers to advise them of Council's stance on fossil-free financial institutions*

In accordance with this resolution:

- All investments are held with financial institutions that have divested their interests away from fossil fuel companies.
- Transactional banking has not been reassessed since the resolution and remains with a non-divested bank.

FINANCIAL IMPLICATIONS

Addressed throughout the report.

LEGISLATIVE IMPLICATIONS

The Local Government Act requires Council to report financial information quarterly. Indigo Shire Council report financials monthly, as well as a more comprehensive Report at completion of each quarter.

All financial reporting is compliant with the Australian Accounting Standards and audited annually by the Victorian Auditor General Office.

RISK & OPPORTUNITY MANAGEMENT

Description	Likelihood	Consequence	Current Risk Rating	Controls
Poor performance against budget	Possible	Moderate	Medium	Regular monitoring and reporting of financial position

COMMUNITY ENGAGEMENT

Engagement undertaken

Nil

Engagement outcomes

Nil

Engagement proposed

Each month Council reports on financial performance in the public Council Meeting. This is part of the annual performance planning and reporting cycle that also includes annual budgets (operating and capital), monthly reports, and annual financial and performance reporting.

CONCLUSION

In summary, the tenth month of the financial year is showing a favourable result compared with Council's YTD forecast. This result is mainly due to materials and consumables, and operating grants. As such it is expected that these favorable variances will reduce in the coming months and align with the end of year forecast.

DECLARATION OF CONFLICT OF INTEREST

Under section 130(2) of the *Local Government Act 2020* and Governance Rule 24, the following officers declare that they have no interests to disclose in providing this report:

- Greg Pinkerton - Director Planning and Corporate Services
- Phil Garoni - Finance Manager

Attachments

1. Monthly Service Plan Statement - YTD Apr 25-26 [**11.3.1** - 1 page]

April 2026 - Service plan area statement

Account Group	Year to Date (YTD)						
	YTD actuals	YTD forecast	YTD Variance $	YTD Variance %	2025/26 Annual Budget	2025/26 Q2 forecast	YTD Actual Apr 25
Community & econonmic development services							
Community Development	(104,986)	(176,383)	71,396	40%	(576,074)	(276,125)	(94,817)
Creative Communities	(851,342)	(849,900)	(1,442)	(0%)	(1,051,883)	(1,023,946)	(782,369)
Early Years	(122,610)	(188,507)	65,897	35%	(297,115)	(232,500)	(58,543)
Economic Development	(142,748)	(259,120)	116,372	45%	(313,350)	(293,028)	(162,572)
Recreation	(907,610)	(894,890)	(12,720)	(1%)	(981,721)	(941,676)	(656,499)
Tourism Development	(541,272)	(631,540)	90,268	14%	(764,809)	(799,519)	(510,182)
Visitor Experience and Museums	(1,017,703)	(1,266,018)	248,315	20%	(1,390,739)	(1,411,113)	(1,169,171)
Young People	(44,644)	(22,485)	(22,159)	(99%)	(127,098)	(59,735)	28,915
Surplus / (deficit) community & econonmic development services	**(3,732,916)**	**(4,288,845)**	**555,929**	**13%**	**(5,502,789)**	**(5,037,644)**	**(3,405,238)**
Infrastructure services							
Asset management	(216,675)	(256,109)	39,434	15%	(316,227)	(354,556)	(255,640)
Buildings & property	(931,335)	(888,360)	(42,976)	(5%)	(1,072,482)	(1,111,107)	(780,766)
Buller gas	213,629	351,297	(137,668)	(39%)	663,008	632,119	280,152
Capital works - Management	(324,936)	(334,962)	10,026	3%	(366,647)	(400,188)	(268,379)
Development Engineering	(89,029)	(75,731)	(13,298)	(18%)	(93,342)	(83,719)	(52,379)
Drainage	(106,424)	(55,186)	(51,238)	(93%)	(46,671)	(60,767)	(56,669)
Emergency Management	1,143,993	1,728,775	(584,782)	(34%)	744,298	1,722,209	214,068
Environment & sustainability	(183,753)	(277,558)	93,806	34%	(389,565)	(387,446)	(253,022)
Parks & gardens	(852,208)	(914,607)	62,399	7%	(1,034,486)	(1,102,317)	(916,612)
Pathways	(245,995)	(253,772)	7,777	3%	(297,179)	(312,796)	(147,232)
Plant equipment & fleet	(343,856)	(296,128)	(47,728)	(16%)	(69,033)	(135,753)	(95,817)
Quarries	(67,406)	77,483	(144,889)	(187%)	31,840	166,926	104,577
Roads & bridge maintenance	(1,297,608)	(1,489,055)	191,447	13%	(448,503)	(1,671,450)	(50,867)
Tree Services	(628,897)	(571,568)	(57,329)	(10%)	(716,605)	(704,600)	(459,403)
Waste Management	203,995	(24,313)	228,307	939%	(762,813)	(812,084)	1,250,073
Surplus / (deficit) infrastructure services	**(3,726,506)**	**(3,279,795)**	**(446,712)**	**(14%)**	**(4,174,407)**	**(4,615,530)**	**(1,487,917)**
Office of the CEO							
Carlyle Cemetery	39,677	14,321	25,356	177%	0	0	14,677
Communications	(275,509)	(295,243)	19,733	7%	(378,847)	(359,998)	(310,102)
Customer Experience	(469,708)	(478,214)	8,507	2%	(623,113)	(582,539)	(379,887)
Executive management	(1,503,664)	(1,473,977)	(29,687)	(2%)	(1,939,431)	(1,776,417)	(1,457,548)
Governance	(122,157)	(143,565)	21,408	15%	(177,815)	(179,475)	(144,890)
Information management	(171,268)	(168,084)	(3,184)	(2%)	(194,146)	(200,479)	(140,242)
People and culture	(640,214)	(679,582)	39,368	6%	(843,553)	(832,182)	(656,989)
Risk management	(732,935)	(746,806)	13,872	2%	(1,001,107)	(797,809)	(904,095)
Surplus / (deficit) office of the CEO	**(3,875,777)**	**(3,971,150)**	**95,373**	**2%**	**(5,158,012)**	**(4,728,899)**	**(3,979,076)**
Planning & corporate services							
Asset depreciation	(7,449,760)	(7,392,457)	(57,304)	(1%)	(7,999,249)	(8,593,073)	(6,428,279)
Building control services	(286,732)	(210,004)	(76,727)	(37%)	(199,027)	(181,070)	(291,882)
Environmental health services	101,246	13,995	87,251	623%	(156,892)	(64,634)	50,602
Financial services	1,263,701	1,229,099	34,602	3%	3,765,021	1,301,835	3,566,828
Information technology	(1,365,983)	(1,401,781)	35,798	3%	(1,707,084)	(1,732,053)	(1,604,145)
Local laws & animals	(68,347)	(108,807)	40,460	37%	(86,230)	(123,865)	(98,950)
Planning	(867,699)	(765,539)	(102,159)	(13%)	(1,095,077)	(954,545)	(666,268)
Rates & property services	17,714,918	17,745,292	(30,374)	(0%)	17,654,757	17,749,528	16,247,747
Surplus / (deficit) planning & corporate services	**9,041,345**	**9,109,798**	**(68,453)**	**(1%)**	**10,176,219**	**7,402,123**	**10,775,654**
Surplus / (deficit)	**(2,293,855)**	**(2,429,991)**	**136,137**	**6%**	**(4,658,989)**	**(6,979,950)**	**1,903,422**

11.4 PA240183 - PLANNING PERMIT - 29 TOMLINSON ROAD, BEECHWORTH

James Turner - Manager Planning & Statutory Services
Planning and Corporate Services

For Decision

RECOMMENDATION

That Council Grants Planning Permit PA240183 to subdivide land into twelve lots in the Low Density Residential Zone and Bushfire Management Overlay, subject to the conditions.

STRATEGIC OVERVIEW

One of the key responsibilities of Council's planning function is to manage growth and ensure that development occurs in an orderly, appropriate and well-considered manner. Growth is inevitable, particularly in areas with established residential character and attractive environmental features, but good planning requires active oversight to ensure that growth is properly managed.

This application proposes the subdivision of land into twelve low-density residential lots close to Lake Sambell, in an area where residential development is already established nearby. Given the significance of this location, a Development Plan was required to guide the expected layout, lot yield, infrastructure, environmental response and relationship of the land to surrounding development, including access to Lake Sambell. That Development Plan was adopted by Council at its March 2026 meeting. The current subdivision proposal is consistent with the adopted Development Plan.

While the Development Plan established the broader planning framework for the site, this application provides the more detailed subdivision design, including lot boundaries, access arrangements and supporting infrastructure. Council's planning team has referred the application to relevant authorities, who have provided advice and recommended conditions to ensure the subdivision meets appropriate technical and regulatory standards.

A key issue considered through the assessment has been stormwater runoff and flooding. These matters have been examined with the assistance of a flood study and are addressed through several proposed permit conditions relating to flood risk, drainage and stormwater management. It is important to note that a development is required to manage its own stormwater runoff to pre-development levels. However, it is not reasonable or appropriate to require an individual development to resolve broader catchment flooding issues or pre-existing drainage constraints that extend beyond the development site.

Indigo Shire Council places a strong emphasis on environmental values. The proposal has therefore been assessed against the relevant environmental provisions of the Indigo Planning Scheme, as well as Council's recently adopted Environmentally Sustainable Development Policy. This assessment has resulted in a number of important requirements, including substantial setbacks of 30 metres from Madmans Gully and minimisation of vegetation removal. In addition, Council's Regional ESD Advisor has recommended the inclusion of additional street trees, and this requirement has been incorporated into the proposed permit conditions.

Overall, the proposed subdivision represents an appropriate and orderly development of the land. It will provide additional low-density residential lots in a location suited to this form of development, while responding appropriately to infrastructure, flooding, drainage and environmental considerations. The proposal is consistent with the adopted Development Plan and meets the standards expected of development within Indigo Shire.

EXECUTIVE SUMMARY

This application proposes a twelve lot subdivision at 29 Tomlinson Road, Beechworth in accordance with the approved Development Plan. The site is an irregular shaped allotment with a total area of 4.182 hectares. The twelve residential lots will range in size from 2002 square metres to 7,521 square metres, with an average lot size of approximately 2,913 square metres.

The subdivision will be delivered in four stages. Stage 1 will deliver a total of nine residential lots of which three will be capable of subdivision once North East Water makes sewerage servicing available. Stage 2 will be a two lot subdivision of Lot 6, creating Lot 6 and 7. Stage 3 will be a two lot subdivision of Lot 8, creating Lot 8 and 9. Stage 4 will be a two lot subdivision of Lot 10, creating Lot 10 and 11. At completion, the development will yield a total of twelve lots. The proposed staging is responding to the North East Water servicing constraints, where there is currently a five lot capacity for new connections to the reticulated sewer.

Initial stages include a mix of sewered and onsite wastewater lots, with future connection to reticulated sewer required once capacity becomes available.

A planning permit is triggered under the following provisions:

- Clause 32.03 – Low Density Residential Zone
- Clause 44.06 – Bushfire Management Overlay

Additionally, any proposal is required to be consistent with a Development Plan approved under the clause 43.04 Development Plan Overlay.

This application was not subject to public notice as the proposal was exempt from notice and review under Clause 43.04-3 of the Indigo Planning Scheme:

> *If a development plan has been prepared to the satisfaction of the responsible authority, an application under any provision of this planning scheme is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.*

Despite this exemption, the matters raised in objections to the Development Plan have been considered, including:

- Confusion of the documents/Development Plan
- Age and Inaccuracy of the Development Plan
- Failure of Notification
- Traffic and Road Safety
- Lack of Footpath, Pedestrian Access & Public open space
- Inadequate Infrastructure
- Flooding and climate change impacts/Stormwater flow
- Impact on Natural Waterway
- Environmental and Drainage
- Public Health Concerns
- Incompatible with Local Character and Zoning Intentions

While some of these matters are not relevant to the planning permit, matters including flooding, access, stormwater and footpaths have all been considered as part of this assessment and are acceptable subject to the recommended conditions.

A Development Plan was prepared to the satisfaction of the responsible authority under DP250001, and the proposal is consistent with this development plan.

The proposed lots will follow Council and relevant authority requirements for access, drainage, sewerage, electricity and water supply which will be addressed by conditions on any permit issued. Pedestrian access will be provided along the northern boundary of the site to allow access to Lake Sambell.

A flood analysis study was undertaken, and a report was provided to Council by Cumulus Engineering dated December 2025 that stated that the site remains within an area of low flood risk aside from the waterway and the proposed lot layout has been demonstrated to have negligible impact on flood behaviour. Appropriate stormwater management and infrastructure will prevent inundation.

The risks of flood and fire have been considered, with conditions required from both NECMA and CFA to be included on any permit issued. The application was referred to all the relevant authorities and there were no objections received to the proposal, subject to conditions being placed on any planning permit issued. These conditions required by the relevant authorities will be addressed on any permit issued to ensure standards and requirements are met.

The reason(s) for presenting this report to Council is the amount of lots created is more than 10 lots on the site and the Development Plan was determined by Council.

This proposal is consistent with the approved Development Plan and is considered appropriate and consistent with the Low Density Residential one and the Bushfire Management Overlay. The proposal is an acceptable response to the planning context and requirements of the planning scheme, therefore a planning permit should be issued subject to conditions.

PROPERTY ADDRESS	29 Tomlinson Road, Beechworth
EXISTING USE OF LAND	Primarily vacant with an existing dwelling
NUMBER OF OBJECTIONS	None to this application.
ZONING	Low Density Residential Zone
OVERLAY	Development Plan Overlay, Schedule 3 Bushfire Management Overlay
STATUTORY DAYS	29 days
DATE APPLICANT NOTIFIED OF COUNCIL MEETING	15/04/26

BACKGROUND

Site and surrounds

The site is an irregular shaped allotment with a total area of 4.182 hectares. The site contains an existing dwelling, close to the eastern boundary along Tomlinson Road otherwise the site is primarily vacant. There is vegetation throughout the site, with some native vegetation in the north-eastern corner of the site. There is an existing dam on the land in the north-west corner with Madmans Gully running through the site from the north-west corner to south of the site. Access to the site is from Tomlinson Road.

The adjoining land to the east, west and south is Low Density Residential zoned land and to the north-east is General Residential Zone with the north being Crown Land zoned Public Park and Recreation.

The original application was for a nine lot subdivision which was amended under Section 50 to a twelve lot subdivision on the 26 August 2025.



Figure 1 - Site Aerial Image

Relevant Site History

The site is associated with the following planning applications:

- PP100173 – Permit granted for boundary realignment. This is not relevant to the current application.
- DP250001 - Development Plan approved for Lot 1. This was approved by Council at its meeting of 31 March 2026.

PROPOSAL

The proposal seeks approval for a twelve lot subdivision at 29 Tomlinson Road, Beechworth in accordance with the approved Development Plan. The twelve residential lots will range in size from 2002 square metres to 7,521 square metres, with an average lot size of approximately 2,913 square metres. The proposal includes two private roads from Tomlinson Road to access the lots with one provided to the north and one to the south of the land. The existing dwelling will be retained in proposed Lot 9. No native vegetation is proposed for removal.

The subdivision will be delivered as a four staged development. Stage 1 will deliver a total of nine residential lots of which three will be capable of further subdivision. Stage 2 will be a two lot subdivision of Lot 6, creating Lot 6 and 7. Stage 3 will be a two lot subdivision of Lot 8, creating Lot 8 and 9. Stage 4 will be a two lot subdivision of Lot 10, creating Lot 10 and 11. At completion, the development will yield a total of twelve lots. The proposed staging is responding to the North East Water servicing constraints, where there is currently a five lot capacity for new connections to the reticulated sewer. Stage 1 will create five sewered lots and four lots with onsite wastewater management systems until North East Water servicing becomes available. Three of the four non-sewered lots are capable of further subdivision once sewer capacity is available. Any onsite septic treatment would need to be decommissioned as part of the further subdivision of those three lots.

PLANS

Plans for this development are attached to this report.

INDIGO PLANNING SCHEME

Zoning

The subject site is located within the Low Density Residential Zone (LDRZ).

Clause 32.03-3 requires a permit to subdivide land.

Overlays

Development Plan Overlay - Schedule 3

The site is subject to the Development Plan Overlay, Schedule 3. The purpose of the Development Plan Overlay is to identify areas which 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. Schedule 3 requires certain conditions and requirements for permits and Development Plans.

Clause 43.04-2 states that:

> *A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.*

A Development Plan for the site has been approved under DP250001.

Bushfire Management Overlay

The site is subject to the Bushfire Management Overlay (BMO) as the eastern side of the land is partly with the overlay. The purpose of the Bushfire Management Overlay is to ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire, to identify areas where the bushfire hazard warrants bushfire protection measures to be implemented and to ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

Clause 44.06-2 requires a permit to subdivide land.

Particular Provisions

Clause 53.01 - Public Open Space Contribution and Subdivision

Clause 53.02 - Bushfire Planning. This clause applies to an application under Clause 44.06 - Bushfire Management Overlay.

General Provisions

Clause 65.01 - Approval of an application or plan

Clause 65.02 - Approval of an application to subdivide land

CONSULTATION

Public Notice

This application was not subject to public notice as the proposal was exempt from notice and review under Clause 43.04-3 of the Indigo Planning Scheme:

> *If a development plan has been prepared to the satisfaction of the responsible authority, an application under any provision of this planning scheme is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.*

As previously mentioned, a Development Plan was prepared to the satisfaction of the Responsible Authority under DP250001.

Under the Development Plan application, it was notified twice. It was initially sent to public notice in April 2025 and again in December 2025, that application received a total of seventeen (17) objections.

The objections received for the Development Plan application raised the following concerns which are summarised below:

- Confusion of the documents/Development Plan
- Age and Inaccuracy of the Development Plan
- Failure of Notification
- Traffic and Road Safety
- Lack of Footpath, Pedestrian Access & Public open space
- Inadequate Infrastructure
- Flooding and climate change impacts/Stormwater flow
- Impact on Natural Waterway
- Environmental and Drainage
- Public Health Concerns
- Incompatible with Local Character and Zoning Intentions

Planner Response

A Development Plan provides general direction for the future use and development of the land; it is a broader concept plan of an area until a planning permit application is considered in accordance with an approved Development Plan. This subdivision application is gemerally in accordance with the approved Development Plan.

There was some incorrect information that was initially put on notice to view due to an error in the Development Plan application, however this was removed once identified.

The Development Plan application went on public notice twice to notify residents of the proposal, and the subsequent revised proposal, with the relevant information being made available in accordance with the requirements of the *Planning and Environment Act 1987.* This subdivision application is exempt from notice given there is an approved Development Plan for the site.

Both applications were referred to all the relevant authorities and there were no objections received to the proposal, subject to conditions being placed on any planning permit issued. These conditions required by the relevant authorities will be addressed on any permit issued to ensure standards and requirements are met.

Traffic and road safety has been considered by Council's Assets Department, and no objection to the proposal was raised subject to conditions on any future permits. Tomlinson Road requires upgrading to IDM standard with a pedestrian footpath and drainage design to meet IDM standards as per Council's asset requirements which will be addressed by condition on any permit issued to ensure compliance.

The proposed lots will follow Council and relevant authority requirements for access, drainage, sewerage, electricity and water supply which will be addressed by conditions on any permit issued. Pedestrian access will be provided along the northern boundary of the site to allow access to Lake Sambell.

A flood analysis study was undertaken, and a report was provided to Council by Cumulus Engineering dated December 2025 that stated that the site remains within an area of low flood risk aside from the waterway and the proposed lot layout has been demonstrated to have negligible impact on flood behaviour. Appropriate stormwater management and infrastructure will prevent inundation.

NECMA have required certain conditions that relate to the location of building envelopes, stormwater management and quality, waterway management, fencing, easements, specified finished floor levels for certain dwellings, cut/fill of the site which will be conditioned on any subdivision permit issued to ensure any water issues have been addressed.

Additionally, Council's Asset Department has considered stormwater drainage and requires specific conditions to ensure adjoining properties are not affected by the proposal.

The bushfire risk was assessed by CFA with a bushfire assessment and management plan provided, CFA had no objection to the Development Plan subject to recommendations that have been addressed and included in the Development Plan. The subdivision application was referred to CFA who had no objection to the proposal, subject to conditions and endorsement of an amended Bushfire Management Plan forming part of any permit issued.

Any upgrade or demolition of the existing building on site would need to be in accordance with EPA regulations in relation to asbestos and dust. The subdivision application is retaining the existing dwelling on site that will remain in proposed Lot 8/9.

The zoning of the land is Low Density Residential, the development proposes minimum lot sizes of 0.2 hectares for lots that are connected to reticulated sewerage which is in accordance with the zone and purpose of the zone. This proposal is consistent with the approved Development Plan and is considered appropriate and consistent with the zoning of the land.

Referrals

The application was referred internally and externally to the relevant referral authorities for comment which are summarised below:

Assets

Asset Department had no objection to the proposal subject to conditions relating to: Engineering design plans, subdivision fees, Road construction for Tomlinson Road, Road construction for private roads, vehicle crossings, Environmental management, Stormwater drainage, Street trees, Traffic Impact Assessment Report, Traffic Impact plan, Traffic Management Plan and Tomlinson Road upgrade defects liability period. These conditions will be required on any permit issued, and in particular a condition requiring a berm to protect nearby properties from flooding.

Environmental Health

Environmental Health had no objection to the proposal subject to conditions relating to: lots initially requiring onsite wastewater disposal must connect to the North East Water sewer once available and must install an approved wastewater treatment system in accordance with the LCA by Land Safe - Ag-Challenge Consulting dated September 2025, and other wastewater conditions which will be required on any permit issued.

ESD Advisor

The application was referred to the regional ESD Advisor who provided recommendations that a landscape plan should be provided to confirm provision of street tree planting along private roads and that the proposed private driveway serving Lot 4 be reduced in length. A concept landscape plan was provided to address the street tree planting which meets the requirements, and Lot 4 driveway/road cannot be reduced as it is required to satisfy CFA bushfire protection measures, the road acts as a buffer.

CFA

CFA had no objection subject to conditions relating to an amended Bushfire Management Plan, Section 173 Agreement, implementation of defendable space and fire hydrants.

North East Water

North East Water has no objection to the proposal subject to conditions.

NECMA

NECMA does not object to the proposal subject to conditions that relate to the location of building envelopes, stormwater management and quality, waterway management, fencing, easements, specified finished floor levels for certain dwellings, cut/fill of the site and Section 173 Agreement to ensure future owners are aware of the specific requirements. SOme of the flooding implications of Madmans Gully are discussed later in this report.

DEECA

DEECA does not object to the proposal subject to conditions on any permit issued.

AusNet

AusNet does not object to the proposal subject to conditions on any permit issued.

Department of Planning and Transport (DTP)

DTP does not object to the proposal subject to a planning permit note on any permit issued.

DISCUSSION

Planning Policy Framework

The following Clauses are relevant to the application:

Clause 02.03-1 Settlement & Beechworth

The relevant strategic directions are:

- *Direct the majority of population growth to townships serviced by reticulated infrastructure and good social infrastructure.*
- *Direct population growth to serviced and zoned land to make efficient use of infrastructure and land.*
- *Consolidate development in towns by encouraging infill development.*

Planner Response

The proposal complies with these requirements by supporting development and growth in an appropriately zoned area. This subdivision allows for future residential development within Beechworth through the infill of this site.

The same clause has a section on Beechworth, however this does not contain any relevant guidance to the approval of the planning permit.

Clause 02.03-2 Environmental and landscape values

This clause contains the following relevant strategic directions:

- *Protect and conserve environmentally sensitive areas.*
- *Minimise vegetation loss.*
- *Minimise adverse environmental impacts arising from development.*

Planner Response

The proposal responds appropriately, by minimising vegetation loss where possible, retaining existing native vegetation and provides a lot layout and indicative building envelopes which prevent impacts on waterways, Madman Gully and existing dam with a 30-metre setback from waterway to protect the environmentally sensitive area.

Clause 02.03-5 Built environment and heritage

The first section of this clause relates to the built environment, and has the following relevant strategic direction:

- *Protect, conserve, and enhance the Shire's rich character, built environment, heritage, and natural features.*
- *Encourage sensitive design and siting of buildings and development within historic towns and rural landscapes.*

The second section of this clause relates to environmentally sustainable design:

- *Encourage the use of solar passive design in development.*
- *Encourage development design to be adaptable to climate change.*

Planner Response

The lot layout as shown on the proposed plans support these directions, as the lots are north-south orientation, allowing solar passive designs. The proposed layout, indicative building envelopes and

conditions required by relevant departments/authorities will ensure the land can deal with the increased rainfall intensity expected as part of climate change.

Clause 02.03-9 Infrastructure

This policy contains one relevant direction:

- *Minimise the impacts of development on stormwater pollution and encourage Water Sensitive Urban Design.*

Planner Response

The information submitted with the application demonstrates this can be achieved plus requirements relating to stormwater and WSUD from relevant departments/authorities will be addressed by conditions.

Clause 11.01-1S Settlement

This clause has the following objective:

- *To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.*

Planner Response

The proposal supports this objective by facilitating the development of a wider variety of land types in Beechworth.

Clause 11.01-1R Settlement – Hume

This clause contains the following addition relevant strategy:

- *Support growth and development in other existing urban settlements and foster the sustainability of small rural settlements.*

Planner Response

While the clause identifies specific towns for growth, not including Beechworth, the above strategy makes it clear that growth in other towns should be supported. The proposal supports this growth.

Clause 11.01-1L-01 Beechworth

While this policy applies, it provides no guidance to the proposed planning permit.

Clause 11.03-6S Regional and local places

This clause has the objective to facilitate integrated place-based planning. There is one relevant strategy:

- *Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.*

Planner Response

The proposal has responded appropriately to the context of the site and its surrounds which is reflected on the plans.

Clause 12.01-2S Native vegetation management

The proposal does not propose native vegetation removal, and none is anticipated. However, conditions will require tree protection measures for the existing trees to be retained and protected on site as per the Arborist letter prepared by Ben Keys dated 13/03/26. The area in the north-east corner of the site is undevelopable, with an escarpment exceeding 5 metres preventing any access, so no specific protection has been imposed.

Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs

This clause includes the following objective:

- *To protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.*

The following relevant strategies apply:

- *Protect the environmental, cultural, landscape values of all waterway systems as significant economic, environmental and cultural assets.*
- *Conserve waterway systems and the landscapes and environmental values surrounding them by protecting ecological values, indigenous vegetation, terrestrial and aquatic habitats and encouraging biodiversity.*
- *Sensitively design and site development to maintain and enhance the waterway system and the surrounding landscape setting, environmental assets, and ecological and hydrological systems.*
- *Address the impacts of use and development on drought and flooding events at a catchment and site scale to protect the health and natural function of waterway systems and their surrounding landscape and environment.*

Planner Response

This clause applies due to the Madman Gully waterway running through the site. A flood analysis study was undertaken, and a report was provided to Council by Cumulus Engineering dated December 2025 that stated that the site remains within an area of low flood risk aside from the waterway and the proposed lot layout has been demonstrated to have negligible impact on flood behaviour. Appropriate stormwater management and infrastructure will prevent inundation.

NECMA did not object but have required certain conditions that relate to the location of building envelopes, stormwater management and quality, waterway management, fencing, easements, specified finished floor levels for certain dwellings, cut/fill of the site which will be conditioned on any permit issued.

Clause 13.02-1S Bushfire Planning

This policy applies as the site is within a designated bushfire prone area and Bushfire Management Overlay.

The objective of this policy is *to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

Planner Response

A bushfire assessment with Bushfire Management Plan was prepared for the site which demonstrated that the dwellings must be constructed to the BAL29 standard with 9-32 metres of defendable space provided within the site. The application was referred to CFA who had no objection to the proposal subject to conditions in relation to an amended Bushfire Management Plan. The overall risk to life and property on this site is acceptable with the appropriate bushfire protection measures in place.

Clause 13.02-1L Bushfire Planning

This local planning policy includes the following objective:

- *To ensure that use and development reduces the level of fire risk and includes adequate fire protection measures.*

The following strategies are relevant:

- *Site buildings, access roads and subdivisions to minimise the impact of fire.*
- *Support residential or public use development only where acceptable fire prevention and management measures can be implemented and maintained.*
- *Support development only where it appropriately responds to slope, access, aspect, orientation and nearby vegetation.*
- *Support development that includes landscaping featuring open areas with non-flammable ground cover and deciduous or low flammable species in planted areas.*

The policy also includes the following guidelines:

- Provision of water storage (in tanks or dams):
    - Of at least 90,000 litres (depending on vegetation cover of the site) of which 20,000 litres should be permanently set aside for firefighting purposes.
    - Located to maximise access to firefighting vehicles and services.
- Fitting water tanks with a gate valve and a 64 millimetres, 3 thread round male coupling to CFA specifications.
- Dams with an adjacent hard-standing area capable of accommodating water tankers.

Planner Response

The proposal includes adequate fire protection measures as per the Bushfire Management assessment and Plan. The layout of the lots is a reasonable response to the fire risk to the site. In this case, there has been indicative locations of water tanks for all lots with 10,000L however as large as those recommended, would be excessive for single dwellings on low density residential lots. There is an existing dam located on site. The application was referred to CFA who had no objection subject to conditions requiring an amended Bushfire Management Plan and fire hydrants.

Clause 14.02-1S Catchment planning and management

This clause has an objective to assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.

Relevant strategies include:

- *Undertake measures to minimise the quantity and retard the flow of stormwater from developed areas.*
- *Require appropriate measures to filter sediment and wastes from stormwater prior to its discharge into waterways, including the preservation of floodplain or other land for wetlands and retention basins.*
- *Require appropriate measures to restrict sediment discharges from construction sites.*

Planner Response

Detailed plans addressing these issues will be a requirement on any planning permit. The submitted documents indicate that these requirements can be met, however the exact details will need to be resolved prior to any works commencing on site. A key input in this consideration is the demonstrated history of flooding in Madmans Gully, including properties downstream of the subject site. Measures

include requiring the installation of a berm and requirements to ensure that stormwater is restricted to predevelopment flows. These will need to be to the satisfaction of both NECMA and Council.

Clause 14.02-2L-02 Effluent disposal and water quality

The local planning policy includes the following objectives:

- *To ensure that the density of effluent disposal systems is suitable to the soil type and topography of the locality.*
- *To provide for alternative effluent disposal systems where environmental conditions prevent the treatment of waste by septic tank.*

Planner Response

A Land Capability Assessment prepared by Land Safe - Ag-Challenge Consulting, dated September 2025 was provided to Council for onsite domestic wastewater management of the proposed lots where sewer connection is not available due to the North East Water constraints. The Land Capability Assessment concluded that the site is capable of sustainably managing onsite wastewater for the lots that require it initially.

Initially, five lots will be connected to sewer and the remainder lots will have onsite wastewater management until North East Water connections become available. The application was referred to Council's Environmental Health Department who had no objection subject to conditions in relation to onsite wastewater treatment and that all lots will need to be connected to sewer once available.

Clause 15.01-1S Urban design

This clause has the following objective:

- *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*

Relevant strategies include:

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
- *Ensure the interface between the private and public realm protects and enhances personal safety.*
- *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*
- *Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*
- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
- *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*
- *Promote good urban design along and abutting transport corridors.*

Planner Response

The proposal has considered the site and its surrounds in its ultimate design. The planning process, including various iterations of the design, have resulted in a design that is reflective of the area and its constraints and opportunities.

Clause 15.01-3S Subdivision design

The objective of this cause is *to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.*

Planner Response

The subdivision design provides:

- A layout that is suitable given the constraints of the site;
- Lot sizes vary appropriately;
- No parks or other open spaces are suitable, it would be better in this case to take a cash contribution, however a connection to Lake Sambell over nearby crown land is a requiement of the permit.
- A concept landscaping plan for the provision of street tree planting along the proposed private roads, any further landscaping requirements can be addressed by condition;
- The site is not suitable for public transport, given the relative size of Beechworth; and
- The subject site is adequately serviced or can be in the future due to constraints.

Clause 15.03-2S Aboriginal cultural heritage

The objective of this clause is *to ensure the protection and conservation of places of Aboriginal cultural heritage significance.*

Planner Response

The subject site is located within the Aboriginal Cultural Heritage Sensitivity Area, and a Cultural Heritage Management Plan was provided for the proposal. The report concluded that there were no areas of Aboriginal cultural heritage sensitivity were identified during the survey and no known Aboriginal cultural heritage will be impacted by the activity.

The Cultural Heritage Management conditions are required to be followed for measures to be taken before, during and after activity which will be addressed on any permit issued.

Clause 16.01-1L Residential Subdivision and Development

As the proposal is for future subdivision of residential land, this policy applies.

This clause has the following objectives:

- To ensure that residential development is connected to reticulated sewerage, water, power, and stormwater facilities and has access to fully constructed roads.
- To ensure that urban development does not adversely impact the environment and downstream water quality.
- To locate medium density development adjacent to community services and facilities and in proximity to commercial centres.
- To ensure that the design of medium density housing considers the scale, mass, form and height of other buildings particularly in heritage towns.

The following strategies are relevant:

- Ensure residential development is provided with reticulated services.
- Encourage low density residential development that adequately treats and disposes of effluent where reticulated sewerage is not available.
- Support development that is well connected to the neighbourhood, including:
    - Dwellings 65.1 vehicle and pedestrian links.

Planner Response

The proposal allows for subdivided low density residential lots in a suitable zone, functional layout with lot sizes similar to the existing subdivision pattern in the area which is in line with this policy. The proposal will be connected to all reticulated services where possible and will not adversely affect the environment.

There will be a Section 173 Agreement condition on any permit that once the sewer capacity is provided to this area that lots will be required to be connected to as well as Council's Environmental Health conditions that all lots will need to be connected to sewer once available.

Vehicle access to fully constructed roads will be required by conditions on any permit issued as per Council's Asset Department. Pedestrian access along the northern boundary will be provided to connect the development with access to lake Sambell. No medium density development is proposed.

NECMA had no objection to the proposal subject to conditions included on any permit issued. A Land Capability Assessment was provided, and the site is capable of sustainably managing onsite wastewater for the lots that require it initially.

Clause 18.02-1S Walking

No footpaths within the development have been provided given the proposed roads are private except for pedestrian access along the northern boundary of the development for connection to Lake Sambell. A footpath along the upgraded Tomlinson Road is required by condition.

Clause 18.02-4S Roads

This clause has the objective *to facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.*

Planner Response

The proposed road network will adequately serve the land with an upgrade of Tomlinson Road required to a Low Density Residential Access Road to IDM standard which will be addressed by condition on any permit issued. There are proposed private roads to the north and south of the development that will connect to Tomlinson Road which will integrate appropriately with the surrounding land.

Clause 19.02-6S Open space

This clause has the following objective:

- *To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.*

Planner Response

In this case, creating on site open space would not be practical, as it would be limited in both size and catchment area. Requiring a contribution and using it to improve the overall Beechworth open space network would be a better outcome, and as such a contribution will be required by condition. The area in the north-east corner is not suitable for open space due to the large escarpment separating it from the remainder of the land.

Clause 19.03-2S Infrastructure design and provision

This clause has the following objective:

- *To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.*

Planner Response

The proposal includes designs for suitable infrastructure. Appropriate conditions on any permit issued will ensure that the infrastructure will meet the servicing authorities and Council's requirements.

Clause 19.03-3S Integrated water management

This clause has the objective *to sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.*

Planner Response

A Stormwater management plan, stormwater quality and waterway management plans are required to demonstrate compliance with the relevant guidelines on any permit issued. Further drainage and stormwater requirements have been required by Council and relevant authorities which will be addressed by conditions.

Clause 19.03-3L Stormwater Management

This local policy has the following additional objectives:

- *To improve the rate of on-site retention and treatment of stormwater.*
- *To improve the quality of stormwater by reducing pollutants entering the stormwater system, particularly from construction sites.*
- *To increase the use of water sensitive urban design in new development.*

The clause has the following strategies:

- *Discourage development that re-directs stormwater flows.*
- *Encourage water sensitive urban design, including on-site infiltration, water tanks and settling ponds.*
- *Support development that sets aside land for stormwater detention and treatment, in addition to any requirement for the provision of open space.*
- *Support development that includes measures to minimise off-site stormwater run-off.*

The clause also includes these policy guidelines:

Consider as relevant:

- *Encourage dwellings that incorporate a rainwater tank, plumbed to toilets and garden taps, with only the overflow from the rainwater tank to be directly discharged to each lot's stormwater point.*

- *Encourage water saving measures such as AAA rated fixtures and a pressure reduction valve.*
- *Encourage subdivision to include stormwater detention and filtration through use of grassed swales, wetlands and infiltration trenches.*
- *Buildings and subdivision to provide a 30 metre vegetated buffer strip from a waterway.*

Planner Response

A Stormwater management plan, stormwater quality and waterway management plan are required by conditions to demonstrate compliance with the relevant guidelines on any permit issued. A 30 metre building exclusion zone was shown on the approved Development Plan for a buffer from the Madman Gully waterway which is shown by the yellow hashed line on the proposed subdivision plans with proposed building envelopes setback. NECMA require this to be conditioned on any permit issued.

Zone

Low Density Residential Zone

The site is located within the Low Density Residential Zone. The purpose of this zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.*

Planner Response

The Planning Policy Framework was discussed above. The proposal is in line with the purpose of the zone to provide low density residential development on lots.

Pursuant to Clause 32.03-3, each subdivided lot must be at least the area specified as below:

- *0.4 hectare for each lot where reticulated sewerage is not connected. If no area is specified each lot must be at least 0.4 hectare.*
- *0.2 hectare for each lot with connected reticulated sewerage. If no area is specified each lot must be at least 0.2 hectare.*

The proposal achieves these requirements. Clause 32.03-5 lists application requirements for subdivision. The applicant has provided information sufficient to meet these requirements.

Clause 32.03-6 contains decision guidelines:

Guidelines	Response
General	
The Municipal Planning Strategy and the Planning Policy Framework.	Considered and generally supportive of the application.
Subdivision	
The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.	Complies, as discussed above.

Guidelines	Response
The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications.	Complies, all relevant services are provided, North East Water sewer connection once available in the future as discussed above.
In the absence of reticulated sewerage: • The capability and suitability of the lot to treat and retain all wastewater as determined by a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed, or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017*. • The benefits of restricting the size of the lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.	Complies, a Land Capability Assessment was provided and concluded that the site is capable of sustainably managing onsite wastewater for the lots that require it initially which was discussed above.
The relevant standards of Clauses 56.07-1 to 56.07-4.	Considered, and generally supportive of the application – see below.

Clause 56

The following Clause 56 standards are relevant to subdivisions in the LDRZ.

Clause & Standard	Objective	Response
56.07-1 Drinking water supply objectives C22	*To reduce the use of drinking water.* *To provide an adequate, cost-effective supply of drinking water.*	Complies, there is a potable water reticulation main situated within the Tomlinson Road reserve. The provision of water service to the site will require extension of the existing main.
56.07-2 Reused and recycled water objective C23	*To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.*	N/A - not required by North East Water.
56.07-3 Waste water management objective C24	*To provide a waste water system that is adequate for the maintenance of public health and the management of effluent*	Complies by conditions, at completion of the development all lots will be sewered due to North East Water capacity

Clause & Standard	Objective	Response
	in an environmentally friendly manner.	constraints staging of the development has been required.
56.07-4 Stormwater management objectives C25	*To minimise damage to properties and inconvenience to residents from stormwater.* *To ensure that the street operates adequately during major storm events and provides for public safety.* *To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.* *To encourage stormwater management that maximises the retention and reuse of stormwater.* *To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.*	Complies by condition. A Infrastructure Servicing Report demonstrates that the land can meet the required objectives for stormwater management. However, more detailed design work is required. This will form part of the conditions applying to any permit issued.

Overlays

Development Plan Overlay - Schedule 3 (DPO3)

The Development Plan Overlay has the following purpose:

Purpose	Response
To implement the Municipal Planning Strategy and the Planning Policy Framework.	Discussed earlier in the report.
To identify areas which 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.	Strategic direction.
To exempt an application from notice and review if a Development Plan has been prepared to the satisfaction of the responsible authority.	Notice and review was exempt under Clause 43.04-3 as there is an approved Development Plan for the site.

Clause 43.04-2 requires a Development Plan to be prepared to Council's satisfaction prior to a permit being granted. A Development Plan has been prepared to Council's satisfaction and approved under DP250001.

The same clause requires that any permit be generally in accordance with the Development Plan. The plans for the permit meet this requirement and are generally in accordance with the Development Plan.

Schedule 3 is the relevant schedule to the overlay. The schedule lists no objectives or requirements before a permit is granted.

Subclause 3 contains the conditions and requirements for permits. This is relevant for the permit assessment and conditions will be required in relation sewerage and roads as discussed above.

The other subclauses are not relevant to this application.

The proposal meets the relevant requirements and should be approved.

Bushfire Management Overlay (BMO)

The BMO has the following purpose:

Purpose	Response
To implement the Municipal Planning Strategy and the Planning Policy Framework.	As discussed above.
To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.	The proposal has considered bushfire risk with protection measures required and a Bushfire Management Plan (BMP) provided to ensure implementation.
To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.	The proposal was referred to CFA who had no objection subject to conditions in relation to an amended BMP requiring bushfire protection measures added to the plan to ensure future use and development of the land is protected from bushfire risk, Section 173 Agreement, defendable space and fire hydrants. This will be addressed by conditions.
To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.	Complies, this area is acceptable.

Clause 44.06-2 contains the permit trigger, which requires a permit for subdivision, or any buildings and works associated with the following:

- Accommodation (including a moveable unit as defined under the Housing Act 1983)
- Education centre
- Hospital
- Industry
- Leisure and recreation

- Office
- Place of assembly
- Retail premises
- Service station
- Timber production
- Warehouse

As the proposal is for subdivision, a permit is required given that it is for subdivision of the land. The Bushfire Management Overlay covers a portion of the land on the north-eastern part of the site.

Clause 44.06-3 includes the application requirements. Council has not elected to waive or reduce these requirements.

Requirement	Response
Bushfire hazard site assessment	Provided.
Bushfire hazards landscape assessment	Provided.
Bushfire management statement	Provided.
Bushfire Management Plan	Provided.

Clause 44.06-6 requires the application be referred to the CFA. The application was referred to CFA who had no objection subject to conditions required in relation to an amended BMP requiring bushfire protection measures added to the plan to ensure future use and development of the land is protected from bushfire risk, Section 173 Agreement additional requirements, defendable space and fire hydrants.

Clause 44.06-5 includes mandatory conditions, which will be included as relevant.

Clause 44.06-7 exempts applications from notice and review.

Clause 44.06-8 includes decision guidelines:

Decision Guidelines	Response
The Municipal Planning Strategy and the Planning Policy Framework.	As discussed above.
Any other matters specified in a schedule to this overlay.	N/A to this subdivision application.

The proposal is acceptable under the BMO.

Particular Provisions

Clause 53.01 Public Open Space Contribution and Subdivision

Clause 53.01 states:

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a

combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.

The Indigo Planning Scheme doesn't specify a contribution, so the requirements of section 18(8)(a) of the *Subdivision Act 1988* apply. This section specifies a maximum contribution, and specifies the following relevant considerations:

Guideline	Response
(1A)(a) the existing and proposed development of the land	The proposed use of the land for residential uses increases the demand for open space.
(1A)(b) any likelihood that existing open space will be more intensively used after than before the subdivision	Yes, given the potential for more residents to reside in the area. Existing open space within Beechworth will be more heavily used.
(1A)(c) any existing or likely population density in the area of the subdivision and the effect of subdivision on this	The subdivsion will increase population density in the area.
(1A)(d) whether there are existing places of public resort or recreation in the neighbourhood of the subdivision, and the adequacy of these	No not within the proposed subdivision only recreation within the lots to benefit the landowners and within the area.
(1A)(e) how much of the land in the subdivision is likely to be used for places of resort and recreation for lot owners	Sufficient space for recreation within the individual lots for owners but not for organised recreation.
(1A)(f) any policies of the Council concerning the provision of places of public resort and recreation	Council does not have an Open Space Strategy or policies in place.

The remainder of this section relates to the mechanics of payment.

Having considered the relevant matters, Council should require a contribution towards public open space. In this case, the contribution should be of made by cash payment of 5% which will be imposed by condition.

Clause 53.02 Bushfire Planning

This clause has the following objectives:

Objective	Response
To implement the Municipal Planning Strategy and the Planning Policy Framework.	Discussed elsewhere in this report.

Objective	Response
To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.	Complies, subject to CFA conditions. An amended BMP is required in relation to defendable space, open space vegetation management, fencing and plan amendments. In addition, fire hydrants and additional matters to be set out in the Section 173 Agreement (bushfire mandatory condition).
To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.	N/A. No construction development proposed.
To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.	Complies, subject to CFA conditions as stated above. The overall risk on this site is acceptable.
To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.	N/A. No single dwelling proposed in this application.

Clause 53.02-1 lists the application of this provision:

- *An application under clause 44.06 (Bushfire Management Overlay), other than an application that meets all of the applicable requirements specified in a schedule to that clause.*
- *An application under any provision of this planning scheme to subdivide land in a bushfire prone area that is not in a Bushfire Management Overlay.*
- *An application under any provision of this planning scheme to construct a building or construct or carry out works associated with the use of land for accommodation, education centre, hospital, indoor recreation facility, major sports and recreation facility or place of assembly in a bushfire prone area that is not in a Bushfire Management Overlay.*

The current proposal is an application under Clause 44.06 - Bushfire Management Overlay, so this clause applies.

The following table lists how the provisions apply:

Type of application	Applicable provision	Applies?
An application under clause 44.06 to construct a single dwelling or construct or carry out works associated with a single dwelling if all of the following requirements are met: • The land is zoned Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Housing Choice and Transport Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone or Rural Living Zone. • There is only one dwelling on the lot. • The application meets all of the approved measures contained in clause 53.02-3.	53.02-3	No

Type of application	Applicable provision	Applies?
An application under clause 44.06 to construct a non-habitable outbuilding ancillary to a dwelling that meets all of the requirements specified in Table 5. *Note: The objectives or measures specified for other kinds of applications under clause 53.02 do not apply to this kind of application.*	53.02-5 - Table 5	No
All other applications under clause 44.06 to construct a building or construct or carry out works.	Clause 53.02-4.1 Clause 53.02-4.2 Clause 53.02-4.3 Clause 53.02-4.5 Clause 53.02-4.6	No
An application under clause 44.06 to subdivide land.	Clause 53.02-4.4 Clause 53.02-4.6	Yes
An application to subdivide land, or to construct a building or construct or carry out works associated with the use of land for accommodation, education centre, hospital, indoor recreation facility, major sports and recreation facility or a place of assembly, in a bushfire prone area that is not in a Bushfire Management Overlay.	Clause 53.02-6	No

53.02-4.4 Subdivision objectives

This clause has the following objectives:

Objective	Response
To provide lots that are capable of being developed in accordance with the objectives of clauses 53.02-4.1, 53.02-4.2 and 53.02-4.3.	Complies, subject to CFA conditions. The design has responded appropriately to minimise the risk with bushfire protection measures as per the Bushfire Management Plan that will be amended to CFA condition.
To 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.	Complies, subject to CFA conditions. This has been considered in the Bushfire Statement/BMP and by CFA who require conditions.

Approved measures:

Measure	Requirement	Response
AM 5.1	An application to subdivide land, other than where AM 5.2 applies, demonstrates that each proposed lot is capable of meeting: • The setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 for the distances provided at Columns A, B or C. • AM 2.1, AM 2.2 and the approved measures at clause 53.02-4.3. The setback distance is capable of being managed as an area of defendable space in accordance with the defendable space vegetation management requirements specified at Table 4 and the area is capable of being maintained in accordance with these requirements.	N/A, AM 5.2 applies.
AM 5.2	An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows: • Each lot satisfies AM 2.1. • A building envelope for a single dwelling on each lot that complies with AM 2.2 and is setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 for the distance provided at either: ○ Columns A or B of Table 1 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or ○ Columns A, B or C of Table 1 to Clause 53.02-5 for a subdivision that creates less than 10 lots. • The bushfire attack level that corresponds to the setback in accordance with Table 1 to clause 53.02-5 is noted on the building envelope. • Water supply and vehicle access that complies with AM 4.1. The setback distance is: • Wholly contained within the boundaries of the proposed subdivision. The setback may be shared between lots within the subdivision and may utilise communal areas, such as roads. • Managed as an area of defendable space that meets the defendable space vegetation management requirements specified at Table 4 to clause 53.02-5 and the area is capable of being maintained in accordance with these	Complies, subject to CFA conditions. An amended BMP is required in relation to defendable space, open space vegetation management, fencing and plan amendments. In addition, fire hydrants and additional matters to be set out in the Section 173 Agreement (bushfire mandatory condition). Each lot has 10,000 litre water supply for firefighting purposes. Vehicle access is provided.

Measure	Requirement	Response
	requirements. This includes any shared or communal areas within the setback.	
AM 5.3	A subdivision of land to create 10 or more lots provides a perimeter road adjoining the bushfire hazard to separate future development from the bushfire hazard and to support fire fighting.	Complies. A perimeter road is provided adjacent to the vegetation along the northern boundary of the development site.
AM 5.4	A subdivision of land manages the bushfire risk to future development from existing or proposed landscaping, public open space, conservation areas (including vegetation links and corridors) and communal areas.	Complies, subject to CFA conditions in relation to vegetation management. Design manages the bushfire risk through building setbacks and the management of defendable space. Vegetation including open space vegetation management must be managed, the responsibility of owners corporation for ongoing management.
AM 5.5	A subdivision of land is provided with no fuel or low fuel features such as accessways, parking areas, hardstand areas, managed open spaces at the bushfire hazard interface and is oriented to protect future buildings from being impacted by a moving bushfire front.	Complies.
AM 5.6	A staged subdivision of land manages interim bushfire hazards during the construction or staging.	Complies.

Alternative measures:

Measure	Requirement	Response
AltM 5.7	A building envelope for a subdivision that creates 10 or more lots required under AM 5.2 may show a setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 for the distances at Column C where it can be demonstrated that: • All other requirements of AM 5.2 have been met. • The setback is managed as an area of defendable space that meets the defendable space vegetation management requirements at Table 4 to clause 53.02-5 and the area is capable of being maintained in accordance with these requirements.	N/A, alternative measure not required.

	• A lesser setback and a higher construction standard are appropriate having regard to the bushfire hazard landscape assessment.	

Clause 53.02-4.6 contains decision guidelines:

Guideline	Response
General	
The Municipal Planning Strategy and the Planning Policy Framework.	Discussed earlier in this report.
The bushfire hazard landscape assessment, the bushfire hazard site assessment and the bushfire management statement and bushfire management plan submitted with the application.	Complies, Considered and found acceptable.
The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.	No particular bushfire activities have been identified as occurring in this area.
Whether the risk arising from the broader landscape can be mitigated to an acceptable level.	Complies, the risk is mitigated to an acceptable level.
Whether there is reliable access to areas of land where human life can be better protected from the effects of bushfire.	Complies, reliable access is provided to protect human life.
The risk to property and community infrastructure from bushfire.	Complies, the risk is mitigated to an acceptable level.
Whether the proposed development meets the objectives of Clause 53.02-4 regardless of other measures which may be available, including private bushfire shelters, community shelters and the presence of places of last resort.	Complies, the proposal meets the objectives of Clause 53.02-4.
Whether the proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land.	Complies, the BMP will be endorsed as part of the permit and conditions will ensure implementation must be undertaken with owners corporation being responsible for ongoing maintenance of vegetation.
Whether the use of an alternative measure meets the relevant objective having regard to the bushfire hazard and the nature of any constraint that prevents the applicable approved measure from being implemented.	N/A, no alternative measure proposed.
If one or more of the objectives in Clause 53.02-4 will not be achieved in the completed development, whether the development will, taking all relevant factors into account, reduce the bushfire risk to a level that warrants it proceeding.	N/A, objectives have been met.

Guideline	Response
Whether bushfire protection measures can be implemented without unacceptable biodiversity impacts.	Complies, bushfire protection measures can be implemented without unacceptable biodiversity impacts.
Whether the water supply and access arrangements are appropriate for the bushfire risk.	Complies, water supply and access arrangements are appropriate.
Vegetation	
Whether the existing and proposed vegetation, and other fuel sources, respond to the separation distance between the bushfire hazard interface and the development.	Complies, a perimeter road is provided for separation to the vegetation along the northern boundary.
If vegetation is proposed, if it will cause or contribute to the bushfire hazard and increase the risk to life, property, or community infrastructure	Complies, street trees are proposed as part of the development and can be maintained through owners corporation on an ongoing basis.
Subdivision	
Whether a staged subdivision manages interim bushfire hazard during the construction or staging.	Complies, BMP will suitably manage it.

Overall, the proposal is acceptable under this provision.

General Provisions

Clause 65.01 Approval of an application or plan

The following decision guidelines are required to be considered:

Guidelines	Response
The matters set out in section 60 of the Act.	Considered and found supportive.
Any significant effects the environment, including the contamination of land, may have on the use or development.	The issues of flooding have been considered with a flood analysis and assessment provided, and the application being referred to NECMA who had no objection to the proposal subject to conditions imposed on any permit issued. The development has and can respond to these issues by conditions.
The Municipal Planning Strategy and the Planning Policy Framework.	Considered and generally supportive.
The purpose of the zone, overlay or other provision.	The relevant purposes have been considered.

Guidelines	Response
Any matter required to be considered in the zone, overlay or other provision.	All relevant matters have been considered.
The orderly planning of the area.	The proposal represents orderly planning.
The effect on the environment, human health and amenity of the area.	The proposal will not have any unacceptable impacts.
The proximity of the land to any public land.	No nearby public land will be adversely affected.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	Reports provided demonstrate that the proposal can address any issues by conditions to ensure these factors do not occur and comply with relevant authorities.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	The infrastructure servicing report addresses stormwater, and conditions will be required on any permit issued.
The extent and character of native vegetation and the likelihood of its destruction.	No native vegetation removal, existing native vegetation to be retained. Conditions will require tree protection measures as per the Arborist letter provided.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	Not proposed or required.
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	The risks of flood and fire have been considered with conditions required from NECMA and CFA included on any permit issued.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	Traffic Impact Assessment and Traffic Management Plan will be required by conditions.
The impact the use or development will have on the current and future development and operation of the transport system.	The proposal will not have any unreasonable impacts on the transport system.

Clause 65.02 Approval of an application to subdivide land

In addition to the Clause 65.01 requirements, this clause imposes additional consideration for subdivision applications.

Guidelines	Response
The suitability of the land for subdivision.	The land is suitable for subdivision.
The existing use and possible future development of the land and nearby land.	The land is likely to be developed for residential use, which is acceptable and desirable in this area.
The availability of subdivided land in the locality, and the need for the creation of further lots.	Some subdivided land exists; Beechworth requires new land.

Guidelines	Response
The effect of development on the use or development of other land which has a common means of drainage.	Stormwater will be restricted to predevelopment flows.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.	The subdivision is a suitable response to the land.
The density of the proposed development.	The density is appropriate for the proposed subdivision.
The area and dimensions of each lot in the subdivision.	The lots are suitably sized and dimensioned for the zone and site context.
The layout of roads having regard to their function and relationship to existing roads.	The proposed subdivision will utilise access from the existing Tomlinson Road which requires upgrading.
The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.	The lots will be accessed via the proposed private roads that connect to Tomlinson Road. Pedestrian access to connect the development to lake Sambell is provided.
The provision and location of reserves for public open space and other community facilities.	Not proposed, as a contribution will be taken.
The staging of the subdivision.	The staging of the subdivision over four stages is appropriate due to the North East Water capacity constraints.
The design and siting of buildings having regard to safety and the risk of spread of fire.	N/A, no buildings proposed only building envelopes and fire risk has been considered under the BMO.
The provision of off-street parking.	N/A
The provision and location of common property.	The private roads and common property areas to the black designated line on the plans will be common property and maintained by the owner.
The functions of any owners corporation.	The private roads within the development to access the lots and common property areas will be the responsibility of and maintained by the owner through owners corporation.
The availability and provision of utility services, including water, sewerage, drainage, electricity, and, where the subdivision is not a residential subdivision, gas.	All relevant services are available and will be required to be connected with the exception of sewer once North East Water capacity becomes available.

Guidelines	Response
If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.	This can be achieved, and an LCA provided to demonstrate that the site is capable.
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.	No native vegetation loss proposed or anticipated and the native trees on site will be protected by conditions.
The impact the development will have on the current and future development and operation of the transport system.	Considered, and no unacceptable impacts identified.

Overall, the proposal is acceptable.

CONCLUSION

The proposed subdivision of twelve lots in the Low Density Residential Zone and Bushfire Management Overlay is in accordance with the approved Development Plan and is consistent with the relevant Planning Policy Framework, as well as objectives of the zone and overlays. It is therefore recommended that a planning permit is issued subject to conditions.

CONFIDENTIAL ATTACHMENTS

A confidential attachment has been provided to Councillors under separate cover. Section 197A of the Planning and Environment Act 1997 determines the way Councils are able to make certain planning documents available to the public. The Act provides that the confidential document listed below can only be made available for public inspection:

- at Council offices during business hours, or
- electronically via Council's website subject to strict public availability requirements, requiring significant editing of individual documents.

DECLARATION OF CONFLICT OF INTEREST

Under section 130(2) of the *Local Government Act 2020* and Governance Rule 24, the following officers declare that they have no interests to disclose in providing this report:

- Greg Pinkerton - Director Planning and Corporate Services
- James Turner - Manager Planning & Statutory Services
- Steven Hawkins - Planning Coordinator
- Eliza Jarrah - Senior Statutory Planner

Attachments

1. Decision Plans - P A 240183 - 29 Tomlinson Road - Beechworth [**11.4.1** - 7 pages]
2. Approved Development Plan - D P 250001 - 29 Tomlinson Road - Beechworth [**11.4.2** - 7 pages]
3. Town Planning Report - P A 240183 - 29 Tomlinson Road - Beechworth [**11.4.3** - 33 pages]
4. Bushfire Assessment - REV E - P A 240183 - 29 Tomlinson Road - Beechworth [**11.4.4** - 19 pages]
5. Flood Impact Assessment - P A 240183 - 29 Tomlinson Road - Beechworth [**11.4.5** - 57 pages]
6. Infrastructure Servicing Strategy Rev H - P A 240183 - 29 Tomlinson Road - Beechworth [**11.4.6** - 51 pages]
7. LCA - P A 240183 - 29 Tomlinson Road - Beechworth [**11.4.7** - 43 pages]
8. Arborist statement - P A 240183 - 29 Tomlinson Road - Beechworth [**11.4.8** - 1 page]
9. Approved Cultural Heritage Management Plan - P A 240183 - 29 Tomlinson Road - Beechworth [**11.4.9** - 76 pages]
10. CONFIDENTIAL -Objections - P A 240183 - 29 Tomlinson Road - Beechworth [**11.4.10** - 44 pages]
11. P A 240183 Draft Conditions 29 Tomlinson ROAD Beechworth VIC 3747 Australia PN [**11.4.11** - 16 pages]



Human Habitats
424 / 1830 Ellis Street
South Melbourne VIC 3205
info@humanhabitats.com.au
+61 3 9909 2202
www.humanhabitats.com.au

29 Tomlinson Road, Beechworth

Concept Plan of Subdivision (Stage 2,3,4)

N

0 20 40 60 80 100
METRES
1 : 2000

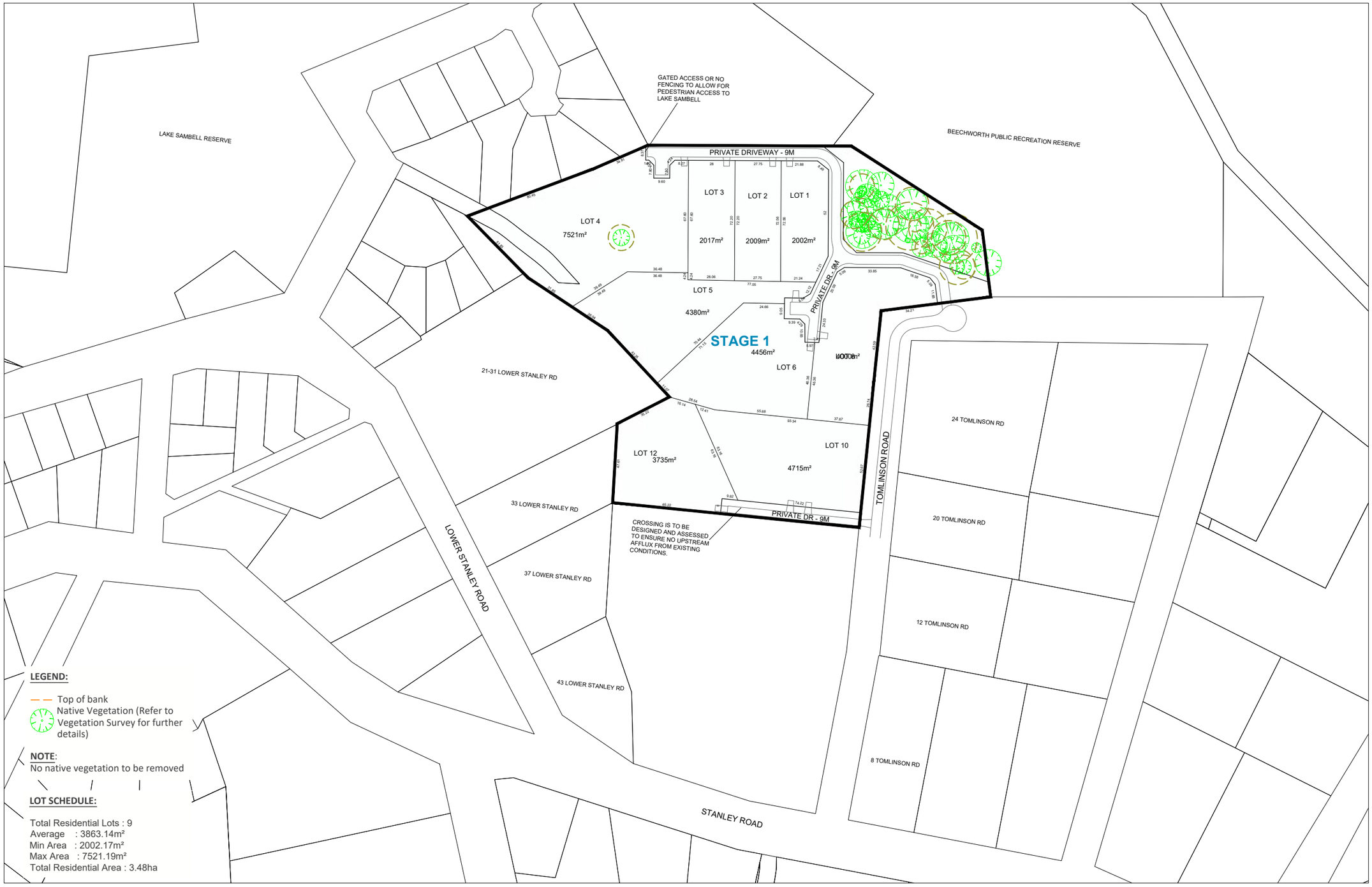
PROJECT INFORMATION
PROJECT NO: 14793
DRAWING NO: 001
VERSION NO:31
DATE: 15.04.2026
DRAFT: EY
CHECKED: JG

NOTES
- This Plan adopts boundary data based on Survey Data Prepared by EDM Group (Ref. No 100571_D7661_116dv17 dated 03/05/17)
- The Concept layout is preliminary only and has not yet had Council/Authority feedback or approval. The Concept is subject change following further investigation.
- This document was commissioned by the client and prepared by Human Habitats for the exclusive use of the client. We make no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents.

REVISIONS

REV	DESCRIPTION	CHK	DATE
xx	DESCRIPTION	xxx	00.00.00
xx	DESCRIPTION	xxx	00.00.00
xx	DESCRIPTION	xxx	00.00.00
02	CONCEPT PLAN	TK	31.10.24
01	CONCEPT PLAN	TK	29.10.24

\\fileserver\general\project files\14793 - 29 tomlinson road, beechworth\d-ud\drawings\concept plan\v31\14793-20240415-ud-c-concept-v31.dwg



Human Habitats
424 / 1830 Ellis Street
South Melbourne VIC 3205
info@humanhabitats.com.au
+61 3 9909 2202

29 Tomlinson Road, Beechworth

Concept Plan of Subdivision (Stage 1)

N

0 20 40 60 80 100
METRES
1 : 2000

PROJECT INFORMATION
PROJECT NO: 14793
DRAWING NO: 001
VERSION NO:31
DATE: 15.04.2026
DRAFT: EY
CHECKED: JG

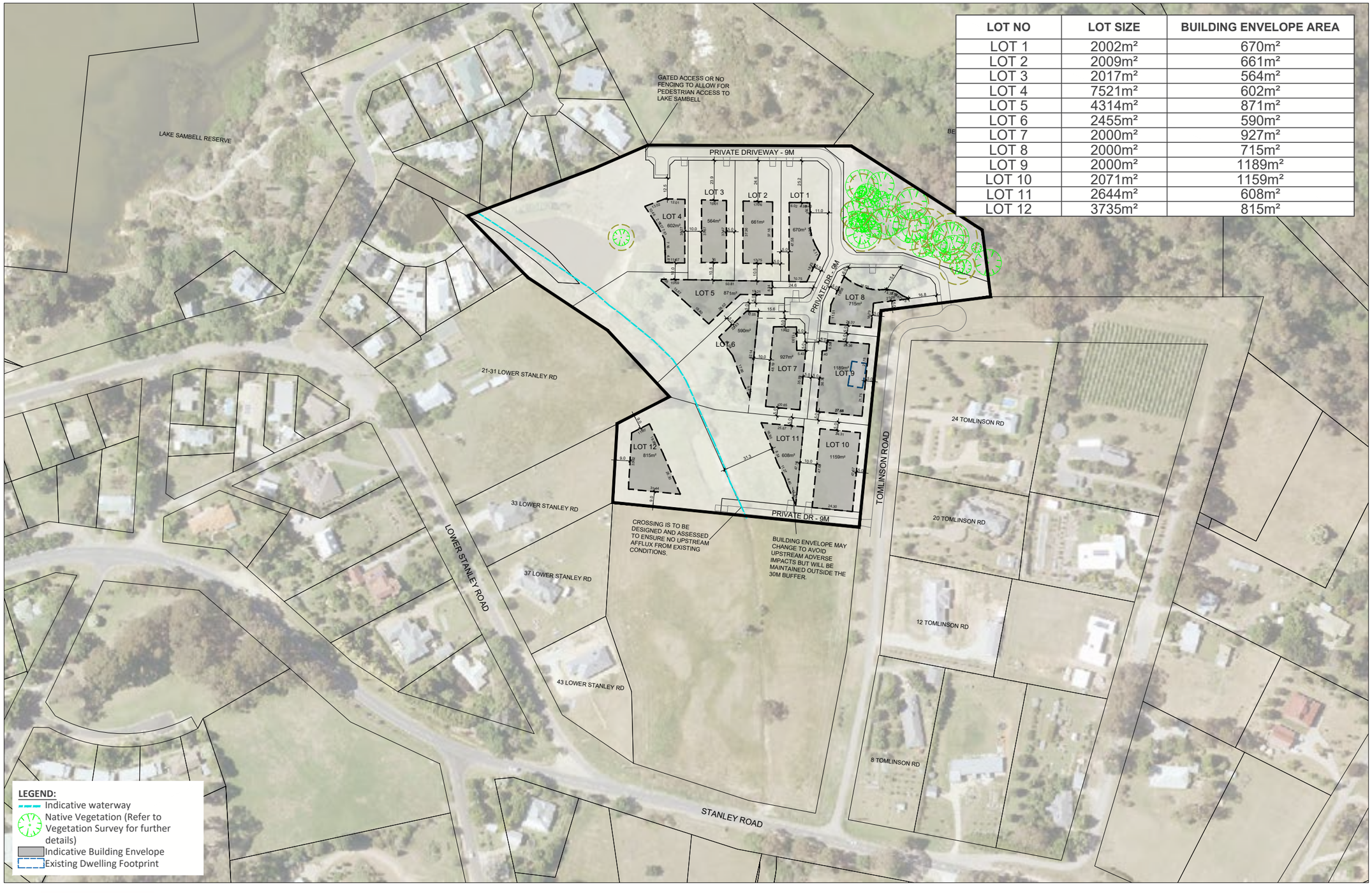
NOTES
- This Plan adopts boundary data based on Survey Data Prepared by EDM Group (Ref. No 100571_070401_11May17 dated 03/05/17)
- The Concept layout is preliminary only and has not yet had Council/Authority feedback or approval. The Concept is subject change following further investigation.
- This document was commissioned by the client and prepared by Human Habitats for the exclusive use of the client. We make no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents.

REVISIONS

xx	DESCRIPTION	xxx	00.00.00
xx	DESCRIPTION	xxx	00.00.00
xx	DESCRIPTION	xxx	00.00.00
02	CONCEPT PLAN	TK	31.10.24
01	CONCEPT PLAN	TK	29.10.24
REV	DESCRIPTION	CHK	DATE

\\fileserver\general\project files\14793 - 29 tomlinson road, beechworth\d-ud\drawings\concept plan\v31\14793-20240415-ud-c-concept-v31.dwg

LOT NO	LOT SIZE	BUILDING ENVELOPE AREA
LOT 1	2002m²	670m²
LOT 2	2009m²	661m²
LOT 3	2017m²	564m²
LOT 4	7521m²	602m²
LOT 5	4314m²	871m²
LOT 6	2455m²	590m²
LOT 7	2000m²	927m²
LOT 8	2000m²	715m²
LOT 9	2000m²	1189m²
LOT 10	2071m²	1159m²
LOT 11	2644m²	608m²
LOT 12	3735m²	815m²



Human Habitats
Human Habitats
43 / 135 Collins Street
Hobart TAS 7000
info@humanhabitats.com.au
www.humanhabitats.com.au
ABN 51 616 579 072

29 Tomlinson Road, Beechworth

Site Layout Plan

N

0 20 40 60 80 100
METRES
1 : 2000

PROJECT INFORMATION
PROJECT NO: 14793
DRAWING NO: 003
VERSION NO:31
DATE: 15.04.2026
DRAFT: EY
CHECKED: JG

NOTES
- This Plan adopts boundary data based on Survey Data Prepared by EDM Group (Ref. No 100971_DTM01_11May17 dated 03/05/17)
- The Concept layout is preliminary only and has not yet had Council/Authority feedback or approval. The Concept is subject change following further investigation.
- This document was commissioned by the client and prepared by Human Habitats for the exclusive use of the client. We make no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents.

REVISIONS

REV	DESCRIPTION	CHK	DATE
xx	DESCRIPTION	xxx	00.00.00
xx	DESCRIPTION	xxx	00.00.00
xx	DESCRIPTION	xxx	00.00.00
02	CONCEPT PLAN	TK	31.10.24
01	CONCEPT PLAN	TK	29.10.24

\\fileserver\general\project files\14793 - 29 tomlinson road, beechworth\d-ud\drawings\concept plan\v31\14793-20240415-ud-c-concept-v31.dwg

LOT SIZE SCHEDULE	
LOT 1	2002m²
LOT 2	2009m²
LOT 3	2017m²
LOT 4	7521m²
LOT 5	4314m²
LOT 6	2455m²
LOT 7	2000m²
LOT 8	2000m²
LOT 9	2000m²
LOT 10	2071m²
LOT 11	2644m²
LOT 12	3735m²

LAKE SAMBELL RESERVE

GATED ACCESS OR NO FENCING TO ALLOW FOR PEDESTRIAN ACCESS TO LAKE SAMBELL

BEECHWORTH PUBLIC RECREATION RESERVE

PRIVATE DRIVEWAY - 9M

LOT 3 564m²

LOT 2 661m²

LOT 1 670m²

LOT 4 602m²

STAGE 1

LOT 5 871m²

PRIVATE DR - 9M

LOT 8 715m²

STAGE 3

LOT 6 590m²

STAGE 2

LOT 7 927m²

LOT 9 1189m²

21-31 LOWER STANLEY RD

24 TOMLINSON RD

STAGE 1

LOT 12 815m²

LOT 11 608m²

LOT 10 1159m²

STAGE 4

TOMLINSON ROAD

33 LOWER STANLEY RD

PRIVATE DR - 9M

20 TOMLINSON RD

CROSSING IS TO BE DESIGNED AND ASSESSED TO ENSURE NO UPSTREAM AFFLUX FROM EXISTING CONDITIONS.

BUILDING ENVELOPE MAY CHANGE TO AVOID UPSTREAM ADVERSE IMPACTS BUT WILL BE MAINTAINED OUTSIDE THE 30M BUFFER.

37 LOWER STANLEY RD

LOWER STANLEY ROAD

12 TOMLINSON RD

43 LOWER STANLEY RD

8 TOMLINSON RD

STANLEY ROAD

LEGEND:

- Top of bank
- 32m BAL defendable space from top of bank (BAL 29)
- 9m BAL defendable space from neighbouring property boundary (BAL 29)
- 30m setback from waterway
- Native Vegetation (Refer to Vegetation Survey for further details)
- TPZ (Refer to Vegetation Survey for further details)
- Indicative Building Envelope
- Existing Dwelling Footprint

Human Habitats
Level 1, 136 Bridge Street
PO Box 1235
Bendigo VIC 3552
info@humanhabitats.com.au
+61 3 5900 2202
ABN 51 615 828 415

29 Tomlinson Road, Beechworth

Building Envelope Plan (Stage 2,3,4)

N

0 20 40 60 80 100
METRES
1 : 2000

PROJECT INFORMATION
PROJECT NO: 14793
DRAWING NO: 002
VERSION NO:31
DATE: 15.04.2026
DRAFT: EY
CHECKED: JG

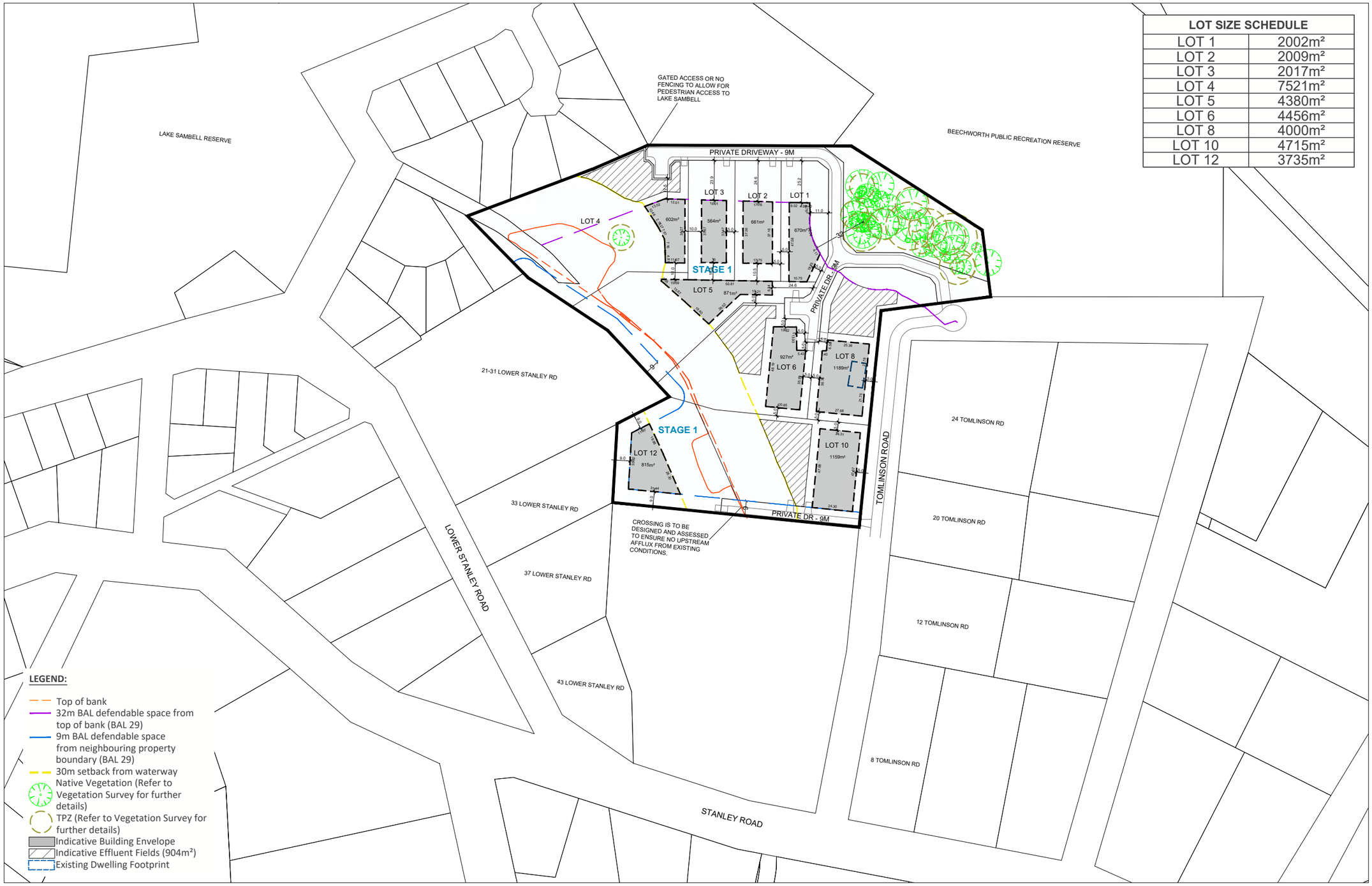
NOTES
- This Plan adopts boundary data based on Survey Data Prepared by EDM Group (Ref. No 100021_070401_118Apr17 dated 03/05/17).
- The Concept layout is preliminary only and has not yet had Council/Authority feedback or approval. The Concept is subject change following further investigation.
- This document was commissioned by the client and prepared by Human Habitats for the exclusive use of the client. We make no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents.

REVISIONS

REV	DESCRIPTION	CHK	DATE
xx	DESCRIPTION	xxx	00.00.00
xx	DESCRIPTION	xxx	00.00.00
xx	DESCRIPTION	xxx	00.00.00
02	CONCEPT PLAN	TK	31.10.24
01	CONCEPT PLAN	TK	29.10.24

\\fileserver\general\project files\14793 - 29 tomlinson road, beechworth\d-ud\drawings\concept plan\v31\14793-20240415-ud-c-concept-v31.dwg

LOT SIZE SCHEDULE	
LOT 1	2002m²
LOT 2	2009m²
LOT 3	2017m²
LOT 4	7521m²
LOT 5	4380m²
LOT 6	4456m²
LOT 8	4000m²
LOT 10	4715m²
LOT 12	3735m²



Human Habitats
424 / 338 Collins Street
Melbourne VIC 3000
info@humanhabitats.com.au
+61 3 9909 2222

29 Tomlinson Road, Beechworth

Building Envelope Plan (Stage 1)

0 20 40 60 80 100
METRES
1 : 2000

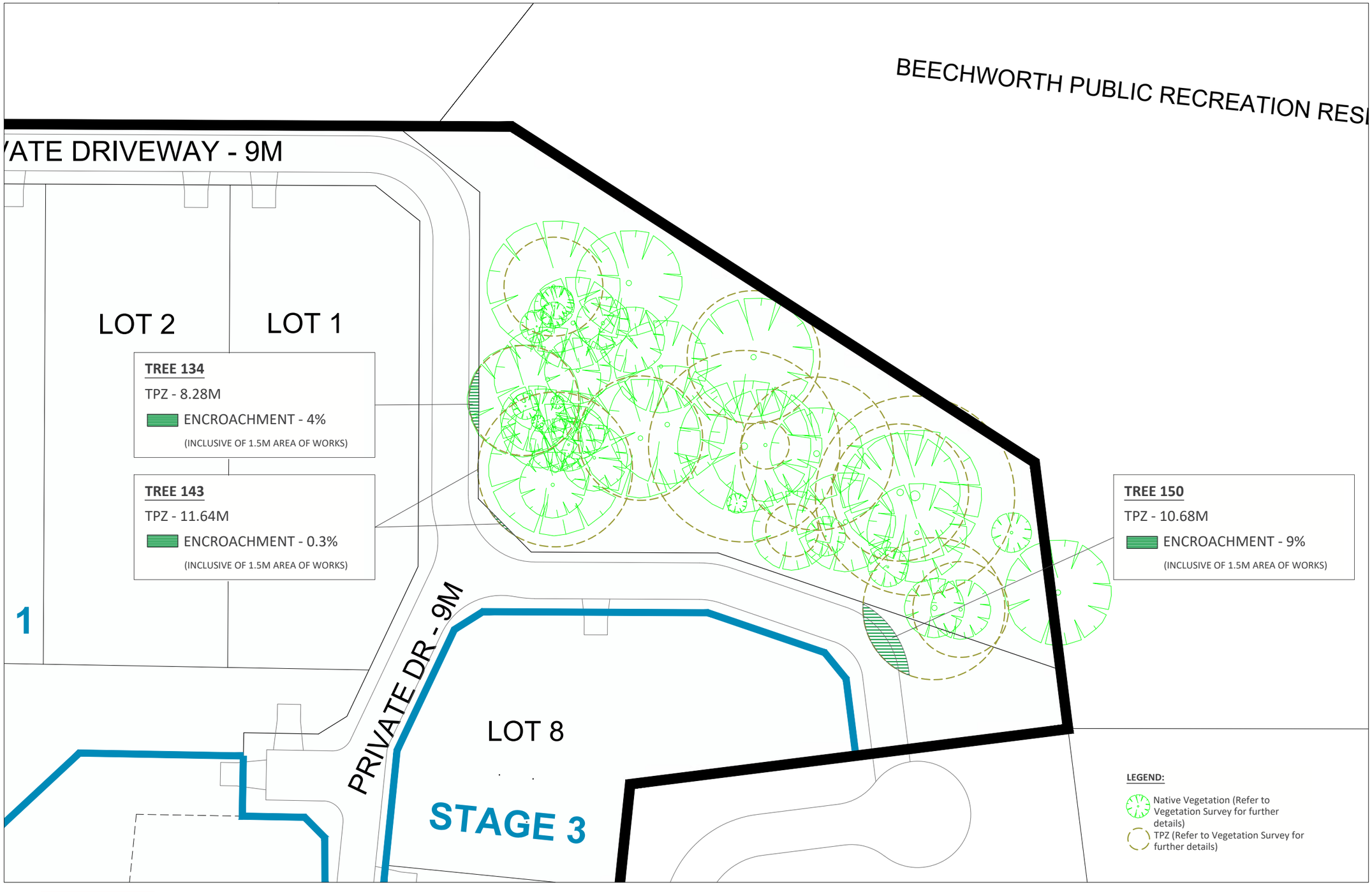
PROJECT INFORMATION
PROJECT NO: 14793
DRAWING NO: 002
VERSION NO:31
DATE: 15.04.2026
DRAFT: EY
CHECKED: JG

NOTES
- This Plan adopts boundary data based on Survey Data Prepared by EDM Group (Ref. No 100071_DTM01_11May17 dated 03/05/17)
- The Concept layout is preliminary only and has not yet had Council/Authority feedback or approval. The Concept is subject change following further investigation.
- This document was commissioned by the client and prepared by Human Habitats for the exclusive use of the client. We make no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents.

REVISIONS

REV	DESCRIPTION	CHK	DATE
xx	DESCRIPTION	xxx	00.00.00
xx	DESCRIPTION	xxx	00.00.00
xx	DESCRIPTION	xxx	00.00.00
02	CONCEPT PLAN	TK	31.10.24
01	CONCEPT PLAN	TK	29.10.24

\\fileserver\general\project files\14793 - 29 tomlinson road, beechworth\d-ud\drawings\concept plan\v31\14793-20240415-ud-c-concept-v31.dwg



Human Habitats
Level 1, 136 Stanley Street, West Melbourne VIC 3003
A.B.N. 83 630 070 126
(03) 9600 1822
info@humanhabitats.com.au
www.humanhabitats.com.au

29 Tomlinson Road, Beechworth

Native Vegetation - TPZ Plan

N

0 20 40 60 80 100
METRES
1 : 2000

PROJECT INFORMATION
PROJECT NO: 14793
DRAWING NO: 004
VERSION NO:31
DATE: 15.04.2026
DRAFT: EY
CHECKED: JG

NOTES
- This Plan adopts boundary data based on Survey Data Prepared by EDM Group (Ref. No 100071_DTM01_11May17 dated 03/05/17)
- The Concept layout is preliminary only and has not yet had Council/Authority feedback or approval. The Concept is subject change following further investigation.
- This document was commissioned by the client and prepared by Human Habitats for the exclusive use of the client. We make no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents.

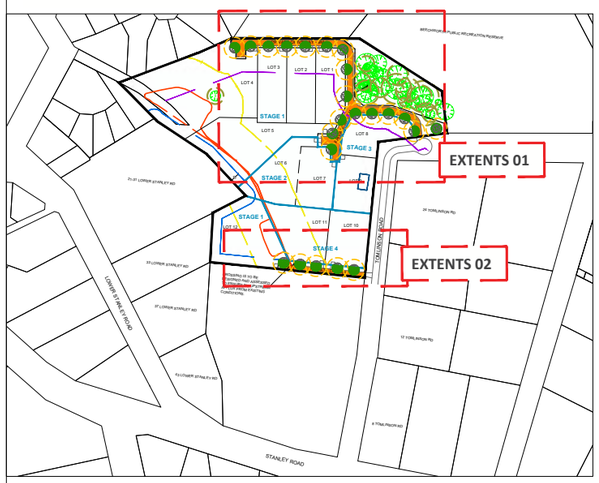
REVISIONS

REV	DESCRIPTION	CHK	DATE
xx	DESCRIPTION	xxx	00.00.00
xx	DESCRIPTION	xxx	00.00.00
xx	DESCRIPTION	xxx	00.00.00
02	CONCEPT PLAN	TK	31.10.24
01	CONCEPT PLAN	TK	29.10.24

\\fileserver\general\project files\14793 - 29 tomlinson road, beechworth\d-ud\drawings\concept plan\v31\14793-20240415-ud-c-concept-v31.dwg



Eucalyptus Melliodora 'Yellow Box' Gum
12m x 10m (Height x Width at maturity)

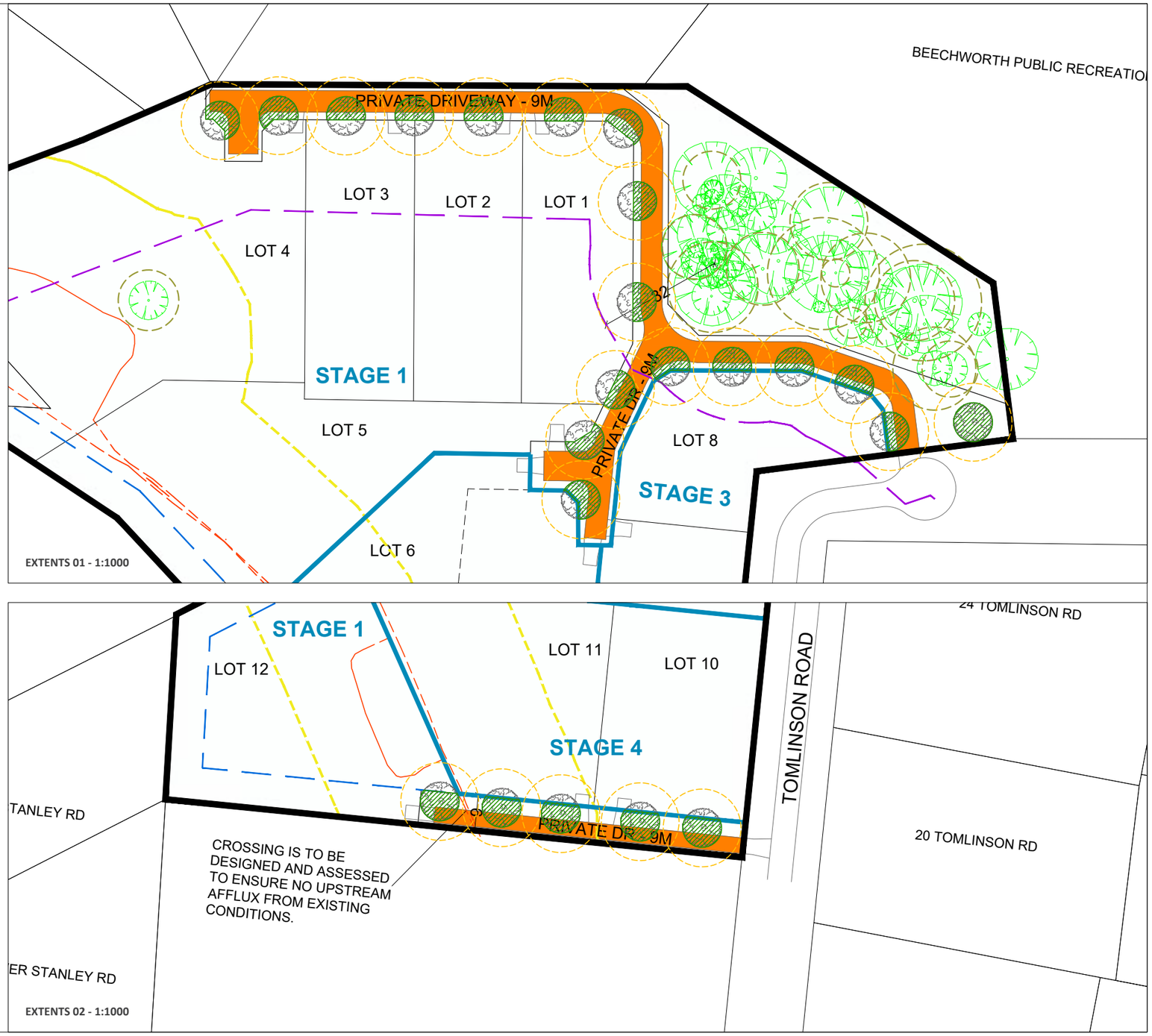


NOTE:

Total private road area: 4168.03m²
Total canopy coverage: 1257.63m² (30%)

LEGEND:

- Top of bank
- 32m BAL defendable space from top of bank (BAL 29)
- 9m BAL defendable space from neighbouring property boundary (BAL 29)
- 30m setback from waterway
- Native Vegetation (Refer to Vegetation Survey for further details)
- TPZ (Refer to Vegetation Survey for further details)
- Indicative Street Tree
- Street tree canopy coverage on street
- 5m canopy seperation



Human Habitats
424 / 333 Collins Street
Melbourne VIC 3000
info@humanhabitats.com.au
+61 3 9902 7202

29 Tomlinson Road, Beechworth
Landscape Concept Plan

N
0 20 40 60 80 100
METRES
1 : 2000

PROJECT INFORMATION
PROJECT NO: 14793
DRAWING NO: 002
VERSION NO:31
DATE: 15.04.2026
DRAFT: EY
CHECKED: JG

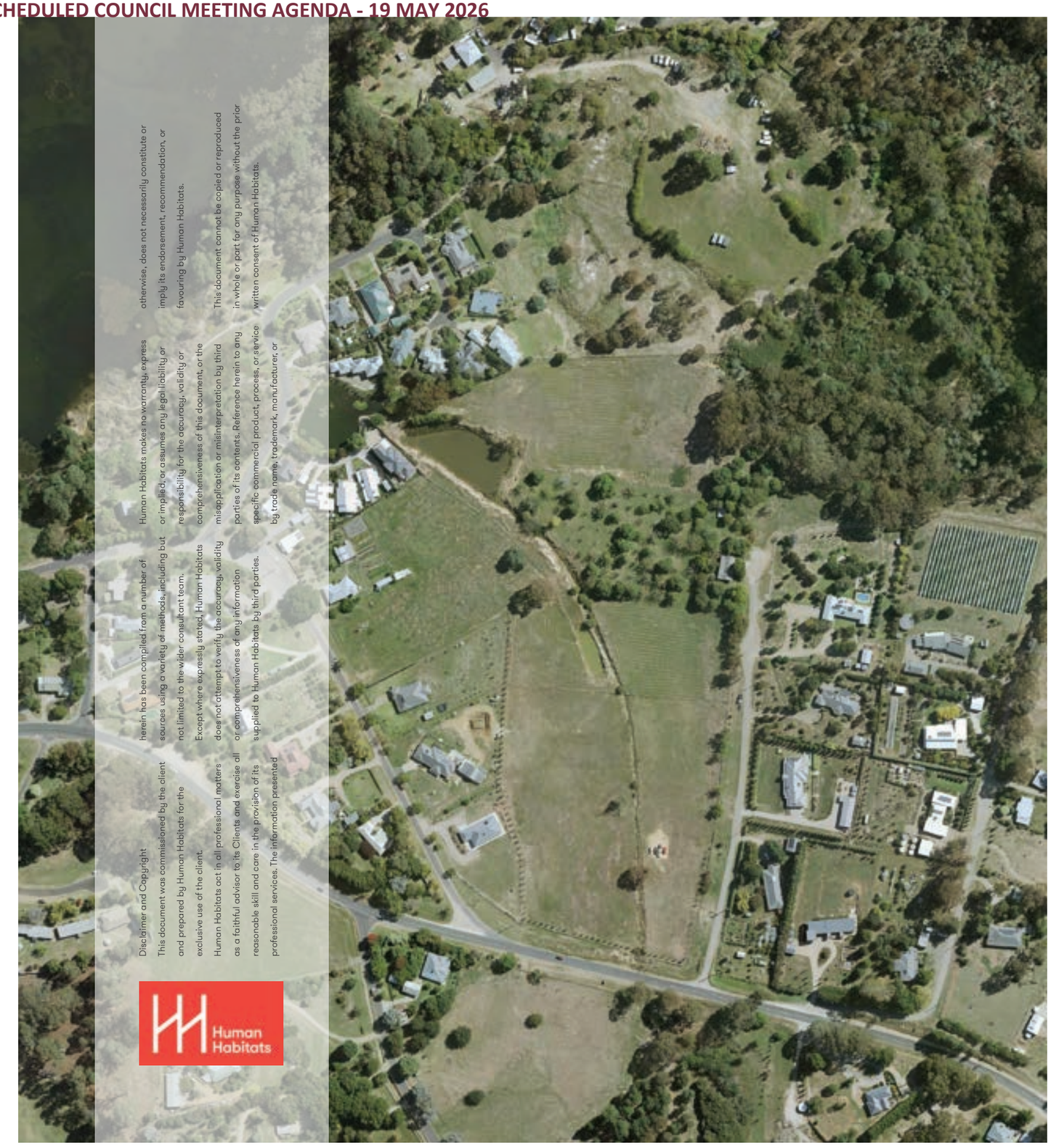
NOTES
- This Plan adopts boundary data based on Survey Data Prepared by EDM Group (Ref. No 10031_D7M01_11May17 dated 03/05/17).
- The Concept layout is preliminary only and has not yet had Council/Authority feedback or approval. The Concept is subject change following further investigation.
- This document was commissioned by the client and prepared by Human Habitats for the exclusive use of the client. We make no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents.

REVISIONS

REV	DESCRIPTION	CHK	DATE
XX	DESCRIPTION	XXX	00.00.00
XX	DESCRIPTION	XXX	00.00.00
XX	DESCRIPTION	XXX	00.00.00
02	CONCEPT PLAN	TK	31.10.24
01	CONCEPT PLAN	TK	29.10.24

\\fileserver\general\project files\14793 - 29 tomlinson road, beechworth\d-ud\drawings\concept plan\v31\14793-20240415-ud-c-concept-v31.dwg


INDIGO
SHIRE COUNCIL
Development Plan
Development plan has been prepared to the satisfaction of the responsible authority
Development Plan No: DP250001
Sheet number: 1 of 7
Date: 16/04/2026
Name: James Turner
29 TOMLINSON ROAD
BEECHWORTH
HUMAN HABITATS
PLANNING | URBAN DESIGN | LANDSCAPE | ADVISORY | SPATIAL
DEVELOPMENT PLAN
WWW.HUMANHABITATS.COM.AU APRIL 2026
Human Habitats



Disclaimer and Copyright

This document was commissioned by the client and prepared by Human Habitats for the exclusive use of the client.

Human Habitats act in all professional matters as a faithful advisor to its Clients and exercise all reasonable skill and care in the provision of its professional services. The information presented herein has been compiled from a number of sources using a variety of methods, including but not limited to the wider consultant team.

Except where expressly stated, Human Habitats does not attempt to verify the accuracy, validity or comprehensiveness of any information supplied to Human Habitats by third parties.

Human Habitats makes no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents. Reference herein to any specific commercial product, process, or service by trade name, trademark, manufacturer, or otherwise, does not necessarily constitute or imply its endorsement, recommendation, or favouring by Human Habitats.

This document cannot be copied or reproduced in whole or part for any purpose without the prior written consent of Human Habitats.

TABLE OF CONTENTS

SITE CONTEXT	03
DEVELOPMENT PLAN	04
FURTHER REQUIREMENTS	05

DOCUMENT INFORMATION

DOCUMENT TITLE	DEVELOPMENT PLAN
DATE	APRIL 2026
AUTHOR	HUMAN HABITATS (DRAFT: EY - CHK: JG)
CLIENT	TOMLINSON RD DEV CO PTY LTD

INDIGO SHIRE COUNCIL

Development Plan

Development plan has been prepared to the satisfaction of the responsible authority

Development Plan No.	DP250001
Sheet number:	2 of 7
Date:	16/04/2026
Name:	James Turner

SITE CONTEXT

LEGEND	
1.	SUBJECT SITE 29 TOMLINSON ROAD, BEECHWORTH
2.	LAKE SAMBELL RESERVE
3.	BEECHWORTH HISTORIC COURT HOUSE
4.	BURCH MUSEUM BEECHWORTH
5.	OLD BEECHWORTH GOAL
6.	MAYDAY HILLS
7.	MAYDAY HILLS CRICKET OVAL
8.	BEECHWORTH PRIMARY SCHOOL

As directed by Council, this Development Plan relates to the full extent of the land formally known as 29 Tomlinson Road.



INDIGO SHIRE COUNCIL

Development Plan

Development plan has been prepared to the satisfaction of the responsible authority

Development Plan No.	DP250001
Sheet number:	3 of 7
Date:	16/04/2026
Name:	James Turner

INDIGO SHIRE COUNCIL

Development Plan

Development plan has been prepared to the satisfaction of the responsible authority

Development Plan No.	DP250001
Sheet number:	4 of 7
Date:	16/04/2026
Name:	James Turner

GENERAL RESIDENTIAL SUBDIVISION
LOTS 600m² +

PEDESTRIAN ACCESS TO LAKE SAMBELL. PATH NETWORK TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

ALL ROADS WITHIN PARCEL 1 ARE TO BE PRIVATE ROADS- DESIGNED TO A MINIMUM STANDARD IN ACCORDANCE WITH TABLE C1 ACCESS LANE OF CLAUSE 56.06-8 OF THE INDIGO PLANNING SCHEME. THIS MUST INCLUDE A CARRIAGEWAY WIDTH OF 5.5M AND 3.5M VERGE SHARED ACROSS BOTH SIDES OF THE CARRIAGEWAY

EXISTING VEGETATION TO BE RETAINED. OPPORTUNITY TO BE VESTED TO COUNCIL AS PART OF PUBLIC OPEN SPACE CONTRIBUTION OR RETAINED AND MANAGED BY OWNERS CORPORATION.THE UNDERSTOREY VEGETATION WITHIN THE OPEN SPACE AREA LOCATED AT THE NORTHERN BOUNDARY MUST BE MANAGED TO REDUCE FUEL LOADS ON AN ONGOING BASIS.

EXISTING NATIVE VEGETATION TO BE RETAINED

EXISTING DAM

9m BAL DEFENDABLE SPACE FROM NEIGHBOURING PROPERTY (BAL 29)

30m SETBACK FROM WATERWAY

EXISTING DAM

LANSCAPING ACROSS THE SITE MUST BE OF A BUSHFIRE RESPON- SIVE DESIGN

PARCEL 1

32m BAL DEFENDABLE SPACE FROM TOP OF BANK (BAL 29)

INDICATIVE ROAD ALIGNMENT

EXISTING FIRE HYDRANT (REFER TO NORTH EAST WATER FOR DETAILS)

INDICATIVE LOT LAYOUT

EXISTING TITLE BOUNDARY

ACCESS TO LOT VIA CARRIAGEWAY EASEMENT. CROSSING IS TO BE DESIGNED AND ASSESSED TO ENSURE NO UPSTREAM AFFLUX FROM EXISTING CONDITIONS.

RURAL LIVING ZONE
RESIDENTIAL SUBDIVISION
LOTS 4000m² AVERAGE

EXISTING DWELLING

NO DIRECT ACCESS WILL BE PERMITTED FROM THE SUBJECT SITE TO STANLEY ROAD (PRINCIPAL ROAD NETWORK). ALL TRAFFIC ASSOCIATED WITH THE DEVELOPMENT PLAN AREA MUST DIRECTLY ACCESS THE LOCAL ROAD NETWORK.

LAKE SAMBELL RESERVE
BEECHWORTH PUBLIC RECREATION RESERVE
21-31 LOWER STANLEY RD
33 LOWER STANLEY RD
37 LOWER STANLEY RD
43 LOWER STANLEY RD
LOWER STANLEY ROAD
24 TOMLINSON RD
20 TOMLINSON RD
12 TOMLINSON RD
8 TOMLINSON RD
STANLEY ROAD

YIELD
PARCEL 1 - INDICATIVE YIELD 7 - 13 LOTS

LEGEND
- MADMAN GULLY
- 9m BAL DEPENDABLE SPACE FROM NEIGHBOURING PROPERTY (BAL 12.5)
- 32m BAL DEPENDABLE SPACE ROM TOP OF BANK (BAL 29)
- 32m BAL DEPENDABLE SPACE FROM EDGE OF BEECHWORTH STANLEY ROAD (BAL 29)
- 30m SETBACK FROM WATERWAY
- INDICATIVE LOT LAYOUT
- TOP OF EMBANKMENT
- BUILDING EXCLUSION ZONE

Human Habitats
Level 1, 136 Chapel Street, St Kilda VIC 3182
Ph: 1300 487 044
info@humanhabitats.com.au
www.humanhabitats.com.au

29 Tomlinson Road, Beechworth
Development Plan

N
0 20 40 60 80 100
METRES
1 : 2000

PROJECT INFORMATION
PROJECT NO: 14793
DRAWING NO: 001
VERSION NO: 07
DATE: 09.04.26
DRAFT: EY
CHECKED: TK

NOTES
This Plan adopts boundary data based on Survey Data Prepared by EDM Group (Ref. No 16507_DTAIL / 1 May / 1 dated 03/05/17).
The Concept layout is preliminary only and has not yet had Council/Authority feedback or approval. The Concept is subject change following further investigation.
This document was commissioned by the client and prepared by Human Habitats for the exclusive use of the client. We make no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents.

REVISIONS

REV	DESCRIPTION	CHK	DATE
XX	DESCRIPTION	XXX	00.00.00
XX	DESCRIPTION	XXX	00.00.00
XX	DESCRIPTION	XXX	00.00.00
XX	DESCRIPTION	XXX	00.00.00
01	CONCEPT PLAN	TK	29.10.24

\\fileserver\general\project files\14793 - 29 tomlinson road, beechworth\d-ud\drawings\development plan\v03\14793-20250724-ud-c-dp-v03.dwg

Attachment 11.4.2
Approved Development Plan - D P 250001 - 29 Tomlinson Road - Beechworth

INDIGO SHIRE COUNCIL
Development Plan
Development plan has been prepared to the satisfaction of the responsible authority

Development Plan No.	DP250001
Sheet number:	5 of 7
Date:	16/04/2026
Name:	James Turner

FURTHER REQUIREMENTS

- Land capability assessment will be required in support of any future planning permit application for subdivision where sewer connection is not possible due to north east water constraints.
- Where septic systems are proposed a s173 agreement will be entered into to require the connection of these lots to sewer once north east water / council advices that there is additional sewer capacity.
- There are no proposed works to existing waterways. Any works in, on or over designated waterways (such as landscaping, access crossings, storm water outlets, etc) will require a works on waterways from NECMA.
- Lot and road alignment indicative only and will be subject to future planning permit application, which must comply with NECMA conditions and requirements.
- Minimum lot size to be 0.2ha.
- No native vegetation to be removed.
- Subdivision staging to be confirmed at planning permit stage.
- Maximum 1 crossing of madman gully, unless otherwise agreed in writing by NECMA.
- The recommendations of the flood analysis and assessment prepared by cumulus engineering must be incorporated in future planning permit applications, to the satisfaction of NECMA.
- The following information must be provided with any permit application for subdivision, as appropriate:
  - The proposed subdivision layout
  - A plan showing proposed building envelopes
  - A plan showing any proposed effluent fields
  - An assessment against the relevant requirements of the indigo planning scheme
  - A bushfire hazard site assessment, a bushfire hazard landscape assessment, a bushfire management strategy, and a bushfire management plan
  - A land capability assessment, where effluent fields are proposed
  - An arboriculture assessment
  - An infrastructure servicing assessment
  - A flood assessment
- Unless otherwise agreed in writing by responsible authority and CFA, a planning permit must include a condition requiring a s173 agreement be entered into with the CFA and the responsible authority to ensure that the private roads (including the carriageway and vegetation) are maintained to the satisfaction of the CFA and the responsible authority.
- The understorey vegetation within the open space area located at the northern boundary must be managed to reduce fuel loads on an ongoing basis.
- Landscaping across the subject land must be of a bushfire responsive design.
- Any permit granted must meet the following requirements:
  - Internal roads, nature strips, can be common property
  - Internal road design must allow for emergency vehicle access and egress
  - Tomlinson Road must be upgraded a Low Density Residential Access Road to IDM standard, to the satisfaction of the road manager and the responsible authority.
  - Drainage design must meet IDM standard. Note that the Development Plan drainage concept considers WSUD. Outflows to Alma Road will need to be controlled to pre-development levels.
  - Allowance must be made for safe and disability pedestrian movement within the common property areas

NECMA requirements:

1. Building envelope: Prior to Certification of the Plan of Subdivision and prior to commencement of works, an amended plan of subdivision to the satisfaction of the Responsible Authority and the Authority must be submitted to and approved by the Responsible Authority and the Authority. When approved, the amended plan will be endorsed and will 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. a building envelope (dwelling and outbuildings) for each proposed lot located no less than 30 m from the top of bank of Madman Gully
2. Prior to the issue of a Statement of Compliance the building envelopes shown on the endorsed plan shall be shown as a restriction on the Plan of Subdivision, requiring that all future buildings (inclusive of sheds and outbuildings) shall be constructed only within the building envelope. The building envelope shall be recorded on the Register under the Transfer of Land Act 1958 in relation to the relevant allotment.
3. Stormwater management plan: Prior to Certification of the Plan of Subdivision, a Stormwater Management Plan must be submitted to and approved by the Responsible Authority. The Stormwater Management Plan must demonstrate that all stormwater discharge from the subdivision will meet the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 1999). For future approval, detailed design plans of the stormwater systems for development must demonstrate compliance with the treatment objectives outlined in Urban Stormwater, Best Practice Environmental Management Guidelines, 1999, with works designed and constructed to the satisfaction of the Responsible Authority.
4. Stormwater quality: Development of the site is required to demonstrate that all stormwater discharged from the site complies with storm water quality and quantity treatment objectives (VPP Clause 56.07-4 Stormwater management objectives, Standard C25). Treatment of stormwater quality and quantity must occur prior to discharge to receiving waterways to ensure protection of downstream waterways. Compliance must be demonstrated and works designed and constructed to the satisfaction of the Responsible Authority. Prior to the issue of a Statement of Compliance it must be demonstrated that stormwater quality and quantity treatment measures have been constructed in accordance with the approved plans.
5. Waterway management plan: Prior to the commencement of works, a Waterway Management Plan (WMP) must be submitted to and approved by the Authority. The WMP must include:
   a. Details of the existing environmental values;
   b. Details of any initial stabilisation and vegetation works;
   c. A landscape plan for revegetation of the waterway, drainage corridor and all water quality works, including a species list and proposed density of the plantings. The vegetation must be representative of the Ecological Vegetation Class for the site; and
   d. A maintenance plan detailing the sequencing and periods of short, medium and long term actions, including inspections, and the parties responsible for each action.
6. Waterway exclusion fence: Prior to the commencement of works, an exclusion fence must be installed to delineate the required 30m development setback from the top of banks of the waterway. No works or fill material other than the works associated with the approved landscaping and stormwater treatment plans are permitted within the exclusion zone during the construction period.
7. Silt control: Prior to the commencement of works, appropriate silt control measures must be installed to prevent sediment laden runoff from entering the waterway. The silt control measures must be maintained throughout the construction period.
8. Easement – Riparian Corridor: Prior to Certification of the Plan of Subdivision, the plan of subdivision must be amended to include an easement for Riparian Maintenance Corridor purposes, created in favour of the Indigo Shire Council / reserve, with title vested to the Responsible Authority. The dimensions of the required easement / reserve are 30m from top of bank on each side of Madman Gully waterway.
9. Easement – Carriageway (Vehicle access): Prior to certification of the Plan of Subdivision, the plan must be amended to include an easement for carriageway purposes over the access road immediately south of proposed Lots 10 & 11. This easement is to provide access to Parcel 1 and must be created in favour of Indigo Shire Council (or reserve), with title vested in the Responsible Authority. The dimensions of the required easement/reserve are as shown on the Applicant's Concept Plan of Subdivision (Stages 2, 3 & 4 – Revision 02, dated 31 October 2024).
10. Section 173: Prior to Certification of the Plan of Subdivision, the owner/applicant must enter into an agreement with the Responsible Authority made pursuant to Section 173 of the Planning and Environment Act 1987, and make application to the Registrar of Titles to have the agreement registered on the title to the land under Section 181 of the Act, which provides that:
    a. The finished floor levels of dwellings on lots subject to flooding from Madman Gully (Lots 5, 6, 7, 10 and 11) must be constructed no lower than the Recommended Floor Level (m AHD) 300 mm above 1% AEP flood levels stated in m AHD within Table 7-1 of Cumulus Engineering Report – Flood Impact Assessment - dated December 2025, except that for Lot 7 the minimum floor level is RL 565.45 m AHD (to provide 300 mm freeboard above 1% level). Minimum floor levels for remaining lots shall be to the satisfaction of the Responsible Authority with consideration of potential stormwater impacts..

b. Buildings may be constructed only within the building envelopes, and effluent disposal must be confined to the effluent disposal envelopes as shown on the endorsed plans of this permit.

c. A Waterway Management Plan to the satisfaction of the Authority applies to all lots in Plan of Subdivision.

d. The current and future owner(s) of all lots in the Plan of Subdivision must comply with all requirements of the Waterway Management Plan at all times.

11. Cut/fill balance: Earthworks be proposed on any part of the site below 1% AEP flood level, resulting in a loss of floodplain storage, then compensatory earthworks below 1% AEP flood level must be designed to compensate any loss of flood storage by a factor of 1.3 (the volume of cut below 1% AEP level shall exceed the volume of fill below 1% AEP level by 30%). Excavations to deliver this storage must:

a. Ensure that existing overland flow paths and floodplain features are retained.

b. Be self-draining.

c. Be within the development site.

d. Provide for the equivalent hydraulic capacity.

e. Be compliant with any other Authority conditions.

– Prior to the commencement of works, design plans and earthwork volume calculations demonstrating compliance with the above must be submitted to and approved by the Responsible Authority and the Authority. When approved, the calculations will be endorsed and will then form part of the permit. Earthworks carried out on site must accord with the calculations.

12. As constructed fill survey: Prior to the issue of a Statement of Compliance, a certified survey plan must be provided to the Responsible Authority and the Authority. The survey plan must show as-constructed surface levels to Australian Height Datum (AHD), identify all fill and borrow areas and as constructed depths of cut and fill. Any variance from the endorsed plans must be clearly indicated. Computations must be provided to demonstrate the net cut and fill volumes within the site.

13. Fencing open style: Any fencing within the floodplain shall be of an open style that would not obstruct the conveyance of flood water across the property, for example post and wire fencing or open pool style fencing. Prior to the commencement of works, detailed plans of the proposed fencing within the floodplain area must be submitted to the Authority for approval.

- Madman Gully is gazetted by the Authority to be a designated waterway under the Water Act 1989. A Works on Waterways permit must be obtained from the Authority in accordance with By-Law No 2024/01 Waterways Protection prior to commencing any works in, on or over designated waterways (such as landscaping, access crossings, storm water outlets, etc). Further information and an application form can be obtained from the Authority at: http://www.necma.vic.gov.au/About-Us/Programs-Initiatives/Undertake-Works-on-Waterways

ACCESS LANE - PRIVATE ROAD REQUIREMENTS

Traffic volume	300vpd
Traffic speed	10kmph
Carriageway width & parking provisions within street	5.5m wide with no parking spaces to be provided. Appropriately signed.
Verge width	3.5m verge shared across both sides of the carriageway.
Kerbing	N/A
Footpath provision	None Carriageway designed as a shared zone and appropriately signed.
Cycle path provision	None

INDIGO SHIRE COUNCIL

Development Plan

Development plan has been prepared to the satisfaction of the responsible authority

Development Plan No.	DP250001
Sheet number:	6 of 7
Date:	16/04/2026
Name:	James Turner



INDIGO SHIRE COUNCIL

Development Plan

Development plan has been prepared to the satisfaction of the responsible authority

Development Plan No.	DP250001
Sheet number:	7 of 7
Date:	16/04/2026
Name:	James Turner

Human Habitats
www.humanhabitats.com.au
info@humanhabitats.com.au

Melbourne Office
424/838 Collins Street
Victoria 3008
03 9909 2202

Wangaratta Office
80 Ovens Street
Wangaratta 3677
03 5713 7850



TOWN PLANNING REPORT

ADDRESS: 29 TOMLINSON ROAD, BEECHWORTH
PREPARED FOR: TOMLINSON RD DEV CO P/L
DATE: 26 AUGUST 2025

Human Habitats

Document Information

Issue Date	26 August 2025	**Prepared for**	Tomlinson Rd Dev Co P/L
Prepared by	OS	**Reviewed by**	JG
Project No.	14793	**Project Name.**	29 Tomlinson Road, Beechworth

Disclaimer and Copyright

This document was commissioned by and prepared for the exclusive use of the Client. It is subject to and issued in accordance with the agreement between the Client and Human Habitats.

Human Habitats act in all professional matters as a faithful advisor to its Clients and exercise all reasonable skill and care in the provision of its professional services. The information presented herein has been compiled from a number of sources using a variety of methods. Except where expressly stated, Human Habitats does not attempt to verify the accuracy, validity or comprehensiveness of any information supplied to Human Habitats by third parties. Human Habitats makes no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents.

Reference herein to any specific commercial product, process, or service by trade name, trademark, manufacturer, or otherwise, does not necessarily constitute or imply its endorsement, recommendation, or favouring by Human Habitats.

This document cannot be copied or reproduced in whole or part for any purpose without the prior written consent of Human Habitats.

CONTENTS

1 Introduction 1
1.1 Permit Requirements 1
1.2 Assessment 1
1.3 Supporting Documentation 2
2 Subject Site and Surrounding Context 3
2.1 Subject Site 3
2.2 Site Interfaces 4
2.3 Surrounding Area 5
3 Certificate of Title 6
4 The Proposal 7
4.1 Staging 7
4.2 Layout 10
5 Planning Policy Framework & Controls 13
5.1 Planning Policy Summary 13
5.2 Policy Overview 13
5.3 Land Use Zoning 14
5.4 Overlays 15
5.5 Particular Provisions 17
5.6 Other Planning Matters 17
6 Planning Considerations 19
6.1 Overview 19
6.2 Planning Policy 19
6.3 Surrounding Land and Character 20
6.4 Bushfire 21
6.5 Flood 23
6.6 Vegetation 23
6.7 Traffic/access 23
7 Conclusion 24
APPENDIX A – Decision Guidelines 0

LIST OF FIGURES

Figure 1 – Aerial image of Site, outlined in red 1
Figure 2 – Aerial image obtained from Landchecker, subject site identified in red in the context of all of 29 Tomlinson Road (outlined in white) 3
Figure 3 – Aerial image obtained from Landchecker, subject site outlined in red 3
Figure 4 – Image of Site from Southern Boundary facing North 4
Figure 5 – Aerial Map of Site in Broader Context 5
Figure 6 – Plan of Subdivision 621636B – Lot 1 Identified in Red 6
Figure 7 – Proposed Plan of Subdivision – Completed development 8
Figure 8 – Proposed Plan of Subdivision - Stage 1 8
Figure 9 – Proposed Building Envelope Plan – Completed development 9
Figure 10 – Proposed Building Envelope Plan – Stage 1 9
Figure 11 – Land Use Zoning Map – Site Identified in Red 14
Figure 12 – Development Plan Overlay – Site Identified in Red 15
Figure 13 – Bushfire Management Overlay Map – Site Identified in Red 16
Figure 14 – Areas of Aboriginal Cultural Heritage Sensitivity Map – Site Identified in Red 17
Figure 15 -– Bushfire Prone Area Map – Site Identified in Re 18
Figure 16 – Extract of the Development Plan 20
Figure 17 – Site and Surrounding Land Map (obtained from LASSI), subject site identified in red 21
Figure 18 – Extract from the Bushfire Management Plan detailing defendable space (red) and building envelopes 22

1 Introduction

Human Habitats is pleased to provide this town planning report on behalf of Tomlinson Rd Dev Co P/L (the applicant). The application seeks to subdivide the land into twelve (12) lots at 29 Tomlinson Road, Beechworth (the subject site).

1.1 Permit Requirements

Pursuant to the Indigo Planning Scheme, a planning permit is required under the following provisions:

- Pursuant to Clause 32.03-3, a permit is required to subdivide the land (Low Density Residential Zone).
- Pursuant to Clause 44.06-2, a permit is required to subdivide the land (Bushfire Management Overlay).

1.2 Assessment

It is our assessment that the proposal provides an appropriate response to the planning objectives of Beechworth, and the Indigo Shire Council more broadly. The proposal will facilitate the staged subdivision of 12 lots on the site, while responding to the character of the area. In coming to this conclusion, we have considered the following questions:

- **Planning Policy** – Does the proposal demonstrate an appropriate outcome considering the strategic planning drivers of Indigo?
- **Surrounding Land and Character –** How does the proposal respond to the surrounding land and character?
- **Bushfire** – Does the proposal respond to relevant bushfire considerations?
- **Flood** – Does the proposal appropriately respond to potential flood impacts?
- **Vegetation** – Does the proposal consider its impact on existing vegetation?
- **Traffic and Access –** Does the proposal provide appropriate traffic and access arrangements?



Figure 1 – Aerial image of Site, outlined in red

1.3 Supporting Documentation

This application is supported by the following documentation:

#	Document	Prepared by
1.	Cover Letter	Human Habitats dated 26 August 2025
2.	Certificate of Title	Landata Volume 08505 Folio 008
3.	Concept Plan of Subdivision – Staging Plan Set	Human Habitats dated 25 August 2025
4.	Building Envelope Plan Set	Human Habitats dated 25 August 2025
5.	Planning Report	Human Habitats dated 26 August 2025
6.	Approved Cultural Heritage Management Plan	Red Gum Version 2 dated 25 July 2018
7.	Bushfire Assessment, including: ▪ Bushfire Management Plan ▪ Bushfire Hazard Landscape Assessment ▪ Bushfire Hazard Site Assessment ▪ Bushfire Management Statement	Human Habitats dated July 2025
8.	Land Capability Assessment	Land Safe dated July 2025
9.	Infrastructure Servicing Report	Fischer Development Solutions dated January 2025
10.	Preliminary Vegetation Survey	High Country Arborists dated 21 July 2025
11.	Flood Analysis	Cumulus Engineering dated August 2025

2 Subject Site and Surrounding Context

2.1 Subject Site

The site forms the northern portion of the land known as 29 Tomlinson Road, Beechworth. It is formally identified as Lot 1 on Plan of Subdivision 641636. The site is irregular in shape, with a southern boundary to Lot 2 on Plan of Subdivision 641636 (also known as 29 Tomlinson Road, Beechworth). The eastern boundary of the site has frontage to Tomlinson Road. The site abuts Low Density Residential Zone land and General Residential Zone land along the western boundary to the southern and northern portions respectively.



Figure 2 – Aerial image obtained from Landchecker, subject site identified in red in the context of all of 29 Tomlinson Road (outlined in white)



Figure 3 – Aerial image obtained from Landchecker, subject site outlined in red

The property also abuts public land to the north and north-east. The subject site has an area of 4.2 hectares. The site comprises two (2) dams / water bodies and a man-made drainage channel runs through the property dating back to gold mining activities in the Madman's Gully locality. The site generally slopes central towards Madman's Gully.

The northern lot (Lot 1) is primarily vacant except for an existing dwelling and orchard both of which appear to have received little maintenance in recent years. Vegetation is prevalent throughout the site, where 165 trees are identified within the vicinity. Native vegetation is particularly prominent within the north-eastern section of the lot. Access to the subject site is provided from Tomlinson Road along the eastern boundary.

2.2 Site Interfaces

2.2.1 Northern Interface

The land use context abutting the northern interface is split, with the majority of the land north of the site consisting of vacant land and Beechworth Public Recreation Reserve, within the Public Park & Recreation Zone (PPRZ). The land north of the western most portion of the site consists of the established residential area within the General Residential Zone – Schedule 1 (GRZ1). The Public Park & Recreation Zone (PPRZ) makes up land further north of the site, comprising Lake Sambell Reserve and Lake Sambell. Beyond this is existing residential development within the General Residential Zone – Schedule 1 (GRZ1).

2.2.2 Eastern Interface

The site is bound by Tomlinson Road on its eastern interface, a government managed gravel road which provides north-south connection from the north-eastern corner of the site to Stanley Road. The Low Density Residential Zone (LDRZ) continues to make up land eat of the site made up of existing residential dwellings, up to the Indigo Epic Trail and Deep Creek, within the Public Conservation and Resource Zone (PCRZ).

2.2.3 Southern Interface

The site has a frontage to Stanley Road on its southern interface; a two-lane government road within the Transport 2 Zone (TRZ2). Land south of Stanley Road comprises irregular shaped residential lots featuring singular dwellings, within the Low Density Residential Zone (LDRZ) and Neighbourhood Residential Zone – Schedule 1 (NRZ1).

2.2.4 Western Interface

The site is bound by 5 irregular shaped lots fronting Lower Stanley Road on its western interface. Each adjoining lot comprises vacant, open land within the exception of a singular dwelling, within the Low Density Residential Zone (LDRZ). The General Residential Zone – Schedule 1 (GRZ1) makes up the vast majority of land west of Lower Stanley Road, with the exception of Stanley Road within the Transport 2 Zone (TPZ).



Figure 4 – Image of Site from Southern Boundary facing North

2.3 Surrounding Area

The subject site is located on the eastern edge of Beechworth's residential area, within the Low Density Residential Zone (LDRZ). Land to the east, south and west are all residentially zoned, with land to the north comprising open space within the Public Park and Recreation Zone (PPRZ). The site is positioned approximately 1.5 kilometres south-east from Beechworth's town centre. It is noted that the subject land is one of the largest residential zoned lots identified within the township.

More broadly, the surrounding context is dominated by irregular shaped farming land lots within the Farming Zone (FZ) with scattered open space reserves/ public land within the Public Park and Recreation Zone (PPRZ). The broadly surrounding farming allotments are larger than the lots within Beechworth's township.



Figure 5 – Aerial Map of Site in Broader Context

3 Certificate of Title

We have obtained and reviewed the relevant Title documents. Notably, the details are:

- Lot 1 and 2 in Plan of Subdivision 641636. As previously noted, this application is confined to Lot 1 (northern lot) as highlighted in red in Figure 5 below.
- A drainage easement (E-1) runs through the site from the north-western corner of Lot 1 to the south-western corner of Lot 2. This easement has a width of 3 metre.
- A 10 metre wide race reserve is located in the north-western corner of the site.
- A water pipe line and electric powerline (A-1) is located from the western boundary of Lot 1 to Lower Stanley Road.

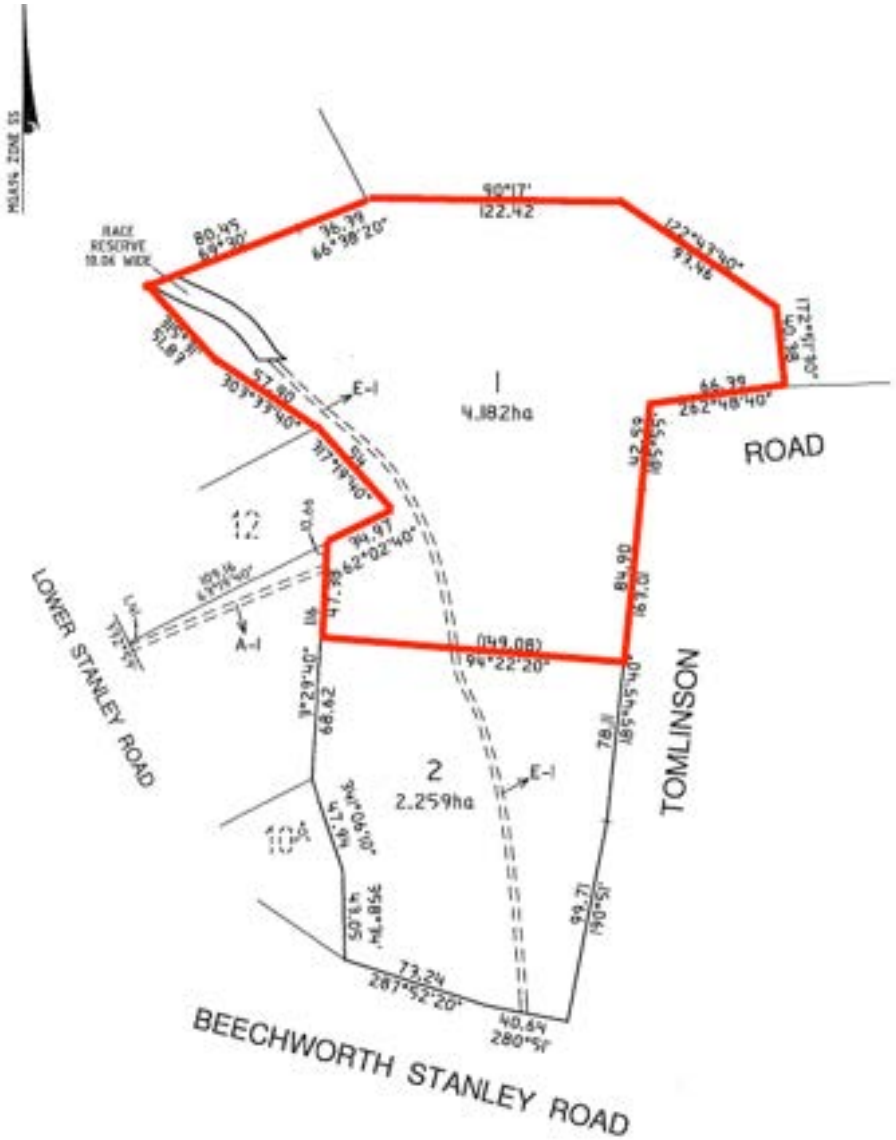


Figure 6 – Plan of Subdivision 621636B – Lot 1 Identified in Red

4 The Proposal

The proposal seeks to subdivide the northern lot at 29 Tomlinson Road (Lot 1 in PS641636). The land will be subdivided into twelve (12) lots ranging in size from 2,002 square metres to 7,521 square metres, with an average lot size of approximately 2,913 square metres. The proposal includes two (2) private driveways accessed from Tomlinson Road. The existing dwelling in proposed Lot 9 is to be retained. The proposed subdivision will create residential lots to facilitate a modest increase in the housing stock within the township of Beechworth.

4.1 Staging

The subdivision will be delivered in as a four (4) staged development. It is noted that Stage 1 will deliver a total of nine (9) residential lots, of which three (3) will be capable of further subdivision. At completion, the development will yield twelve (12) lots.

The rationale for the proposed staging is to respond to the North East Water servicing constraints, where there is a currently a five (5) lot cap for new connections to reticulated sewer. To address this Stage 1 will create five (5) sewered lots and four (4) with onsite treatment. The four (4) non-sewered lots are all at least 4,000 square metres.

Three (3) of the four (4) non-sewered lots are capable of further subdivision once sewer capacity is available. These "superlots" are each within their own stage to provide flexibility for future subdivision as sewer capacity becomes available. Any on-site septic treatment within the superlots would be decommissioned as part of the further subdivision of the superlots.

Each proposed stage is detailed below, and shown in Figures 7 and 8:

Stage	Scope
Stage 1	Subdivision of 9 lots. This includes 5 connected to reticulated sewer & 4 lots with septic. Of the 4 septic lots, 3 are consolidated parcels in which will later be subdivided into lots greater than 2000sqm, once additional sewer capacity is available.
Stage 2	2 lot subdivision of Lot 6. This will create Lot 6 & 7.
Stage 3	2 lot subdivision of Lot 8. This will create Lot 8 & 9.
Stage 4	2 lot subdivision of Lot 10. This will create 10 & 11.

Please refer to the Figures below for the proposed Staging & Building Envelope Plans, below includes an extract of the concept plan of subdivision/building envelopes for the completed development, followed by an extract of the concept plan of subdivision/building envelopes at the completion of Stage 1. The purpose of this is to clarify the development outcome of the site at completion versus at the end of the first stage (in line with NEW 5-lot sewer capacity constraints). The enclosed consultant documents have been updated to reflect the revised layout.



Figure 7 – Proposed Plan of Subdivision – Completed development



Figure 8 – Proposed Plan of Subdivision - Stage 1



Figure 9 – Proposed Building Envelope Plan – Completed development



Figure 10 – Proposed Building Envelope Plan – Stage 1

4.2 Layout

As noted above, the land will be divided into twelve (12) lots, delivered in a four (4) staged development. At completion, the southern portion of the site contains larger lots, and the northern portion of the site comprises smaller lots. The details of the subdivided lots are outlined below:

4.2.1 Lots at Stage 1

Lot #	Size (sqm)	Sewer / Septic (at Stage 1)
Lot 1	2,002	Sewer
Lot 2	2,009	Sewer
Lot 3	2,017	Sewer
Lot 4	7,521	Septic
Lot 5	4,380	Sewer
Lot 6	4523	Septic
Lot 7	N/A (forms part of Lot 6)	-
Lot 8	4,061	Septic
Lot 9	N/A (forms part of Lot 8)	-
Lot 10	4,715	Septic
Lot 11	N/A (forms part of Lot 10)	-
Lot 12	3,735	Sewer

4.2.2 Lots at Completion

Lot #	Size (sqm)	Sewer / Septic (at Completion)
Lot 1	2,002	Sewer
Lot 2	2,009	Sewer
Lot 3	2,017	Sewer
Lot 4	7,521	Septic (sewer if available)
Lot 5	4,380	Sewer
Lot 6	2,523	Sewer
Lot 7	2,000	Sewer
Lot 8	2,013	Sewer
Lot 9	2,048	Sewer
Lot 10	2,071	Sewer
Lot 11	2,644	Sewer
Lot 12	3,735	Sewer

4.2.3 Access

Two (2) private driveways are proposed from Tomlinson Road along the site's eastern boundary, with a width of 9 metres. These roads are described below:

- **Northern** driveway extends from the northern portion of Tomlinson Road, incorporating a passing bay, and forks with a south-western appendage from the primary northern perimeter alignment. The northern driveway will be utilised by up to nine (9) lots.
- **Southern** private driveway is accessed from Tomlinson Road in the south-eastern corner and runs along the southern boundary approximately 85 metres. The southern driveway will be utilised by up to three (3) lots.

It is noted that there is opportunity for Lots 8 & 9 to also obtain direct access from Tomlinson Road.

4.2.4 Vegetation

All native vegetation is to be retained on site, notably within the north-eastern corner of the site and the standalone native tree to the north-eastern section of the northern dam. All remaining vegetation is to be retained where practicable, in an effort to retain the existing landscape character of the site.

4.2.5 Bushfire

The subdivision layout has implemented the appropriate bushfire mitigation measures. The approach is BAL 29 > 0-5 degrees forest. A defendable space of 32 metre offset is achieved from the top of the bank.

Please refer to the enclosed Bushfire Assessment prepared by Human Habitats.

4.2.6 Flood Mitigations

The recommendations of the Flood Analysis have been incorporated into the proposal, these include:

- **Waterway Works**
  - Remove existing weir and downstream embankment along Madman Gully as part of works for the Lot 12 crossing. This will reduce upstream flood levels by up to ~10 cm and lessen inundation on the east side of the gully. The crossing design must ensure no adverse upstream flooding, this can be confirmed by way of a condition and will be addressed during detailed design.
- **Building and Earthworks Controls**
  - Limit earthworks to housing pads outside the mapped flood extent.
  - Lots 5, 6, 7, 11 & 12 currently interact with floodwater; after weir removal, only Lot 11 is affected. Lot 11 can be appropriately managed
  - Any building pad or fill within the flood extent should follow cut-and-fill compensation (1.3:1 storage ratio) unless NECMA agrees otherwise.
  - All buildings are setback at least 30 m setback from Madman Gully.
- **Stormwater Management**
  - Install stormwater infrastructure to manage runoff to Lots 1–3 and driveway to Lots 5–7 (inundation here is from local runoff, not Madman Gully).
  - Maintain flow rates at the northern boundary—no increase in discharge.
  - Provide a stable connection into Madman Gully to prevent erosion.
- **Flood Storage & Hydraulic Controls**
  - Modified spillway at the downstream basin reduces water levels in the storage by up to 20 cm without adverse downstream effects.
  - Current outlet arrangement of the downstream basin is undersized to protect neighbouring properties.
- **Access & Safety**
  - Stanley Road and Tomlinson Road remain safe to use in a 1% AEP event.

Please refer to the enclosed Flood Analysis prepared by Cumulus Engineering for further details.

4.2.7 Servicing

The plan proposes 12 residential lots. At the completion of development (Stage 4), only one lot is proposed to retain unsewered (Lot 4), with the remaining lots to have their own onsite wastewater management systems, decommissioned prior to further subdivisions. This results in 11 of the 12 lots being connector to sewer.

Please refer to the enclosed Land Capability Assessment & Infrastructure Servicing Report for further details.

5 Planning Policy Framework & Controls

The following planning policy is considered relevant to the assessment of the application.

5.1 Planning Policy Summary

- Clause 11.01-1S: Settlement
- Clause 11.01-1R: Settlement
- Clause 11.02-2: Supply of urban land
- Clause 12.01-2S: Protection of biodiversity
- Clause 13.02-1S: Bushfire Planning
- Clause 13.02-1L: Bushfire Planning
- Clause 15: Built Environment and Heritage
- Clause 15.01-3S: Subdivision
- Clause 15.01-4S: Healthy neighbourhoods
- Clause 15.03-2S: Aboriginal cultural heritage
- Clause 16: Housing
- Clause 16.01-1L: Residential Subdivision and Development
- Clause 18.02-4S: Roads

5.2 Policy Overview

- **Clause 11.01-1S: Settlement –** Policy seeks to anticipate and respond to needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.
- **Clause 11.01-1R: Settlement – Hume –** Policy seeks to support growth and development in other existing urban settlements and foster the sustainability of small rural settlements.
- **Clause 11.02-2: Supply of urban land –** Policy seeks to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.
- **Clause 12.01-2S: Protection of biodiversity –** Policy seeks to protect and enhance Victoria's biodiversity.
- **Clause 13.02-1S: Bushfire Planning** – Policy seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.
- **Clause 13.02-1L: Bushfire Planning –** Policy seeks to ensure that use and development reduces the level of fire risk and includes adequate fire protection measures.
- **Clause 15: Built Environment and Heritage –** Policy seeks to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.
- **Clause 15.01-3S: Subdivision Design** – Policy seeks to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.
- **Clause 15.01-4S: Healthy neighbourhoods –** Policy seeks to achieve neighbourhoods that foster healthy and active living and community wellbeing.
- **Clause 15.03-2S: Aboriginal cultural heritage –** Policy seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.

- **Clause 16: Housing –** Policy seeks to ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.
- **Clause 16.01-1L: Residential Subdivision and Development –** Policy seeks to support development that is well connected to the neighbourhood.
- **Clause 18.02-4S: Roads –** Policy seeks to facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.

5.3 Land Use Zoning

5.3.1 Low Density Residential Zone

The Site is within the Low Density Residential Zone. The purpose of this zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.*

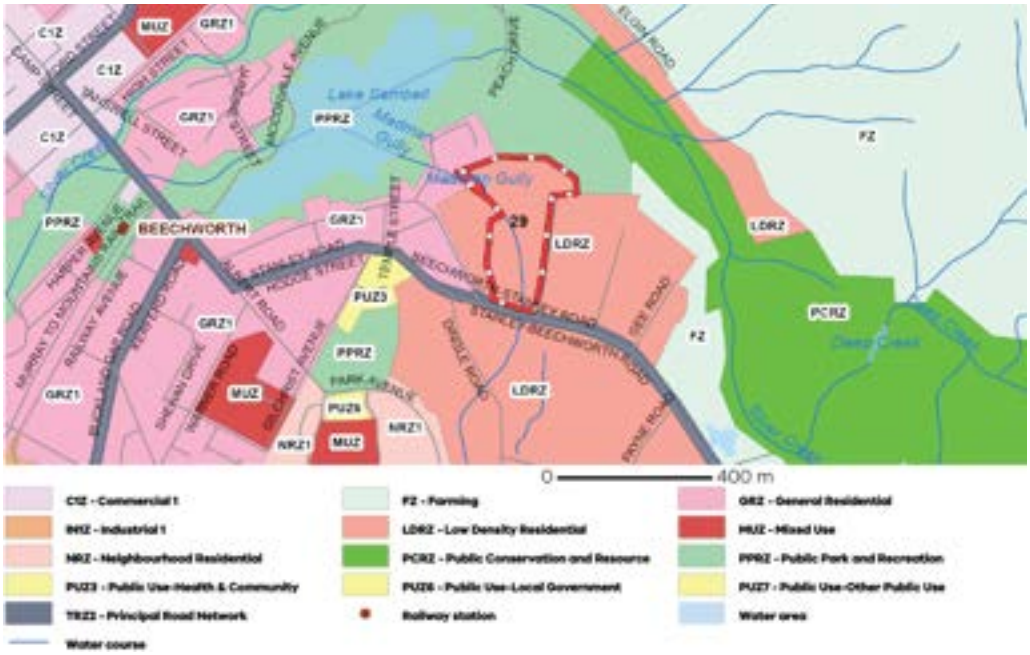


Figure 11 – Land Use Zoning Map – Site Identified in Red

5.3.2 Permit Requirements

Pursuant to Clause 32.03-3, a permit is required to subdivide the land.

Each lot must be at least the area specified as below:

- 0.4 hectare for each lot where reticulated sewerage is not connected. If no area is specified each lot must be at least 0.4 hectare.
- 0.2 hectare for each lot with connected reticulated sewerage. If no area is specified each lot must be at least 0.2 hectare.

5.3.3 Application Requirements

Pursuant to Clause 32.03-5, a subdivision application *must be accompanied by a site analysis, documenting the site in terms of land form, vegetation coverage and the relationship with surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report must:*

- *In the absence of reticulated sewerage, include a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017.*
- *Show for each lot:*
  - *A building envelope and driveway to the envelope.*
  - *Existing vegetation.*
  - *In the absence of reticulated sewerage, an effluent disposal area.*
- *Show how the proposed subdivision relates to the existing or likely use and development of adjoining and nearby land.*
- *If a staged subdivision, show how the balance of the land may be subdivided.*

Please refer to **Appendix A** of this report for an assessment against the decision guidelines.

5.4 Overlays

5.4.1 Development Plan Overlay – Schedule 3 (DPO3)

The site is affected by the Development Plan Overlay. The purpose of this overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which 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.*
- *To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.*



Figure 12 – Development Plan Overlay – Site Identified in Red

The Development Plan Overlay requires that a Development Plan is submitted and approved for the site prior to the issue of a permit for use, development or subdivision of the land.

5.4.2 Bushfire Management Overlay

The Site is affected by the Bushfire Management Overlay. The purpose of this overlay is:

- *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 identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*

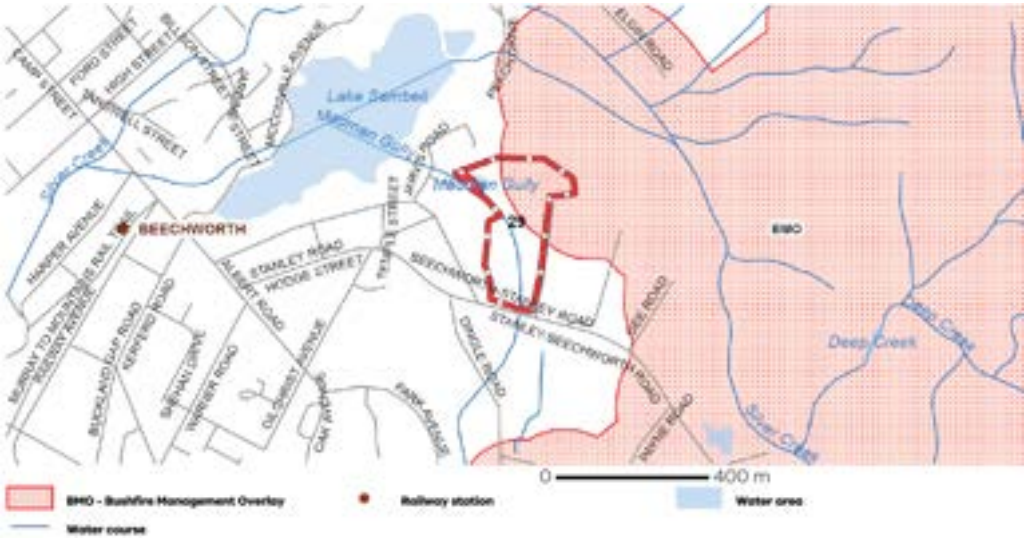


Figure 13 – Bushfire Management Overlay Map – Site Identified in Red

5.4.3 Permit Requirements

Pursuant to Clause 44.06-2, a permit is required to subdivide the land.

5.4.4 Application Requirements

Pursuant to Clause 33.06-3, an application must be accompanied by:

- *A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Sections 2.2.3 to 2.2.5 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard.*
- *A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard. This requirement does not apply to a dwelling that includes all of the approved measures specified in Clause 53.02-3.*
- *A **bushfire management statement** describing how the proposed development responds to the requirements in this clause and Clause 53.02. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the relevant objective.*

Please refer to **Appendix A** of this report for an assessment against the decision guidelines.

5.5 Particular Provisions

The following Particular Provisions apply:

- **Clause 53.01 – Public Open Space Contribution and Subdivision:** In this case, we envisage that a public open space contribution will be required. This can be addressed via a suitably worded condition within the issued permit.
- **Clause 53.02 – Bushfire Planning:** This Clause applies to an application under Clause 44.06 – Bushfire Management Overlay. The relevant purpose of this clause is:
  - *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.*
- **Clause 65.01 – Decision Guidelines:** This Clause provides the Decision Guidelines that guide all planning applications.
- **Clause 65.02 – Residential Subdivision:** The proposed subdivision has taken both State and Local Planning Policy Framework into consideration, and as such provides an appropriate design response.

  Please refer to **Appendix A** of this report for an assessment against the decision guidelines.

5.6 Other Planning Matters

5.6.1 Areas of Aboriginal Cultural Heritage Sensitivity

The site is identified as being located within an area of identified Aboriginal Cultural Heritage Sensitivity. As per the Aboriginal Heritage Regulations 2018, Regulation 7 states a Cultural Heritage Management Plan (CHMP) is required when 'all or part of the activity area for the activity is an area of cultural heritage sensitivity' and 'all or part of the activity is a high impact activity'. This application is accompanied by the approved Cultural Heritage Management Plan prepared by Red-Gum Environmental Consulting. The proposed activity and activity area aligns with that contained within the approved CHMP.



Figure 14 – Areas of Aboriginal Cultural Heritage Sensitivity Map – Site Identified in Red

5.6.2 Bushfire Prone Area

The Site is identified within the Bushfire Prone Area. Area. As per the *Building Regulations 2018*, additional considerations will made in the design and construction of buildings within areas identified as bushfire prone.

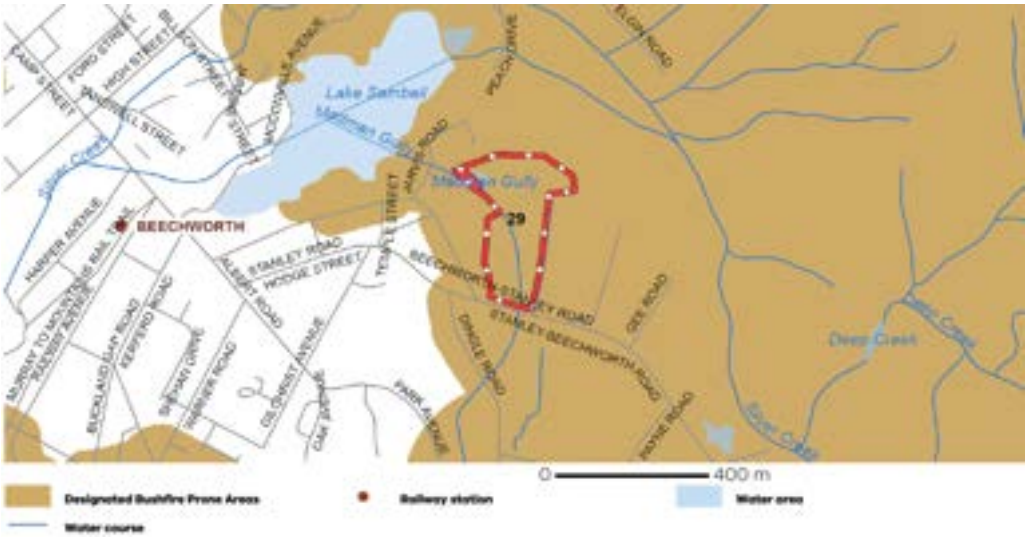


Figure 15 -- Bushfire Prone Area Map – Site Identified in Red

6 Planning Considerations

6.1 Overview

The proposal seeks to subdivide the land into twelve (12) residential lots and is considered to positively respond to the Indigo Planning Scheme. In coming to that conclusion, we have considered the following questions:

- **Planning Policy** – Does the proposal demonstrate an appropriate outcome considering the strategic planning drivers of Indigo?
- **Surrounding Land and Character –** How does the proposal respond to the surrounding land and character?
- **Bushfire** – Does the proposal respond to relevant bushfire considerations?
- **Flood** – Does the proposal appropriately respond to potential flood impacts?
- **Vegetation** – Does the proposal consider its impact on existing vegetation?
- **Traffic and Access –** Does the proposal provide appropriate traffic and access arrangements?

6.2 Planning Policy

We submit that the proposal responds well to the key policy drivers of the Indigo Planning Scheme as per the following:

- Beechworth is identified as a 'main town' with Indigo. Its central location between Wodonga and Wangaratta makes it an attractive alternative lifestyle area for these centres. The Shire has experienced population growth and is expected to continue to grow 16,490 people in 2019 to 17,430 in 2026. This population growth has been accommodated in the townships, where it is identified that there is sufficient supply and opportunity to accommodate this residential growth in Beechworth. The provision of twelve (12) lots by completion of Stage 4, on land within a residential zone provides for future housing to accommodate the expected population growth in Beechworth, and Indigo municipality more broadly (Clause 11.01-1S: Settlement, Clause 11.01-1R: Settlement – Hume Clause 11.02-2: Supply of urban land & Clause 16: Housing).
- Clause 12.01-2S (Protection of biodiversity) seeks to protect and enhance Victoria's biodiversity. Policy is in alignment with this as the proposal has considered the existing vegetation and environmental values on the land. All native vegetation is to be retained including all vegetation within the north-eastern corner. All other non-native vegetation is to be retained were possible.
- Clause 13.02-1S (Bushfire Planning) and Clause 13.02-1L (Bushfire Planning) seeks to ensure settlements are resilient to bushfires through risk-based planning that minimises risk to life, property and the environment. The subdivision has made provisions for bushfire management and planning, as detailed in Section 6.4 of this report.
- Clause 15 (Built Environment and Heritage) ensures the proposal contributes positively to the existing area. The proposal aligns with the objectives of this Clause as the proposed lot sizes are in keeping with the surrounding residential lots.
- Clause 15.01-3S (Subdivision Design) and Clause 16.01-1L (Residential Subdivision and Development) seek to ensure the design of subdivision will achieve attractive, safe and accessible neighbourhoods. The proposal aligns with the intent through creating suitably composed lots that will facilitate appropriate future dwelling developments. Further, the proposed driveways will facilitate direct and convenient access from each lot to Tomlinson Road ensuring the site is well-connected to the neighbourhood.
- Clause 18.02-4S (Roads) seeks to facilitate an efficient and safe road network. The proposal responds to this clause through the provision of two private driveways. These will provide direct access to all lots from Tomlinson Road, an existing road, providing an appropriate access arrangement.
- Clause 19 (Infrastructure) seeks to facilitate the efficient use of existing infrastructure. At present there is limited capacity within the sewer network and North East Water are able to allow up to five (5) new

connections to the sewer network per development parcel. Accordingly, the proposed subdivision has addressed this capacity shortfall through of 11 of 12 proposed lots being connector to the sewer at completion of proposed Stage 4. This ensures that the site can be efficiently developed without being unnecessarily delayed while additional infrastructure is constructed.

- The proposed subdivision aligns with the Development Plan (extracted below) which is current under consideration and assessment by Council. In particular, we note that the proposed subdivision is consistent with the subdivision layout and road network, building exclusion areas as per the submitted Development Plan. The proposal is also accompanied by all the information required as under the "Further Requirements" section of the Development Plan.

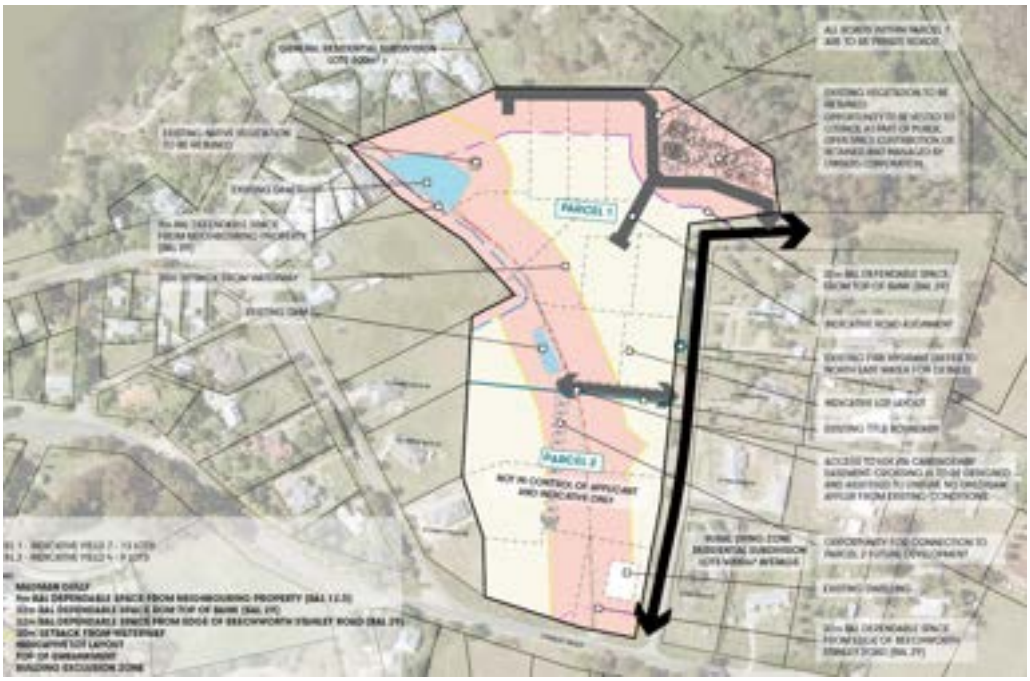


Figure 16 – Extract of the Development Plan

For the reasons set out above, it is considered that the proposal has appropriately considered and responded to the strategic planning drivers for the site.

6.3 Surrounding Land and Character

The proposed subdivision seeks to create twelve (12) lots and proposes two (2) private driveways from Tomlinson Road. As shown in Figure 17 below, the immediate surrounding residential precinct comprises a diverse mix of small-medium sized lots, often with irregular shaped parcels. These surrounding residential lots are notably smaller in size, than the subject site at 29 Tomlinson Road. This is highlighted through the below figures, which outline the area size of three (3) adjoining/nearby sites. It is noted that the subject land currently has a land area of approximately 4.2 hectares:

- 24 Tomlinson Road: 7,288 square metres
- 33 Lower Stanley Road: 4,001 square metres
- 2 Thejana Court: 1,088 square metres

Noting the above, it is considered that the proposed subdivision has been developed with regard for the existing surrounding subdivision layout. The proposal seeks to subdivide a notably large lot in the residential precinct into twelve (12) residential lots ranging from 2,002 square metres to 7,521 square metres, in which reflects the size and scale of surrounding lots. The provision of lot sizes maintain consistency with that observed in the

surrounding area of the site, where it is considered, the proposal sits comfortably within its existing physical environment.

It is further noted that with regard to the surrounding residential land, there is a lack of consistency in the character of the parcel sizes or shape.

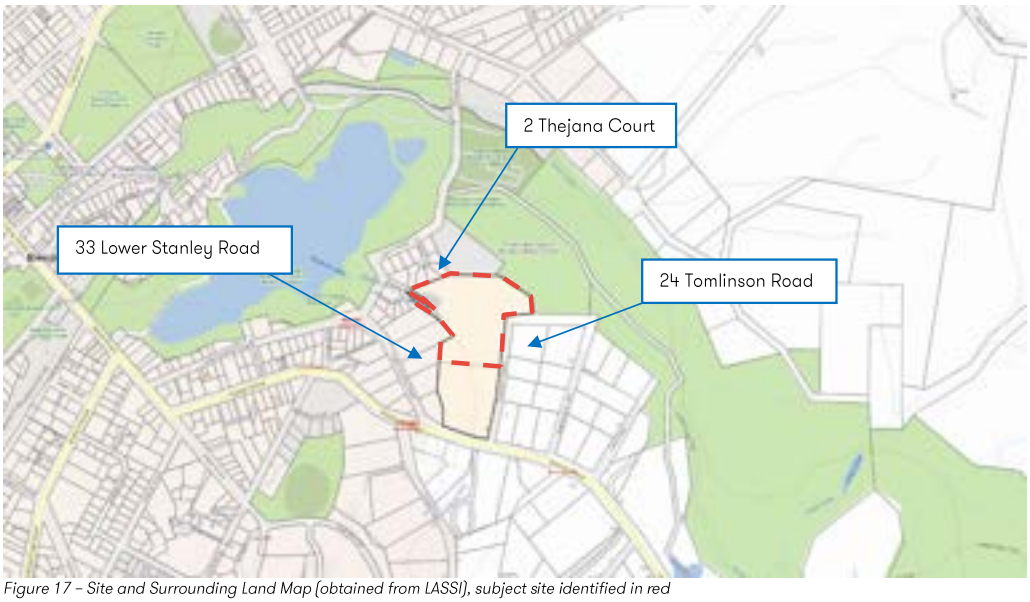


Figure 17 – Site and Surrounding Land Map (obtained from LASSI), subject site identified in red

6.4 Bushfire

The site is affected by the Bushfire Management Overlay (BMO) and is within the Bushfire Prone Area. Pursuant to Clause 44.06-3 (BMO), an application within the BMO must be accompanied by the following documents:

- Bushfire Hazard Site Assessment
- Bushfire Hazard Landscape Assessment
- Bushfire Management Statement

The above documents are enclosed in this application. For the subject site, the approach of BAL29 along the northern and western boundary has been determined as appropriate. The dwellings are to be constructed to the BAL29 standard. This requires defendable space for a distance of 9-32m within and around the building envelopes (or to the property boundary whichever is the lesser) must be provided for lots 1-12 where vegetation will be modified and managed appropriately.

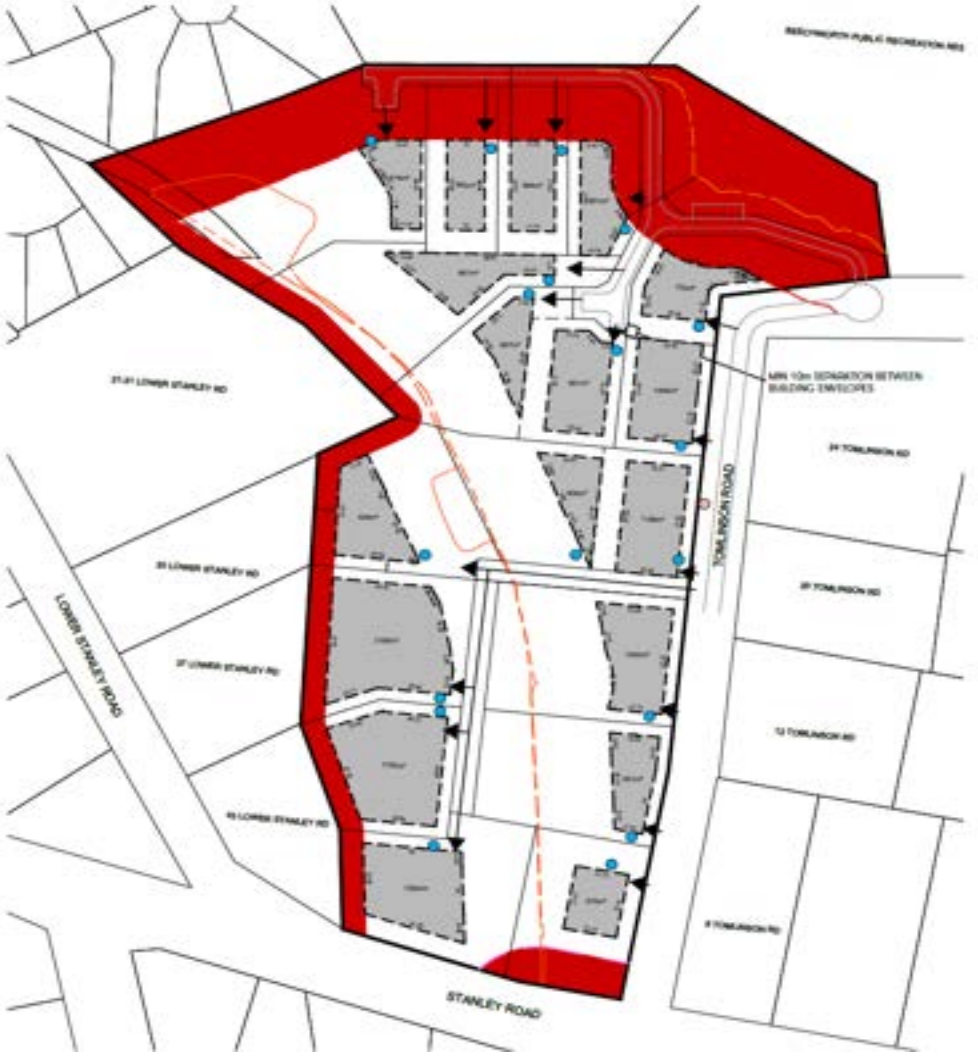


Figure 18 – Extract from the Bushfire Management Plan detailing defendable space (red) and building envelopes

The Bushfire Hazard Assessment describes how the proposed subdivision responds to the bushfire requirements of the Indigo Planning Scheme. We refer to the report itself for the specific approved mitigation measures, however, at a high level these measures relate to:

- Landscape, Siting and Design;
- Defendable Space and Construction requirements; and
- Water Supply and Access.

Noting the above, we submit that the report has demonstrated the proposal's compliance with the relevant objectives of the Bushfire Management Overlay.

6.5 Flood

The subdivision is capable of development without any adverse impacts on the floodplain or surrounding areas. It is concluded that whilst the site experiences some inundation from Madman Gully run off during the 1%AEP, the Flood Analysis concludes that the land largely remains within an area of low flood risk aside from the waterway. As detailed in Section 4.2.6 of this Report, the recommendations of the Flood Analysis have been incorporated into the proposal. It is considered the proposed 12 lot subdivision aligns with the key guiding principles for development impact floodplains and waters for the following reasons:

- The access along Stanley Road and Tomlinson Road remains safe during the 1% AEP event
- Development and access are located on land with low flood hazards
- The development has included a 30m offset from Madmun Gully
- The future development will not interface with any water, sewer or drainage services
- All 12 lots comply to the 1% AEP event standards.

Overall, the proposal includes a broad range of flood mitigations to protect waterway function and environmental values in order to ensure the proposal meets floodplain management objectives. Please refer to the enclosed Flood Analysis prepared by Cumulus Engineering for further details.

6.6 Vegetation

As stated previously, the site contains 165 existing trees, comprised of a mix of native and non-native trees.

No native vegetation is proposed to be removed as part of this subdivision application. It is noted that this is in keeping with the approved Culture Heritage Management Plan prepared by Red Gum consulting.

There is a pocket of native vegetation in the north-eastern portion of the site, which is proposed to be retained in its entirety. In addition to this, there is one standalone native tree to the north-eastern of the northern dam, which is also proposed to be retained.

While not protected under the Planning Scheme, non-native vegetation is also proposed to be retained were possible and will be assessed on a case by case basis as part of the delivery of the subdivision.

Accordingly, the proposal does not trigger a planning permit under Clause 52.17 for the removal of native vegetation. For further information regarding the existing vegetation on site, we defer to the Arboricultural Assessment prepared by High Country Arborists.

6.7 Traffic/access

The proposal seeks to develop two (2) private driveways to connect lots to Tomlinson Road. At completion of all stages, the northern forked private driveway will provide access to Lot's 1-9 (inclusive), the southern private driveway will provide access to Lot's 10-12 (inclusive). In addition to access via private driveways Lot's 8, 9, and 10 will also be accessible directly from Tomlinson Road along the eastern boundary. The private driveways will be provided within a 9 metre reserve.

The subdivision layout accommodates the proposed private driveway to be built to full road construction methods. This aligns with the relevant Infrastructure Design Manual (IDM) standard, LDRZ-R, which is considered reasonable owing to the character of the area. Further details of the proposed road and access are provided within the Infrastructure Servicing Strategy prepared by Fischer Developments.

It is considered that the development of the proposed northern and southern private driveway's will allow for direct, safe and efficient movement through the subject site and provide access to the surrounding road network, including Beechworth town centre. Both private driveways will cater for vehicles, including emergency vehicles.

7 Conclusion

This Planning Report has demonstrated the proposal is consistent with the relevant policies and requirements of the Indigo Planning Scheme. The proposal will deliver lots which are able to be serviced and provide a net community benefit to the municipality, whilst achieving an appropriate subdivision layout.

It is therefore considered the proposal is an appropriate outcome for the following reasons:

- The proposal is consistent with the purpose and intent of the Planning Policy Framework including the Municipal Strategic Statement and Local Planning Policy;
- The proposal is consistent with the Purpose of the Low Density Residential Zone;
- The proposal aligns with the surrounding land use and character of the area;
- The proposal provides appropriate access arrangement to the proposed lots; and
- The proposal has appropriately considered all relevant bushfire requirements.

We therefore submit the proposal presents an appropriate planning outcome and is consistent with the purpose and intent of the relevant planning controls and policies assessed within this report.

Human Habitats Pty Ltd

APPENDIX A – Decision Guidelines

Clause 32.03-6 (Low Density Residential Zone)

Decision Guideline	Response
General	
The Municipal Planning Strategy and the Planning Policy Framework.	As discussed in Section 6.2 of the report, the proposal responds well to the Municipal Planning Strategy and the Planning Policy Framework.
Subdivision	
The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.	The existing environment and surrounding character of the area has been considered in this proposal. All native vegetation is to be retained and all remaining vegetation on site is to be retained as much as practical. The proposed lot sizes are in keeping with the surrounding residential lots.
The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications.	The proposal has considered the availability and provision of utility services. 11 of 12 proposed lots being connector to the sewer at completion of proposed Stage 4.
In the absence of reticulated sewerage: - *The capability and suitability of the lot to treat and retain all wastewater as determined by a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed, or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017.* - *The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.*	11 of 12 proposed lots will be connected to the sewer at completion of proposed Stage 4, where only one lot is to remain unsewered. Please refer to the enclosed Land Capability Assessment has been prepared by Land Safe.
The relevant standards of Clauses 56.07-1 to 56.07-4.	The proposal has considered and appropriately responds to the standards of Clauses 56.07-1 and 56.07-4. The proposed subdivision has considered the following in its design and layout: ▪ Drinking water supply – There is a potable water reticulation main situated within the Tomlinson Road Reserve. The provision of water service to the site will require extension of the existing main in Tomlinson Road to the proposed internal road. ▪ Reused and recycled water – Not required by North East Water.

Decision Guideline	Response
	▪ Waste water management – At completion, only one lot is proposed to remain unsewered (Lot 4), with the remaining lots to have their onsite wastewater management systems decommissioned prior to their further subdivisions. At Stage 1, 4 lots will have on site septics in accordance with the required EPA guidelines. ▪ Stormwater management – the subdivision can meet the required objectives for stormwater management, through-onsite detention required for future lot owners to implement to achieve stormwater quantity objectives using rainwater collection tanks for roof areas. The proposed subdivision has been designed to ensure the water management regime adheres to the principles of WSUD.

Clause 32.03-6 (Bushfire Management Overlay)

Decision Guideline	Response
The Municipal Planning Strategy and the Planning Policy Framework.	As discussed in Section 6.2 of the report, the proposal responds well to the Municipal Planning Strategy and the Planning Policy Framework.
Any other matters specified in a schedule to this overlay.	There is no schedule to this overlay.

Clause 53.02-4.5 (Bushfire Planning)

Decision Guideline	Response
The Municipal Planning Strategy and the Planning Policy Framework.	As discussed in Section 6.2 of the report, the proposal responds well to the Municipal Planning Strategy and the Planning Policy Framework.
The bushfire hazard landscape assessment, the bushfire hazard site assessment and the bushfire management statement submitted with the application.	The proposal aligns with the submitted bushfire hazard landscape assessment, the bushfire hazard site assessment and the bushfire management statement. The proposal has implemented all relevant bushfire requirements within these documents.
The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.	The proposal has considered the bushfire level of risk. The proposal has implemented the appropriate bushfire mitigation measures.
Whether the proposed development meets the objectives of Clause 53.02-4 regardless of other measures which may be available, including private	The proposal meets the objectives of Clause 53.02-4 as per the following:

Decision Guideline	Response
bushfire shelters, community shelters and the presence of places of last resort.	▪ The lots have been determined based on the nature of the bushfire risk arising from the surrounding landscape; ▪ The proposed internal road has been designed to provide safe access for vehicles, including emergency vehicles to all lots; and ▪ The lots have been designed to ensure future residential development is sited on site to minimise the risk from bushfire.
Whether the proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land.	The proposed bushfire measures have considered the future use of the land, where they can be maintained for future residential development on the site.
Whether the use of an alternative measure meets the relevant objective having regard to the bushfire hazard and the nature of any constraint that prevents the applicable approved measure from being implemented.	No constraint has been identified that will prevent the approved bushfire risk measure from being implemented.
If one or more of the objectives in Clause 53.02-4 will not be achieved in the completed development, whether the development will, taking all relevant factors into account, reduce the bushfire risk to a level that warrants it proceeding.	As mentioned above, all objectives outlined in Clause 53.02-4 have been achieved.
Whether the risk arising from the broader landscape can be mitigated to an acceptable level or warrants the development not proceeding.	The surrounding landscape has been considered and has been mitigated to an acceptable level.

Clause 65.02 (Approval of an Application to Subdivide Land)

Decision Guideline	Response
The suitability of the land for subdivision.	The subject site is suitable for proposed subdivision, noting the site is within a residential zone. The layout of the subdivision is in keeping with the surrounding residential lots.
The existing use and possible future development of the land and nearby land.	The proposal relates to land that is zoned for residential purposes. The creation of an additional 12 lots will allow future dwelling development to take place.
The availability of subdivided land in the locality, and the need for the creation of further lots.	The Indigo Planning Scheme recognises the opportunity of residential development within Beechworth through the availability of vacant land.
The effect of development on the use or development of other land which has a common means of drainage.	The stormwater drainage will be appropriately dealt with, noting the size of the proposed lots.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.	The subdivision layout has considered the existing land, where it will integrate and connect well to adjoining development through the proposed street. The proposal

Decision Guideline	Response
	has retained vegetation as much as possible. The pattern will reflect that of the existing lots in Beechworth.
The density of the proposed development.	The density of the proposal results in an average lot size of 2,913 square metres, generally consistent with the lot sizes within the vicinity of the site.
The area and dimensions of each lot in the subdivision.	The lot sizes and dimensions have been carefully designed to cater future dwellings.
The layout of roads having regard to their function and relationship to existing roads.	Two private driveways are proposed along the northern and southern boundaries to provide access to lots from Tomlinson Road.
The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.	Each lot will be only accessed via the private driveways, with the exception of Lot 8, Lot 9, Lot 10 which will also be capable of access via Tomlinson Road. Lot 9 benefits from an existing access to Tomlinson Road. There will be no unreasonable impacts to the movement of vehicles and pedestrians as a result of this subdivision.
The provision and location of reserves for public open space and other community facilities.	The site is located within proximity to Beechworth town centre, providing a range of open spaces and community facilities.
The staging of the subdivision.	The staging is considered appropriate and suitable where bushfire, traffic and servicing requirements have been addressed for each stage.
The design and siting of buildings having regard to safety and the risk of spread of fire.	No built form is proposed, however the proposed building envelopes are appropriately designed.
The provision of off-street parking.	No built form is proposed, however the proposed lots are capable of accommodate suitable off-street parking.
The provision and location of common property.	The internal road will provide safe and direct access from the surrounding road network to all lots.
The functions of any owners corporation.	The proposed owners corporation arrangement is an appropriate mechanism to manage and maintain the proposed private road network. Owners corporation is an appropriate mechanism to ensure each lot has access and contributes to the maintenance and upkeep of the road network.
The availability and provision of utility services, including water, sewerage, drainage, electricity, and, where the subdivision is not a residential subdivision, gas.	The site is to be connected to utility services. Please refer to the enclosed Infrastructure Servicing Report.
If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.	The site is connected to reticulated services. Please refer to the enclosed Infrastructure Servicing Report.

Decision Guideline	Response
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.	Native vegetation is identified on site and is proposed for retention.
The impact the development will have on the current and future development and operation of the transport system.	No development is proposed.



29 TOMLINSON ROAD BEECHWORTH

DEVELOPMENT PLAN BUSHFIRE ASSESSMENT

REV E

Human Habitats: Urban Planning and Design Studio

MARCH 2026



Disclaimer and Copyright

This document was commissioned by the client and prepared by Human Habitats for the exclusive use of the client.

Human Habitats act in all professional matters as a faithful advisor to its Clients and exercise all reasonable skill and care in the provision of its professional services. The information presented herein has been compiled from a number of sources using a variety of methods, including but not limited to the wider consultant team.

Except where expressly stated, Human Habitats does not attempt to verify the accuracy, validity or comprehensiveness of any information supplied to Human Habitats by third parties.

Human Habitats makes no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents. Reference herein to any specific commercial product, process, or service by trade name, trademark, manufacturer, or otherwise, does not necessarily constitute or imply its endorsement, recommendation, or favouring by Human Habitats.

This document cannot be copied or reproduced in whole or part for any purpose without the prior written consent of Human Habitats.

TABLE OF CONTENTS

INTRODUCTION	04
SITE DESCRIPTION	05
BUSHFIRE HAZARD LANDSCAPE ASSESSMENT 1:250,000	06
BUSHFIRE HAZARD LANDSCAPE ASSESSMENT 1:50,000	07
BUSHFIRE HAZARD SITE ASSESSMENT	08
SITE AERIAL PHOTOGRAPHY	09
53.02-4.1 LANDSCAPE, SITING AND DESIGN OBJECTIVES	11
53.02-4.3 WATER SUPPLY & ACCESS OBJECTIVES	12
53.02-4.4 SUBDIVISION OBJECTIVES	13
BUSHFIRE MANAGEMENT PLAN	14
CLAUSE 13.02-1S RESPONSE	15



INTRODUCTION

This Bushfire Development Report has been prepared in response to the requirements of Clause 44.06-1 Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 Planning for Bushfire. This Bushfire Management Statement has been provided to support the development of a nine lot residential subdivision on the subject site.

This statement contains four components:

1. A Bushfire Hazard Landscape Assessment in plan form that describes hazard of the general locality more than 150 metres from the site.
2. A Bushfire Hazard Site Assessment in plan form that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard has been prepared in accordance with Section 2.2.3 of AS3959:2018 Construction of buildings in bushfire prone area (Standards Australia).
3. A Bushfire Management Statement which describes how the proposed development responses to the requirements of Clause 44.06 and Clause 53.02 (this report).
4. A Bushfire Management Plan.

SITE DESCRIPTION

SITE SHAPE	Irregular
SITE AREA	The area of the site is 4.2Ha
EXISTING USE AND SITING OF BUILDINGS AND WORKS ON AND NEAR THE LAND.	The Site has been predominantly cleared for grazing, with minimal native vegetation. 165 trees have been identified on the subject site, with a cluster of trees within the north-astern section of the site. Other vegetation is scattered throughout the subject site.
EXISTING VEHICLE ARRANGEMENTS	Access is provided from the Tomlinson Road frontage.
LOCATION OF NEAREST FIRE HYDRANT	There is a fire hydrant located on Tomlinson Road directly adjacent to the site.
ANY OTHER FEATURES OF THE SITE RELEVANT TO THE BUSHFIRE CONSIDERATIONS	The main bushfire threat for the site is the significant forest vegetation to the south and south west. There is a significant bushfire run to the south and south east that has seen relatively recent bushfire activity, though not to the extent of affecting the site.



BUSHFIRE HAZARD ASSESSMENT

Classification of the vegetation within 150 metres of the proposed development in accordance with AS3959:2018 Construction of buildings in bushfire prone areas. The below table addresses vegetation within 150m of the site boundary only.

The table below is an assessment of vegetation around the site.

	DIRECTION (ASPECT)			
	NORTH	SOUTH	EAST	WEST
VEGETATION (Within 150m of the proposed building and works)	FOREST/GRASSLAND	FOREST/GRASSLAND	EXCLUDED	GRASSLAND
EFFECTIVE SLOPE (Under the classification vegetation within 150m)	Downslope 0-5°	Downslope 0-5°	Upslope	Upslope
DISTANCE (m) TO CLASSIFIABLE VEGETATION	0	16m	N/A	0

BUSHFIRE HAZARD LANDSCAPE ASSESSMENT - 1:250,000

WILDFIRE HISTORY

- 1970-1979
- 1980-1989
- 1990-1999
- 2000-2009
- 2010-2014
- 2015-2017
- 2018-2019
- 2020-2021
- 2022-2023

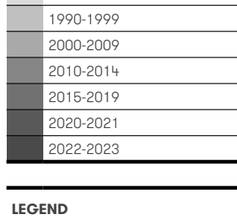
PLANNED BURN HISTORY

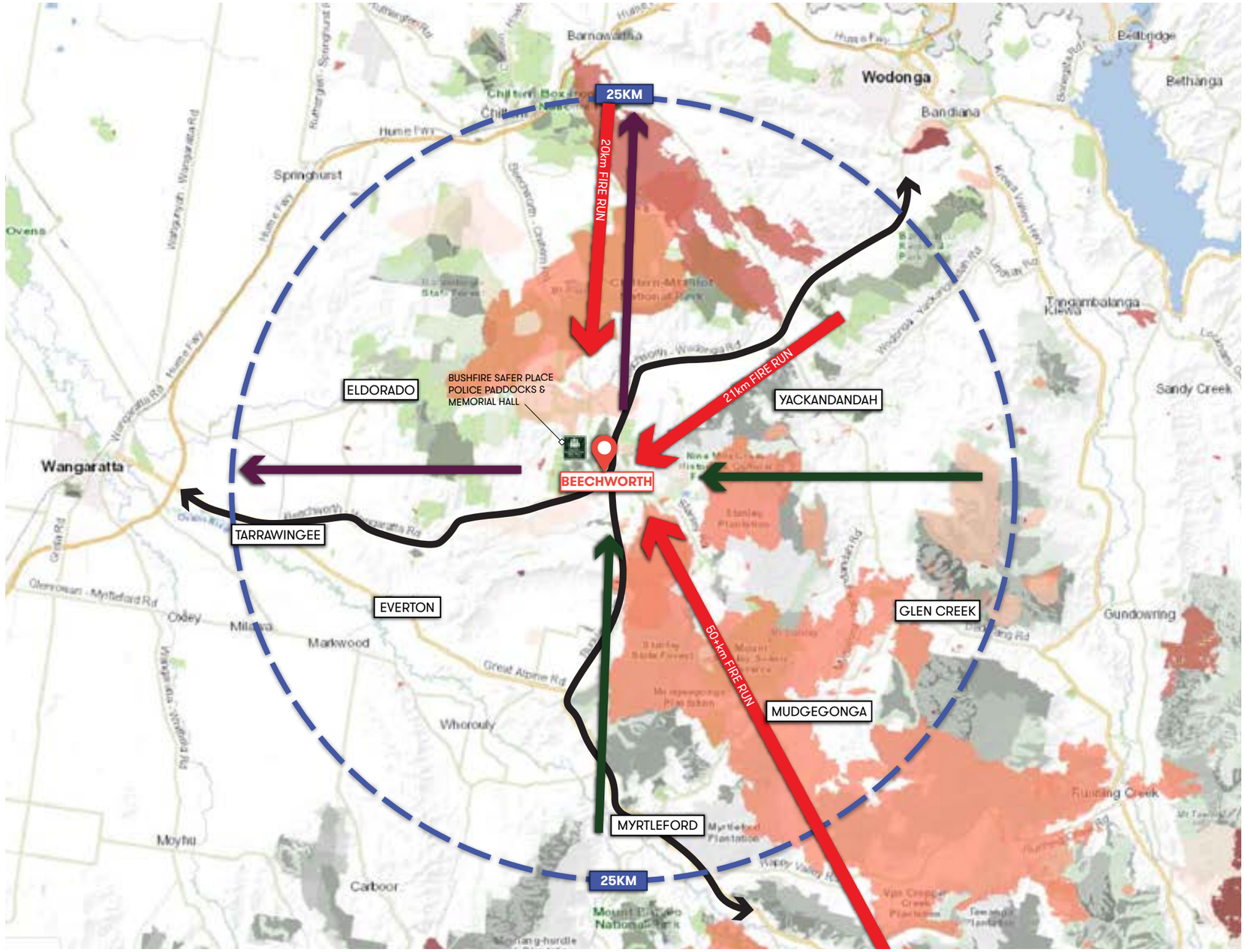
- 1970-1979
- 1980-1989
- 1990-1999
- 2000-2009
- 2010-2014
- 2015-2019
- 2020-2021
- 2022-2023

LEGEND

- UPSLOPE
- DOWNSLOPE
- MAIN FIRE RUNS

Bushfire Neighbourhood Safer Place
A Place of Last Resort





BUSHFIRE HAZARD LANDSCAPE ASSESSMENT - 1:50,000

WILDFIRE HISTORY

- 1970-1979
- 1980-1989
- 1990-1999
- 2000-2009
- 2010-2014
- 2015-2017
- 2018-2019
- 2020-2021
- 2022-2023

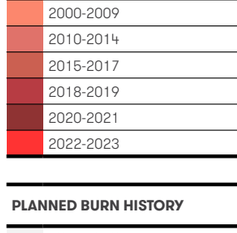
PLANNED BURN HISTORY

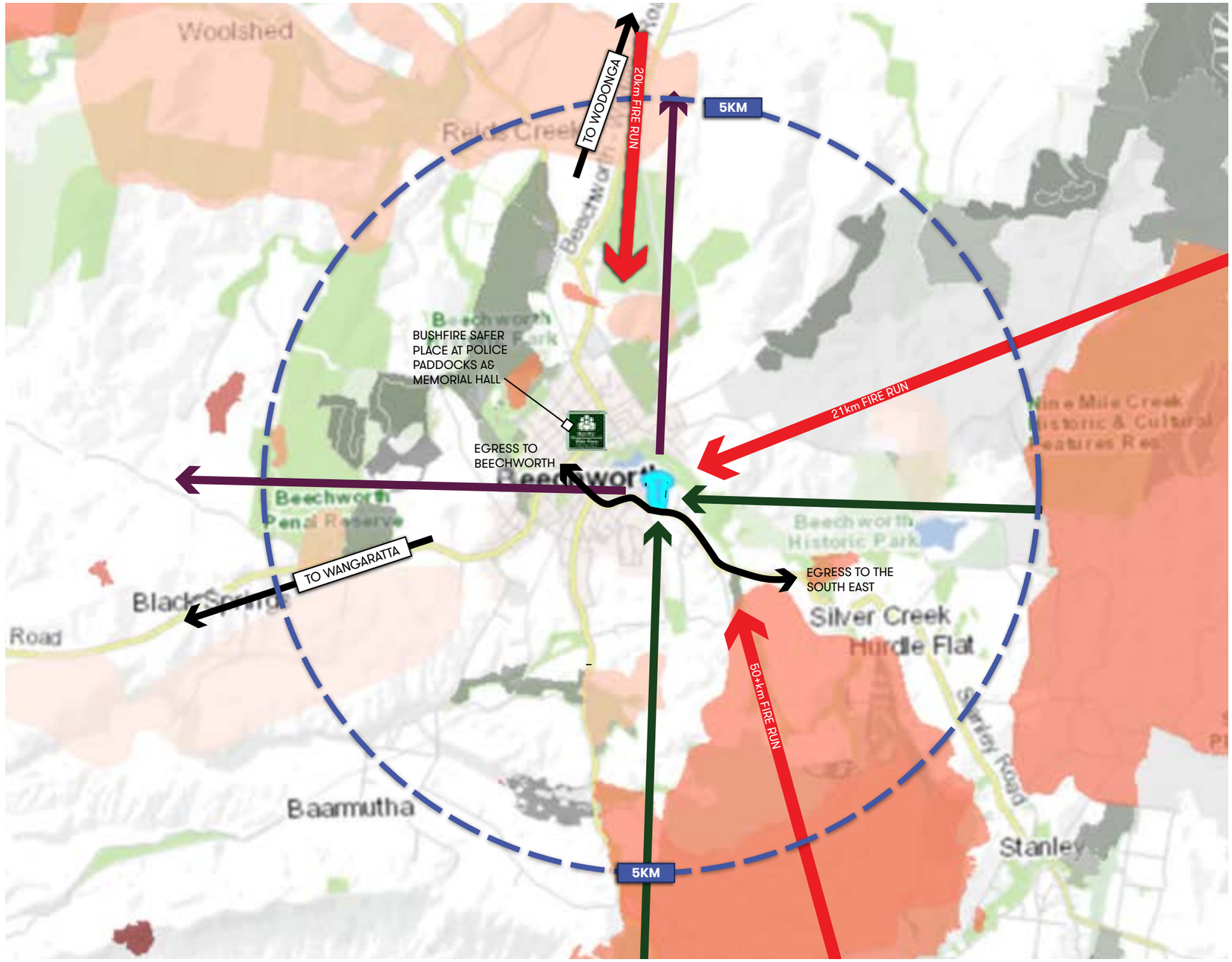
- 1970-1979
- 1980-1989
- 1990-1999
- 2000-2009
- 2010-2014
- 2015-2019
- 2020-2021
- 2022-2023

LEGEND

- UPSLOPE
- DOWNSLOPE
- MAIN FIRE RUNS

Bushfire Neighbourhood Safer Place
A Place of Last Resort

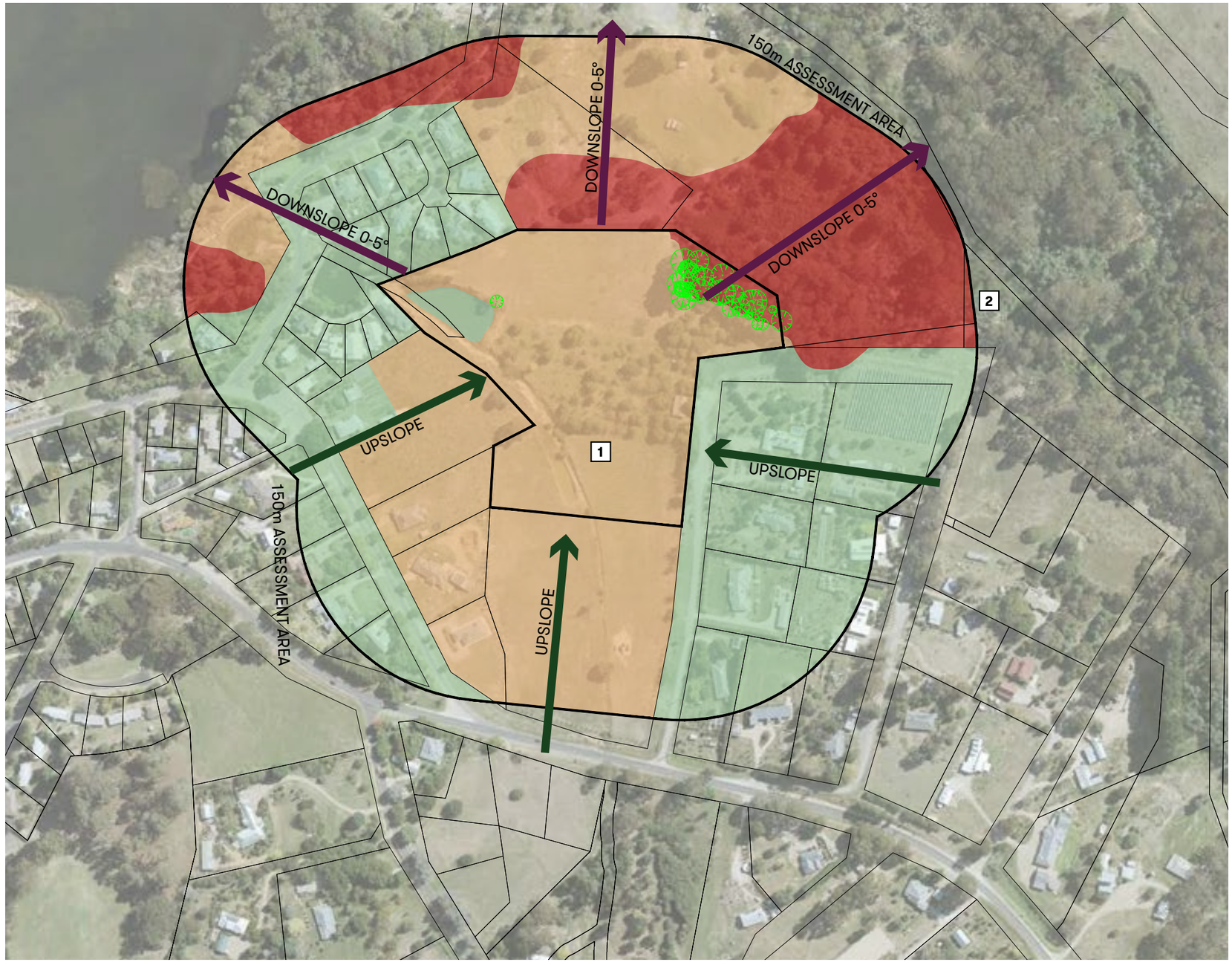




BUSHFIRE HAZARD SITE ASSESSMENT

LEGEND

1.	SUBJECT SITE
2.	150M RADIUS ASSESSABLE AREA
	VEGETATION - FOREST
	VEGETATION - GRASSLAND
	VEGETATION - EXCLUDED
	UPSLOPE
	DOWNSLOPE



SITE PHOTOGRAPHY









SITE PHOTOGRAPHY









53.02-4.1 LANDSCAPE, SITING & DESIGN OBJECTIVES

OBJECTIVE

- Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
- Development is sited to minimise the risk from bushfire.
- Development is sited to provide safe access for vehicles, including emergency vehicles.
- Building design minimises vulnerability to bushfire attack.

4.1 APPROVED MEASURES AM 2.1, 2.2 & 2.3

2.1	The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.	The predominant bushfire risk extends from the native vegetation to the north east of the subject land. The risk from this vegetation can be mitigated through the implementation of 32m of defendable space and the requirement for future dwellings to be constructed to a BAL29 construction standard. The bushfire run in this direction is 12km and the egress from a bushfire would be to the south away from the direction of a bushfire run which would also minimise the risk to life. The southern allotments (Lots 5-7 & 9-12) that do no directly abut the northern boundary are located sufficient distance from the vegetation. All lots will be linked to Tomlinson Road, where the distance into the centre of the Beechworth township is approximately 1.7km (2 minutes by road). Lots 1-4 & 8 are appropriately scaled to ensure bushfire risk from the vegetation towards the north is appropriately minimised. As per Section 6 below, the proposed subdivision is able to meet the bushfire protection measures. Demonstrating that the risk is mitigated to an acceptable level by applying approved measures to meet the BMO objectives.
2.2	A building is sited to ensure the site best achieves the following: • The maximum separation distance between the building and the bushfire hazard. • The building is in close proximity to a public road. • Access can be provided to the building for emergency service vehicles.	The siting and layout maximises the setback from the hazard (i.e. unmanaged vegetation) as far as practicable and achieves compliance with the BMO setback requirements for defendable space. The proposed development has access to Tomlinson Road and all access and egress within the development can comply with the requirements for emergency vehicles.
2.3	A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.	This is a subdivision application only and the built form design of future dwellings is not known at this stage.
	Have approved measures AM 2.1, 2.2 & 2.3 been met?	In designing this subdivision we have first of all had regard the broader landscape from a bushfire perspective. Whilst there is extensive native vegetation to the south east of the subject land, it is submitted that there is sufficient maintained vegetation within freehold land between the bushfire hazard and the subject land. The predominant bushfire risk is from the north east, however, the bushfire run in this direction is quite short. We also observed that the understorey in this forest vegetation is quite sparse due to the highly disturbed nature of the riparian frontage; this minimises the intensity of a bushfire. The direction of the vegetation to the north east also minimises the risk to the subject land as the predominant winds in a bushfire event come from a north west and south westerly direction. Overall, we consider the landscape risk to be quite low and have found it acceptable that a low density residential subdivision be developed on the subject land. Due to the low landscape risk we have also adopted the required BAL12.5 defendable space area along-with a future construction standard of BAL29 on each allotment.

53.02-4.3 WATER SUPPLY & ACCESS OBJECTIVES

OBJECTIVE

- A static water supply is provided to assist in protecting property.
- Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

6.1 APPROVED MEASURES AM 4.1 & 4.2

4.1	A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with: • A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5. • Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.	All lots within the subdivision are over 1,000m2 and as a residential subdivision, each lot requires a 10,000lt water tank with fire authority fittings and access. The Bushfire Management Plan identifies potential locations for these water tanks on each lot as well as indicative building envelopes and driveway cross-overs. Each lot's water tank outlets must be within 4m of the accessway. Vehicle access to each allotment is not proposed as part of this subdivision, however access must be provided in accordance with Table 5 to Clause 53.02-5 and this can be managed by way of permit condition.
4.2	A building used for accommodation (other than a dwelling or dependent person's unit), child care centre, education centre, hospital, leisure and recreation or place of assembly is provided with: • A static water supply for fire fighting and property protection purposes of 10,000 litres per 1,500 square metres of floor space up to 40,000 litres. • Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5. • An integrated approach to risk management that ensures the water supply and access arrangements will be effective based on the characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.	N/A
	Have approved measures AM 4.1 & 4.2 been met?	Yes

53.02-4.4 SUBDIVISION OBJECTIVES

OBJECTIVE

- To provide lots that are capable of being developed in accordance with the objectives of Clause 53.02.
- To 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.

6.1 APPROVED MEASURES AM 5.1, 5.2, 5.3 & 5.4

5.1	An application to subdivide land, other than where AM 5.2 applies, demonstrates that each proposed lot is capable of meeting: • The defendable space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5. • The approved measures in Clause 53.02-4.1 and Clause 53.02-4.3.	The defendable space in the subdivision will meet the vegetation management requirements stipulated in Table 6 at Clause 53.02-5. All vegetation within the development area will be managed in a low threat state consistent with the objective of providing defendable space. All offsets required for defendable space from assessed vegetation will be provided within the site. There is no scope to relay on neighbouring properties that are not part of this subdivision for defendable space. The defendable space in the subdivision will meet the vegetation management requirements stipulated in Table 6 at Clause 53.02-5.
5.2	An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows: • Each lot satisfies the approved measure in AM 2.1. • A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defendable space in accordance with: • Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or • Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots. • The bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope. • Defendable space wholly contained within the boundaries of the proposed subdivision. • Defendable space may be shared between lots within the subdivision. Defendable space for a lot may utilse communal areas, such as roads, where that land can meet the requirements for defendable space. • Vegetation management requirements in accordance with Table 6 to implement and maintain the defendable space required under this approved measure. • Water supply and vehicle access that complies with AM 4.1.	All vegetation within the development area will be managed in a low threat state consistent with the objective of providing defendable space. • North – 32m • South – 9m (part only) • East – 0m • West – 9m Each lot within the subdivision is required to maintain with 32m around the building envelope, except lots 10, 11 & 12 which must maintain 9m of defendable space between the building envelope and the eastern/southern boundary and the grassland vegetation. However it is noted that the entirety of the development area must be maintained to a defendable space standard in line with Table 6 of Clause 53.02-5. The open space area in the north-east of the site must be maintained to meet the standards of Table 6 of Clause 53.02-5. This will be included as a requirement on title of all lots within the Owners Corporation and it will be the responsibility of the Owners Corporation to ensure this maintenance occurs.
5.3	An application to subdivide land to create 10 or more lots provides a perimeter road adjoining the hazardous vegetation to support fire fighting.	A perimetre road is provided adjacent to the forest vegetation along the northern boundary of the development site.
5.4	A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.	The design manages the bushfire risk through building offsets and the management of defendable space. The defendable space will provide for grass being short coppered and maintained at less than 100mm in height throughout the declared fire danger period. All road reserves will be maintained as Low Threat.
	Have approved measures AM 5.3 & 5.4 been met?	Yes

BUSHFIRE MANAGEMENT PLAN

Bushfire Attack Level

The dwellings must be constructed to the BAL29 standard.

Defendable Space

Defendable space for a distance of 9-32 metres within and around the building envelopes (or to the property boundary whichever is the lesser distance) must be provided for all lots where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10cm in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5m² in area and must be separated by at least 5m.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5m.
- There must be a clearance of at least 2m between the lowest tree ranches and ground level.
- The understorey vegetation within the open space area located at the northern boundary must be managed to reduce fuel loads on an ongoing basis.
- Landscaping across the subject land must be of a bushfire responsive design.
- All fencing must be constructed with non-combustible materials.

Open Space

The Owners Corporation is responsible for ensuring that the Open Space Area is maintained in accordance with the Defendable Space requirements.

Water Supply

A 10,000L water tank must be provided and it must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.
- Be located within 60m of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4m of the accessway and unobstructed.
- Incorporate a separate gate valve (British standard pipe (BSP 65 mm) and coupling (64mm CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling).

Access

Access to the dwelling must comply with the following:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5m.
- Be clear of encroachments for at least 0.5m on each side and at least 4m vertically.
- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50m.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.

Roads

All roads within parcel 1 are to be private roads designed to a minimum standard in accordance with table c1 access lane of clause 56.06-8 of the indigo planning scheme. this must include a carriageway (road pavement) width of 5.5m and 3.5m verge shared across both sides of the carriageway.



CLAUSE 13.02-1S RESPONSE

POLICY APPLICATION

This policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land that is:

- Within a designated bushfire prone area;
- Subject to a Bushfire Management Overlay; or
- Proposed to be used or developed in a way that may create a bushfire hazard.

OBJECTIVE

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life

STRATEGY 1 - PROTECTION OF HUMAN LIFE

Give priority to the protection of human life by:

1.1	Prioritising the protection of human life over all other policy considerations.	The required vegetation management and the implementation of defendable space required on the site will reduce the bushfire hazard and the exposure of the future dwelling to radiant heat to an acceptable level. That being BAL12.5 along the northern boundary and BAL29 along the western boundary. The implementation of additional building requirements of BAL29, even for those lots calculated to only be exposed to 12.5Kw/m², increases the resilience of the development beyond that required under Clause 53.02.
1.2	Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.	Given the site is already zoned Low Density Residential (LDRZ) it could be argued that the development of the site in line with current zoning does not represent in increase in the size of the township. However, if we do consider it as such, the subject site sits within an area of the Beechworth Township that has already been developed for low density residential housing. There is housing to the west, south and east, while the north is bordered by the creek reserve.
1.3	Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.	This report provides the basis for incorporating the assessed risk from the surrounding vegetation into the subject site.

CLAUSE 13.02-1S RESPONSE

STRATEGY 2 - BUSHFIRE HAZARD IDENTIFICATION AND ASSESSMENT

Identify bushfire hazard and undertake appropriate risk assessment by:

2.1	Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.	This report incorporates the accepted methodologies within the Australian Standard AS3959-2018 and the accepted methodologies within Clause 53.02 to assess the required offsets from the bushfire threat vegetation and establish the required defendable space. The type and extent of hazardous vegetation has been classified in line with AS3959. The classification was established through an in-person site visit and account has been taken for the anticipated continued use of the land into the foreseeable future. The Victorian standard FDI100 has been used in all calculations.
2.2	Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.	It is noted that the entirety of the site is located within BPA. The site only partially sits within the BMO, however the entirety of the site has been considered within the Bushfire Management Statement.
2.3	Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard.	Only the northern portion of the site is covered by the BMO. This can been seen on the site map on page 5.
2.4	Considering and assessing the bushfire hazard on the basis of: • Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site; • Local conditions - meaning conditions in the area within approximately 1 kilometre of a site; • Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and • The site for the development.	A Landscape Hazard Assessment has been prepared at two scales. The first (page 6) 1:250,000 shows the landscape conditions within 25km of the subject site. The second (page 7) shows a closer assessment at 1:50,000 and shows the landscape conditions within 5km of the subject site. These plans as well as the Site Assessment (page 8) and aerial photography (page9-10) provide an adequate assessment of the subject site and bushfire hazards at the required landscape, local, niehgbourhood and site scales.
2.5	Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.	Human Habitats acknowledges that this report has previously been reviewed by the local CFA and that this amendment with be referred again.
2.6	Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.	Clause 13.02.1S and Clause 53.02 as well as the specific building requirements outlined within AS3959 have been used in order to establish the required bushfire protection measures outlined in this report.
2.7	Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.	The bushfire protection measures outlined in this report are standard measures that are used throughout the state to minimise the threat from vegetation. This is deemed to be acceptable and the development should be able to proceed.

CLAUSE 13.02-1S RESPONSE

STRATEGY 3 - SETTLEMENT PLANNING

Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:

3.1	Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).	As discussed above, the subject site sits within an already developed area of the Beechworth Township. It is already zoned LDRZ for low density housing and is close to the town centre of Beechworth. Method 2 has been used to calculate the required offset from the forest vegetation to the north of the site to achieve the maximum 12.5kw/m² radiant heat flux exposure.
3.2	Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018) where human life can be better protected from the effects of bushfire.	The subject is noted to only be 1.7km from the town centre of Beechworth. This is a 2 minute drive and is deemed an acceptable distance to a BAL-LOW area in the case that evacuation becomes necessary.
3.3	Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.	Development of the site will not increase the risk to the surrounding community. In fact, the surrounding community will benefit from the maintenance of the subject site as defendable space instead of its current grassland state.
3.4	Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall.	As above, the development on the subject site removes a significant area of what is currently assessable grassland vegetation. Therefore the development reduces the risk to existing and future residents by removing this vegetation.
3.5	Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction.	The threat from the adjacent bushfire threat vegetation has bee addressed through the implementation of offsets and defendable space between the proposed building envelopes and the vegetation in line with AS3959.
3.6	Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.	N/A
3.7	Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).	It is the understanding of Human Habitats that within land zoned for low density residential (LDRZ) dwelling should not be limited to the construction standard BAL12.5. The reasoning behind this is that the Development Plan is a statutory planning document not a strategic planning document. Therefore the requirements of point 3.7 does not apply to the site. This is based on the purpose of a Development Plan being to “identify areas which require the form and conditions of future use and development to be shown on the development plan before a permit con be granted to use or develop the land”. The future form and conditions of the land is informed by overarching strategic framework. Since the subject land is already zoned for residential , the strategic work for the subject site has already been completed.

CLAUSE 13.02-1S RESPONSE

STRATEGY 4 - AREAS OF BIODIVERSITY CONSERVATION VALUE

4.1	Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are important areas of biodiversity.	The site has been cleared for farming previously and biodiversity impacts of the development have not been considered.

STRATEGY 5 - USE AND DEVELOPMENT CONTROL IN A BUSHFIRE PRONE AREA

In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following uses and development:

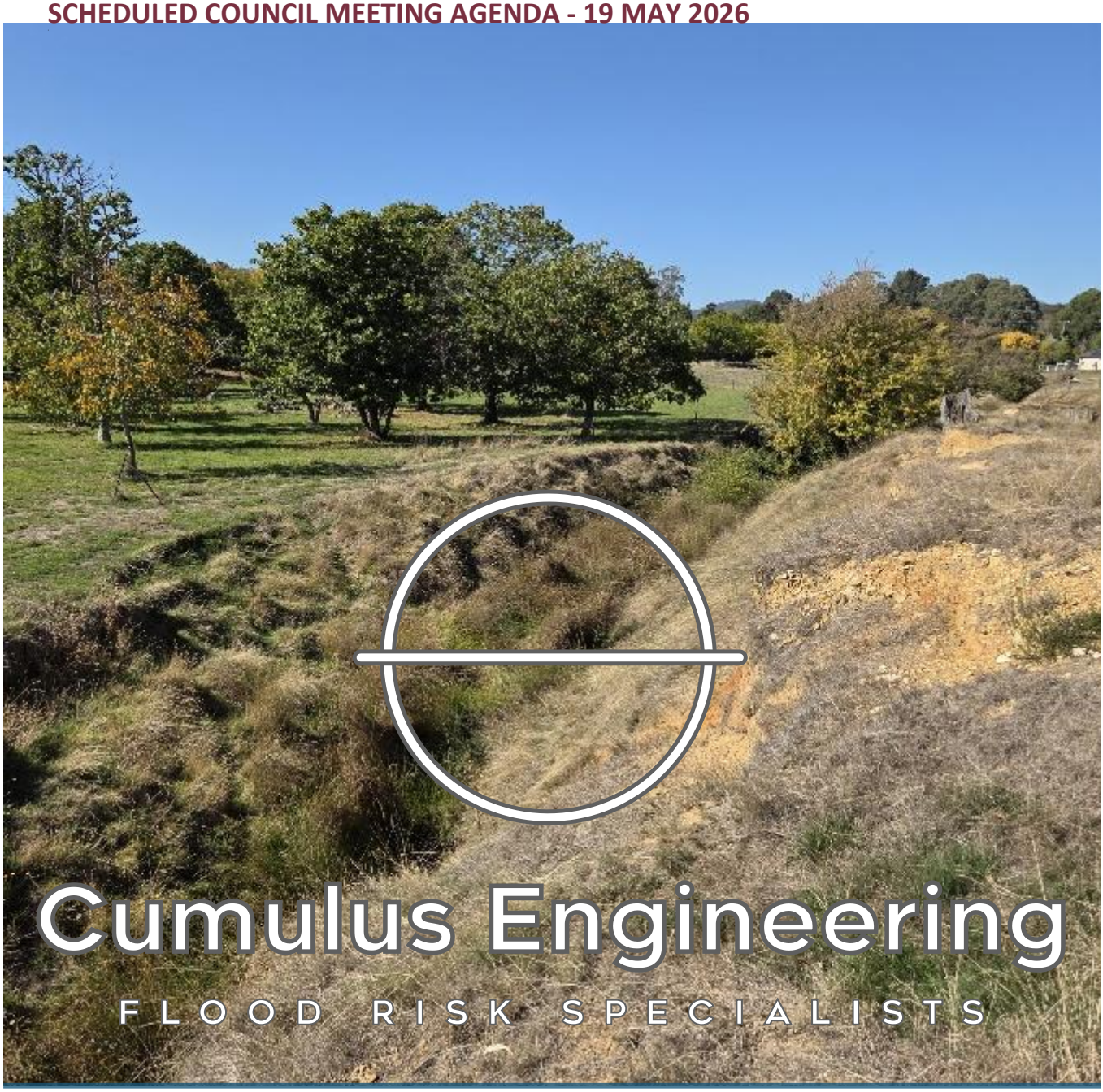
- Subdivisions of more than 10 lots.
- Accommodation.
- Child care centre.
- Education centre.
- Emergency services facility.
- Hospital.
- Indoor recreation facility.
- Major sports and recreation facility.
- Place of assembly.

When assessing a planning permit application for the above uses and development:

5.1	Consider the risk of bushfire to people, property and community infrastructure.	The bushfire risk to people, property and community have been adequately addresses as part of this report.
5.2	Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.	This report requires the implementation of appropriate bushfire protection measures
5.3	Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.	The proposed development is located on land already zoned for low density residential housing. It is land that has been used for farming and there will be no biodiversity impacts.

Human Habitats
424/838 Collins Street
Docklands, Melbourne
Victoria 3008
info@humanhabitats.com.au
www.humanhabitats.com.au
+61 3 9909 2202





F

29 TOMLINSON ROAD, BEECHWORTH

FLOOD IMPACT ASSESSMENT

PREPARED FOR TOMLINSON RD DEVELOPMENT CO.

DECEMBER 2025

Cumulus Engineering
FLOOD RISK SPECIALISTS

Cumulus Engineering Pty. Ltd.
www.cumuluseng.com.au
ABN 63 661 813 869

Project Name	29 Tomlinson Road, Beechworth - Flood Impact Assessment
Client	Tomlinson Rd Development Co.
Project Number	J25-0050
Document ID	J25-0050_FIA_TomlinsonRdBeechworth

Document Control

Version No.	Date	Status	Author(s)	Reviewer
001	07/05/2025	Draft	VJL	JLS
002	08/08/2025	Draft	VJL	JLS
003	22/08/2025	Draft	VJL	JLS
004	04/12/2025	Final	VJL	JLS

Copyright Cumulus Engineering (Australia) Pty Ltd 2025

Copyright in the whole and every part of this document belongs to Cumulus Engineering and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person other than by agreement with Cumulus Engineering.

This document is produced by Cumulus Engineering solely for the benefit and use by the client in accordance with the terms of the engagement. Cumulus Engineering does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by any third party on the content of this document.

In the spirit of reconciliation, Cumulus Engineering acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea, and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

Table of Contents

1 Executive Summary 4
1.1 Existing Flood Behaviour 4
1.2 Mitigation Through Proposed Works 4
1.3 1.3. Stanley Road Sensitivity Scenarios 4
1.4 Conclusions 5
2 Introduction 6
2.1 Reference Material 6
3 Site Context 7
3.1 Site & Proposed Development 7
3.2 Planning Zones and Overlays 9
4 Hydrologic Analysis 10
4.1 Catchment Representation 10
4.2 Model Data & Parameters 12
4.2.1 Rainfall and Data 12
4.2.2 Model Validation Method 13
4.2.3 Adopted Model Parameters 14
4.3 Design Events 15
5 Hydraulic Analysis 17
5.1 Model Schematisation 18
5.2 Topography Verification 20
5.3 Model Scenarios 22
5.4 Model Validation 24
5.4.1 Baseline 1% AEP event Model Validation 26
6 Flood Modelling Results 28
6.1 Results - Existing Conditions (2090 Climate) 28
6.2 Results - Modified Conditions 34
6.3 Results – Developed Conditions 34
6.4 Results – Sensitivity Analysis 38
7 Flood Implications on Site Design 46
8 Compliance with Relevant Floodplain Management and Stormwater Management Requirements 49
9 Conclusion and Recommendations 51
10 References 52
Appendix A – Fischer Development 53

List of Figures

Figure 2-1 Proposed Development / Subdivision Plan (Source: Human Habitats) 7
Figure 2-2 Fill onSite – Looking from Northern BOundary toward Madman Gully 8
Figure 2-3 Subject Site and Topography 8
Figure 2-4 Current Planning Zones at the site 9
Figure 3-1 Potential Catchment Diversion 11
Figure 3-2 Adopted RORB Model Schematic 12
Figure 4-1 On-Line Weir Structure – Diversion into Basin 19
Figure 4-2 TUFLOW Model Schematic – Topography 19
Figure 4-3 TUFLOW Model Schematic - Roughness 20
Figure 4-4 Adopted Topography Datasets 21
Figure 4-5 Modified Spillway 23
Figure 4-6 Weir and Embankment Removed 23
Figure 4-7 Concept Design Crossing Arrangement 24
Figure 4-8 Looking At Storage Behaviour (Source: Adjacent Landowner) 25
Figure 4-9 Looking Toward Northern Boundary (Source: Adjacent Landowner) 25
Figure 4-10 Looking Toward Jarvis Road (Source: Adjacent Landowner) 26
Figure 4-11 1% AEP Flood Depth – Baseline Condition 27
Figure 5-1 Flood Hazard Catogories (SOurce: Australian Institute for Disaster Resilience) 28
Figure 5-2 Existing Conditions - 20% AEP Depth 30
Figure 5-3 Existing Conditions - 1% AEP Depth 31
Figure 5-4 Existing Conditions - 1% AEP Velocity (m/s) 32
Figure 5-5 Existing Conditions - 1% AEP Hazard (AEMI) 33
Figure 5-6 1% AEP Flood Level Comparison – Modified Conditions vs (Pre) Existing 34
Figure 5-7 1% AEP Flood Depth – Developed conditions 35
Figure 5-8 1% AEP Flood Hazard – Developed Conditions 36
Figure 5-9 1% AEP Flood Level Comparison – Developed Conditions vs Existing Conditions 37
Figure 5-10 1% AEP Flood Level Comparison – Blocked Culvert vs Existing Conditions 39
Figure 5-11 1% AEP Flood Level Comparison – Upgraded Culvert vs Existing Conditions 40
Figure 5-12 1% AEP Flood Level Comparison – No Stanley Road vs Existing Conditions 41
Figure 5-13 1% AEP Flood Level Comparison – Stanley Road Failure vs Existing Conditions 42
Figure 5-14 1% AEP Flood Depth – Stanley Road Failure For Developed Conditions 43
Figure 5-15 1% AEP Flood Hazard – Stanley Road Failure For Developed Conditions 44
Figure 5-16 1% AEP Flood Level Comparison – Stanley Road Failure For Developed Conditions vs Existing Failure SCenario 45
Figure 6-1 Proposed Lot Layout – Existing Conditions 47
Figure 6-2 Proposed Lot Layout – Works on Waterway Conditions 47

List of Tables

Table 3-1 Fraction Imperviousness: Planning Zone 11
Table 3-2 IFD – Rainfall Intensity (mm) (BasELINE) 12
Table 3-3 Climate Change FActors – 1% AEP 13
Table 3-4 ARR Recommended Design Losses 13
Table 3-5 Peak FLow Validation 14
Table 3-6 Peak FLow Validation (Monte Carlo Assessment) 15
Table 3-7 Adopted Loss and routing parameters 15
Table 3-8 MonTe Carlo Comparison to Ensemble @ SITE Boundary 16
Table 3-9 Adopted Design events 16
Table 4-1 Hydraulic Model Parameters 17
Table 4-2 Topography Verification – LiDAR v Survey 21
Table 6-1 Flood Levels For Proposed Building Footprints 48
Table 7-1 Floodplain Management Objectives - Guidelines for development in flood affected area (DELWP 2019) 50

1 Executive Summary

This Flood Impact Assessment evaluates existing and potential flood risks affecting 29 Tomlinson Road, Beechworth, associated with Madman Gully, local overland flow paths, and the role of Stanley Road, which currently functions as an informal retarding embankment. Detailed hydrologic and hydraulic modelling (RORB and TUFLOW) was undertaken for the 20% and 1% AEP events under 2090 climate conditions (SSP 3-7), including additional sensitivity scenarios requested by NECMA.

This Assessment has been prepared following consultation with NECMA and bridges a significant gap in flood modelling of the area, it provides an evidence based analysis of otherwise anecdotal flood risks and details flood mitigations to ensure there is manageable and reasonable flood risk on the proposed development, and no adverse impacts on downstream properties resulting from the proposal. This Flood Impact Assessment (and its recommendations) demonstrate that flood risk can be appropriately managed and mitigated.

1.1 Existing Flood Behaviour

The assessment confirms that flooding currently affecting the site primarily results from two mechanisms:

1. Madman Gully Capacity Constraints: Localised overtopping occurs at the constricted weir/embankment structure near the southern boundary, leading to shallow inundation on the eastern floodplain in both the 20% and 1% AEP events.
2. Stanley Road Acting as a Retarding Basin: A significant upstream ponding volume forms against the Stanley Road embankment during major events, generating a 2-3 metre head difference between upstream and downstream levels. Overtopping of Stanley Road presently occurs in the 1% AEP event.

Despite these mechanisms, the floodwater re-enters Madman Gully downstream, and breakout flow to the northern boundary of the site does not occur.

1.2 Mitigation Through Proposed Works

The proposed subdivision layout and associated gully works result in a material improvement in flood behaviour on the subject land, with no adverse downstream impacts, through:

- Removal of the existing weir and downstream embankment, improving hydraulic capacity and reducing upstream afflux by up to 10cm.
- Appropriately located building envelopes, all sited outside the primary Madman Gully flow path.
- Minimum floor levels to incorporate 300mm freeboard above the modelled 1% AEP flood level.
- Localised management of stormwater-related inundation.
- Improvement of the existing dam outfall at the site boundary (modified spillway scenario), reducing water levels within the basin without increasing downstream flood risk.
- Removal of obstructions within Madman Gully, ensuring stable conveyance and reducing local breakout risk.

These measures collectively ensure that the development avoids increased flood hazard, provides safe access, and reduces existing flood impacts at the site.

1.3 1.3. Stanley Road Sensitivity Scenarios

Additional NECMA-requested scenarios were undertaken, including:

- Blocked culvert (100%)
- Upgraded culvert
- Complete removal of Stanley Road
- Catastrophic failure of Stanley Road at peak flood

The worst-case scenario, full failure of Stanley Road, was also simulated for both existing and developed conditions. Under this scenario, while flood levels across the site increase substantially (up to ~1 m within Madman Gully):

- The proposed subdivision layout ensures that building envelopes remain outside high-hazard areas. Flood hazard around the building envelopes generally remains at H1 with some minor pockets of H2 and H3.
- Recommended floor levels remain above the modelled failure flood levels for all lots subject to riverine inundation under developed conditions (Lots 5,6,7, 10 and 11), with the building envelope and design appropriately considering the localised flood hazard.

1.4 Conclusions

The assessment demonstrates that while existing flood risks are present due to Madman Gully behaviour and the informal retarding effect of Stanley Road, these risks are appropriately mitigated through the proposed subdivision design, placement of building envelopes, incorporation of freeboard, and targeted works within the waterway. Even under the worst-case failure scenario, the siting and minimum floor level strategy ensures there is no unreasonable flood risk to future dwellings, and no adverse impacts to downstream properties.

This assessment confirms that the proposed development can be undertaken safely and in accordance with the relevant flood management and planning guidelines.

2 Introduction

Cumulus Engineering has undertaken a Flood Impact Assessment for a proposed sub-division and future development of rural residential lots at 29 Tomlinson Road, Beechworth, Victoria. The purpose of this investigation is to determine existing flood behaviour at the site and to identify appropriate measures to manage flood risk.

The objectives of the assessment include:

- Determine flood levels on subject site.
- Determine flood behaviour of Madman Gully.
- Provide advice on proposed development (i.e. floor levels, building pads etc)

This investigation is required to address requirements from the Northeast Catchment Management Authority (NECMA) based upon correspondence dated 3rd March 2025.

2.1 Reference Material

The following reference material has been considered in the preparation of this report:

- Indicative Site Layout Plan (Human Habitats)
- Property Planning Report (VicPlan)
- Infrastructure Design Manual (2023)
- Australian Rainfall and Runoff V4.2
- Guidelines for Development in Flood Affected Areas (DEECA 2019)
- Victorian Planning Provisions

3 Site Context

3.1 Site & Proposed Development

The proposed subdivision located at 29 Tomlinson Road Beechworth, is being developed by Passive Place, covering an area of approximately 4.2 ha, with the current proposal to subdivide the allotment into 12 lots (Figure 3-1). The development plan has incorporated a 30m setback from the top of Madman Gully.

Madman Gully is the primary drainage feature of the site, with the gully running through the centre to site prior to entering the online basin at the site boundary. The gully in general is approximately 2 m deep and 5-10 m wide, with the adjacent topography relatively flat until transitioning into a gradual slope toward the eastern and western boundaries. The gully and site are expected to have been significantly modified as a result of historic mining practices. The site on the eastern side of Madman Gully has been extensively filled as shown in Figure 3-2.

North of the site is Silver Creek, which flows around the site and Lake Sambell. Silver Creek was extensively altered as part of mining practices and now lies at the base of a steep escarpment, which partially follows the northern boundary. Due to this feature flow from Silver Creek is not going to interact with the subject site and will be confined to the modified waterway.

The sites topography and drainage features are presented in Figure 3-3.



FIGURE 3-1 PROPOSED DEVELOPMENT / SUBDIVISION PLAN (SOURCE: HUMAN HABITATS)



FIGURE 3-2 FILL ONSITE – LOOKING FROM NORTHERN BOUNDARY TOWARD MADMAN GULLY

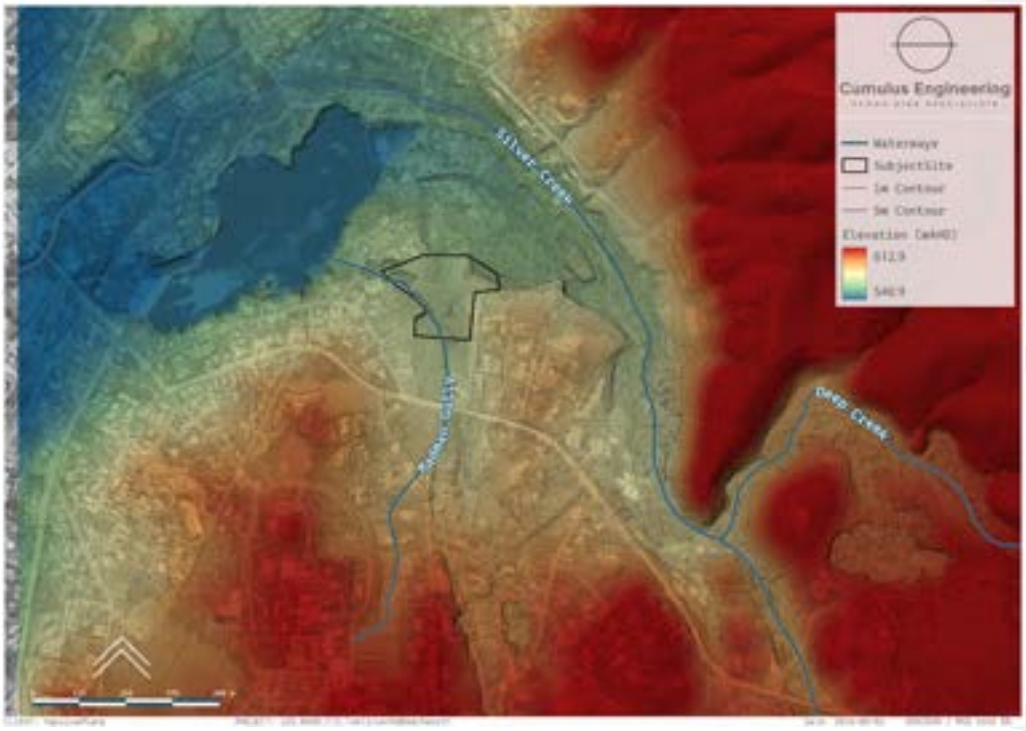


FIGURE 3-3 SUBJECT SITE AND TOPOGRAPHY

3.2 Planning Zones and Overlays

The subject size is currently zoned Low Density Residential Zone (LDRZ) and is not subject to any flood-related planning overlays, as shown in Figure 3-4

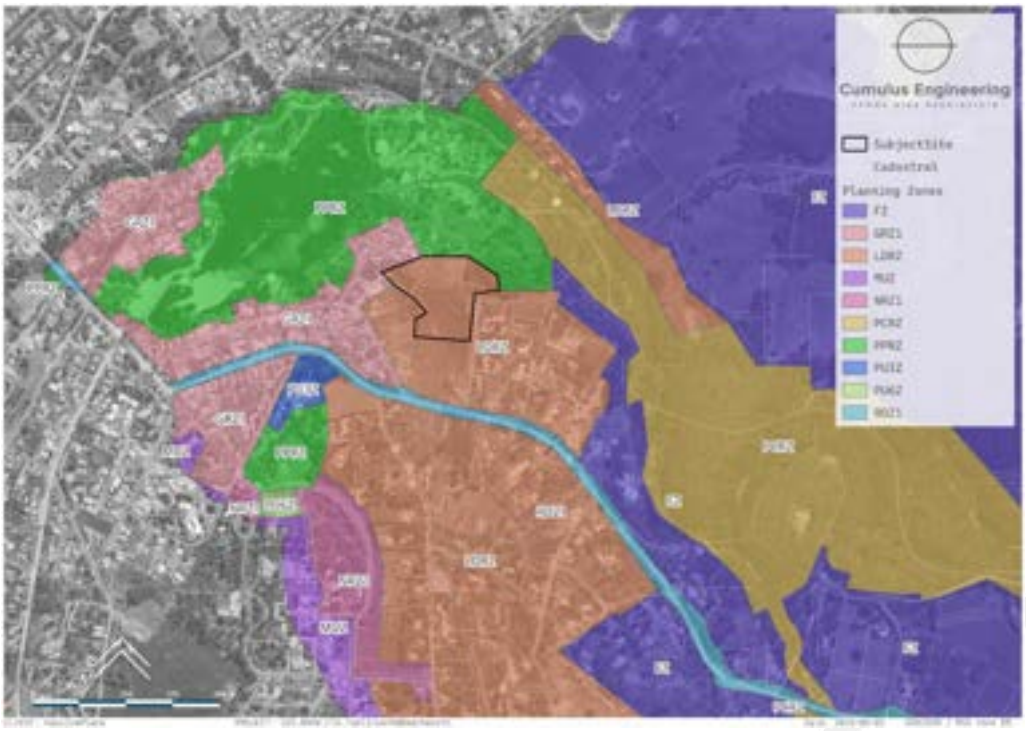


FIGURE 3-4 CURRENT PLANNING ZONES AT THE SITE

4 Hydrologic Analysis

The RORB hydrological model Version 6.51 (Laurenson, Mein and Nathan, 2010) was used for the analysis of local catchment runoff. RORB is a rainfall-runoff model which calculates flood hydrographs from storm rainfall hyetographs and can be used for modelling natural, part urban and fully urban catchments. RORB is an industry standard modelling package that is used widely in hydrological studies in Australia.

4.1 Catchment Representation

The RORB model includes both Madman Gully and Silver Creek upstream of Lake Sambell. The catchment was delineated into several sub-areas based upon using automated tools in QGIS. A 10-meter VicMap Digital Elevation Model (DEM) was used to delineate the upstream catchments of both Madman Gully and Silver Creek, for the subject site. As Silver Creek has a much larger catchment than Madman Gully, interstation's were used to allow for a more detailed delineation of the Madman Gully catchment.

It is noted that some of the modelled Madman Gully catchment may be diverted toward Silver Creek upstream of the site, at Madman's Gully Road. Aerial imagery and detailed 1m LiDAR demonstrate a channel draining north-easterly at this location, however, several blockages are present which may cause flow to be directed into Madman Gully. As the behaviour of this area is unknown, the catchments have been assumed to drain toward the site to provide a conservative analysis. The location of this potential diversion is presented in Figure 4-1.

The subsequent subareas were then assigned a fraction imperviousness (FI) which was determined through aerial imagery and planning zone codes using standard values obtained from Melbourne Water Guidelines. The adopted FI values as per the guidelines for the relevant planning zones are presented in Table 4-1.

The sub-areas and FI (as well as losses) determines how rainfall is converted into run-off, with the run-off then routed through a series of "reaches" to provide flow estimates and hydrographs. These reaches were delineated from the centroid of each sub-area to the model extent. At locations where flow-paths joined junction nodes were inputted, routing flow through the catchment. All reaches within the model were modelled as "Natural".

While the catchments of Silver Creek and Madman Gully have several storages, namely Lake Sambell, Lake Kerferd and two on-line basins also on Madman Gully, these were not included in the hydrology modelling, based upon the following rational:

- Lake Sambell – downstream of the area of interest and will not impact the subject site.
- Lake Kerferd – while likely to have an impact on the hydrology of Silver Creek, the creek itself is not the focus of this investigation. The inclusion of Silver Creek was purely to provide some estimate of flood extent, with the knowledge it has no impact to the subject site.
- Online Storages – these storages along Madman Gully are located at the site boundary and immediately downstream, with these basins modelled explicitly within the hydraulic model.

The model schematization is presented in Figure 4-2.

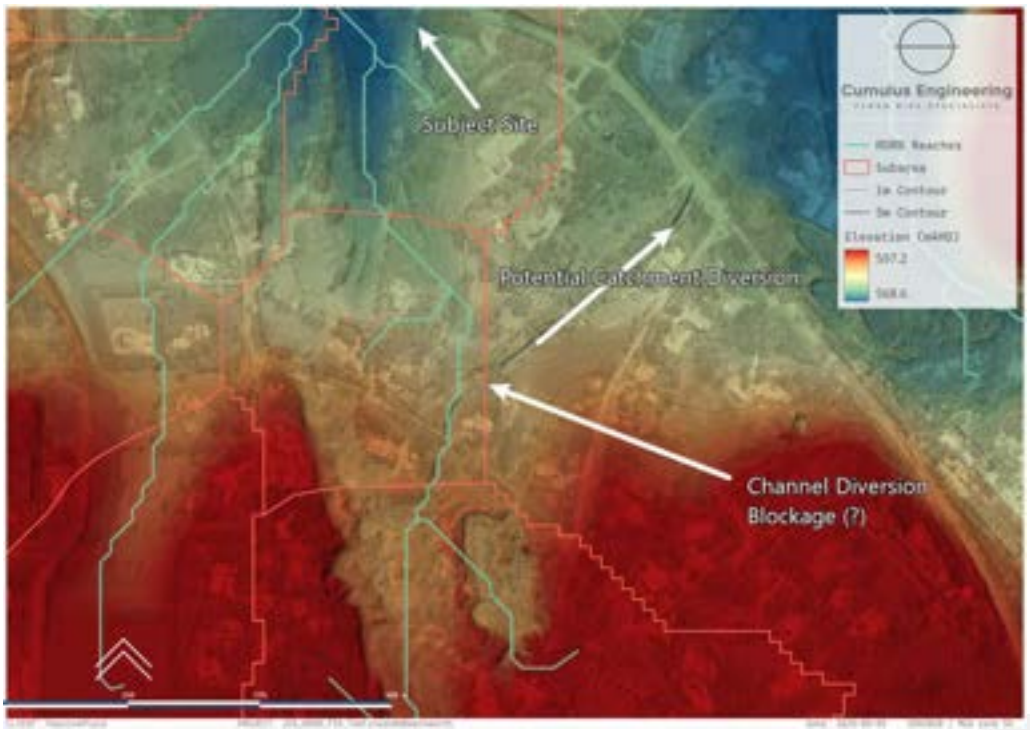


FIGURE 4-1 POTENTIAL CATCHMENT DIVERSION

TABLE 4-1 FRACTION IMPERVIOUSNESS: PLANNING ZONE

Zone Code	Zone Description	FI Adopted
PCRZ	PUBLIC CONSERVATION AND RESOURCE ZONE	0
PU1Z	PUBLIC USE ZONE - SERVICE AND UTILITY	0.05
FZ	FARMING ZONE	0.1
PPRZ	PUBLIC PARK AND RECREATION ZONE	0.1
LDRZ	LOW DENSITY RESIDENTIAL ZONE	0.2
RAZ1	RURAL ACTIVITY ZONE - SCHEDULE 1	0.2
NRZ1	NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1	0.6
GRZ1	GENERAL RESIDENTIAL ZONE - SCHEDULE 1	0.6
PU6Z	PUBLIC USE ZONE - LOCAL GOVERNMENT	0.7
RDZ1	TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK	0.7
MUZ	MIXED USE ZONE	0.75
PU3Z	PUBLIC USE ZONE - HEALTH AND COMMUNITY	0.85
C1Z	COMMERCIAL 1 ZONE	0.9

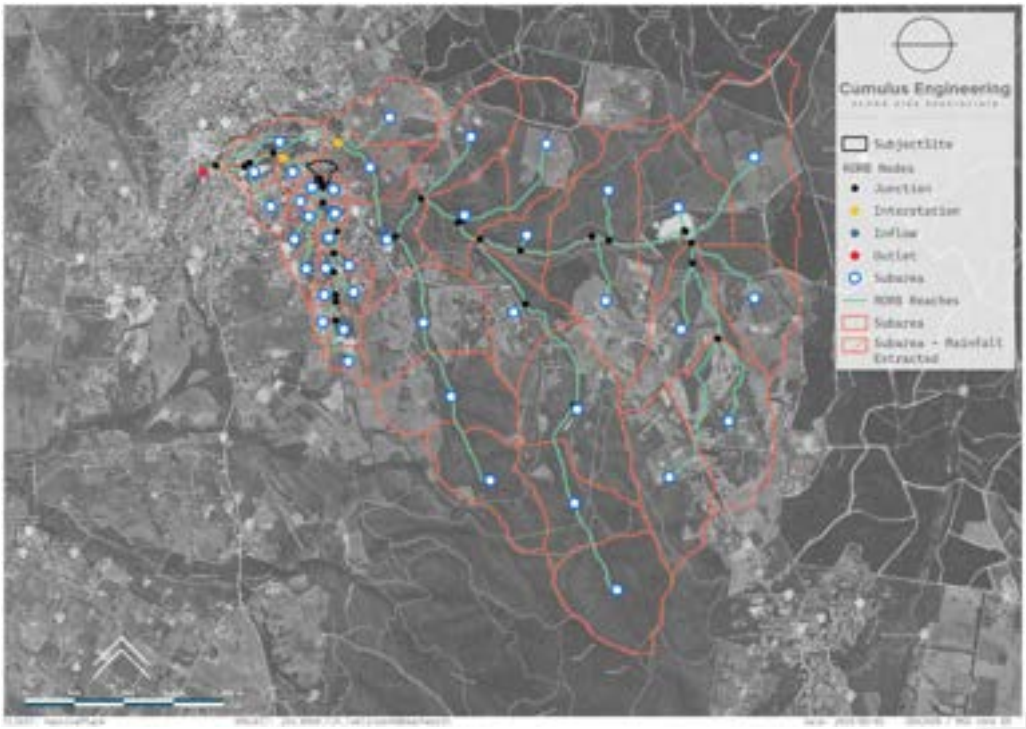


FIGURE 4-2 ADOPTED RORB MODEL SCHEMATIC

4.2 Model Data & Parameters

4.2.1 Rainfall and Data

Rainfall data and recommended initial loss (IL) & continuing loss (CL) values were extracted via the online ARR Datahub (Babister et al, 2016). The rainfall intensities up the 24-hour storm duration, latest climate change factors and recommended loss values are presented in Table 4-2 to Table 4-4, respectively. For this investigation climate change factors were incorporated into existing conditions modelling adopting climatic conditions for 2090 based on values of SSP3-7.

TABLE 4-2 IFD – RAINFALL INTENSITY (MM) (BASELINE)

AEP	30 min	1 hour	2 hour	3 hour	6 hour	9 hour	12 hour	18 hour	24 hour
50%	16.7	20.9	25.8	29.2	36.8	42.5	47.2	54.9	60.9
20%	22.5	27.9	33.8	38	47.4	54.7	60.9	71.1	79.4
10%	26.4	32.6	39.3	44	54.7	63	70.2	82.1	91.9
5%	30.2	37.3	44.8	50	61.8	71.2	79.2	92.9	104
2%	35.3	43.3	51.8	57.7	71.5	82.6	92.3	109	122
1%	39.2	48	57.2	63.7	79	91.5	102	121	137

TABLE 4-3 CLIMATE CHANGE FACTORS – 1% AEP

SSP	Climate	IL Factor	CL Factor	30 min	1 hour	2 hour	3 hour	6 hour	9 hour	12 hour	18 hour	24 hour
3-7	Baseline	1	1	1	1	1	1	1	1	1	1	1
3-7	Current / Near Team (2030)	1.04	1.08	1.18	1.18	1.17	1.16	1.14	1.13	1.12	1.12	1.11
3-7	Medium Term (2050)	1.05	1.1	1.23	1.23	1.21	1.2	1.18	1.17	1.16	1.15	1.14
3-7	Long Term (2090)	1.06	1.13	1.29	1.29	1.26	1.24	1.22	1.2	1.19	1.18	1.17

TABLE 4-4 ARR RECOMMENDED DESIGN LOSSES

Parameter	Value
Initial Loss (IL)	28.00
Continuing Loss (CL)	4.10

4.2.2 Model Validation Method

As both Madman Gully and Silver Creek are ungauged waterways, the RORB model validation method was assessed using the ARR Regional Flood Frequency Estimation Tool (RFFE) and Flood Frequency analysis's (FFA) undertaken as part of the broader RFFE project for two nearby gauges Flaggy Creek @ Myrtleford Road Bridge and Reedy Creek @ Woolshed. The FFA's were adjusted based upon their respective catchment areas, applying a regional scaling factor of 0.8, as per equation 1. The FFA outputs were extracted from WMA's FFA Visualiser online tool.

$$Q2 = Q1 * (\frac{A2}{A1})\text{^}0.8$$

Table 4-5 outlines the results of the RFFE and the comparison to the FFA's. In general, the 3 datasets were closely aligned providing a higher degree of confidence in the estimated design flows. While this provided confidence in RFFE results, it was chosen to adopt an average of the adjusted FFA's for model validation, primarily to provide a conservative estimate for design flows. These values were then used to validate the model parameters and loss values, as further discussed in the following sections.

TABLE 4-5 PEAK FLOW VALIDATION

Method	Location	Catchment Area (km2)	50% AEP (m3/s)	20% AEP (m3/s)	10% AEP (m3/s)	5% AEP (m3/s)	2% AEP (m3/s)	1% AEP (m3/s)
				Madman Gully				
RFFE	Madman Gully	1.22	0.38	0.97	1.48	2.03	2.81	3.43
FFA ADJ	Flaggy Creek	24.13*	0.64	1.22	1.65	2.08	2.65	3.07
FFA ADJ	Reedy Creek	211.10*	0.68	1.61	2.37	3.18	4.28	5.12
Ave FFA	N/A	N/A	0.66	1.41	2.01	2.63	3.46	4.10
				Silver Creek				
RFFE	Silver Crk	19.18	4.15	10.01	15.07	20.6	28.53	34.92
FFA ADJ	Flaggy Creek	24.13*	5.74	11.02	14.92	18.81	23.93	27.79
FFA ADJ	Reedy Creek	211.10*	6.15	14.54	21.46	28.72	38.66	46.31
Ave FFA	N/A	N/A	5.94	12.78	18.19	23.76	31.29	37.05
				Raw FFA Dataset				
FFA	Flaggy Creek	24.13	6.9	9.75	13.24	17.93	22.6	28.75
FFA	Reedy Creek	211.10	41.88	99.07	146.2	195.68	263.39	315.55

4.2.3 Adopted Model Parameters

The RORB routing parameters (Kc, m) and design loss values (IL, CL) were adjusted to ensure the estimated design flows were in-line with those previously presented in Table 4-5. The reconciliation of parameters and design losses with RFFE values is the 4th most defendable approach recommended by the Benchmarking investigation into ARR19 (Hughes & Stevans 2020). Noting that the adoption of ARR datahub losses with pre-burst is the 6th and other "better" approaches are not applicable in this catchment. Table 4-6 outlines some of the sensitivity and validation testing undertaken adopting a Monte Carlo approach within RORB, importantly this was undertaken for baseline climatic conditions.

The adopted model parameters are presented in Table 4-7.

TABLE 4-6 PEAK FLOW VALIDATION (MONTE CARLO ASSESSMENT)

Method	Kc (Pred. Eq)	m	IL	CL	50% AEP (m3/s)	20% AEP (m3/s)	10% AEP (m3/s)	5% AEP (m3/s)	2% AEP (m3/s)	1% AEP (m3/s)
				Madman Gully						
RFFE	N/A	N/A	N/A	N/A	0.66	1.41	2.01	2.63	3.46	4.10
RORB	1.86 (Pearse)	0.8	20	3	0.96	2.10	2.81	3.50	4.53	5.29
RORB	2.81 (MAR>800)	0.8	20	3	0.71	1.47	2.00	2.44	3.16	3.72
RORB	2.34 (Ave Above)	0.8	20	3	0.93	1.75	2.31	2.79	3.66	4.25
				Silver Creek						
FFA Ave	N/A	N/A	N/A	N/A	5.94	12.78	18.19	23.76	31.29	37.05
RORB	5.78 (Pearse)	0.8	20	3	7.09	17.15	23.97	30.33	38.10	45.11
RORB	9.71 (MAR>800)	0.8	20	3	4.31	10.96	14.95	19.78	25.42	29.82
RORB	**7.74 (Ave Above)**	**0.8**	**20**	**3**	**6.19**	**13.63**	**18.29**	**23.10**	**29.65**	**35.87**

TABLE 4-7 ADOPTED LOSS AND ROUTING PARAMETERS

Input Parameter		Adopted Value	2090 Climate (SSP3-7)
m		0.80	No Change
Kc	Madman Gully	2.34	No Change
	Silver Creek	7.74	
Initial Loss (IL)		20	21.2
Continuing Loss (CL)		3	3.39

4.3 Design Events

A range of design storms have been evaluated for durations ranging from 10 minutes to 24 hours for the 10% and 1% AEP events at the downstream site boundary via Monte Carlo analysis, for both baseline and the adopted climate change conditions. The results of the Monte Carlo analysis for were compared to results from an ensemble analysis, which is presented for baseline conditions in Table 4-8.

The results from the hydrological modelling at assessed location is summarised in Table 4-9. It is noted that while Silver Creek has a different critical duration, flows for the Site's critical duration were adopted for both waterways, as flooding of Silver Creek does not influence the site.

TABLE 4-8 MONTE CARLO COMPARISON TO ENSEMBLE @ SITE BOUNDARY

Duration	Minimum	Maximum	Median	Monte Carlo
10 min	0.92	0.95	0.95	0.94
15 min	1.60	1.67	1.62	1.64
20 min	2.12	2.21	2.15	2.15
25 min	2.50	2.63	2.54	2.53
30 min	2.80	2.95	2.87	2.88
45 min	3.27	3.66	3.46	3.44
1 hour	3.61	4.07	3.80	3.82
1.5 hour	4.01	4.70	4.16	4.24
2 hour	4.01	4.93	4.43	4.53
3 hour	3.58	5.44	4.67*	4.63
4.5 hour	3.39	5.71	4.18	4.62
6 hour	3.20	6.02	4.16	4.66*
9 hour	2.81	5.83	3.41	3.73
12 hour	2.45	6.01	3.43	3.98

* Critical duration based upon assessment method.

TABLE 4-9 ADOPTED DESIGN EVENTS

Event	Climate	Critical Duration (Minutes)	Adopted Design Flow Madman Gully	Adopted Design Flow Silver Creek
10% AEP Event	Baseline	9 hours	2.55	18.96
	Long Term 2090	1.5 hours	4.60	28.03
1% AEP Event	Baseline	6 hours	4.69	40.06
	Long Term 2090	1.5 hours	8.32	53.89

5 Hydraulic Analysis

Hydraulic modelling of the existing and design scenarios was undertaken by developing a combined 1-dimensional and 2-dimensional model in the industry standard software TUFLOW. TUFLOW is a numerical model widely used to simulate the hydrodynamic behaviour of rivers, floodplains, and urban drainage environments and is considered the industry standard in Australia. The model summary is provided in Table 5-1.

TABLE 5-1 HYDRAULIC MODEL PARAMETERS

Model Parameter	Description
Model Engine	TUFLOW HPC GPU
Model Build	2025-01-AA-iSP-w64
1D/2D time steps	Adaptive time step
Model Extent	Inclusive of local stormwater catchments, Madman Gully upstream of Stanley Road and Silver Creek downstream of its confluence with Deep Creek with the model ending at Lake Sambell.
Topography	Site Survey by EDM Group dated 03/05/17 1-metre LiDAR captured in 2022 owned by DEWLP
Terrain Modifiers	Road Crests: a road crest modifier was added to reinforce the road crests.
2d Grid Size	3 m with Sub-Grid-Sampling at 0.5 m.
Mannings Roughness	Standard values applied, detailed in Figure 5-3.
Inflow Boundary Condition	2D Inflow – Local Catchment Applied rainfall excess hyetographs extracted from each of the RORB Subareas within the hydraulic extent to all cells equally (2d_sa_all). 2d Inflow – Riverine Applied hydrographs generated by RORB for each design event, representing the flows contributed from upstream catchments of Madman Gully and Silver Creek.
Downstream Boundary Condition	HT (water level boundary) for Lake Sambell adopting a constant level. HQ (water level discharge boundary) for Silver Creek adopting a longitudinal gradient of 1 in 100.
2d Outputs	Depths, water levels, velocity, and hazard (AEMI)
Hydraulic Structures	1D Structures: 11 Culverts adopting sizing and invert levels provided by the survey. 2 Weirs at the small off-line basin, adopting a uniform width of 0.3 m, estimated on-site.

5.1 Model Schematisation

The model extent was determined based on the objectives of this investigation and the topography of the site. The model encompassed the entirety of the subject site, its local stormwater catchment, Madman Gully upstream of Stanley Road, Silver Creek downstream of its confluence with Deep Creek and extended to Lake Sambell.

The model a combination of inflow boundaries with hydrographs applied to Madman Gully and Silver Creek at the upstream extent of the model. While local stormwater catchments were represented by the application of rainfall across the entirety the model extent. Based upon excess rainfall extracted from the RORB modelling. The downstream model extent had two boundaries, with a constant water level of 543.8 m AHD applied to Lake Sambell and a stage-discharge boundary applied along Silver Creek based upon a longitudinal gradient of 1 in 100.

The topography of the catchment and site was represented by a combination of 1 m LiDAR captured in 2022 and site survey captured in 2017. These datasets were found to be inconsistent, with further discussion provided in the following section. The adopted datasets were represented within the model by a 3 m grid size, with Sub-Grid-Sampling (SGS) at 0.5 m due to the nature of Madman Gully. SGS has been demonstrated to provide more accurate representation of hydraulic behaviour, while allowing a coarser grid size to be adopted. However, SGS can allow “seepage” of water through hydraulic controls, as such road crest were reinforced via break lines.

The resistance to flow across the topography was represented by various Mannings ‘n’ values applied to the different land uses across the model area. A lower Mannings ‘n’ value represents an efficient flow path (i.e. roadway), while higher manning’s values represent more resistive flow conditions. The Manning’s roughness was adopted as per ARR19 guideline recommendations, and adjusted as necessary, with reference to aerial imagery.

Drainage infrastructure such as culverts were represented in 1D elements, with a total of 11 culverts and 2 weirs modelled. Sizing and invert information for the 11 culverts were provided as part of the survey, with the 2 weirs identified onsite (Figure 5-1). The rectangular weirs also incorporate changes to the 2D topography to ensure they were accurately represented within the model.

The model schematization of topography and roughness is presented in Figure 5-2 and Figure 5-3.



FIGURE 5-1 ON-LINE WEIR STRUCTURE – DIVERSION INTO BASIN

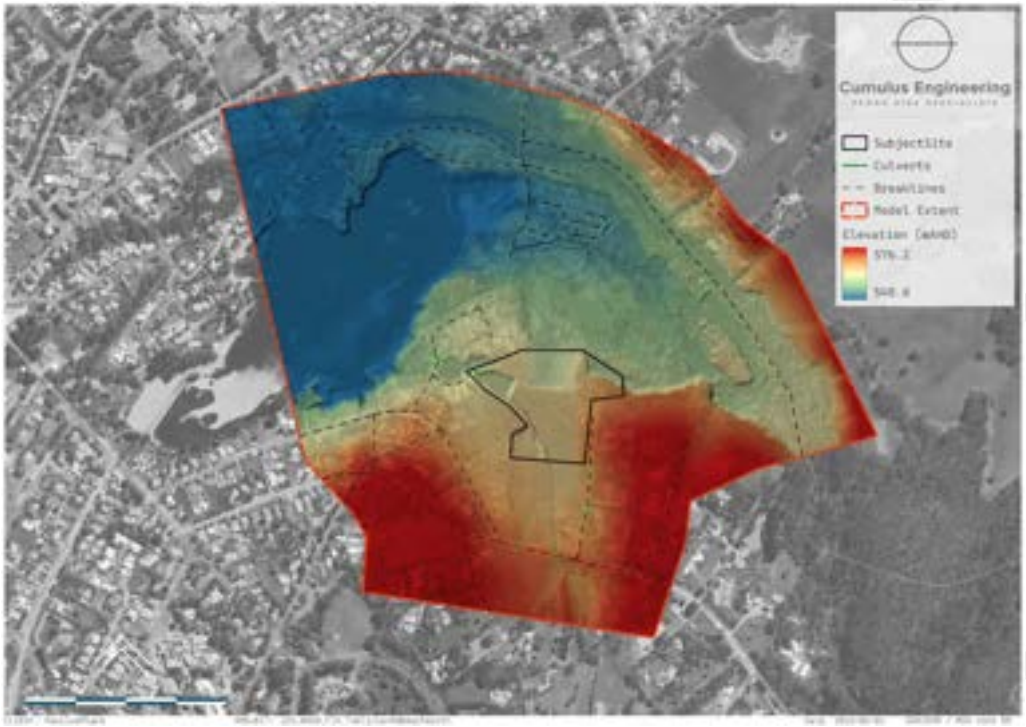


FIGURE 5-2 TUFLOW MODEL SCHEMATIC – TOPOGRAPHY

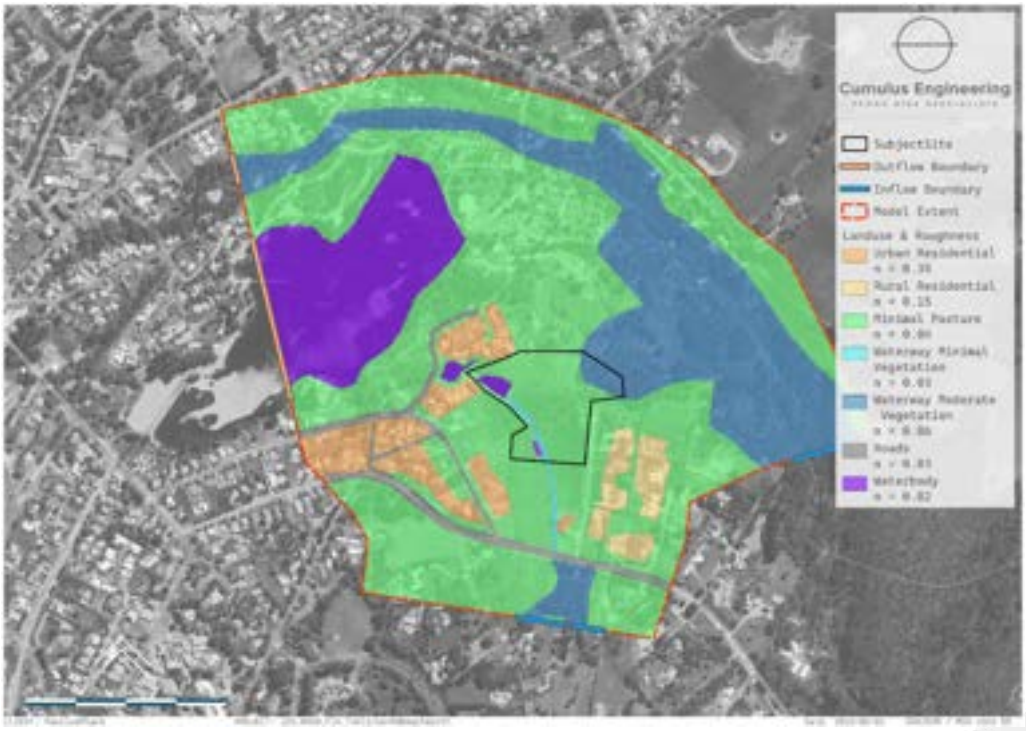


FIGURE 5-3 TUFLOW MODEL SCHEMATIC - ROUGHNESS

5.2 Topography Verification

The two topographic datasets LiDAR and Survey were interrogated to determine the best approach to accurately captured the sites topography. During initial testing of the model, which adopted the site survey, it was discovered that outside of Madman Gully, detailed topographic features were not accurately represented, which were captured in the LiDAR. This finding and influence on modelling outputs led to the following approach been adopted:

- Survey – Adopted along roadways and Madman Gully, in general where surveyed points were in close proximity to accurately capture detail features (i.e. road crests or Madman Gully invert).
- LiDAR (Modified) – Adopted outside of the above areas with a universal 6 mm reduction in raw LiDAR values, as discussed below:
    - The LiDAR was determined to be above the Surveyed Levels across its extent. In some locations such as Madman Gully this was to be expected, but it was also found to be the case in locations where both Survey and LiDAR should be accurate. Two comparisons were done to verify the LiDAR.
        - Comparing LiDAR and Survey outside of Madman Gully only within the site boundaries.
        - Comparing LiDAR and Survey across the dataset.

      The result of this comparison is presented in Table 5-2, as the median differences aligned it was considered appropriate to lower the LiDAR by 6 mm.

The location of where Survey and modified LiDAR was adopted is presented in Figure 5-4. This methodology would result in an overestimation of flood extent if LiDAR were actual higher, as the capacity of Madman Gully has been captured by Survey.

TABLE 5-2 TOPOGRAPHY VERIFICATION – LIDAR V SURVEY

Location Compared	No Points.	Min	Max	Average	Median
Site (Outside Madman Gully)	766	- 1.143	1.693	0.070	0.062
Entire Dataset	2042	-1.182	1.828	0.104	0.061

*Positive values denote when LiDAR is above Surveyed levels.



FIGURE 5-4 ADOPTED TOPOGRAPHY DATASETS

5.3 Model Scenarios

The hydraulic model was simulated for the following main scenarios incorporating the specified changes.

- Existing Conditions – the site as per the site survey.
- Modified (Outlet) Conditions – the site as per the site survey, incorporating a modified spillway for the online storage at the site's boundary, as per Figure 5-5. This outlet was assumed to be approximately 1 m wide and 600 mm above the obvert of the existing outlet pipes.
- Developed Conditions – which includes the following works and adjustments.
    - Proposed building footprints raised to an arbitrary level above the 1% AEP Flood Level..
    - The removal of the existing weir along Madman Gully and the downstream dam embankment which runs parallel to the waterway (Figure 5-6).
    - Inclusion of private driveway into lot 12 as provided by Fischer Development, which includes.
        - Designed access track from Tomlinson Road to Lot 12. The design was adjusted for most of the track to be close to existing surface heights.
        - 2x1500x1500 RCBC culverts at Madman Gully.

      A sectional view of the established crossing is provided in Figure 5-7.

After discussion with NECMA on the 23rd of October 2025 the following additional sensitivity scenarios were run to provide a further understanding of existing flood risk and potential flood risk to the subject site. The scenarios included:

- Blockage of Stanley Road Culvert - two scenarios were run adopting 50% and 100% blockage factors. It is noted that only the 100% blockage scenario is discussed within this report.
- Upgrade of Stanley Road Culvert – upgraded the culvert under Stanley Road. The culvert was iteratively sized to prevent overtopping of the roadway, while minimising adverse impacts to downstream flood levels. For this assessment a single 1500 x 1200 RCBC culvert was adopted.
- Failure of Stanley Road – simulated a full failure of the road at the peak of the event. High level calculations estimated a failure width (at the top of the failure geometry) of approximately 15 m, with the failure occurring over a 10 minute period.
- Removal of Stanley Road Entirely – as per Victorian Floodplain Management Strategy (2016) policy 17c where flood mitigation infrastructure is not being formally maintained "the relevant Municipal Planning Scheme must not assume that the infrastructure will provide flood protection". The modelling scenario removed Stanley Road via adopting upstream and downstream adjacent levels and did not include any other changes to catchment conditions (i.e. farm dams etc).

  With respect to the removal of Stanley Road scenario it is noted that no planning scheme or overlays exist over the project site. NECMA advised that the Victorian Floodplain Management Strategy (2016) policy 17c effectively means to assume the infrastructure does not exist for flood planning purposes and this was the driver for this scenario.



FIGURE 5-5 MODIFIED SPILLWAY



FIGURE 5-6 WEIR AND EMBANKMENT REMOVED

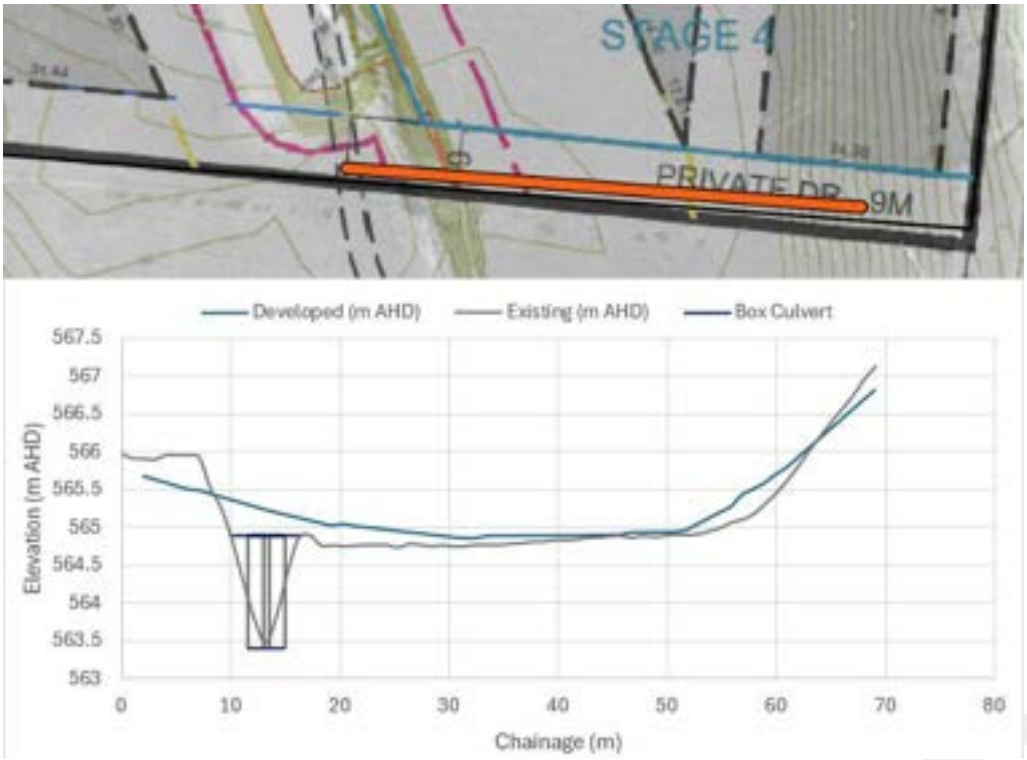


Figure 5-7 Concept Design Crossing Arrangement

5.4 Model Validation

While it is known that the subject site has previously experienced flooding, there is no known surveyed or gauged flood data available for the site. However, during a site visit on the 17th of April 2025 and prior engagement from Tomlinson Rd Development Co., some anecdotal evidence from residents has been ascertained. It is understood that the site was "flooded" to some degree in November 2022, with one neighbour describing it as "water skiable". A neighbour adjacent to the online storage was able to provide some photos of the basin during the event (Figure 5-8 to Figure 5-10). These images demonstrated the following behaviour:

- During the November event the storage overtopped on the western boundary of the site and not (primarily) over the downstream embankment.
- During the November event it appears Madman Gully did not break out and flow to the northern boundary of the site. It is noted that an upstream break out may still have occurred.
- During the November event the storage immediately downstream of the site, appears to be close to overtopping Jarvis Road.

Based upon a private rainfall gauge from Weather Underground (IBEECH35), approximately 50 mm of rainfall fell within the catchment between 3 am and 6 am on the morning of 13th of November 2022. This rainfall intensity corresponds to a 5% AEP rainfall event for baseline conditions. However, it is likely that the resultant flood event corresponded to a rarer event as spring of 2022 was the wettest of record with extremely wet antecedent conditions, for example, approximately 70 mm of rainfall had fallen in the 48 hours prior to the event. As such, the anecdotal evidence obtained from this event was used to validate the results of the 1% AEP event (under baseline climate conditions).



FIGURE 5-8 LOOKING AT STORAGE BEHAVIOUR (SOURCE: ADJACENT LANDOWNER)



FIGURE 5-9 LOOKING TOWARD NORTHERN BOUNDARY (SOURCE: ADJACENT LANDOWNER)



Figure 5-10 Looking Toward Jarvis Road (Source: Adjacent Landowner)

5.4.1 Baseline 1% AEP event Model Validation

The model was simulated for the baseline climate conditions for the determine critical duration under existing conditions. The maximum flood depth mapping is presented in Figure 5-11. The baseline mapping while not simulating the November event demonstrates the following:

- Localised inundation over the site (on eastern side of waterway) at the weir structures to depths of approximately 15 cm, covering an area of approximately 3000 m2. This behaviour is likely what was referred to as "Water Skiable".
- Storage overtopping via western boundary.
- No-upstream break out from Madman Gully flowing to the Northern Boundary.
- Overtopping of Jarvis Road to depths of approximately 20 cm. It is noted this behaviour may have occurred prior to the photos been taken during the November event or could be because the unknown morphology of the storage, as the LiDAR captured the water level at the time. Considering the location of the storage this behaviour is not important for this investigation.

Based on the available information it is considered that the model is reasonably representing hydraulic behaviour of Madman Gully and local catchments.

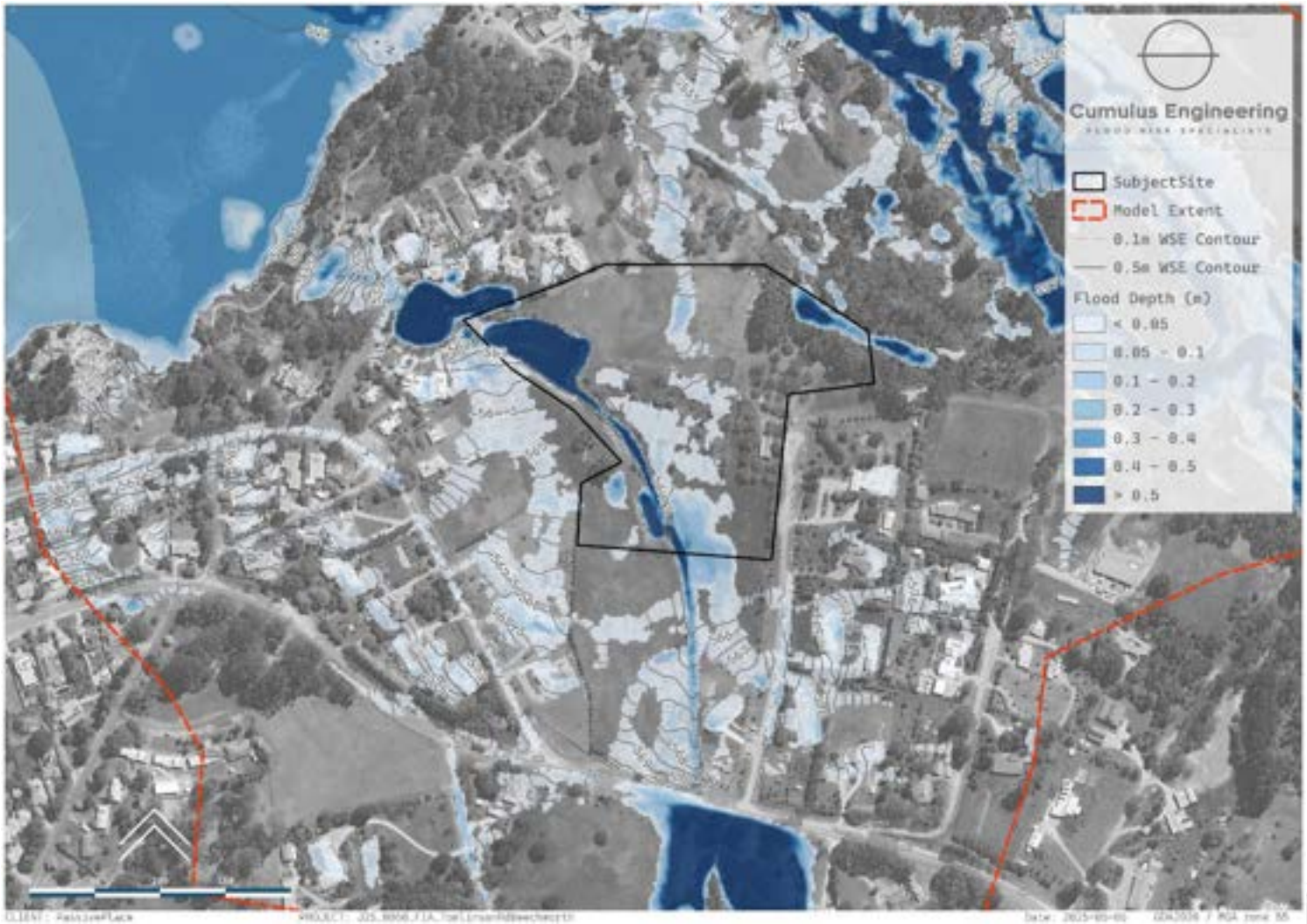


FIGURE 5-11 1% AEP FLOOD DEPTH – BASELINE CONDITION

6 Flood Modelling Results

The model was run for the 20% and 1% AEP flood event for both existing and modified conditions, under climatic conditions projected for 2090 (based on SSP 3-7). Gridded results of flood depths, water levels and flood hazard were post-processed and mapped from the TUFLOW raw outputs for all modelled scenarios. Flood hazard was assessed based upon the Australian Institute for Disaster Resilience, with flood hazard categories presented in Figure 6-1.

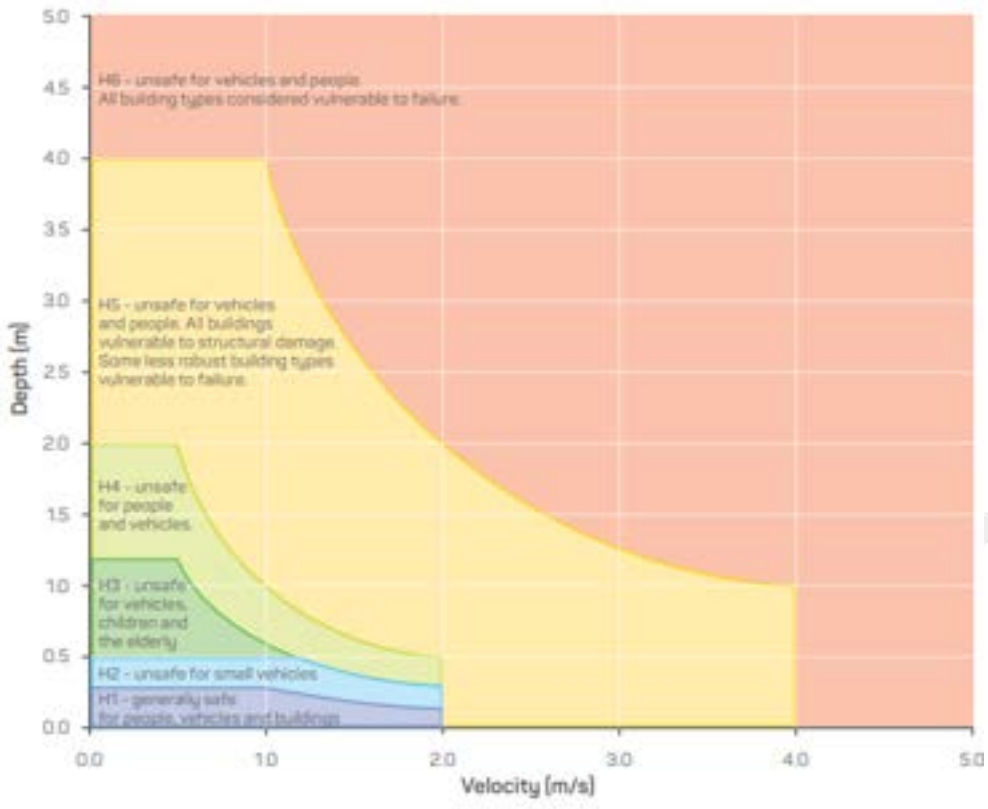


FIGURE 6-1 FLOOD HAZARD CATOGORIES (SOURCE: AUSTRALIAN INSTITUTE FOR DISASTER RESILIENCE)

6.1 Results - Existing Conditions (2090 Climate)

Flood depth mapping for the 20% AEP event is presented in Figure 6-2, with mapping for depths, velocity and hazard for the 1% AEP event is presented in Figure 6-3 to Figure 6-5. The modelling results demonstrates the following:

- 20% AEP Event
  - The capacity of Madman Gully is locally exceeded at the southern boundary, due to the constriction of the weir structures within the waterway at the offline basin. This results in localised inundation to depths of 20cm on the eastern side of the waterway. The remainder of the inundation across the site is the result of localised stormwater catchment run-off.
  - The capacity of Madman Gully upstream and downstream of these weirs is not exceeded.
  - The water surface elevation across the subject site (excluding stormwater runoff) varies from approximately 565.0 to 562.7 m AHD along Madman Gully.

- 1% AEP Event
  - Stormwater catchments downstream of Stanley Road and to the west of the site do not drain into the site.
  - Stormwater catchments to the east of the site (Tomlinson Road) are primarily directed to the culvert under Tomlinson Road. These catchments respond quicker than Madman Gullies catchment and contributes to inundation on the eastern side of Madman Gully.
  - Stanley Road and its culvert act effectively as an informal retarding basin. There is a substantial water level difference between upstream and downstream of Stanley Road, in the order of 2-3 m. During the event Stanley Road is overtopped to depths up 10 cm for approximately 80 m. It is noted that a consideration of road embankment failure may be required to understand the risk to the development. After discussions with NECMA a high-level first principles assessment was undertaken.
    - Fischer Development undertook an assessment of comparing the acting force of the water and reacting force of the road bank to provide some indication of the potential failure. The acting force was calculated based upon the weight of the water estimated to be 14,530 m3 held behind the road versus the weight of the road acting against it. The assessment estimated the reacting force to be approximately 15 times the acting force. It is noted this assessment is not an ANCOLD assessment and did not include geotechnical failure mechanisms. Fischer Developments work is provided in Appendix A.
  - The capacity of Madman Gully upstream of the southern boundary is exceeded due to the constriction at the weir structure, with excess flows in general inundating the eastern side of the waterway to depths of around 30 cm. Importantly, this excess flow re-enters Madman Gully downstream and does not flow to the northern boundary of site. It is noted that inundation mapped outside of these areas is due to local stormwater runoff.
  - The capacity of Madman Gully downstream of the offline storage to the online storage at the site boundary is not exceeded, with water levels in general well below (around 1 m) the banks of the waterway.
  - The water surface elevation across the subject site (excluding stormwater runoff) varies from approximately 565.2 to 563.0 m AHD along Madman Gully.
  - The capacity of the online storage at the site boundary is exceeded, with overtopping occurring over the embankment at multiple locations.
  - Madman Gully experience high flow velocities of more than 1 m/s common within and along the waterway. Outside of the waterway velocities are predominantly below 0.3 m/s.
  - Flood hazards across the site are confined to Madman Gully, with flood hazard outside of the waterway classified as H1.
  - Flood hazards over Stanley Road and Tomlinson Road is also classified as H1, which allows safe access during the flood event.

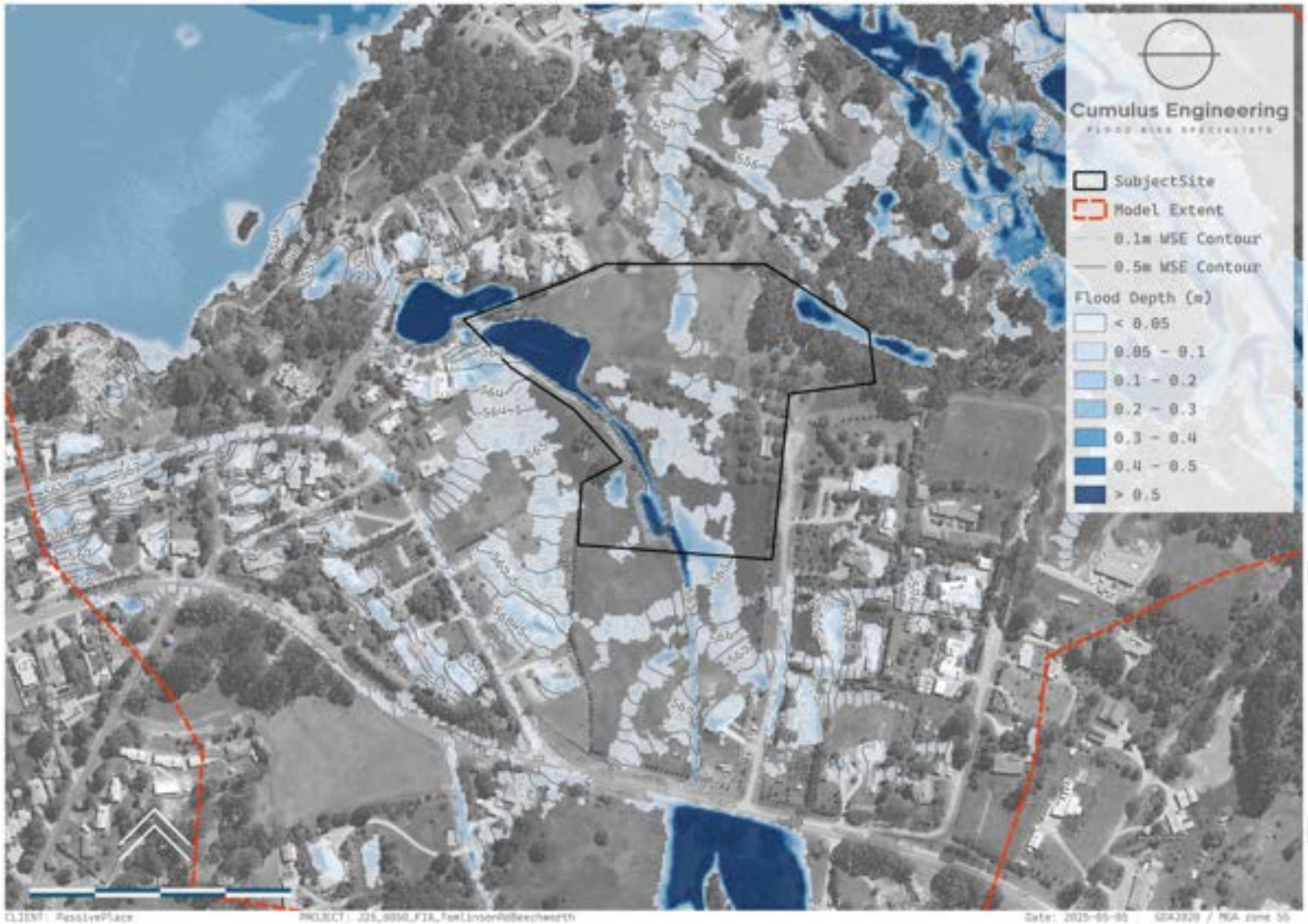


FIGURE 6-2 EXISTING CONDITIONS - 20% AEP DEPTH

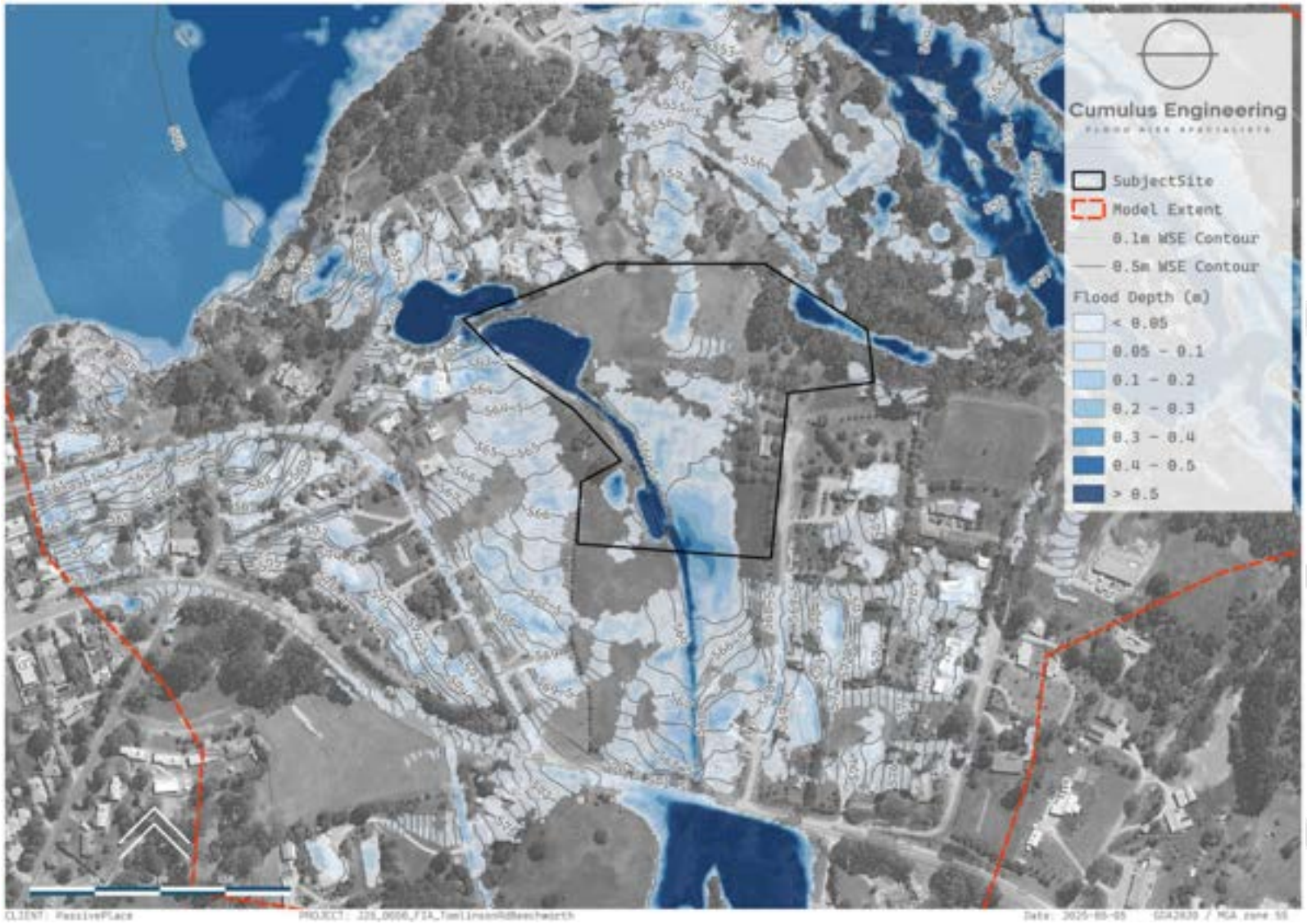


FIGURE 6-3 EXISTING CONDITIONS - 1% AEP DEPTH

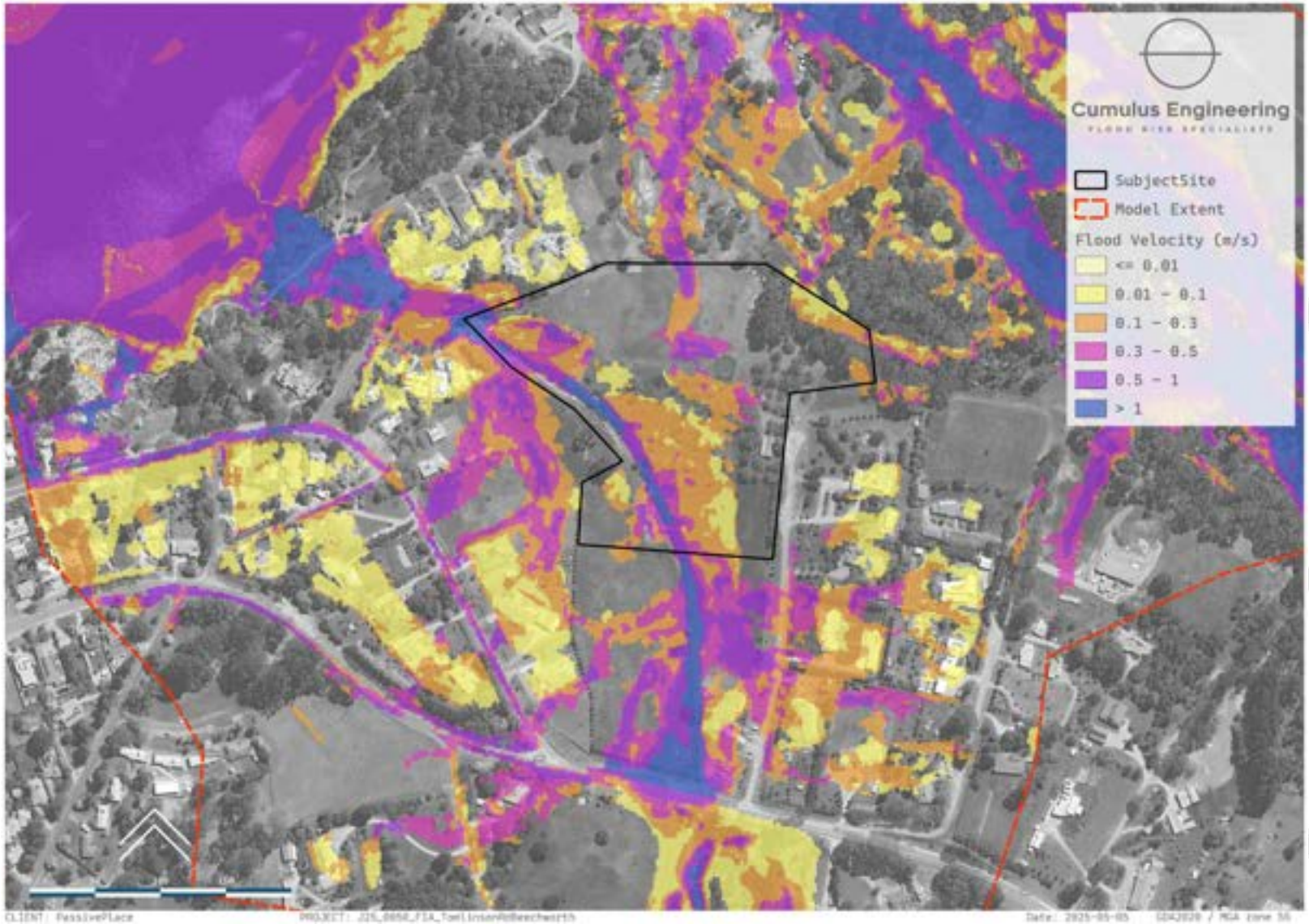


FIGURE 6-4 EXISTING CONDITIONS - 1% AEP VELOCITY (M/S)

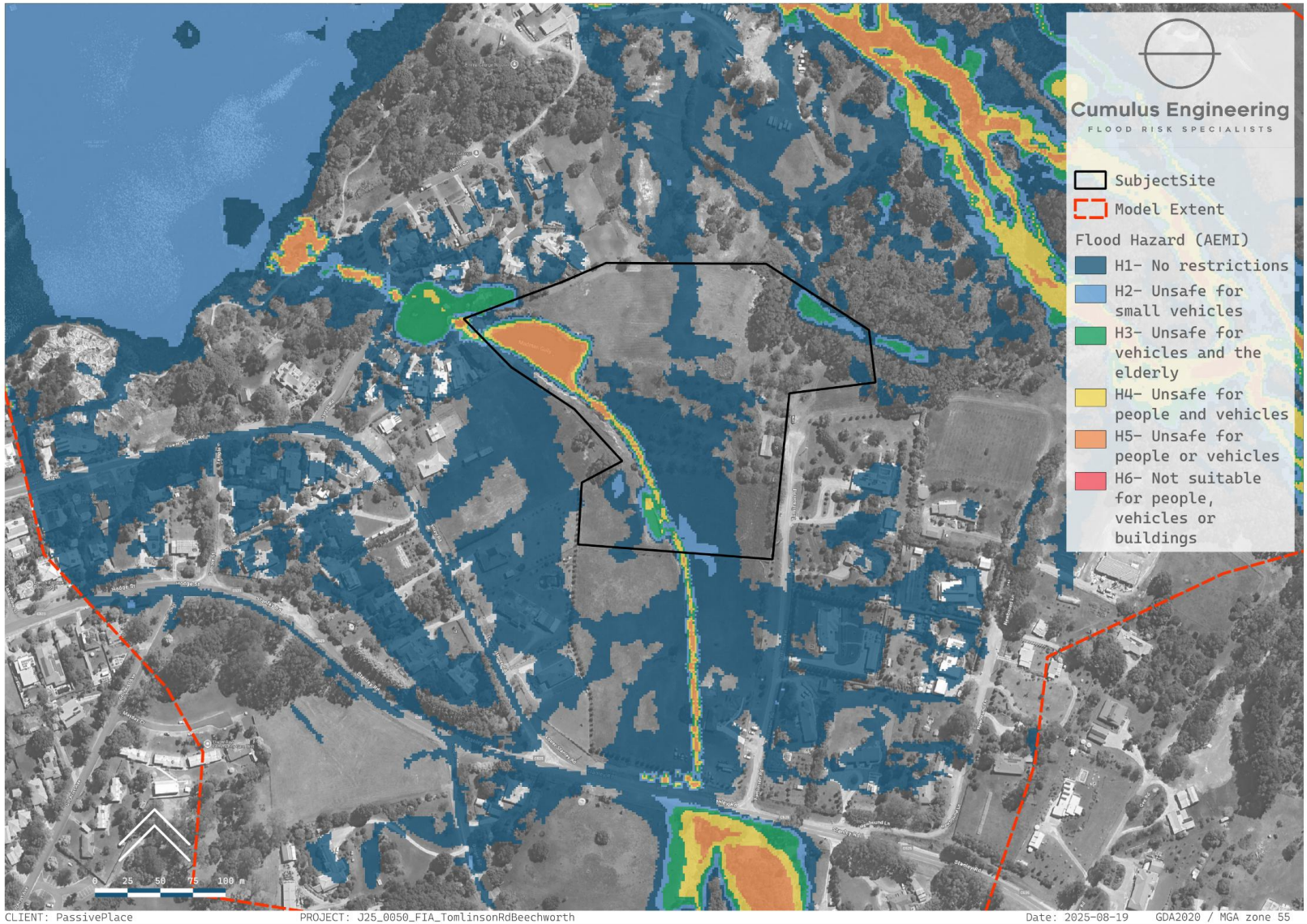


FIGURE 6-5 EXISTING CONDITIONS - 1% AEP HAZARD (AEMI)

6.2 Results - Modified Conditions

Flood mapping from the modified spillway scenario was compared to existing conditions for the 1% AEP and is presented in Figure 6-6. The mapping demonstrates that the modified spillway does not result in adverse afflux downstream of the subject site, while having marginal benefits to water levels within the existing storage, with flood levels reduced by up to 20 cm. The modified basin does change the peak flow rate over the property boundary but due to discharging into the downstream wetland is attenuated and does not cause adverse impacts.

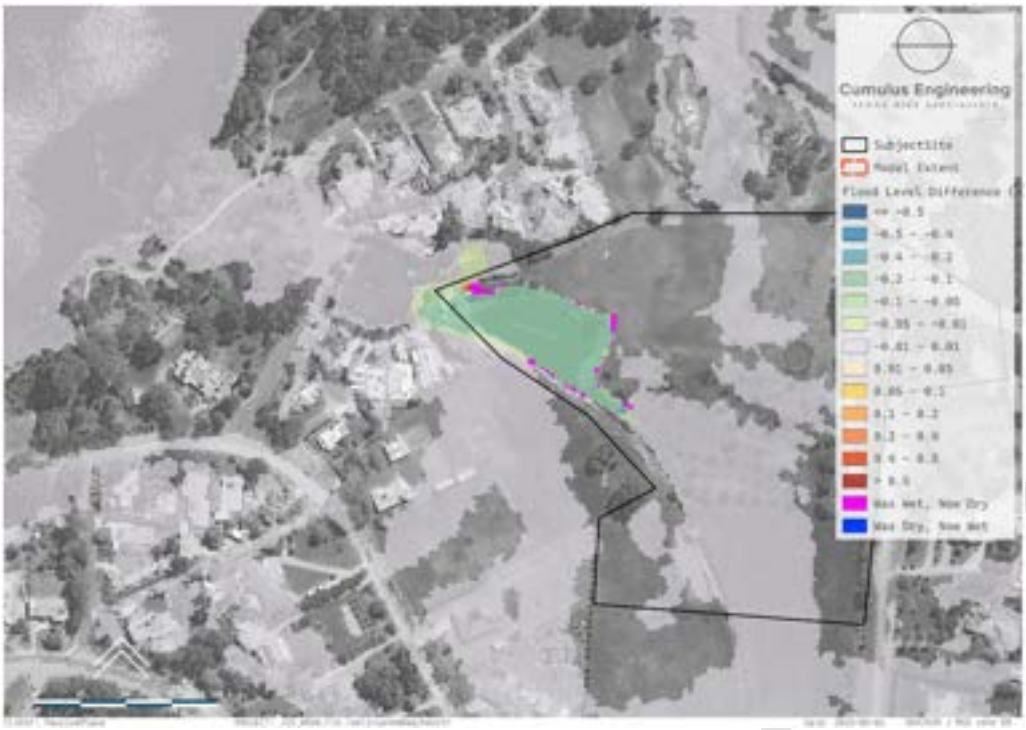


FIGURE 6-6 1% AEP FLOOD LEVEL COMPARISON – MODIFIED CONDITIONS VS (PRE) EXISTING

6.3 Results – Developed Conditions

Flood depth and hazard mapping for the developed scenario is presented in Figure 6-7 and Figure 6-8, respectively. This scenario was then compared to existing (modified) conditions 1% AEP and is presented in Figure 6-9. The mapping demonstrates that the proposed development and proposed works along the Madman Gully reduces flood levels by up to 10 cm. The presence of the structures in existing conditions results in a constriction of flow near the southern boundary, increasing upstream water levels and displacing more flow onto the eastern floodplain. The implication of the proposed development is further discussed in Section 6.4.

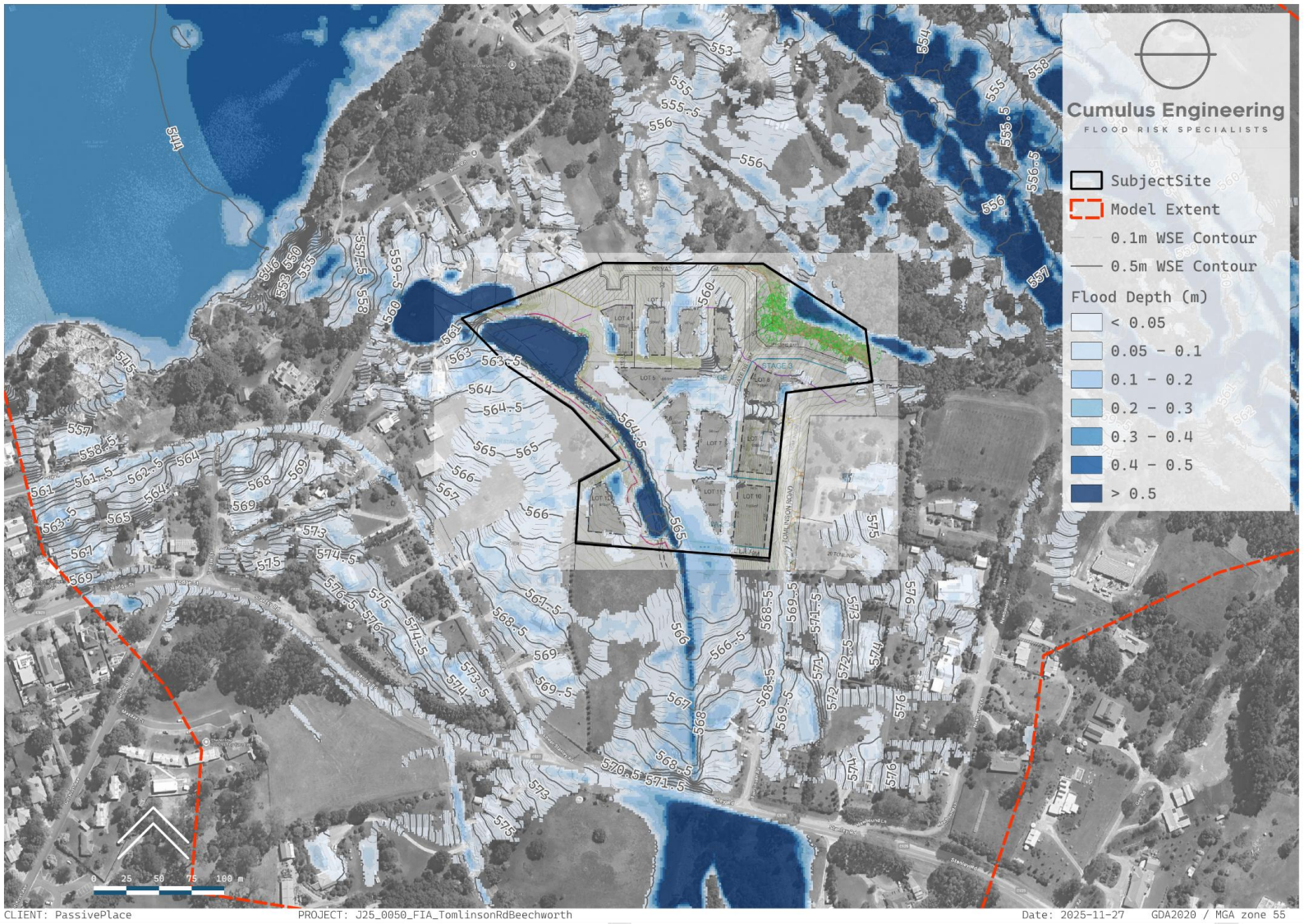


FIGURE 6-7 1% AEP FLOOD DEPTH – DEVELOPED CONDITIONS

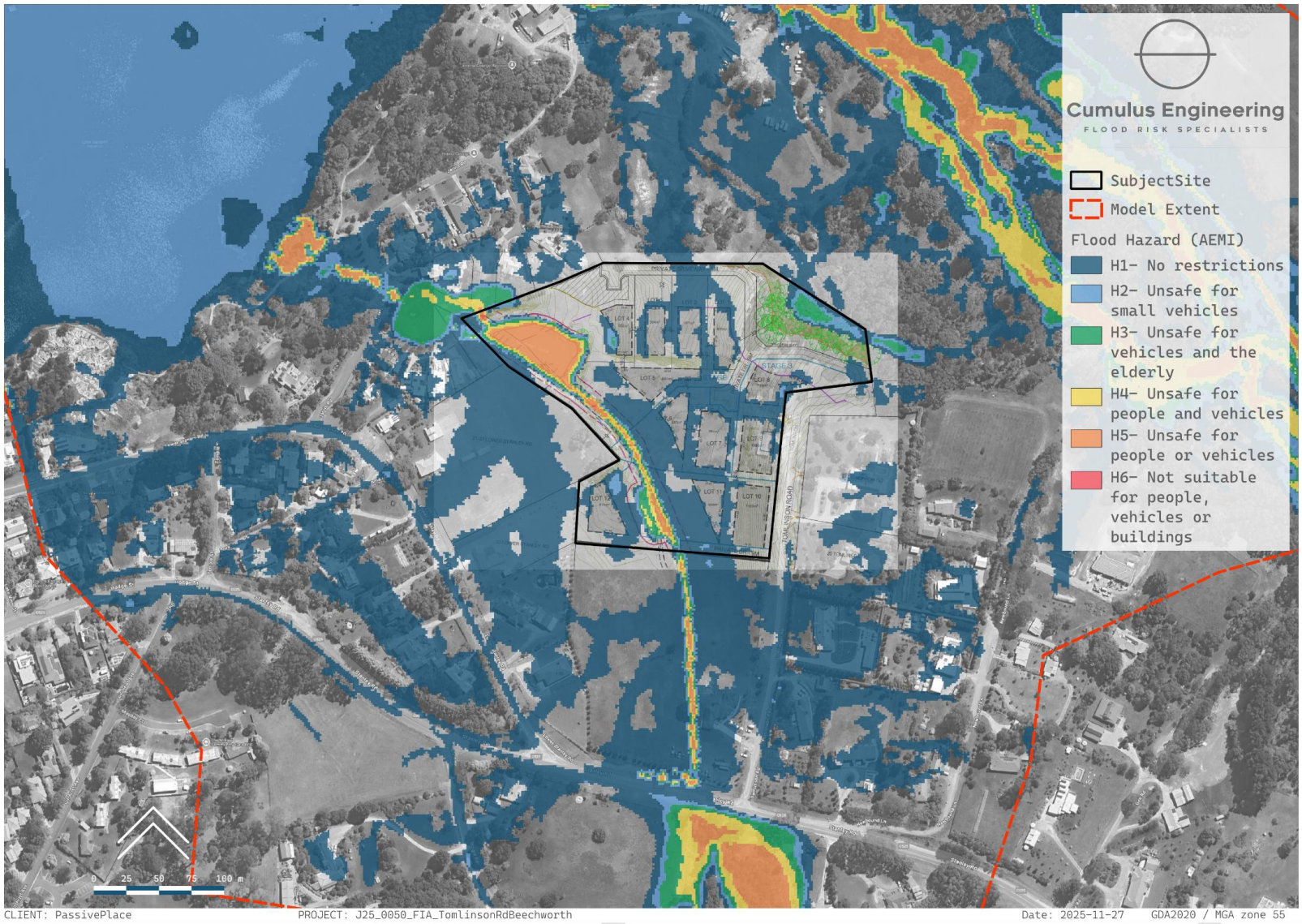


FIGURE 6-8 1% AEP FLOOD HAZARD – DEVELOPED CONDITIONS

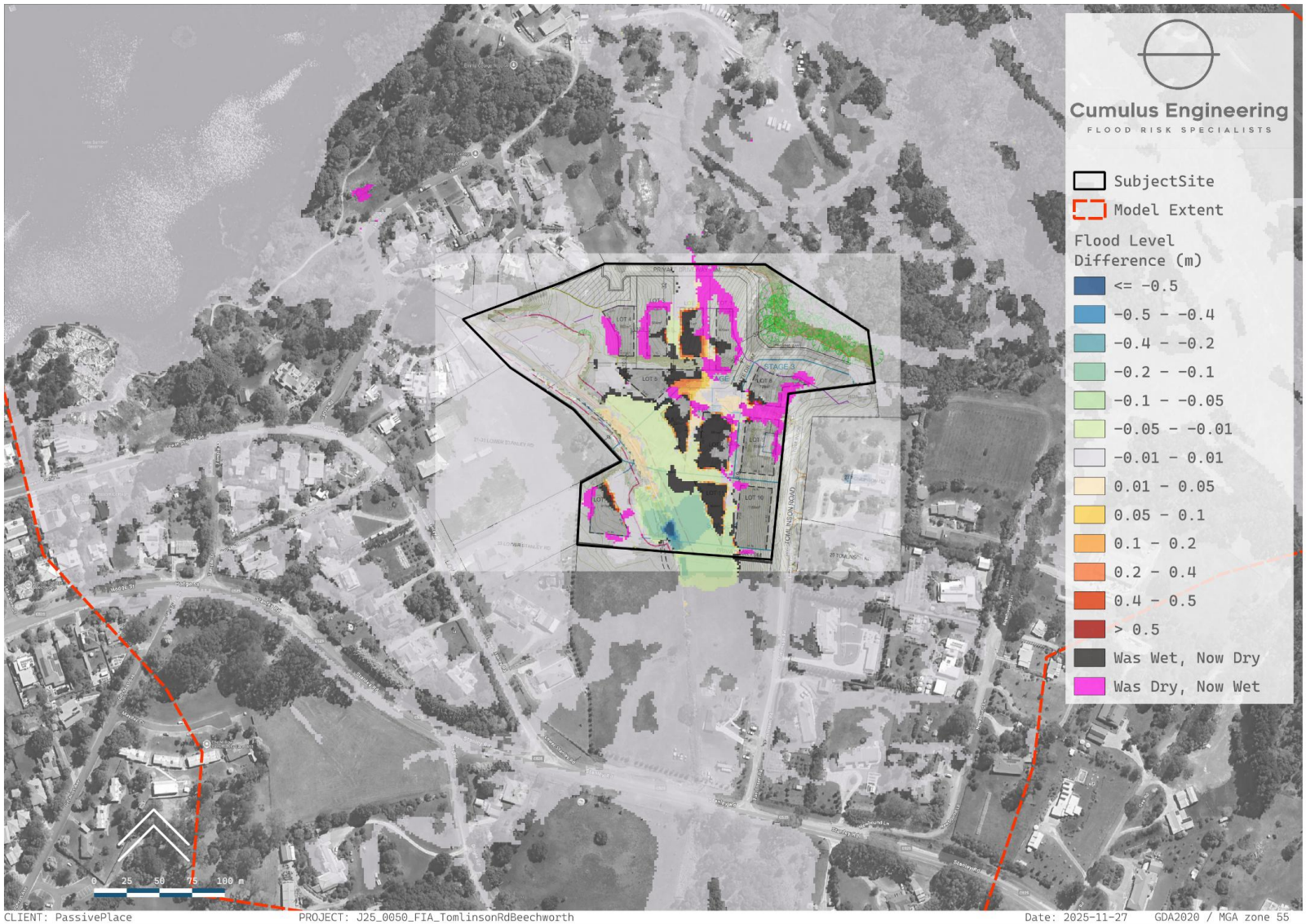


FIGURE 6-9 1% AEP FLOOD LEVEL COMPARISON – DEVELOPED CONDITIONS VS EXISTING CONDITIONS

6.4 Results – Sensitivity Analysis

The four additional scenarios were run for the 1% AEP event for existing conditions, with the failure scenario also run for developed conditions at the request of NECMA. Flood mapping comparing each scenario to existing conditions is presented in Figure 6-10 to Figure 6-13, while additional mapping for the developed case failure scenario for flood depth, hazard and a comparison to the existing failure scenario is presented in Figure 6-14 to Figure 6-16. The findings of these scenarios are discussed below.

- Blockage of Stanley Road Culvert – has minimal effect on flood levels along Madman Gully, with only a localised impact around Stanley Road (Figure 6-10). This demonstrates that the existing culvert is significantly undersized and even when not blocked the primary cause of flooding in the 1% AEP event over the site is from overtopping of Stanley Road.
- Upgrade of Stanley Road Culvert – demonstrates that the culvert under Stanley Road could be upgraded to prevent overtopping (in the 1% AEP event) and reduce the risk of blockage while also having a minor impact on downstream flood levels along Madman Gully (Figure 6-11). Importantly, this upgrade had minimal impact on flood levels outside of the gully and provided protection to the dwelling directly downstream of Stanley Road, which is predominantly impacted by overtopping of Stanley Road.
    - For this scenario Fischer Development undertook calculations of the acting and reacting force against Stanley Road. The reduction in upstream levels, reduces the volume from 14,530 m3 (with overtopping) to approximately 10,250 m3 (without overtopping). This increases the reacting force to been about 22 times the acting force, while removing the failing mechanisms which could occur because of overtopping.
- Removal of Stanley Road – this scenario effectively models an unimpeded scenario along Madman Gully, which increases the flow along Madman Gully downstream of Stanley Road. This scenario results in increases in flow along and outside of Madman Gully with worsening flood levels across the subject site with increases up to 30cm within Madman Gully and 10cm outside of the gully, as shown in Figure 6-13. This scenario demonstrates the informal protection that Stanley Road provides.
- Failure of Stanley Road – as is to be expected this scenario results in a significant increase in flood levels across the site up to one metre within Madman Gully and between 30-50 cm outside of the gully (Figure 6-14).
    - Under existing conditions, the failure of Stanley Road results in a sudden rise in flood waters across the site with downstream consequences along Madman Gully and to the north of the site through the caravan park. It is noted that this scenario does not capture the full risk of Stanley Road failure downstream of the subject site, with the potential for a sequential failure of the dam on-site and the downstream basin potentially exacerbating flood risk to residents along Jarvis Road. Importantly the proposed development of the subject site would not alter this existing downstream risk and could provide additional protection via the proposed upgrades to the dam outfall.
    - For developed conditions under the failure scenario, the following is demonstrated:
        - Hazard remains H1 through most of the development, with some small pockets of H2 on the roadways. Lots 4 and 12 have some minor pockets of H3 on the waterway side of the lots.
        - It is noted that all lots subject to riverine inundation under developed (non-failure) conditions (Lots 5,6,7,10 and 11) will be built with appropriate freeboard ensuring they are at or above the 1% AEP failure scenario flood level.
        - Flood levels across the site (along Madman Gully) range from 565.5 to 565 m AHD on the eastern floodplain.

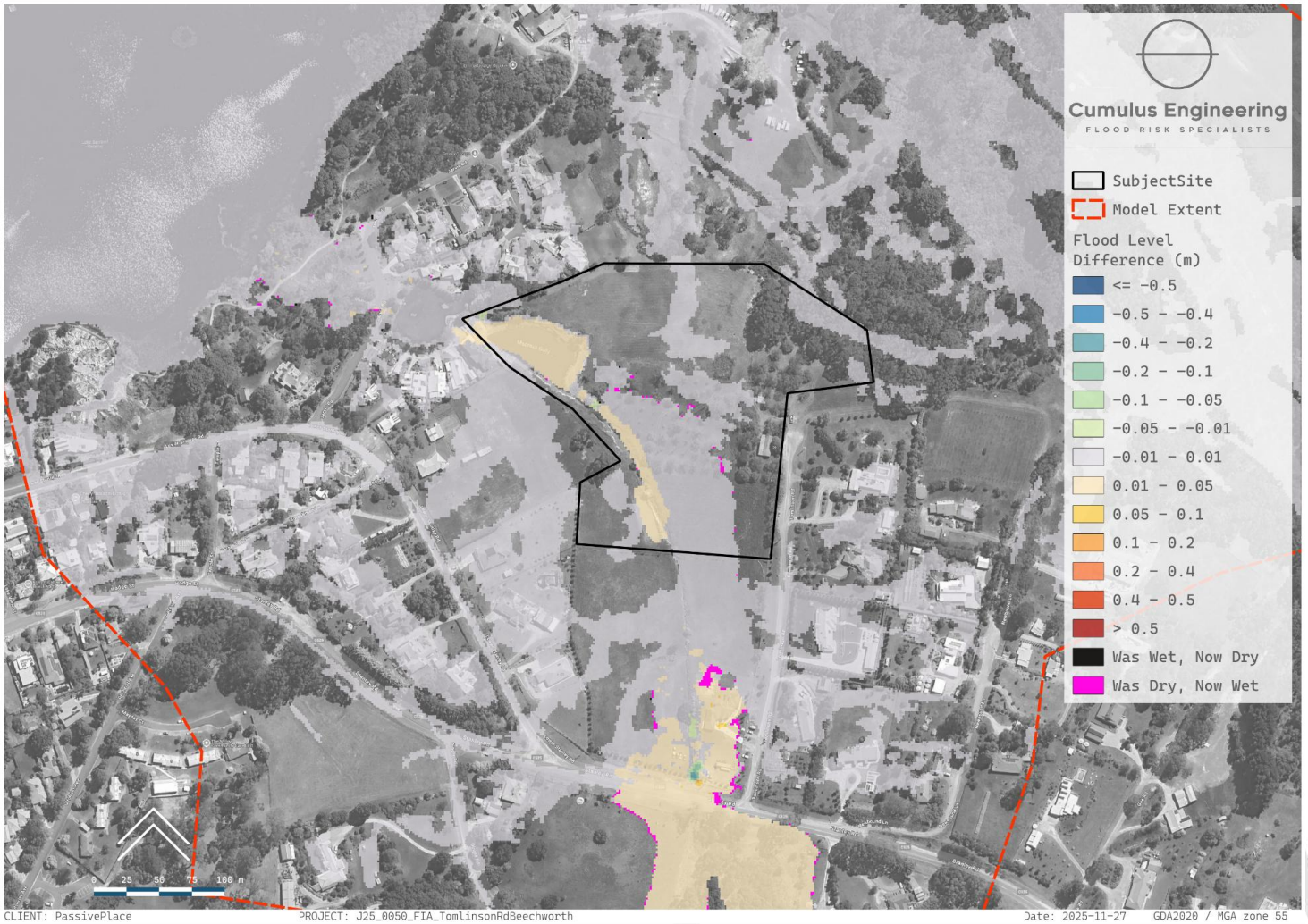


FIGURE 6-10 1% AEP FLOOD LEVEL COMPARISON – BLOCKED CULVERT VS EXISTING CONDITIONS

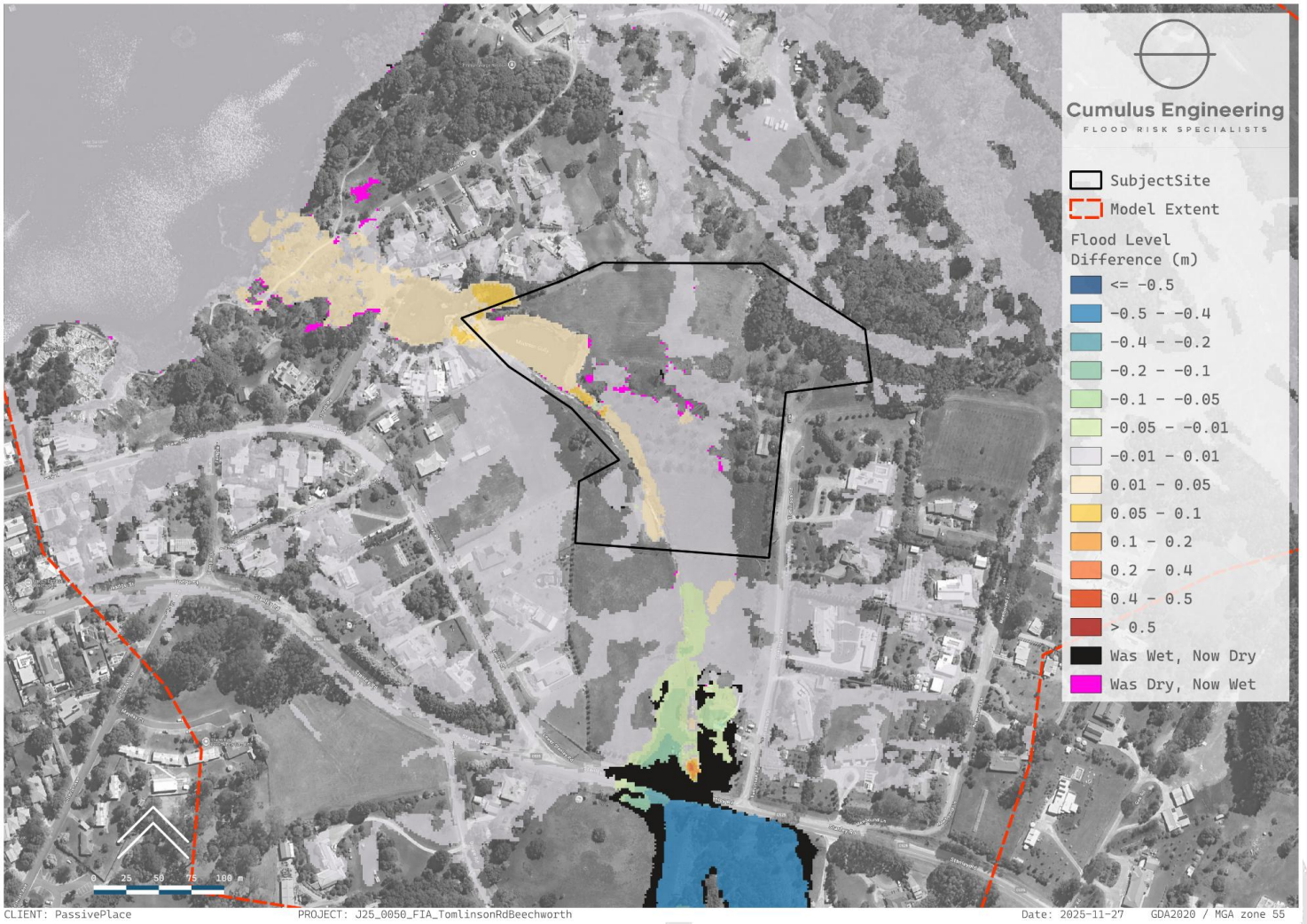


FIGURE 6-11 1% AEP FLOOD LEVEL COMPARISON – UPGRADED CULVERT VS EXISTING CONDITIONS

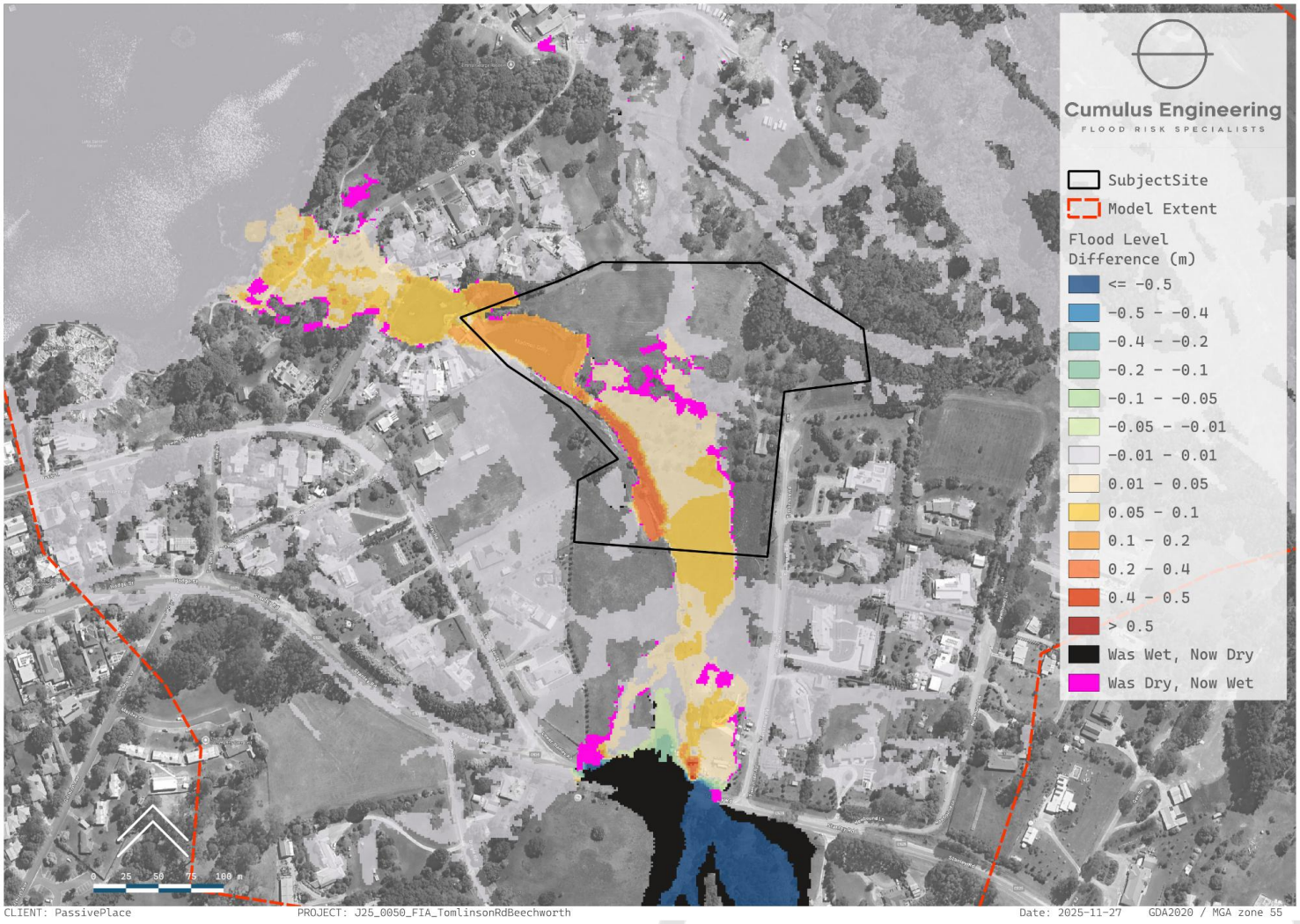


FIGURE 6-12 1% AEP FLOOD LEVEL COMPARISON – NO STANLEY ROAD VS EXISTING CONDITIONS

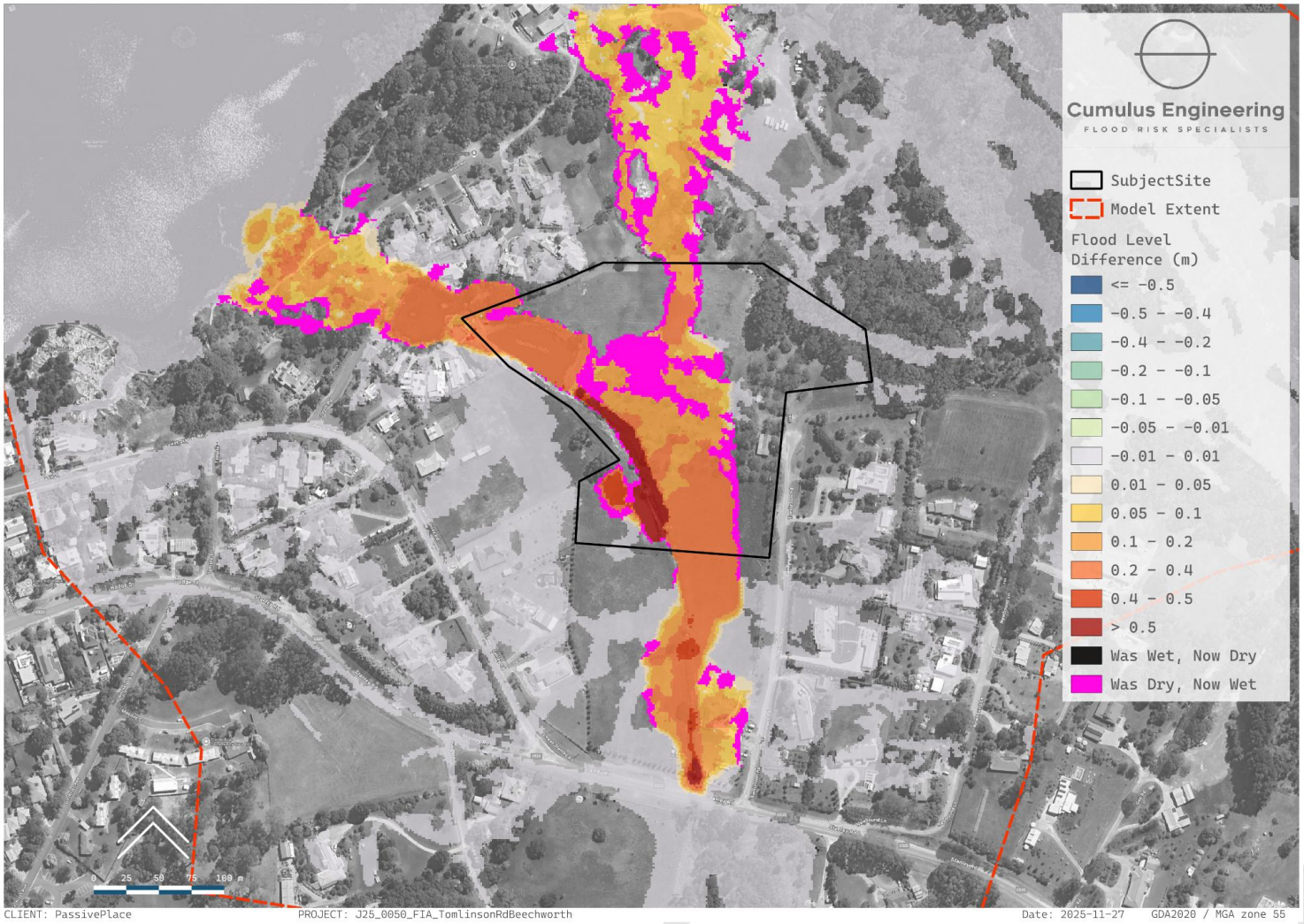


FIGURE 6-13 1% AEP FLOOD LEVEL COMPARISON – STANLEY ROAD FAILURE VS EXISTING CONDITIONS

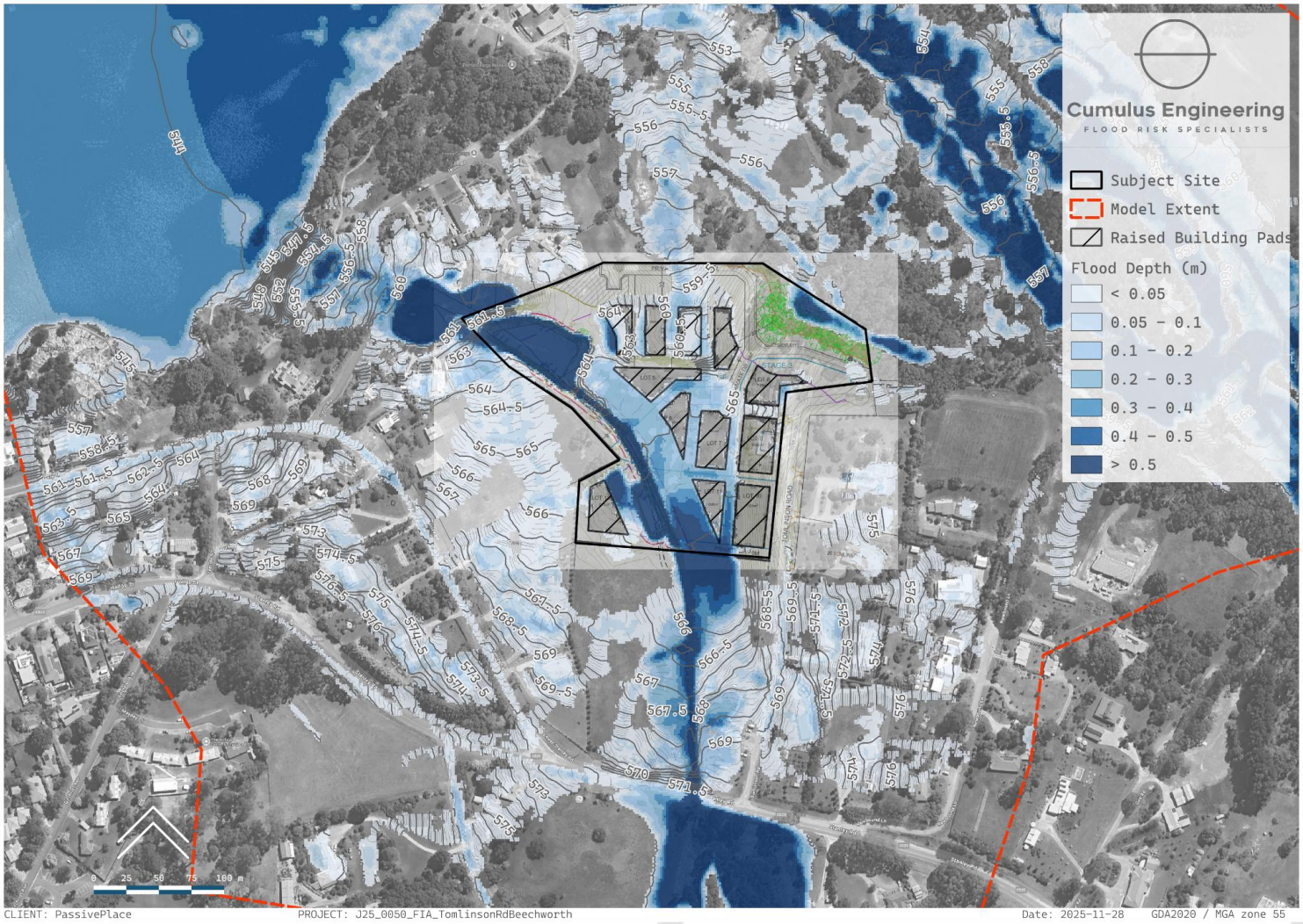


FIGURE 6-14 1% AEP FLOOD DEPTH – STANLEY ROAD FAILURE FOR DEVELOPED CONDITIONS

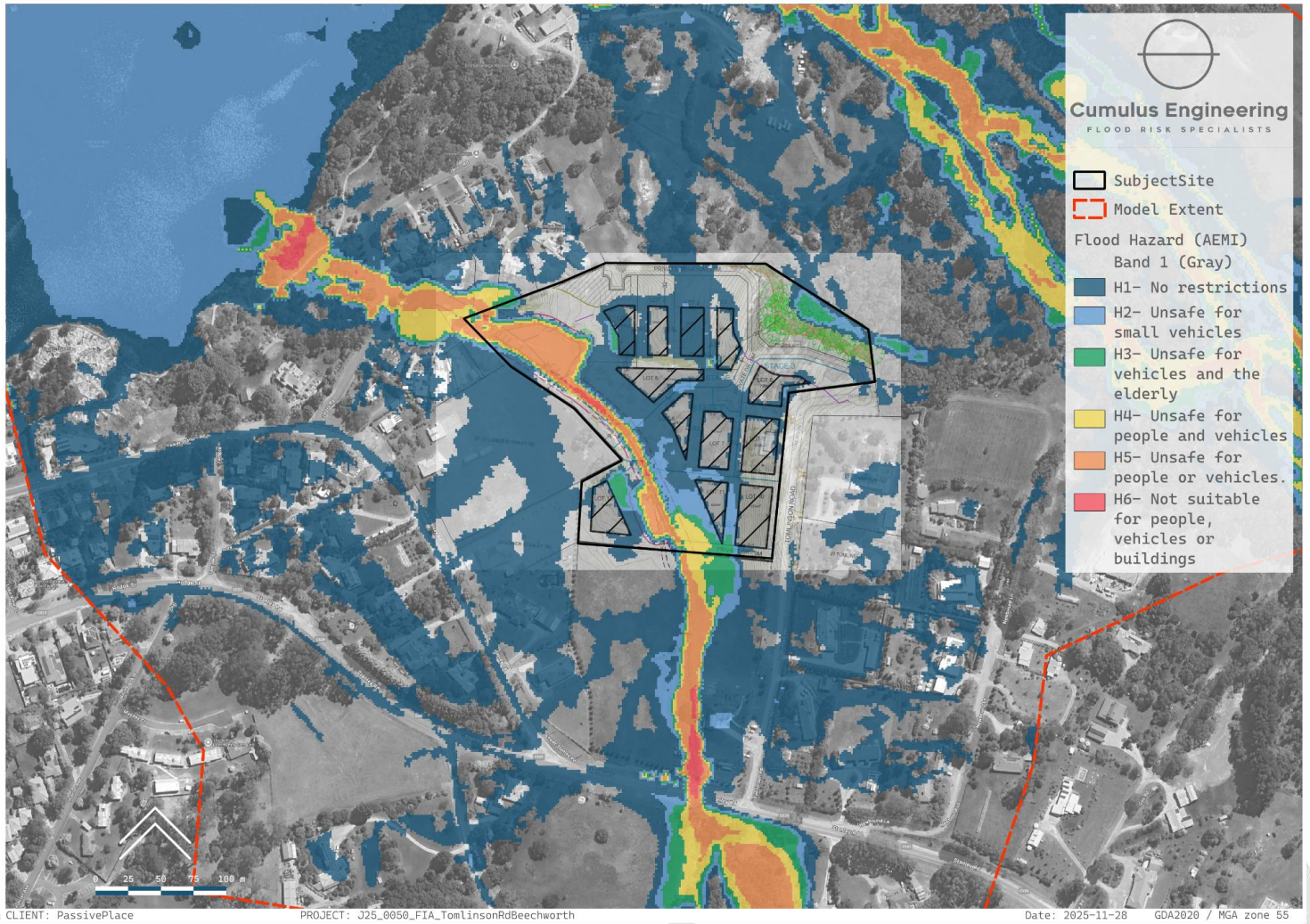


FIGURE 6-15 1% AEP FLOOD HAZARD – STANLEY ROAD FAILURE FOR DEVELOPED CONDITIONS

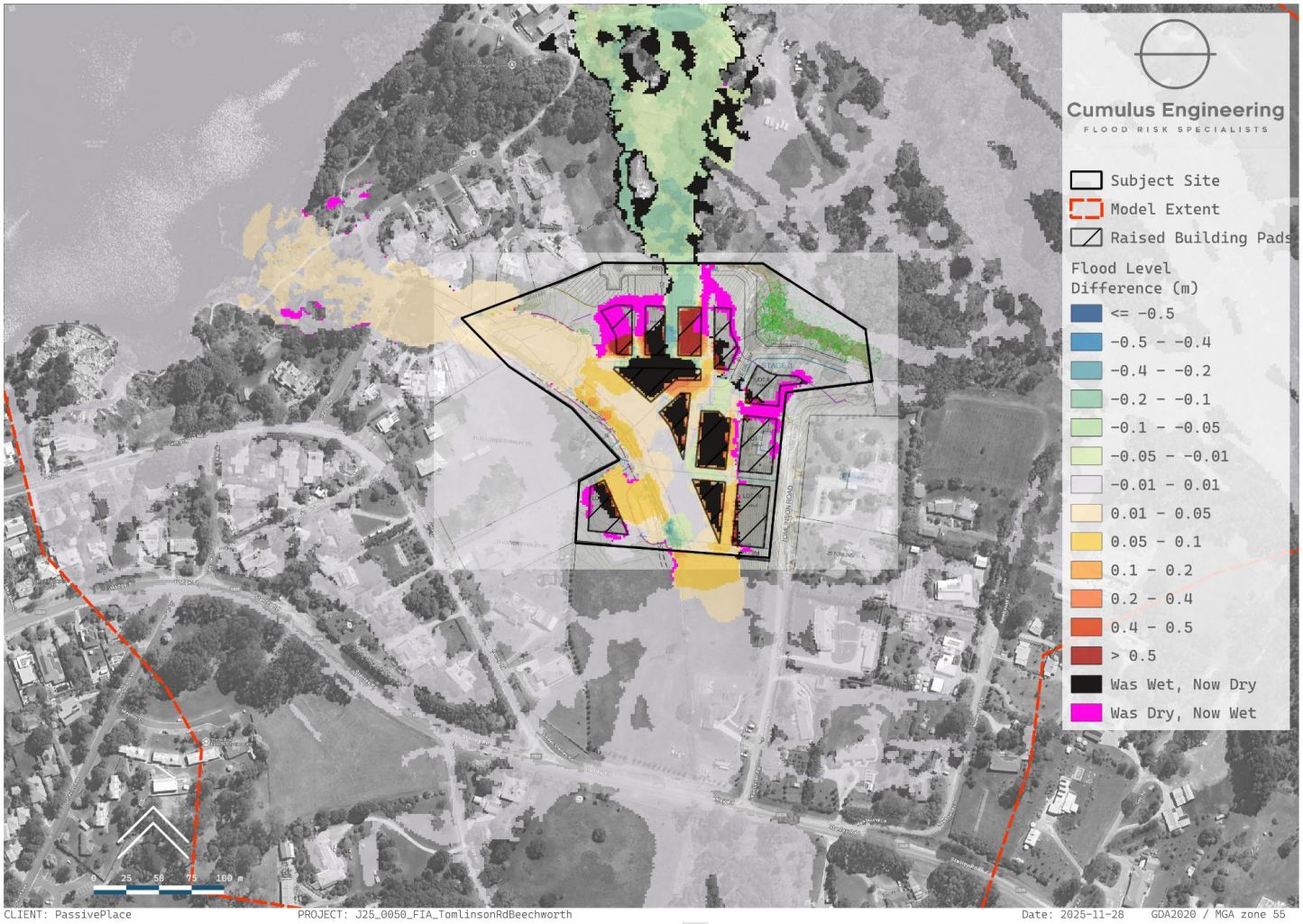


FIGURE 6-16 1% AEP FLOOD LEVEL COMPARISON – STANLEY ROAD FAILURE FOR DEVELOPED CONDITIONS VS EXISTING FAILURE SCENARIO

7 Flood Implications on Site Design

The flood depth mapping with the current lot layout overlaid for the 1% AEP event for existing conditions and developed conditions, is presented in Figure 7-1 and Figure 7-2 respectively.

The following recommendations are made regarding the site design in order to manage flood and overland flow risk at the site:

- The removal of the weir and embankment has been shown to reduce flood levels across the site, previously shown in Figure 6-9.
- The inclusion of the proposed driveway into Lot 12 and modelled crossing arrangement has been demonstrated to not adversely impact flood levels, while maintaining trafficability during the 1% AEP event.
- Earthworks relating to the proposed development are minimised to the housing pads and are outside of the mapped extent. The proposed building footprints of Lot 5, 6, 7, 10 and 11 interact with flood water from Madman Gully, under existing conditions.
- For developed conditions only Lot 11 interacts with riverine flood water, while Lots 5, 6, 7 & 10 are near flood water. Other inundation presented in Figure 7-2 is a result of stormwater from localised catchments. The proposed development has been demonstrated to have no adverse afflux, maintain access and can establish floor levels above the 1% AEP flood level.
- Inundation on Lot 12 outside of the offline basin is due to a localised depression and is not from Madman Gully. This inundation could be removed from localised fill or localised drainage infrastructure.
- Inundation adjacent to Lot 1, 2 & 3 and the private driveway to lots 5 and 6 is from stormwater run-off (not Madman Gully) and can be mitigated via the incorporation of appropriate stormwater infrastructure and localised fill. It is noted that the development cannot change the flow rate over the northern boundary.
- The stormwater management plan considers the incised nature of Madman Gully, it is recommended the plan incorporates a stable connection into the gully. Inappropriately designed infrastructure could potentially lead to erosion.
- The proposed building floor levels will be constructed above the 1% AEP flood level with the inclusion of a minimum of 300 mm freeboard for those lots impacted by riverine flooding (Lots 5,6,10 and 11). For the remaining lots, which are impacted by stormwater inundation, appropriate stormwater management and design will mitigate risk.
- The proposed floor levels were compared to the water levels if Stanley Road were to fail during the event. A summary of the 1% AEP flood level from both stormwater/overland flow and flooding from Madman Gully is provided in Table 7-1. Notably, all lots impacted by riverine inundation will be at or above the Stanley Road Failure Water Level ensuring they will remain flood-free under such circumstances.

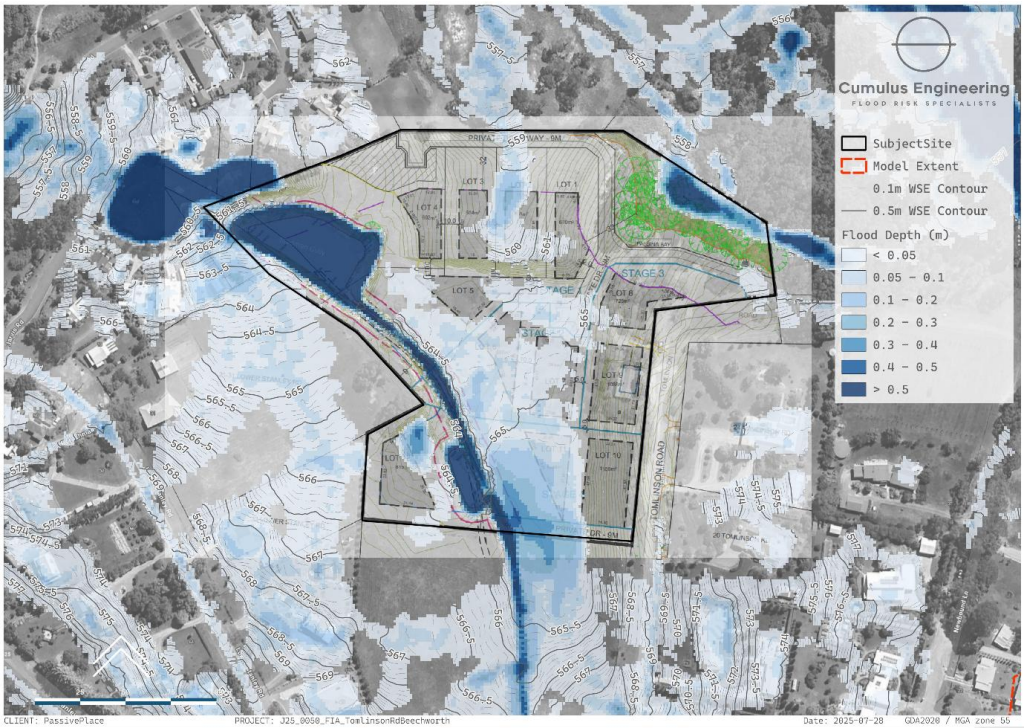


FIGURE 7-1 PROPOSED LOT LAYOUT – EXISTING CONDITIONS

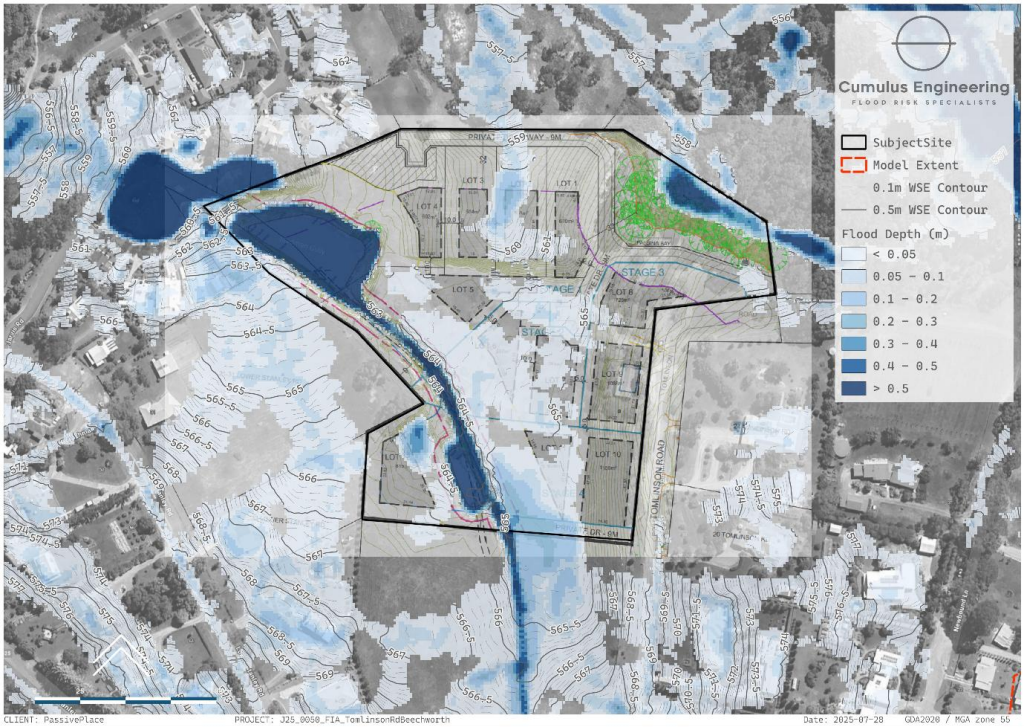


FIGURE 7-2 PROPOSED LOT LAYOUT – WORKS ON WATERWAY CONDITIONS

TABLE 7-1 FLOOD LEVELS FOR PROPOSED BUILDING FOOTPRINTS

Lot	Mechanism	Flood Level (m AHD)	Recommend Floor Level (m AHD)	Stanley Road Failure Flood Level (m AHD)	(Failure) Mechanism	Failure Level Above Freeboard?
1	Stormwater	563.6	N/A*	564.1	Flooding	N/A**
2	Stormwater	560.9	N/A*	561.1	Flooding	N/A**
3	Stormwater	561.3	N/A*	561.5	Flooding	N/A**
4	Stormwater	563.8	N/A*	564.0	Flooding	N/A**
5	Flooding	564.65	564.95	564.9	Flooding	N
6	Flooding	564.75	565.1***	565.1	Flooding	N
7	Flooding	565.15	656.3***	565.3	Flooding	N
8	Stormwater	568.0	N/A*	565.2	Flooding	N/A**
9	Stormwater	568.0	N/A*	565.4	Flooding	N/A**
10	Flooding	565.05	565.5***	565.5	Flooding	N
11	Flooding	565.05	565.5***	565.5	Flooding	N
12	Stormwater	565.80	N/A*	565.2	Flooding	N/A**

* Inundation due to stormwater, risk to be mitigated via appropriate stormwater infrastructure.

**No floor level recommended, as lot is not impacted by flooding when Stanley Road does not fail. Floor level could be set at failure level to prevent inundation.

***Floor level will adopt Stanley Road Failure Water Level

8 Compliance with Relevant Floodplain Management and Stormwater Management Requirements

There are no flood-related overlays affecting the site; however, it is expected the development will be required to comply with the standard floodplain requirements outlined in the Guidelines for Development in Flood Affected Areas. Based upon the assessment it is expected the proposed design can adhere to key objectives, addressing flood risk and stormwater management considerations.

Table 8-1 shows how the development is assessed to comply with the key guiding principles in for development impacted floodplains and waterways.

TABLE 8-1 FLOODPLAIN MANAGEMENT OBJECTIVES - GUIDELINES FOR DEVELOPMENT IN FLOOD AFFECTED AREA (DELWP 2019)

Objectives	Key Guiding Principles Related	Response	Requirement Met?
Objective One: Safety – Protect Human life and health and provide safety from flood hazard.	Site and access safety must not be compromised.	The access route along Stanley Road and Tomlinson Road remains safe during the 1% AEP event, with only shallow overtopping occurring over Stanley Road.	✓
	Development must be located on sites of lowest overall hazard.	Development and access are located on land with low flood hazard. Even if Stanley Road were to fail during the peak of the event, most of the site experiences flood hazards of H1 to H2 with only some areas experiencing hazards up to H3 outside of Madman Gully, all considered relatively safe for people and infrastructure. It is noted that H3 is considered unsafe for elderly.	✓
	Hazardous materials must not contaminate floodwater.	The development area is recommended to be raised above the flood level.	✓
Objective Two: Flood Damage – Minimise flood damage to property and associated infrastructure	Buildings must not interfere with existing or proposed water, sewer or drainage services.	No interface with any water, sewer or drainage services.	✓
	Key infrastructure raised above flood level (with freeboard).	Fill pads are recommended to be raised above the 1% AEP flood level, with 300mm freeboard to be incorporated for dwelling floor levels to those lots impacted by riverine flooding. All lots subject to riverine inundation would also be at or above the Stanley Rd Failure level further mitigating risk.	✓
Objective Three: Offsite Damage – Maintain free passage and temporary storage of floodwaters	The natural function of floodplains and overland flow paths to convey and store floodwater must not be compromised.	The proposed development surface has been demonstrated to have no adverse impacts on flood levels.	✓
Objective Four: Waterway and floodplain protection – Protect and enhance the environmental features of waterways and floodplains	Development impacting on waterways and floodplains must consider their environmental qualities.	The development has included a 30 m offset from Madman Gully.	✓

9 Conclusion and Recommendations

Cumulus Engineering have undertaken a Surface Water Assessment for the proposed subdivision of 29 Tomlinson Road, Beechworth to determine compliance with relevant floodplain management objectives. The findings will also inform the subsequent stages of design for the site.

The assessment has demonstrated that:

- The project site experiences some inundation from Madman Gully runoff during the 1% AEP event, under future climatic conditions (2090 SSP 3-7). However, the modelling indicates that the site largely remains within an area of low flood risk aside from the waterway.
- The proposed building footprints of Lot 5, 6, 7, 10 and 11 interact with flood water from Madman Gully, under existing conditions.
- For developed conditions Lots 5, 6, 7, 10 and 11 are adjacent to floodwater and minimum floor levels are proposed for those lots.
- The building footprints will be established above the 1% AEP flood level and cause no adverse impacts to flood behaviour offsite. Where building footprints interact with stormwater, appropriate stormwater management and infrastructure will prevent inundation.
- The existing weir at the off-line basin is a significant hydraulic control and causes a reduction in capacity of Madman Gully. The removal of the weir and downstream embankment reduced flood levels across the subject site, with no downstream impacts beyond the property boundary.
- The design of the proposed waterway crossing into Lot 12 has been demonstrated to not cause adverse impacts offsite while maintaining a reduction in flood levels by to 10 cm, while also maintaining safe access during the 1% AEP flood event.
- The inundation from stormwater catchments on Lot 1, 2 & 3 and the private driveway to lots 5 and 6 is expected to be managed via appropriate stormwater infrastructure and localised fill. Cumulus Engineering can assist with the development of an appropriate stormwater management plan.
- The proposed lot layout has been demonstrated to have negligible impact on flood behaviour.
- The modified spillway does not have an impact on flooding downstream of the subject site. It is recommended the changes to the spillway are discussed with NECMA, in case of legal liability beyond the expertise of this investigation.
- The flood behaviour has been demonstrated to be primarily driven by overtopping of Stanley Road, with sensitivity testing demonstrating a fully blocked culvert under Stanley Road having minimal impact on flood levels away from Stanley Road.
- The culvert under Stanley Road could be upgraded without significant downstream impacts while also preventing overtopping of Stanley Road, reducing the risk of failure.
- Stanley Road has been demonstrated to provide flood protection to the site, with the removal of the roadway resulting in an increase to flood levels downstream.
- The failure of Stanley Road results in increases to flood levels across the study area, up to 50 cm outside of the waterway. While flood hazards a predominantly below H3, however, accessibility to lot 12 would be cut during the peak of the event.

10 References

Australian Government & Engineering Australia. (2019). Australian Rainfall & Runoff. https://www.arr-software.org/pdfs/ARR_190514_V4.2.pdf

Department of Environment, Land, Water and Planning. (2019. Guidelines for Development in Flood Affected Areas. Guidelines for Development in Flood Affected Areas

Department of Environment, Land, Water and Planning. (2019). Guidelines for development in flood affected areas. In Department of Environment, Land, Water and Planning [Report]. https://www.water.vic.gov.au/__data/assets/pdf_file/0024/662325/guidelines-for-development-in-flood-affected-areas.pdf

Hughes and Stephens 2020, Benchmarking ARR2019 for Victoria, Technical Report Version 2. https://data.arr-software.org/static/pdf/Vic_benchmark_report.pdf

Appendix A – Fischer Development

FISCHER
DEVELOPMENT SOLUTIONS

M | 0482 611 532
E | matt@fischerdevelopment.com.au
A | PO Box 74, Wangaratta VIC 3677

Our Reference: F1456
Date: 27/11/2025

Nicholas Lane (Developer) c/o Vitaly Leschen (Cumulus Engineering)

TOMLINSON ROAD, BEECHWORTH | PROPOSED SUBDIVISION OF LAND
REVIEW & CONCEPTUAL FORCE CALCULATIONS OF STANLEY ROAD

CONCEPTUAL COMPUTATIONS – ACTING (FLOOD) & REACTING (ROAD) FORCES

INTRODUCTION & CONTEXT

This memorandum provides a high-level engineering assessment of the structural interaction between floodwater and Stanley Road under two conceptual scenarios:

1. Existing (in-situ) culvert condition
2. Upgraded culvert condition

The purpose of this assessment is to inform project stakeholders and relevant authorities of the current level of risk that Stanley Road may fail during localized storm/flooding events. Further assessment of mitigation option is provided for authority consideration and is not presented as a proposal from the proponent of the Tomlinson Road development.

The calculations presented herein are conceptual in nature and are based on simplified force equilibrium only. These computations are not a substitute for a formal geotechnical design assessment. The section of Stanley Road review is situated at the crossing of Madmans Gully south-east of Beechworth Town Centre (refer Figure 1.)



Figure 1 – Beechworth Township – Stanley Road Crossing – Metro Map

LIMITATIONS & DISCLAIMER

The following have not been assessed as part of this memorandum:

- Sliding or slip resistance
- Slope stability or circular failure mechanisms
- Internal erosion or piping
- Hydraulic uplift pressures
- Overturning stability
- Subgrade shear strength
- Dynamic or scour-related forces

As geotechnical engineering is not actively practiced by this office, any advanced geotechnical investigation and structural assessment required beyond this conceptual assessment will require engagement of a suitably qualified Geotechnical Engineer.

METHODOLOGY

A simple force balance comparison has been used for each scenario by calculating:

- Resisting force: Self-weight of the affected road embankment
- Acting force: Hydrostatic force from floodwater impounded against the roadway

This approach is intended solely to assess the order-of-magnitude relationship between applied and resisting forces.

CONCEPTUAL FORCE CALCULATIONS

1. **Existing (in-situ) culvert configuration**

Geometric & Material Parameters:

- Affected road volume: 1,951.5 m^3
- Cross-sectional area at critical section: 13.88 m^2
- Length affected: ~140.6 m
- Road material density: 1,840 kg/m^3 (dry bank clay – conservative adoption)
- Self-weight of road embankment: 35,200 kN (35.2 MN)
- Impounded water volume: 14,530 m^3
- Unit weight of water: 9.81 kN/m^3
- Height of flood water: 1.8 m (invert of drain to edge of pavement at RL 571.84m)

Water Force Acting on Road:

- 2,234 kN (2.23 MN)

Resisting vs Acting Force Ratio:

$$\frac{35.2}{2.23} \approx 15:1$$

2. **Upgraded culvert configuration**

Geometric & Material Parameters:
(As per existing condition, except water height)

- Height of impounded water: 1.5 m (invert to RL 571.55m)

Water Force Acting on Road:

- 1,550 kN (1.55 MN)

Resisting vs Acting Force Ratio:

$$\frac{35.2}{1.55} \approx 23:1$$

Results & Discussion

Both scenarios demonstrate a substantial margin between resisting force (road self-weight) and applied hydrostatic force. However, upgrading the culvert provides reduced flood height and thus acting forces whilst also reducing the likelihood of roadway overtopping

While neither scenario indicates an immediate structural instability risk based solely on force equilibrium, the upgraded culvert materially improves resilience by controlling flood levels and erosion risk.

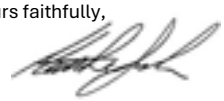
Conclusion

The road embankment exhibits adequate resistive capacity under both hydraulic scenarios when assessed using simplified force comparison only. The upgraded culvert reduces hydrostatic force with the primary engineering benefit of the proposed upgrade being the control of overtopping and erosion, rather than direct structural capacity.

If Council requires formal certification of stability, a geotechnical assessment will be required.

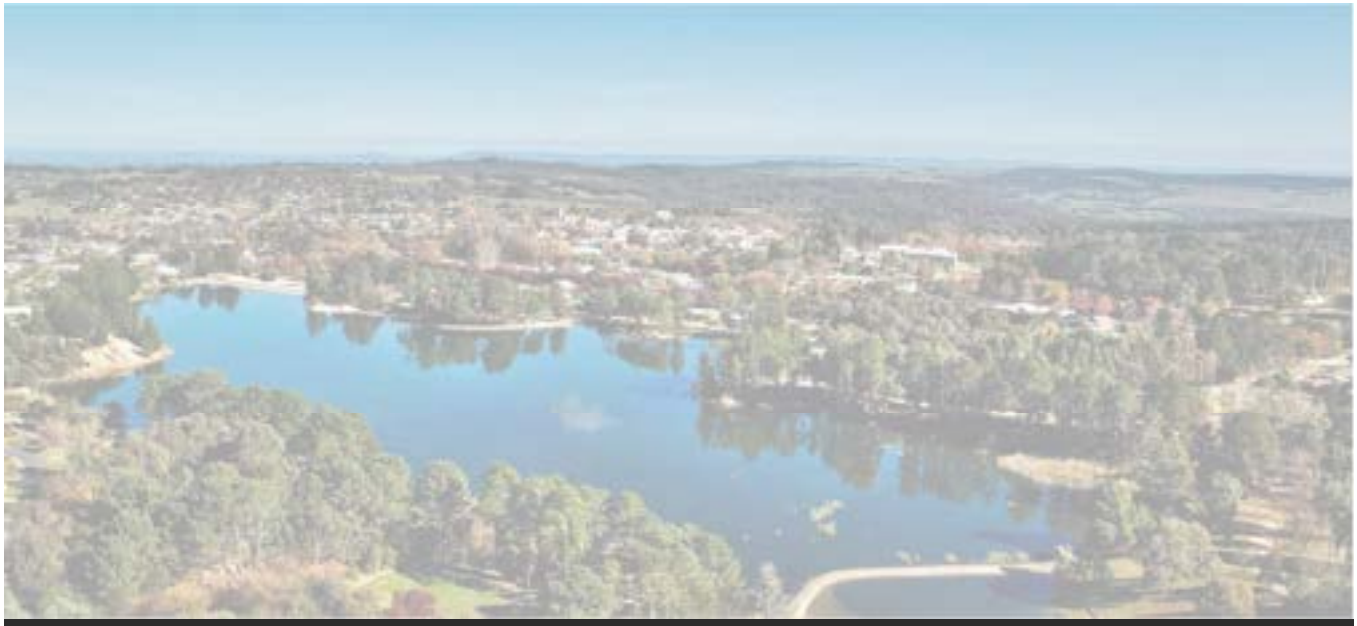
For information on the contents of this memorandum, please contact the undersigned.

Yours faithfully,



Matthew Fischer MAICD CPEng NER RPEV RPEQ
Civil Engineer | Project Manager

FISCHER
DEVELOPMENT SOLUTIONS



INFRASTRUCTURE SERVICING REPORT

29 TOMLINSON ROAD, BEECHWORTH
Lot 1, PS641636

PREPARED FOR
HUMAN HABITATS

Human Habitats

FISCHER DEVELOPMENT SOLUTIONS

ABN 99 680 305 435

A: Laidler Close, Wangaratta VIC 3677

P: 0482 611 532

E: matt@fischerdevelopment.com.au

DOCUMENT HISTORY AND STATUS

Rev.	Status	Date	Prepared by	Prepared for
A	Preliminary	November 2024	Matthew Fischer	Human Habitats
H	Final	February 2026	Matthew Fischer	Human Habitats

Copyright © FISCHER DEVELOPMENT SOLUTIONS 2026

The Copyright to this document is and shall remain the property of Fischer Development Solutions. The document may only be used for the purpose for which Fischer Development Solutions intended it. Unauthorised use or copying of this document in any form whatsoever is prohibited. ©

1. EXECUTIVE SUMMARY

This report discusses the availability of services for the proposed residential development of a ~4.2-hectare property at Tomlinson Road, Beechworth. The Site is bounded by Tomlinson Road, Beechworth Recreation Reserve and existing residential development.

Stormwater	Available – Subject to External Works	The subject site will be required to provide swale drains as part of the internal road construction. Each allotment will be provided with an LPOD connected to this drainage system which will ultimately be discharged into Madman's Gully. On-site detention rates are calculated for a 20% storm event. Each individual allotment will be required to install rainwater collection tanks for roof collection and detention of flows to the council network. The existing road reserve (Tomlinson Road) will continue to carry external overland flow paths with the new internal road to convey flows to a newly created discharge (as part of development) into Madman's Gully
Roads & Access	Available	Tomlinson Road is an existing residential street within Beechworth township. The road is currently unsealed with no formal kerb & channel. It is expected that the site will develop the internal shared driveway access' to CFA access provision standard. Tomlinson Road along the frontage and road extension will be constructed to the infrastructure standard from the infrastructure design manual (IDM), That being an LDRZ-R access road. The use of the LDRZ-R in lieu of the LDRZ-U is on the basis that the neighbourhood character of this area of the township aligns with a more rural residential style and the use of hard surfaces (concrete kerb etc.) will be a detractor from the existing urban character defined in the area.
Sewer	Available – Subject to External Works	There is an existing Sewer infrastructure located in Stanley Road (north side). The site will require LPS mains extension to service five (5) of the nine (9) lots within the first stage of the development. The four (4) remaining allotments will have an LCA conducted to confirm the suitability of on-site septic systems to provide sewer for the future dwellings. The ultimate development of the site will see 12 total allotments serviced via reticulated sewer infrastructure (Low Pressure Sewer)
Water	Available – Subject to External Works	There is an existing Watermain in Tomlinson Road (25m south of development internal road), this main is an existing residential reticulation supply from a 100mm diameter PVC-U pipe. Mains extension and provision of property supply lines will be required as part of the developer works.
Electricity	Available	Underground & Overhead cables are present in Tomlinson Road servicing existing residential development. It is considered that the current supply in the area should be sufficient to support the development, subject to timing. There will be some upgrades required, likely to be in the form service pits for each of the allotments for individual servicing and metering.
Gas	Available	The Victorian Governments gas phase out policy requires that this development not apply for or enter into an agreement to have gas infrastructure installed as part of the subdivisional activities.
Telecommunications	Available	The subject site is within the NBN Co footprint

TABLE OF CONTENTS

1. EXECUTIVE SUMMARY 2
2. INTRODUCTION 4
2.1. SITE LOCATION 4
2.2. INFORMATION SOURCES 5
2.3. ASSUMPTIONS & LIMITATIONS 5
3. SERVICING STRATEGY 6
3.1. STORMWATER 6
3.1.1. METHODOLOGY 6
3.1.2. RUNOFF COEFFICIENTS 6
3.1.3. FINDINGS 7
3.1.4. STORMWATER QUALITY REQUIREMENTS 9
3.1.5. SUMMARY 11
3.2. ROADS & ACCESS 11
3.2.1. ROAD STANDARD 11
3.3. SEWER 12
3.4. WATER 14
3.5. ELECTRICITY 15
3.6. GAS 15
3.7. TELECOMMUNICATIONS 15
4. CONCLUSION 16
5. APPENDIX A: CONCEPT SERVICING PLANS 17
6. APPENDIX B: BEFORE YOU DIG AUSTRALIA ASSET MAPS 18

TABLE OF FIGURES

Figure 1. Tomlinson Road, Beechworth - Township Context 4
Figure 2. Tomlinson Road, Beechworth - Zoning Context 5
Figure 3. Rainfall Intensity - Frequency - Duration (IFD) data (Beechworth, 3747 VIC) 6
Figure 4. Site Development Context 7
Figure 5. Boyd's Method Estimation for OSD Diagram 9
Figure 6. Rainwater Tanks for Stormwater Harvesting 10
Figure 7. Typical Detail for Bio-Retention Swale 10
Figure 8. MUSIC Modelling and Results 11
Figure 9. Infrastructure Design Manual - LDRZ Access Road 12
Figure 10. Sewer Flow Calculations (Stage 1 – Five (5) Lots) 13
Figure 11. Sewer Flow Calculation (Ultimate Development - Twelve (12) Lots) 13

Table 1. Site Runoff Coefficient (Source: Infrastructure Design Manual) 7
Table 2. Flow Calculations for Development Proposal 8
Table 3. Boyd's Analysis Detention Requirements 8
Table 4. Water Demand Calculations (Stage 1 – Nine (9) Lots) 14
Table 4. Water Demand Calculations (Ultimate Development – Twelve (12) Lots) 14

2. INTRODUCTION

Fischer Development Solutions has been commissioned by Human Habitats (the Consultant on behalf of the Developer) to review, investigate, and prepare a servicing report in relation to the necessary infrastructure required to service a development proposal for a Multi-Lot Residential subdivision development located at Tomlinson Road, Beechworth (Lot 1 PS641636).

This report has been prepared following a desktop review, site survey and site inspection.

2.1. SITE LOCATION

The subject site is bounded by Tomlinson Road (East), Beechworth Public Reserve (North-East), Existing low-density residential development fronting Lower Stanley Road (West) and existing general residential development fronting Jarvis Road & Thejana Court (North). The site is polygonal in shape and covers an area of approximately ~4.2ha. The site is approximately 1.74kms (by road) East from the Beechworth Township Activity Centre (Ford Street & Stanley Road), refer to below figure for context.

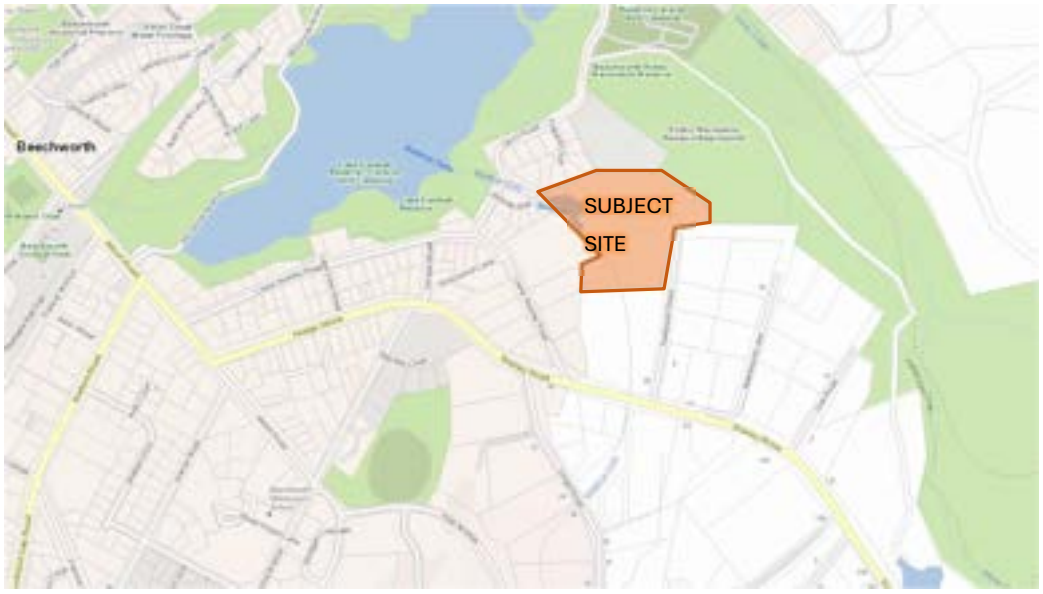


Figure 1. Tomlinson Road, Beechworth - Township Context

The site is currently used for a single residential dwelling with exotic tree plantation near the dwelling. The remainder of the site is undeveloped with no formal use. The site appears to currently have access to Stormwater Drainage (via Madman's Gully), Reticulated Water, Reticulated Sewer, Electrical and Telecommunications services.

A portion of the site slopes towards Madman's Gully, in a North West direction to the ultimate discharge in Lake Sambell. While another portion slopes in a North East direction and into drainage areas that ultimately make their way to the Silver Creek and Reserve area. Refer to Appendix A – Concept Servicing Plans for contours.

The parcel is situated approximately 1.7km (by road) East of the Beechworth Township Activity Centre. The township of Beechworth contains two main roads intersecting at the town centre: Ford Street and Camp Street/Stanley Road.

The site is situated on the Eastern edge of the existing township general residential zone (GRZ1) at the transition from General Residential to Low-Density Residential zoning. At the time of writing this report, the land is designated for Residential Purposes under the Indigo Shire Planning Scheme provisions of the Low-Density Residential Zoning. The site contains the presence of the Bushfire Management Overlay (BMO) and Development Plan Overlay (DPO) along with Area of Aboriginal Cultural Heritage Sensitivity.



Figure 2. Tomlinson Road, Beechworth - Zoning Context

2.2. INFORMATION SOURCES

Our investigation into the availability of services included sourcing written and verbal information from service authorities, site feature survey and a site investigation.

The source of information relating to the Drainage infrastructure in the area is Indigo Shire Council (ISC) as the municipal authority with Water & Sewer being sourced from North East Water as the water authority covering the site and township.

The supplied information included information supplied by the client (Human Habitats), review of any previous reports relating to this site and review of Planning Maps. The supplied Asset plans are included as an appendix to this report.

Electricity, Telecommunications and Gas infrastructure was sourced from a 'Before You Dig Australia (BYDA) search with cross-referencing to ground surface indicators collected during the feature survey. These BYDA plans are also included in the appendix of this report.

2.3. ASSUMPTIONS & LIMITATIONS

This project has been scoped and undertaken as a desktop study, with an initial site visit to provide preliminary advice on the servicing works required for the vicinity of this property.

There are limitations to the level of detail provided given the nature of this review. Desktop studies are reliant upon information made available from service authorities; with assumptions of the accuracy and completeness of the information provided.

Further assessment and confirmation of the details provided will be necessary during the detailed design stage. The information supplied regarding servicing constraints and/or limitations of existing infrastructure was considered during the data collection process. Certain assumptions have been regarding network capacity and infrastructure required to service the subject development site.

3. SERVICING STRATEGY

3.1. STORMWATER

3.1.1. Methodology

The hydrological assessment for the proposed development site has been undertaken using the Rational Method to estimate the peak runoff generated from the site for multiple storm events, under pre-developed and post developed conditions.

The Rational Method is a simple statistical method to estimate the peak discharge from a catchment for a given storm intensity. This method is widely accepted to estimate runoff from small simple rural and urban catchments for up to 25 km^2 and 1 km^2 respectively. The overall catchment included in this assessment is comprised of the subject site only (0.042km^2).

Calculation of stormwater runoff using the rational method uses the inputs of the site area, coefficient of runoff and the design storm peak intensity, sourced from the Bureau of Meteorology (see below table).

	Annual Exceedance Probability (AEP)						
Duration	63.2%	50%#	20%*	10%	5%	2%	1%
1 min	91.6	105	148	177	205	243	273
2 min	76.7	87.6	123	147	172	203	227
3 min	69.6	79.6	112	134	156	184	206
4 min	64.4	73.7	103	124	144	170	190
5 min	60.0	68.8	96.5	116	134	159	178
10 min	45.5	52.3	73.5	87.9	102	121	135
15 min	37.0	42.6	60.0	71.8	83.3	98.9	111
20 min	31.5	36.2	51.0	61.0	70.9	84.1	94.3
25 min	27.5	31.6	44.5	53.3	61.9	73.5	82.4
30 min	24.6	28.2	39.6	47.5	55.2	65.5	73.5
45 min	18.8	21.6	30.2	36.2	42.1	49.9	56.0
1 hour	15.5	17.7	24.7	29.6	34.4	40.8	45.8
1.5 hour	11.7	13.3	18.5	22.1	25.7	30.4	34.1
2 hour	9.56	10.9	15.0	18.0	20.8	24.7	27.7
3 hour	7.21	8.18	11.3	13.4	15.5	18.3	20.6
4.5 hour	5.45	6.17	8.44	10.0	11.6	13.7	15.3
6 hour	4.48	5.06	6.91	8.18	9.44	11.2	12.5

Figure 3. Rainfall Intensity - Frequency - Duration (IFD) data (Beechworth, 3747 VIC)

Under the current best practice for stormwater management in urban development, detention of peak flows to 'pre-Development' rates allows for the development to proceed without causing nuisance or exceeding capacity of receiving drainage infrastructure.

Determination of the required detention rates and storage volumes utilises the 'Boyd's Method' of calculating the maximum storage required.

3.1.2. Runoff Coefficients

The Infrastructure Design Manual (IDM) provides the runoff coefficients for different land uses. This provision is a simplified method of providing runoff coefficients for a use within the Rational Method calculation. These values are presumed to have 'built in' allowance for frequency factors and typical fraction's impervious identified for these typical sites.

The table of runoff coefficients is provided below.

Catchment Type	Area Range	Runoff Coefficient
Low Density Residential Zone	> 2 ha	0.30
Low Density Residential Zone	>1 ha to 2 ha	0.35
Low Density Residential Zone	>4000 m2 to 1 ha	0.40
Low Density Residential Zone	>2000 m2 to 4,000 m2	0.45
Residential road reserves	-	0.75
Landscaped areas	-	0.25
Public Open Space	-	0.35
Paved areas	-	0.95
The runoff coefficients shown in this table for residential lots greater than 600m2 in area do not include an allowance for the road reserves within these subdivisions.		

Table 1. Site Runoff Coefficient (Source: Infrastructure Design Manual)

Sub catchments have been estimated for the post developed site conditions, and an average site runoff coefficient has been calculated for the whole site for the use in the Rational Method based on the composition of the proposed developed.

3.1.3. Findings

The site is an existing large (~4.2ha) site that is currently semi-developed with an existing dwelling and exotic tree planting. There is a waterway (Madman's Gully) traversing through the site from South to North-West, ultimately discharging to Lake Sambell to the North. The entire ~4.2 ha has been considered for peak volumetric runoff calculations, both for pre-development and post the subject development. Below Fig 4. Shows the context for the site calculations.



Figure 4. Site Development Context

Peak Flow Estimation

Peak flow estimations for stormwater flows generated from the site have been undertaken for multiple storm events under pre-developed and post developed site conditions and are shown in Table presented in Figure 5 below. The peak stormwater flows calculated will be used to specify Permissible Site Discharge's (PSD's) for specified storm events and in the preliminary design of the stormwater infrastructure.

Catchment	Storm Event	Area (ha)	C (pre)	C (post)	T_c (min)	Q (L/s) (pre)	Q (L/s) (post)
Total Site Catchment	20%	4.27	0.300	0.418	14	252.98	358.29
Total Site Catchment	1%	4.27	0.300	0.418	14	441.33	625.04

Table 2. Flow Calculations for Development Proposal

Using the nominated permissible site discharge rate of 252.98L/s (pre-developed) and the post developed rate of discharge 352.35L/s, we can calculate the required storage volume for the subject site. Storage will be provided to detain the 20% AEP storm event.

The Permissible Site Discharge (PSD) rates for the site are to be limited to the pre-developed discharge volumes provided in Table 1.

Catchment	Storm Event	Area (ha)	C_{AEP}	T_d (min)	I_P (L/s)	Q_{PSD} (L/s)	S_{MAX} (m^3)
Lot 1	20%	0.2002	0.45	10	20.95	11.84	5.47
Lot 2	20%	0.2009	0.45	10	21.03	11.88	5.49
Lot 3	20%	0.2017	0.45	10	21.11	11.93	5.51
Lot 4	20%	0.7521	0.40	8	77.02	44.47	15.63
Lot 5	20%	0.4380	0.40	8	44.86	25.90	9.10
Lot 6	20%	0.2523	0.45	10	26.41	14.92	6.89
Lot 7	20%	0.2000	0.45	10	21.69	11.83	5.92
Lot 8	20%	0.2013	0.45	10	21.07	11.90	5.50
Lot 9	20%	0.2051	0.45	10	21.47	12.13	5.60
Lot 10	20%	0.2072	0.45	10	21.69	12.25	5.66
Lot 11	20%	0.2644	0.45	10	27.67	15.63	7.23
Lot 12	20%	0.3735	0.45	10	39.09	22.08	10.21
Shared Driveway 1	20%	0.0755	Unrestricted			4.46	-
Shared Driveway 2	20%	0.7065	Unrestricted			41.77	-
Total	**20%**	**4.279**	**Total Site Restriction**			**252.98**	88.21

Table 3. Boyd's Analysis Detention Requirements

Boyd's Method for estimating storage requirements has been employed to calculate the required storage volumes for each storm event. This method is generally seen to be a conservative but reliable estimation of storage volume and is acceptable for a development of this size at the preliminary stage.

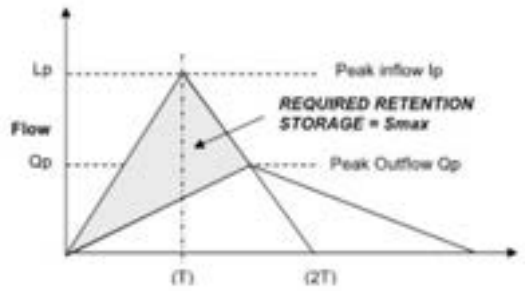


Figure 5. Boyd's Method Estimation for OSD Diagram

Based on Boyd's analysis, on-site detention for each lot in the development will be sufficient to meet the storage requirements. Each allotment will be required to have the corresponding detention capacity from the above Table 2 (S_{max} volume). These detention volumes can be provided by a mix of configurations. For example, a 5,000L tank with above nominal storage or 10,000L tank with required storage. Balance of water volume in the tanks can be used for re-use in gardens or internal plumbing fixtures of future dwellings.

Onsite detention cannot achieve detention of 1% AEP flows due to the restriction of the roof guttering systems for dwellings being designed to capture the 20% AEP event into the downpipe system. The Infrastructure Design Manual (IDM) also makes no requirement for onsite detention requirements for major storm events in residential settings.

3.1.4. Stormwater Quality Requirements

Incorporated within the proposed stormwater basin are Water Sensitive Urban Design (WSUD) elements to provide stormwater treatment prior to discharging from the site. WSUD elements are typically designed to provide treatment for the 4EY (3 month) storm event, also known as the "first flush" when larger storm events occur.

Rainwater Tanks

Rainwater tanks protect the downstream waterway by reducing total stormwater runoff volumes and associated stormwater pollutants, particularly during small storm events. Additionally, the stormwater conservation nature of rainwater tanks can reduce the demand on the potable water network.

10,000L of permanent storage, generally within a rainwater tank, is proposed for each lot for re-use. The final configuration is to be designed by a suitably qualified person for each lot when future buildings are constructed. Rainwater for re-use may be plumbed into buildings for toilet flushing or for garden irrigation or general non-drinking applications.

MUSIC modelling of the rainwater tanks assumes an average usage of 200L per day annually, averaged across the year.

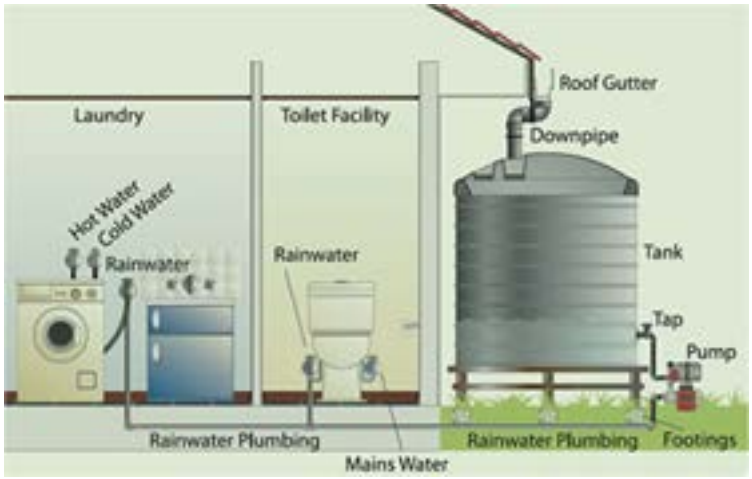


Figure 6. Rainwater Tanks for Stormwater Harvesting

Bioretention Swale/Basin

Bioretention systems are shallow depressions in the urban landscape designed to collect and treat stormwater. Stormwater conveyed to a bioretention system is treated by filtering the stormwater through a densely vegetated, biologically active sand and loam filter media. As the water percolates through the filter media, pollutants are captured by fine filtration, adsorption and biological processing by both soil microbes and plants. Treated water discharges to groundwater or is conveyed via slotted or perforated pipes to downstream drainage systems such as waterways, channels or pipes.

As well as removing pollutants, bioretention systems also help manage changes in hydrology that occur because of urbanisation. For example, runoff from small rainfall events is captured above the filter media surface, in the extended detention zone, and slowly percolates through the bioretention system's filter media. By delaying the release of stormwater, bioretention systems can mimic aspects of pre-development hydrology such as baseflow regimes and reduce pressures on urban streams. The volume of runoff is also reduced through evapotranspiration or infiltration into the surrounding soil.

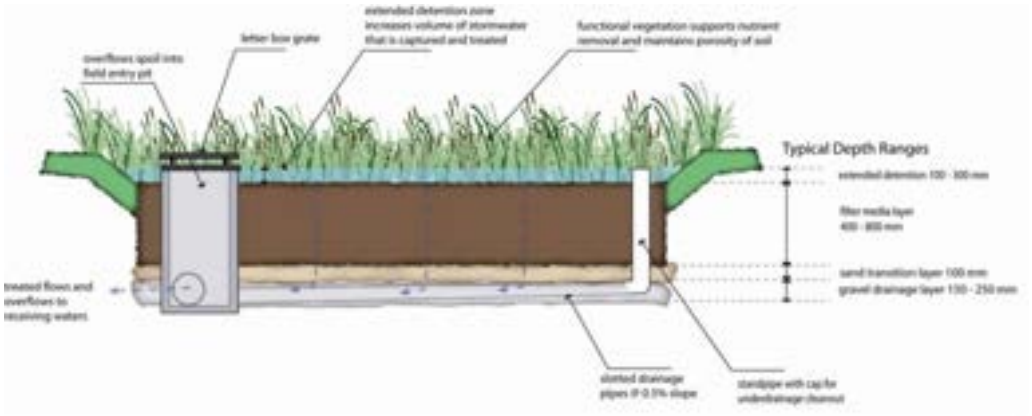


Figure 7. Typical Detail for Bio-Retention Swale

MUSIC Modelling

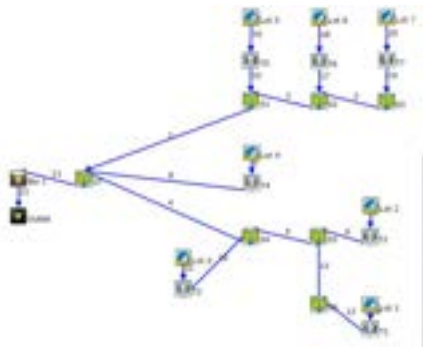
The WSUD treatment train is modelled in MUSIC software to assess the effectiveness and appropriate size of each treatment element proposed. The Urban Stormwater – Best Practice Environmental Management (BPEM) Guidelines (1991) required water quality treatment to achieve.

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

The treatment train for this development is proposed to be comprised of two (2) elements including on-site rainwater tanks and grassed open swales in the road reserve. The proposed treatment system has been modelled in MUSIC software to appropriately size the treatment nodes and ensure the design meets BPEM objectives. The elements and assumptions for the MUSIC model are outlined as per below:

- Developable lot area considered is 750m^2 per lot, general assumption based on LDRZ
  - Estimating that this is the upper limit of the roof area for each lot
  - All roof area directed to tanks for OSD and permanent storage
  - On ground areas will mostly be landscaped and left as is for most of the lot on larger lots
- Tanks have a permanent storage volume of 2,500 litres
- Swale modelled and segments where it is estimated PCs will connect

The results of the preliminary MUSIC modelling are presented in Figure 6 below and confirm the proposed WSUD treatment train can achieve the BPEM objective.



Latest Run : Treatment Train Effectiveness : Outlet

	Sources	Residual Load	% Reduction
Flow (ML/yr)	4.937	4.282	13.26
Total Suspended Solids (kg/yr)	945.8	72.45	92.34
Total Phosphorus (kg/yr)	1.961	0.5709	70.89
Total Nitrogen (kg/yr)	13.99	6.949	50.32
Gross Pollutants (kg/yr)	149.4	0	100

Figure 8. MUSIC Modelling and Results

3.1.5. Summary

This Stormwater Management Strategy demonstrates that the proposed subdivision can meet the required objectives for stormwater management. The quality and quantity targets outlined in this report will be achieved by.

- Roadside swale drains to capture and convey road and lot flows to a collection point for discharge to Madman's Gully.
- On-site detention required for future lot owners to implement to achieve stormwater quantity objectives using rainwater collection tanks for roof areas.
- Rainwater tanks and Grass swales to achieve stormwater quality management objectives.

3.2. ROADS & ACCESS

Tomlinson Road is a local council road/street under the jurisdiction of Indigo Shire Council as the authority responsible. The roadway, whilst unsealed, appears to be in a reasonable working condition considering the number of properties served by this roadway. The roadway contains an unsealed surface with appropriate roadside furniture (signposting), there is no formal kerb and channel in the vicinity of the subject site. Roadside drains/swales appear to be the predominant source of stormwater conveyance.

3.2.1. Road Standard

The ultimate development will create two separate internal private driveways (common land). The road servicing the site (Tomlinson Road) is currently unsealed LDRZ access road.

It is expected that the site will develop the internal private driveway to a standard suitable to meet CFA access requirements. The proposal is for a 4m wide carriageway with a single passing bay provided within the development with a total width of 6m over a length of 20m.

It is further expected that Tomlinson Road along the frontage and extension to the private driveway will be required to be upgraded and constructed to the current infrastructure standard from the infrastructure design manual (IDM), That being an LDRZ-R access road (refer Fig.7). The use of the LDRZ-R in lieu of the LDRZ-U is on the basis that the neighbourhood character of this area of the township aligns with a more rural residential style and the use of hard surfaces (concrete kerb etc.) will be a detractor from the existing urban character defined in the area.

Driveways will also be required to be constructed from the road to the property boundary line inclusive of culverts and headwalls as required.

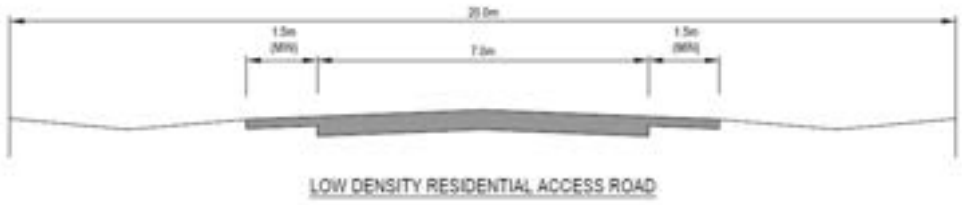


Figure 9. Infrastructure Design Manual - LDRZ Access Road

All proposed infrastructure will be required to be designed and constructed in accordance with the Infrastructure Design Manual (IDM) guidelines and standards including appropriate drainage infrastructure.

3.3. SEWER

North East Water (NEW) is the responsible authority for sewer infrastructure and service supply in this area. The BYDA search provided existing infrastructure maps (Appendix B) showing the location of and size of existing sewer mains situated within the vicinity of Tomlinson Road.

The proposed development shows the site being subdivided into seven (7) allotments for residential purposes. However, regarding the connection to the reticulation network only five (5) of these lots will be connected, with the remaining two (2) allotments utilising on-site septic systems.

The sewer design flows have been calculated for only the lots in the development that will be connected to the reticulation network (5 equiv. ET). The calculations are provided in the below figure 10.

Classification	Single Occupancy Lots
Unit	Lot
EP per Unit	3.5

Development Summary		
Area (a)	4.2	*ha*
Lot Yield	5	*No.*

Equivalent Population		
EP	17.5	*No.*

ADWF (EP)	180	*L/d/EP*	*Average Dry Weather Flow per EP*
ADWF	0.0364583	*L/s*	*Average Dry Weather Flow for development*
d' Factor	5.1650	.	*d' Factor from WSA 02-2014 Figure C.1*
PDWF	0.1883	*L/s*	*Peak Dry Weather Flow*

Ground water Infiltration (GWI)			
$Portion_{WET}$	50.0%	*%*	*estimated portion network groundwater table in excess of pipe*
GWI	0.5250	*L/s*	*groundwater ingress in L/s.*

Rainwater dependent inflow and infiltration (RDI)						
C	0.8	*Refer to Table C.1 to estimate*				
$I_{1,2}$	21.26	*mm/hr*		I	27.8631	*mm/hr*
$Factor_{SIZE}$	1.31	.		A_{EFF}	0.7000	*ha*
$Factor_{CONTAINMENT}$	1.00	.		RDI	0.4369	*L/s*

Design Flow			
Design Flow	1.1502	*L/s*	*(PDWF + GWI + RDI)*

Figure 10. Sewer Flow Calculations (Stage 1 – Five (5) Lots)

The proposed development will utilise Low Pressure Sewer (LPS) network infrastructure to service the five (5) lots proposed to be connected to the reticulation network in Stage 1 of the development. The development of detailed Civil Engineering Design Plans and specialist LPS modelling will demonstrate that North East Water and WSAA guidelines and standards will be achieved using this technology.

A separate Land Capability Assessment (LCA) has been completed to demonstrate the capability and compliance of using on-site septic treatment for the remaining four (4) lots.

The remaining 3 Stages of the development will progressively increase the lots served by the Low-Pressure Sewer system. The ultimate development will therefore be serving twelve low-density residential allotments. Refer to Figure 11 for sewer flow calculations.

Classification	Single Occupancy Lots
Unit	Lot
EP per Unit	3.5

Development Summary		
Area (a)	4.2	*ha*
Lot Yield	12	*No.*

Equivalent Population		
EP	42	*No.*

ADWF (EP)	180	*L/d/EP*	*Average Dry Weather Flow per EP*
ADWF	0.0875	*L/s*	*Average Dry Weather Flow for development*
d' Factor	5.1650	.	*d' Factor from WSA 02-2014 Figure C.1*
PDWF	0.4519	*L/s*	*Peak Dry Weather Flow*

Ground water Infiltration (GWI)			
$Portion_{WET}$	50.0%	*%*	*estimated portion network groundwater table in excess of pipe*
GWI	0.5250	*L/s*	*groundwater ingress in L/s.*

Rainwater dependent inflow and infiltration (RDI)						
C	0.8	*Refer to Table C.1 to estimate*				
$I_{1,2}$	21.26	*mm/hr*		I	27.8631	*mm/hr*
$Factor_{SIZE}$	1.31	.		A_{EFF}	1.0844	*ha*
$Factor_{CONTAINMENT}$	1.00	.		RDI	0.6768	*L/s*

Design Flow			
Design Flow	1.6538	*L/s*	*(PDWF + GWI + RDI)*

Figure 11. Sewer Flow Calculation (Ultimate Development - Twelve (12) Lots)

3.4. WATER

North East Water (NEW) is the responsible authority for water supply services in this area. The BYDA search provided existing infrastructure maps (Appendix B) showing the location of and size of existing water supply mains in the vicinity.

There is a 100mm PVC-U potable water reticulation main situated within the Tomlinson Road Reserve. This main is located on the western side of the road reserve and terminates with a hydrant at approx. 25m short of the developments proposed internal road.

Stage 1 of the proposed development will create an additional 10.8 equivalent tenements demand within Beechworth, requiring supply from the existing Beechworth reticulated water supply network. The increase in demand this development creates for the existing supply network is summarised below:

Lot Size	No. Lots	ET** (Factor 1.2)	Demand per ET* (annual)	Ave Day Demand (L/ET/day)	Peak Day Factor	Peak Day Demand (L/ET/day)
> 0.2ha	9	10.8	230 kL	630	2.28	1,436.40

*Sourced from Water Directorate Section 64 Determination of ET's guidelines.
**Due to low density of the development, a factor of 1.2 is used to convert lots to equivalent tenements
^In absence of Local ET calculation, the above estimation contains high potential for variability.

Lot Size	ET	Ave Hour Demand (L/ET/hr)	Ave Hour Demand (L/hr)	Peak Hour Factor	Peak Hour Demand (L/hr)	Peak Hour Demand (L/s)
> 0.2ha	10.8	59.85	646.38	2.28	1,473.74	0.41

Table 4. Water Demand Calculations (Stage 1 – Nine (9) Lots)

The ultimate development state will create an additional 14.4 equivalent tenements demand within Beechworth, requiring supply from the existing Beechworth reticulated water supply network. The increase in demand the ultimate development is summarised below:

Lot Size	No. Lots	ET** (Factor 1.2)	Demand per ET* (annual)	Ave Day Demand (L/ET/day)	Peak Day Factor	Peak Day Demand (L/ET/day)
> 0.2ha	12	14.4	230 kL	630	2.28	1,436.40

*Sourced from Water Directorate Section 64 Determination of ET's guidelines.
**Due to low density of the development, a factor of 1.2 is used to convert lots to equivalent tenements
^In absence of Local ET calculation, the above estimation contains high potential for variability.

Lot Size	ET	Ave Hour Demand (L/ET/hr)	Ave Hour Demand (L/hr)	Peak Hour Factor	Peak Hour Demand (L/hr)	Peak Hour Demand (L/s)
> 0.2ha	14.4	59.85	861.84	2.28	1,946.99	0.54

Table 5. Water Demand Calculations (Ultimate Development – Twelve (12) Lots)

The provision of water service to the development site will require extension of the existing main in Tomlinson Road to the proposed internal roadway. Mains will be required to be installed within the internal roadway with a cul-de-sac termination loop. All fittings and service connections will be designed and constructed in accordance with North East Water guidelines.

Fire plugs/hydrants will be designed and constructed in accordance with CFA requirements, a 60m nominal interval will be adopted for all external and internal hydrant spacings to be installed on the mains extension.

3.5. ELECTRICITY

Based on information from the site survey, inspection and BYDA search there appear to be adequate infrastructure located in Tomlinson Road including Overhead and Underground cables.

Under Ausnet Services electrical supply policy guidelines, the Developer will be required to pay a contribution for the cost of provision of electrical services for the created allotments. A development of this size will likely only require supply pits and underground cable supply.

Design and construction of the service provision will be provided internally by Ausnet services. The developer will be required to make an application to Ausnet Services once a permit is granted for the development to allow Ausnet to calculate the required contribution payable by the developer.

3.6. GAS

The BYDA search completed for this site received no response from APA Group indicating that there is unlikely to be gas network infrastructure present in the vicinity of this subject site.

The Victorian Governments gas phase out policy requires that this development not apply for or enter into an agreement to have gas infrastructure installed as part of the subdivisional activities.

3.7. TELECOMMUNICATIONS

BYDA search and site feature survey located Telecommunications infrastructure in Albert Road on the northern side of the road reserve for the length of the site's frontage. The site will be provided with telecommunications with standard agreements to be entered into with NBNCo. The design and construction of this infrastructure will be subject to NBNCo regulations and standards.

4. CONCLUSION

The subject site is located within the LDRZ – Low-Density Residential Zone of Beechworth as of time of writing. The site appears to have nearby infrastructure providing the site to all required services. The site has been zoned residential for many years and as such, it should be anticipated by service authorities that the site would be subject to development at some time.

There has been limited incremental development in the eastern extent of the urban boundary of Beechworth. The extension of all services can be achieved through known and proven techniques. The area is suitable for development as proposed.

Through traditional delivery models, developers are required to fund the infrastructure required to provide services to the development site proposed. Although where known limitations are identified, wider catchment infrastructure upgrades can be proposed using a reimbursement or proportionate cost model to ensure transparency and fairness for infrastructure costs to benefiting parties.

It is not expected that any wider infrastructure or service provisions will be required for this development to proceed. Thus, this development would be expected to have most infrastructure contained to serve the subject site only and being at the full cost of the developer.

Fischer Development Solutions confirms that the extension of all services for development of the site at Tomlinson Road, Beechworth can be achieved through known and proven techniques and standard agreements with service providers. It is recommended that the site is suitable for the Residential Development of 12 Low-Density Residential allotments as proposed from a service perspective.

5. APPENDIX A: CONCEPT SERVICING PLANS

CONCEPT PLAN

LOT 4
7521m²

LOT 3
2017m²

LOT 2
2009m²

LOT 1
2002m²

CP 2
706.5m²

COMMON DRIVEWAY

LOT 8
2013m²

LOT 5
4380m²

LOT 6
2243m²

LOT 7
3000m²

LOT 9
2051m²

21-31 LOWER STANLEY ROAD

24 TOMLINSON ROAD

LOWER STANLEY ROAD

33 LOWER STANLEY ROAD

LOT 12
3735m²

LOT 11
2644m²

LOT 10
2072m²

TOMLINSON ROAD

COMMON DRIVEWAY

CP 1
755m²

20 TOMLINSON ROAD

37 LOWER STANLEY ROAD

© COPYRIGHT | THE INFORMATION CONTAINED ON THIS DRAWING IS THE INTELLECTUAL PROPERTY OF FISCHER DEVELOPMENT SOLUTIONS. COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF FISCHER DEVELOPMENT SOLUTIONS INFRINGES COPYRIGHT

FISCHER
DEVELOPMENT SOLUTIONS
M | 0482 611 532
E | matt@fischerdevelopment.com.au
A | PO Box 74 Wangaratta VIC 3677
ABN 30 136 220 716

RESIDENTIAL SUBDIVISION | NINE LOTS
29 TOMLINSON ROAD, BEECHWORTH

PROPOSED CONCEPT PLAN

DIAL BEFORE YOU DIG www.1100.com.au

N

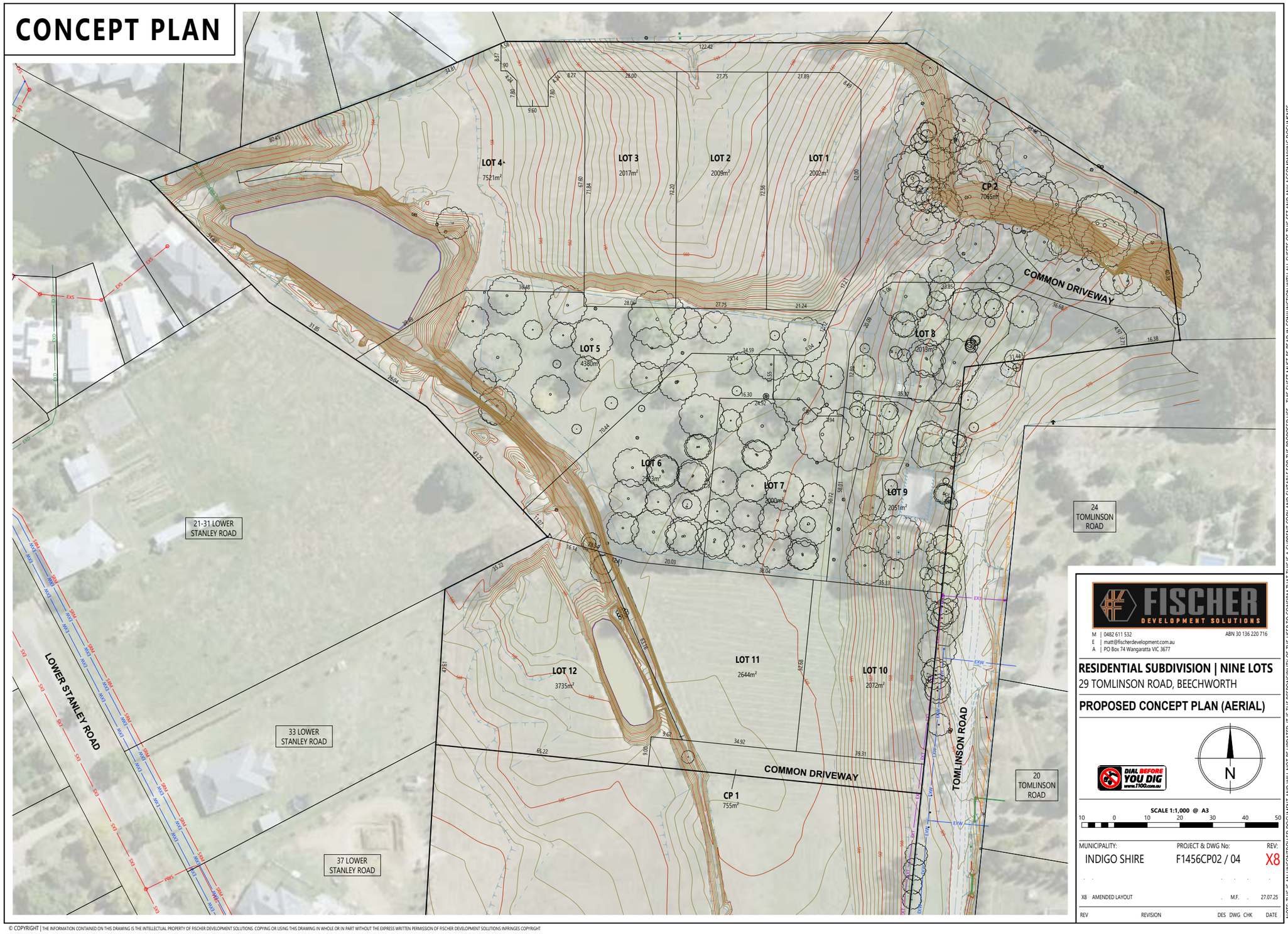
SCALE 1:1,000 @ A3
10 0 10 20 30 40 50

MUNICIPALITY:	PROJECT & DWG No:	REV:
INDIGO SHIRE	F1456CP01 / 04	X8

REV	REVISION	DES	DWG	CHK	DATE
X8	AMENDED LAYOUT		M.F.		27.07.25

NOTE: THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE - THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS

CONCEPT PLAN



FISCHER DEVELOPMENT SOLUTIONS

M | 0482 611 532
E | matt@fischerdevelopment.com.au
A | PO Box 74 Wangaratta VIC 3677
ABN 30 136 220 716

RESIDENTIAL SUBDIVISION | NINE LOTS
29 TOMLINSON ROAD, BEECHWORTH

PROPOSED CONCEPT PLAN (AERIAL)

DIAL BEFORE YOU DIG www.1100.com.au

N

SCALE 1:1,000 @ A3
10 0 10 20 30 40 50

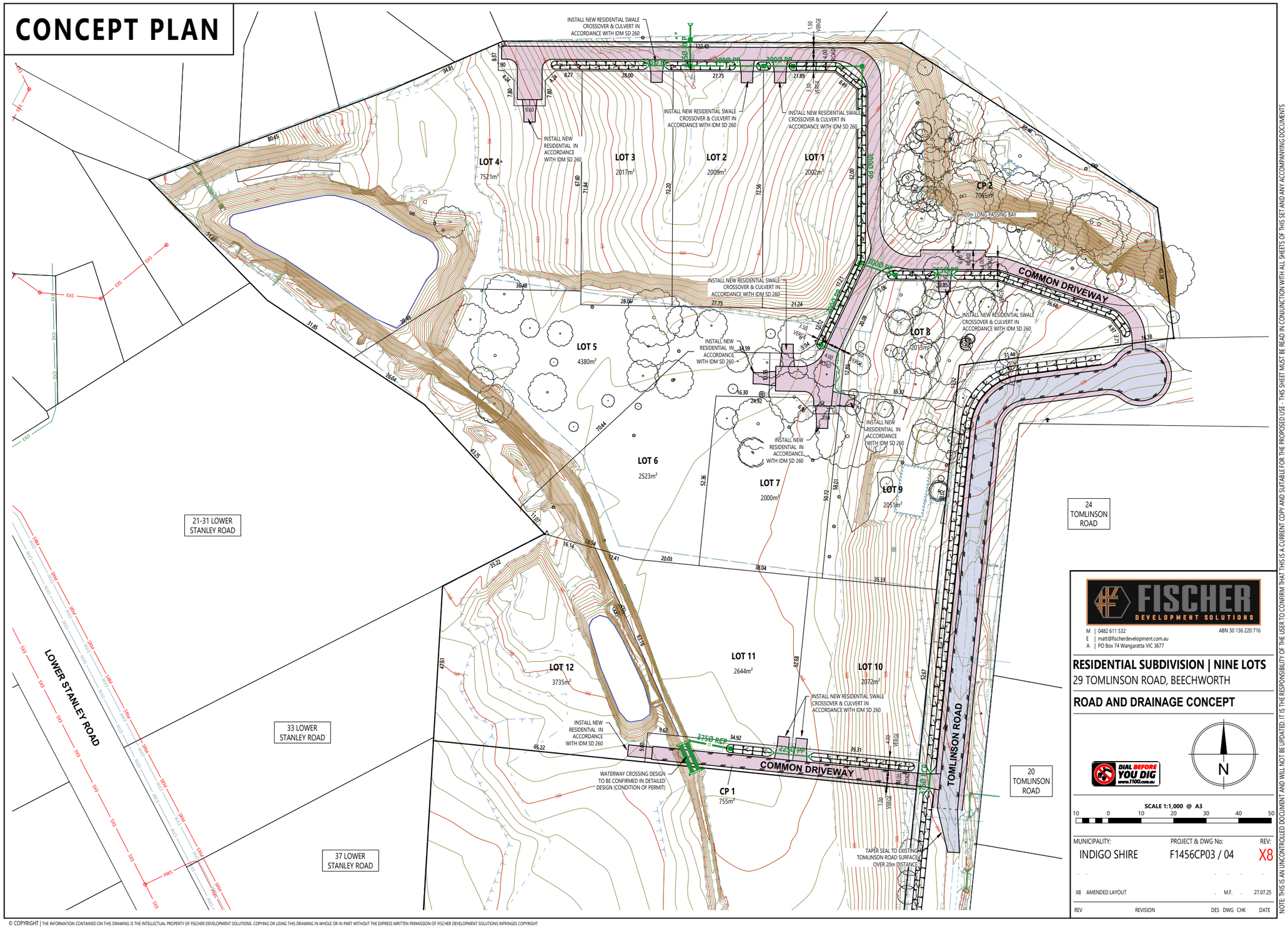
MUNICIPALITY:	PROJECT & DWG No:	REV:
INDIGO SHIRE	F1456CP02 / 04	X8

REV	REVISION	DES	DWG	CHK	DATE
X8	AMENDED LAYOUT		M.F.		27.07.25

NOTE: THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE - THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS

© COPYRIGHT | THE INFORMATION CONTAINED ON THIS DRAWING IS THE INTELLECTUAL PROPERTY OF FISCHER DEVELOPMENT SOLUTIONS. COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF FISCHER DEVELOPMENT SOLUTIONS INFRINGES COPYRIGHT

CONCEPT PLAN



FISCHER DEVELOPMENT SOLUTIONS
M | 0482 611 532
E | matt@fischerdevelopment.com.au
A | PO Box 74 Wangaratta VIC 3677
ABN 30 136 220 716

RESIDENTIAL SUBDIVISION | NINE LOTS
29 TOMLINSON ROAD, BEECHWORTH

ROAD AND DRAINAGE CONCEPT

DIAL BEFORE YOU DIG www.1100.com.au

N

SCALE 1:1,000 @ A3
10 0 10 20 30 40 50

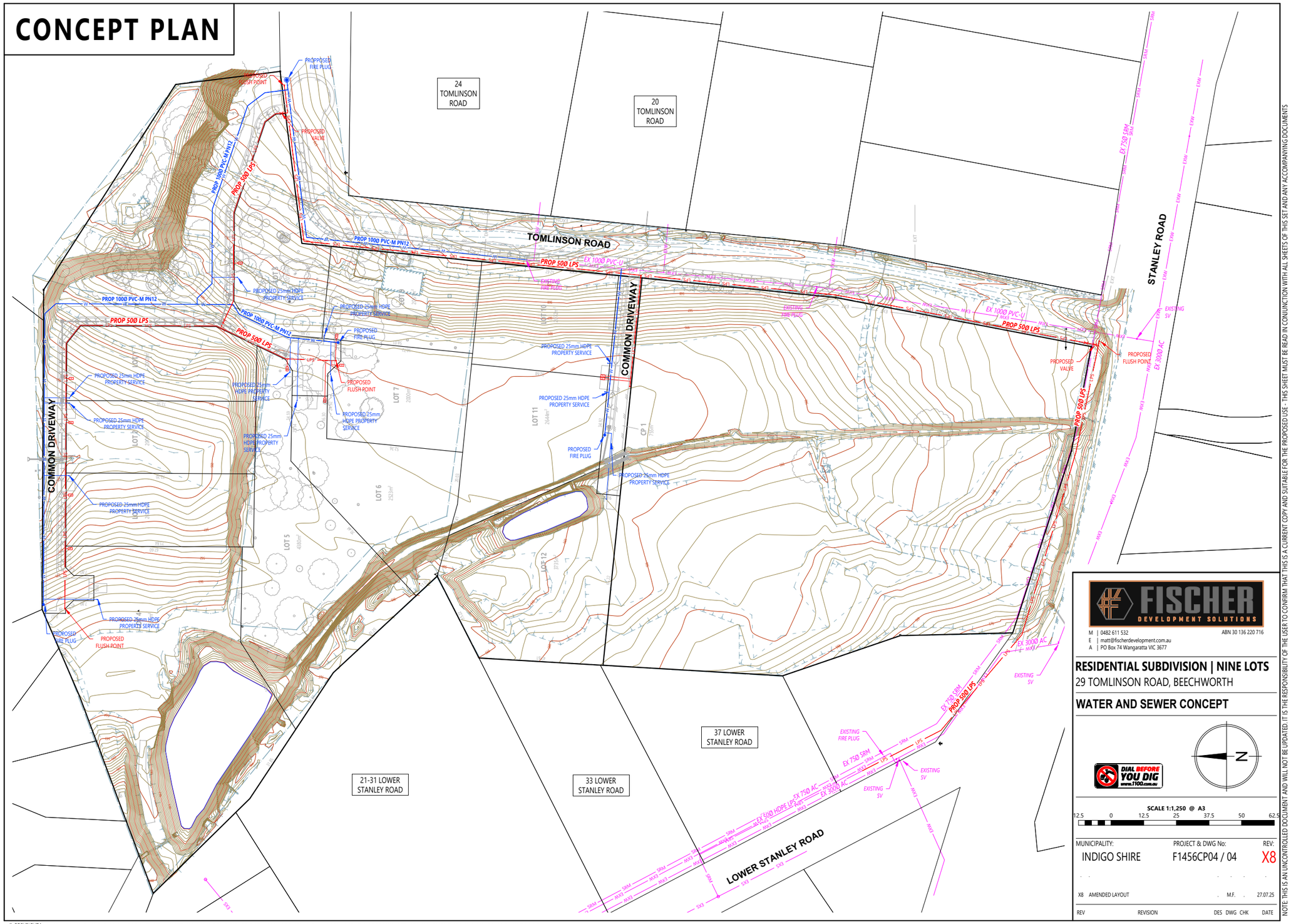
MUNICIPALITY:	PROJECT & DWG No:	REV:
INDIGO SHIRE	F1456CP03 / 04	X8

REV	REVISION	DES	DWG	CHK	DATE
X8	AMENDED LAYOUT		M.F.		27.07.25

NOTE THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE - THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS

© COPYRIGHT | THE INFORMATION CONTAINED ON THIS DRAWING IS THE INTELLECTUAL PROPERTY OF FISCHER DEVELOPMENT SOLUTIONS. COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF FISCHER DEVELOPMENT SOLUTIONS INFRINGES COPYRIGHT

CONCEPT PLAN



FISCHER DEVELOPMENT SOLUTIONS
M | 0482 611 532
E | matt@fischerdevelopment.com.au
A | PO Box 74 Wangaratta VIC 3677
ABN 30 136 220 716

RESIDENTIAL SUBDIVISION | NINE LOTS
29 TOMLINSON ROAD, BEECHWORTH

WATER AND SEWER CONCEPT

DIAL BEFORE YOU DIG www.1100.com.au

SCALE 1:1,250 @ A3
12.5 0 12.5 25 37.5 50 62.5

MUNICIPALITY:	PROJECT & DWG No:	REV:
INDIGO SHIRE	F1456CP04 / 04	X8

REV	REVISION	DES	DWG CHK	DATE
X8	AMENDED LAYOUT		M.F.	27.07.25

© COPYRIGHT | THE INFORMATION CONTAINED ON THIS DRAWING IS THE INTELLECTUAL PROPERTY OF FISCHER DEVELOPMENT SOLUTIONS. COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF FISCHER DEVELOPMENT SOLUTIONS INFRINGES COPYRIGHT

NOTE: THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE - THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS

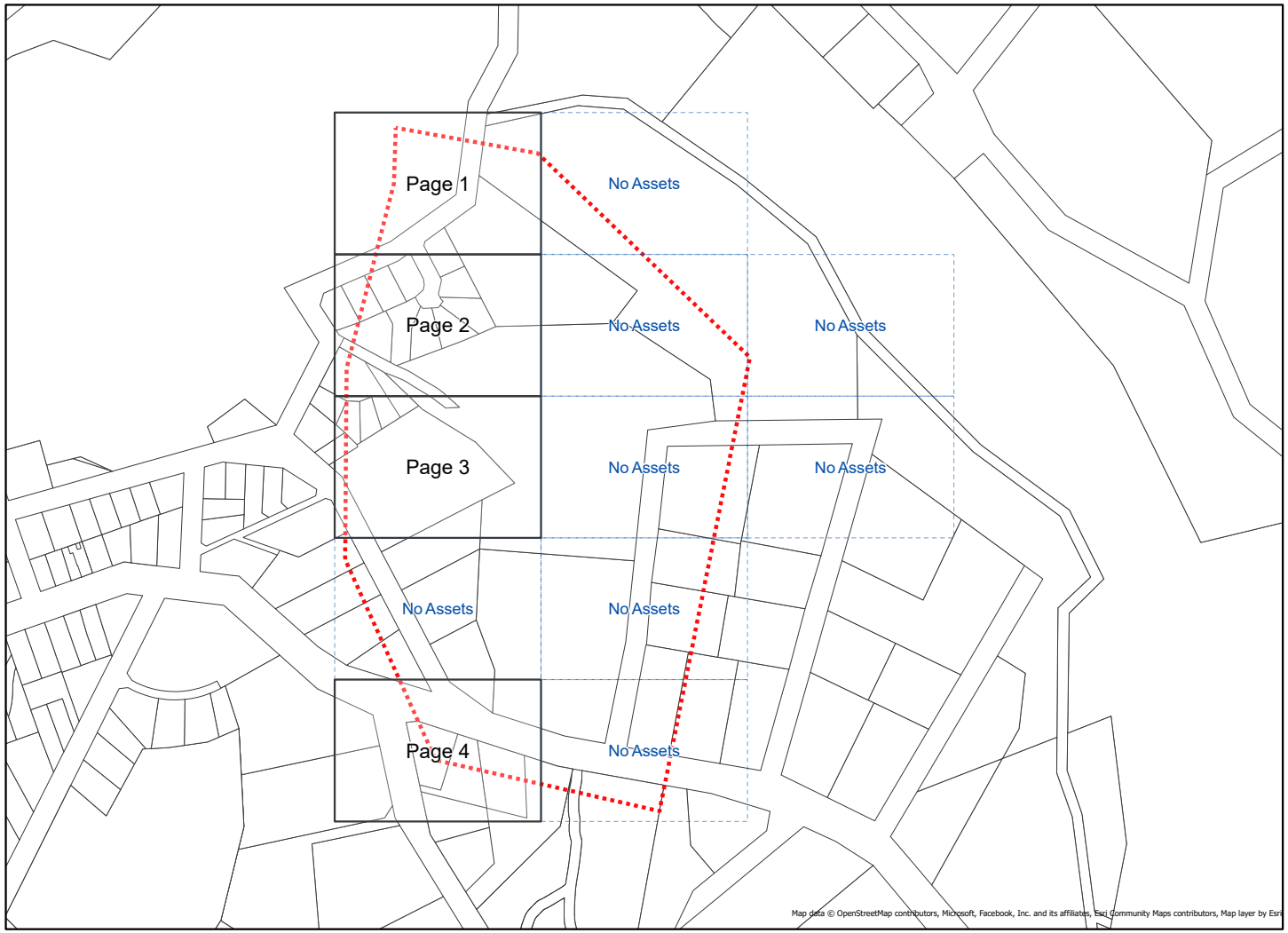
6. APPENDIX B: BEFORE YOU DIG AUSTRALIA ASSET MAPS

INDIGO SHIRE COUNCIL

Job # 37993234
Seq # 247073272

Provider: Indigo Shire Council
Telephone: 1300 365 003

BEFORE YOU DIG www.byda.com.au



Legend
- BYDA Enquiry
- Detailed map page
- No dig site assets

Disclaimer: The plan is provided in response to a Before You Dig Australia request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Indigo Shire's infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation are recommended before commencement of any project based on this data.

In an emergency contact Indigo Shire Council on 1300 365 003

Index Sheet

0 60 120 240 m

Scale 1:5,500

N

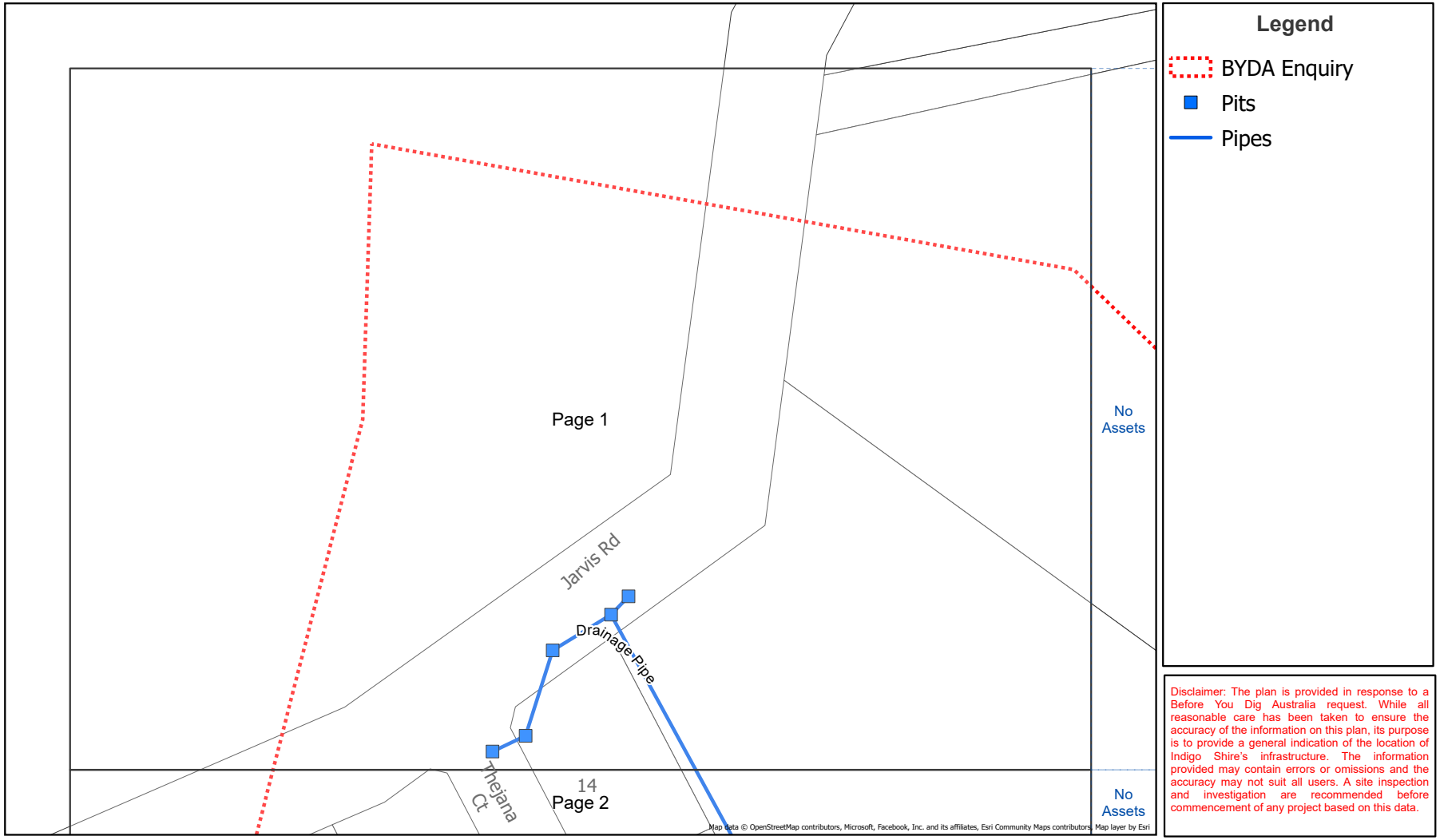
Plans generated by SmarterWX™ Automate

INDIGO SHIRE COUNCIL

Job # 37993234
Seq # 247073272

Provider: Indigo Shire Council
Telephone: 1300 365 003

BEFORE YOU DIG www.byda.com.au



Disclaimer: The plan is provided in response to a Before You Dig Australia request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Indigo Shire's infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation are recommended before commencement of any project based on this data.

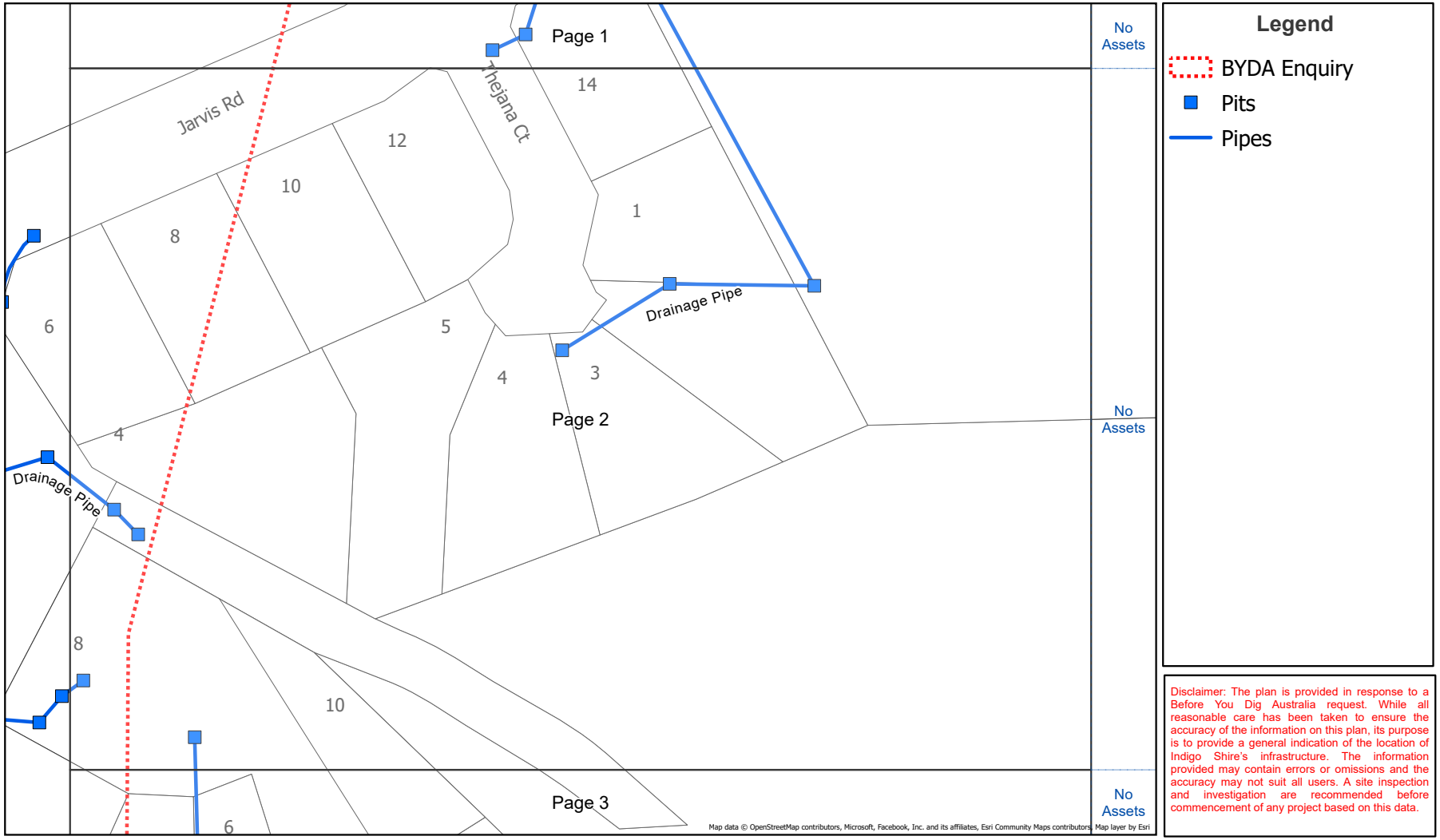
In an emergency contact Indigo Shire Council on 1300 365 003
06/11/24 (valid for 30 days)

Plans generated by SmarterWX™ Automate

Attachment 11.4.6
Infrastructure Servicing Strategy Rev H - P A
240183 - 29 Tomlinson Road - Beechworth

Job # 37993234
Seq # 247073272

Provider: Indigo Shire Council
Telephone: 1300 365 003



In an emergency contact Indigo Shire Council on 1300 365 003
06/11/24 (valid for 30 days)

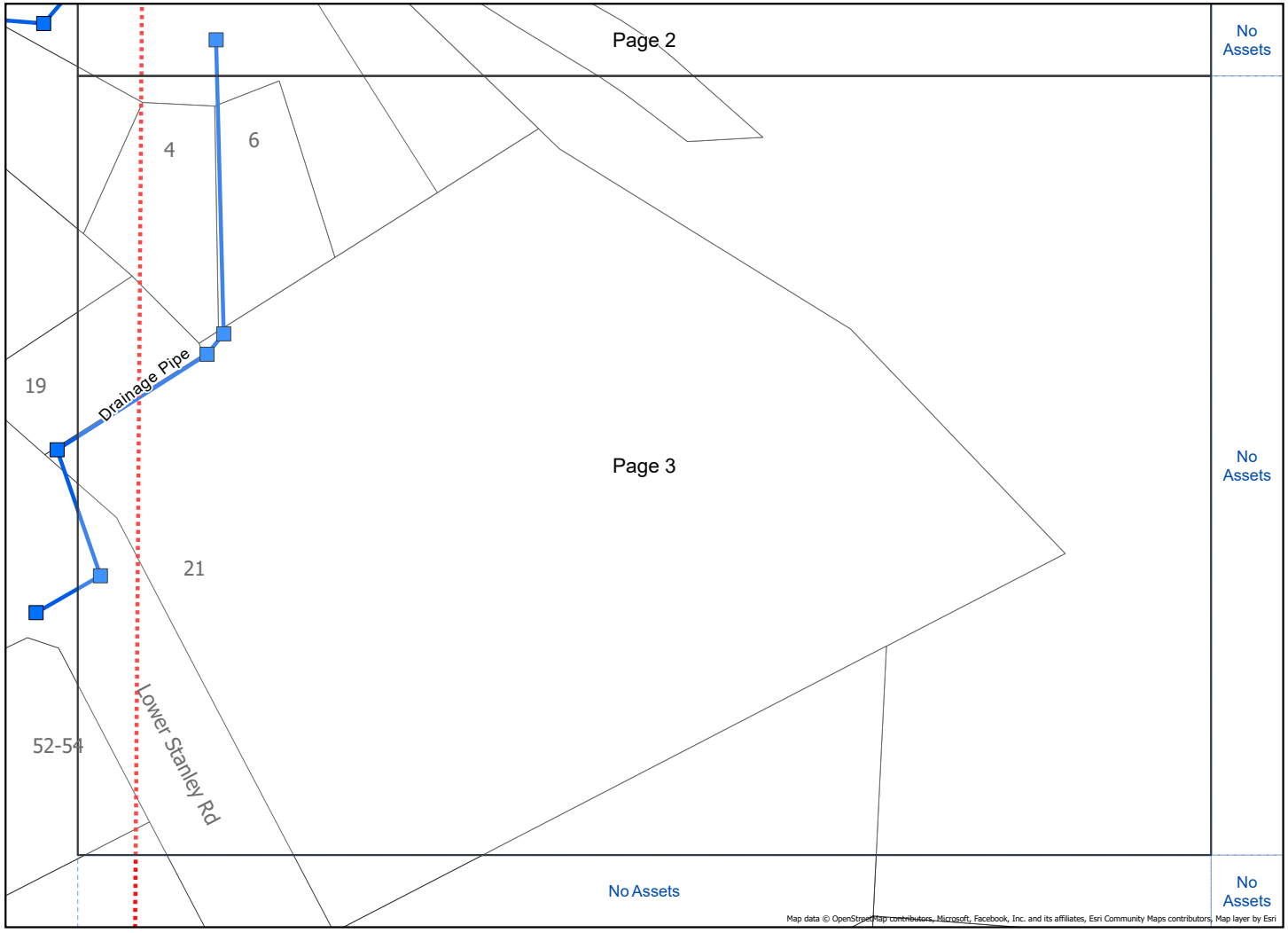
0 10 20 40 m

Scale 1:1,000

Plans generated by SmarterWX™ Automate

Job # 37993234
Seq # 247073272

Provider: Indigo Shire Council
Telephone: 1300 365 003



Legend

- BYDA Enquiry
- Pits
- Pipes

Disclaimer: The plan is provided in response to a Before You Dig Australia request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Indigo Shire's infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation are recommended before commencement of any project based on this data.

In an emergency contact Indigo Shire Council on 1300 365 003
06/11/24 (valid for 30 days)

0 10 20 40 m

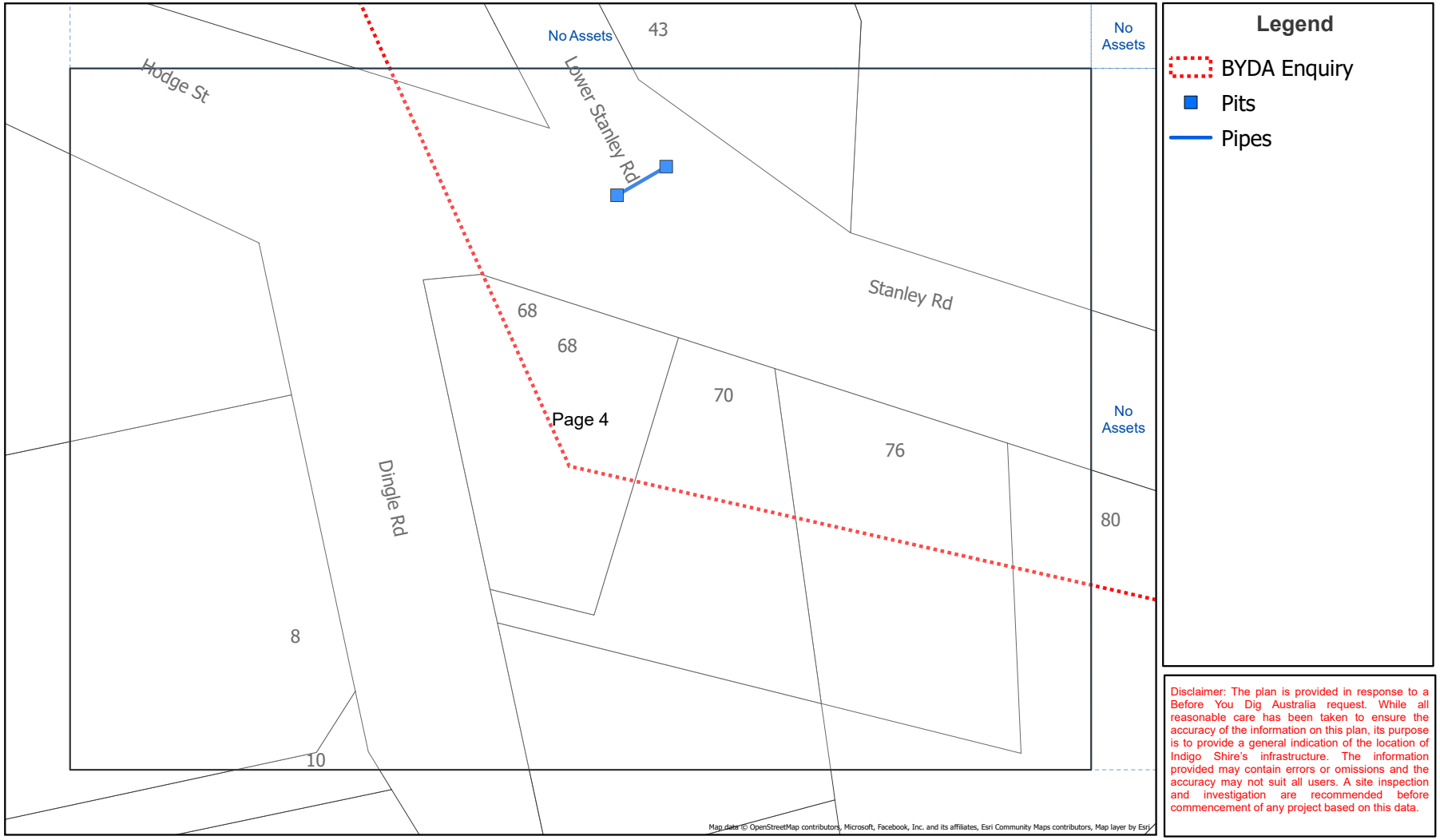
Scale 1:1,000

Plans generated by SmarterWX™ Automate

Attachment 11.4.6
Infrastructure Servicing Strategy Rev H - P A
240183 - 29 Tomlinson Road - Beechworth

Job # 37993234
Seq # 247073272

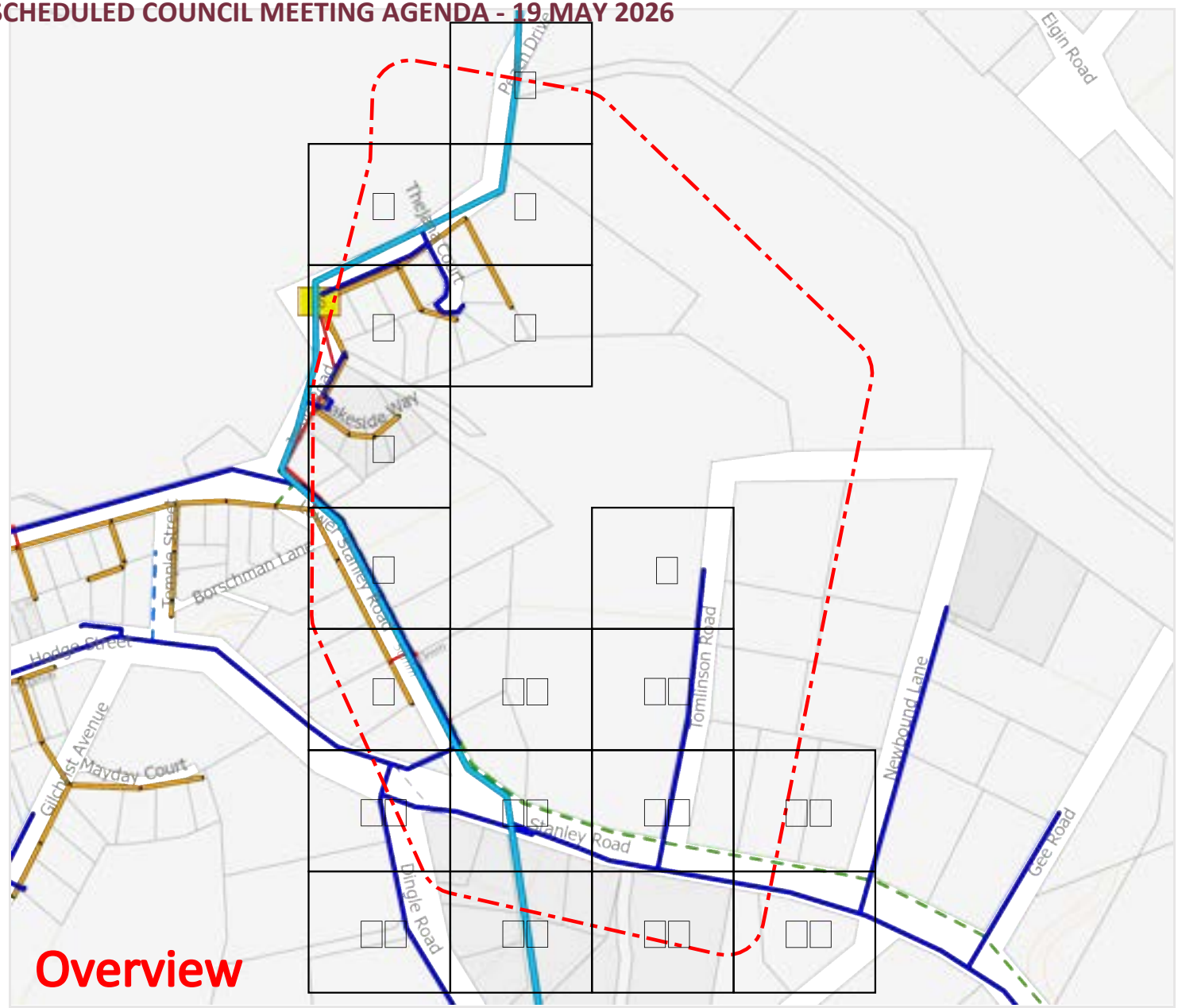
Provider: Indigo Shire Council
Telephone: 1300 365 003



In an emergency contact Indigo Shire Council on 1300 365 003
06/11/24 (valid for 30 days)

Plans generated by SmarterWX™ Automate

Attachment 11.4.6
Infrastructure Servicing Strategy Rev H - P A
240183 - 29 Tomlinson Road - Beechworth



North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

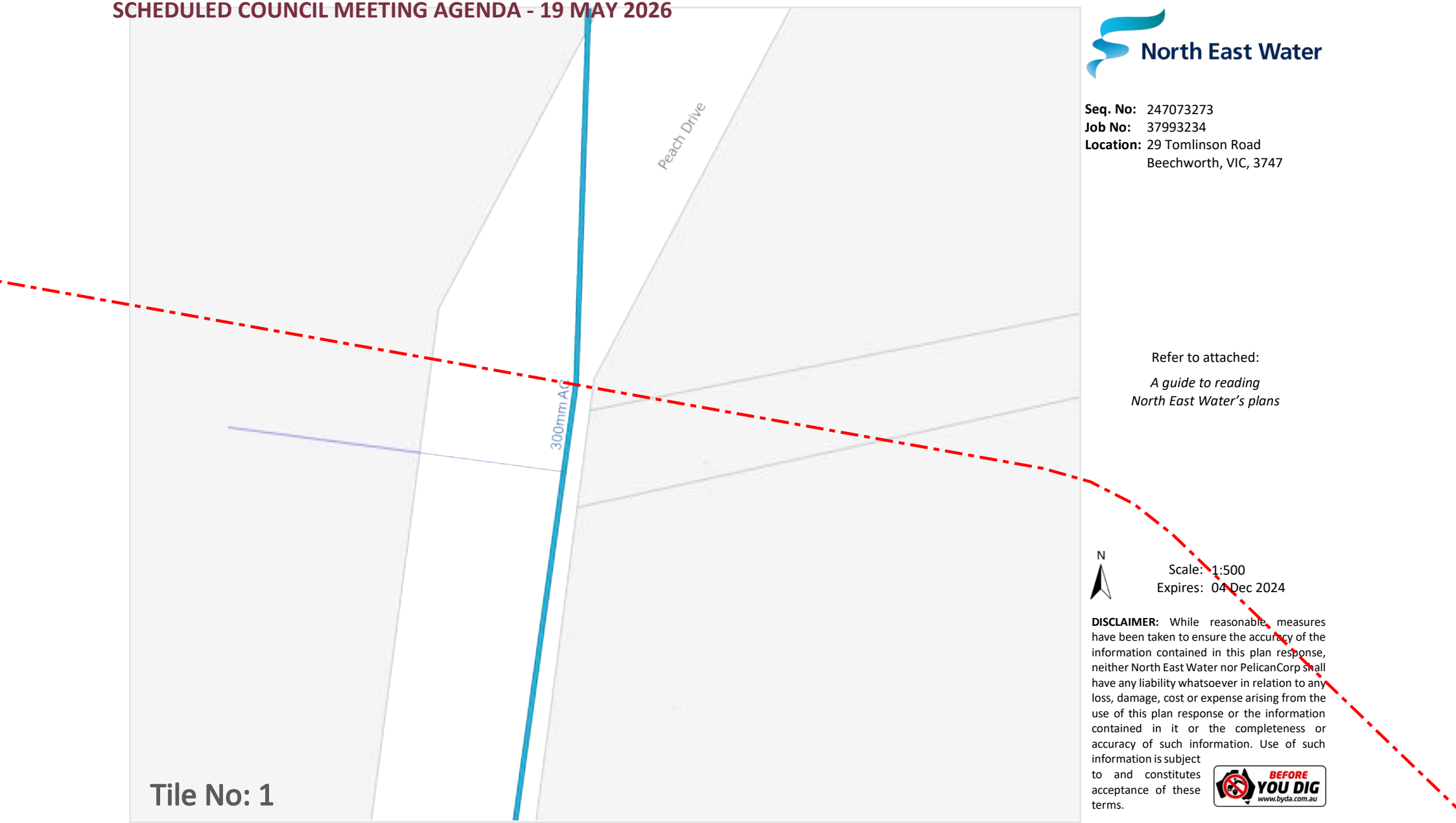
A guide to reading North East Water's plans

N

Scale: 1:4100
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

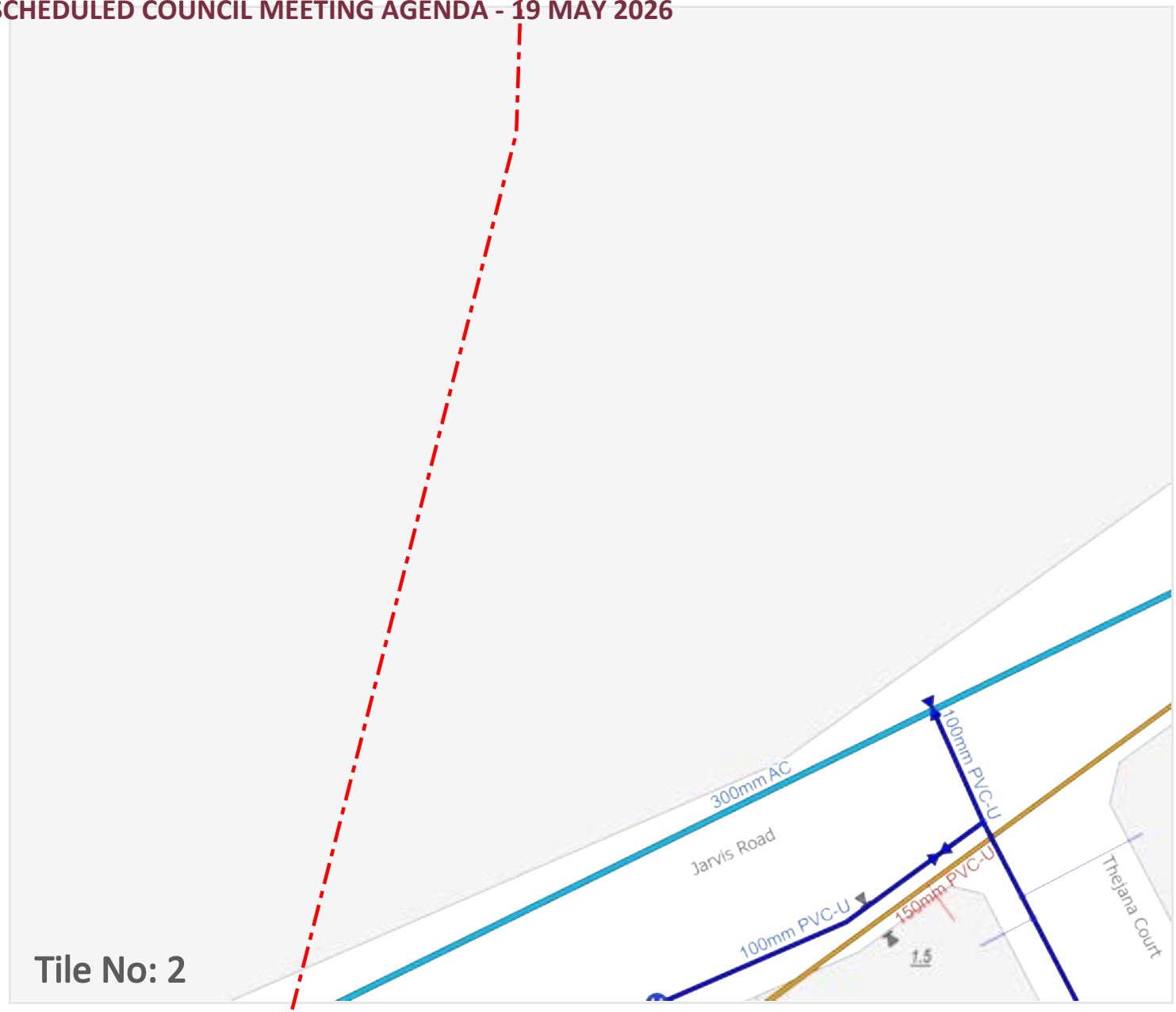
A guide to reading
North East Water's plans

N

Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

A guide to reading North East Water's plans

N

Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

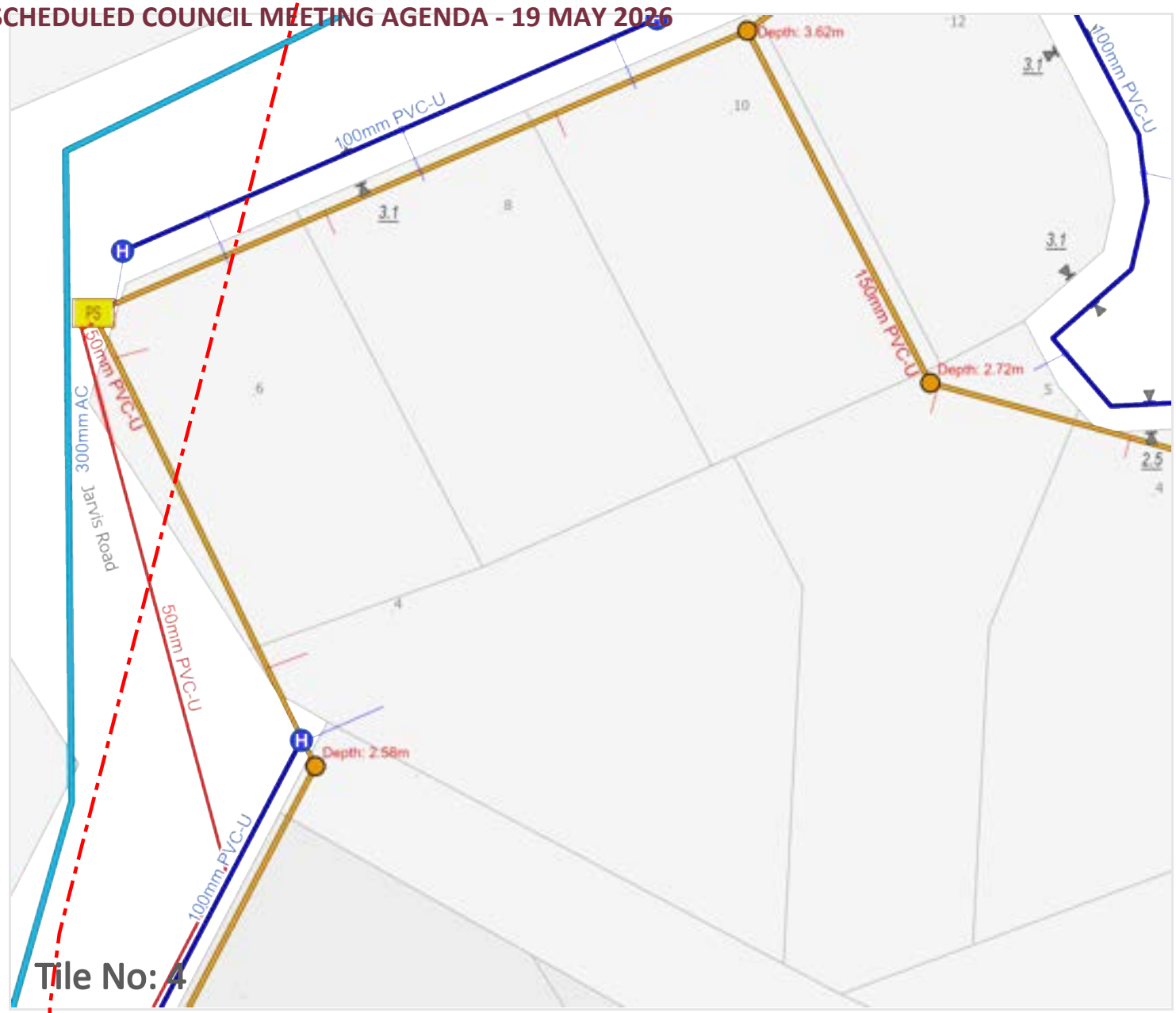
A guide to reading
North East Water's plans

N

Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

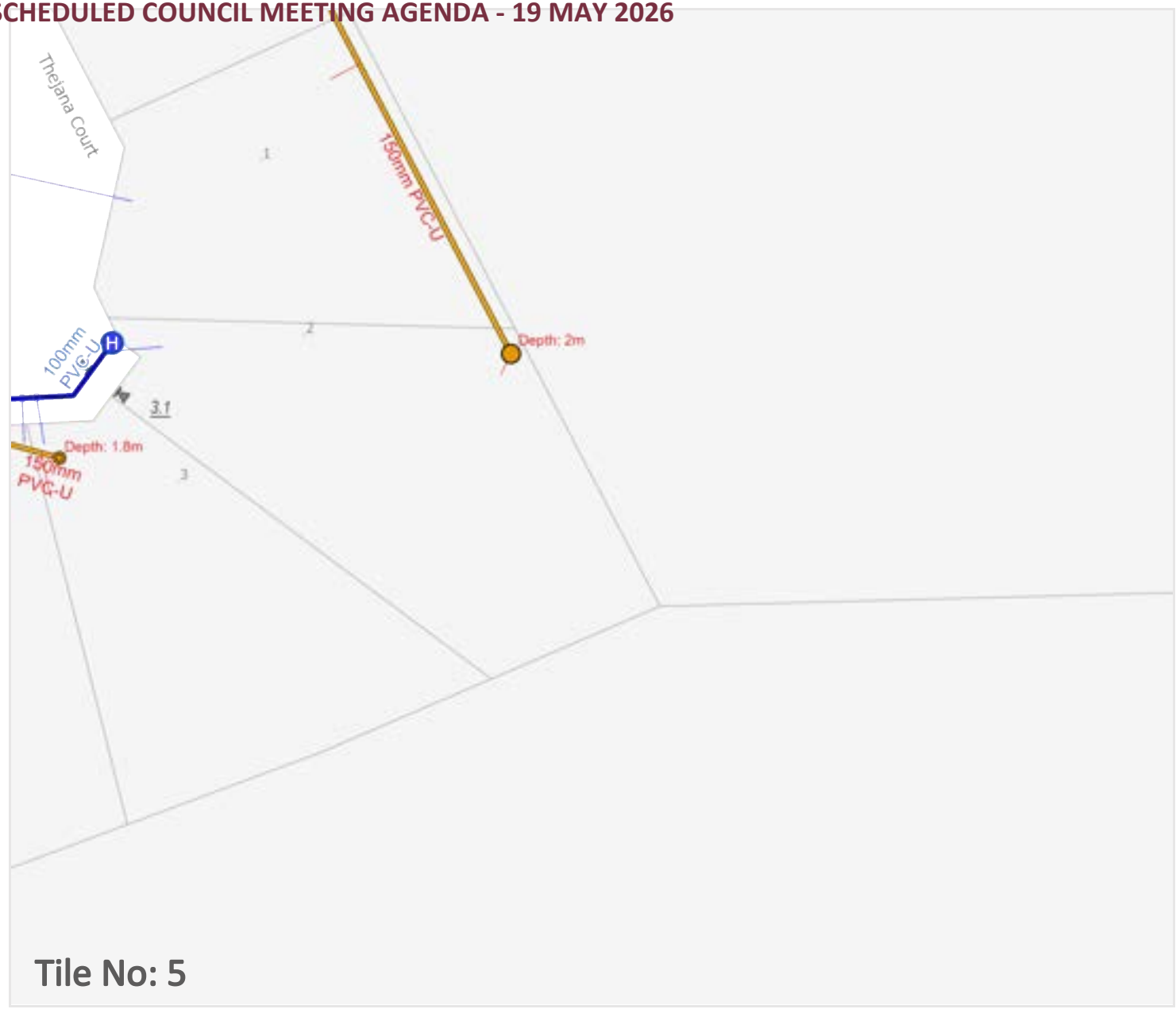
A guide to reading
North East Water's plans

N

Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

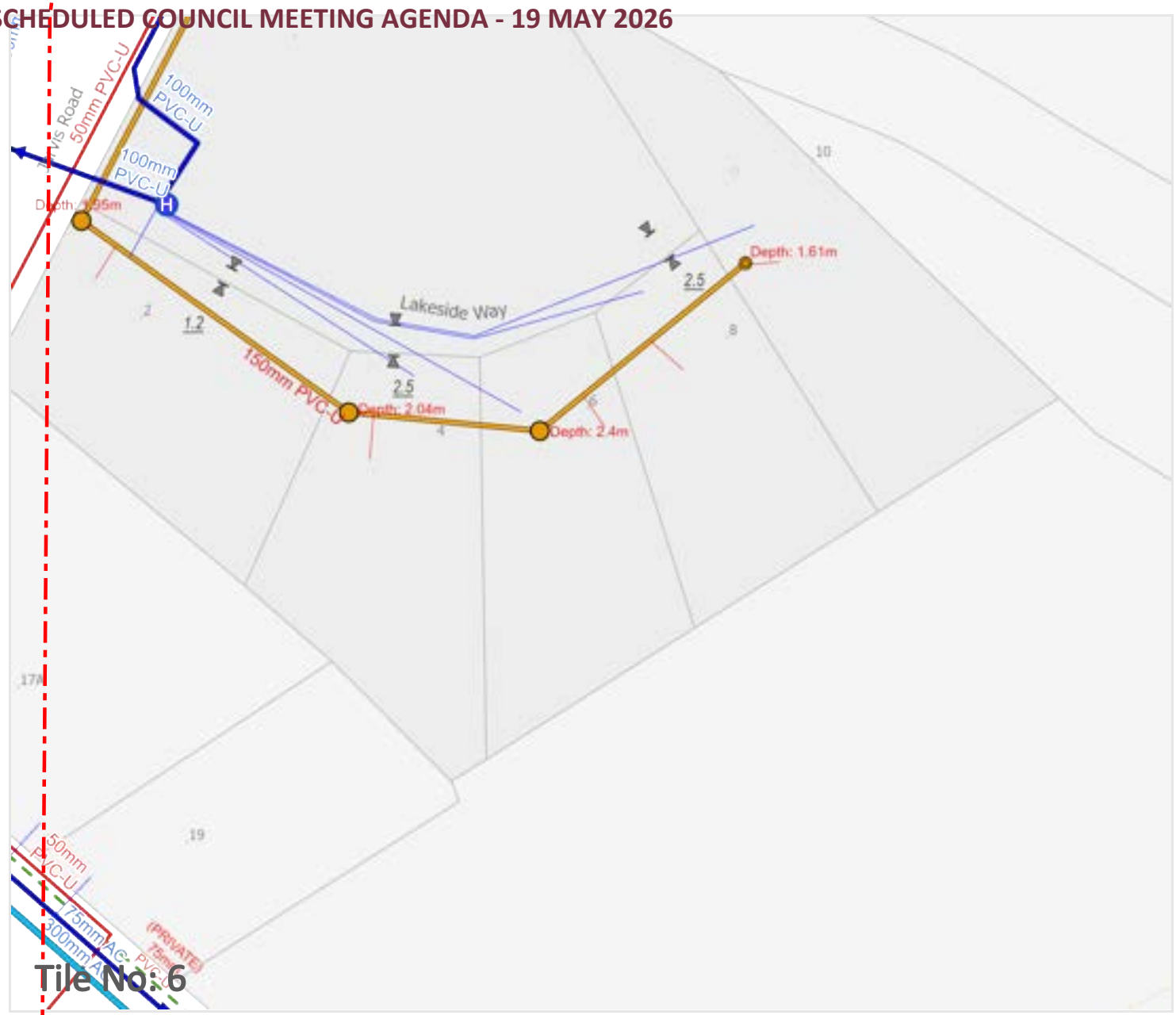
A guide to reading
North East Water's plans

N

Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

A guide to reading
North East Water's plans

N

Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

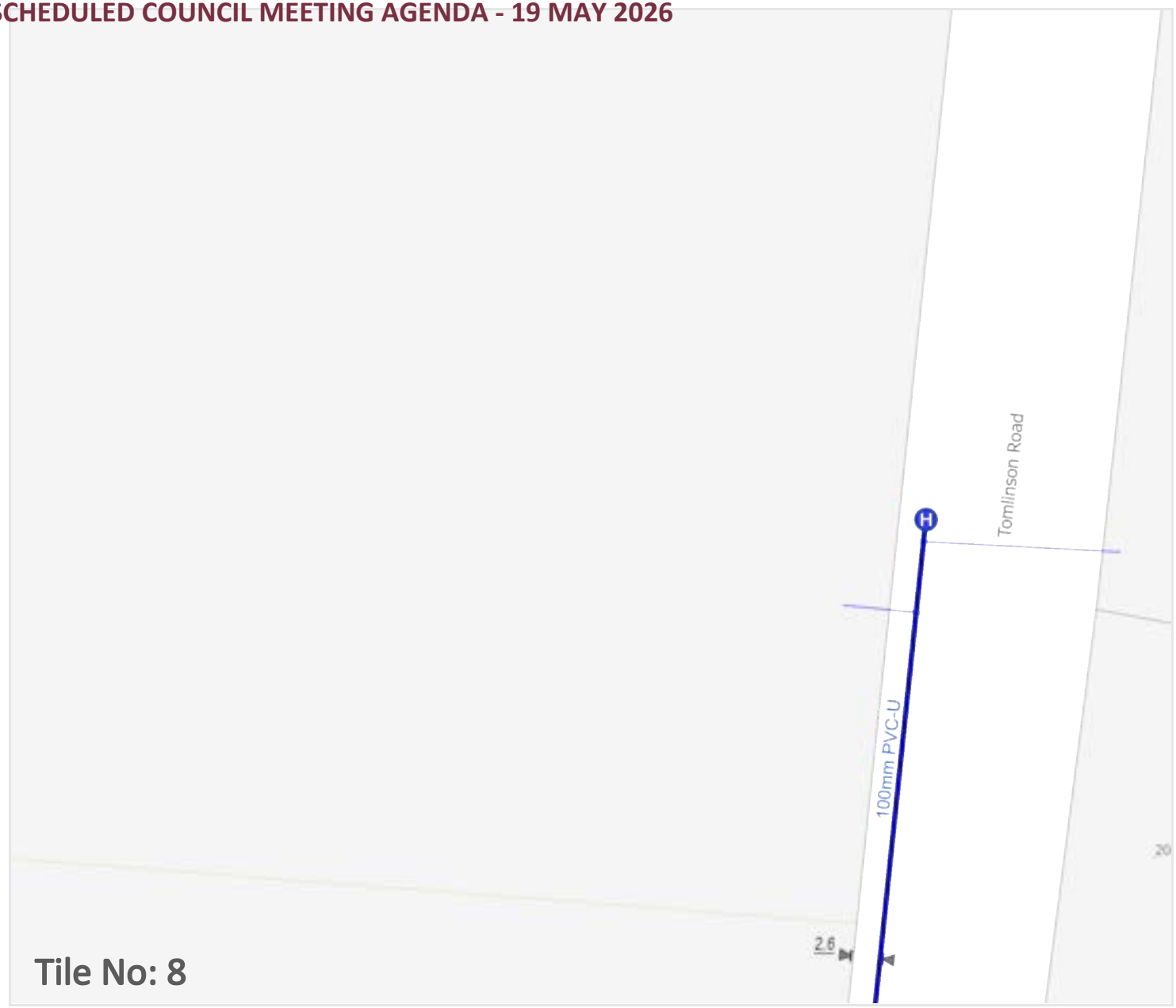
A guide to reading
North East Water's plans

N

Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

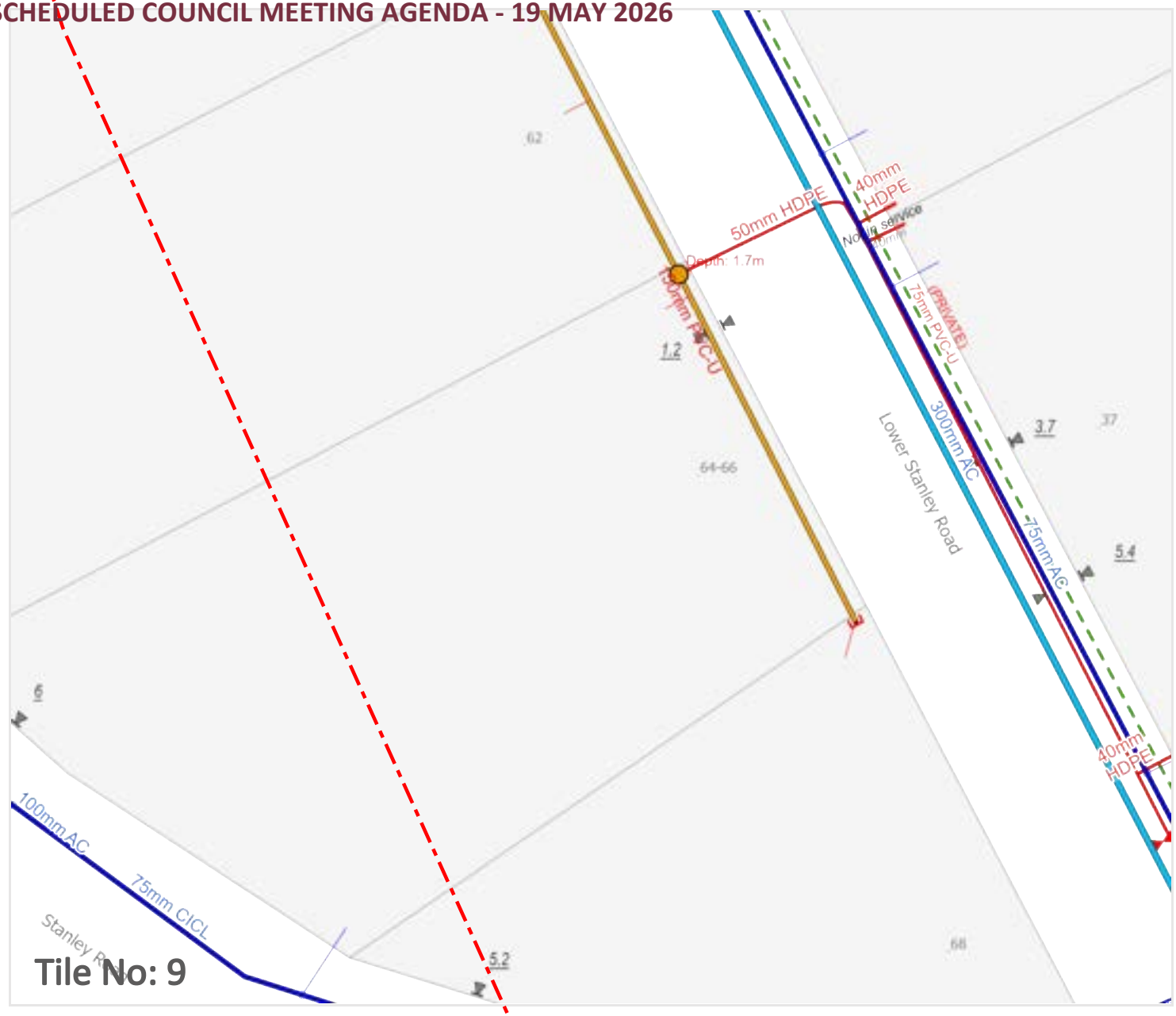
A guide to reading
North East Water's plans

N

Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

A guide to reading North East Water's plans

N

Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



Tile No: 10

North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

A guide to reading
North East Water's plans

N

Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



Tile No: 11

North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

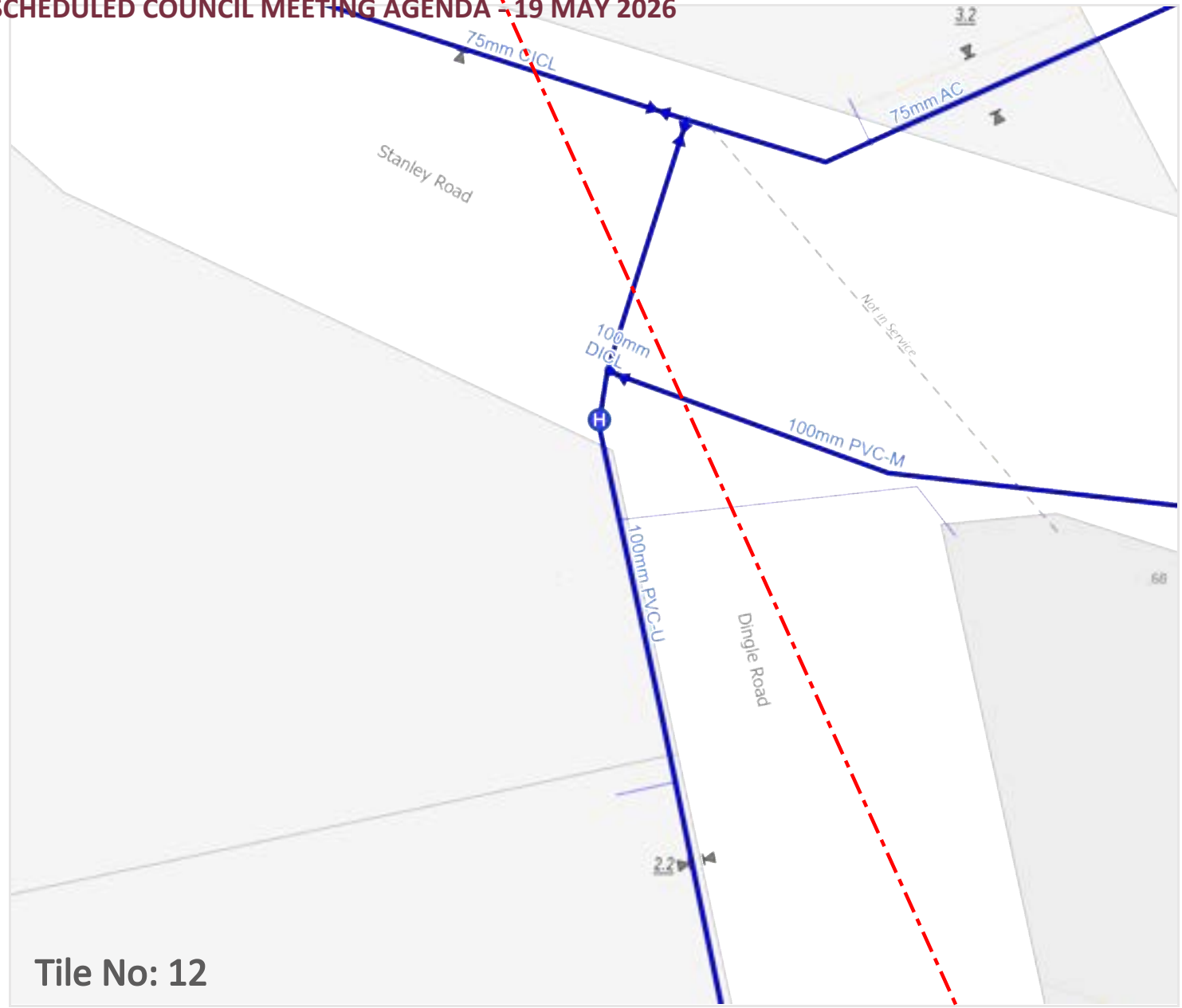
A guide to reading
North East Water's plans

N

Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

A guide to reading North East Water's plans

N

Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

A guide to reading
North East Water's plans

N

Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

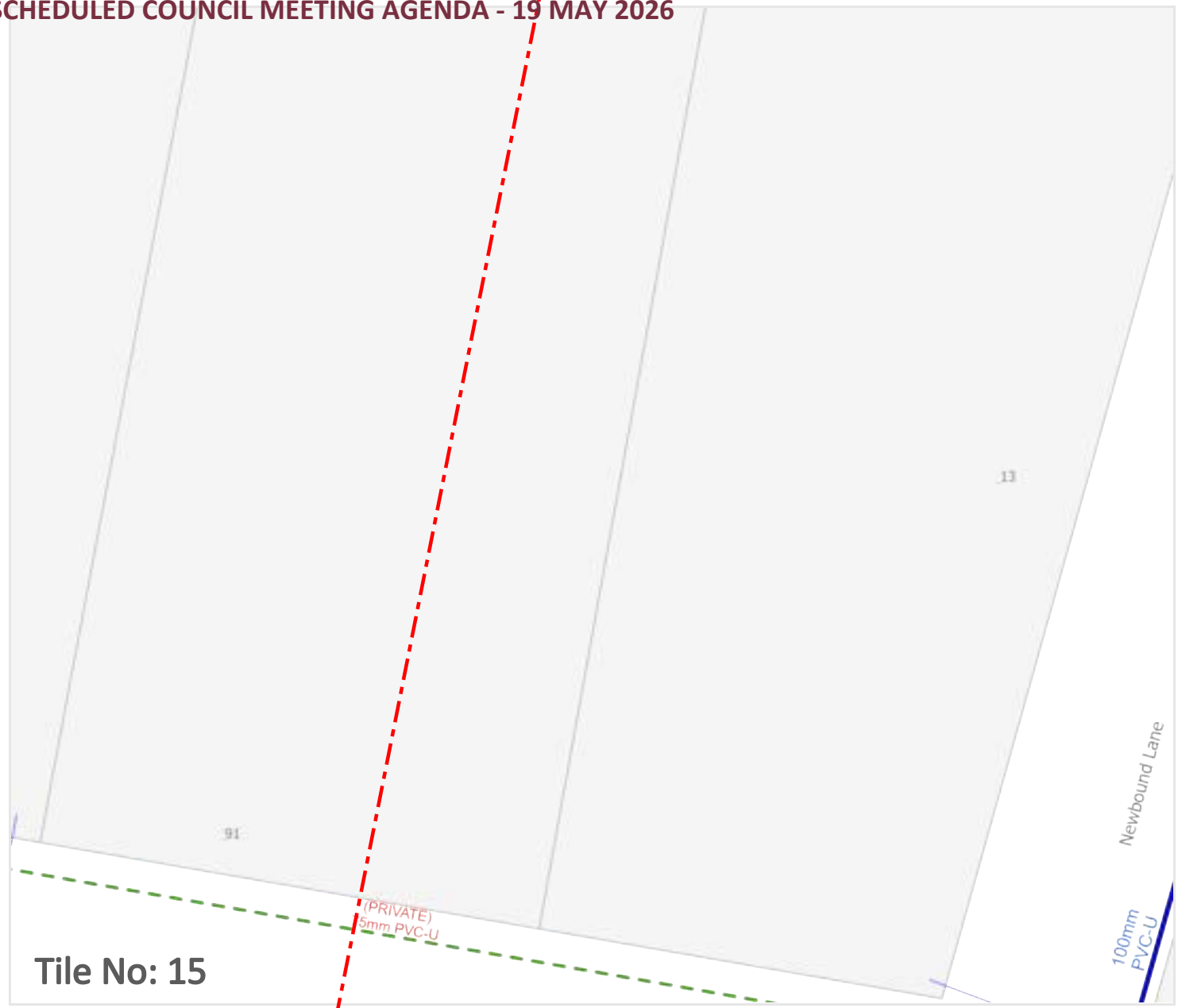
A guide to reading
North East Water's plans

N

Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

A guide to reading
North East Water's plans

N

Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

A guide to reading
North East Water's plans

N

Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

A guide to reading
North East Water's plans

N

Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

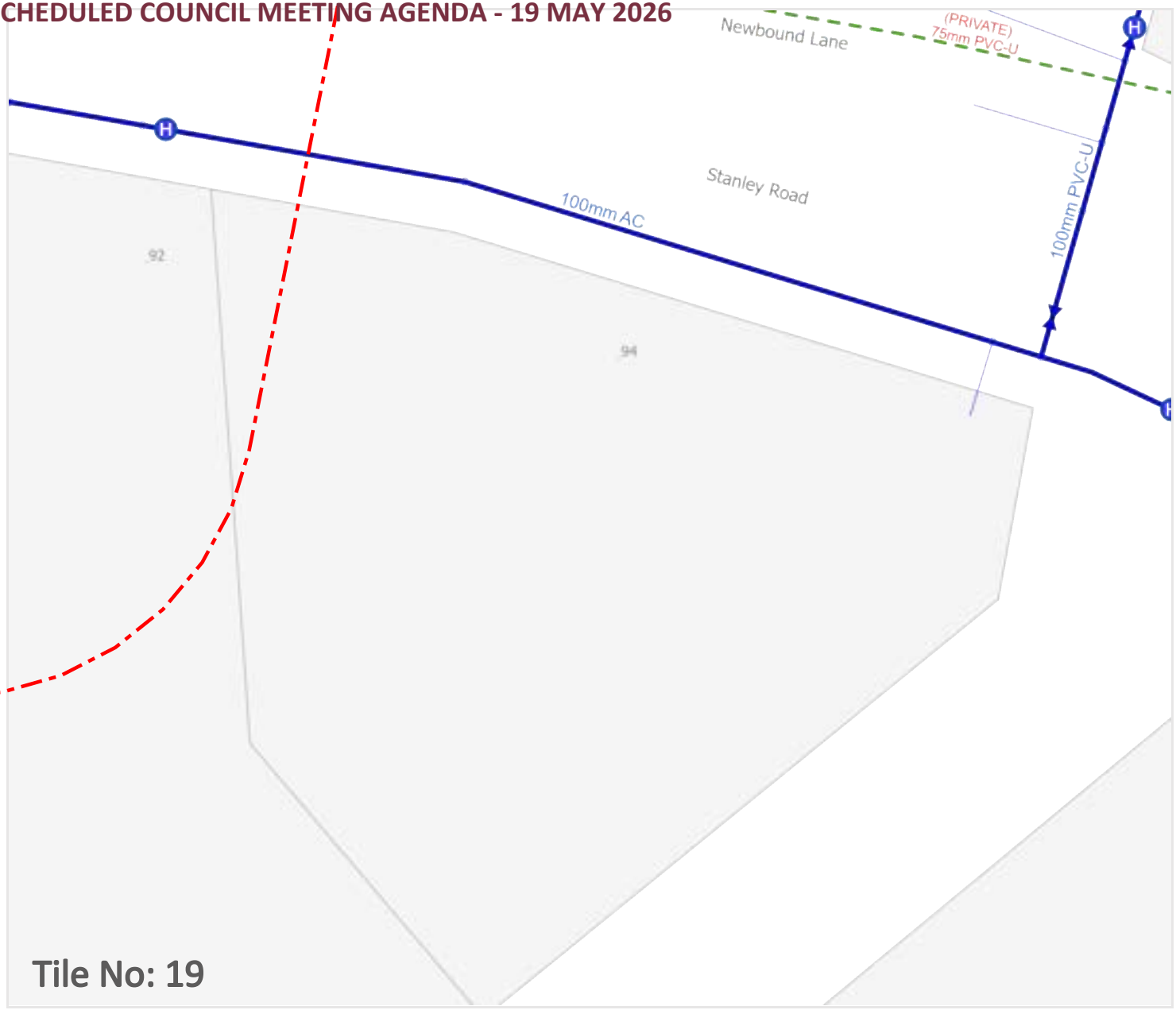
A guide to reading North East Water's plans

N

Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au



North East Water

Seq. No: 247073273
Job No: 37993234
Location: 29 Tomlinson Road
Beechworth, VIC, 3747

Refer to attached:

A guide to reading
North East Water's plans

N

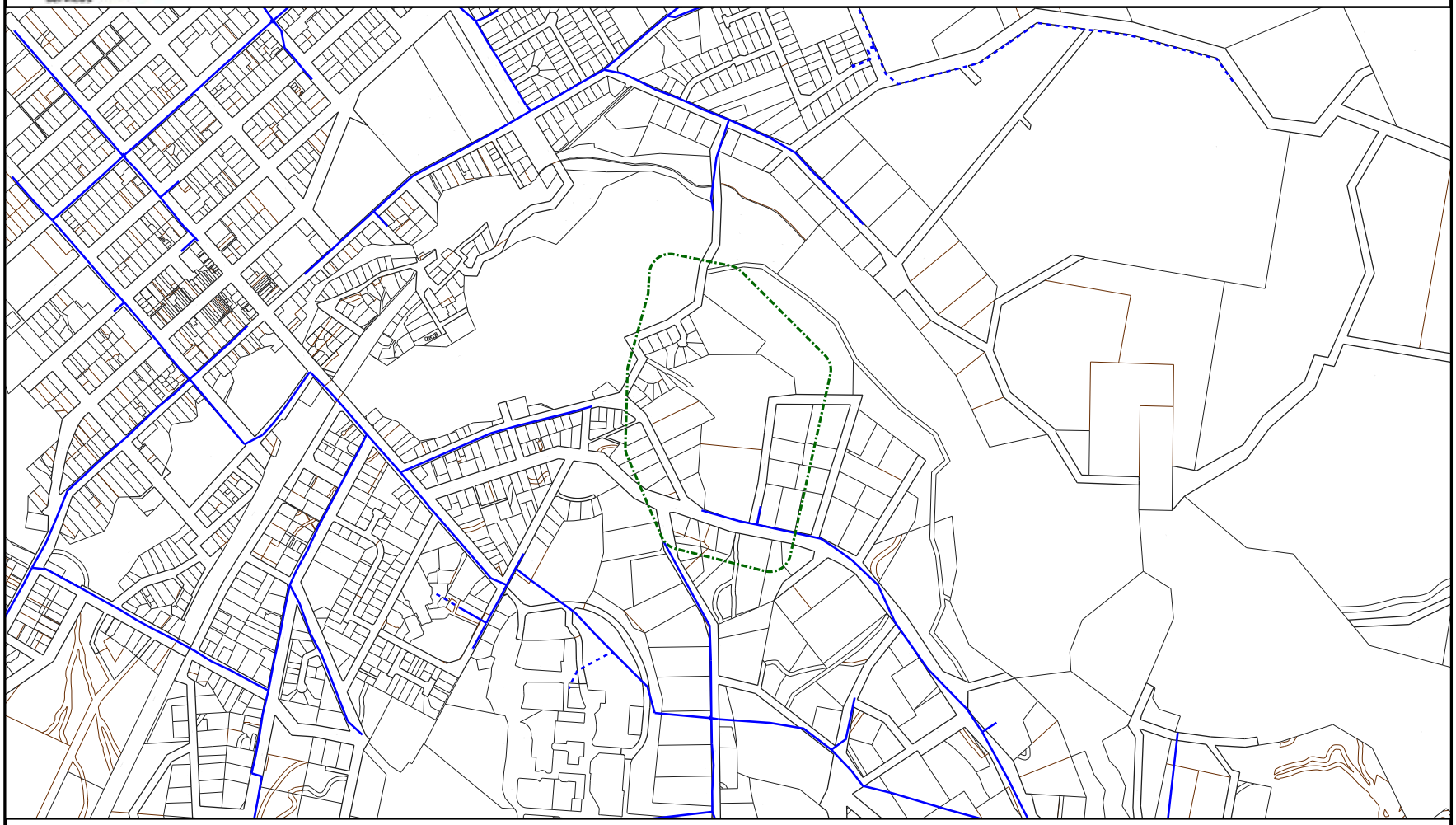
Scale: 1:500
Expires: 04 Dec 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

BEFORE YOU DIG www.byda.com.au

AusNet

OVERVIEW ONLY - NOT FOR EXCAVATION PURPOSES



0m 200m 400m 600m 800m

Plot Date: 06/11/2024

Warning!

Please be advised this is a high level representation only and may not indicate all AusNet Services assets in the area or the exact location of identified assets.
This plan must not be used for the purpose of ascertaining asset locations for excavation. Please read all conditions and information on the attached information sheets.

Note: The information contained on this plan is only valid for 28 days from the date of issue.

Directory Reference

Melway No Map Ref

Vic Roads 325 Q 9

ESMAP No Map Ref

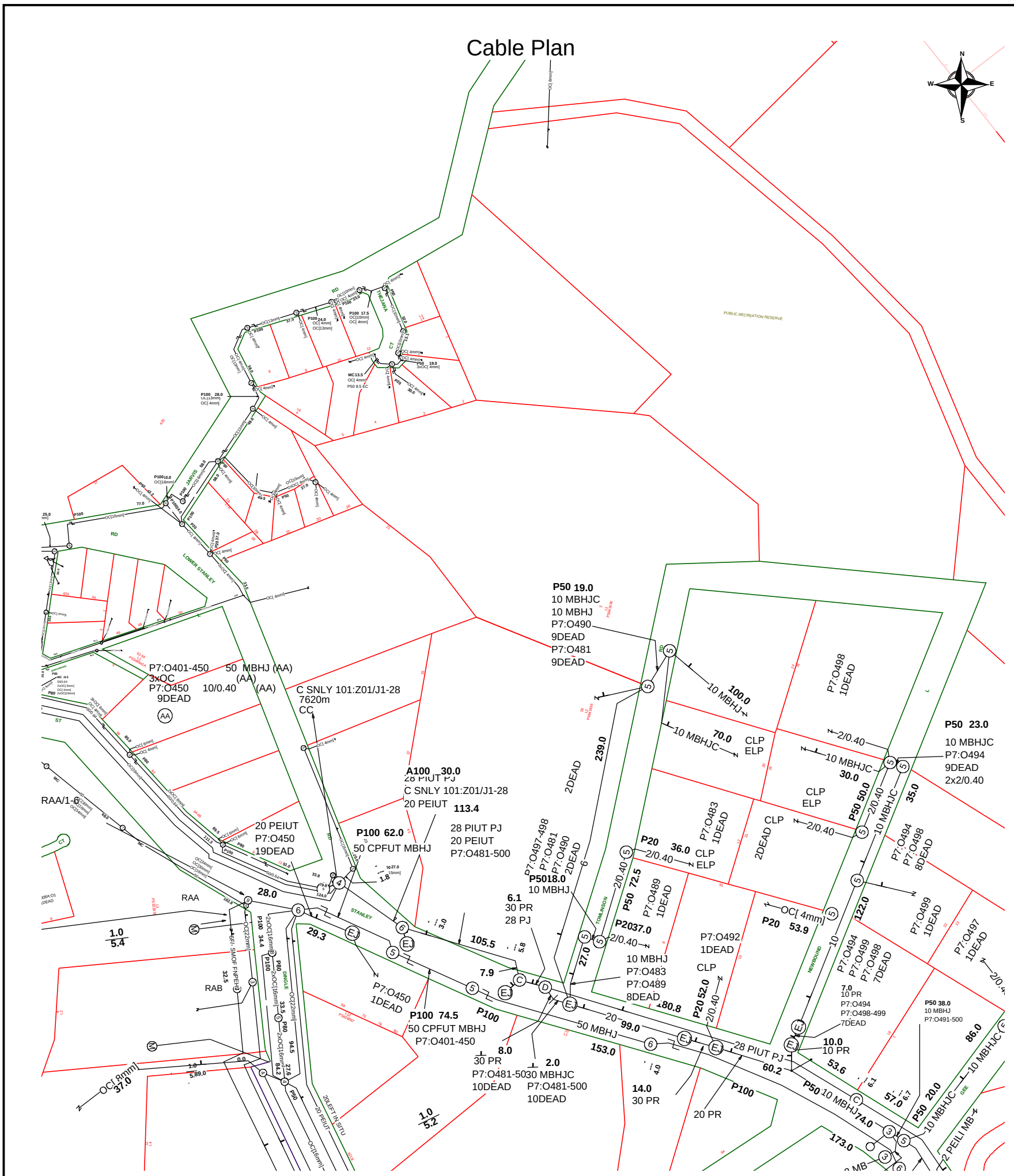
Pilot 2,500/19.13

AMG Extents

SW 471247 E 5974627 N

NE 474766 E 5976651 N

Cable Plan



Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 247073275
TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.
Generated On 06/11/2024 16:44:29	

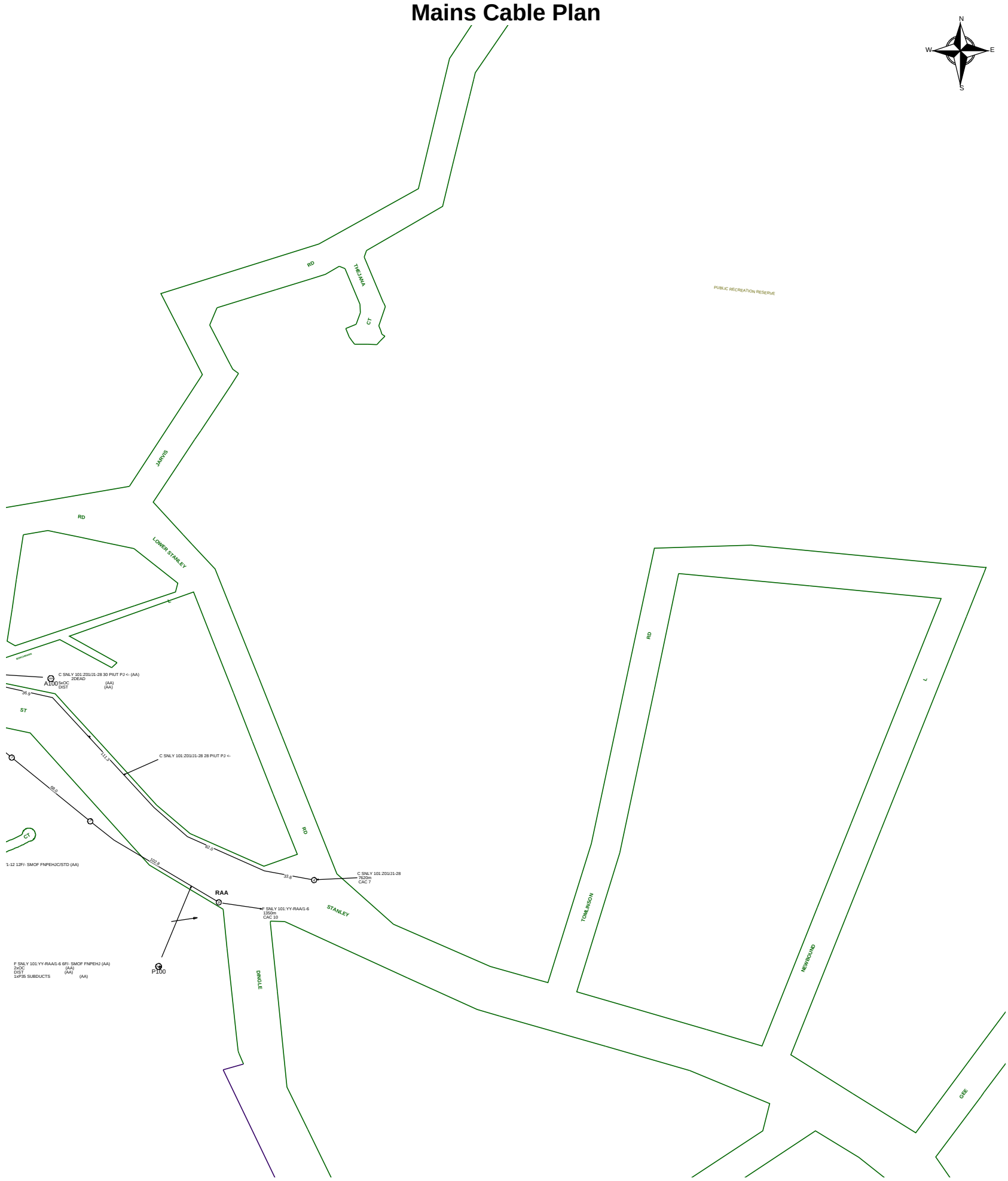
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Page 1 of 2

Mains Cable Plan



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 247073275
	TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.
	Generated On 06/11/2024 16:44:30	

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

LAND CAPABILITY ASSESSMENT FOR ON-SITE DOMESTIC WASTEWATER MANAGEMENT AT 29 TOMLINSON ROAD, BEECHWORTH

for

Human Habitats on behalf of their client

by

K.E Loveday, *B Ag*
&
G.D Marriott, *B Ag Sc*

A division of Ag-Challenge Consulting Pty Ltd
PO Box 571
Warragul, Vic. 3820

(September 2025)

Table of Contents

Executive Summary of Land Capability Assessment 3

1. Introduction 4

2. Description of the Property 6

3. Site and Soil Assessment 10

3.1 Site Key Features 10

3.2 Groundwater 10

3.3 Geology of the Property 10

3.4 Soil Key Features 11

3.4.1 Soil Chemical and Physical Analysis 11

3.4.2 Soil Permeability 13

3.4.3 Environmental Constraints 14

4. Wastewater Management System 15

4.1 Required Area for Subsoil Absorption Trenches 15

4.2 Required Area for Subsurface Irrigation 16

4.3 Recommended Land Management for Irrigation 17

5. Discussion & Conclusion 18

Appendix 1 Soil Profile Descriptions 19

Appendix 1 Estimating Coefficient of Run-off 30

Appendix 2 MAV Water balance – Irrigation 31

Appendix 3 Nutrient balance – Irrigation 32

Appendix 5 MAV Water balance – Absorption Trenches 33

Appendix 6 EPA Setback distances 34

Appendix 7 EPA Design Flow Rates 37

Appendix 8 Details of Secondary Treatment Systems 38

Appendix 9 Soil Chemical Analysis 39

Appendix 10 Soil Hydraulic Conductivity Method 40

Executive Summary of Land Capability Assessment

Feature	Description
Property	29 Tomlinson Road, Beechworth (Lot 1 & 2 PS641636)
Allotment Size	Total Property = 4.2 ha. Propose to create 12 lots in 4 stages. In Stage 1 Allotments 1-3, 5 & 12 proposed to be sewered, 4, 6, 8 & 10 are proposed for temporary onsite wastewater land application. Allotments 4, 6, 8 & 10 range in size from ~4,000 – 8,000 m^2. The final stage of development, Stage 4, results in all Allotments being decommissioned and connected to sewer as the result of further development.
Present Land Use	Currently used for grazing with goats. There is a single dwelling and orchard.
Anticipated Wastewater Load	Maximum based on standard fixtures: (4 bedrooms + 1) = 5 x 150 L = 750 L/day per Lot
Surface Water	Madman gully flows along the western boundary of the property, and fills two dams, located at the north western and south western end of the property (Figure 1). A setback of 30 m from these surface waters are required with secondary treated wastewater, and 60 m with primary treated wastewater.
Groundwater	No groundwater was encountered on this property to a depth of 1.1 m. Depth to permanent groundwater is expected to be between 5 and 20 m from the surface. A groundwater bore is located in the neighbouring, 64 m away to the south west and is not of concern.
Stormwater run-on & upslope seepage	Stormwater run-on into LAAs presents a potential constraint to sustainable wastewater management within the proposed subdivision. There is the potential for stormwater run-on from impervious surfaces created within each allotment from roofs and driveways, but also from Tomlinson Road and existing upslope residential properties. This is particularly relevant to properties along the eastern boundary. All stormwater must either be captured or else diverted away from any wastewater irrigation areas. Diversion drains should be installed where upslope seepage presents a risk.
Soil Permeability (K_{sat})	Soil permeability (K_{sat}) was measured during the site visit at 0.03 m/day within the orchard on a plateau and is considered indicative of the silty clay subsoils across the vast majority of the property.
Design Loading Rate (DLR) for absorption trenches & required LAA	28 mm/week or 4 mm/day. 4 bedrooms (750 L/day) = LAA of 627 m^2. A reserve area of equal size is recommended with this land application method.
Design Irrigation Rate (DIR) for subsurface irrigation & required LAA	The DIR for a category 5c soil is 21 mm/week or 3 mm/day. 4 bedrooms (750 L/day) = LAA of 904 m^2 No reserve area is required with this land application method.
Most significant factors for onsite wastewater management	It is recommended that the wastewater irrigation areas not be located in the purple shaded area in Figure 1, due to a lack of topsoil, without rectification, or in the large gully in the north eastern corner of the property. Diversion drains should also be installed around LAA where upslope seepage presents a risk. All other areas of the property are considered suitable for recycled water irrigation.

1. Introduction

Land Safe[1] has been engaged by Human Habitats on behalf of Nicholas Lane to complete a Land Capability Assessment (LCA) for onsite wastewater management for the proposed 12 lot subdivision at Parcel 1\PS641636 Tomlinson Road, Beechworth. The field investigation for this LCA was conducted by Kirralee Loveday on 16 October 2024.

This LCA is an updated report from the previously completed LCA in November 2024, to assess the suitability of the 4.2 ha property for onsite wastewater management after 4 stages of development. In Stage 1, 9 lots are proposed for subdivision, with 4 of these lots proposed for onsite wastewater management, and the remaining lots proposed for sewer connection. The 4 Lots proposed for onsite wastewater management range from ~4,000 m^2 – 8,000 m^2 in size. The subsequent stages 2 – 4 result in further subdivision of these Lots, for a total amount of 12 Lots proposed. Each subdivision stage results in the decommission of the onsite wastewater management system, and the connection to sewer. A summary of the changes between the proposed Lots and proposed wastewater management system have been included in Table 1 and Table 2 below.

Table 1. Proposed Lots at Stage 1

Lot Number	Lot Area (m^2)	Wastewater Connection/System
1	2,002	Sewer
2	2,009	Sewer
3	2,017	Sewer
4	7,521	Septic
5	4,380	Sewer
6	4,523	Septic
7	N/A (forms part of Lot 6)	-
8	4,061	Septic
9	N/A (forms part of Lot 8)	-
10	4,715	Septic
11	N/A (forms part of Lot 10)	-
12	3,735	Sewer

Table 2. Proposed Lots at the completion of Stage 4

Lot Number	Lot Area (m^2)	Wastewater Connection/System
1	2,002	Sewer
2	2,009	Sewer
3	2,017	Sewer
4	7,521	Sewer
5	4,380	Sewer
6	2,523	Sewer
7	2,000	Sewer
8	2,013	Sewer
9	2,048	Sewer

[1] Land Safe is a division of Ag- Challenge Consulting Pty Ltd.

10	2,071	Sewer
11	2,644	Sewer
12	3,735	Sewer

The property currently has an existing dwelling, with the remainder of the property in pasture with a large central orchard and smaller orchard north of the existing dwelling.

This LCA aims to determine whether the land is capable of treating and applying domestic wastewater to land from a four bedroom residence on each proposed unsewered allotment in an environmentally sustainable manner in accordance with both EPA Victoria and Council requirements. If the land is deemed suitable, the size of the designated wastewater Land Application Area (LAA) on each allotment will be calculated for the sustainable application to land of domestic wastewater produced from a four bedroom home.

The size of the LAAs will be determined on the basis of the wastewater being treated to a primary standard with absorption trenches or else wastewater treated to secondary standard (20/30) and subsurface irrigation used as the land application method. The options of a Sand filter or Reed bed have been included as low maintenance alternatives to Aerated Wastewater Treatment Systems (AWTS) for treatment of domestic wastewater up to a secondary standard for use in subsurface irrigation systems.

The methods used to complete this LCA are in accordance with Australian Standard (1547:2012) MAV and EPA Victoria guidelines[2,3].

[2] Guidelines for onsite wastewater management – May 2024

[3] Guidelines for onsite wastewater effluent dispersal and recycling systems – May 2024

2. Description of the Property

Table 3 includes a summary of the key features of the property (29 Tomlinson Road, Beechworth) relevant to the wastewater Land Application Area (LAA). A contour map along with property boundaries and setbacks to waterways is included in Figure 1. The development plan has been overlaid upon an aerial photo in Figure 2.

Table 3: Property Assessment.

Feature	Description
Rainfall	Silo Long Paddock[4] (Latitude: 36.35, Longitude: 146.70) Mean = 968 mm
Evaporation	Mean = 1175 mm based on SILO Long Paddock
Vegetation	Large walnut and chestnut orchard central to property, and pasture dominated by Yorkshire Fog Grass, White clover and volunteer weeds. Stands of eucalypts within the north eastern gully.
Landform & Slope	Undulating rises, slopes range from ~2 – 5 %, with convex slopes near the northern property boundary, draining east and west into a swale, which drains towards the north. Relatively flat plateau dominates the site with slight linear gradients of ~2% towards the south and south west. A steep gully in northeastern corner of property drops down to a vegetated plain.
Surface Water	Madman gully flows along the western boundary of the property, and fills two dams, located at the north western and south western end of the property (Figure 1). A setback of 30 m from surface waters are required with secondary treated wastewater, and 60 m with primary treated wastewater.
Groundwater	Depth to permanent groundwater is expected to be between 5 and 20 m from the surface[5] in the property. A groundwater bore in the neighbouring property to the south west is 64 m away and not of concern. The risk of recycled water irrigation impacting the groundwater is considered low.
Stormwater run-on & upslope seepage	Stormwater from impervious surfaces (roads and roofs) created as part of the proposed developments must either be captured and stored or else diverted away from any wastewater irrigation area.
Site Drainage & Subsurface Drainage	By excluding the large gully in the north eastern corner of the property from irrigation with wastewater (Figure 1), site drainage is not considered an issue as the remaining areas are suitably elevated in the landscape and have adequate slope (~2-5%[6]).
Recommended Buffer Distances	Recommended EPA[7] buffer distances have been taken into account.

[4] SILO - https://www.longpaddock.qld.gov.au/silo/point-data/
[5] Visualising Victoria's Groundwater: https://www.vvg.org.au/vvg_map.php?agreement=Agree+and+Continue# Accessed 1 Nov 2022
[6] Calculated from Figure 1.
[7] EPA – Guidelines for onsite wastewater management, May 2024

Figure 1. Aerial photo of property showing property boundaries, setbacks (30 m red, 60 m yellow) to gullies and dams downslope. Blue stars denote soil inspections. Shaded purple area, indicates area with minimal topsoil, green shaded area denotes gully. Black arrows indicate direction of slope.



Figure 2. Site Plan of property with Lot development plan (Stage 1) – shaded purple area lacks topsoil, and shaded orange area denotes the gully which should be avoided for LAA's. Note: only Lot's 4, 6, 8 and 10 proposed to be temporarily unsewered. Not: setbacks from waterways shown as yellow dashed line.



Figure 3. Site Plan of property with Lot development plan (Stage 4) – Note: All Lots now sewered with decommissioned effluent fields.



3. Site and Soil Assessment

3.1 Site Key Features

NOTE:

- There are two areas where wastewater irrigation should be avoided on this property, a small zone in the centre of the eastern side (see purple shaded area in Figure 1) and the gully in the north eastern corner (see green shaded area in Figure 2).

3.2 Groundwater

The depth to groundwater on the property is shown as varying from 5 to 20 m below the surface in Figure 4.

Figure 4. Depth of Groundwater overlaid on aerial photography and property boundary[8].



Legend - Colours indicate depth to groundwater table:
Yellow = 20 m, Orange = 10 m, Red = 5 m

The depth to groundwater is shallowest in the south west and north east corners of the property.

There are no groundwater bores on the property. The closest bore is 64 m away to the south west of the property. Setback distances of 20 m in a category 5c soil are therefore met.

3.3 Geology of the Property

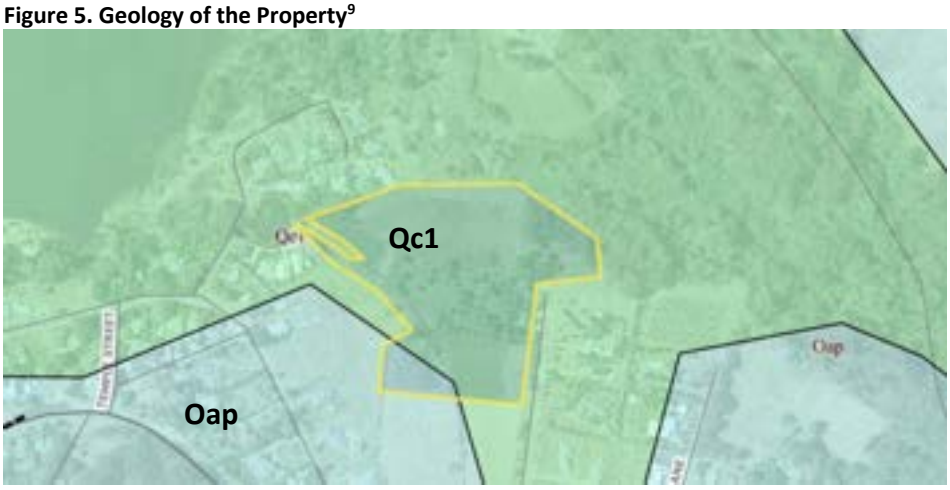
According to the geological map in Figure 5, the south western third of the property is in mapping unit "Oap". The "Oap" unit represents Pinnak Sandstone which is

[8] Visualising Victoria's Groundwater: https://www.vvg.org.au/vvg_map.php?agreement=Agree+and+Continue# - Accessed 25 May 2022

sedimentary marine sandstone, mudstone, siltstone and minor chert. These were deposited during the early Ordovician period.

The northern two-thirds of the property is in mapping unit "Qc1". The "Qc1" unit represents the Unnamed colluvium, consisting of Fluvial gravel, silt and sand formed from sedimentary non-marine deposits during the Quaternary (Holocene) period.

Figure 5. Geology of the Property[9]



3.4 Soil Key Features

The soils have been assessed for their suitability to the application of domestic wastewater for Stage 1 from 4 of the proposed 9-lot subdivision, and Stage 4 for the proposed 12-lot subdivision[10]. A full soil profile description has been included in Appendix 1. The soils were classified according to Australian/New Zealand Standard (AS/NZS 1547:2012) as Class 5c.

The soils across the site have been disturbed and modified, with effectively all the topsoil stripped from the top of the western facing slopes, in the northern side of the property (Figure 1 & Site 2 – Appendix 1), and imported fill around the existing house site. The soil profiles were relatively similar across the site varying from a light clay to silty loam surface soil, overlying a silty clay subsoil, with highly weathered parent material included throughout the profiles, and bedrock at 65 – 110+ cm. The high silt content in the subsoils generally reflects poor permeability.

3.4.1 Soil Chemical and Physical Analysis

Soil samples were collected from a depth of 0 – 10 and 30 – 40 cm (surface soil A1 horizon and subsoil B1 horizon) at site 4 and site 6 (Appendix 1).

The soil samples were sent to a laboratory for chemical and physical analysis of parameters considered significant for wastewater management. The complete set of

[9] Geovic, https://gsv.vic.gov.au/sd_weave/registered.htm, accessed 14 October 2024

[10] Note: All Lots to be sewered at the completion of Stage 4.

lab results are in Appendix 9 and discussed below. An assessment of the soil profile was undertaken with a hand auger, to describe soil colour, texture, structure and depths. A summary of the soil features is included in Table 4.

Table 4. Soil Assessment.

Soil Feature	**Description**			
Soil Depth	Natural soil depth across the majority of the property is 0.65-1.0 m over the underlying rock parent material[11]. Exceptions to this are the western facing slopes in the northern area of the property (Figure 2).			
Surface soil Infiltration	Estimated at 0.3 – 5 mm/hr[12].			
Subsoil Permeability	Soil permeability (K_{sat}) measured at 0.03 m/day.			
Soil Category	Class 5c (AS/NZ1547:2012)			
Design Loading Rate (DLR) for absorption trenches & required Land Application Area (LAA)	The DLR for a category 5c soil is 28 mm/week or 4 mm/day. 4 bedrooms (750 L/day) = LAA of 627 m^2 A reserve area of equal size is recommended with this land application method.			
Design Irrigation Rate (DIR) for subsurface irrigation & required Land Application Area (LAA)	The DIR for a category 5c soil is 21 mm/week or 3.0 mm/day. 4 bedrooms (750 L/day) = LAA of 904 m^2 No reserve area is required with this land application method.			
Landform	Plateau – Orchard (Site 6)		Mid-Slope (Site 4)	
Soil horizon	A1 surface soil	B1 subsoil	A1 surface soil	B1 subsoil
Depth	0 – 10 cm	30 – 40 cm	0 – 10 cm	30 – 40 cm
Soil pH (1:5 water)	6.3	6.1	5.4	5.1
Exchangeable Sodium Percentage (ESP)	0.4	1	1	1
Dispersion Index (Loveday Pyle)	1	6	0	0
Electrical Conductivity (EC)	0.05	0.02	0.02	0.05
Phosphorus Binding Index (PBI)	96	170	390	190

The soil pH varies from strongly acid (pH 5.4) to slightly acid (pH 6.3) in the surface soils, decreasing in the B1 subsoil horizon to strongly acid (pH 5.1) and slightly acid (pH 6.1). These pH values are within the range considered suitable for the growth of most

[11] According to AS/NZS 1547:2012 a minimum soil depth of 0.6 m below the point of application is required.

[12] EPA doc 168 – Guidelines for Wastewater irrigation - Page 91

plants. No action is required to improve the soil pH levels and no lime ($CaCO_3$) need be applied.

The Exchangeable Sodium Percentage (ESP) ranges from 0.4 to 1% in the surface and subsoil. These soils are therefore non-sodic throughout, and there is a relatively low risk of these soils dispersing and losing structure once wastewater is applied, given the dispersion index values of one and zero in the surface and 6 and zero in the subsoil (scale of zero to 16). As a precautionary measure the application of gypsum at rate of 0.4 kg/m^2 to the new wastewater LAA is recommended at the time of installation.

Soil salinity is measured by the electrical conductivity ($EC_{1:5}$). The surface soils and subsoils have a very low level of salinity with an EC varying from 0.02 to 0.05 dS/m. Surface soils are considered saline when the EC is greater than 0.6 dS/m and subsoils when the EC is greater than 1.0 dS/m. These soils are not saline, and the very low value throughout the soil profile suggests that salts have been leached from the soil profile, which is a positive.

The phosphorus binding capacity ranges from low to high within the surface soils, based upon the Phosphorus Binding Index (PBI) values of 96 and 390 respectively, and moderate within the subsoils at 170 and 190. This indicates that the soil has a reasonable ability to bind and lock up phosphorus applied in the wastewater and prevent it from being mobilised through the soil profile. The soils PBI has been taken into account in the nutrient balance in Appendix 4.

Based upon the parameters measured in the laboratory, these soils are suitable for the application of wastewater, provided the recommended remedial measures are implemented. The soils have suitable pH and very low salinity, with a relatively low risk of soil dispersion once irrigated with wastewater and this can be further reduced with the application of gypsum at 0.4 kg/m^2. The PBI has been accounted for in the nutrient balance.

3.4.2 Soil Permeability

The most fundamental requirement of any recycled water irrigation scheme is that of drainage. As such it is necessary to establish that the most limiting soil horizon (in this instance the silty clay B1 soil horizon) has adequate permeability.

Subsoil permeability (K_{sat}) of the B1 silty clay soil horizon was measured using the constant head Talsma-Hallam method. This is the only method described in the AS/NZS 1547:2012 for on-site domestic wastewater management and is the recommended best practice method for soil permeability measurement by EPA Victoria. The method for conducting this test is provided in Appendix 10.

Subsoil permeability at a depth of 30-40 cm below the surface was measured at 0.03 m/day. According to AS/NZS 1547:2012 standard soil categories, the soil belongs in category 5C. For irrigation with primary treated wastewater a Design Loading Rate (DLR) of 28 mm/wk or 4 mm/day is recommended. For irrigation with secondary treated wastewater a Design Irrigation Rate (DIR) of 21 mm/wk or 3 mm/day is recommended.

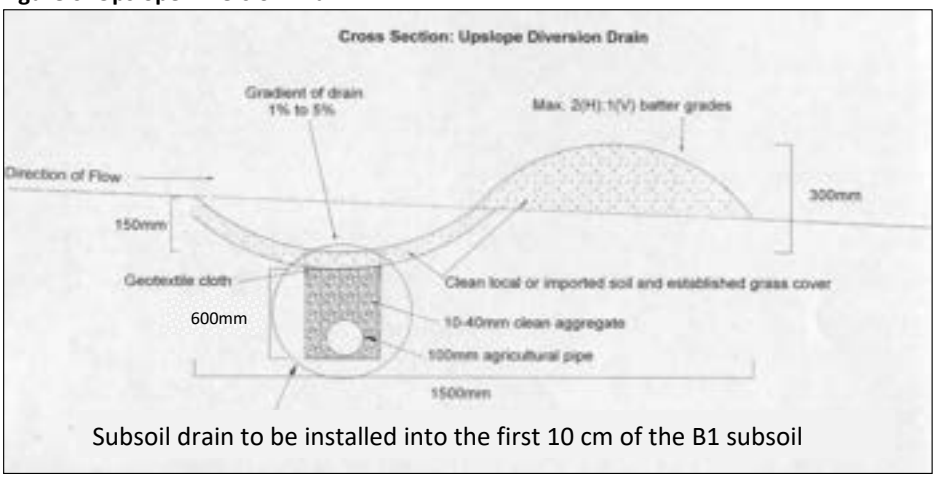
3.4.3 Environmental Constraints

The property's environmental features have been assessed to determine the suitability for on-site wastewater management.

The property is not located within a Declared Potable Water Supply Catchment. As such the required setback to the wastewater LAA's from surface waters is 60 m if wastewater is treated to primary standard and 30 m if treated to a secondary standard as per the EPA guidelines. These setbacks impact proposed Lots 4, 6 and 10 (Figure 1). As a result of the setbacks, available land for the LAA's is restricted in Lot 4, and wastewater will need to be treated to a secondary standard and applied to land with the use of subsurface drip irrigation.

To prevent surface water run-on and any potential upslope seepage from entering each wastewater, upslope diversion drains (Figure 6) will need to be installed upslope of the proposed LAA's.

Figure 6. Upslope Diversion Drain[13].



The soil depth over highly weathered parent material varied across the site due to historical soil site disturbance, ranging from 0.1 - 1.1+ m. The lack of soil depth denoted in Figure 1 and Figure 2, as the shaded purple area, is a constraint as according to Australian Standards, there should be a m minimum of 0.6 m of soil below the point of wastewater application. This area should either be avoided for LAA's, or else quality soil will need to be imported to a minimum depth of 0.6 m above the highly weathered parent material. Lack of soil depth was not assessed as an issue in any other areas.

[13] Domestic Wastewater Management Technical Workshop – Centre for Environmental Training – Baw Baw Shire Council 4 December 2006

Figure 7. Area stripped of topsoil



The gully in the north eastern corner of the property should be avoided for LAA's, with a 15 m setback required from this area given water may emanate from the escarpment.

Figure 8. Image of gully escarpment



4. Wastewater Management System

4.1 Required Area for Subsoil Absorption Trenches

The appropriate absorption trench length for a subsoil absorption system has been determined with a water balance constructed by Dr Robert Patterson[14] with a DLR of

[14] R.A. Patterson (2006) Water balance spreadsheet derived from water balance included in Table G1, AS 1547:1994. Lanfax Labs Armidale, NSW.

and 4 L/m^2/day. The length of absorption trench required has been determined for a four-bedroom home using 750 L/day.
The water balances in Appendix 4 have been constructed using a trench depth and width of 400 mm and 700 mm respectively. These water balances take into account soil absorption from the trench base and also 250 mm up the sides of each wall. This means that these water balances allow for storage of effluent in the trench of up to 250 mm in depth, which still allows 150 mm between the highest water mark and the surface with 400 mm deep trenches. This aspect has been factored in to allow for the varying water level in the trench and the absorption potential of the trench side walls.

To ensure an even application of wastewater to the area it is beneficial to apply the effluent via multiple lengths of trench, no greater than 30 m each in length with gaps of 2 m between each trench. Table 5 has been included to demonstrate the absorption trench configurations required for a four-bedroom home.

From Table 5 the land application area (LAA) for trenches for a four-bedroom home is 627 m$^{2.}$ According to EPA guidelines[15] a reserve area of equal size is recommended to be set aside with this option. **This means that a wastewater envelope of 1,254 m^2 is required.** Given a 60 m setback from surface waters downslope of the LAA is required, there is inadequate room for primary treated absorption trenches in each allotment.

Table 5. Absorption trench configurations for each soil type with a four-bedroom home using 750 L/day with trench widths of 0.7 m and 2 m of undisturbed soil between each trench.

Trench width (m)	No. Trenches	Length of each trench (m)	Total length required (m)	LAA Width (m)	Total LAA required (m^2)
0.7	9	22.1	199	22.3	627

4.2 Required Area for Subsurface Irrigation

Wastewater applied to land via subsurface irrigation must be treated up to a secondary (20/30) standard[16]. Methods of treating wastewater up to a 20/30 standard are discussed in Appendix 8 of this report.

There are a number of benefits from using pressure compensated subsurface irrigation an example of which is seen in Figure 9, with secondary treated wastewater including:

- The application of wastewater occurs under pressure, so wastewater is applied evenly across the entire land application area (LAA), maximising the uptake of nutrients
- The wastewater can more easily be pumped to higher parts of the property

[15] EPA Victoria (May 2024) Guidelines for Environmental Management – Onsite Wastewater Management Code of Practice. Page 46.
[16] Secondary standard wastewater (20/30) requires treatment to 20 mg/L of Biological Oxygen Demand (BOD) and 30 mg/L of Suspended Solids (SS).

- Wastewater can be used beneficially to irrigate either garden or lawn
- The LAA can be comprised of multiple areas of irregular shapes – including around trees, driveways and pools
- Reduced EPA setback distances of up to 50%
- Typically avoids the need for a reserve area.

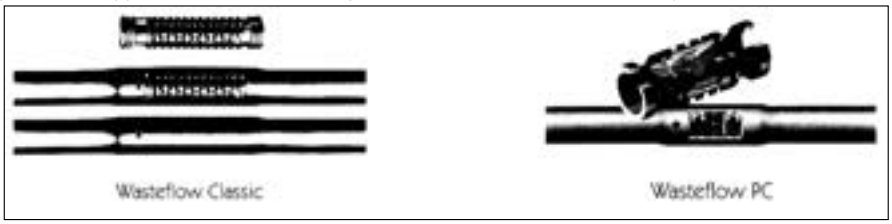
The MAV water and nutrient balances in Appendix 3 – 4 calculate the size of the LAA on the most limiting factor without the need for winter storage. The size can be limited by (a) the sustainable dispersal of the water in the effluent or (b) the sustainable dispersal of the nutrients in the effluent. The largest area predicted by either of the two MAV balances should be implemented as the LAA. These water balances assume zero storage and are based upon peak EPA Wastewater Design Flow Rates of 750 L/day.

For subsurface irrigation with secondary treated wastewater, the MAV method predicts that a LAA of 904 m^2 is required for a four-bedroom home using 750 L/day.

The LAA would become a designated area and must not have vehicular access.

A 1.5 m setback is required from buildings and property boundaries located upslope of the LAA and a 3 m setback for buildings and property boundaries located downslope of the LAA. A 30 m setback is required from surface waters downslope from the LAA.

Figure 9. A typical subsurface irrigation line taken from *Wasteflow* brochure.



4.3 Recommended Land Management for Irrigation

The wastewater generated on this property should be viewed as an asset and not a liability. The wastewater generated on this property is a valuable resource and should be used as effectively as possible. The wastewater contains not only water, but also essential nutrients such as nitrogen, phosphorus and potassium that could be used to significantly improve the health and growth of grasses or trees. The natural soils on this site are moderately well structured, with some nutrient deficiencies. The use of subsurface drip irrigation means the LAA's can be laid flexibly around the existing orchard trees and pastures, and the wastewater containing nutrients will be expected to increase plant growth rates.

5. Discussion & Conclusion

The property at 29 Tomlinson Road, Beechworth has been assessed by Land Safe as being capable of sustainably managing onsite wastewater land application within the 4 proposed unsewered lots in Stage 1 of the proposed property development. At the completion of further development (Stage 4) all Lots will have their onsite wastewater management systems decommissioned prior to their further subdivisions. This results in 12 of the 12 proposed Lots being connected to sewer.
Land Safe have completed a Land Capability Assessment for domestic wastewater management for the proposed subdivision.

Subsoil permeability was measured at 0.03 m/day and is considered suitable for wastewater application. Due to setback requirements from surface waters, it is recommended that wastewater be treated to secondary standard and applied to land on this property with a subsurface drip irrigation system.

The size of the wastewater LAAs required for the sustainable application to land of domestic wastewater have been determined on the basis of both the water and nutrient loading capacity of the soil. Applying secondary treated wastewater to land with sub-surface irrigation for a four-bedroom home (750 L/day) requires a LAA of the 904 m^2. No reserve area is required for subsurface irrigation with secondary treated wastewater.

Setback distances from the LAA's of 30 m are required from surface waters, and setbacks of 3 m upslope and 1.5 m downslope of the adjacent lots is required. These setback distances can be met in the proposed lots 4, 6, 8 and 10, with adequate land available for the 904 m^2 LAA.

Most of the property is considered suitable for wastewater irrigation, except for the gully in the north eastern corner and a small zone in the central north, which has been effectively stripped of topsoil (see Figure 2). This small zone could be considered suitable if quality soil was imported to provide a depth of 60 cm above the parent material. The soils on the remainder of the property have suitable chemical composition and physical structure.

The soils are considered chemically and structurally well suited to the application of domestic wastewater to land, with a moderate ability to hold and retain phosphorus applied in the subsoils, suitable pH and very low salinity, with a relatively low risk of soil dispersion once irrigated with wastewater and this can be further reduced with the application of gypsum at 0.4 kg/m^2.

Appendix 1 Soil Profile Descriptions

Site 1.

North Eastern side of the property, near eastern boundary, ~10 m S of gully.

- In pasture of Yorkshire Fog Grass, Plantain
- Ridge, with slight convex slopes of ~2% to the W and steep drop off into gully to the N.

Depth (cm)	Horizon	Description
0 – 10	A1	Strong Brown (7.5 YR 5/6) Strong mottles of reddish-brown and reddish-yellow. **Silty Clay Loam** Moderate structure, Gravel (> 10 mm) Diffuse *transition to:*
10 – 50	A2	Strong Brown (7.5 YR 5/6) Strong yellow-brown mottles. **Light Clay** Moderate structure *Clear transition to:*
50 – 70	B1	Brown (7.5 YR 4/3) **Silty Loam** Moderately structured *Gradual transition to:*
70 – 100	B2	Red (2.5 YR 4/6) Strong reddish-brown mottles. **Silty Clay** Moderate structure *Clear transition to:*
100 – 110	BC	Highly weathered parent material Reddish-brown, red *Hole terminated at 110 cm*



Site 2. Midslope of convex towards the west with a gradient of ~3%.

- In pasture of Yorkshire Fog grass, chickweed, flatweed and various volunteer weeds.
- Soil similar to site 1, with topsoil, A2 and B1 horizon removed.

Depth (cm)	Horizon	Description
0 – 10	B1	Red (2.5 YR 4/8) Strong mottles of reddish-brown and reddish-yellow. **Silty Clay** Diffuse *transition to:*
10 – 20	BC	Highly weathered parent material Reddish-brown, red Coarse Gravel (20 – 60 mm) *Hole terminated due to auger refusal:*





Site 3. Swale, with ~1% slope to the North. Central point, near northern property boundary.

Depth (cm)	Horizon	Description
0 – 10	A1	Strong Brown (7.5 YR 4/6) **Light Clay** Moderate structure *Clear transition to:*
10 – 30	B1	Strong Brown (7.5 YR 4/6) Mottles of reddish-yellow and yellow-brown. **Light Clay** Moderate structure *Abrupt transition to:*
30 – 40	B2	Strong Brown (7.5 YR 4/6) Mottles of reddish-yellow and yellow-brown. **Silty Clay Loam** Moderate structure Coarse fragments *Abrupt transition to:*
40 – 55	BC	Reddish Yellow (7.5 YR 6/6) Strong mottles of white, yellow-brown and reddish-yellow. **Silty Clay** Increasing percentage of partially weather parent material.

55 – 65	BC	Earthy fabric and becoming lighter in texture with depth, with increasingly coarse gravel (25 mm). *Hole terminated at 65 cm*







Site 4. Mid-slope convex slope towards the East. Disturbed soil, with fragments of coarse material throughout profile.

Depth (cm)	Horizon	Description
0 – 10	A1	Strong Brown (7.5 YR 4/6) **Light Clay** Moderate structure Coarse fragments Diffuse *transition to:*
10 – 50	A2	Strong Brown (7.5 YR 4/6) Mottles of reddish-yellow, white and yellow-brown. Coarse fragments **Light Clay** *Clear transition to:*
50 – 80	B1	Strong Brown (7.5 YR 4/6) Mottles of reddish-yellow and yellow-brown.

		Silty Clay Loam Moderate structure *Clear transition to:*
80 – 90	BC	7.5 YR (7/8) Reddish Yellow Mottles of reddish-yellow, yellow-brown, and minor grey. Increasingly weathered unconsolidated parent material *Diffuse transition:*
90 – 100	BC	Earthy fabric and becoming lighter in texture and increasingly grey mottles with depth. *Hole terminated at 100 cm.*







Site 5. Crest of slope near north western property boundary. ~10 m east of dam.

Depth (cm)	Horizon	Description
0 – 10	A1	Strong Brown (7.5 YR 4/6) **Silty Loam** Moderate structure *Clear transition to:*
10 – 20	A2	Strong Brown (7.5 YR 4/6) Mottles of reddish-yellow and yellow-brown. **Silty Clay Loam** Relatively Poor structure *Clear transition to:*
20 – 55	B1	Yellowish Red (7.5 YR 6/8) Mottles of reddish-yellow, yellow-brown and white. **Silty Clay Loam** Relatively poor structure *Clear transition to:*
90 – 100	B2	Yellowish Red 7.5 YR (7/8) Mottles of reddish-yellow, yellow-brown, grey and white. **Silty Clay** Coarse fragments of partially weathered parent material. *Hole terminated at 90 cm.*







Site 6. Plateau – NW side of orchard

Depth (cm)	Horizon	Description
0 – 10	A1	Brown (7.5 YR 5/4) **Clay Loam** Moderate structure *Diffuse transition to:*
10 – 35	A2	Strong Brown (7.5 YR 5/6) Minor reddish-brown mottles. **Light clay** Relatively Poor structure *Gradual transition to:*
35 – 75	B1	Yellowish Red (YR 5/6) Minor reddish-brown, reddish-yellow and grey mottles **Silty Clay Loam** Moderate structure *Diffuse transition to:*
75 – 110	B2	Strong Brown 7.5 YR (5/6) Major reddish-brown and mottles **Silty Clay** *Hole terminated at 110 cm.*





Site 7. Plateau – near southern boundary and ~10 m east of Madman Gully.

- Soil similar to site 6, with B1 horizon beginning at 30 cm and extending to cm of depth.
- No auger refusal to 100 cm of depth.
- Higher moisture content in B1 horizon then site 6 due to lower lying position in landscape.







Site 8. Plateau – E side of orchard in pasture of Fog grass, plantain, and white clover.

- Site of Talsma-Hallam site permeability measurement
- Soil similar to site 6, but with the B1 horizon beginning at 25 cm continuing until 80 cm of depth.









Site 9.

– Slight convex slopes of ~2% to most southern dam on property. SW corner of property near southern and western property boundary.

Depth (cm)	Horizon	Description
0 – 10	A1	Brown (7.5 YR 5/4) **Clay Loam** Relatively poor structure *Diffuse transition to:*
10 – 35	A2	Strong Brown (7.5 YR 5/8) Strong yellow-brown and reddish-brown mottles. **Light clay** *Clear transition to:*
35 – 75	B1	Yellowish Red (YR 5/6) Strong mottles reddish-brown and reddish-yellow **Light Clay** Moderate structure Increasing amounts of partially weathered parent material *Abrupt transition to:*
80 – 90	BC	Major reddish-brown and reddish-yellow mottles **Unconsolidated partially weathered parent material** *Hole terminated at 90 cm.*







Slightly different soil to the rest of the property, but only in a relatively small pocket and therefore insignificant of the property.

Site 10.

– Near existing house site, in small orchard to north. Slight convex slopes of ~2% to the west and north. Soil similar to Site 1.







Appendix 1 Estimating Coefficient of Run-off

Estimating coefficient of run-off R, as a percentage value, for use with the rational formula (Q = RiA) for catchments with area less than 1 square mile (2.56 square km). Values in brackets are percentage run-off and are to be added together for each combination of the five catchment characteristics (Burton[17] 1965).

	Run-off producing characteristics			
Catchment characteristics	**Extreme - 100**	**High - 75**	**Normal - 50**	**Low - 25**
Rainfall intensity	(30) 75-100 mm/hour	(25) 50-75 mm/hour	(15) 25-50 mm/hour	(5) < 25 mm/hour
Relief	(10) Steep rugged country with average slope above 20%	(5) Hilly with average slopes of 10%-20%	(0) Rolling with average slopes of 5%-10%	(0) Relatively flat land with average slopes of 0%-5%
Surface retention stream and surface storage	(10) Negligible; few surface depressions; water courses steep with thin film overland flow	(5+) Well-defined system of small water courses	(5) Considerable surface depressions; overland flow is significant; some farm ponds and swamps; some contour banks and furrows	(0) Poorly defined and meandering stream courses; large surface storage; water and soil conservation plan on 90% of the catchment
Infiltration	(25) No effective soil cover; either solid rock or thin mantle of negligible infiltration capacity	(20) Slow water infiltration; e.g. solodic soils when surface sealed or saturated	(10) Loam soils or well-structured clay soils; e.g. krasnozems	(5) Deep sands or well-aggregated soil, e.g. chernozems
Cover	(25) No effective plant cover	(20) Sheet-eroded native pasture; less than 10% of area under good native or improved pasture; clean cultivated crops	(10) About 50% of area with improved cover; not more than 50% cultivation; open woodlands	(5) About 90% of area with improved pasture; dry sclerophyll type forest

Note: Determine the cumulative value for each of the characteristics of the catchment in question by summing individual % run-off value.

[17] Burton J.R (1965). "Water Storage on the Farm", Bulletin No.9, Water Research Foundation of Australia.

Appendix 2 MAV Water balance – Irrigation

Four bedroom home 750 L/day

Nominated Area Water Balance & Storage Calculations For Irrigation

Site Address: **Beechworth, Passive Place**

INPUT DATA

Design Wastewater Flow	Q	750	L/day	No. of Bedrooms =	4	
Design DIR	Dl R	21	mm/week		5	
Daily DIR		3.0	mm/day	L/day per bedroom	150	
Nominated Land Application Area	L	904	m sq	Design Wastewater Flow	750	L/day
Crop Factor	C	0.7-0.8	unitless			
Retained Rainfall		0.7	unitless			
Rainfall Data	SILO - Beechworth					
Evaporation Data	SILO - Beechworth					

Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D	\	days	31	28	31	30	31	30	31	31	30	31	30	31	**365**
Rainfall	R	\	mm/month	65	52	59	58	85	97	118	111	91	80	81	71	**968**
Evaporation	E	\	mm/month	208	166	133	68	33	20	22	36	62	103	140	185	**1175**
Crop Factor	C			0.80	0.80	0.80	0.70	0.70	0.70	0.70	0.70	0.70	0.80	0.80	0.80	
OUTPUTS																
Evapotranspiration	ET	ExC	mm/month	166	132	106	48	23	14	15	25	43	82	112	148	**916**
Percolation	B	(DIR/7)xD	mm/month	93.0	84	93.0	90.0	93.0	90.0	93.0	93.0	90.0	93.0	90.0	93.0	**1095**
Outputs		ET+B	mm/month	259.3	216	199	138	116	104	108	118	133	175	202	241	**2011**
INPUTS																
Retained Rainfall	RR	R*0.80	mm/month	45.3	36.4	41.1	40.9	59.4	68.0	82.5	78.0	63.5	56.3	56.4	49.4	**677**
Effluent Irrigation	W	(QxD)/L	mm/month	25.7	23.2	25.7	24.9	25.7	24.9	25.7	25.7	24.9	25.7	24.9	25.7	**303**
Inputs		RR+W	mm/month	71.0	59.7	66.8	65.8	85.1	92.9	108.3	103.7	88.4	82.0	81.3	75.1	**980**
STORAGE CALCULATION																
Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-188.3	-156.8	-132.6	-72.1	-31.2	-10.8	0.0	-14.4	-44.8	-93.2	-121.1	-165.5	**-418**
Cumulative Storage	M		mm	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	**0**
Maximum Storage for Nominated Area	N		mm	**0.00**												
	V	NxL	L	**0**												
LAND AREA REQUIRED FOR ZERO STORAGE			m^2	109	117	147	232	409	630	904	579	323	196	154	122	

MINIMUM AREA REQUIRED FOR ZERO STORAGE: **904** m^2

Appendix 3 Nutrient balance – Irrigation

Four bedroom home 750 L/day

Nutrient Balance - 4 Bedroom House

Site Address: **Beechworth, Passive Place**

Please read the attached notes before using this spreadsheet.

SUMMARY - LAND APPLICATION AREA REQUIRED BASED ON THE MOST LIMITING BALANCE = 159 m^2

INPUT DATA [1]

Wastewater Loading			Nutrient Crop Uptake				
Hydraulic Load	750	L/Day	Crop N Uptake	250	kg/ha/yr	which equals	68 $mg/m^2/day$
Effluent N Concentration	18.1	mg/L	Crop P Uptake	50	kg/ha/yr	which equals	14 $mg/m^2/day$
% Lost to Soil Processes (Geary & Gardner 1996)	0.2	Decimal	**Phosphorus Sorption**				
Total N Loss to Soil	2715	mg/day	P-sorption result	50	mg/kg	which equals	750 kg/ha
Remaining N Load after soil loss	10860	mg/day	Bulk Density	1.5	g/cm^2		
Effluent P Concentration	1.3	mg/L	Depth of Soil	1	m		
Design Life of System	50	yrs	% of Predicted P-sorp.[2]	0.25	Decimal		

METHOD 1: NUTRIENT BALANCE BASED ON ANNUAL CROP UPTAKE RATES

Minimum Area required with zero buffer			Determination of Buffer Zone Size for a Nominated Land Application Area (LAA)		
Nitrogen	159	m^2	Nominated LAA Size	904	m^2
Phosphorus	66	m^2	Predicted N Export from LAA	-18.65	kg/year
			Predicted P Export from LAA	-4.51	kg/year
			Phosphorus Longevity for LAA	-4	Years
			Minimum Buffer Required for excess nutrient	0	m^2

PHOSPHORUS BALANCE

STEP 1: Using the nominated LAA Size

Nominated LAA Size	**904.4547**	m^2				
Daily P Load	0.000975	kg/day	→ Phosphorus generated over life of system		17.79375	kg
Daily Uptake	0.01239	kg/day	→ Phosphorus vegetative uptake for life of system		0.250	kg/m^2
Measured p-sorption capacity	0.075	kg/m^2				
Assumed p-sorption capacity	0.019	kg/m^2	→ Phosphorus adsorbed in 50 years		0.019	kg/m^2
Site P-sorption capacity	16.96	kg	→ Desired Annual P Application Rate		4.861	kg/year
				which equals	0.01332	kg/day
P-load to be sorbed	-4.17	kg/year				

NOTES

[1]. Model sensitivity to input parameters will affect the accuracy of the result obtained. Where possible site specific data should be used. Otherwise data should be obtained from a reliable source such as,

- *Environment and Health Protection Guideline*

[2]. A multiplier, normally between 0.25 and 0.75, is used to estimate actual P-sorption under field conditions which is assumed to be less than laboratory estimates.

Appendix 5 MAV Water balance – Absorption Trenches

Site Address:		**29 Tomlinson Road, Beechworth**								
SILO - Beechworth					Evap.data	**SILO**				
Mean							average Pan evaporation			
Source: AS1547-1994 - Table G1				(Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)						
1			2	3	4	5	6	7	8	9
Month	Days	daily pan	Pan Eo	Et	Rainfall	Retained	LTAR*N	Disposal	Effluent	Size of
	per	Eo		+Cf*Eo	P	Rainfall		rate/month	applied	area
	month	(B.Met)				Re=(1-r)P	4	(Et-Re)+	per month	(8)/(7)
								LTAR*N	750	
		mm	mm	mm	mm	mm	mm	mm	L	m2
Jan	31	6.7	207.9	166	64.8	45.3	124	245.0	23250	95
Feb	28	5.9	165.5	132	52.1	36.4	112	208.0	21000	101
Mar	31	4.3	133.1	106	58.8	41.1	124	189.3	23250	123
Apr	30	2.3	68.4	48	58.4	40.9	120	127.0	22500	177
May	31	1.1	33.3	23	84.9	59.4	124	87.9	23250	264
Jun	30	0.7	19.6	14	97.2	68.0	120	65.7	22500	342
Jul	31	0.7	21.8	15	117.9	82.5	124	56.7	23250	410
Aug	31	1.2	36.0	25	111.5	78.0	124	71.1	23250	327
Sep	30	2.1	61.7	43	90.8	63.5	120	99.7	22500	226
Oct	31	3.3	102.7	82	80.5	56.3	124	149.9	23250	155
Nov	30	4.7	140.4	112	80.6	56.4	120	175.9	22500	128
Dec	31	6.0	184.5	148	70.6	49.4	124	222.2	23250	105
		Totals	**1174.9**	**916**	**938.2**	**677.5**				

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial	application	Disposal	(3)-(4)	Increase	Starting	increase	computed	**reset if**	equivalent
	area	rate	rate		depth of	depth	depth	depth	**Et deficit**	storage
	(m2)	(8)*/(2)	per month		stored	effluent	effluent	effluent	**<0**	10 x area
			(above)'		effluent	for		(X)		
		(mm)	(mm)	(mm)	(5)/porosity	month	+(6)	(mm)	(mm)	(L)
Dec								0.0	0	
Jan	258.792	90	245	-155	-517	0	-517	-517	0	0
Feb		81	208	-127	-423	0	-423	-423	0	0
Mar		90	189	-99	-332	0	-332	-332	0	0
Apr		87	127	-40	-133	0	-133	-133	0	0
May		90	88	2	6	0	6	6	6	501
Jun		87	66	21	71	6	71	77	77	5994
Jul		90	57	33	110	77	110	188	188	14568
Aug		90	71	19	62	188	62	250	250	19409
Sep		87	100	-13	-42	250	-42	208	208	16118
Oct		90	150	-60	-200	208	-200	8	8	583
Nov		87	176	-89	-297	8	-297	-289	0	0
Dec		90	222	-132	-441	0	-441	-441	0	0
Jan		90	245	-155	-517	0	-517	-517	0	0
Feb		81	208	-127	-423	0	-423	-423	0	0
Mar		90	189	-99	-332	0	-332	-332	0	0
Apr		87	127	-40	-133	0	-133	-133	0	0
May		90	88	2	6	0	6	6	6	501

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

	Porosity in disposal area	**30%**		
Variables Table	**Runoff Coeff =**	**0.3**	**percentage runoff**	
	Summer Crop Factor =	**0.8**	**crop transpiration rate Oct-Mar**	
	Winter Crop Factor	**0.7**	**crop transpiration rate -Apr-Sep**	
Change as required	**DLR =**	**4**	**L/m2/day**	
	FLOWS=	**750**	**L/day**	
Estimated base area of trench =		**259**	**square metres**	
Maximum depth of stored effluent =		**250**	**mm depth**	
Trench dimensions (mm)	**width =**	**700**	mm **depth =**	**400** mm
Length of trench required =		**199**	**metres**	

NOTES:
As a model, the best results are only ESTIMATES of performance.
A model is used to assess SENSITIVITY to changes in the variables and the effect upon application area
Table 2 is run for 16 months to ensure system returns to ZERO at some stage

Appendix 6 EPA Setback distances

Table 4-10: Setback distances (m) [1] [2]

Landscape feature or structure	OWMS with primary treated effluent	OWMS with secondary treated effluent or Level 3 greywater effluent	OWMS with Level 1 and 2 greywater effluent
Building/allotment boundary			
Up-slope of building (See Note 1)	6	3	3
Down-slope of building	3	1.5	1.5
Up-slope of adjacent lot	6	3	1
Down-slope of adjacent lot	3	1.5	0.5
Services			
Water supply pipe	3	1.5	1.5
Up-slope of potable supply channel (stock and domestic)	300	150	150
Down-slope of potable water supply	20	10	10

[1] Setback distances are measured horizontally from the external wall of the treatment plant and the boundary of the land application area, except for soil depth as per Note 10.
[2] The setback distances for flat land are equivalent to down-slope setback distances.

Guideline for onsite wastewater management

Page 53

Landscape feature or structure	OWMS with primary treated effluent	OWMS with secondary treated effluent or Level 3 greywater effluent	OWMS with Level 1 and 2 greywater effluent
channel (stock and domestic)			
In-ground water tank (See Note 2)	15	7.5	3
Closed stormwater drain	6	3	2
Open stormwater drain	50	30	10
Gas supply pipe	3	1.5	1.5
Recreational areas			
Children's grassed playground (See Note 3)	6	3	2
In-ground swimming pool	6	3	2
Surface waters			
Dam, lake or reservoir (used as source water for drinking or within a special water supply catchment) (See Notes 5, 6)	300	300	150
Waterways (used as a source of water for drinking or within a special water supply catchment) (See Notes 4, 5)	100	100	50
Waterways not used as source of water for drinking or within a special water supply catchment (for example, wetlands (continuous or ephemeral); estuaries (See Note 4)	60	30	30
Ocean beach at high-tide mark; dams, reservoirs or lakes not used as source of water for drinking or within a special water supply catchment (See Note 6)	60	30	30
Dam, lake or reservoir (used as source water for drinking or within a special water supply catchment) (See Notes 5, 6)	300	300	150
Drainage lines (See Note 7)	40	20	20

Landscape feature or structure	OWMS with primary treated effluent	OWMS with secondary treated effluent or Level 3 greywater effluent	OWMS with Level 1 and 2 greywater effluent
Up-slope of cutting/escarpment (See Note 8)	15	15	15
Groundwater bores			
Groundwater bores – category 1 and 2a soils	NA	50	20
Groundwater bores – category 2b to 6 soils	20	20	20
Soil depth (See Note 9)			
Depth to highest seasonal water table (See Note 10)	1.5	1.5	1.5
Depth to hydraulically limiting layer (for example, bedrock)	1.5	0.6	0.6

Notes to Table 4-10:

1. Establishing an OWMS up-slope of a building may have implications for the structural integrity of the building. This should be examined by a building surveyor on a site-by-site basis.
2. It is recommended that OWMS are installed down-slope of an in-ground water tank.
3. Means a school, council, community or other children's grassed playground managed by an organisation which may contain play equipment but does not mean a sports field.
4. Means a waterway as defined in the *Water Act 1989*.
5. Applies to land adjacent to a dam, lake, reservoir or waterway that provides source water used for the supply of public drinking water or, which is subject to an environmental significance overlay (ESO) that designates maintenance of water quality as the environmental objective to be achieved, or within a special water supply catchment area listed in Schedule 5 of the *Catchment and Land Protection Act 1994*.
6. Does not apply to dams, lakes or reservoirs located above ground level that cannot receive runoff.
7. An intermittent stream that is found to be a drainage line (drainage depression) with no defined banks and the bed is not incised. The topography of the drainage line should be demonstrated in writing and photographs in the LCA report.
8. A cutting/escarpment from which water is likely to emanate.
9. Depth is measured vertically through the soil profile from the base of absorption/ETA trenches/beds or from the irrigation pipes.
10. The highest seasonal water table occurs when groundwater is closest to the ground surface. This usually occurs in the wettest months of the year.

Guideline for onsite wastewater management

Page 55

EPA VICTORIA

Appendix 7 EPA Design Flow Rates

Table 4-1: Design flow rates for households[3]

Sewage source	Design flow rate (L/person/day)	
	Reticulated water supply[4]	Onsite roof water tank supply
Households with standard water fixtures	180	150
Households with extra sewage-producing facilities[5]	220	190
Households with WELS[6] scheme fixtures and fittings	150	120

[3] Adapted from Government of South Australia, SA Health (2013), On-site wastewater systems Code.
[4] Includes reticulated town water supply, groundwater bores or stock and domestic waterway diversion licences (where connected to household use).
[5] Extra wastewater producing facilities could include, but are not limited to, spa baths.
[6] WELS – Water efficiency labelling scheme. Requires 4 Stars or higher for dual-flush toilets, shower-flow restrictors, aerator taps, flow/pressure control valves, and 3 Stars or higher for all appliances (for example, clothes washing machines).

Guideline for onsite wastewater management

Page 27

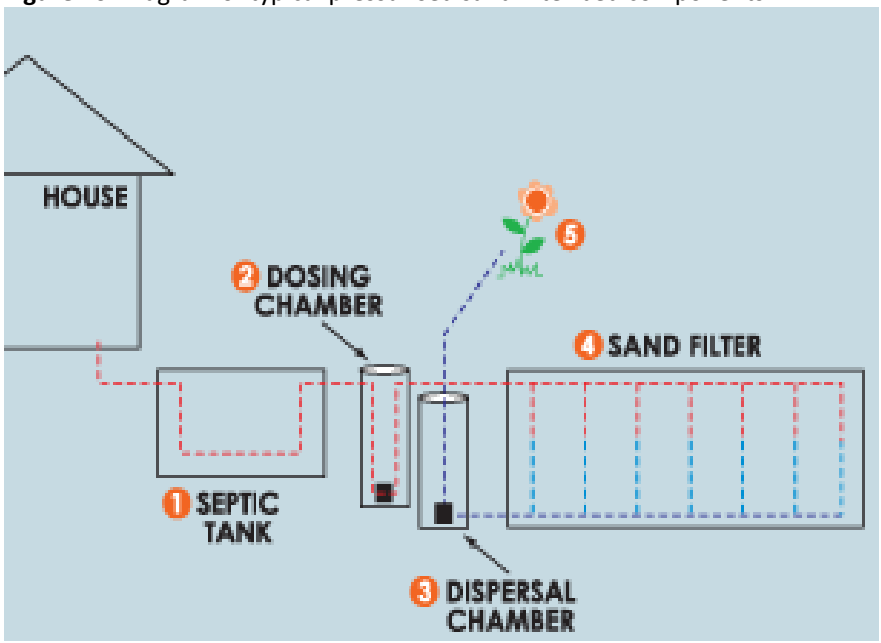
Appendix 8 Details of Secondary Treatment Systems

There are many ways in which wastewater may be treated to a secondary (20/30) standard. There are some disadvantages associated with Aerated Wastewater Treatment Systems (AWTS), including the continuous need for electrical power and maintenance to be carried out every three months by an accredited person[18]. The option of a Sand filter has been included in this report as an alternative to an AWTS for the treatment of effluent up to a secondary standard (20/30).

Sand filter beds require annual maintenance by an accredited person or servicing agent, but still use electric pumps to ensure even effluent distribution over the sand, and for irrigation to land.

A typical pressurised sand filter system involves the primary treated effluent being collected in a 500 L dosing chamber after leaving the septic tank. From the dosing tank the effluent is pumped to the sand filter bed (7 m x 4 m and 1.4 m deep for 700 L/day) and then returned to a 500 L dispersal tank, before being pumped to irrigation or absorption trenches. The sand filter is normally covered with a thin layer of topsoil with lawn allowed to grow over the top. The area would then blend into the surrounds and can be easily mown over with the rest of the lawn. Figure 10 have been included to demonstrate the components and layout of a typical sand filter bed[19].

Figure 10. Diagram of typical pressurised sand filter bed components.



[18] EPA Victoria (2002) – Guidelines for Environmental Management – Guidelines for On-site Aerated Wastewater Treatment Systems. Domestic Wastewater Management Series. Document No. 760 Page 39

[19] Valley Septics Sand Filter - http://www.valleyseptics.com.au/Sand%20Filter.htm Accessed 17 Jan 2008

Appendix 9 Soil Chemical Analysis

Sample Name		LCA	LCA	LCA	LCA
Sample Depth From		0	30	0	30
Sample Depth To		10	50	10	50
Soil Horizon		A1	B1	A1	B1
Soil type		Topsoil	Subsoil	Topsoil	Subsoil
Sampling Date		17/10/2024	17/10/2024	17/10/2024	17/10/2024
Sample ID		130118890	130118891	130118888	130118889
Purchase Order Number		PASSIVE PLACE	PASSIVE PLACE	PASSIVE PLACE	PASSIVE PLACE
pH (1:5 Water)		5.4	5.1	6.3	6.1
pH (1:5 CaCl2)		4.2	4.3	5.4	5.0
Electrical Conductivity (1:5 water)	dS/m	0.02	0.05	0.05	0.02
Phosphorus (Colwell)	mg/kg	<5.0	10	60	14
Phosphorus Buffer Index (PBI-Col)		390	190	96	170
Calcium (Amm-acet.)	cmol(+)/kg	0.56	1.9	5.7	5.8
Potassium (Amm-acet.)	cmol(+)/kg	0.40	0.50	0.40	0.31
Magnesium (Amm-acet.)	cmol(+)/kg	0.81	1.8	1.4	1.7
Sodium (Amm-acet.)	cmol(+)/kg	0.040	0.075	0.031	0.052
Calcium/Magnesium Ratio		0.69	1.1	4.1	3.4
Aluminium (KCl)	cmol(+)/kg	3.1	1.8	<0.10	0.45
Cation Exch. Cap.	cmol(+)/kg	4.93	6.12	7.60	8.24
Sodium % of Cations (ESP)	%	0.82	1.2	0.41	0.63
Aluminium Saturation	%	63	30	<1	5.5
Disp. Index, Loveday/Pyle		0	0	1	6
Slaking 2Hrs		Partial	Water Stable	Partial	Partial
Aluminium (KCl)	mg/kg	280	160	<9.0	41
Calcium (Amm-acet.)	%	11	32	75	70
Magnesium (Amm-acet.)	%	16	29	19	20
Potassium (Amm-acet.)	%	8.2	8.2	5.3	3.7
Phosphorus Environmental Risk Index		0.01	0.05	0.63	*0.01*
Available Potassium	mg/kg	160	200	160	120

Appendix 10 Soil Hydraulic Conductivity Method

SOIL PERMEABILITY MEASUREMENT - CONSTANT-HEAD TEST[20]

INTRODUCTION

The Constant head method described here for measuring soil permeability *in-situ*, is described in more detail in Appendix G of the Australian/New Zealand Standard AS1547: 2012.

This method can be used for sizing effluent dispersal systems. The permeameter described below is suitable for a soil permeability range of $1x10^{-7}$ to $3x10^{-4}$ m/sec (≈0.009 to 26 m/day). With certain modifications it can also be used for permeability's less than $1x10^{-7}$ m/sec.

TEST METHODOLOGY

1 Scope

In a constant head test, the water that runs out of an unlined test hole is replenished at the same rate from a reservoir, and one measures the loss of water from the reservoir over time. During this test the head of water in the hole remains the same, and a well-tried mathematical model can be used to calculate K_{sat} from the measurement.

2 Apparatus

The following is required to carry out soil permeability tests using the constant head method;
(a) soil auger of 75 to 100 mm diameter,
(b) permeameter and tripod as illustrated in Figure 1,
(c) anti scouring device,
(d) suction flask,
(e) stopwatch and field data sheets,
(f) water container.

3 Procedure

Excavate the required number of holes to 50 cm depth[21], spacing holes over required area. Record the depth of the holes. Remove most of the loose earth at the bottom of the hole by hand.

Measure depth of hole and adjust tripod on permeameter to maintain 25 cm head of water in hole. Record the height of the head.

Place anti scouring device in hole and fill hole with water to approximately 25 cm depth soak test holes until the water infiltration is not influenced by the dryness of the soil, and record time of soaking

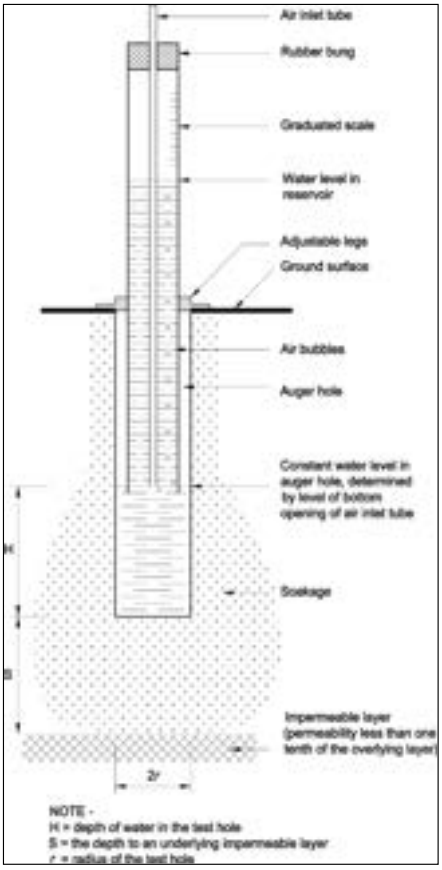
Fill permeameter with water, invert and place into hole so that water flows out of base. To the start test, suck water out of hole using suction flask apparatus until first air bubble appears. Set stop watch to 0.00 and start recording drop in solution reservoir (in cm) over time. Five minute

[20] As per procedure in AS 1547:2012
[21] The depth of hole and height of head may be varied for particular situations, and the depths should be recorded to ensure the calculations are performed correctly.

intervals enable 8 tubes to be measured, with tubes read 30 seconds apart in 4 minutes. The time should be adjusted if the drop in the water level is too rapid. With very high infiltration rates, each tube is read separately to its finish.

Record drop in water level in the reservoir using the field sheet (see next page) until it becomes "constant", i.e. the last drop differs by less than 10% of the preceding drop.

Well permeameter assembly



4 Calculations

Calculate the soil hydraulic conductivity according to the equation;

$K_{sat} = 4.4\ Q\ [0.5\sinh\text{-}1(H/2r) - \sqrt{\{(r/H)2 + 0.25\}} + r/H] / 2\pi H2$

Where:

K_{sat} = saturated hydraulic conductivity of the soil in cm/min.

4.4 = correction factor for a systematic under-estimate of soil permeability in the mathematical derivation of the equation,

Q = rate of loss of water from the reservoir in cm^3/min,

H = depth of water in the test hole in cm,

r = radius of the test hole in cm.

March 13, 2026

Project Arborist statement re: subdivision plan

Client: Passive Place c/o Human Habitats

Site details: 29 Tomlinson Rd, Beechworth – proposed subdivision

To whom it may concern,

Please find this document in relation to a multi-lot subdivision proposed for the above site.

As Project Arborists for this site, we have previously delivered a Preliminary Arboricultural Assessment (July 2025) and have since viewed the latest plan set (Building Envelope Layout Stage 1).

This stage of the project plans includes proposed interior road layouts and building envelopes within the allocated lots.

We note there is one interior road which passes to the north of Lot 8 in close proximity to retained remnant vegetation (Eucalyptus trees.)

Having analysed the tree impacts in this area of the site, we note there is one tree only that is impacted by this proposed road – Tree 150 *(Eucalyptus mannifera)*.

The proposed impact to Tree 150 is 9% encroachment to its Notional Root Zone (NRZ) area from the road construction, with no Structural Root Zone (SRZ) impact. This is a minor impact under *AS:4970-2025* and we expect this tree to remain viable into the future.

This tree and any trees within 15m of the road edge shall be enclosed by standard Tree Protection fencing for the duration of the road construction. This fencing shall enclose their NRZ areas so far as practicable.

There are no further impacted trees within this site and we further note that no remnant native vegetation will be removed as part of this project. As such there are no Native Vegetation Clause 52.17 offset implications that apply.

Please contact me for any further information.

Kind regards,

Ben Keys
AQF-5 Consulting Arborist | 0406 840 457 | info@highcountryarboristreports.com.au

Proposed Subdivision at 29 Tomlinson Road, Beechworth

Cultural Heritage Management Plan No: 15589

Activity Size: *6.5 ha (Medium)*

Assessment: *Standard*

Sponsor: *Riverland Wangaratta Pty Ltd* (ABN: 50 108 002 053)

Heritage Advisor: *Damian Wall*

Authors: *Damian Wall & Andrew Bell*

Version 2

Date: *25/07/18*



94 Kirby Flat Road,
Yackandandah, VIC 3749
Phone: 0402 344 574
ABN: 797 823 838 29
damian.wall@red-gum.com.au

RED-GUM Environmental Consulting

Aboriginal Heritage Act 2006
Section 65

Cultural Heritage Management Plan – Notice of Approval

CHMP NAME:	**Proposed Subdivision at 29 Tomlinson Road, Beechworth**		
CHMP NUMBER:	15589		
SPONSOR:	Riverland Wangaratta Pty Ltd	*ABN:*	50 108 002 053
Heritage Advisor(s):	Damian Wall		
Author(s):	Damian Wall and Andrew Bell (Red Gum Environmental Consulting)		
Cover date:	25 July 2018	*Pages:*	i-vii, 8-69, plus 6 pages for Appendix 8

Received for approval: 13 July 2018

Clocked stopped: 24 July 2018 *Clock started:* 25 July 2018

TO BE COMPLETED BY THE SECRETARY (OR DELEGATE) **I have considered the Evaluation Report for this CHMP and:**	**Yes**	**No**
I am satisfied that the CHMP has been prepared in accordance with the standards prescribed for the purposes of section 53 (in the Aboriginal Heritage Regulations 2007 and the Approved Form).	✓	
I am satisfied that the CHMP adequately addresses the matters set out in section 61.	✓	
In considering this application, I consulted with and considered the views of Aboriginal persons or bodies I considered relevant to the application.	✓	
I have given proper consideration to any relevant human rights	✓	

I, Harry Webber, Director Heritage Services Aboriginal Victoria, acting under authority delegated to me by the Secretary, Department of Premier and Cabinet, and pursuant to section 65(2) of the *Aboriginal Heritage Act 2006* hereby **approve / refuse to approve** this cultural heritage management plan:

Signed: .....

HARRY WEBBER

Dated: 7 August 2018

- This notice of approval should be inserted after the title page and bound with the body of the management plan.
- The recommendations in this management plan are now compliance requirements. Officers from the Department of Premier and Cabinet may attend the subject land to monitor compliance with the recommendations.

Proposed Subdivision at 29 Tomlinson Road, Beechworth, VIC

Cultural Heritage Management Plan
Number: 15589

Activity Size: 6.5 ha (Medium)

Assessment: Standard

Sponsor: Riverland Wangaratta Pty Ltd (ABN: 50 108 002 053)

Heritage Advisor: Damian Wall

Authors: Damian Wall & Andrew Bell

Version 2

Date: 25/07/18

Executive Summary

Riverland Wangaratta Pty Ltd (the "Sponsor") is proposing a subdivision of 29 Tomlinson Road, Beechworth, Victoria. The Activity area is situated east of the Beechworth CBD and consists of land in LP120946 (LOT 2), TP313991X and TP319392P (**Map 1**). Given that the Activity area is intersected by the Aboriginal Cultural Heritage Sensitivity overlay (being land within 200m of a named waterway (Madman Gully), a Cultural Heritage Management Plan (CHMP) is required.

The desktop assessment has demonstrated that there are no (zero) previously registered Aboriginal places within the Activity area and that it is highly unlikely that a site of moderate (or above) scientific significance will be present due to the likely disturbed context and stratigraphy – largely due to Gold Rush-era impacts. However, Aboriginal cultural heritage has been discovered in similar contexts with in the geographic region and given the Activity area is within 200m of a waterway, it was reasonable to assume that Aboriginal cultural heritage may be present, and a Standard Assessment was recommended.

A Standard Assessment was undertaken on the 21st March 2018 by Damian Wall (Heritage Advisor, Red-Gum Environmental Consulting), and Tamarra Murray (Duduroa Local Traditional Custodians Inc). Ground surface visibility encountered was poor to fair across the activity area, restricted by grass cover. The Activity area is completely cleared of native trees, except for a deep gully in the north-east corner of the site which will not be subject to development given the inaccessible terrain. Survey of this area was not conducted due to warnings of 'open mine shafts' in the vicinity.

The landform is highly disturbed and appears to have been shaped, most likely by historic mining and sluicing activity. A large proportion of the site has also been subject to land forming with imported fill and the establishment of dams, online watercourse diversions and dwellings. The survey team deemed that the Activity area has been subject to significant disturbance and that it is highly unlikely that in-situ Aboriginal cultural heritage would be found on site.

Six (6) hand auger probes were established to confirm the survey teams suspicion of land forming being responsible for the present-day site features. The hand augers were dug to varying depths across the site and observed clay and/or rock displaced throughout the soil profiles indicating a lack of clear stratigraphy. No Aboriginal cultural heritage was identified during the standard assessment, and a complex assessment was not recommended. Together with all Contingency Plans listed in Part 2, Section 8 of this CHMP, the following Management Conditions apply:

General Management Conditions

Management Condition 1: *Construction Management*

- All works are to be restricted to the Activity area described (**Map 1**), including all ancillary works areas, construction equipment, parking, access roads and spoil heaps.
- A set of Aboriginal Victoria mini-posters (**Appendix 7**) is to be obtained and kept in the site construction office.
- A copy of the approved CHMP must be held onsite during construction.
- Clear chain of command must be established for site personnel to report identification of Aboriginal Cultural Heritage to the Sponsor, their representative and a Heritage Advisor.
- If any in situ Aboriginal cultural material is discovered during the construction, the provisions outlined in the Contingency Plans presented in **Section 8** must be followed.

Acknowledgements

Tamarra Murray – Dudoroa Local Traditional Custodians Inc
Valda Murray – Dudoroa Local Traditional Custodians Inc
Phil Murray - Dudoroa Local Traditional Custodians Inc

Contents

1 Introduction 9

1.1 The reasons for preparing a Cultural Heritage Management Plan 9

1.2 Notice of Intention to prepare a Cultural Heritage Management Plan 9

1.3 Sponsor 9

1.4 Heritage Advisor 9

1.5 Location of Activity area 9

1.6 Owners & occupiers of the land 10

1.7 Registered Aboriginal Parties 12

2 Activity description 12

2.1 Statement of Potential Impacts 12

3 Documentation of consultation 14

3.1 Consultation in relation to the assessment 14

3.2 Fieldwork Participation 14

3.3 Consultation in relation to the Management Conditions 14

3.4 Summary of outcomes 14

4 Aboriginal Cultural Heritage Desktop Assessment 15

4.1 Introduction 15

4.2 The Geographic region 15

4.2.1 Climate 15

4.2.2 Geomorphology 16

4.2.3 Vegetation 18

4.3 Historical and ethno-historical accounts in the geographic region 19

4.3.1 Aboriginal Reserves and Honorary Correspondent Depots 19

4.3.2 Land use history of the Activity area 20

4.3.3 Registered Aboriginal Parties 20

4.4 Search of the Victorian Aboriginal Heritage Register 20

4.5 Aboriginal places identified in the broader geographic region (NE Vic) 21

4.6 Previous archaeological work in the geographic region 22

4.7 Oral history 23

4.8 Obstacles encountered in completing the desktop assessment 23

4.9 Site prediction model 23

4.10 Conclusions from the Desktop Assessment 24

5 Standard Assessment ____ 24

5.1 Methodology 24

5.2 Fieldwork participants....25

5.3 Oral history 25

5.4 Obstacles encountered in completing the Standard Assessment 25

5.5 Ground Surface Visibility, Survey Areas and Effective Survey Coverage 25

5.6 Results of the Standard Assessment....26

5.7 Sub-surface probes 26

5.7.1 Site stratigraphy ____ 26

5.7.2 Results of the surface probes ____ 31

5.8 Areas likely to contain Aboriginal cultural heritage & Aboriginal cultural heritage scientific sensitivity model....31

5.9 Conclusions from the Standard Assessment 31

6 Impact assessment – Section 61 matters ____ 32

7 Cultural Heritage Management Conditions ____ 34

8 Cultural heritage management contingencies ____ 34

8.1 Matters referred to under section 61 (avoiding or minimising harm)....34

8.2 Contingency for changes to conduct of the activity 34

8.3 Contingency for the management of Aboriginal cultural heritage found during the activity....35

8.3.1 Unexpected Discovery of Human Remains ____ 35

8.3.2 Unexpected discovery of Aboriginal cultural heritage other than Aboriginal ancestral remains ____ 36

8.4 Contingency for management of Aboriginal cultural heritage....37

8.5 Contingency for notification in accordance with the act of the discovery of Aboriginal cultural heritage 38

8.6 Contingency for resolution of any disputes 38

8.7 Contingency for reviewing compliance with the CHMP and mechanisms for remedying non-compliance 38

8.8 Contingency for non-compliance with management conditions & contingency plans 39

8.9 Contingency for salvage resulting in change to nature, extent & significance of Aboriginal Place 39

8.10 Contingency for limited interim retention of Aboriginal cultural heritage....39

8.11 Contingency for assignment of custody of Aboriginal cultural heritage....39

9 References ____ 41

10 Appendices ____ 43

Appendix 1: Notice to prepare Cultural Heritage Management Plan 44

Appendix 2: Summary of Consultation 46

Appendix 3: Qualifications of Heritage Advisors.....47

Appendix 4: Photos taken during the Standard Assessment 48

Appendix 5: Glossary of terms 53

Appendix 6: Compliance Review Check list.....54

Appendix 7: Cultural Heritage Mini Posters.....55

Appendix 8: Extract of Indigo Planning Scheme – Clause 32.03 Low Density Residential Zone 69

LIST OF FIGURES

Figure 1: Plan of proposed development at 29 Tomlinson Road, Beechworth. 13

LIST OF TABLES

Table 1: VAHR listed sites within 10km of the Activity area 20
Table 2: Probe stratigraphy 27

LIST OF MAPS

Map 1: The Activity area in Beechworth, Victoria. Scale: 1:15,000, GDA94 MGA Zone 55 10
Map 2: Planning Zones showing the Activity area. Source: LandVic, Scale 1:2,500, GDA94 MGA Zone 55. 11
Map 3: The Geographic Region, showing geological units and previously recorded Aboriginal places. Scale: 1:125,000. Source: GeoVic 2018, GDA94 MGA Zone 55. 17
Map 4: Ecological Vegetation Classes (EVCs) at the proposed site of development. Source: NatureKit, Scale: 1:2,500, GDA94 MGA Zone 55 18
Map 5: Ground Surface Visibility in the Activity area. Source: Nearmap. Scale: 1:2,500. GDA94 MGA Zone 55. 27
Map 6: Hand auger probe sites. Source: Google Earth. Scale 1:2,500..... 28

LIST OF PHOTOS

Photo 1: Probes 1 to 3. Range pole is 300mm intervals. Photo: D.Wall 28/5/18..... 29
Photo 2: Probes 4 to 6. Range pole is 300mm intervals. Photo: D.Wall 28/5/18..... 30
Photo 3: Ground surface visibility (30-50%) across the majority of site. South orientation. Photo: D.Wall 21/03/18. ... 48
Photo 4: Exposure in the east of the Activity area. Photo: D.Wall 21/03/2018. 48
Photo 5: Madman Gully, in the Activity area. Highly channelised from historic sluicing. Photo D. Wall 21/03/2018 49
Photo 6: Dam in the Activity area. Photo: D.Wall 21/03/2018..... 49
Photo 7: Artificially shaped rise landform next to Madman Gully in the Activity area. Photo D. Wall, 21/03/2018 50
Photo 8: Disturbance in the Activity area – cleared ground under the orchard. Photo: D. Wall 21/3/18 50
Photo 9: Retaining walls and cleared disturbed ground around the existing houses. Photo: D. Wall 21/3/18 51
Photo 10: Large landfill area now planted to orchard. Photo: D. Wall 21/3/18..... 51
Photo 11: Large cracks in orchard area indicative of clay fill. Photo: D. Wall 21/3/18..... 52
Photo 12: Land formed area adjacent to Tomlinson Road on east boundary. Photo: D. Wall 21/3/18..... 52

Part 1. Assessment

1 Introduction

Riverland Wangaratta Pty Ltd (the "Sponsor") is proposing a subdivision of 29 Tomlinson Road, Beechworth, Victoria. The Activity area is situated east of the Beechworth CBD and consists of land in LP120946 (LOT 2), TP313991X and TP319392P (**Map 1**). Given that the Activity area is intersected by the Aboriginal Cultural Heritage Sensitivity overlay (being land within 200m of a named waterway (Madman Gully) a Cultural Heritage Management Plan (CHMP) is required.

1.1 The reasons for preparing a Cultural Heritage Management Plan

In order to ensure compliance with Aboriginal Heritage legislation a Cultural Heritage Management Plan (CHMP) will be prepared as a result of the following findings:

- The Activity area intersects Areas of Aboriginal Cultural Sensitivity as defined in Division 3 regulation 26 of the Regulations; and
- The proposed activity is considered "high impact" under r. 49 under the Regulations.

1.2 Notice of Intention to prepare a Cultural Heritage Management Plan

Currently there is no Registered Aboriginal Party (RAP) for the activity area. A notice of intention (NOI) to prepare a plan was provided to the Secretary of the Department of Premier and Cabinet (DPC) on 8th March 2018. A copy of this notice is in **Appendix 1**.

1.3 Sponsor

The sponsor for this CHMP is Riverland Wangaratta Pty. Ltd. The contact for this project is:

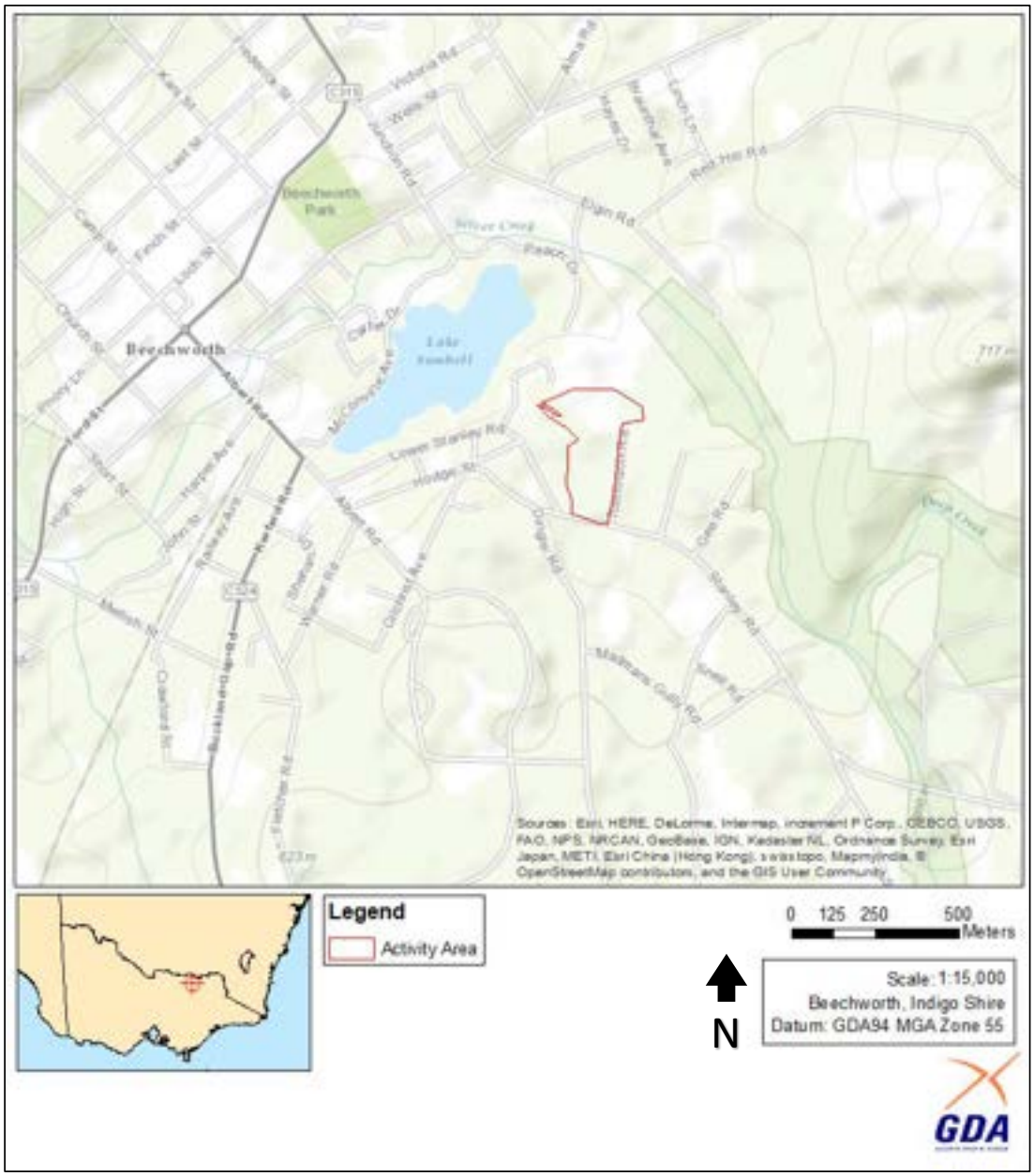
Name: [redacted]
Address: [redacted]Vodonga Vic 3689
Email: [redacted]@hotmail.com
Phone: [redacted]

1.4 Heritage Advisor

Damian Wall (Red-Gum Environmental Consulting Pty Ltd) has 13 years' field experience in Archaeological practice, is a Full Member of the Australian Association of Consulting Archaeologists Inc (AACAI) and has a Graduate Certificate in Cultural Heritage Management from Flinders University (SA). Damian is suitably qualified under section 189 of the Aboriginal Heritage Act 2006 and appropriately qualified in archaeology to supervise excavation for a complex assessment as specified in Regulation 65(3).

1.5 Location of Activity area

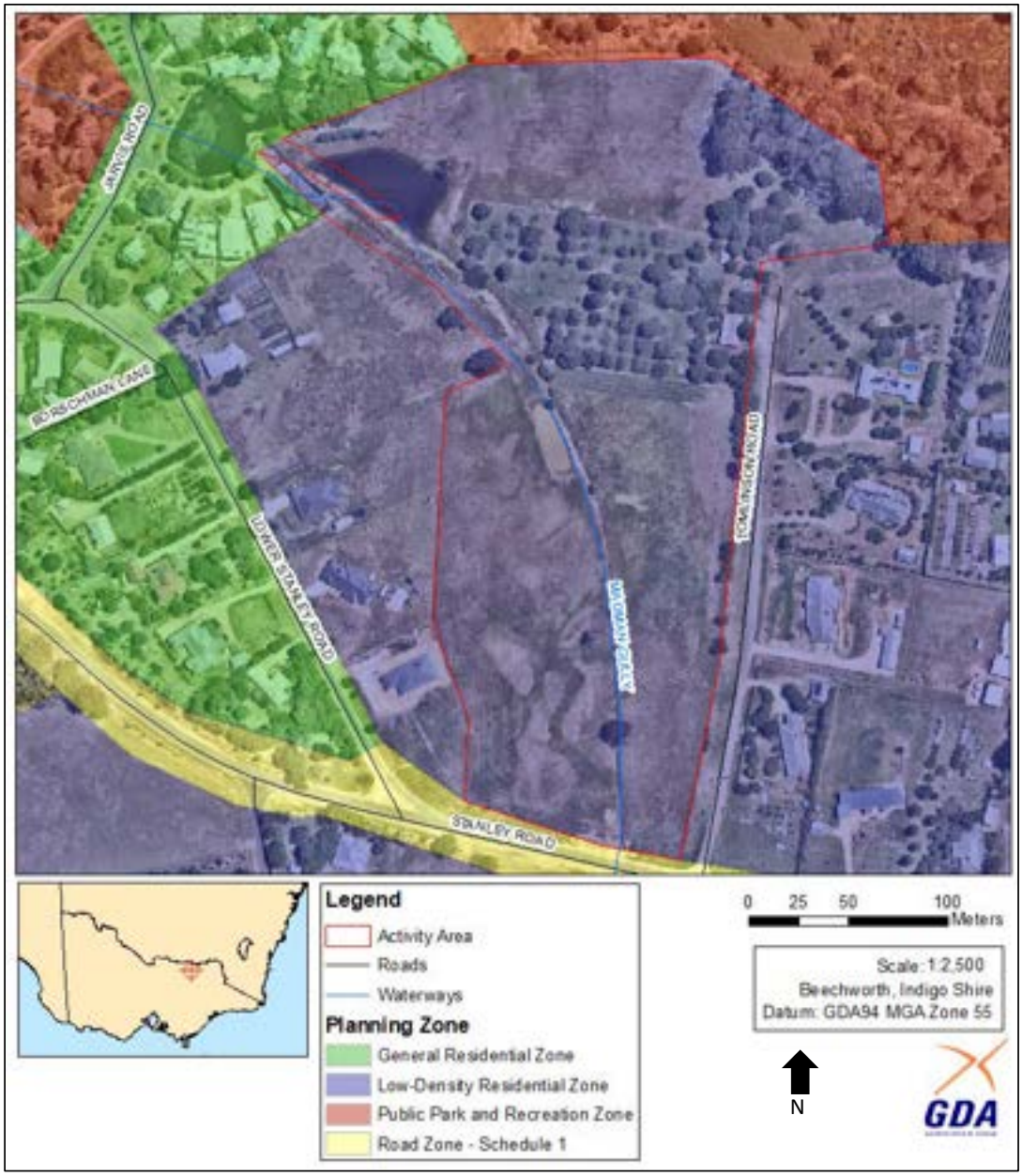
The Activity area, being LP120946 (LOT 2), TP313991X and TP319392P is situated east of the Beechworth CBD, between Lower Stanley Road to the west, Beechworth-Stanley Road to the south and Tomlinson Road to the east. (**Map 1**). The Activity area covers an approximate area of 6.5 ha.



Map 1: The Activity area in Beechworth, Victoria. Scale: 1:15,000, GDA94 MGA Zone 55

1.6 Owners & occupiers of the land

Beechworth is in the Indigo Shire local government area (LGA). The Activity area is land in LP120946 (LOT 2), TP313991X and TP319392P (**Map 2**) and consists of three parcels. The Activity area is owned by the Sponsor. The sponsor for this CHMP is Riverland Wangaratta Pty. Ltd.



Map 2: Planning Zones showing the Activity area. Source: LandVic, Scale 1:2,500, GDA94 MGA Zone 55.

The activity area is in a Low-Density Residential Zone (**Map 2**). The development of the activity area permitted by the Indigo Shire Planning Scheme is described in the Indigo Shire Planning Scheme extract included as **Appendix 8**.

1.7 Registered Aboriginal Parties

There is currently no Registered Aboriginal Party (RAP) for the area in which the Activity Area is located. The Dhudhoroa Native Title Group, the Dudoroa Local Traditional Custodians Inc. (DLTCI) are former Registered Aboriginal Party (RAP) applicants for the region that includes the activity area. While their RAP application has not been approved, they are recognised Traditional Owners for the region and were consulted throughout the cultural heritage assessment. The Department of Premier and Cabinet (DPC) will evaluate the CHMP.

2 Activity description

The Activity area is land being LP120946 (LOT 2), TP313991X and TP319392P at 29 Tomlinson Road, Beechworth, Victoria. The Activity will consist of a low-density subdivision (**Figure 1**).

2.1 Statement of Potential Impacts

The proposed development will involve a degree of soil disturbance to both surface and buried land surfaces. However, all activities are to be contained within the area assessed by this CHMP. In terms of the proposed development, road construction will involve levelling the ground surface to a maximum depth of approximately 200mm, and utilities will be installed at a depth of between 600mm and 1.2m. Landscaping may include levelling or simply topping.

The activity therefore is likely to impact on any Aboriginal cultural heritage that may be identified within the Activity area, to a depth of 200mm along proposed road alignments, up to 1m in areas of drainage basins and up to 1.2 m where power and sewerage utilities are installed. The types of impacts that are likely to occur during the course of the development include:

- Site preparation, which will include site clearance vegetation and rocks to be stockpiled within the Activity area.
- Stripping/removing topsoil, utilising heavy machinery. The topsoil may be stockpiled within the Activity area for later use in rehabilitation.
- Import of clean fill material (from licenced quarries or locations approved to provide such materials).
- Excavation of proposed road alignments utilising heavy machinery and shaping of roadsides to their final levels.
- Road building, pavement, kerb and gutter and all other associated impacts with development of a trafficable road.
- Installation of underground and above ground services and utilities. This will involve excavation of up to 1.2 m deep and all associated earth works as described above.
- Construction of houses, out-houses, sheds and general landscaping associated with residential development.



Figure 1: Plan of proposed development at 29 Tomlinson Road, Beechworth.

3 Documentation of consultation

A Notice of Intent to Prepare a Management Plan (NOI) was submitted to the Secretary of the Department of Premier and Cabinet (DPC) on 8th March 2018 in accordance with s.54 of the Act (**Appendix 1**).

3.1 Consultation in relation to the assessment

An inception meeting between Damian Wall (Red-Gum Environmental Consulting Pty Ltd) and Tamarra Murray (DLTCI) was held on site on 21st March 2018. Fieldwork methodology was agreed to include one (1) cultural heritage advisor and one (1) Aboriginal representative walking the entire area. **Appendix 2** lists the consultation undertaken for the assessment.

3.2 Fieldwork Participation

A Standard Assessment was undertaken on the 21st March 2018 by Damian Wall (Heritage Advisor, Red-Gum Environmental Consulting), and Tamarra Murray (DLTCI). No (zero) new Aboriginal places were recorded during the Standard assessment. A second inspection was undertaken on the 28th May 2018 by Damian Wall (Heritage Advisor, Red-Gum Environmental Consulting), and Phil Murray (DLTCI) to establish soil auger sites as part of the Standard Assessment. Consultation with the Aboriginal representatives in the field concluded that:

- The area has been subjected to varying levels of disturbance, primarily in the form of neighbouring urban development and historic mining and dredging activity;
- The area does not include any obviously undisturbed areas or landforms likely to contain Aboriginal cultural heritage (i.e. raised terraces or scar age old large trees) as the area has been substantially disturbed; and
- A Complex assessment is not recommended to determine the extent of sub-surface Aboriginal cultural heritage as it is unlikely that it will be present in such a disturbed context.

All fieldwork participants agreed that the Standard Assessment had adequately assessed the Activity area for the presence of Aboriginal Cultural Heritage.

3.3 Consultation in relation to the Management Conditions

An on-site meeting immediately following the Standard assessment on 21st March and 28th May 2018 was held between the fieldwork participants to discuss the results of the assessment and the CHMP Management Conditions. All parties were satisfied with the results of the Standard Assessment and the proposed Management Conditions and contingencies.

3.4 Summary of outcomes

Following consultation with DLTCI representatives during the preparation of the CHMP and during the fieldwork stage, Management Conditions and contingencies were developed for the activity. A summary of consultation is presented in **Appendix 2**.

4 Aboriginal Cultural Heritage Desktop Assessment

4.1 Introduction

Under Part 3 of the *Regulations*, a CHMP must include a desktop assessment and if required, also a Standard Assessment and/or a Complex Assessment. The desktop assessment was undertaken by Damian Wall (Red-Gum Environmental Consulting Pty Ltd) to determine the likelihood of the activity area containing Aboriginal cultural heritage and to assist in assessing the significance of any heritage that may be found. Desktop research provides information enabling predictions to be made as to whether a place may contain Aboriginal cultural heritage. This research involves the following:

- Investigating the Victorian Aboriginal Heritage Register (VAHR).
- Reviewing other cultural heritage reports undertaken within the geographic area.
- Reviewing local ethnographic histories of the area.
- Research into past historic land use.
- Reviewing local histories of the area.
- Researching the geomorphology and geology of the region encompassing the Activity area.

4.2 The Geographic region

For the purposes of this report, the *geographic region* is the portion of the Ovens Catchment within 10km of the Activity area (**Map 3**). This area is considered to contain a representative sample of all features that exist throughout the landforms relevant to the Aboriginal cultural heritage that may be present.

4.2.1 Climate

Average daytime maximum temperatures in Beechworth are 18.4 °C with summer time maximums reaching 27 °C on average and prevailing winds from the northwest. Rain typically falls as thunderstorms in the summer, and in winter with cold fronts, with January the driest month and July the wettest (BOM, March 2018). Average rainfall is 957 millimetres (38 in) a year, most of which falls in winter with passing frontal systems; however, these can occur at any time of year, and the main form of rainfall in spring and summer is from thunderstorms (BOM, March 2018).

Aboriginal people have been in Australia for at least 40–60,000 years and possibly longer (Allen 1989; Jones 1995). This period falls within the last world climatic downturn or glacial period, which commenced about 80,000 years ago. During the glacial period, the climate was up to 6° C lower in the southern hemisphere, the tree line was lowered, and large glaciers formed in Tasmania and on the Great Divide (Gibson et al. 1987). Greater amounts of water tied up in the large glaciers and ice sheets led to lower sea levels and Tasmania and Papua New Guinea were joined to Australia by land bridges. The climate was much drier and cooler and landmasses stretched to the edge of the continental shelf. After 26,000 BP9 the climatic downturn became more severe and sea levels were at their lowest and the climate at its coldest at 18,000 BP (Bowler et al. 1976: 374; Dodson et al. 1992: 117; Freslov 2018: 27).

A large brackish lake occupied the low point of the land bridge between Tasmania and Victoria. Eucalypt forest decreased, and semi-arid grasslands extended over large areas of southern Victoria (Blom 1988: 96; Dodson et al. 1992: 118). During the last glacial phase in the highlands, the past climate was, as elsewhere, cooler and drier than today, with the tree line depressed and the region covered by shrubland/open woodland and grassland semi-arid steppe complexes, with remnant wet sclerophyll or rainforest patches in the stream valleys at lower altitudes (Dodson et al. 1992: 116–121; Freslov 2017: 27).

Temperatures were up to 6°C lower than today and while Tasmania was heavily glaciated, on the mainland cirque glaciers were only found at Mount Kosciusko (Peterson 1968: 74–75). As conditions ameliorated following the last glacial, it became milder, but wetter and the tree line increased to its present altitude. Vegetation dependant on wetter conditions expanded, including rainforests and wet sclerophyll forests, reaching its maximum extent during the mid-Holocene at 5000 BP (Gell and Stuart 1989: Figures 6–11). Since 5000 BP, conditions have been cooler and drier, with the ENSO (El Nino Southern Oscillation) weather pattern becoming more dominant (Rowland 1999: 18; Sandweiss et al. 1996). Increased fire risks and extensive fires are associated with a periodic but severe ENSO weather pattern (Freslov and Goulding 2002; Freslov 2018: 27).

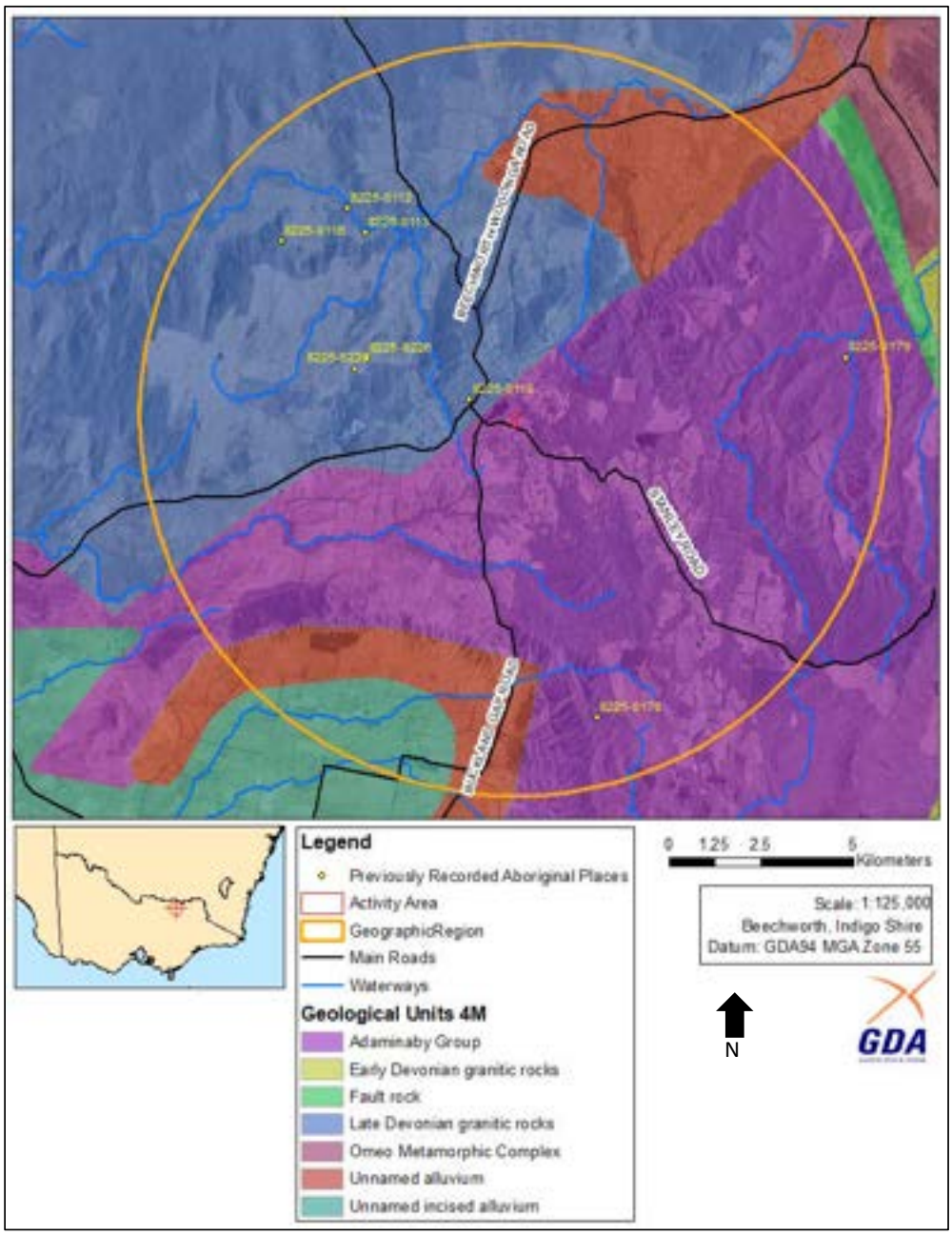
The activity area may have been an attractive area for settlement during the arid phase of the glacial period due to the presence of the many large rivers flowing from the mountains out through the lowland plains. Subsequently in the Holocene as precipitation increased and as the sea coast gradually approached, the area and the swamps, lakes and wetlands stabilised. Changes and variation in climate patterns indicate that animal and plant resources in the study area would have undergone change through time. Consequently, evidence of Aboriginal exploitation of resources and also occupation patterns is likely to have changed through time (Freslov 2018: 27).

4.2.2 Geomorphology

The geomorphic region in which the activity area is located is defined as the East Victorian Uplands. This region is divided into 3 sub divisions and the activity area lies within the 'dissected uplands'. The East Victorian Uplands is the largest region in Victoria extending from east of Melbourne in a North Eastern direction to the New South Wales Border (Cochrane et al 1995:68).

The entire region was subject to large amounts of erosion between 300 and 150 million years ago and began to rise resulting in the streams crossing the valleys becoming more active. This resulted in deeply incised valleys and intricate stream patterns and in some places younger valleys cutting into older valleys forming the 'valley in valley' form (Cochrane et al 1995:68). The landform where the activity area lies consists of rolling to hilly uplands (Cochrane et al 1995:690) on the north slope of largely granitic hills that slope to Myrtleford in the south. A large section of North East Victoria is situated upon moderately dissected uplands (Maximum elevations are 700m, with up to 200m of local relief).

The Baranduda Range, between Yackandandah Creek and Middle Creek is an example of this unit that extends to the west and then south towards Beechworth. This Tier is much more prominent on the northern side of the Great Divide than to the south, where it can be recognized in quite restricted sections of some valleys as they approach the Eastern Plains. The activity area is located within the Adaminaby Group geological unit, an Ordovician sedimentary unit comprising largely sandstone, mudstone and black shale (DEDJTR 2018) (**Map 3**).



Map 3: The Geographic Region, showing geological units and previously recorded Aboriginal places. Scale: 1:125,000. Source: GeoVic 2018, GDA94 MGA Zone 55.

4.2.3 Vegetation

The vegetation type associated with the development site is Valley Grassy Forest (Ecological Vegetation Class 47) which is Endangered in the Highlands: Northern Fall bioregion. See **Map 4** for the affected EVCs near the Activity area. Aerial imagery shows that the Activity area has been largely cleared of native vegetation which has been replaced by plantation or orchards in parts of the site.



Map 4: Ecological Vegetation Classes (EVCs) at the proposed site of development. Source: NatureKit, Scale: 1:2,500, GDA94 MGA Zone 55

4.3 Historical and ethno-historical accounts in the geographic region

This section addresses a review of historical and ethno-historical accounts of Aboriginal occupation of the geographic region referred to in **Section 4.2**, relevant to the activity area. This information is used to establish pre-settlement Aboriginal spatial organisation and is mostly based on observations made by Europeans during the initial period of contact and subsequent settlement of the activity area (Murphy & Thomson 2016).

Prior to European settlement of the region, Aboriginal people occupied every part of the Victorian landscape, with some places near permanent water and food resources often permanently occupied and other areas such as the Alps and regularly inundated floodplains frequented less often as part of cultural events or for harvesting seasonally available food resources, such as the Bogong Moth. Aboriginal country governed by a complex system of land ownership, with an equally complex social system of marriage and inter-group relationships based on tribe (or language group), descent, clan and moiety.

The tribe was the largest unit of classification, which was made up of people who shared a common language. The tribe members shared the same rules of descent (patrilineal or matrilineal) and claimed ownership of a particular region, ownership boundaries which continue to change and be disputed today (Coutts 1981; Bell 2000).

The documented Aboriginal ethnographic record for the Beechworth region is quite fragmentary, due to the rapidity with which introduced diseases such as small pox, measles and influenza, spread through the indigenous populations at the time of European colonisation. Disease and pastoral expansion (and associated violence) decimated entire populations of people throughout South-eastern Australia severely disrupting, and in many cases destroying, traditional Aboriginal culture (after Bell 2004:5).

Many of the first Europeans to come to the area had little interest in, or training for, recording much about the society they encountered. European explorers, such as Hume and Hovell, who sighted the Kiewa River in 1824, had little to say about the people they observed (Hume & Hovell 1831:44).

According to Tindale (1974), the Beechworth area was essentially a junction between the territories of a number of different Aboriginal groups including Kwat Kwat, Panerang, Minjambuta and Duduroa. According to both Barwick (1984) and Clark (1990) the Beechworth area was occupied by the Waveroo whose country stretched from the Ovens and Kiewa Rivers from the River Murray to the Great Dividing Range.

Wesson (2000:61,83) states that according to *The Journals of George Augustus Robinson* (Clark, 2000), the area around Mount Pilot was occupied by the Boengea Mittong group in the Minubuddong language area, which she describes as the Waveroo tribal language. Howitt (1904) considered the Duduroa as a 'horde' of the Jaitmathang, calling them 'Theddora mittung'.

It should be noted that the heritage advisor has attempted to provide relevant ethnographic information from many sources. This may not represent the perspective of the relevant Aboriginal groups with an interest in the Aboriginal cultural heritage of the region today.

4.3.1 Aboriginal Reserves and Honorary Correspondent Depots

In 1858 the Victorian Government recommended the formation of a Central Board to replace the Protectorate system and take over responsibility for the protection of Aboriginal people within the colony (EDM Group 2008). In 1860 the Central Board appointed to watch over the interests of Aborigines in the Colony of Victoria and the Central Board for the Protection of Aborigines (CBA) was established. The CBA was also responsible for allocating reserves of land variously known as stations, missions or reserves on which

Aboriginal people were encouraged to settle (EDM Group 2008). No Honorary Correspondent Depots are within the Geographic Region

4.3.2 Land use history of the Activity area

The activity area was originally part of the Tarrawingee pastoral run gazetted 6 December 1848 with an area of 50,000 acres. It was licensed 32 months prior to the NSW Orders In Council of October 1847, to Francis Murphy. The lease passed to George Edward Mackay in 1853, followed by the Melbourne Banking Corporation in 1867, Arthur Dight of Richmond in 1869 and then Frances Mackay of Everton in 1877 before it was forfeited in 1879 (Spreadborough & Anderson 1983).

European settlement and gold mining would have significantly impacted on Aboriginal archaeological sites in the Activity Area. Past land use together with the clearing of the original vegetation means that any surface lithic site would now retain little spatial or temporal integrity and as such have reduced scientific significance. The Activity Area was once heavily timbered before being cleared in the 1860s to make way for farmland on the grounds of Mayday Hills Mental Asylum. The farm included cropping, pigs and an intensive dairy to supply the mental asylum (Craig 2000).

The land is also within 150m the site of a sluice and quartz crush erected by the Rose Reef Co. at Madman's Gully in 1880 (Mining Surveyors' Reports, Dec 1880 in DNRE, 1999). Madman Gully runs through the length of the Activity area and along with the adjoining Lake Sambell.

4.3.3 Registered Aboriginal Parties

There is currently no Registered Aboriginal Party (RAP) for the area in which the Activity Area is located. The Dhudhoroa Native Title Group, the Dudoroa Local Traditional Custodians Inc. (DLTCI) are former Registered Aboriginal Party (RAP) applicants for the region that includes the activity area. While their RAP application has not been approved, they are recognised Traditional Owners for the region.

4.4 Search of the Victorian Aboriginal Heritage Register

The Victorian Aboriginal Heritage Register (VAHR) was initially searched on 15th June 2017 indicating that there are eight (8) previously recorded Aboriginal places within the defined Geographic Region (**Map 3**) consisting of artefact scatters (n=3), scarred trees (n=2), rock art (n=1) and object collections (n=2). **Table 1** shows previously recorded sites within the geographic region.

Table 1: VAHR listed sites within 10km of the Activity area

Place Number	Name	Type
8225-0112	McFeeters 1	Scarred Tree
8225-0113	McFeeters 2	Artefact Scatter
8225-0116	Woolshed	Rock Art
8225-0118	Beechworth Museum Collection	Object Collection
8225-0178	Sheppards Creek 1	Artefact Scatter
8225-0179	Guys Creek 1	Artefact Scatter
8225-0226	Beechworth Prison Scarred Tree	Object Collection
8225-0226	Beechworth Prison Scarred Tree	Scarred Tree

4.5 Aboriginal places identified in the broader geographic region (NE Vic)

In north-eastern Victoria (the broader geographic region) surrounding the Activity area, the following types of Aboriginal places have been recorded and registered:

Aboriginal Burials: Often located near or within Aboriginal occupation sites such as oven mounds, shell middens or artefact scatters, Aboriginal burials are normally found as human bones eroding from the ground, or exposed during ground disturbance. Aboriginal customs for honouring and disposing of the dead varied greatly across Victoria, but burial was common. Aboriginal burial sites normally contain the remains of one or two people, although cemeteries that contain the remains of hundreds of people buried over thousands of years have been found.

Aboriginal Non-Archaeological (Intangible) Places: Aboriginal non-archaeological places reference Aboriginal people's association to events that occurred in a general or specific location that may not have any physical or archaeological material present. Sources of information about an association to a location may be provided by Aboriginal or non-Aboriginal people, by a community organisation, or be contained in text or literature references, and can be recorded information about places with historical or significant contemporary associations with Aboriginal people. Oral history accounts can be sources of information about Aboriginal non-archaeological places.

Aboriginal Artefact Scatters: Artefact scatters are the material remains of past Aboriginal people's activities. Scatter sites usually contain stone artefacts, but other material such as charcoal, animal bone, shell and ochre may also be present. Artefact scatters may vary over the ground surface from one square metre to one hectare, and contain few or thousands of artefacts. Artefacts often are chipped stone artefacts and occasionally, animal bone, shell, charcoal, hearth stones, clay balls and ochre.

Low Density Artefact Distributions: A Low Density Artefact Distribution (LDAD) is the occurrence of stone artefacts at densities of up to 10 counted artefacts in any area of approximately 10m x 10m, or 100m², including within a single test pit of ≤1m². As a distribution, the LDAD does not have an 'extent' but each individual artefact is accorded an area of Aboriginal cultural heritage sensitivity.

Aboriginal Earth Features: Aboriginal mounds are places generally located on higher ground near waterways, lakes, dunes and swamps, where Aboriginal people lived over long periods of time. Mounds often contain charcoal, burnt clay or stone heat retainers from cooking ovens, animal bones, shells, stone tools and, sometimes, Aboriginal burials.

Aboriginal Scarred Trees: Aboriginal scarred trees are the result of people marking or removing bark from a tree for a wide range of uses. Scarring exposes the sapwood on the trunk or branch of a tree, with the tree healing over a period of time, generally leaving a prominent scar. Mature trees with scars are located across Victoria, and more commonly are present on box and red gum eucalypts that occur along the margins of rivers, lakes and floodplains.

Aboriginal Shell Middens: Freshwater shell middens are accumulations of shell produced by Aboriginal people collecting, cooking and eating freshwater shellfish. Middens usually occur as fairly thin layers or small patches of shell, with freshwater mussel varieties of *Velesunio ambiguus* and river mussel, *Alathyria jacksoni*. Shell middens are found along river and creek banks, floodplains, swamps and lakes and in some sand dunes, and may represent a single meal or many hundreds at the same locations over long periods of time. The remains of meals such as charcoal, ash, fire-stones, burnt earth or burnt clay, animal and fish bones, stone tools and Aboriginal burials may be present in shell middens.

Aboriginal Quarries: Aboriginal quarries are places where Aboriginal people visited rocky outcrops and naturally occurring stone sources that were suitable to obtain material to manufacture chipped or ground stone tools for many different purposes. Quarries vary greatly in size and represent valuable sources of stone material that could be traded throughout country and more widely across Australia. Favoured stone sources for tool making are greenstone, silcrete, quartz, quartzite, basalt and chert. Pigments used in ceremony, decoration and in rock art were made from quarried ochre, and grinding tools were made from sandstone.

Aboriginal Stone Features: Axe-grinding grooves are oval-shaped indentations that mainly occur in sandstone outcrops in Victoria, with some known to occur on granite rocks. Aboriginal people prepared ground edged stone tools by using the base sandstone rock to grind and shape the tools which left distinctive grooves in the sandstone. Favoured grinding places can be found generally near a water source on flat, low outcrops of fine-grained sandstone.

Aboriginal Historical Places: An Aboriginal historical place is a location that is important because of its associations with, and cultural significance to, Aboriginal people. Aboriginal historical places include building foundations, sites of historical events, such as massacres, and may have no extant archaeological evidence remaining. Examples of such places are locations where Aboriginal people have lived and worked, missions, protectorate stations and ration supply depots, places or monuments linked to Aboriginal self-determination, meeting places where people carried out traditional practices, and places linked with significant individuals.

4.6 Previous archaeological work in the geographic region

A review of reports and published works about Aboriginal cultural heritage in the geographic region referred to in **Section 4.2** is used to provide relevant information to determine if there is any relationship between Aboriginal cultural heritage places, strategic values, geology, landforms and soil profiles. These investigations may provide insight into Aboriginal cultural heritage place patterning. This evidence informs directly on the desktop site model presented in **Section 4.9**.

A review of the Victorian Aboriginal Heritage Register (VAHR) was undertaken on 9th March 2018 by Damian Wall. There are twenty-seven (27) archaeological reports listed for the geographic region consisting of six (6) CHMPs, ten (10) due diligence papers, nine (9) surveys and one (1) heritage management report. The following archaeological reports were undertaken in Beechworth, in close proximity to the Activity area.

CHMP 11031: Mitchell and Prossor (2010) developed a CHMP for the installation of a sewerage outfall tank near the corner of Wood Street and Church Street in Beechworth, Victoria. The standard assessment did not identify any Aboriginal cultural heritage and concluded that the Activity area had low Archaeological potential. A complex assessment was not recommended.

CHMP 12885: Dunn and Wall (2014) developed a CHMP for a proposed subdivision at 68 Stanley Road, Beechworth – immediately south of the Activity area for CHMP 15589. The standard assessment did not identify any Aboriginal cultural heritage. Seven (7) auger probes were undertaken across the Activity area to the sterile layer. The nature of the site stratigraphy indicated that the area may have been significantly disturbed. A complex assessment was not recommended. *This site is immediately south of the activity area and shares the same landform that was assessed during the field work for CHMP 15589.*

CHMP 13560: Edwards and Bell (2015) developed a CHMP for a proposed residential subdivision at 10 Granjoise Lane, Beechworth. The standard assessment did not identify any Aboriginal cultural heritage or any areas likely to contain Aboriginal cultural heritage and a complex assessment was not recommended.

CHMP 13649: Wall (2015) developed a CHMP for a proposed subdivision at Mayday Hills in Beechworth, Victoria. The standard assessment identified landforms assessed to have potential to contain Aboriginal cultural heritage. A complex assessment was undertaken but identified no Aboriginal cultural heritage.

CHMP 15121: Edwards and Aitchison developed a CHMP for a road infrastructure project on Beechworth-Wodonga Road. The standard assessment identified three areas with potential to contain Aboriginal cultural heritage, being rises overlooking watercourses. A complex assessment was undertaken to test these areas, but no Aboriginal cultural heritage was identified.

4.7 Oral history

No oral history information was collected during the desktop assessment.

4.8 Obstacles encountered in completing the desktop assessment

No obstacles were encountered in completing the desktop assessment.

4.9 Site prediction model

Generally speaking, Aboriginal places would be expected to be situated close to either an ephemeral or permanent water source, providing adequate shelter from the elements and rising floodwaters, and have access to a food source. Additionally, for Aboriginal places to remain in these situations through time, the landscape will not have sustained significant ground disturbance activities.

The results of the desktop assessment indicate that the activity area comprises a hill/slope landform. Scarred trees and artefact scatters, while numerous in the geographic region, are not likely to be found in association with this landform.

Historic plans and aerial mapping indicates the early clearance of native vegetation from the general area for pastoral and mining.

The desktop assessment indicates that the Activity area consists of cleared block in an urban setting. Search of the VAHR database for registered Aboriginal Places within the defined Geographic Region (**Map 3**), suggests that artefact scatters (n=3) and scarred trees (n=2) are likely to be the site types likely to be recorded within the Activity area.

4.10 Conclusions from the Desktop Assessment

The desktop assessment has demonstrated that:

- There are no (zero) previously registered places within the Activity area;
- There are statutory areas of cultural heritage sensitivity within the Activity area being land within 200m of Madman Gully;
- Areas of Aboriginal cultural sensitivity within the geographic region have been deemed as proximity to fresh water and proximity to a hill or gully; and
- There are eight (8) previously recorded Aboriginal places within the defined Geographic Region (**Map 3**) of which artefact scatters (n=3) and scarred trees (n=2) are deemed (statistically at least) the most likely Aboriginal Place to be found within the Activity area.
- The results of the desktop assessment indicate that the activity area comprises a hill/slope landform in an elevated position within 200m of a waterway;
- The results of the desktop assessment showed that it was reasonably possible that Aboriginal cultural heritage is present in the activity area, and a standard assessment was required pursuant to r.62(1) of the Aboriginal Heritage Regulations 2018.

5 Standard Assessment

The results of the desktop assessment indicated that a Standard Assessment was required, as it was reasonably possible that Aboriginal cultural heritage is present in the activity area. The specific aims of the survey are to identify and investigate the following:

- Previously registered places, if any;
- All areas of high ground surface visibility for targeted detailed surface inspection (“micro-survey”);
- Ground disturbance;
- Any surface or obtrusive cultural heritage places, if present;
- Areas of cultural heritage sensitivity;
- Landform patterns and elements;
- Areas of proposed activities that would result in significant ground disturbance; and
- Test the site prediction model generated by the desktop assessment.

5.1 Methodology

The pedestrian survey was conducted in a systematic manner and in accordance with proper archaeological practice. All areas were examined to determine areas of good ground surface visibility and/or high potential archaeological sensitivity for Aboriginal cultural material. The systematic pedestrian survey examined all areas, landform patterns, elements and attributes. The fieldwork participants (**Section 5.2**) were spaced at approximately 5m apart during the survey and the entire activity area was surveyed.

Detailed notes were taken, including description of landform elements, ground surface visibility, ground disturbance, vegetation, water sources and potential Aboriginal cultural heritage sensitivity (Burke & Smith 2004). The standard assessment was recorded using recording forms to note features and disturbance within the Activity area. The location of the features and disturbance were recorded using a dGPS. Photographs of the Activity area were also taken using a digital camera.

5.2 Fieldwork participants

A Standard Assessment was undertaken on the 21st March 2018 by Damian Wall (Heritage Advisor, Red-Gum Environmental Consulting) and Tamarra Murray (DLTCI). A second inspection was undertaken on the 28th May 2018 by Damian Wall (Heritage Advisor, Red-Gum Environmental Consulting), and Phil Murray (DLTCI) to establish soil auger sites as part of the Standard Assessment.

5.3 Oral history

No oral history information was provided during the Standard Assessment.

5.4 Obstacles encountered in completing the Standard Assessment

No obstacles were encountered during the standard assessment.

5.5 Ground Surface Visibility, Survey Areas and Effective Survey Coverage

Archaeological visibility refers to the amount of ground surface that is clearly visible for inspection. The greater the ground surface visibility, the more effective are surface surveys. Examples of high surface visibility are vehicular & pedestrian tracks, dune blow outs (100% per m²); and examples of poor visibility are areas of heavy vegetation cover (0-10% per m²) (Murphy & Thomson 2016).

Unfortunately, it is often the case that highly visible Aboriginal cultural heritage places are also often highly disturbed. High ground surface visibility (GSV) is therefore often related to the amount of disturbance that has occurred. This disturbance may be manmade (such as drainage lines, vehicle tracks), by stock (overgrazing, tracks), or due to natural processes (erosion by wind or water). The level of GSV is typically assessed as follows:

%	0%	0 – 10%	10 – 30%	30 – 50%	50 – 70%	70 – 90%	90 – 100%
Rating	No visible ground surface	Very poor	Poor	Fair	Good	Very good	Excellent

5.6 Results of the Standard Assessment

Ground surface visibility encountered was fair (30-50%) in the majority of the sections assessed, with some areas of poor GSV where grass cover was denser. Exposures of excellent GSV also occurred throughout the site (**Map 5**). No mature (>100 years) native trees were present in the developable area – some large trees (>70 DBH) were present in the steep gully in the north east corner of the Activity area, however this area was not inspected due to the likely presence of 'open mine shafts'.

The land has been subject to varying levels of disturbance, including clearing and historic mining and sluicing activity associated with Madman Gully, evident by a large proportion of the Activity area seemingly been subject to land forming with imported fill. It was decided by the survey team that hand auger probes would be required to test this contention (**Section 5.7**).

The establishment of dams, online watercourse diversions and dwellings and anecdotal evidence (supported by the discovery of a hand-dug well on site) suggested that the southern half of the site was irrigated to grow carrots in the mid to late 1930s (pers comm. Dinning 2018). Evidence of trout farm infrastructure also exists in the watercourse that extends from Stanley Road through the middle of the Activity area. No detail on this part of site could be found during background research.

Madman Gully itself has been substantially modified to its present state as a narrow (3m top-of-bank to top-of-bank) drainage line that receives stormwater diversions from Stanley Road on the southern boundary of the Activity area. Considerable earthworks adjacent to and within the watercourse have altered soil profiles to a depth of 2m below surface in some areas, exposing bed-rock and deep substrates.

Neighbouring properties have been extensively developed and constitute a typical peri---urban environment. Utilities including power, water and sewage coupled with road creation, kerbside tree planting and stormwater alignments have significantly altered overland flow paths and, in some cases, introduced water to parts of the landscape that would not normally have received water in the past.

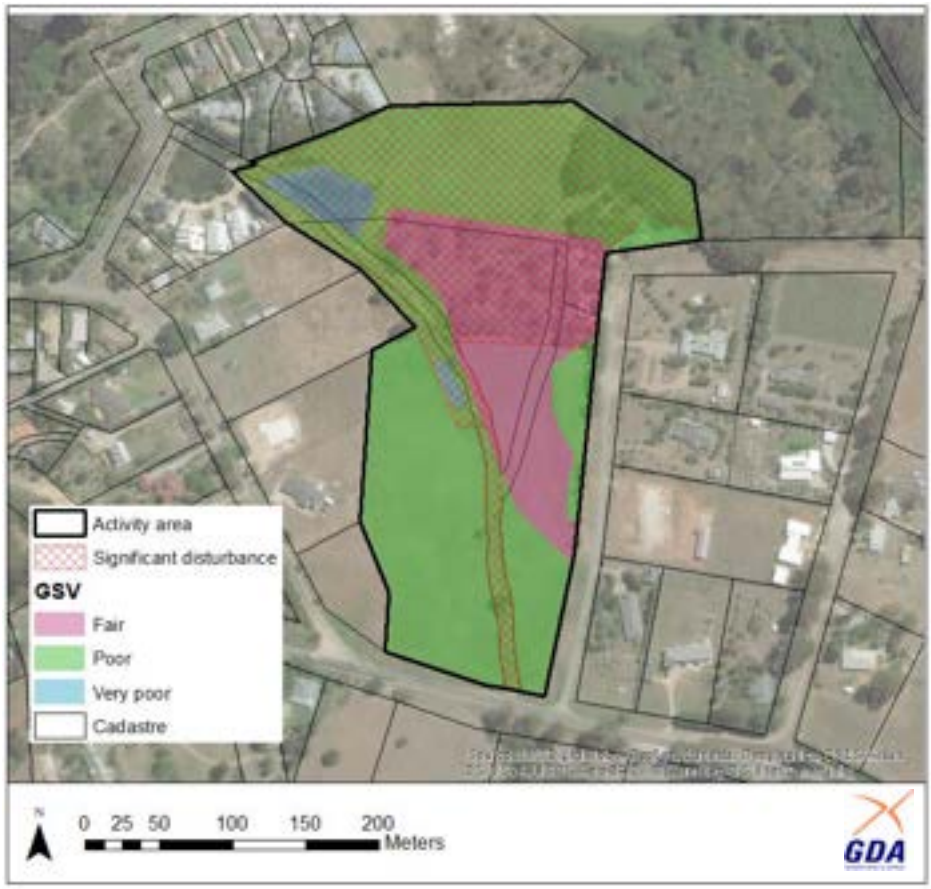
There were no rock shelters or caves within 200m of the Activity area. See **Appendix 4** for photos taken during the Standard Assessment.

5.7 Sub-surface probes

A total of six (6) probes using a 110mm hand auger were conducted, screened and photographed (**Map 6**). The aim of the probes was to review the stratigraphy of the soil profile to assess whether the stratigraphy findings were consistent with significant disturbance from mining or sluice operations (as suggested at the desk-top stage).

5.7.1 Site stratigraphy

Probes sites were randomly selected within the Activity area but sited to investigate each of the major landforms across the site. Excavation of the probes was undertaken by hand to the sterile clay substrate layer. **Photos 1 & 2** show the probe sites and soil from each was hand sieved though a five millimetre sieve. Probe locations were captured using a Garmin DGPS. Results of the stratigraphy are indicated by **Table 2**.

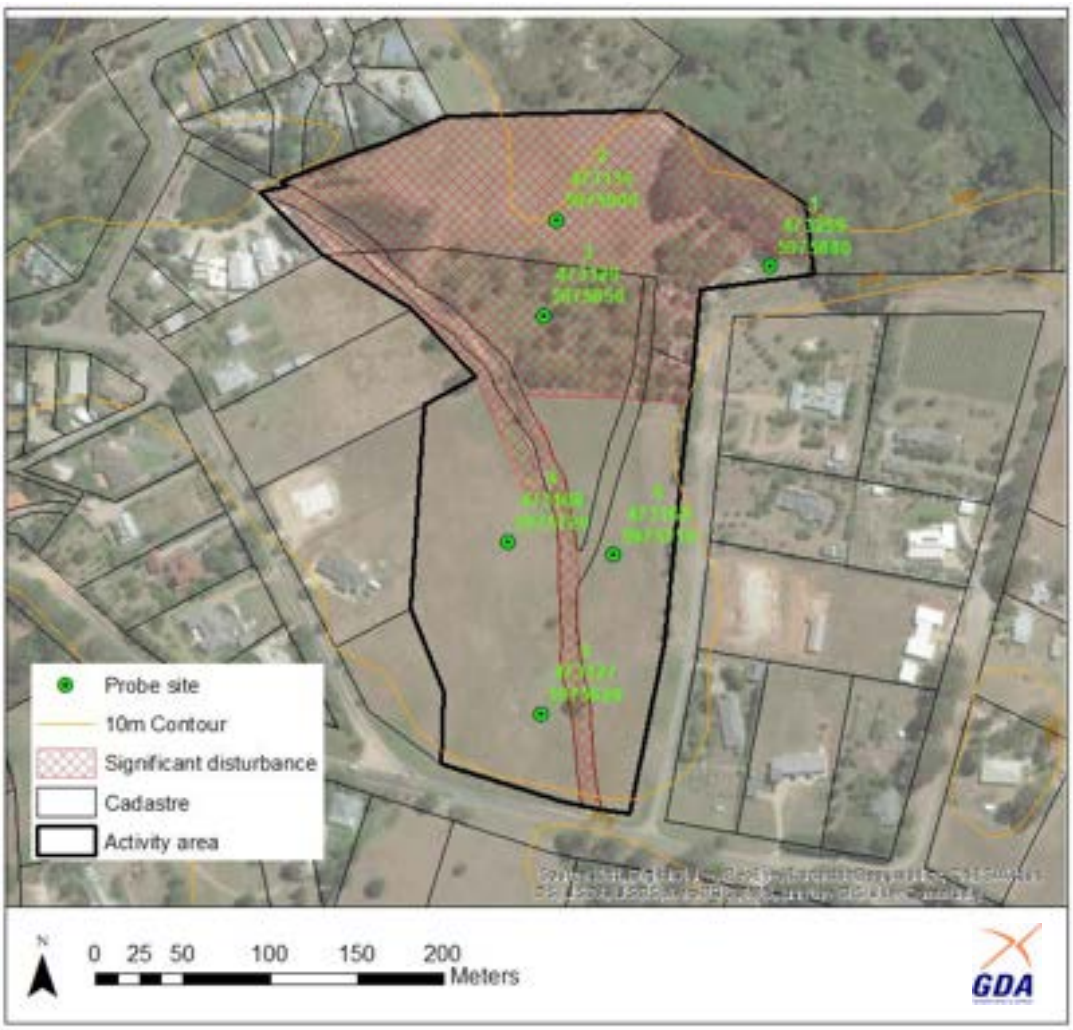


Map 5: Ground Surface Visibility in the Activity area. Source: Nearmap. Scale: 1:2,500. GDA94 MGA Zone 55.

Table 2: Probe stratigraphy

Probe	Easting	Northing	Description	Artefacts?
1	473259	5975880	Area atop the sluice mined gully. Fine brown silty loam (7.5YR 4/3) to 450mm into reddish brown rocky granitic sand with no graduation between A & B horizon. Rocks throughout the profile and auger impenetrable at 1000mm.	N
2	473136	5975900	Below the orchard within Madmans Gully. Fine brown silty loam (7.5YR 4/3) to 100mm into strong brown course grained silty granitic loam to 500mm suggesting a thick layer of overlaid fill with little to no stratigraphy changes. Rocks through profile from 500mm to 1000mm where siltstone and rock presents at 850mm to 1000mm.	N
3	473129	5975850	Within the orchard on flat land within Madmans Gully. Strong brown clay from 0mm to 400mm. No evident stratigraphy changes. Reddish brown sandy clay between 600mm to 800mm. Strong yellowish red clay at 1000mm.	N
4	473108	5975720	Midslope west side of drainage line. Strong brown clay from 0mm to 200mm. Brown silty clay between 600mm to 800mm. Red clay and poorly structured rock at 1000mm. Probe displayed little variation and large amounts of clay loam interspersed with fractured rock indicating disturbance to the soil profile.	N

Probe	Easting	Northing	Description	Artefacts?
5	473127	5975620	Southern end of Activity area west side of drainage line. Pinkish granitic sandy loam to 400mm. Artefactual quartz intermittent with road gravel. Yellow brown rock at 400mm. Glass fragments at 250mm.	N
6	473169	5975710	East side of drainage line. Little topsoil and immediately into 10YR 5/4 yellow brown rocky B horizon. Probe impenetrable at dark yellow brown rock at 400mm. Compacted and dry buckshot granitic material.	N



Map 6: Hand auger probe sites. Source: Google Earth. Scale 1:2,500.

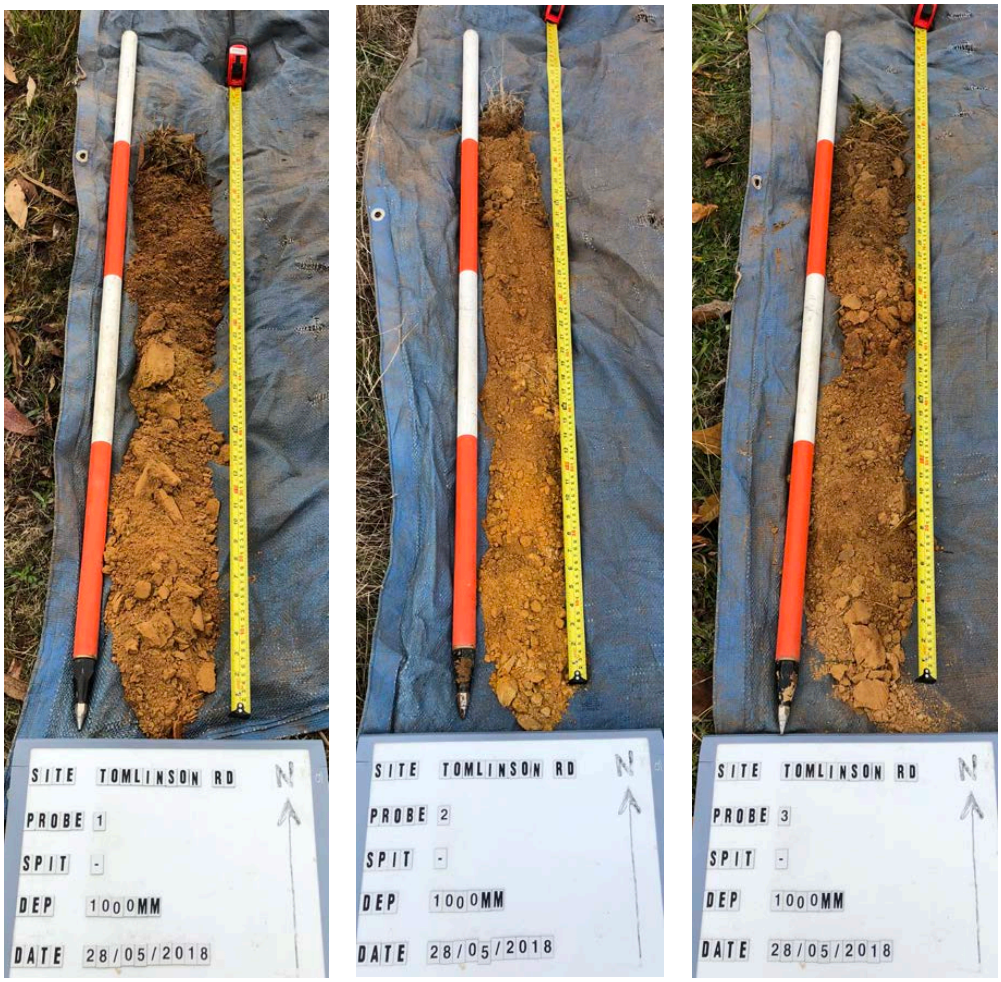


Photo 1: Probes 1 to 3. Range pole is 300mm intervals. Photo: D.Wall 28/5/18



Photo 2: Probes 4 to 6. Range pole is 300mm intervals. Photo: D.Wall 28/5/18

5.7.2 Results of the surface probes

The sub-surface probes provided valuable information relating to the stratigraphy of the Activity area. The majority of the probes indicated relatively uniform stratigraphy and in most cases the soil was silty and fine grained clay loam with no definite soil A and B horizon interspersed with shattered or poorly structured mudstone/rock.

This type of profile is not typical in a granitic mid slope environment and is perhaps an indication of significant disturbance. Whilst the site of the reported sluice and quartz crush erected by the Rose Reef Co. at Madman's Gully in 1880 could not be identified (likely upstream of the Activity area) the presence of the silty fine clay loam at depths of up to 900mm is an indication of active deposition that is not linked to the watercourse (10-20m downslope from the probes in most cases).

5.8 Areas likely to contain Aboriginal cultural heritage & Aboriginal cultural heritage scientific sensitivity model

The results of the standard assessment have been used to refine the Desktop Assessment Aboriginal cultural heritage prediction model (**Section 4.9**). While the Activity area contains one terrace above Madman Gully, the landform is highly disturbed and appears to have been shaped, most likely by historic mining and sluicing activity. Madman Gully itself has also been significantly impacted by sluicing. The survey team deemed that the Activity area has been subject to significant disturbance and that it is highly unlikely that in-situ Aboriginal cultural heritage would be found on site.

5.9 Conclusions from the Standard Assessment

The standard assessment has demonstrated that in relation to the Activity area:

- No (Zero) Aboriginal cultural heritage was found during the Standard Assessment;
- Ground surface visibility was fair (30-50%) in the majority of the Activity area;
- Six (6) surface probes revealed relatively uniform stratigraphy and in most cases the soil was silty and fine grained clay loam with no definite soil A and B horizon. Profiles were interspersed with shattered or poorly structured mudstone/rock indicating disturbance to the soil profiles to 1000mm;
- The survey team deemed that the Activity area has been subject to many different forms of significant disturbance (not the least of which being historic sluicing in and adjacent to Madman Gully) and that it is highly unlikely that in-situ Aboriginal cultural heritage would be found on site;
- Any Aboriginal cultural heritage on site is likely to be found in a disturbed context and of Low scientific significance; and
- Complex assessment is not therefore recommended pursuant to r.64(1) of the Aboriginal Heritage Regulations 2018.

6 Impact assessment – Section 61 matters

In accordance with the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, an assessment must be made as to whether the proposed activity will be conducted in a way that avoids harm to Aboriginal cultural heritage, or be conducted in a way that minimises harm to Aboriginal cultural heritage.

The purpose of the Act is to provide for the protection of Aboriginal cultural heritage in Victoria. In the first instance, harm to Aboriginal cultural heritage should be avoided. This may be achieved through appropriate management strategies (or specific measures) in relation to the Aboriginal places and the activity, the use of protective fencing during construction or restricting access, in addition to cultural awareness training for contractors. In the second instance, harm to Aboriginal cultural heritage must be minimised. This may be achieved through re-aligning infrastructure, locating public open space areas over cultural values (if appropriate) or using less invasive construction methods. The final resort is the salvage of cultural heritage where appropriate.

The desktop assessment has demonstrated that there are no previously registered places within the Activity area and that it is highly unlikely that a site of moderate (or above) scientific significance will be present due to the likely disturbed context and stratigraphy. However, Aboriginal cultural heritage has been discovered in similar contexts with in the geographic region, it was reasonable to assume that Aboriginal cultural heritage may be present and a Standard Assessment was recommended.

A Standard Assessment was undertaken on the 21st March 2018 by Damian Wall (Heritage Advisor, Red-Gum Environmental Consulting), and Tamarra Murray (DLTCI). A second inspection was undertaken on the 28th May 2018 by Damian Wall (Heritage Advisor, Red-Gum Environmental Consulting), and Phil Murray (DLTCI) to establish soil auger sites as part of the Standard Assessment.

Ground surface visibility was fair (30-50%) over the majority of the Activity area and effective survey coverage was between 70% and 100%.

No (Zero) Aboriginal cultural heritage was found during the Standard Assessment and the survey team observed that the Activity area has been subject to many different forms of significant disturbance (not the least of which being historic sluicing in and adjacent to Madman Gully).

No areas of Aboriginal cultural heritage sensitivity were identified during the survey.

No known Aboriginal cultural heritage will be impacted by the activity.

Part 2. Cultural Heritage Management Conditions

These Management Conditions become compliance requirements once the CHMP is approved.

7 Cultural Heritage Management Conditions

The Aboriginal Heritage Act 2006 requires a CHMP to set out Management Conditions for measures to be taken before, during and after the activity. Aboriginal cultural heritage was not identified during the Standard Assessment, however the following management conditions are to be followed.

General Management Conditions

Management Condition 1: *Construction Management*

- All works are to be restricted to the Activity area described (**Map 1**), including all ancillary works areas, construction equipment, parking, access roads and spoil heaps.
- A set of Aboriginal Victoria mini-posters (**Appendix 7**) is to be obtained and kept in the site construction office.
- A copy of the approved CHMP must be held onsite during construction.
- Clear chain of command must be established for site personnel to report identification of Aboriginal Cultural Heritage to the Sponsor, their representative and a Heritage Advisor.
- If any Aboriginal cultural material is discovered during the construction, the provisions outlined in the Contingency Plans presented in **Section 8** must be followed.

8 Cultural heritage management contingencies

8.1 Matters referred to under section 61 (avoiding or minimising harm)

Clause 13(1) Schedule 2 of the Regulations requires that the management plan must contain a contingency plan for the matters referred to in Section 61 of the Act. Section 61 of the Victorian *Aboriginal Heritage Act 2006* requires consideration of:

a) Whether the activity will be conducted in a way that avoids harm to Aboriginal cultural heritage;
b) If it does not appear to be possible to conduct the activity in a way that avoids harm to Aboriginal cultural heritage, whether the activity will be conducted in a way that minimises harm to Aboriginal cultural heritage;
c) Any specific measures required for the management of Aboriginal cultural heritage likely to be affected by the activity, both during and after the activity;
d) Any contingency plans required in relation to disputes, delays and other obstacles that may affect the conduct of the activity;
e) Conditions relating to the custody and management of Aboriginal cultural heritage during the course of the activity.

8.2 Contingency for changes to conduct of the activity

If any proposed changes to an activity require a statutory authorisation (for example, an amendment to the planning permit application) the Sponsor must determine if a new or amended CHMP is required. The Sponsor must refer any proposed changes to the activity, including proposed changes that require works outside of the activity area, to a Heritage Advisor for guidance on cultural heritage conditions.

8.3 Contingency for the management of Aboriginal cultural heritage found during the activity

Clause 13(1) Schedule 2 of the Regulations requires that the CHMP must contain a contingency plan for the management of Aboriginal cultural heritage found during the activity.

8.3.1 Unexpected Discovery of Human Remains

In the event that suspected human remains are discovered in the Activity area, the following steps must be taken.

Discovery

- If suspected human remains are discovered in the Activity Area, all activities in the vicinity **must** stop immediately to ensure minimal damage is caused to the remains; and
- The suspected human remains must be left in place and protected from harm or damage.

Notification

- Once suspected human remains have been found, the Victoria Police and State Coroner's Office must be notified immediately via the Coronial Admissions and Enquiries CA & E) on telephone number 1300 888 544.
- A forensic anthropologist will assess the report of human remains and determine whether the Victoria Police must also be contacted (if human remains are determined to be non-Aboriginal);
- or whether Aboriginal Affairs (AV) must be contacted (if the human remains are believed to be Aboriginal Ancestral Remains).
- If it is confirmed by these authorities that the discovered human remains are Aboriginal Ancestral Remains, the person responsible for the activity must report the existence of the human remains to the Victorian Aboriginal Heritage Council, in accordance with s.17 of the Victorian *Aboriginal Heritage Act 2006*.
- The relevant Traditional Owner group(s) must be informed of the discovery.
- All details of the location and nature of the human remains must be provided to the relevant authorities.
- Do not contact the media.
- Do not take any photographs of human remains without the express request of the Coroner's Office, Victoria Police or AV.
- Do not circulate information or photographs via social media.

Impact Mitigation or Salvage

- The Victorian Aboriginal Heritage Council, after taking reasonable steps to consult with the relevant Traditional Owner group(s), any Aboriginal person or body with an interest in the Aboriginal Ancestral Remains, will determine the appropriate course of action as required by s.18(2)(b) of the Victorian *Aboriginal Heritage Act 2006*.
- An appropriate impact mitigation or salvage strategy as determined by the Victorian Aboriginal Heritage Council must be implemented by the Sponsor.

Curation & Further Analysis

- The treatment of salvaged Aboriginal Ancestral Remains must be in accordance with the direction of the Victorian Aboriginal Heritage Council.

Reburial

- Any reburial place(s) must be fully documented by an experienced and suitably qualified archaeologist, clearly marked and all details provided to AV.
- Appropriate management measures must be implemented to ensure that the Aboriginal Ancestral Remains are not disturbed in the future.

Note: The Sponsor may consider incorporating a contingency plan to reserve an appropriate area for repatriation and reburial of any recovered Aboriginal Ancestral Remains that may be discovered during the activity. This may assist the Victorian Aboriginal Heritage Council in determining an appropriate course of action.

8.3.2 Unexpected discovery of Aboriginal cultural heritage other than Aboriginal ancestral remains

The Sponsor must at all times avoid unlawful harm to Aboriginal cultural heritage. The following steps must be taken by the Sponsor as a minimum if suspected previously unrecorded Aboriginal cultural heritage is identified during the activity:

1. All works must cease and temporary safety webbing or fencing erected without ground disturbance at a distance of 10 metres (buffer zone) around the location of the suspected Aboriginal cultural heritage, with signage displayed clearly identifying the location as a 'No-Go-Zone'. The suspected Aboriginal cultural heritage must not be removed. Work may continue in other parts of the Activity Area outside of the buffer zone.
2. A suitably qualified Heritage Advisor and the relevant Traditional Owner group(s) must be notified of the discovery by the Sponsor or site supervisor within two working days.
3. A Heritage Advisor and a relevant Traditional Owner group(s) representative must inspect the reported discovery as soon as possible to determine if it is Aboriginal cultural heritage. If the reported discovery is determined not to be Aboriginal cultural heritage by the Heritage Advisor and the relevant Traditional Owner group(s) representative, the activity may recommence.
4. If the reported discovery is confirmed to be Aboriginal cultural heritage by the Heritage Advisor and the relevant Traditional Owner group(s) representative, a decision or condition as to the management of the Aboriginal cultural heritage must be made within three working days by the Heritage Advisor in consultation with the Sponsor and relevant Traditional Owner group(s) representative.
5. S.61 matters relating to harm avoidance or minimisation measures must be explored by the Heritage Advisor in consultation with the relevant Traditional Owner group(s) and the Sponsor. If agreement is not reached between the relevant Traditional Owner group(s) and the Sponsor in regard to the management and protection of the Aboriginal cultural heritage, this will be classed as a dispute. The procedure for resolution of any disputes between the Sponsor and the relevant Traditional Owner group(s) in relation to the implementation of the management plan or the conduct of the activity must be followed.
6. If harm to the Aboriginal cultural heritage cannot be avoided, then a program of salvage must be conducted by a suitably experienced and qualified archaeologist prior to the activity proceeding, with the following conditions:
    - The methodology and extent of any salvage excavation must be agreed to by the relevant Traditional Owner group(s).
    - The relevant Traditional Owner group(s) must be invited to participate in the salvage

program.

- Any archaeological salvage collection, excavation, or sub-surface testing must be:
  - Culturally appropriate,
  - Using standard archaeological equipment including a differential GPS unit to record position and extent of Aboriginal cultural heritage, and archaeological excavations,
  - Consider the significance of the Aboriginal cultural heritage in relation to the known archaeological and cultural heritage significance of existing sites in the region surrounding the Activity Area, and
  - Carried out in accordance with best archaeological practice, AV guidelines and standards.
- An archaeological report detailing the methodology, analyses, interpretation, and results of any archaeological recovery, testing and dating must be prepared and provided to the Sponsor, the relevant Traditional Owner group(s) and AV.

7. Agreement as to the process to be followed to manage the Aboriginal cultural heritage and how to proceed with activity must be made within a period not exceeding three working days by relevant Traditional Owner group(s), the Heritage Advisor and the Sponsor.

8. AV must be notified by the Heritage Advisor of the discovery of Aboriginal cultural heritage through the submission of the appropriate Victorian Aboriginal Heritage Registry forms, relevant spatial data, and (if applicable) a salvage excavation report.

9. The relevant Traditional Owner group(s) may notify the Heritage Advisor, who may then advise the Sponsor or the Site Supervisor when any suspended activity works can proceed. In general, the activity may recommence:

- When the appropriate management and protective measures have been taken;
- Where the relevant Aboriginal cultural heritage records have been updated and/or completed;
- Where all parties agree there is no prudent or feasible course of action; or
- Upon reaching resolution of a dispute.

The Heritage Advisor, the Sponsor and the relevant Traditional Owner group(s) must ensure that the above steps are followed and that legal obligations and conditions are complied with at all times.

8.4 Contingency for management of Aboriginal cultural heritage

It is the responsibility of the Heritage Advisor to ensure that all Aboriginal cultural heritage recovered from the activity area is fully documented, catalogued, bagged, and labelled (with details, reference to provenance and project), packaged and securely stored with copies of the catalogue and assessment documentation. AV must be advised of this through completion and submission of relevant Victorian Aboriginal Heritage Register forms to the Heritage Registrar, AV, by the Heritage Advisor.

Once any scientific analysis of any cultural heritage has been completed, the Aboriginal objects and cultural heritage material recovered from the assessment, implementation, salvage and activity phases must be returned to the relevant Aboriginal Party within six (6) months of the completion of the activity. The relevant Aboriginal Party must be the custodian of this material and may choose to rebury it in the activity area. If the relevant Aboriginal Party chooses to rebury the Aboriginal cultural heritage it must be done in accordance with the relevant Aboriginal Party's procedure for the Reburial of Aboriginal Cultural Heritage and with the agreement of the sponsor.

8.5 Contingency for notification in accordance with the act of the discovery of Aboriginal cultural heritage

Clause 13(1) Schedule 2 of the Regulations requires that the management plan contains a contingency plan for the notification, in accordance with the Act, of the discovery of Aboriginal cultural heritage during the carrying out of the activity.

In accordance with Section 24 of the *Aboriginal Heritage Act 2006* 'Reporting discovery of Aboriginal places and objects', if a person discovers an Aboriginal place or object; and the person knows that the place or object is an Aboriginal place or object the person must report the discovery to the Secretary as soon as practicable unless, at the time of making the discovery, the person had reasonable cause to believe that the Register contained a record of the place or object.

If a discovery of an Aboriginal place or object is made in the course of works being carried out on any land, the person in charge of the works is deemed for the purposes of Section 24 of the *Aboriginal Heritage Act* 2006 to be the person who discovered the place or object.

8.6 Contingency for resolution of any disputes

There is currently no RAP for this area. The DPC has statutory responsibility for the management and protection of Aboriginal cultural heritage under the Act.

8.7 Contingency for reviewing compliance with the CHMP and mechanisms for remedying non-compliance

In order to ensure that there is compliance with the Cultural Heritage Management Plan, a compliance checklist must be developed by the Heritage Advisor for use by the Sponsor (**Appendix 6**). The compliance checklist includes those matters addressed in the management plan with which the Sponsor must comply. The compliance checklist should be used as a reference in the event that compliance with the plan is questioned.

Part 6 of the Victorian *Aboriginal Heritage Act 2006* makes provision for the conduct of cultural heritage audits. The Minister may require an audit if the Sponsor of a management plan has, or is likely to, contravene the conditions of the management plan or the conditions of a permit, or if the impact of the activity on cultural heritage is deemed to be greater than that determined at the time the plan was prepared. The audit must be conducted by, or under the direction of, an Inspector. Under S.88 of the Act, if an audit is ordered, a stop order for the activity will be issued until the audit has been completed.

The report of a cultural heritage audit may identify any contravention of an approved management plan, recommend amendments to a plan and other measures in relation to an activity to protect Aboriginal cultural heritage. It may also result in amendments to an approved plan.

If a stop order has been issued in relation to an activity it operates for 30 days or for a period of time specified in the order, or until it is revoked (under the terms of s.93). A stop order may be revoked by the Minister or by the inspector who issued it. Under s.95 of the Act it is an indictable offence to engage in any conduct in contravention of a stop order and monetary penalties also apply.

8.8 Contingency for non-compliance with management conditions & contingency plans

All non-compliance issues must result in a stop works until such a time as a meeting can be held between the relevant Traditional Owner group(s), the Sponsor and a suitably qualified Heritage Advisor. The purpose of the meeting is to discuss the process and address non-compliance issues. A stop works measure must be implemented even if the non-compliance has not resulted in harm to Aboriginal cultural heritage.

8.9 Contingency for salvage resulting in change to nature, extent & significance of Aboriginal Place

If during a salvage excavation of an Aboriginal Place the extent, nature and significance of the Aboriginal Place changes in the opinion of the relevant Traditional Owner group(s), AV must be contacted to consider undertaking a cultural heritage audit in accordance with S.81 of the Victorian *Aboriginal Heritage Act 2006* which states that the Minister may order a cultural heritage audit to be carried out if, on the advice of the Secretary, the Council or an Inspector, if the Minister reasonably believes that '(c) the impact on Aboriginal cultural heritage of an activity to which an approved cultural heritage management plan or a cultural heritage permit applies will be greater than that determined at the time the plan was approved or the permit was granted'.

The purpose of the cultural heritage audit must be to determine if, given the change in extent, nature and significance of the Aboriginal Place, the Cultural Heritage Management Plan as approved permits harm to the Aboriginal Place and to have the Sponsor consider Section 61 matters in relation to avoidance or minimisation of harm.

If the extent, nature and significance of the Aboriginal Place changes considerably as a result of a salvage excavation, the Sponsor must consider Section 61 matters in relation to avoidance or minimisation of harm to the Aboriginal Place.

8.10 Contingency for limited interim retention of Aboriginal cultural heritage

A suitably qualified Heritage Advisor must be engaged to investigate the discovery of Aboriginal cultural heritage and is permitted to retain custody of Aboriginal cultural heritage for the purposes of analyses for an interim period up to six (6) months only. Before or upon expiry of this period, any Aboriginal cultural heritage must be returned to the owner of that heritage, together with a copy of any relevant catalogue and report.

Permanent Custody Arrangements must be made before and no later than the expiry of the six-month custody period permitted to the Heritage Advisor. Arrangements for the permanent custody of any Aboriginal cultural heritage must be carried out and completely finalised.

8.11 Contingency for assignment of custody of Aboriginal cultural heritage

If Aboriginal cultural heritage (with the exception of Aboriginal human remains or secret or sacred objects) is discovered before, during or after the activity, responsibility for the custody of Aboriginal cultural heritage must comply with the conditions established by the Act and be assigned according to the following order of priority, as appropriate:

1. Any relevant Traditional Owner group(s) that is registered for the land from which the Aboriginal heritage is salvaged;

2. Any relevant registered native title holder for the land from which the Aboriginal heritage is salvaged;
3. Any relevant native title party (as defined in the Aboriginal Heritage Act 2006) for the land from which the Aboriginal heritage is salvaged;
4. Any relevant Traditional Owner or Owners of the land from which the Aboriginal heritage is salvaged;
5. Any relevant Aboriginal body or organisation which has historical or contemporary interests in Aboriginal heritage relating to the land from which the Aboriginal heritage is salvaged;
6. The owner of the land from which the Aboriginal heritage is salvaged;
7. The Museum of Victoria.

9 References

Allen, J., 1989. *When did humans first colonize Australia?* Search, 20:149–154.

Barwick, D.E. 1984 'Mapping the Past: an Atlas of Victorian Clans 1835-1904. Part 1.' *Aboriginal History: 1-2.*

Bell, J. 2000. *Archaeological Survey of Pretty Valley, Alpine National Park*. Report for Parks Victoria. TerraCulture Pty. Ltd.

Bell, J. 2004 *Archaeological and Heritage Assessment, South West Bandiana*. Report for GHD Pty. Ltd. Heritage Insight.

Blom, W.M., 1988. *Late Quaternary sediments and sea levels in Bass Strait, southeastern Australia—a preliminary report*. Search, 2:94–96.

Bowler J.M., Hope, G.S., Jennings, J.N., Singh, G. and Walker, D., 1976. *Recent developments in reconstructing late Quaternary environments in Australia*. In R.L. Kirk and A.G. Thorne (Eds), The Origins of the Australians. Australian Institute of Aboriginal Studies, Canberra, pp. 55–77.

Burke, H. & C. Smith 2004. *The Archaeologist's Field Handbook*. Allen & Unwin, Crows Nest.

Clark, I. D. 1990, *Aboriginal Languages and Clans: An Historical Atlas of Western and Central Victoria, 1800-1900*. Monash Publications in Geography No. 37.

Clark, Ian D. 2000. *The Journals of George Augustus Robinson, Chief Protector, Port Phillip Aboriginal Protectorate, Volume 4: 1 January 1844 – 24 October 1845*, Heritage Matters, Clarendon.

Coutts, P.J.F., 1981, *Readings in Victorian Prehistory. Volume 2. The Victorian Aboriginals 1800-1860*. Victoria Archaeological Survey. Ministry for Conservation: Melbourne.

Cochrane, GW (et.al.) (editors), 1995, *Introducing Victorian Geology* (second edition), Geological Society of Australia

Craig, D. 2000, *Lion of Beechworth*, Specialty Press, Albury NSW.

Dodson, J., Fullagar and Head, L., 1992. *Dynamics of environments and people in the forested crescents of temperate Australia*. In J. Dodson, (ed.), The Naïve Lands, Prehistory and Environmental Change in Australia and the Southwest Pacific, Longman, Melbourne, pp. 115–159.

Dunn, M., Wall, D.2014, *Proposed Sub-division at 68 Stanley Road, Beechworth, Victoria. Cultural Heritage Management Plan Number: 12885*. Report to Graeme Cordy

EDM Group 2008, *Statement of Heritage Impact: Tangambalanga Aboriginal Reserve & Honorary Correspondent Depot, Lot 4 PS428792 and Lot 6 PS533367 & Lot 10 PS538250*. Report to Nortree Pty Ltd and Roger Andrew.

Edwards, A., Aitchison M. 2017. *Safe Systems Road Infrastructure Project, Beechworth–Wodonga Road, Wooragee, Victoria. Cultural Heritage Management Plan 15121*. Report for VicRoads.

Edwards, A., Bell, J. 2015. *Proposed Residential Subdivision at 10 Granjoise Lane, Beechworth. Cultural Heritage Management Plan 13560.* Report to Ann and Mark Walker

Howitt, A. W. 1904. *The Native Tribes of South-East Australia*. Aboriginal Studies Press: Canberra.

Hume, H. & Hovell, W. H. 1831 (1965), *Journey of Discovery to Port Phillip, New South Wales by W.H. Hovell, and Hamilton Hume in 1824 and 1825*. Edited and paraphrased by W. Bland. Libraries Board of South Australia: Adelaide.

Jones, R., 1995. *Tasmanian archaeology: establishing the sequences*. Annual Review of Anthropology, 24: 423–426.

Murphy, A. & Thomson, S. 2016 *Residential Development at 6 Saint Street, Castlemaine, Cultural Heritage Management Plan 14083.*

Mitchell, J., Prossor, L. 2010, *Installation of a Sewer Outfall Tank, near corner of Wood and Church Streets, Beechworth, Victoria. Cultural Heritage Management Plan Number 11031*. Report to North East Water.

Peterson, J.A., 1968. *Cirque morphology and Pleistocene ice formation conditions in southeastern Australia*. Australian Geographical Studies 6: 67–83.

Rowland, M.J., 1999. Holocene environmental variability: have its impacts been underestimated in Australian pre-History? *The Artefact* 22: 11-48.

Sandweiss, D.H., J.B. Richardson, E.J. Reitz, H. B. Rollins and K. A. Maasch 1996. Geoarchaeological evidence from Peru for a 5000 years B.P. onset of El Niño. *Science* 273: 1531–3.

Spreadborough, R and H Anderson 1983, *Victorian Squatters*, Red Rooster Press, Ascot Vale.

Tindale, N.B. 1974 *Aboriginal Tribes of Australia: Their Terrain, Environmental Controls, Distribution, Limits and Proper names*. University of California press: Berkeley.

Wall, D. 2015. *Dingle Road Ten Lot Subdivision, Mayday Hills, Beechworth VIC. Cultural Heritage Management Plan Number: 13649*. Report to Mayday Hills (Beechworth)

Wesson, S. 2000, An Historical Atlas of the Aborigines of Eastern Australia and Far South-Eastern New South Wales. Monash Publications in Geography and Environmental Science, no. 53: Melbourne.

Legislation

Aboriginal Heritage Act 2006 (Vic)

Aboriginal Heritage Regulations 2018 (Vic)

Websites

Australian Building Codes Board (ABCB). Victorian Climate Zone Map. Accessed March 2018 from http://www.abcb.gov.au/Resources/Tools-Calculators/Climate-Zone-Map-Victoria

Biodiversity Interactive Map (BIM). Vegetation Information. Accessed March 2018 from Department of Environment , Land, Water and Planning (DELWP): http://www.depi.vic.gov.au/environment-and-wildlife/biodiversity/biodiversity-interactive-map

Bureau of Meteorology (BOM). Beechworth Rainfall Statistics. Accessed March 2018 from: http://www.bom.gov.au/climate/averages/tables/cw_082053.shtml

Department of Economic Development, Jobs, Transport and Resources (DEDJTR), Earth Resources: GeoVic – Explore Victoria online. Accessed March 2018 from: http://earthresources.vic.gov.au/earth-resources/maps-reports-and-data/geovic

Department of Natural Resources and Environment (DNRE), 1999, Mining Surveyors' Reports, Dec 1880 accessed March 2018 from http://www.parliament.vic.gov.au/)

Department of Primary Industries (DPI), Victorian Resources Online: Geomorphology of Victoria. Accessed March 2018 from: http://www.dpi.vic.gov.au/dpi/vro/map_documents.nsf/pages/grg_vic_tier

Victorian Resources Online (VRO). Geomorphology Information. Accessed March 2018 from Department of Economic, Development, Jobs, Transport and Resources (DEDJTR): http://vro.agriculture.vic.gov.au/dpi/vro/vrosite.nsf/pages/landform_geomorphological_framework

10 Appendices

This page is intentionally blank.

Appendix 1: Notice to prepare Cultural Heritage Management Plan

VICTORIA State Government | Premier and Cabinet

Notice of Intent to prepare a Cultural Heritage Management Plan for the purposes of the *Aboriginal Heritage Act 2006*

This form can be used by the Sponsor of a Cultural Heritage Management Plan to complete the notification provisions pursuant to s.54 of the *Aboriginal Heritage Act 2006* (the "Act").

For clarification on any of the following please contact Victorian Aboriginal Heritage Register (VAHR) enquiries on 1800-726-003.

SECTION 1 - Sponsor information

Sponsor:	Riverland Wangaratta Pty. Ltd.		
ABN/ACN:	50108002053		
Contact Name:	Henry Dinning		
Postal Address	PO. Box 791 Wodonga Vic 3689		
Business Number:	0418574624	Mobile:	0418574628
Email Address:	henrydinning@hotmail.com		

Sponsor's agent (if relevant)

Company:			
Contact Name:			
Postal Address			
Business Number:		Mobile:	
Email Address:			

SECTION 2 - Description of proposed activity and location

Project Name:	Subdivision at 29 Tomlinson Road, Beechworth
Municipal district:	Indigo Shire Council

Clearly identify the proposed activity for which the cultural heritage managment plan is to be prepared (ie. Mining, road construction, housing subivision)

Subdivision

SECTION 3 - Cultural Heritage Advisor

Damian Wall	Red-Gum Environmental Consulting Pty Ltd	damian.wall@red-gum.com.au
Name	*Company*	*Email address*

SECTION 4 - Expected start and finish date for the cultural heritage management plan

Start Date: 09-Mar-2018 Finish Date: 30-Jun-2018

Submitted on: 08 Mar 2018

VICTORIA State Government | Premier and Cabinet

SECTION 5 - Why are you preparing this cultural heritage management plan?

☑ A cultural heritage management plan is required by the Aboriginal Heritage Regulations 2007

What is the high impact Activity as it is listed in the regulations?

Subdivision

Is any part of the activity an area of cultural heritage sensitivity, as listed in the regulations? Yes

☐ Other Reasons (Voluntary)

☐ An Environment Effects Statement is required

☐ A Cultural Heritage Management Plan is required by the Minister for Aboriginal Affairs.

☐ An Impact Management Plan or Comprehensive Impact Statement is required for the activity

SECTION 6 - List the relevant registered Aboriginal parties (if any)

This section is to be completed where there are registered Aboriginal parties in relation to the management plan.

SECTION 7A - List the relevant Aboriginal groups or Aboriginal people with whom the Sponsor intends to consult (if any)

*This section is to be completed only if the proposed activity in the management plan is to be carried out in an area where there is **no Registered Aboriginal Party.***

Duduroa Local Custodians

SECTION 7B - Describe the intended consultation process (if any)

*This section is to be completed only if the proposed activity in the management plan is to be carried out in an area where there is **no Registered Aboriginal Party.***

DLC will be consulted throughout fieldwork and development of management conditions and contingencie

SECTION 8 – State who will be evaluating this plan (mandatory)

The plan is to be evaluated by:

☐ A Registered Aboriginal Party **AND / OR**

☑ The Secretary **AND / OR**

☐ The Council

SECTION 9 – Preliminary Aboriginal Heritage Tests (PAHTs)

List the Reference Number(s) of any PAHTs conducted in relation to the proposed activity:

SECTION 10 - Notification checklist

Ensure that any relevant registered Aboriginal partyries is also notified. A copy of this notice with a map attached may be used for this purpose.
(A registered Aboriginal party is allowed up to 14 days to provide a written response to a notification specifying whether or not it intends to evaluate the management plan.)

Submitted on: 08 Mar 2018

Appendix 2: Summary of Consultation

Date	Time	Type	Name	Party	Discussion/Details
15/03/2018	10:00	Phone	Valda Murray	DLTCI	AB called VM to arrange site visit for 21/3 for standard assessment, to continue to complex if necessary.
20/3/2018	9:00	Phone	Phil Murray	DLTCI	PM called DW to advise that Tamarra would be attending site.
21/3/2018	10.30	Phone	Damian Wall	Red-Gum	DW called Phil Murray to discuss his availability to conduct a further inspection of the site given his experience in the Beechworth region. PM advised that end of May would be the earliest he could do.
27/5/2018	9.00	Phone	Phil Murray	DLTCI	PM phoned DW to confirm his availability for 28/5 and arrange inspection meeting point.
4/6/2018	15:00	Phone	Valda Murray	DLTCI	DW phoned VM to read through Management Conditions and Contingencies. VM approved and did not request a draft only a final.
15/6/2018	14.30	Email	Allan & Valda Murray	DLTCI	Final of CHMP sent to DLTCI for their records.

Appendix 3: Qualifications of Heritage Advisors

Damian Wall

Managing Director - Red-Gum Environmental Consulting Pty Ltd

Qualifications

- Bachelor of Applied Science (Parks, Recreation & Heritage), CSU Albury, 1996
- Master Environmental Management and Restoration, CSU, 2005
- Certified Environmental Practitioner (CENVP), Environment Institute of Australia & New Zealand, 2008
- Full Member Australian Association of Consulting Archaeologists Inc (AACAI)
- Graduate Certificate in Cultural Heritage Management (CHM), Flinders University, 2011
- Heritage Advisor as defined under section 189(1) of the Aboriginal Heritage Act 2006.

Appendix 4: Photos taken during the Standard Assessment



Photo 3: Ground surface visibility (30-50%) across the majority of site. South orientation. Photo: D.Wall 21/03/18.



Photo 4: Exposure in the east of the Activity area. Photo: D.Wall 21/03/2018.



Photo 5: Madman Gully, in the Activity area. Highly channelised from historic sluicing. Photo D. Wall 21/03/2018



Photo 6: Dam in the Activity area. Photo: D.Wall 21/03/2018.



Photo 7: Artificially shaped rise landform next to Madman Gully in the Activity area. Photo D. Wall, 21/03/2018



Photo 8: Disturbance in the Activity area – cleared ground under the orchard. Photo: D. Wall 21/3/18



Photo 9: Retaining walls and cleared disturbed ground around the existing houses. Photo: D. Wall 21/3/18



Photo 10: Large landfill area now planted to orchard. Photo: D. Wall 21/3/18



Photo 11: Large cracks in orchard area indicative of clay fill. Photo: D. Wall 21/3/18



Photo 12: Land formed area adjacent to Tomlinson Road on east boundary. Photo: D. Wall 21/3/18

Appendix 5: Glossary of terms

Activity	The development or use of land
Activity Area	The area or areas to be used or developed for an activity
Archaeology	The study of the past through the systematic recovery and analysis of material culture.
Artefact Scatter	A group of stone or other artefacts found scattered on the ground surface.
Assemblage	A collection of artefacts that are derived from the same Aboriginal place.
Burial (Aboriginal Ancestral Remains)	Usually represented by a concentration of human bones or teeth. Burials can be associated with charcoal or ochre, shell, animal bone or stone tools. They tend to be located in sandy areas, which were easy to dig or in rock shelters or tree hollows. They are usually exposed through earthworks or erosion.
Culturally Modified Tree	See Scarred Tree
Earth Feature	Includes mounds, rings, hearths, post holes and ovens.
Excavation	The systematic recovery of archaeological data through the exposure of buried sites and artefacts.
Low Density Artefact Deposit (LDAD)	Artefact deposit with average stone density of less than 10 artefacts in a 10m x 10m area.
Material culture	The tangible evidence or cultural remains that are produced by human activity.
Object Collection	A collection of Aboriginal cultural heritage objects.
Quarry	A location from which Aboriginal people have extracted stone for making stone artefacts or mineral such as ochre for use in painting.
Rock Art	Paintings or engravings on the surface of caves or rock shelters, created by Aboriginal people in the past.
Scarred Tree	Trees from which bark has been removed for the manufacture of utilitarian items such as containers, shelter sheets, canoes or medicine.
Shell Midden	A midden is the remains of a meal. In the case of shell middens, marine or freshwater molluscs are the dominant component.
Stone Feature	Rock art consisting of stones arranged in a pattern.

Appendix 6: Compliance Review Check list

COMPLIANCE CHECK LIST CHMP 15589						
Item	**Date**	**Compliance (Y/N)**	**Issue/reason for non-compliance**	**Action**	**Person supervising action**	**Date to be completed by**
Construction Management Conditions complied with						
CHMP and Mini-posters on site						
Unexpected finds						
Has unexpected Cultural heritage been found?						
Did all works in the location of the finds cease?						
Was a 10m buffer area around the 'No Go Area' area enforced?						
Was the site supervisor informed?						
Were the sponsor's delegate, HA and AV informed within one working day?						
Did the HA inspect the site within two working days?						
Did AV attend the site with the HA?						
Did all parties for the site agree a management procedure?						
Has the management procedure been implemented and followed?						
Was the dispute resolution process required?						
Comments (can the process be improved)						
Signature:			**Date:**			

Appendix 7: Cultural Heritage Mini Posters

ABORIGINAL BURIALS

Site Identification
Mini Poster 5



Source-bordering dune. Aboriginal burials often occur in sand dunes near rivers and lakes

What are Aboriginal Burials?

Aboriginal burials are normally found as clusters of human bones eroding from the ground, or exposed during ground disturbance.

Aboriginal customs for honouring and disposing of the dead varied greatly across Victoria, but burial was common. Aboriginal burial sites normally contain the remains of one or two people, although cemeteries that contain the remains of hundreds of people buried over thousands of years have been found. Sometimes the dead person was buried with personal ornaments and artefacts. Charcoal and ochre are also often found in burial sites.

Where are they Found?

Although Aboriginal burials are quite rare in Victoria, they have been found in almost every kind of landscape, from coastal dunes to mountain valleys. They tend to be near water courses or in dunes surrounding old lake beds. Many burials have been found on high points, such as dune ridges, within surrounding flat plains. They are often near or within Aboriginal occupation sites such as oven mounds, shell middens or artefact scatters.

What to Do if You Find a Burial Site

Do not disturb the site or remove any material. You should immediately report any discovery of human remains to the police. Also check whether the site has the characteristics of an Aboriginal burial. If it does, record its location and write a brief description of its condition.

Note whether it is under threat of disturbance.

Characteristics

- Aboriginal burials are normally found as concentrations of human bones or teeth, exposed by erosion or earth works.
- Remains may be scattered over a wide area, but well-preserved remains occur as tight clusters about the size of a human body.
- Burials tend to be in soft soils and sand, although some burials also occur in rock shelters and caves.
- Recently exposed bones look 'fresh', and may be spotted or stained the colour of surrounding soil. Older remains may be covered by a smooth, cement-like substance and be weathered grey or white in colour.
- Soil or sand around the bones may be stained with charcoal or ochre.
- Shell, animal bone and stone tools may sometimes be present.

Please help to preserve Aboriginal cultural sites by reporting their presence to Aboriginal Affairs Victoria.

Contact:

The Heritage Registrar
Aboriginal Affairs Victoria
PO Box 2392
Melbourne VIC 3001

Telephone: 1800 762 003
Website: www.dpcd.vic.gov.au/aav

How were Aboriginal Burial Sites Produced?

Aboriginal people honoured and disposed of their dead in many different ways. The dead were usually buried in the ground, sometimes accompanied by possessions such as stone tools or personal ornaments. In some areas, special clothes were made for the deceased. Small fires were often lit inside or near the grave, and sometimes ochre was sprinkled over the body. In some places, the grave was covered by a special structure such as a small hut or an earth mound, and its location was marked by other earthworks or by cutting bark from surrounding trees.

Other customs included placing the dead person on a wooden platform above the ground, sometimes in a tree, or wrapping the body in bark. After many months, the remains were collected for burial or deposited in a cave or rock crevice.

Aboriginal people were buried in the ground in a variety of positions. Some were placed lying flat on their backs, legs fully extended or lying on their side in a crouched, or 'foetal' position. Others were buried in an upright sitting position.

The dead were buried either singly or in small numbers. The place of burial was either near the place where they happened to be camping at the time, or in cemeteries to which their relatives and descendants returned over hundreds, or even thousands, of years.

Why are Aboriginal Burials Important?

Aboriginal burials have a particular significance for Aboriginal people today and provide important physical and spiritual connections with the land, culture and their past.

The places where the dead are laid to rest have always been important to humans. Burials provide an important link to the ancestral past, for they are physical evidence of a set of spiritual beliefs that lasted many thousands of years. Burials also provide us with valuable information about past Aboriginal ways of life, including diet, health, population, economy and social structures. We can even trace changes in the ways Aboriginal people perceived and related to their environment by looking at the development of large-scale cemeteries.

Threats to Aboriginal Burials

Although human bone can survive for a long time if buried, it deteriorates rapidly once exposed. Many burials are found on the edges of lakes and rivers, or in sand dunes that once lay near fresh water. Wind and water can readily expose and eventually destroy these sites.

Because many burials are found in loose soil or sand, they are often disturbed by burrowing animals such as rabbits.

Human activities such as sand mining, stock grazing, ripping rabbit warrens, ploughing and even trail bike riding can devastate burial sites.

Aboriginal Affairs Victoria records the location, dimensions, and context of Aboriginal burials so that we will have a permanent record of this important part of the heritage of all Australians. Management works, such as the eradication of rabbits, fencing and erosion control, are carried out so that Aboriginal burial locations can be preserved for future generations.

Is it against the Law to Possess Aboriginal Skeletal Remains?

Yes. It is illegal to possess or display Aboriginal skeletal remains without a permit.

Anyone who has such remains is advised to contact Aboriginal Affairs Victoria, so that arrangementscan be made for their appropriate treatment.

Are Aboriginal Burials Protected?

All Aboriginal cultural places in Victoria are protected by law. Aboriginal artefacts are also protected.

It is against the law to disturb or destroy an Aboriginal place. Artefacts should not be removed from sites.

In general, the presence of Aboriginal cultural places on private land will not affect ownership, or stop existing land use from continuing.

June 2008

Copyright State Government of Victoria 2008.
Authorised by the Victoria Government, Melbourne

ISBN 978-1-921331-56-5

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Victoria
The Place To Be

Department of Planning and Community Development

ABORIGINAL FLAKED STONE TOOLS

Site Identification
Mini Poster 4



A group of artefacts of different size, shape and material

What are Aboriginal Flaked Stone Tools?

Flaked stone tools were made by hitting a piece of stone, called a core, with a 'hammerstone', often a pebble. This would remove a sharp fragment of stone called a flake.

Both cores and flakes could be used as stone tools. New flakes were very sharp, but quickly became blunt during use and had to be sharpened again by further flaking, a process called 'retouch'. A tool that was retouched has a row of small flake scars along one or more edges. Retouch was also used to shape a tool.

Not all types of stone could be used for making tools. The best types of stone are rich in silica, hard and brittle. These include quartzite, chert, flint, silcrete and quartz. Aboriginal people quarried such stone from outcrops of bedrock, or collected it as pebbles from stream beds and beaches. Many flaked stone artefacts found on Aboriginal sites are made from stone types that do not occur naturally in the area. This means they must have been carried long distances.

Where are Stone Tools Found?

Stone tools are the most common evidence of past Aboriginal activities in Australia. They occur in many places and are often found with other remains from Aboriginal occupation, such as shell middens and cooking hearths. They are most common near rivers and creeks. It is easier to find them where there is not much vegetation or where the ground surface has been disturbed, for example by erosion.

Characteristics

General

- Sharp edges.
- Retouch along one or more edges.
- Stone rich in silica.
- Stone type often different to the natural rock in the area.

Flakes

- Usually less than 50 mm long.
- A 'striking platform' (see diagram) visible.
- Impact point often present on the striking platform.
- A 'bulb of percussion' often present below the striking platform.
- May have been shaped into a recognisable tool form, such as a point or scraper.

Cores

- May be fist-sized or smaller.
- May have one or more scars where flakes have been removed.

Not all of these features can be seen on each stone tool and some require an experienced eye to identify them. Breakage can remove some key features.

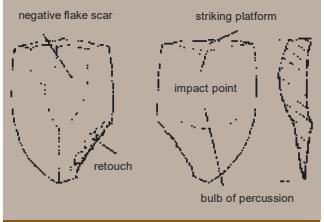
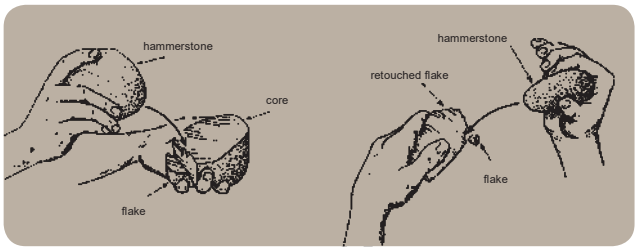


Diagram showing basic flake characteristics



How flaked stone tools were made

What to Do if You Find a Flaked Stone Tool

Do not remove any material from the area. If you pick up a stone to examine it, make sure that you put it back where it came from. Check whether it has some of the key characteristics. Record the location, noting roughly how many stones there are. Note whether the area is under threat of disturbance.

What Were Flaked Stone Tools Used For?

Flaked stone tools could be made quickly, and were used for many everyday tasks, including shaping objects made of wood, bark and bone. They were used as spear-tips in hunting weapons and as knives to butcher game. They were also used to scrape and prepare animal skins for making cloaks, containers and decorative items.

How Else can Stone be Flaked?

Many natural processes can break stone. These include rockfall and extreme changes in temperature. Modern machines, such as ploughs, can also fracture stone. It is important to be able to distinguish stone that has been naturally or accidentally fractured from stone that was deliberately flaked by Aboriginal people. Some of the characteristics of Aboriginal flaked stone artefacts may occasionally occur on naturally fractured stone. However, it is very rare for two or more of these characteristics to occur on the same piece of stone as the result of a natural process.

Why are Flaked Stone Tools Important?

Because stone artefacts do not rot or rust, they are often the only evidence of Aboriginal occupation in a particular area. Stone artefacts can provide information about where Aboriginal people lived, how they made other tools, hunted and prepared food. Sometimes traces of wood, plant food, or animal blood can survive on the edges of flaked stone tools. Specific marks and damage on a tool from use can help tell us what it was used for. This is because different tasks, such as wood carving or scraping animal skins, damaged the edge in different ways.

By finding the original source of stone that was used to make tools, it is sometimes possible to trace the movement of stone within an area. This tells us about Aboriginal systems of trade, exchange and social alliances.

There were a number of changes to the stone tools used by Aboriginal people over time. Because of this, stone tools can help provide an approximate age for the Aboriginal occupation of an area. Flaked stone tools are one of a range of artefacts that provide Aboriginal people today with an important link to their culture and past.

Threats to Aboriginal Stone Tools

Because stone artefacts are found in many different places, and are usually small, they can be difficult to protect. They are sometimes collected by people who do not understand the importance of leaving Aboriginal cultural materials where they are found. Erosion and weathering and activities such as ditch digging and ploughing can disturb flaked stone artefacts. They can also be broken when trampled by animals such as cows, or when run over by vehicles.

Aboriginal Affairs Victoria records flaked stone artefacts so that we will have a permanent photographic and written record of this important part of the heritage of all Australians. Some particularly good examples of sites containing flaked stone artefacts may require active conservation so that they can be preserved for future generations.

Are Flaked Stone Artefacts Protected?

All Aboriginal cultural places in Victoria are protected by law. Aboriginal artefacts are also protected.

It is against the law to disturb or destroy an Aboriginal place. Artefacts should not be removed from sites.

Please help to preserve Aboriginal cultural places by reporting their presence to Aboriginal Affairs Victoria.

Contact:

The Heritage Registrar
Aboriginal Affairs Victoria
PO Box 2392
Melbourne VIC 3001

Telephone: 1800 762 003
Website: www.dpcd.vic.gov.au/aav

June 2008

Copyright State Government of Victoria 2008.
Authorised by the Victoria Government, Melbourne

ISBN 978-1-921331-55-8

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Victoria The Place To Be — Department of Planning and Community Development

ABORIGINAL FRESHWATER MIDDENS

Site Identification
Mini Poster 3



Midden exposed in river bank

What are Middens?

Freshwater shell middens are accumulations of shell produced by Aboriginal people collecting, cooking and eating freshwater shellfish. Middens usually occur as fairly thin layers or small patches of shell. The shells usually come from both the freshwater mussel (Velesunio ambiguus) and river mussel (Alathyria jacksoni). The shells may be the remains of just one meal or hundreds of meals eaten over thousands of years.

Shell middens often contain evidence of cooking such as charcoal, ash, fire-stones, burnt earth or burnt clay. Sometimes they also contain animal bones, fish bones, stone tools and Aboriginal burials.

Where are They Found?

Freshwater shell middens are found along river banks and flood plains, near swamps and lakes, and in sand dunes. They are sometimes found in dry areas, where fresh water was once present. Freshwater mussel shells may also be found in Aboriginal oven mounds, but usually only in small quantities.

Middens may be visible as scatters of broken mussel shell, exposed along vehicle tracks. If you look closely, you may find mussel shells buried in the surrounding soil. Middens are also commonly visible as scatters of mussel shell eroding down the slopes of dunes. Again, the scatters can usually be traced up the dune to the buried shell layer. Shell fragments in the upcast from rabbit burrows in dunes may also indicate a midden.

What to Do If You Find a Midden

Do not disturb the site or remove any material. Check whether the shell cluster has the typical characteristics of an Aboriginal freshwater shell midden. If it does, record its location and write a brief description of its condition. Note whether it is under threat of disturbance.

Please help to preserve Aboriginal cultural places by reporting their presence to Aboriginal Affairs Victoria.

Characteristics

- Concentrations of freshwater mussel shells. Size can vary greatly, from as little as 1 metre long to 1000 metres long, and in thickness from only 50 mm to as much as 1 metre.
- Shells are often in a layer of soil or sand that is unusually dark, or even black.
- Charcoal, ash, burnt clay and burnt stone may be visible within the shell layers.
- Shells and bones, if these are present, may show signs of having been burnt.
- Stone tools and human burials are sometimes present.



Close up of excavated midden

Contact:

The Heritage Registrar
Aboriginal Affairs Victoria
PO Box 2392
Melbourne VIC 3001

Telephone: 1800 762 003
Website: www.dpcd.vic.gov.au/aav

What Caused Aboriginal Middens?

Freshwater shell middens were produced by Aboriginal people collecting, cooking and eating freshwater mussels. Early European settlers observed Aboriginal people, usually women and children, collecting shellfish from rivers, lakes and swamps. Shellfish collecting was relatively easy. Depending on the season, one person could collect up to 200 shellfish in an hour. Once collected, the shellfish were usually partially roasted on an open fire, which caused the two halves of the shell to separate, so the inside could be eaten.

Some middens may have been produced by one meal. Others contain accumulated remains of many meals that occurred over hundreds, or even thousands, of years. Some middens contain bones of fish and other animals and stone tools, showing that fishing, hunting and stone working may also have occurred while these sites were occupied. Other middens contain almost nothing except shells.

Aboriginal burials are sometimes found in or near shell middens, but it is not clear whether these burials took place while the site was occupied, or whether the burials being in the same place as middens is a coincidence. In some situations shellfish have been deliberately buried with the interred person as 'grave goods'.

What Else Causes Clusters of Shells?

Freshwater mussels are sometimes preserved naturally as layers within soil or sand, particularly in, or near lakes. Shells that occur in these natural layers are often still joined at the hinge, unlike those found in Aboriginal middens. Natural shell accumulations are likely to contain shellfish of many different ages and sizes, while Aboriginal middens generally contain fairly mature mussels of roughly the same size. Natural shell accumulations are also unlikely to have the dark sediment, evidence of burning, bones or stone tools that occur in Aboriginal middens.

Native animals that eat mussels, such as water rats, may also build concentrations of shells, but these are likely to be small, and again lack dark sediment or signs of burning.

How Did Aboriginal People Use Freshwater Mussels?

Aboriginal people probably began exploiting freshwater mussels soon after their arrival in Australia, about 40,000 years ago. Some of the oldest cultural places in Victoria are freshwater shell middens. Shellfish could be collected easily and quickly, but the small amount of meat available from each shellfish, and the relatively low energy value of the meat, meant that it took a lot of effort to gather enough mussels to provide much nourishment. The main role of freshwater mussels in the Aboriginal economy was probably to supplement a diet based around other animal and plant foods. Mussels may also have been used as a reserve supply of food during the hot and dry months, when other food was scarce. Freshwater mussels can survive buried in damp ground for up to two years. Early European settlers observed Aboriginal people digging for mussels in the mud of dry creek beds. An Aboriginal store of more than 360 mussels, neatly sacked and buried about 1 m deep, has been found. Presumably the mussels were stored for use during a harsh period when other food was in short supply.

Because mussels can tolerate dry conditions for long periods, they can be moved far from their original source. Some Aboriginal people may have traded freshwater mussels to other groups living in areas where there were no shellfish. The shells of mussels were also traded and used as tools, either to make fish hooks or to scrape animal hides and wood.

Why are Middens Important?

Freshwater shell middens provide valuable information about past Aboriginal economy and landuse. They are one of the few sources of information about Aboriginal use of lakes, rivers and swamps. Although mussel shells are fragile, they often survive longer than animal bones and plant remains.

Studies of the shells themselves can tell us a lot. In a similar fashion to trees, mussels regularly add growth rings to their shells. The shape and size of these rings vary according to changes in the local climate, and so can therefore provide a record of events such as floods and droughts. By looking at the shells in a midden we can learn about the environment that existed when Aboriginal people collected the mussels. We can also compare the growth rings on different shells to see whether all the shells in the midden were collected at the same time, or at a number of different times. Mussel shells can also be radiocarbon dated so that we can tell during which time period Aboriginal people occupied an area.

Shell middens provide Aboriginal people today with an important link to their culture and their past. Middens that contain Aboriginal burials are particularly significant.

Threats to Aboriginal Freshwater Shell Middens

Although mussel shells survive well while buried in sand or soil, once exposed to the air they rapidly deteriorate. As many middens are located on the edges of lakes and rivers, water often exposes and, over time, destroys these sites. Middens in sand dunes are sometimes disturbed by mining, rabbit burrowing and wind erosion.

Aboriginal Affairs Victoria records all freshwater shell middens, so that we will have a permanent photographic and written record of this important part of the heritage of all Australians. Some particularly good examples of middens may require active conservation, so that they can be preserved for future generations.

Are Aboriginal Freshwater Middens Protected?

All Aboriginal cultural places in Victoria are protected by law. Aboriginal artefacts are also protected.

It is against the law to disturb or destroy an Aboriginal place. Artefacts should not be removed from sites.

June 2008

Copyright State Government of Victoria 2008.
Authorised by the Victoria Government, Melbourne.

ISBN 978-1-921331-54-1

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Victoria The Place To Be
Department of Planning and Community Development

ABORIGINAL GRINDING STONES

Site Identification
Mini Poster 9



Large grinding stone damaged by agricultural equipment

What are Aboriginal Grinding Stones?

Grinding stones are slabs of stone that Aboriginal people used to grind and crush different materials. Bulbs, berries, seeds, insects and many other things were ground between a large lower stone and a smaller upper stone.

Where are They Found?

Grinding stones are usually found where Aboriginal people lived and camped. For example, they have been found in shell middens and rock shelters, and at open camp sites and rock art sites. They are common in museum and private collections.

How Did Aboriginal People Use Grinding Stones?

Grinding stones were among the largest stone implements of Aboriginal people. They were used to crush, grind or pound different materials.

A main function of grinding stones was to process many types of food for cooking. Bracken fern roots, bulbs, tubers and berries, as well as insects, small mammals and reptiles, were crushed and pulped on grinding stones before cooking. Some types of food are poisonous in their natural state, and could only be eaten after being crushed and washed.

Milling seeds on large flat grinding stones was common in the drier areas of Australia, but less common in Victoria. Leaves and bark were crushed on grinding stones to make medicines.

Characteristics

- Grinding stones are usually made from abrasive rocks such as sandstone or coarse-grained basalt or quartzite.
- The stones are sometimes found upside down, with the grinding surface facing the ground to preserve it from the weather. Upper and lower grinding stones will not necessarily be found together.
- Smooth river pebbles sometimes resemble grinding stones. If you look closely, the surface of a river pebble has tiny impact marks caused by collisions with other pebbles in the river. The surface of a grinding stone has many scratches caused by abrasion but feels smooth.

Lower Stones

- Stones range in size, from very small (150 millimetres across) to very large (700 millimetres across). They can weigh several kilograms.

continued 2nd side



Aboriginal people also used small grinding stones to crush soft rocks and clays (such as ochre) to make pigments. The pigments were used to decorate bodies for ceremonies, to paint rock art, and to decorate objects such as possum skin cloaks and weapons.

Rocky outcrops are rare in some regions, so the Aboriginal people imported slabs of suitable stone. But large grinding stones were rarely moved. Aboriginal people carried as little as possible when they moved camp, and they often left heavy items such as grinding stones as permanent camp 'furniture' to be used on the next visit.

Why are Aboriginal Grinding Stones Important?

Grinding stones were developed in south east Australia during the last Ice Age, about 15,000 years ago. Conditions were much drier then, and grinding stones allowed people to live in areas where food was limited.

Grinding stones help us learn about the size of past Aboriginal populations in different regions, their foods, and their reactions to great changes in climate. The origin of some stones is known, which helps us trace the movements of people and their social connections with other regions.

Grinding stones are an important link for Aboriginal people today with their culture and their past.

Are Aboriginal Grinding Stones under Threat?

Natural processes such as wind and water erosion may disturb grinding stones, but human interference poses the greatest threat. Ploughing, development and any earthworks may disturb Aboriginal sites Ploughing in particular can break or cut stones.

Grinding stones are unmistakable Aboriginal artefacts, and many have been collected as souvenirs. Flat stones have even been used for dry stone walls, paths and house foundations. Once the stones are moved, important information about them is lost.

Aboriginal Affairs Victoria records the location, dimensions and condition of Aboriginal grinding stones. The aim is to have a permanent written and photographic record of this important part of the heritage of all Australians.

Are Aboriginal Grinding Stones Protected?

The law protects all Aboriginal cultural places and artefacts in Victoria. It is illegal to disturb or destroy an Aboriginal place. Grinding stones and other artefacts should not be removed from sites.

It is also illegal to buy or sell Aboriginal artefacts without a permit. Information about permits may be obtained from Aboriginal Affairs Victoria.

What If You Find an Aboriginal Grinding Stone?

Do not disturb it or remove it from the site. Check whether the stone has the typical characteristics of an Aboriginal grinding stone. If it does, record its location and write a brief description of its condition. Note whether it is under threat of disturbance.

Please help to preserve Aboriginal cultural sites by reporting their presence to Aboriginal Affairs Victoria.

Contact:

The Heritage Registrar
Aboriginal Affairs Victoria
PO Box 2392
Melbourne VIC 3001

Telephone: 1800 762 003
Website: www.dpcd.vic.gov.au/aav

Characteristics cont.

- They can be any shape: oval, round, rectangular or irregular.
- Grinding stones made from sandstone or quartzite are usually flat. Basalt stones can be more rounded.
- Grinding stones have a worn depression, varying in shape from a circle to a long thin groove.
- The depth of the grinding area will vary, and a hole may have formed where the stone is completely worn away.
- There may be traces of food or pigments on the stone. Fats may leave glossy stains.
- Depressions or grooves may occur on different sides of the same stone.
- Some grinding surfaces have carved lines.

Upper Stones

- The smaller upper stones (or pestles) can be flat or rounded. They may have more than one smooth surface.
- They are usually small enough to hold in one hand.
- They may be damaged on the working edge if they were used as a pounder.

June 2008

Copyright State Government of Victoria 2008.
Authorised by the Victoria Government, Melbourne

ISBN 978-1-921331-60-2

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Victoria
The Place To Be

Department of Planning and Community Development

ABORIGINAL GROUND-EDGE AXES

Site Identification
Mini Poster 8



Greenstone Axe blank (left) and Ground-edge Axe (right)

What are Aboriginal Ground-edge Axes?

Ground-edge axes are stone chopping tools with cutting edges that were formed by grinding. They were often designed to have a handle.

Aboriginal ground-edge axes are usually rounded or oval in shape, but may be slightly elongated with a straighter, sharpened end.

Where are They Found?

Ground-edge axes can be found almost anywhere where Aboriginal people camped or lived in Victoria. They may be found near axe-grinding grooves, axe quarries or burial sites.

How Did Aboriginal People Make Ground-edge Axes?

Aboriginal people made 'axe blanks' by striking large flakes of stone from rocky outcrops (see Mini Poster 7), then roughly shaping them. They carried axe blanks across great distances for trading.

The axes were often finished away from the quarry. The tool maker would complete an axe by grinding to make a sharp cutting edge. This edge, while not as sharp as a chipped stone tool, was much more durable. When the edge was broken or chipped, the axe could be sharpened again and again.

Grinding was usually done on sandstone outcrops, often leaving deep grooves. Sometimes the whole axe was ground to a smooth glossy finish.

Characteristics

- Ground-edge axes come in different shapes, but they are usually either round or oval. They are sometimes rounded and narrow at one end, and slightly broader and straighter at the cutting edge.
- Most are 50–200 millimetres long, 40–100 millimetres wide and 20–60 millimetres thick.
- Typically they are 'lens shaped' when viewed from the side.
- They were made from hard types of stone, particularly basalt or greenstone, and worn river pebbles.
- They may have one or more ground cutting edges, and they may be polished smooth all over. The ground surfaces are usually highly polished.
- They may have a groove pecked around their 'waist' so it is easier to attach a handle.
- Complete axes are rare. It is more common to find smaller, broken, polished fragments.



Ground-edge Axes with wooden hafts

Aboriginal people often used natural resin and plant fibre or kangaroo sinew to attach the axe to a short wooden handle.

How Did Aboriginal People Use Ground-edge Axes?

Aboriginal people used axes to cut down small trees, chop wood, remove tree bark for canoes and shelters, butcher larger animals and undertake many other tasks. They also used axes as weapons, ceremonial objects and valuable trade items.

Many axes come from a large greenstone quarry at Mount William, near Lancefield. Axes from this quarry have been found up to 800 kilometres from Mount William, but not in the eastern half of Victoria. The Gunai/Kurnai people in the east had their own quarries and system of trade. Studies of the distribution of Mount William axes have demonstrated that this trade boundary existed for a long time, possibly several thousand years.

What Natural Rocks Look Similar to Ground-edge Axes?

Ground-edge axes are easy to distinguish from natural rocks. Smooth, hard, river pebbles may look like the axes, but they do not have the sharp edges.

Why are Ground-edge Axes Important?

Aboriginal ground-stone axes are an important link for Aboriginal people today with their culture and their past. We know of the custodians of some quarries where stone axes were made, and their descendants are still alive today.

The axes are a valuable source of information about the past way of life of Aboriginal people.

Are Aboriginal Ground-edge Axes under Threat?

Ground-edge axes are strong and durable. Unfortunately, because they are obviously Aboriginal artefacts, many have been taken by artefact collectors and the general public. We know little about these collected axes: information about their age, original location and links with other artefacts has been lost forever.

Natural processes such as wind and water erosion may disturb axes, but human interference such as ploughing and development (and particularly souvenir collecting) poses the greatest threat to these artefacts.

Aboriginal Affairs Victoria records the location, dimensions and condition of Aboriginal ground-edge axes. The aim is to have a permanent written and photographic record of this important part of the heritage of all Australians.

Are Aboriginal Ground-edge Axes Protected?

The law protects all Aboriginal cultural places and artefacts in Victoria. It is illegal to disturb or destroy an Aboriginal place. Ground-edge axes and other artefacts should not be removed from sites.

It is also illegal to buy or sell artefacts without a permit. Information about permits may be obtained from Aboriginal Affairs Victoria.

What to Do If You Find a Ground-edge Axe?

Do not disturb or remove it. Check whether the object has the typical characteristics of an Aboriginal ground-edge axe. If it does, record its location and write a brief description of its condition. Note whether it is under threat of disturbance.

Please help to preserve Aboriginal cultural sites by reporting their presence to Aboriginal Affairs Victoria.

Contact:

The Heritage Registrar
Aboriginal Affairs Victoria
PO Box 2392
Melbourne VIC 3001

Telephone: 1800 762 003
Website: www.dpcd.vic.gov.au/aav

June 2008

Copyright State Government of Victoria 2008.
Authorised by the Victoria Government, Melbourne

ISBN 978-1-921331-59-8

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Victoria
The Place To Be
Department of Planning and Community Development

ABORIGINAL SCARRED TREES

Site Identification
Mini Poster 1



Aboriginal people in canoes on Lake Tyers 1886

What are Scarred Trees?

Aboriginal people caused scars on trees by removing bark for various purposes. The scars, which vary in size, expose the sapwood on the trunk or branch of a tree.

Where are Scarred Trees Found?

Scarred trees are found all over Victoria, wherever there are mature native trees, especially box and red gum. They often occur along major rivers, around lakes and on flood plains.

What to Do if You Find a Scarred Tree

- Check the scar for key characteristics.
- Record the tree's location and its condition.
- Note whether it is under threat of disturbance.

Please help to preserve Aboriginal cultural places by reporting their presence to Aboriginal Affairs Victoria.

Contact:

The Heritage Registrar
Aboriginal Affairs Victoria
PO Box 2392
Melbourne VIC 3001

Telephone: 1800 762 003
Website: www.dpcd.vic.gov.au/aav

Why Did Aboriginal People Remove Bark?

Aboriginal people removed bark from trees to make canoes, containers and shields and to build temporary shelters.

They also cut toe holds in trees to make them easier to climb. This allowed them to use trees as lookouts, hunt for possums or bee hives, and cut bark higher up in the

Characteristics

- Scar more-or-less regular in shape, often with parallel sides and slightly pointed or rounded ends.
- Scar usually stops above ground level.
- Exposed sapwood free of tree knots or branches or evidence of a branch having been at the top of the scar.
- Exposed sapwood at the base and (more rarely) at the top of the scar may show stone or steel axe cuts.
- Tree an Australian native species which occurs naturally in the district.
- Tree usually over 200 years old.



Heritage Officer recording a scarred tree

tree. Sometimes trees were carved or decorated, but examples are rare in Victoria.

To remove bark, the Aboriginal people cut an outline of the shape they wanted using stone axes or, once Europeans had arrived, steel axes. The bark was then levered off. Sometimes the axe marks made by Aboriginal people are still visible on the sapwood of the tree, but usually the marks will be hidden because the bark has grown back. The amount of bark regrowth may help you tell the age of the scar. Sometimes, if the scar is very old, it will be completely covered by regrowth.

What Other Human Activities Can Cause Scars?

European settlers also removed bark from trees to build huts. Generally, these scars will be more square or rectangular in shape than those created by Aboriginal people.

Boundary or survey markers made by European settlers and farmers also caused scars. Survey markers are usually triangular and may have a number or date carved or written on the sapwood.

Trees close to roads may be damaged by passing vehicles. Scars caused in this way will usually only occur below a height of about two metres.

What Natural Processes Can Cause Scars?

Fire, lightning, storms and floods can also cause scars on trees.

Fire damage is distinctive: the scar is usually triangular, wide at the base and tapering up from the ground, and the wood is charred. A scar caused by a falling branch often looks like a 'keyhole', with the stub of the branch at the top and a tail of torn sapwood beneath.

Scars caused by falling trees can sometimes be identified by examining nearby tree stumps. These will usually give some idea of the direction in which the tree fell. If that direction matches the position of the scar, the scar may be natural.

Why are Scarred Trees Important?

Scarred trees provide valuable clues about the use of perishable materials by Aboriginal people. Because wood often rots away, Victorian museums have only a small number of Aboriginal wooden artefacts. Most of our information on Aboriginal use of wood comes from the writings of early settlers and explorers.

Scarred trees are easier to find than many other archaeological sites. They tell us where Aboriginal people used to live, and help us find other types of archaeological sites, such as scatters of stone tools. Scarred trees also provide Aboriginal people today with an important link to their culture and their past.

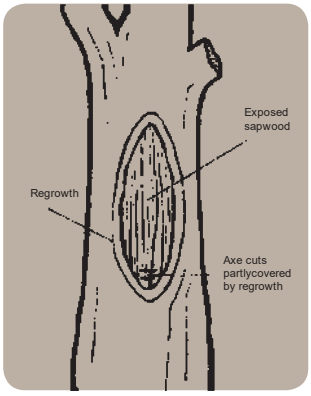
Threats to Scarred Trees

Scarred trees are disappearing because of natural aging and decay, timber cutting, environmental problems such as salinity and fire. Aboriginal Affairs Victoria records scarred trees so that we will have a permanent photographic and written record of this important part of the heritage of all Australians. Some scarred trees require attention, so they will be preserved for future generations.

Are Scarred Trees Protected?

All Aboriginal cultural places in Victoria are protected by law. Aboriginal artefacts are also protected.

It is against the law to disturb or destroy an Aboriginal place. Artefacts should not be removed from sites.



Scar Identification Characteristics

June 2008

Copyright State Government of Victoria 2008. Authorised by the Victoria Government, Melbourne

ISBN 978-1-921331-52-7

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

ABORIGINAL SURFACE SCATTERS

Site Identification
Mini Poster 6



A typical surface scatter found when an older land surface has been exposed

What are Aboriginal Surface Scatters?

Surface artefact scatters are the material remains of past Aboriginal people's activities. Scatter sites usually contain stone artefacts, but other material such as charcoal, animal bone, shell and ochre may also be present. No two surface scatters are exactly the same.

Where are They Found?

Surface scatters can be found wherever Aboriginal occupation has occurred in the past.

Aboriginal campsites were most frequently located near a reliable source of fresh water, so surface scatters are often found near rivers or streams where erosion or disturbance has exposed an older land surface.

What to do if You Find an Aboriginal Surface Scatter?

Do not disturb the site or remove any material. Check whether the site has the characteristics of an Aboriginal surface scatter. If it does, record its location and write a brief description of its condition. Note whether it is under threat of disturbance.

Please help to preserve Aboriginal cultural places by reporting their presence to Aboriginal Affairs Victoria.

Contact:

The Heritage Registrar
Aboriginal Affairs Victoria
PO Box 2392
Melbourne VIC 3001

Telephone: 1800 762 003
Website: www.dpcd.vic.gov.au/aav

Characteristics

- The size of scatters may vary from one square metre to one hectare.
- Scatters may contain a few artefacts or many thousands.
- They generally consist of chipped stone artefacts (see Mini Poster 4), but sometimes contain animal bone, shell, charcoal, hearth stones, clay balls and ochre.
- Surface scatters are most visible where erosion, roadwork, ploughing or earthworks have disturbed the ground.
- They can be exposed as a concentration of material on the ground, or as a thin layer (or layers) of material in the side of a bank or cutting.



This Aboriginal camp shows how surface scatters were created
State Library of Victoria

What Produced Surface Scatters?

Surface scatters are the remains of past Aboriginal campsites and other activities. Aboriginal people produced and left the scatter material in the course of their daily life. Activities that produced surface scatters include:

- manufacture of stone implements for a range of everyday tasks;
- production and maintenance of weapons, tools and other items made of wood and bone;
- construction of shelters and huts;
- preparation and consumption of meals;
- preparation of clothes and blankets from animal skins;
- social and spiritual activities.

Away from the camp, activities that produced surface scatters include:

- wood chopping and the removal of bark from trees;
- preparation of large items such as canoes;
- hunting and game processing;
- gathering and processing fruit and vegetables.

Scatters may be the remains from a number of activities in a camp, or from just one activity away from the main camp site.

Large surface scatters with many types of artefacts indicate favoured camping areas. These were often resource-rich areas such as swamps, lakes or riverine environments. Aboriginal people returned to these locations repeatedly, stayed for longer periods, and undertook a wider range of activities. A large scatter may have many thousands of artefacts and cover more than a hectare. The repeated use of an area may have left a dense deposit that is many layers thick, or a huge scatter consisting of artefacts from many overlapping occupations.

Smaller sites generally resulted from single, short occupations such as overnight camps and dinner camps. Some consist of debris at an activity area away from the main camp. Small scatters may cover only a few square metres, consist of only one layer and comprise only a few artefacts. They can be found anywhere, whereas larger scatters are rarer in resource-poor areas such as coastal plains, highlands and deserts.

What Other Factors Produce Surface Scatters?

Scatters of naturally occurring gravel, particularly quartz, may be mistaken for Aboriginal surface scatters. Gravel usually has rounded edges and originates in the immediate area. Imported gravel, particularly from roadwork or building construction, can also be mistaken for surface scatters. Imported gravel has sharp edges and a narrow size range, and it is usually found around earthworks.

Why are Aboriginal Surface Scatters Important?

Surface scatters of artefacts are one of the most common types of Aboriginal site. They provide important information about past Aboriginal people's settlement patterns and lifestyles.

Some organic materials (such as charcoal, bone and shell) found in scatters can be dated by radiocarbon dating. These dates tell us when people were living in a particular area. Artefacts in the surface scatters can show how Aboriginal culture changed over time. The presence of stone from other areas can indicate trade, exchange and contact between different groups that lived many kilometres apart.

Surface scatters are an important link for Aboriginal people today with their culture and past.

Are Aboriginal Surface Scatters under Threat?

Aboriginal surface scatters can be disturbed or destroyed by people or natural processes such as wind and water. Weathering and erosion can damage or disperse artefacts, as can trampling by hard-hoofed animals and rabbit burrowing. Human activities such as mining, road building, damming, clearing and construction can disturb and destroy artefact sites.



Stone Artefacts like these are commonly found in Victorian surface scatters

Aboriginal Affairs Victoria records the location, dimensions and condition of Aboriginal scatters. The aim is to have a permanent photographic and written record of this important part of the heritage of all Australians. Management works around Aboriginal surface scatters, such as the eradication of rabbits and erosion control, help preserve the sites for future generations.

Are Aboriginal Surface Scatters Protected?

All Aboriginal cultural places in Victoria are protected by law. Aboriginal artefacts are also protected.

It is illegal to disturb or destroy an Aboriginal place. Artefacts should not be removed from sites.

June 2008

Copyright State Government of Victoria 2008. Authorised by the Victoria Government, Melbourne

ISBN 978-1-921331-57-2

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Victoria The Place To Be

Department of Planning and Community Development

Appendix 8: Extract of Indigo Planning Scheme – Clause 32.03 Low Density Residential Zone

[This page is intentionally blank]

32.03 LOW DENSITY RESIDENTIAL ZONE

16/01/2018
VC142

Shown on the planning scheme map as **LDRZ** with a number (if shown).

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

32.03-1 Table of uses

16/01/2018
VC142

Section 1 - Permit not required

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 32.03-2.
Dwelling (other than Bed and breakfast)	Must be the only dwelling on the lot. Must meet the requirements of Clause 32.03-2.
Home based business	
Informal outdoor recreation	
Medical centre	The gross floor area of all buildings must not exceed 250 square metres. The site must adjoin, or have access to, a road in a Road Zone.
Railway	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Dependent person's unit and Dwelling)	
Agriculture (other than Animal keeping, Apiculture and Intensive animal husbandry)	
Animal boarding	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use

Use	Condition
	in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Road Zone.
Convenience restaurant	The site must adjoin, or have access to, a road in a Road Zone.
Convenience shop	
Dependent person's unit – if the Section 1 condition is not met	Must meet the requirements of Clause 32.03-2.
Dwelling (other than Bed and breakfast) - if the Section 1 condition is not met	Must result in no more than two dwellings on the lot. Must meet the requirements of Clause 32.03-2.
Food and drink premises (other than Convenience restaurant) **Leisure and recreation (other than Informal outdoor recreation and Motor racing track)** **Market** **Place of assembly (other than Amusement parlour, Carnival, Circus and Nightclub)** **Plant nursery**	
Service station	The site must either: • Adjoin a commercial zone or industrial zone. • Adjoin, or have access to, a road in a Road Zone. The site must not exceed either: • 3000 square metres. • 3600 square metres if it adjoins on two boundaries a road in a Road Zone.
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Amusement parlour
Brothel
Cinema based entertainment facility
Industry (other than Car wash)
Intensive animal husbandry
Motor racing track
Nightclub
Office (other than Medical centre)
Retail premises (other than Convenience shop, Food and drink premises, Market and Plant nursery)
Saleyard
Stone extraction
Transport terminal
Warehouse (other than Store)

32.03-2 Use for one or two dwellings or a dependent person's unit

19/01/2006
VC37

A lot may be used for one or two dwellings provided the following requirements are met:

- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- Each dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.
- Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.

These requirements also apply to a dependent person's unit.

32.03-3 Subdivision

15/07/2013
VC100

Permit requirement

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. Any area specified must be at least:

- 0.4 hectare for each lot where reticulated sewerage is not connected. If no area is specified each lot must be at least 0.4 hectare.
- 0.2 hectare for each lot with connected reticulated sewerage. If no area is specified each lot must be at least 0.2 hectare.

A permit may be granted to create lots smaller than 0.4 hectare if the subdivision:

- Excises land which is required for a road or a utility installation.
- Provides for the re-subdivision of existing lots and the number of lots is not increased.

32.03-4 Buildings and works

16/01/2018
VC142

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 32.03-1.
- An outbuilding which has dimensions greater than those specified in a schedule to this zone.

This does not apply to structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

32.03-5 Application requirements

15/07/2013
VC100

Subdivision

An application must be accompanied by a site analysis, documenting the site in terms of land form, vegetation coverage and the relationship with surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report must:

- In the absence of reticulated sewerage, include a land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- Show for each lot:
  - A building envelope and driveway to the envelope.
  - Existing vegetation.
  - In the absence of reticulated sewerage, an effluent disposal area.
- Show how the proposed subdivision relates to the existing or likely use and development of adjoining and nearby land.
- If a staged subdivision, show how the balance of the land may be subdivided.

32.03-6 Decision guidelines

15/07/2013
VC100

General

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

Subdivision

- The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- In the absence of reticulated sewerage:
  - The capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
  - The benefits of restricting the size of lots to the minimum required to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria).

- The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.

- The relevant standards of Clauses 56.07-1 to 56.07-4.

32.03-7 Advertising signs

15/07/2013
VC100

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

Notes: *Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.*

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

15/05/2014
C64

SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as **LDRZ.**

	Land	Area
Minimum subdivision area (hectares).	Yackandandah – Land bounded by Isaacs Ave, Cemetery Lane and Station Lane	5000m^2
Minimum subdivision area (hectares).	Beechworth – Land fronting Dingle Road being Crown Allotment 11M Section C2 Township and Parish of Beechworth	8000m^2

Dimensions above which a permit is required to construct an outbuilding
None specified

RECOMMENDED CONDITIONS

Amended Plans Required

Amended Plans – Changes required

1. Prior to the certification of the plan of subdivision and development starts, plans must be approved and endorsed by the responsible authority. The plans must:
    a. be prepared to the satisfaction of the responsible authority
    b. be drawn to scale with dimensions
    c. submitted in electronic form
    d. be generally in accordance with the plans forming part of the application and identified as Project No: 14793, Version No: 31, prepared by Human Habitats dated 15/04/2026, but amended to show the following details:
        i. The pedestrian access notation to include along the northern boundary and indicated to the northern boundary of the site.
        ii. The berm required by condition 19.
        iii. A detailed landscaping plan for all public and common property areas.
        iv. Footpaths along Tomlinson Road.

Endorsed Plans

Endorsed Plans - Subdivision

2. The subdivision allowed by this permit and shown on the plans endorsed to accompany the permit must not be amended for any reason unless with the prior written consent of the Responsible Authority.

Mandatory Conditions - Subdivision

Mandatory Condition – Telecommunications Pt 1

3. 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 (NBN) will not be provided by optical fibre.

Mandatory Condition - Telecommunications Pt 2

4. 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.

Subdivision

Easements

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

Public Access

6. Prior to statement of compliance, steps to the satisfaction of the responsible authority must be taken to ensure ongoing public access through the subdivision to the access point through to the crown land on the north side of the land. Such measures could include, but are not limited to, an easement, a section 173 agreement or body corporate rules. Any measure must ensure access is permanent and cannot be revoked by future landowners.

Payment in lieu of open space provision under the Subdivision Act 1988

7. Before the Statement of Compliance is issued under the Subdivision Act 1988, the applicant or owner must pay a monetary contribution for public open space of 5 per cent in accordance with a decision of the Council made under section 18 of the Subdivision Act 1988.

   The responsible authority may delay the time for payment of the monetary contribution by agreement in writing with the applicant or owner.

Staged subdivision

8. The subdivision must proceed in the order of stages as shown on the approved and endorsed plan, except with the prior written consent of the responsible authority.

Completion of landscaping works

9. Before the issue of a Statement of Compliance under the Subdivision Act 1988, or by any later date that is approved in writing by the Responsible Authority, the landscape works shown on the endorsed landscape plans must be carried out and completed to the satisfaction of the Responsible Authority.

Road naming

10. Prior to certification, or any other such time as agreed by the responsible authority in writing, streets within that stage must be named to the satisfaction of the responsible authority in accordance with Indigo Shire Place and Road Naming Policy and the Naming Rules for Places in Victoria.

Mandatory Conditions - Bushfire

Mandatory Condition – Subdivision which creates a lot for a single dwelling

11. 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:
    a. State that it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-2 of the Indigo Planning Scheme.
    b. Incorporate the plan prepared in accordance with Clause 53.02-4.4 of this planning scheme and approved under this permit.
    c. 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.

Cultural Heritage Management Condition

Cultural Heritage Management Plan (CHMP)

12. The Cultural Heritage Management Plan conditions and measures must be taken before, during and after the activity in accordance with the CHMP prepared by Red Gum Environmental Consulting, Version 2, dated 25/07/18.

Trees

Existing tree protection

13. The existing trees to be retained on site near the proposed road shown on Native Vegetation - TPZ Plan must be protected as per the recommendations required in the Arborist Statement letter prepared by Ben Keys dated 13 March 2026. The Arborist Statement must be endorsed and form part of the permit.

Engineering

Engineering Design Plans to be Submitted

14. Prior to the Certification of the Plan of Subdivision and commencement of works, engineering design plans must be submitted to the satisfaction of the responsible authority. Once approved, the plans will be endorsed and will form part of the permit. The design and scope of engineering plans to be submitted for approval must meet the requirements of the Infrastructure Design Manual (IDM, www.designmanual.com.au), and all works must be carried out in accordance with the Manual. The plans must show:
    a. Design and location of vehicle and pedestrian access to all lots.
    b. Detailed engineering design for access road, carpark, including drainage design and pavement details.
    c. Details of all existing and proposed underground service locations, including services within allotments requiring easements.
    d. Stormwater drainage plans, including design and modelling, providing infrastructure to a 1:5 ARI for the site, with provision for the 1%AEP flood event.
    e. Public lighting plan; and

f. Street signage and linemarking.

Subdivision Fees

15. Prior to issuing of the statement of compliance the applicant must pay, to Council, Plan Checking Fees of 0.75% and Engineering Inspection Fees of 2.5% of the cost of constructing the works proposed on the engineering plan. The value of works must be the final actual cost of works (GST Inclusive).

Road Construction - Tomlinson Road

16.
- Prior to the issuing of the statement of compliance the applicant must construct Tomlinson Road from to Stanley Road to the proposed court bowl to standard as set out in IDM Low Density Residential Road Characteristics, to the approval of the Responsible Authority, and generally as follows:
    - 6.2m carriageway width.
    - 1.5m sealed shoulders.
    - Court bowl to be 30mm asphalt seal.
    - Remainder of the road to be Prime and 2 coat (14/7) bitumen seal.
    - Capacity for the 1% AEP flood event to be carried through the development site via public roads or reserves.
    - Drainage to a 1 in 5 ARI.
    - All in accordance with approved plans.
    - Pavement design must be prepared by a suitably qualified civil engineer in accordance with Section 12.7 of the IDM – Pavement Design. Details of testing and pavement design shall be included in the engineering plans for approval by Council.
- Prior to Certification of the Plan of Subdivision all design plans relating to the proposed works must be submitted to and approved by the responsible authority. Prior to the issuing of the Statement of Compliance all works must be completed in accordance with approved plans.
- Prior to the Statement of Compliance being issued, as-built documents must be supplied to Council, including plans (.pdf and .dwg format).
- Prior to the Statement of Compliance, a schedule of quantities must be prepared and submitted the responsible authority for acceptance (Microsoft Word or Excel format).

Road Construction - Private Roads (Including Bodies Corporate)

17.
- Prior to the consent to certification the applicant must submit detailed plans and specifications for the construction of all roadways within the private property to service lots 1, 2, 3, 4, 5, 6, 8, 10 and 12. The roadway must be designed and constructed in accordance with Clauses 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 6.06-8 of the Planning Provisions and approved by the responsible authority.

- Prior to the issuing of the statement of compliance roads must be constructed in accordance with the approved plans by the applicant with all works to be supervised by a suitably qualified practitioner.
- The internal driveway and parking areas must be designed for allow for cars to enter and exit in a forward direction.

Vehicle Crossings

18. Prior to the issue of a Statement of Compliance, the developer must construct all new vehicle crossings and upgrade any existing rural residential vehicle crossings to be retained, in accordance with IDM Standard Drawing SD 260, to the satisfaction of the Responsible Authority. A Works within Road Reserve Permit must be obtained from the Responsible Authority before any works commence.

Environmental Management

19.
- Air borne dust resulting from the construction phase must be controlled using suitable dust suppression works as required.
- Noise levels to remain within EPA regulation for construction sites.
- Prior to the certification and the commencement of any on-site works plans for the management of sediment pollution must be prepared and submitted to the responsible authority for approval. Plans and subsequent works must be prepared and undertaken in accordance with EPA Publication 275 “Construction Techniques for Sediment Pollution Control”.

Stormwater Drainage

20.
- The applicant must design the drainage system for the subdivision in accordance with clause 16 of the IDM – Urban Drainage, including the objectives of urban drainage to;
    - Collect and control all stormwater generated within the subdivision
    - Collect and control all stormwater entering the subdivision from catchments outside the subdivision
    - Provide an effective outlet for all collected stormwater to a natural watercourse or acceptable outfall
    - Drainage swale must be constructed over all drainage easements.
    - Achieve these objectives without detriment to the environment generally, adjoining landowners and landowners in the vicinity of the drainage outlet, and watercourses either upstream or downstream of the subdivision.
- The development must be designed to ensure that flows downstream of the development are restricted to pre-development levels. This may be accomplished by a suite of treatments including retention of stormwater onsite by water tank and subsequent stormwater re-use, by the provision of detention basins, ponds or underground structures, and by the provision of permeable paving. Calculations demonstrating how this condition is met must be submitted to and approved by the responsible authority prior to Certification of the Plan of Subdivision.

- A suitably designed and constructed earth berm must be installed along the boundary of 10 Lakeside Way to the satisfaction of the Responsible Authority, to ensure that the property is protected from inundation during major rainfall events.
- Prior to discharge of stormwater from development stormwater must be treated to remove contaminates to the minimum standard listed in below table. Prior to issue of construction certificate details of proposed treatment system must be submitted to council for acceptance. Discharge velocity and flows of treated water must be to predevelopment flow, calculations to support this must be submitted with construction certificate for assessment.
    - Gross Pollutant Removal 70%
    - Total Suspended Solids 80%
    - Total Nitrogen 45%
    - Total Phosphorus 45%
- The natural gullies traversing the subject land or Lots appear to have substantial catchments and the propensity to carry large peak stormwater flows. Any works related to the subdivision or development of dwellings must make adequate provision for the conveyance of flood flows and prevention of soil erosion. Any culverts or works within these gullies must make provision for a 1% AEP storm. All works to be constructed in accordance with approved plans.

Street trees

21. No excavation is allowed within 2.5 metres of the surface of the trunk of any existing street tree unless otherwise approved by the responsible authority. No tree roots over 50mm in diameter within the drip line of the tree are to be cut except at the direction of Council's Works Officer (p) 1300 365 003. Any tree root severed due to excavation must be neatly cut square using a hand saw. This permit does not authorise the applicant to remove, trim or otherwise damage street trees within the vicinity of works. Should a tree be damaged, all replacement or arborist's costs must be borne by the applicant. All works must be in accordance with Council's Tree Management Plan.

Traffic Impact

22. Prior to the commencement of any works or approval of design plans the applicant must arrange for a Traffic Impact Assessment Report (TIAR) to be prepared by a suitably qualified traffic engineer to the satisfaction of the responsible authority and generally in accordance with VicRoads guidelines.

Construction Traffic Impact

23. Prior to the commencement of any works the applicant provide a traffic impact plan detailing controls on parking of contractor plant and equipment, and plant and equipment of employees and sub-contractors to the satisfaction of the responsible authority.

Traffic Management

24. Prior to the commencement of any works the applicant must prepare and implement a traffic management plan in accordance with the Road Management Act 2004 Code of Practice for Worksite Safety - Traffic Management.

Defects liability period for Tomlinson Road Upgrade

25.
- Clause 8 - Defects Liability Period for Developers of the IDM applies to this development.
- The developer must enter into an agreement with Council regarding this defect liability period prior to the issue of Statement of Compliance.
- Following practical completion of all construction works, a defect liability period of 12 months will apply to all assets to be inherited by Council.
- A Guarantee of Work equal to 5% of the total cost of roads and drainage and must be provided to Council prior to the Statement of Compliance. This Guarantee will be held by Council until satisfactory completion of any rectification of defects following the 12-month defect liability period. If the applicant fails to complete rectification works, Council will call on the Guarantee to fund the works.

Environmental Health

North East Water sewer once available

26. All of the lots initially requiring onsite wastewater disposal must connect to the North East Water sewer once it becomes available, including Lot 4, as per the amended LCA by Land Safe - Ag-Challenge Consulting, dated September 2025.

Onsite wastewater disposal

27. All of the lots initially requiring onsite wastewater disposal must install an approved wastewater treatment system in general accordance with the LCA by Land Safe - Ag-Challenge Consulting, dated September 2025.

Wasterwater disposed of within the boundaries

28. All treated wastewater must be disposed of within the boundaries of the property.

Wastewater

29. All wastewater must be managed in accordance with part 5.7 of the Environment Protection Regulations 2021 to minimise the risk of harm to the environment and human health.

CFA Conditions

Bushfire Management Plan Required

30. Prior to certification under the Subdivision Act 1988, an amended Bushfire Management Plan must be prepared to the satisfaction of CFA then submitted to and endorsed by the Responsible Authority. Once endorsed the Bushfire Management Plan must be included as an annexure to the section 173 agreement prepared to give effect to clause 44.06-5 of the Planning Scheme and not be altered unless agreed to in writing by CFA and the Responsible Authority.

The plan must be generally in accordance with the Bushfire Management Plan prepared by Human Habitats, Project No. 14793, Drawing No. 001, Revision E dated 23rd March 2026 but amended to include or replace the conditions for Defendable space with:

a) Defendable space (All Lots and Road Reserves)

Defendable space for a distance of 32 metres within and around the building envelopes (or to the property boundary, whichever is the lesser distance) and road reserves must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Open Space Vegetation Management

- The understory vegetation (shrubs and grasses) within the open space area located at the northern boundary must be managed to reduce fuel loads on an ongoing basis.

  The owners corporation is responsible for ensuring the open space area is maintained on ongoing basis.

c) Fencing

- All fencing must be constructed with non-combustible materials.

d) Plan Amendments

- Alter the map component of the BMP to reflect above defendable space and open space vegetation management requirements
- label all lots with lot numbers
- Update key to remove reference to passing bays

Additional matters to be set out in the Section 173 Agreement

31. In addition to the requirements of Clause 44.06-5 of the Scheme, the section 173 Agreement prepared in accordance with that clause must also:

a. Require that any dwelling within lots must comply to a minimum Bushfire Attack Level of 29 (BAL-29) (unless agreed to in writing by CFA).

b. Note that the subdivision includes areas of shared defendable space. These are areas where a lot owner maintains the defendable space on their land for the benefit of themselves and the owners of other lots.

c. Require that the defendable space shown on the endorsed Bushfire Management Plan must be implemented and maintained on an ongoing basis to the satisfaction of the Responsible Authority, regardless of whether there is a dwelling constructed on that land or not.

Implementation of defendable space

32. Before the statement of compliance is issued under the Subdivision Act 1988, the defendable space shown on the endorsed Bushfire Management Plan must be implemented to the satisfaction of the Responsible Authority.

Fire hydrants

33. Before the statement of compliance is issued under the Subdivision Act 1988, the following requirements must be met to the satisfaction of CFA:

    a. 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 and other obstacles.

    b. The hydrants must be identified with marker posts or vertical surface markers, white road triangles and blue road reflectors (as applicable).

    Note – CFA's requirements for the identification of hydrants are specified in 'Identification of Street Hydrants for Firefighting Purposes' (available under publications on the CFA website www.cfa.vic.gov.au).

NECMA Conditions

Building envelope

34. Prior to Certification of the Plan of Subdivision and prior to commencement of works, an amended plan of subdivision to the satisfaction of the Responsible Authority and the Authority must be submitted to and approved by the Responsible Authority and the Authority. When approved, the amended plan will be endorsed and will 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. a building envelope (dwelling and outbuildings) for each proposed lot located no less than 30 m from the top of bank of Madman Gully

Building envelopes restriction on Plan of Subdivision

35. Prior to the issue of a Statement of Compliance the building envelopes shown on the endorsed plan shall be shown as a restriction on the Plan of Subdivision, requiring that all future buildings (inclusive of sheds and outbuildings) shall be constructed only within the building envelope. The

building envelope shall be recorded on the Register under the Transfer of Land Act 1958 in relation to the relevant allotment.

Stormwater Management Plan

36. Prior to Certification of the Plan of Subdivision, a Stormwater Management Plan must be submitted to and approved by the Responsible Authority. The Stormwater Management Plan must demonstrate that all stormwater discharge from the subdivision will meet the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 1999). For future approval, detailed design plans of the stormwater systems for development must demonstrate compliance with the treatment objectives outlined in Urban Stormwater, Best Practice Environmental Management Guidelines, 1999, with works designed and constructed to the satisfaction of the Responsible Authority.

Stormwater quality

37. Development of the site is required to demonstrate that all stormwater discharged from the site complies with storm water quality and quantity treatment objectives (VPP Clause 56.07-4 Stormwater management objectives, Standard C25). Treatment of stormwater quality and quantity must occur prior to discharge to receiving waterways to ensure protection of downstream waterways. Compliance must be demonstrated and works designed and constructed to the satisfaction of the Responsible Authority. Prior to the issue of a Statement of Compliance it must be demonstrated that stormwater quality and quantity treatment measures have been constructed in accordance with the approved plans.

Waterway Management Plan

38. Prior to the commencement of works, a Waterway Management Plan (WMP) must be submitted to and approved by the Authority. The WMP must include:
    a. Details of the existing environmental values;
    b. Details of any initial stabilisation and vegetation works;
    c. A landscape plan for revegetation of the waterway, drainage corridor and all water quality works, including a species list and proposed density of the plantings. The vegetation must be representative of the Ecological Vegetation Class for the site; and
    d. A maintenance plan detailing the sequencing and periods of short, medium and long term actions, including inspections, and the parties responsible for each action.

Waterway exclusion fence

39. Prior to the commencement of works, an exclusion fence must be installed to delineate the required 30m development setback from the top of banks of the waterway. No works or fill material other than the works associated with the approved landscaping and stormwater treatment plans are permitted within the exclusion zone during the construction period.

Silt control

40. Prior to the commencement of works, appropriate silt control measures must be installed to prevent sediment laden runoff from entering the waterway. The silt control measures must be maintained throughout the construction period.

Easement - Riparian Corridor

41. Prior to Certification of the Plan of Subdivision, the plan of subdivision must be amended to include an easement for Riparian Maintenance Corridor purposes, created in favour of the Indigo Shire Council / reserve, with title vested to the Responsible Authority. The dimensions of the required easement / reserve are 30m from top of bank on each side of Madman Gully waterway.

Easement Carriageway (Vehicle access)

42. Prior to certification of the Plan of Subdivision, the plan must be amended to include an easement for carriageway purposes over the access road immediately south of proposed Lots 10 & 11. This easement is to provide access to both Parcel 1 and Parcel 2 and must be created in favour of Indigo Shire Council (or reserve), with title vested in the Responsible Authority. The dimensions of the required easement/reserve are as shown on the Applicant's Concept Plan of Subdivision (Stages 2, 3 & 4 – Revision 02, dated 31 October 2024).

Section 173

43. Prior to Certification of the Plan of Subdivision, the owner/applicant must enter into an agreement with the Responsible Authority made pursuant to Section 173 of the Planning and Environment Act 1987, and make application to the Registrar of Titles to have the agreement registered on the title to the land under Section 181 of the Act, which provides that:-
    a. The finished floor levels of dwellings on lots subject to flooding from Madman Gully (Lots 5, 6, 7, 10 and 11) must be constructed no lower than the Recommended Floor Level (m AHD) 300 mm above 1% AEP flood levels stated in m AHD within Table 7-1 of Cumulus Engineering Report – Flood Impact Assessment - dated December 2025, except that for Lot 7 the minimum floor level is RL 565.45 m AHD (to provide 300 mm freeboard above 1% level). Minimum floor levels for remaining lots shall be to the satisfaction of the Responsible Authority with consideration of potential stormwater impacts.
    b. Buildings may be constructed only within the building envelopes, and effluent disposal must be confined to the effluent disposal envelopes as shown on the endorsed plans of this permit.
    c. A Waterway Management Plan to the satisfaction of the Authority applies to all lots in Plan of Subdivision.
    d. The current and future owner(s) of all lots in the Plan of Subdivision must comply with all requirements of the Waterway Management Plan at all times.

Cut/fill balance

44. Earthworks be proposed on any part of the site below 1% AEP flood level, resulting in a loss of floodplain storage, then compensatory earthworks below 1% AEP flood level must be designed to compensate any loss of flood storage by a factor of 1.3 (the volume of cut below 1% AEP level shall exceed the volume of fill below 1% AEP level by 30%). Excavations to deliver this storage must:
    a. Ensure that existing overland flow paths and floodplain features are retained.
    b. Be self-draining.
    c. Be within the development site.
    d. Provide for the equivalent hydraulic capacity.

e. Be compliant with any other Authority conditions.

Prior to the commencement of works, design plans and earthwork volume calculations demonstrating compliance with the above must be submitted to and approved by the Responsible Authority and the Authority. When approved, the calculations will be endorsed and will then form part of the permit. Earthworks carried out on site must accord with the calculations.

As constructed fill survey

45. Prior to the issue of a Statement of Compliance, a certified survey plan must be provided to the Responsible Authority and the Authority. The survey plan must show as-constructed surface levels to Australian Height Datum (AHD), identify all fill and borrow areas and as constructed depths of cut and fill. Any variance from the endorsed plans must be clearly indicated. Computations must be provided to demonstrate the net cut and fill volumes within the site.

Fencing open style

46. Any fencing within the floodplain shall be of an open style that would not obstruct the conveyance of flood water across the property, for example post and wire fencing or open pool style fencing. Prior to the commencement of works, detailed plans of the proposed fencing within the floodplain area must be submitted to the Authority for approval.

North East Water Standard Subdivision Conditions

Agreement - Water

47. The owner of the subject land (or applicant in anticipation of becoming the owner) is required to enter into a legal agreement with North East Water detailing the works to be constructed, and other requirements to be met, necessary for the provision of reticulated water supply to each of the lots and proposed dwellings, within the development, at the owners cost, to the satisfaction of North East Water, provided:
    a. where the development is staged, a number of agreements may be required for separate stages; and
    b. each agreement must be in accordance with North East Water policy and requirements applying at the time of entry into the relevant agreement.

Agreement - Sewer

48. The owner of the subject land (or applicant in anticipation of becoming the owner) is required to enter into a legal agreement with North East Water detailing the works to be constructed and other requirements to be met, necessary for the provision of reticulated sewerage services to each of the lots and proposed dwellings, within the development, at the owners cost, to the satisfaction of North East Water, provided:
    a. where the development is staged, a number of agreements may be required for separate stages; and
    b. each agreement must be in accordance with North East Water policy and requirements applying at the time of entry into the relevant agreement.

Staged Subdivision - Capacity Constraints

49. Where the development (including any subdivision) occurs in stages the availability of water supply and sewerage services may be delayed having regard to NEW system capacity, conditions in relation to which shall be detailed in the relevant agreement for water supply and/or sewerage services.

Works Requirements

50. The works required to be constructed for the provision of water supply and sewerage services must include, where so required by and to the satisfaction of, North East Water:
    a. works external to the subject land to allow connection to the North East Water water supply and sewerage systems;
    b. the vesting at no cost of such of those works required by North East Water, to North East Water ("Developer Works"); and
    c. works to ensure compatibility with and allowance for, other developments being served through existing and future North East Water infrastructure, including the Developer Works
    d. internal or private works within the development, in accordance with applicable plumbing standards and providing adequate pressure and service levels.

Modification Requires Consent

51. Any modification to the development approved under this permit, including an increase or decrease in the number of dwellings or lots (or both) or the inclusion of additional land, requires the further consent of and may be subject to modified conditions, to the satisfaction of, North East Water.

Customer Contribution - Water

52. Prior to the issue of a Statement of Compliance, the applicant must pay a new customer contribution determined in accordance with North East Water's policy for development charges applicable to the water supply system currently servicing the area in which the subject land is located.

Customer Contribution - Sewer

53. Prior to the issue of a Statement of Compliance, the applicant must pay a new customer contribution determined in accordance with North East Water's policy for development charges applicable to sewers and disposal systems currently servicing the area in which the subject land is located.

Sewerage Easements Required

54. The applicant must create easements to the satisfaction of and in favour of North East Water, over all existing and proposed sewerage facilities within the proposed subdivision.

Independent Water Supply

55. The applicant must ensure that private water services do not traverse property boundaries and are independently supplied from a point of supply approved by North East Water.

Applicant to provide easements

56. The applicant must provide easements through other land, to the satisfaction of North East Water, if such easements are considered necessary for the efficient and economic servicing of the subject land.

Development Charges

57. That the applicant pays applicable charges determined in accordance with North East Water's policy for development charges, applicable from time to time towards North East Water's sewers and disposal systems servicing the area to which the permit applies.

Conditions Apply Across Stages

58. Where the subject land is developed in stages, the North East Water conditions will apply to any subsequent stage of the subdivision.

Easement Removal in Future Roads

59. Where an easement created in favour of North East Water is located within a proposed road reserve in a future stage, prior to the certification of the plan of subdivision for that stage, the applicant must formally remove the easement from the title to the land.

Completion of Works

60. North East Water's consent to the issue of a Statement of Compliance under the Subdivision Act 1988 is conditional upon completion of all works, and meeting all requirements set out in this permit and any relevant agreement with, North East Water.

Referral Required

61. The plan of subdivision for certification must be referred to North East Water in accordance with Section 8 of the Subdivision Act 1988.

DEECA conditions

No encroachment

62. No structures are to encroach upon the adjoining Crown land.

No pollution

63. No polluted and/or sediment laden run-off is to be discharged directly or indirectly onto Crown land. Overland flows must be maintained at the same rate post-development as on the undeveloped land.

Defendable space

64. Crown land is not to be utilized as defendable space to satisfy the Bushfire Management Overlay.

Easement or legal access

65. Crown land is not to be utilized as an easement or as legal access.

Access

66. Crown land is not to be used for temporary access or storage associated with the proposal.

Ausnet Conditions

Certification

67. The plan of subdivision submitted for certification must be referred to AusNet Electricity Services Pty Ltd in accordance with Section 8 of the subdivision Act 1988.

Ausnet Agreement

68. Prior to Certification, the applicant must enter into an agreement with AusNet Electricity Services Pty Ltd for the extension, upgrading or rearrangement of the electricity supply to lots on the plan of subdivision. A payment to cover the cost of such work will be required.

Ausnet Easements

69. Prior to Certification, the applicant must provide electricity easements internal and external to the subdivision in favour of AusNet Electricity Services Pty Ltd to service the lots on the plan of subdivision and/or abutting lands as required by AusNet Electricity Services Pty Ltd. The provision of reserves for electricity substations may also be required.

Time Limits

Permit Expiry – Staged subdivision

70. This permit will expire if one of the following circumstances applies:
    a. The plan of subdivision for the first stage has not been certified under the Subdivision Act 1988 within 2 years of the issued date of this permit.
    b. All stages of the plan of subdivision have not been certified within 10 years of the issued date of this permit.
    c. The each stage of the subdivision is complete within 5 years of the date of certification of that particular stage of subdivision.

    In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

    The commencement of the subdivision is regarded by Section 68(3A) of the Planning and Environment Act 1987 as the certification of the plan, and completion is regarded as the registration of the plan.

Permit Notes

- A permit to install a Septic System must be obtained from Council for each lot where a dwelling is intended.

- This permit does not allow for native vegetation removal.

- Any private roads/common property areas shown are to be maintained by the owner and Council is not responsible for maintenance.

- Madman Gully is gazetted by the Authority to be a designated waterway under the Water Act 1989. A Works on Waterways permit must be obtained from the Authority in accordance with By-Law No 2024/01 Waterways Protection prior to commencing any works in, on or over designated waterways (such as landscaping, access crossings, storm water outlets, etc). Further information and an application form can be obtained from the Authority at: http://www.necma.vic.gov.au/About Us/Programs-Initiatives/Undertake-Works-on-Waterways

- Before works associated with upgrading Tomlinson Road start, separate approval/s under the Road Management Act 2004 are required from the Head, Transport for Victoria for works located within the arterial road reserve (Stanley Road).

11.5 PA260014 - PLANNING PERMIT - SCOTT STREET, RUTHERGLEN

James Turner - Manager Planning & Statutory Services

Planning and Corporate Services

For Decision

RECOMMENDATION

That Council grants a Planning Permit for the subdivision of land in the General Residential Zone and Low Density Residential Zone, and to subdivide land adjacent to a road in a Transport Zone 2.

STRATEGIC OVERVIEW

Rutherglen has experienced significant growth over recent years and continues to attract strong demand for residential development. This proposal would create 86 lots across four stages in a location where reticulated water and sewer capacity is available, making Rutherglen well placed to accommodate further growth.

The proposal has been designed to support a well-planned residential area, with a variety of lot sizes, an appropriately located open space reserve, and a larger parcel that could accommodate a future commercial or community-serving use, such as a small store, childcare centre, medical centre or similar.

Given the scale and significance of the site, a Development Plan was required to guide its future development. That Development Plan has already been approved, and the current subdivision proposal is consistent with the adopted plan.

Council has considered environmental sustainable design principles along with comments from the external ESD advisor, and applied them where practicable and reasonable.

Council's planning team is satisfied that the proposal represents a sound planning outcome. It responds appropriately to its setting in one of North East Victoria's most recognised towns, while supporting Rutherglen's continued growth through additional housing supply, public open space, and the potential for future local business or community services.

EXECUTIVE SUMMARY

This application proposes a four-stage subdivision at Scott Street, Rutherglen, creating eighty-six (86) lots.

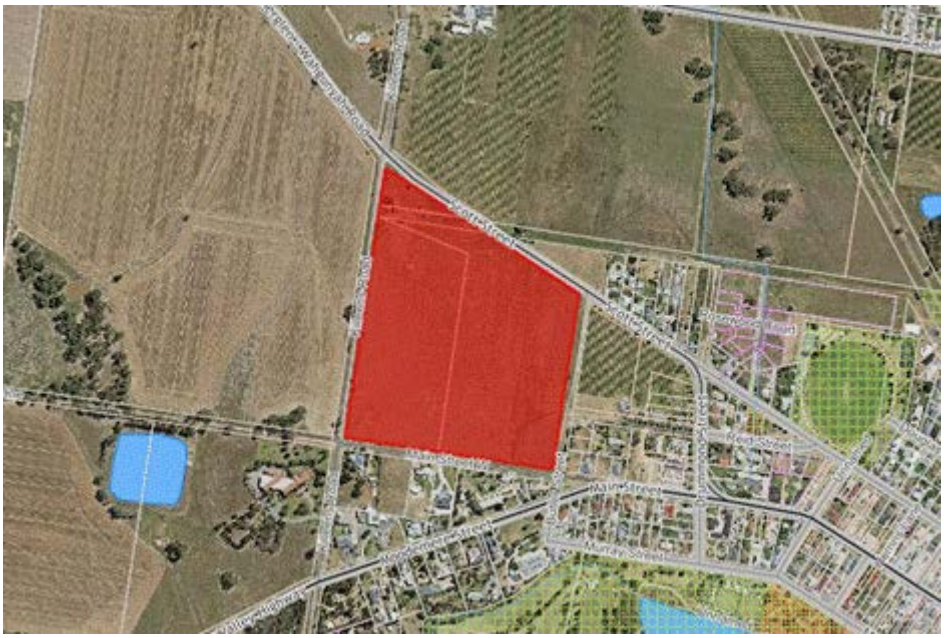


Figure 2 - Aerial image

Urban Design

The proposed subdivision has been informed by a comprehensive site analysis, development plan and constraint mapping, together with consideration of appropriate design outcomes for the development of the land.

The design and layout of the development has been informed by the:

- Dual zoning of the site, including the requirement to meet a minimum lot size within the LDRZ.
- Small drainage line running parallel to Scott Street.
- Transport Zone 2 zoning of Scott Street.
- Island characteristics of the site, being bordered on all sides by roadways.
- Existing subdivisional pattern and character of the area.

The subdivision responds to the site analysis to achieve outcomes required by the *Indigo Planning Scheme*. The urban framework of the plan represents a semi-grid and permeable street network resulting in a legible and cohesive urban layout.

Access to the site is proposed to be provided via new connections to Butler Street, Main Street and two connections to Killeens Road. No access is proposed to be provided via Scott Street.

The proposed urban structure aligns with underlying zoning constraints with the allocation of larger allotment in excess of 2000sqm to the west of the site and more conventional allotment profiles to the east of the site within the General Residential Zone. The effect of this design intervention is a natural transition in allotment character and profile between the established residential areas to the east and the farming zone land to the west.

One consolidated area of open space is proposed as part of the development, designed to enhance the site's natural features. This open space is located adjacent to Main Street West and will form the principal passive open space for the development and future residents. It comprises 2.89% of the land within the subdivision.

A large drainage reserve, while encumbered, may also provide an ancillary open space function. The extent of this function will be resolved through detailed design; accordingly, appropriate permit conditions will ensure adequate open space outcomes are achieved.

Environmentally Sustainable Design

The application was referred to Council's external sustainability advisor, who assessed the application and provided some recommendations. The assessment revealed that the lot layout, future commercial and community lots, road designs and provision of open space all scored well. Some recommendations were made around tree coverage and integrated water management. These issues have been addressed with appropriate permit conditions, and a number will be resolved as part of the detailed engineering design and future open space plans.

Land use

The subdivision supports conventional residential land uses permissible under the provisions of the underlying zoning. Within the LDRZ portion of the land, uses are proposed to be exclusively residential in nature. Within the GRZ portion, uses will be predominantly residential; however, consideration has also been given to the potential for uses such as a childcare centre at the intersection of Butler Street and Main Street West.

The subdivision contributes to achieving an appropriate lot density by providing a range of lot sizes and opportunities for increased densities. Future development of the land will allow for a variety of housing outcomes (subject to detailed design) and will contribute to greater housing diversity in the shire.

Access, connectivity and movement

A fully integrated and continuous internal road network is proposed for the development which enables safe access and egress from the land. Most significantly, each lot will be connected to existing urban areas and collector road networks, allowing multiple access and egress locations.

The development of the subject land will include a fully integrated road and footpath network enabling efficient movement throughout the proposed subdivision and existing urban areas.

This road layout will allow further local access roads with two of these roads integrating into the existing urban structure. Each local access road and connector road will include foot pathing.

Service and infrastructure

All relevant services are provided to the boundary of the subject land from the existing urban area of Rutherglen. The subdivision will be serviced by all essential urban services, including reticulated water, sewer, electricity, and telecommunications in accordance with servicing authorities.

PROPERTY ADDRESS	Scott Street Rutherglen
EXISTING USE OF LAND	Vacant land
NUMBER OF OBJECTIONS	Zero (0)
ZONING	Low Density Residential Zone & General Residential Zone
OVERLAY	Development Plan Overlay Schedule 1 & 3
PARTICULAR PROVISIONS	Clause 52.29 – Land adjacent to the Principal Road Network Clause 56 – Residential Subdivision
GENERAL PROVISIONS	Clause 53.02 – Bushfire Planning Clause 65 – Decision Guidelines
PERMIT TRIGGERS	Clause 32.03 – Low Density Residential Zone • A permit is required to subdivide land. Clause 32.08 – General Residential Zone • A permit is required to subdivide land. Clause 52.29 – Land adjacent to the principal road network

	• A permit is required to subdivide land adjacent to a road in the Transport Zone 2.
STATUTORY DAYS	143
DATE APPLICANT NOTIFIED OF COUNCIL MEETING	28/4/2026

BACKGROUND

Site and surrounds

The subject site is located on the southern of side of Scott Street on the western periphery of the township of Rutherglen. The site is irregular in shape, is bordered on all sides by roadways, contains 5 lots, and has a total area of 13.96 hectares. The site has frontage to:

- Scott Street of 350 metres
- Butler Street of 305 metres
- Main Street West of 360 metres; and
- Killeens Road of 446 metres

The north-west triangle contains lot 1 on TP123360 and Lot 2 on TP858350. Crown allotment 5B section 19 of Parish of Carlyle is a largely rectangular shaped parcel of land at the southern, eastern, and western extent with an unusual polygonal shaped tip extending to the west with an area of 7.30 hectares. Crown allotment 5A section 19 Parish of Carlyle is an irregular polygon with a square base at the southern, eastern, and western extent and a triangular tip to the northwest with an area of 5.88 hectares. The final lot is lot 1 on TP858350, which is a former road reserve in the northern part of the site. The site is approximately 750 metres from the intersection of Main Street and High Street, the main commercial area of Rutherglen.

There are no covenants or Section 173 agreements registered on the title.

The site is zoned General Residential and Low Density Residential.

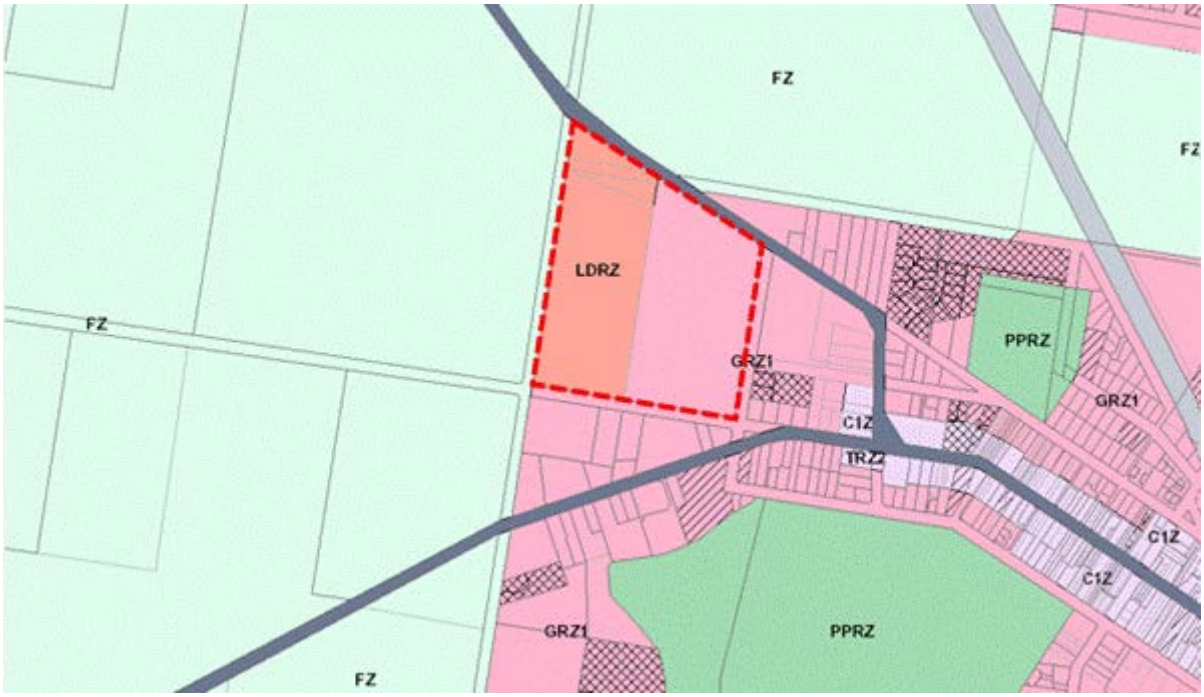


Figure 3 - Zoning map

Relevant Site History

The site is located at the western edge of the township of Rutherglen and as a result of this is surrounded by an eclectic profile of land uses and built form character. This is reflected on site through the presence of a dual zoning encapsulating the General Residential Zone and the Low Density Residential Zone. Residential development is principally consolidated to the east and south of the site and comprises a mix of allotment sizes and profiles. To the north and west of the site, land uses transition to agricultural purposes.

The land to the north of the subject site beyond Scott Street is predominantly farming land (being located within the Farming Zone) used for either viticulture or grazing purposes. The exception to this is land to the north-east of the site that is located within the General Residential Zone and currently undeveloped.

Land to the east, beyond Butler Street is located within the GRZ; however, is developed with a range of uses including a vineyard, art gallery and winery as well as some recently developed dwellings.

Land to the south, beyond Main Street West, is also located within the GRZ and generally comprises a mix of conventional housing stock on larger allotments. The exception to this is the Walkabout Motel.

Land to the west of the subject site, beyond Killeens Road is located within the Farming Zone and is currently used for broadacre farming.

PROPOSAL

This application proposes a four (4) stage subdivision of eighty six (86) lots. The subject site has an approved development plan (PA24-0071) and the proposed subdivision is considered generally in accordance with the approved development plan.

The proposal seeks to create eighty-six (86) lots across four (4) stages, including:

- Sixty-five (65) conventional residential allotments;
- Nineteen (19) low density residential allotments;
- A 2,011 sqm and 3,180sqm “opportunity lot”, a large-format commercial lot (6073sqm); and
- A 4,000sqm public open space reserve.

The residential lots offer a varied lot sizes suitable for a range of household types, with lots ranging from approximately 627 square meters to 2,238 square meters. This combination of land use outcomes, along with the larger-format lots, helps produce development that create well-rounded neighbourhood character and offers diverse housing opportunity.

The internal road network that will eventually organize the larger estate is also proposed as part of the subdivision.

The 4,000 square meter reserve is ideally situated to offer residents a high-amenity, easily accessible green area. Public open space has been thoughtfully incorporated into the design. By enabling complementary uses that will strengthen the estate's role as a dynamic extension of the Rutherglen township, the inclusion of both the opportunity lot and the commercial lot further improves Stage 1's functionality.

PLANS

The plans are attached.

CONSULTATION

Public Notice

This application was not subject to public notice as the proposal was exempt from notice and review under Clause 43.04-3 of the Indigo Planning Scheme:

> *If a development plan has been prepared to the satisfaction of the responsible authority, an application under any provision of this planning scheme is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.*

As a development plan was approved for this land, no public notice was undertaken for this proposal. One (1) enquiry (via phone) was received in regards to the proposed subdivision at the development plan stage.

Pre-application meeting

A pre-lodgment meeting was held with Indigo Shire Council Planning team on 19 May 2025 and a second meeting was undertaken 10 October 2025. The applicants were provided advice on the information required to consider the application, and various development options discussed.

Referrals

The application was referred internally and externally to the relevant referral authorities for comment which are summarised below. All the required conditions are included in the attached recommended conditions.

Department of Transport and Planning

No objections subject to conditions around access restriction and functional layout plans.

North East Water

No objection, subject to normal conditions.

Indigo Shire – Assets Team

No objections subject to conditions

Indigo Shire - Environmental Health

No objections subject to conditions

Indigo Shire - Environmentally Sustainable Design

No objection, as discussed earlier some changes recommended.

DISCUSSION

Planning Policy Framework

Clause 02.03 – Strategic Directions – Rutherglen

This clause has the following strategic directions:

- *Plan for a traffic bypass of the town.*
- *Consolidate commercial development within the commercial precinct.*
- *Encourage infill development that takes advantage of efficiencies gained through better use of infrastructure.*

Planner comments:

The development of a large vacant residential parcel to support the growth of Rutherglen is consistent with the strategic direction of the township.

Clause 02-03-2 - Environmental and landscape values

The relevant strategic direction is:

- *Minimise adverse environmental impacts arising from development.*

Planner comments:

The proposed conditions include requirements for erosion and sediment control during construction, as well as a construction management plan.

Clause 02.03-4 – Natural Resource Management

The relevant strategic directions appear in the catchment management section:

- *Minimise soil erosion and the potential adverse effects of new development on salinity levels.*
- *Minimise the detrimental impact of use and development on drainage, run off, river, watercourse, and catchment health.*

Planner comments:

The conditions proposed ensure these requirements are met.

Clause 02.03-5 – Built environment and heritage

Under the environmentally sustainable design heading, the following directions are listed:

- *Encourage the use of solar passive design in development.*
- *Encourage development design to be adaptable to climate change.*

Planner comments:

The relevant standards for solar design are addressed in clause 56, later in this report, and in summary the proposal meets the relevant requirements. The proposed subdivision responds to the impacts of climate change. Council ESD advisor has assessed the proposal, and made some recommendations, which have been included in the permit conditions where practicable.

Clause 02.03-8 – Transport

The relevant directions are:

- *Facilitate the development of improved recreational walking and cycling linkages within and between towns.*
- *Encourage the use of alternative transport methods by ensuring new development is pedestrian and cycling friendly and link to existing networks.*

Planner comments:

Internally, the subdivision has a suitable network of paths to support development, including the low-density areas. Externally, the proposal does not include a connection to the wider footpath network. A condition requiring a connection is included in the proposed conditions, but is deliberately non-specific to allow the developer options given the constraints of crossing major arterial roads in the area.

Clause 02.03-9 – Infrastructure

The relevant strategic directions are:

- *Plan and support the infrastructure services in all towns and environmentally sound waste treatment in rural areas.*
- *Improve open space and provide networks, including recreational networks, in and between townships.*
- *Minimise the impacts of development on stormwater pollution and encourage Water Sensitive Urban Design.*

Planner comments:

The application includes details of service connections, and this will be reinforced by planning permit conditions. A new open space reserve is proposed as part of this subdivision, which will improve the overall quality of open space in Rutherglen. Water sensitive urban design principles have been

incorporated into the design with conditions from Council's assets team ensuring that any assets can be appropriately managed.

Clause 11.01-1S – Settlement

The main objective of this clause is *to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements*.

The strategies focus on ensuring new development, including subdivision, is responsive to the character and constraints of its area.

Planner comments:

The development is within a designated low-density residential and general residential area at the edge of the existing township boundary and is suitable to provide for growth to support the development of Rutherglen.

Clause 11.01-R – Settlement – Regional Victoria

This clause has the following relevant strategies:

- *Developing settlements that will support resilient communities and their ability to adapt and change.*
- *Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.*
- *Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs.*

Planner comments:

The proposed subdivision is consistent with these requirements and results in a subdivision which supports the needs of future residents.

Clause 11.01-1L-02 – Rutherglen

This policy applies as the site appears on the Rutherglen settlement plan in this clause.

It contains the following relevant strategy:

- *Encourage retail and commercial use and development that meets the needs of residents and visitors.*

Planner comments:

The proposed development does include an area for potential future community use, including potentially some small scale commercial uses or a childcare centre. This will require appropriate further planning approvals when proposed.

Clause 11.01-1R – Settlement – Hume

One strategy in this clause is relevant to the proposal:

- *Support growth and development in district towns across the region*

Planner comments:

The proposed subdivision supports the growth of Rutherglen, an identified district town.

Clause 11.02-3S - Sequencing of Development

The main objective of this clause is *to manage the sequence of development in areas of growth so that services are available from early in the life of new communities*.

Planner comments:

The development will provide for all necessary services and amenities to accommodate the future residential dwellings. Where reticulated sewerage is not available, demonstrating that the dwellings can be serviced via an on-site effluent management solution will be required by condition.

Clause 12.01-1S - Protection of Biodiversity

The main objective of this clause is *to protect and enhance Victoria's biodiversity*.

Planner comments:

The subdivision has not proposed any vegetation removal, nor will it impact any vegetation. The subdivision will encourage the integration and protection of existing vegetation on-site.

Clause 12.01-2S – Native Vegetation Management

The objective is *to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation*.

Planner comments:

As stated above, the subdivision has not proposed any vegetation removal.

Clause 13.02-1S Bushfire Planning

This clause applies as the land is in a bushfire prone area.

The clause has the following objectives:

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

The strategies focus on directing growth to lower risk locations and to ensure that protection human life is the primary policy consideration.

Planner comments:

The proposed subdivision is not located in a particularly high-risk area. The surrounding landscape is urban or rural, with no significant areas of vegetation creating high landscape risk. Any fie is likely to be a grass fire.

Each lot can be developed with a dwelling in the future that will be able to meet the required BAL12.5 level.

The overall risk on the site is acceptable.

Clause 14.02-2S - Water Quality

The main objective of this clause is *to protect water quality*.

Planner comments:

The Stormwater Management Strategy will be implemented to ensure the drainage and water quality management meets best practice measures.

Clause 15.01-3S - Subdivision Design

The main objective of this Clause is *to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods*.

Relevant strategies include:

- *Ensure 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.*
- *Ensure development responds and contributes to the strategic and cultural context of its location.*
- *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*
- *Improve the energy performance of buildings through siting and design measures that encourage:*
    - *Passive design responses that minimise the need for heating, cooling and lighting.*
    - *On-site renewable energy generation and storage technology.*

- *Use of low embodied energy materials.*

- *Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.*
- *Encourage water efficiency and the use of rainwater, stormwater and recycled water.*
- *Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.*
- *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
- *Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.*
- *Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.*

Planner comments:

Most of this policy and its directions is implemented through clause 56, discussed later in this report. In summary, the development is a functional, safe, energy efficient and responsive design that results in an attractive and desirable subdivision. Suitable conditions have been included to address commentary from the ESD advisor.

Clause 15.01-4S – Healthy Neighbourhoods

This clause has the objective *to achieve neighbourhoods that foster healthy and active living and community wellbeing*.

Relevant strategies include:

- *Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:*
    - *Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.*
    - *Streets with direct, safe and convenient access to destinations.*
    - *Conveniently located public spaces for active recreation and leisure.*
    - *Accessibly located public transport stops.*
    - *Amenities and protection to support physical activity in all weather conditions.*
- *Create 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.*

Planner comments:

The proposed subdivision design results in an integrated community, connected to the wider Rutherglen community, supports cycling and walking, and is consistent with the principles of 20-minute neighbourhoods.

Clause 15.01-5S Neighbourhood Character

The main objective of this Clause is *to recognise, support and protect neighbourhood character, cultural identity, and sense of place*.

Planner comments:

The subdivision has been designed to seamlessly integrate with the surrounding established low density and standard residential character area and respects the landscape and natural amenity values.

Clause 16.01-25 - Housing Supply

The main objective of this clause *is to facilitate well-located, integrated and diverse housing that meets community needs*.

Relevant strategies include:

- *Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.*
- *Increase the proportion of housing in urban areas with good access to opportunities and services (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*
- *Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.*
- *Encourage the development of well-designed housing that:*
    - *Provides a high level of internal and external amenity.*
    - *Incorporates universal design and adaptable internal dwelling design.*
- *Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.*

Planner comments:

The proposed subdivision has a range of lots sizes, including lots that can support multiple dwelling developments. It also includes large residual lots which could be used for supported living of various kinds. While the development is a greenfield, fringe development, it is still within a comfortable walking distance of the Rutherglen town centre and its services.

Clause 16.01-1L - Residential Subdivision and Development

The main objectives of this Clause are:

- *To ensure that residential development is connected to reticulated sewerage, water, power, and stormwater facilities and has access to fully constructed roads.*
- *To ensure that urban development does not adversely impact the environment and downstream water quality.*
- *To locate medium density development adjacent to community services and facilities and in proximity to commercial centres.*
- *To ensure that the design of medium density housing considers the scale, mass, form and height of other buildings particularly in heritage towns.*

Planner comments:

The proposed subdivision will deliver the necessary services to ensure the dwellings have adequate provision of infrastructure. While medium density housing is not directly proposed, several of the lots could support increased density. Stormwater and water quality has been addressed, and this will be reinforced by conditions.

Clause 16.01-2S - Housing Affordability

The main objective of this clause is *to deliver more affordable housing closer to jobs, transport and services*.

Planner comments:

The development will release additional affordable housing stock to the market, close to amenities and services.

Clause 18.02-4S - Roads

The main objective of this clause is *to facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure*.

Planner comments:

The development seeks to deliver a permeable road network with appropriate connections to the established surrounding network whilst providing for the necessary external upgrades to service the subject site. Additionally, the development has provided a Traffic Impact Assessment and has been reviewed by Councils infrastructure team as well as the DTP and has no objection subject to conditions to the proposed development plan.

Clause 19.03-2S – Infrastructure design and provision

This clause has the objective *to provide timely, efficient and cost-effective development infrastructure that meets the needs of the community*.

The strategies include:

- *Provide an integrated approach to the planning and engineering design of new subdivision and development.*
- *Integrate developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns.*

Planner comments:

The proposal includes suitable infrastructure for the development, and has been assessed as suitable by Council's assets team. Connections, particularly transport connections, have been proposed to the wider area.

Clause 19.03-3L – Stormwater Management

This clause has the following objectives:

- *To improve the rate of on-site retention and treatment of stormwater.*
- *To improve the quality of stormwater by reducing pollutants entering the stormwater system, particularly from construction sites.*
- *To increase the use of water sensitive urban design in new development.*

Relevant strategies include:

- *Discourage development that re-directs stormwater flows.*
- *Encourage water sensitive urban design, including on-site infiltration, water tanks and settling ponds.*
- *Support development that sets aside land for stormwater detention and treatment, in addition to any requirement for the provision of open space.*
- *Support development that includes measures to minimise off-site stormwater run-off.*

Planner comments:

Some of these matters will need to be addressed in detailed design, however the proposed stormwater arrangements are a suitable response to the site and its water generation, and in particular all the best practice water quality objectives have been demonstrated to have been met. Further conditions have also been imposed to meet the recommendations of Council's ESD advisor, and some further matters will be resolved at the detailed design phase.

Zone

Clause 32.03-3 – Low Density Residential Zone (LDRZ)

The purpose of this zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.*

Clause 32.03-3 contains the subdivision permit trigger and a minimum lot size:

Each lot must be at least the area specified for the land in a schedule to this zone. Any area specified must be at least:

- *0.4 hectare for each lot where reticulated sewerage is not connected.*
- *0.2 hectare for each lot with connected reticulated sewerage.*

In this case all the LDRZ lots meet the required minimum lot sizes, as sewerage is proposed for connection.

Clause 32.03-5 contains application requirements for subdivision, which the current application has provided where relevant.

Clause 32.03-6 contains decision guidelines:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.*
- *The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications.*
- *In the absence of reticulated sewerage:*
    - *The capability and suitability of the lot to treat and retain all wastewater as determined by a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed, or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017.*
    - *The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.*
- *The relevant standards of Clauses 56.07-1 to 56.07-4*

Planner comments:

The proposed Scott Street subdivision Plan has been previously established under the approved development plan and is considered, consistent with the minimum subdivision areas outlined within Clause 32.03-3 and 32.08-3. The land doesn't include any areas of vegetation or habitat that require protection.

The proposed subdivision provides fully serviced allotments, including sewerage. The road network has been designed to accommodate outcomes to ensure a diversity of product is achieved.

Some areas have been indicatively indicated for community or commercial uses, including a potential childcare centre. These will require further planning permission one formally proposed.

Clause 32.08 – General Residential Zone (GRZ)

The purpose of this zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Planner comments:

The proposed subdivision is respectful of character, include various lots sizes to support different forms of housing and has good access to the Rutherglen town centre.

Clause 32.08-3 includes the permit trigger. It also includes the requirements for a minimum garden area, but this is turned off in this case as the land is covered by an approved development plan.

This section also includes the relevant clause 56 requirements, which are discussed later in this report.

Clause 32.08-14 includes the relevant decision guidelines:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

Subdivision

- *The pattern of subdivision and its effect on the spacing of buildings.*
- *For subdivision of land for residential development, the objectives and standards of clause 56.*

Planner comments:

As discussed earlier in this report, the proposal is consistent with the requirement of the MPS and PPF. The proposal is consistent with the purposed of the zone. No overshadowing has been identified.

The pattern of the subdivision is suitable and leaves adequate room for future dwellings. Clause 56 is discussed later in this report and is acceptable.

Again, some land is set aside for potential commercial uses, including a potential childcare centre, and further planning permission will also be required under the GRZ for these uses.

Overlays

Clause 43.04 – Development Plan Overlay Schedule 3 (DPO3)

The purpose of the DPO is:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

- *To identify areas which 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.*
- *To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.*

Clause 43.04-2 of the Planning Scheme outlines that where the Development Plan Overlay applies:

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

Council has previously approved a development plan on this land.

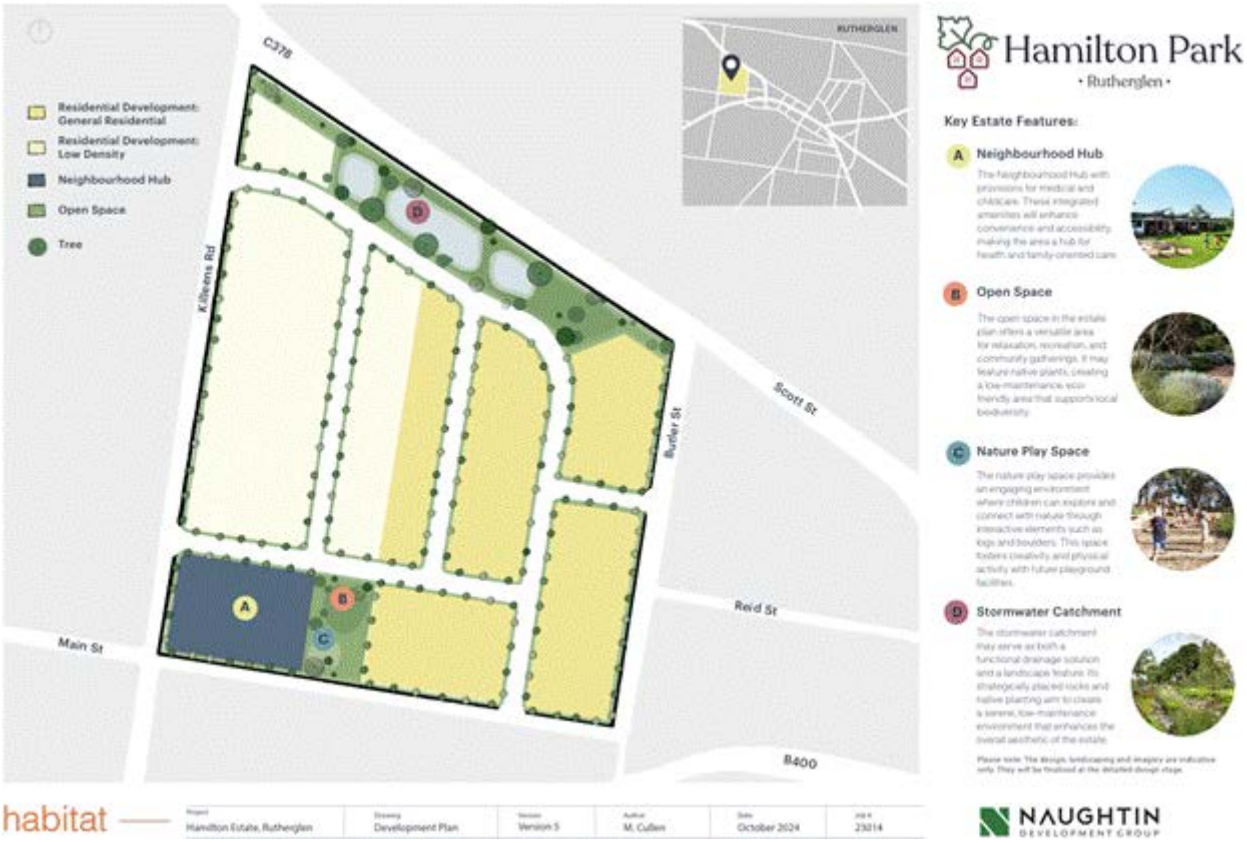


Figure 4 - Previously approved development plan

Planner comments:

The proposed subdivision is consistent with the approved development plan:

- The road network is in the same locations;
- All important infrastructure is consistently located;
- While the staging is different, this in itself does not make the current proposal inconsistent with the approved development plan;
- The street sections for the current proposal match the indicative street tree distribution;
- The open space area is maintained for this purpose, and detailed design can occur as a permit condition; and
- The lot layout and traffic management arrangements are consistent.

Two different Development Plan Overlay schedules apply to the land, schedule 1 and 3.

Schedule 1 applies to the GRZ area, and has the following requirements for permits:

- *All residential development must be serviced with:*
    - *Reticulated water and sewerage and underground reticulated electricity.*
    - *Sealed roads and reticulated stormwater drainage.*
- *A planning permit may be granted for minor buildings and works associated with existing use rights or development without the need to prepare a Development Plan.*

- *A permit must not be granted to subdivide land until the responsible authority is satisfied that the proposal will be integrated with both undeveloped and developed land on the site and in the locality.*

Planner comments:

The proposal is consistent with these requirements – the land is serviced by reticulated services and sealed roads and is integrated with surrounding land.

Schedule 3 applies to the LDRZ part of the land:

- *All residential development must be serviced with:*
    - *Reticulated water and sewerage.*
    - *Sealed roads.*
- *Where sewerage infrastructure cannot be provided soil and water reports must be submitted demonstrating:*
    - *Compliance with state and local policies on effluent and stormwater disposal.*
    - *That soil type and environmental conditions within the catchment can treat the number of proposed effluent disposal systems both from the site and those within the surrounding area.*
- *Where water infrastructure cannot be provided water reports must be submitted demonstrating:*
    - *Alternative potable water supply.*
    - *That such a water supply is adequate for domestic and fire fighting purposes.*
- *A planning permit may be granted for minor buildings and works associated with existing use rights or development without the need to prepare a Development Plan.*
- *A permit must not be granted to subdivide land until the responsible authority is satisfied that the proposal will be integrated with both undeveloped and developed land on the site and in the locality.*

Planner comments:

The proposal is consistent with these requirements – the land is served and has sealed roads, and no on site effluent disposal or alternative water supplies are proposed.

Particular Provisions

Clause 52.17 – Native vegetation

Planner comments:

The proposed subdivision has not proposed any native vegetation removal. The site is mostly void of vegetation.

Clause 52.29 – Land Adjacent to the principal road network

This provision has the following purpose:

- *To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.*
- *To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.*

Clause 52.29-2 has the relevant permit trigger.

Clause 52.29-6 contains the decision guidelines:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The views of the relevant road authority.*

- *The effect of the proposal on the operation of the road and on public safety.*
- *Any policy made by the relevant road authority pursuant to schedule 2, clause 3 of the Road Management Act 2004 regarding access between a controlled access road and adjacent land.*

Planner comments:

The land is adjacent to Principal Road Network however no direct access has been proposed onto the Transport 2 road. The application was referred to the department of transport and Planning (DTP) for comments. The DTP provided consent subject to conditions on the permit.

Clause 52.37 – Canopy Trees

Planner comments:

No canopy trees have been proposed for removal. A permit condition requires at least one tree per property and one on each side of a corner block, which will help achieve the state government targeted 30% canopy tree coverage in urban areas.

Clause 53.01 – Public open space contribution and subdivision

Clause 53.01 states:

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.

The Indigo Planning Scheme doesn't specify a contribution, so the requirements of section 18(8)(a) of the *Subdivision Act 1988* apply. This section specifies a maximum contribution, and specifies the following relevant considerations:

Guideline	Response
(1A)(a) the existing and proposed development of the land	The proposed use of the land for residential uses increases the demand for open space.
(1A)(b) any likelihood that existing open space will be more intensively used after than before the subdivision	Yes, given the potential for more residents to reside in the area. Existing open space within Beechworth will be more heavily used.
(1A)(c) any existing or likely population density in the area of the subdivision and the effect of subdivision on this	The subdivision will increase population density in the area.
(1A)(d) whether there are existing places of public resort or recreation in the neighbourhood of the subdivision, and the adequacy of these	No not within the proposed subdivision. A new open space reserve is proposed.
(1A)(e) how much of the land in the subdivision is likely to be used for places of resort and recreation for lot owners	Sufficient space for recreation within the individual lots for owners but not for organised recreation.
(1A)(f) any policies of the Council concerning the provision of places of public resort and recreation	Council does not have an Open Space Strategy or policies in place.

The remainder of this section relates to the mechanics of payment.

Planner comments:

Having considered the relevant matters, Council should require a contribution towards public open space. The maximum contribution that can be required is 5% of the land or the value of the land. In this case, a requirement for the full 5% is justified when considering the criteria in section 18(8)(a).

The proposed subdivision includes an area of public open space. This reserve will need to be constructed to certain standards and, at 4,000 m², is equivalent to 2.89% of the total land in the subdivision. The drainage reserve in the north of the site does fully not contribute to this total, as it is encumbered by its drainage function. Some of this land may have a public open space function.

As the full 5% has may not be provided, a permit condition requiring payment of a contribution to cover any shortfall is included in the permit conditions.

Clause 53.02 – Bushfire Planning

The subject site is within the Bushfire Prone Area (BPA), but not the Bushfire Management Overlay (BMO).

In accordance with clause 53.02-1, this means the decision guidelines of clause 53.02-6 apply to this application.

Guideline	Comments
General	
The Municipal Planning Strategy and the Planning Policy Framework.	Considered and supportive of the application.
The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.	No such measure are currently occurring, and none are proposed.
The risk of bushfire to people, property and community infrastructure.	The risk to this site relates to grassfire, and is similar to risk on all the edges of Rutherglen.
Whether the risk arising from the broader landscape can be mitigated to an acceptable level.	The risk from bushfire to the land is acceptable, and suitable measures, such as permitter roads, ensure that this risk is managed.
Whether bushfire protection measures to address the identified bushfire risk are required and can be practically implemented, including any measure set out in clause 53.02-4.	The proposed use of perimeter roads around the subdivision roads suitably manage risk. Surrounding land is either urban or managed farm land. Each lot should be able to meet a BAL12.5 construction requirement.
Whether bushfire protection measures can be implemented without unacceptable biodiversity impacts.	No biodiversity impacts identified.
Proposed vegetation	
If vegetation is proposed, whether it will cause or contribute to the bushfire hazard or increase the risk to life, property, or community infrastructure.	The tree proposed for planting as part of the subdivision will not unacceptably increase risk and suitable resilient species will be chosen.
Dwellings and small second dwellings	

Guideline	Comments
Whether a static water supply for bushfire firefighting is required having regard to the size of the lot, proximity to a hydrant and connection to reticulated water.	No dwelling directly proposed. Static water supplies will not be required for the lots, given their size and the availability of reticulated water.
If a vehicle accessway is greater than 30 metres in length or the relevant fire authority requires access to the static water supply on the land, whether the access design and construction requirements set out in Table 3 to clause 53.02-5 should be met.	N/A, access is less than 30m for all lots.
Vulnerable people For a building used for accommodation (other than a dwelling or small second dwelling), education centre, hospital, indoor recreation facility, major sports and recreation facility or place of assembly the responsible authority must also consider:	
The capacity for vulnerable occupants to evacuate.	N/A, not proposed.
Whether emergency management arrangements are provided and are sufficient for the site.	N/A, not proposed.
Whether the risk to vulnerable occupants warrants the closure of the use or development on days of elevated fire danger.	N/A, not proposed.
Whether measures to shelter in place are warranted and whether the measures will protect human life.	N/A, not proposed.
The net benefit provided to any existing vulnerable people.	N/A, not proposed.
Subdivision	
Whether each lot can achieve the setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 for the corresponding distance specified in Column C of that Table.	Each lot can achieve the required setback.
Whether a staged subdivision manages interim bushfire hazard during the construction or staging.	The land for future stages in not particularly high risk and can be managed.

Clause 56 – Residential subdivision

This clause states:

These provisions apply to an application to subdivide land in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Housing Choice and Transport Zone, Mixed Use Zone or Township Zone and any Comprehensive Development Zone or Priority Development Zone that provides for residential development.

As a result, this clause only applies to those parts of the development within the GRZ.

An application must meet the objective to each of the clauses and a standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.

The head clause includes a requirement:

- *Must be accompanied by a site and context description and a design response.*
- *Must meet all of the objectives included in the clauses specified in the zone.*
- *Should meet all of the standards included in the clauses specified in the zone.*

The relevant table in the GRZ at clause 32.08-3 requires all clauses except 56.03-5 to be met.

Planner comments:

The applicant has provided a satisfactory site and context description and a design response. The applicant has also provided an assessment of the proposal against each of the relevant objectives under Clause 56, which is also considered to be a satisfactory response.

Clause	Standard	Description	Assessment Comments	Complies?
56.01-1	-	Subdivision site and context description	A suitable assessment has been provided.	Complies
56.01-2	-	Subdivision design response	Provided.	Complies.
56.02-1	C1	Strategic implementation objective	A written statement as required has been provided.	Complies.
56.03-1	C2	Compact and walkable neighbourhoods objective	This standard requires a plan that requires compliance with other clause 56 requirements and is discussed as relevant under those clauses. Requirements around showing walking distance around train stations and tram stops are not applicable, as none exist within Rutherglen. A bus stop exists on Murray Street, approximately 1km south-east of the site. This is not shown on the plans due to its distance. The plans show the subdivision in relation to the surrounding areas and will be accessible to people with disabilities.	N/A
56.03-2	C3	Activity centre objective	While not formally defined in the *Indigo Planning Scheme*, the Rutherglen town centre is the relevant activity centre for this proposal. The town centre is: • Accessible by walking or cycling. • A suitable size to support this development.	Complies

Clause	Standard	Description	Assessment Comments	Complies?
			• Located on an arterial road. There are no relevant strategies, plans or policies for activity centres.	
56.03-3	C4	Planning for community facilities objectives	There are no relevant strategies, plans or polices for community facilities in the planning scheme. The context of Rutherglen and the limitations of the site mean it is not practical to locate the public open space or neighbourhood hub closer to the main Rutherglen town centre. Nevertheless, the proposed locations are suitable for community facilities, which is consistent with the objective of this clause.	Complies with objective
56.03-4	C5	Built environment objective	The subdivision supports a built environment consistent with this standard. The subdivision appropriately creates a sense of place and identity.	Complies
56.04-1	C7	Lot diversity and distribution objectives	The subdivision contains a diverse range of lot sizes that will accommodate a range of economic backgrounds and housing types. The site has an approved development plan that has informed the general lot sizes for the subdivision. All proposed lots are over 300sqm, and no net density is specified in the scheme. Site constraints mean it is no possible to meet the required walking distances to public transport, as Rutherglen lacks these services.	Complies
56.04-2	C8	Lot area and building envelopes objectives	No lots smaller than 300sqm, or between 300sqm and 500 sqm are proposed. Each lot has dimensions that could contain a 10 m by 15 m rectangle for development. While the subject site as a whole is oriented to the north, most individual lots have an east–west orientation, which will enable dwellings to be designed with north-facing living areas. The proposed development includes a range of lot sizes to facilitate diversity in future dwellings. The site is located within	Complies

Clause	Standard	Description	Assessment Comments	Complies?
			relatively close distance to the Rutherglen town centre which provides a range of social infrastructure. There are no significant site features or vegetation which require protection.	
56.04-3	C9	Solar orientation of lots objective	The proposed lot boundaries are orientated on an east – west axis which allows future dwellings to be designed to face north. It is noted that some lots do have a north-south (14 lots) orientation however, this is considered appropriate given the limited number. All lots can provide sufficient building envelopes to facilitate and maximise the solar orientation of the site.	Complies
56.04-4	C10	Street orientation objective	A small number of lots back on to Scott Street, which is an arterial road, but this number is very limited. All other lots front roads and avoid rear or side frontage on to open space and other open areas. Roads are provided on two sides of the open space; however it is likely that any development of proposed lots 121 or 122 will need to include access fronting the reserve, which will be a requirement of the permit conditions.	Complies with objective
56.04-5	C11	Common area objectives	No common property is proposed as part of the subdivision design.	N/A
56.05-1	C12	Integrated urban landscape objective	The applicant has provided a comprehensive landscape plan (master plan) for the entire subdivision. The landscape plan identifies planting locations and schedule. The landscape plan will be endorsed to form part of the permit.	Complies
56.05-2	C13	Public open space provision objective	The development has proposed a 4000sqm public open space reserve on the south side of the subdivision. The open space has been strategically located and situated next to the larger potential commercial lots to create separation to the higher density lots to the east. Additionally, a drainage reserve has been located on the northern end of the subject site. While not counted towards	Complies

Clause	Standard	Description	Assessment Comments	Complies?
			open space, this reserve still has the potential for walking paths and outdoor seating as well as additional planting have been proposed around both reserves.	
56.06-1	C14	Integrated mobility objective	The proposed subdivision has provided a traffic impact assessment that has been reviewed by Council and the Department of Transport (DTP), who both have consented subject to conditions. The internal road layout has been well considered and services and provides good integration into the existing road network. Footpaths have been proposed throughout the estate to service pedestrian access and mobility throughout the estate.	Complies
56.06-2	C15	Walking and cycling network objectives	While there are no relevant polices in the scheme for walking or cycling paths, Rutherglen as a whole has an extensive network, connecting to a wider network around the district's wineries and the Murray to Mountains Rail Trail. To support connectivity, a permit condition has been included which requires a connection to the wider footpath network.	Complies by condition.
56.06-3	C16	Public transport network objectives	No public transport exists or is proposed on the site. A single bus connecting to surrounding towns operates from the town centre, but this is not relevant to this proposal.	N/A
56.06-4	C17	Neighbourhood street network objectives	The proposed road network within the subdivision provides • suitable connections to the surrounding road network • does not include any arterial roads • are suitably sized for the expected traffic • provide safe and efficient access to all lots • avoid cul-de-sacs • allow solar orientation of lots.	Complies

Clause	Standard	Description	Assessment Comments	Complies?
56.06-5	C18	Walking and cycling network detail objectives	The proposed footpath network meets the needs of this subdivision, and suitable permit conditions ensure they are built to an acceptable standard.	Complies by conditions
56.06-6	C19	Public transport network detail objectives	N/A – No relevant public transport access to this site.	N/A
56.06-7	C20	Neighbourhood street network detail objectives	The proposed roads are built to relevant IDM standards and the relevant road type, access street level 1, in table C1. The lengths of the roads do very marginally exceed the 240m desired lengths, but the layout of the land means this cannot be avoided. Detailed design, including engineering plans, will ensure that the other requirements of this clause are met.	Complies or complies by conditions
56.05-8	C21	Lot Access objective	Each lot will have access that meet this provision. The roads have been designed to meet the requirements of table C1, which will be reinforced by condition.	Complies
56.07-1	C22	Drinking water supply objectives	The supply of potable water will meet the requirements of the relevant authority.	Complies
56.07-2	C23	Reused and recycled water objective	It is not proposed to use recycled water supply systems in this subdivision.	N/A
56.07-3	C24	Waste water management objectives	Reticulated sewerage is proposed for all lots, and connection will be in accordance with the requirement of the relevant authority.	Complies
56.07-4	C25	Stormwater management objectives	The proposal includes a detailed drainage design that can meet the required quantitative and qualitative standards. This will be reinforced by permit conditions.	Complies
56.08-1	C26	Site management objectives	A detailed site management plan will be required by condition.	Complies by conditions.
56.09-1	C27	Shared trenching objectives	The detailed engineering plans will require this.	Complies

Clause	Standard	Description	Assessment Comments	Complies?
56.09-2	C28	Electricity, telecommunications and gas objectives	Mandatory subdivision conditions will ensure these requirements are met.	Complies by condition.
56.09-3	C29	Fire hydrants objective	Detailed plans showing this will be required as part of the engineering plans.	Complies by condition.
56.09-4	C30	Public lighting objective	Detailed plans showing this will be required as part of the engineering plans.	

GENERAL PROVISIONS

Clause 65 – Decision Guidelines

Clause 65.01 – Approval of an application or plan

Guideline	Comments
The matters set out in section 60 of the Act.	All relevant matters have been considered.
Any significant effects the environment, including the contamination of land, may have on the use or development.	No unacceptable impacts have been identified.
The Municipal Planning Strategy and the Planning Policy Framework.	Discussed earlier and generally supportive.
The purpose of the zone, overlay or other provision.	Considered and generally supportive.
Any matter required to be considered in the zone, overlay or other provision.	All relevant matters have been considered.
The orderly planning of the area.	The proposal represents orderly planning.
The effect on the environment, human health and amenity of the area.	No unacceptable impacts have been identified.
The proximity of the land to any public land.	No unacceptable impacts on public land identified.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	No relevant factors identified.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	Stormwater quality should improve as a result of the proposal.
The extent and character of native vegetation and the likelihood of its destruction.	No native vegetation loss proposed or expected.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	Not proposed. Will be considered in detailed design of public spaces.
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	No unacceptable hazards identified.

Guideline	Comments
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	N/A.
The impact the use or development will have on the current and future development and operation of the transport system.	The impacts on the road network will be acceptable.

Clause 65.02 – Approval of an application to subdivide land

Guideline	Comments
The suitability of the land for subdivision.	The land is suitable for subdivision.
The existing use and possible future development of the land and nearby land.	The subject site is on the edge of Rutherglen. No further development beyond this is presently anticipated.
The availability of subdivided land in the locality, and the need for the creation of further lots.	There is a shortage of General Residential Zone lots in Rutherglen. There have been several recent low density developments approved.
The effect of development on the use or development of other land which has a common means of drainage.	The submitted stormwater plans demonstrate that suitable management arrangements are possible.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.	The pattern is suitable, considering the context of the land.
The density of the proposed development.	The density is suitable, if slightly low.
The area and dimensions of each lot in the subdivision.	The lots are sized to allow future dwelling construction.
The layout of roads having regard to their function and relationship to existing roads.	The road layout is acceptable.
The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.	Walking and cycling is possible within the development and connections to surrounding area will be required by conditions.
The provision and location of reserves for public open space and other community facilities.	Suitable open space is provided, and additional contributions required if necessary.
The staging of the subdivision.	The staging is appropriate.
The design and siting of buildings having regard to safety and the risk of spread of fire.	No elevated risk identified.
The provision of off-street parking.	N/A.
The provision and location of common property.	Not proposed.
The functions of any owners corporation.	Not proposed.

Guideline	Comments
The availability and provision of utility services, including water, sewerage, drainage, electricity, and, where the subdivision is not a residential subdivision, gas.	All services are available and will be required to be connected.
If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.	N/A, land will be sewered.
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.	No native vegetation on the land.
The impact the development will have on the current and future development and operation of the transport system.	Impacts on the transport network are acceptable.

CONCLUSION

The proposed development is a suitable response to the requirements of the planning scheme and approved development plan, resulting in a subdivision that will create a net community benefit.

Importantly, the commitments and outcomes set out by the Development Plan recognise the primary objective for the development to provide a high-quality residential estate that respects the existing township of Rutherglen and the proposed subdivision closely reflects the approved development plan.

This subdivision plan and accompanying details provide for an appropriate future development layout and design for the land and should be supported for the following reasons:

- It complies with the standards and objectives outlined within the Indigo Planning Scheme;
- It complies with the standards and requirements of the Development Plan Overlay and is generally in accordance with the approved development plan.
- It represents orderly planning of the residential locality and will contribute to the delivery of the preferred character in Rutherglen;
- It responds where practicable to the issues identified in the assessment of Council's ESD advisor;
- It encourages appropriate future growth and development of Rutherglen and the Indigo Shire generally and concentrates new development in preferred areas;
- It responds to the primary strategic directions for Indigo Shire;
- There will be no detrimental impacts on adjoining properties or on the environment;
- The subdivision has provided appropriate amenities (open space, footpaths, vegetation etc)
- It will not adversely impact upon the function or safety of the adjacent roads; and
- All essential services are available to the property and can service the proposed lots.

In light of the above considerations, approval is recommended.

DECLARATION OF CONFLICT OF INTEREST

Under section 130(2) of the *Local Government Act 2020* and Governance Rule 24, the following officers declare that they have no interests to disclose in providing this report:

- Greg Pinkerton - Director Planning and Corporate Services
- James Turner - Manager Planning & Statutory Services
- Steven Hawkins - Planning Coordinator
- Danieel Matthews - Senior Statutory Planner

Attachments

1. PA260014 Draft Conditions - Scott Street Rutherglen [**11.5.1** - 13 pages]
2. P A 260014 - Assets Referral Response - Scott Street Rutherglen VIC 3685 Australia - PN 21477 [**11.5.2** - 5 pages]
3. P A 260014 - EH Referral Response - Scott Street Rutherglen VIC 3685 Australia - PN 21477 [**11.5.3** - 1 page]
4. P A 260014 - Ausnet Referral Response - Scott Street Rutherglen VIC 3685 Australia - PN 21477 [**11.5.4** - 3 pages]
5. P A 260014 - NE Water Referral Response - Scott Street Rutherglen VIC 3685 Australia - PN 21477 [**11.5.5** - 3 pages]
6. PA260014 DTP Referral Response Scott Street Rutherglen VIC 3685 Australia PN 2147 [**11.5.6** - 2 pages]
7. P A 26-0014 - Scott St Rutherglen - Hamilton Estate - BAL assessment report [**11.5.7** - 8 pages]
8. P A 26-0014 - Scott St Rutherglen - Hamilton Estate - Drainage strategy plans [**11.5.8** - 4 pages]
9. P A 26-0014 - Scott St Rutherglen - Hamilton Estate - Engineering drainage plans [**11.5.9** - 7 pages]
10. P A 26-0014 - Scott St Rutherglen - Hamilton Estate - Plans for endorsment [**11.5.10** - 6 pages]
11. P A 26-0014 - Scott St Rutherglen - Hamilton Estate - Traffic impact assessment [**11.5.11** - 59 pages]
12. P A 26-0014 - Scott St Rutherglen - Hamilton Estate Town Planning Report [**11.5.12** - 96 pages]
13. 26004 Hamilton Estate LMP Rev B [**11.5.13** - 4 pages]

RECOMMENDED CONDITIONS

Endorsed Plans

Endorsed Plans - Subdivision

1. The subdivision allowed by this permit and shown on the plans endorsed to accompany the permit must not be amended for any reason unless with the prior written consent of the Responsible Authority.

Engineering plans - planning requirements

2. As well as meeting the requirements of Council's engineering team, any engineering plans submitted must also meet the the requirements of the responsible authority, and in particular the stormwater and road design requirements of clause 56.

Amenity Conditions

General Amenity

3. The amenity of the area must not be detrimentally affected by the use or development through the:
    a. transport of materials, goods and commodities to or from the land;
    b. appearance of any buildings, works or materials;
    c. emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, waste water, waste products, grit or oil; and
    d. presence of vermin

    To the satisfaction of the Responsible Authority.

Landscaping

4. Prior to certification of the plan of subdivision, a detailed landscape plan for all open space, street scape development and landscape elements, prepared by a person suitable qualified and experienced in landscape design, 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 landscape plan must be drawn to scale with dimensions. The plans must be consistent and show;
    - New plantings including their layout to be provided in any road reserves and municipal reserves.
    - A detailed 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.
    - The proposed layout, materials, and finishes of paths, areas of pavement, playgrounds, play items, structures and street furniture.
    - Detailed plant and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls
    - The removal of existing disused structures, foundations, pipelines, stockpiles and the eradication of weeds.

Restrictions & Agreements

No restrictions except as provided in this permit

5. Except as required or otherwise listed in this permit, restrictive covenants or instruments with like affect must not be attached to any lot in this subdivision, except with the prior written consent of the responsible authority. For the avoidance of doubt, no restriction preventing further subdivision of land or the construction of more than one dwelling on a lot will be supported.

Agreements under section 173 of the Act - open space frontage

6. Before statement of compliance for stage 1 of the subdivision, the owner of the land must enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987. The agreement must provide the following:
    a. The recitals must reflect that the purpose of the agreement is to ensure that the interface between these lots and the open space should be visually permeable and encourage passive surveillance of the open space.
    b. That lots 121 or 122 require any driveway to be constructed on the boundary closest to the open space;
    c. That if a driveway is constructed on the open space boundary, any fence is limited to a height of no more than 1m along that boundary;
    d. Service areas, including loading bays, are prohibited on the boundary closest to the open space, to the satisfaction of the responsable authority.
    e. All buildings or structure on the boundary to the open space must be designed to provided visual permeability and passive surveillance of the open space, to the satisfaction of the responsible authority.

    The owner of the land must pay all of the responsible authority's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

Subdivision

Staged subdivision

7. The subdivision must proceed in the order of stages as shown on the approved and endorsed plan, except with the prior written consent of the responsible authority.

Completion of landscaping works

8. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, or by any later date that is approved in writing by the Responsible Authority, the landscape works shown on the endorsed landscape plans must be carried out and completed to the satisfaction of the Responsible Authority for that stage.

Payment in lieu of open space provision under the Subdivision Act 1988

9. Before the Statement of Compliance is issued under the Subdivision Act 1988, the applicant or owner must pay a monetary contribution for public open space of 5 per cent in accordance with a decision of the Council made under section 18 of the Subdivision Act 1988. This contribution will be reduced by any area set set aside as an area of public open space that is satisfactory to the responsible authority, including to zero if at leat 5% of the land is provided as open space. The area of open space must be shown as a reserve vesting in Council.

The responsible authority may delay the time for payment of any monetary contribution by agreement in writing with the applicant or owner.

Environmental Health

Reticulated sewerage

10. All allotments in the subdivision must be connected to the reticulated sewerage system, in accordance with North East Water's specifications.

Engineering conditions

Detailed Engineering Plans to be Submitted and Approved

11.
- The design and scope of detailed engineering plans to be submitted for approval must meet the requirements of the Infrastructure Design Manual (IDM, www.designmanual.com.au), and all works must be carried out in accordance with this Manual.
- Prior to the Certification of the Plan of Subdivision, detailed engineering plans, for all lots and reserves, stages 1, 2, 3 and 4 inclusive, must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and form part of the planning permit. The plans must be drawn to scale with dimensions. Plans must include the following:
    - Details for proposed roads, drainage, intersections and pavements.
    - Main Road West upgrade
    - Killeens Road upgrade
    - Pavement design is to be prepared by a suitably qualified civil engineer in accordance with Section 12.7 of the IDM – Pavement Design. Details of testing and pavement design shall be included in the detailed engineering plans for approval by Council.
    - Stormwater management strategy, including design and modelling.
    - All works in the drainage reserve.
    - Footpath layout and construction specification.
    - Details of all existing and proposed underground service locations, including services within allotments requiring easements.
    - Services required by other authorities.
    - Easements protecting existing and proposed services.
    - Street signage and linemarking plan.
    - Landscaping plan.
    - Public street lighting plan.
    - Soil and erosion control plan.

As Built Documents Required

12.
- Prior to the Statement of Compliance being issued, as-built documents must be supplied to Council, including plans (.pdf and .dwg format).

- Prior to the Statement of Compliance, a schedule of quantities must be prepared and submitted the responsible authority for acceptance (Microsoft Word or Excel format).

TIAR Report

13. Prior to certification of the Plan of Subdivision and submission of detailed engineering plans, a Traffic Impact Assessment (TIAR) must be submitted to and approved by the responsible authority. The TIAR must be for all stages traffic volumes inclusive and include.
    - Main Street West
    - Killeens Road
    - Butler Street
    - Killeens Road and Scott Street intersection
    - Killeens Road and Main Street West Intersection
    - Butler Street and Scott Street intersection
    - Main Street West and Butler Street intersection
    - Speed limit review for Main Street West, Butler Street and Killeens Road

TIAR Recommendations

14.
    - All recommendations of the TIAR must be implemented in agreement with the responsible authority, as a requirement of stage 1 and including but not limited to, re-construction, upgrade or realignment of roads and intersections, new road signage, linemarking, guardrails, drainage, batter work and vegetation removal.

Stormwater Management - Requirements

15.
    - Stormwater management information supplied with the planning permit application will be assessed along with the detailed engineering plans. Approval of the planning permit does not provide approval or endorse this supporting technical information.
    - The applicant must design the drainage system for the subdivision in accordance with clause 16 of the IDM – Urban Drainage, including the objectives of urban drainage to;
        - Collect and control all stormwater generated within the subdivision
        - Collect and control all stormwater entering the subdivision from catchments outside the subdivision
        - Provide an effective outlet for all collected stormwater to a natural watercourse or acceptable outfall.
        - Achieve these objectives without detriment to the environment generally, adjoining landowners and landowners in the vicinity of the drainage outlet, and watercourses either upstream or downstream of the subdivision.
    - The applicant must reduce all stormwater runoff flowrates to pre-development flowrates for all storm events up to and including the 1% AEP storm event.
    - Prior to discharge of stormwater from subdivision stage 1 and 2 inclusive, stormwater must be treated to remove contaminates to the minimum standard listed below. Prior to issue of construction details of proposed treatment system must be submitted to

council for acceptance. Discharge velocity and flows of treated water must be to predevelopment flow, calculations to support this to be submitted with construction certificate for assessment.

- Gross Pollutant Removal 70%
- Suspended Solids 80%
- Total Nitrogen 45%
- Total Phosphorus 45%

Internal Roads

16. The applicant will be responsible for design and construction of the all internal roads to an Access Street IDM standard (7.3m carriageway width) as a minimum as a minimum. Road surface shall be an asphalt seal, minimum 30mm thick.
    - Capacity for the 1 in 100-year flood event to be carried through the development site via public roads or reserves.
    - Underground drainage to a 1 in 10 ARI.
    - Kerb & channel – SM2 – modified.
    - All in accordance with approved plans.
    - Pavement design to be prepared by a suitably qualified civil engineer in accordance with Section 12.7 of the IDM – Pavement Design. Details of testing and pavement design shall be included in the engineering plans for approval by Council.
    - Concrete footpath shall be constructed on one side of roads as a minimum.

Killeens Road Upgrade

17.
    - Killeens Road must be upgraded as a minimum to an Access Street double-double bitumen seal standard in accordance with IDM from the end of the existing seal to 30m past the intersection of the new road built in stage one.
    - Killeens subdivision boundary frontage must have SM2 – modified kerb and channel.
    - Prior to consent to statement of compliance all works to be completed as part of stage 1 to IDM standards and to the satisfaction of the responsible authority.

Main Street West Upgrade

18.
    - Main Street West shall be upgraded as a minimum to an Access Street double-double bitumen seal standard in accordance with IDM from the end of the existing seal to 30m past the last new block including an overlay to the existing road to the satisfaction of the council.
    - Main Street West subdivision boundary frontage to have concrete Edge Strip or to the satisfaction of the relevant authority.
    - M2 kerb to be constructed in the existing open drain or to the satisfaction of the council.
    - All works to be completed as part of stage 1 to IDM standards and to the satisfaction of the responsible authority prior to consent to statement of compliance

Traffic Management

19.
- Prior to the commencement of any works the applicant must prepare and implement a traffic management plan in accordance with the Road Management Act 2004 Code of Practice for Worksite Safety - Traffic Management and AustRoads Guidelines

Footpaths

20. Construction specification for all footpaths must be in accordance with the IDM standard drawing SD 205 Typical Footpath Detail. All paths must be constructed to the following requirements:
    - 1.5m width;
    - 125mm depth reinforced concrete;
    - 50mm class 3 FCR for bedding
    - Pram crossing points

Vehicle Crossings for Lots

21. It is not a requirement of the subdivision to construct vehicle crossings to access proposed lots. If the applicant chooses to construct vehicle crossings locations must be shown on the approved detailed engineering plans. No direct access to Scott Street is permitted.

Street Lighting

22.
- Prior to the issuing of the Statement of Compliance street lighting must be installed to relevant Australian Standards. Light poles must be of a type that is included in the standard maintenance schedule of the relevant power distribution authority, and is subject to the approval of the responsible authority. Lanterns must be Sylvania Street LED 18W or an approved equivalent.
- Street lighting requirements must be met for all internal roads and all boundary roads.

Landscape Works and Street Trees

23.
- The landscaping works shown on the approved landscape plan for any stage (including any required fencing of reserves and street trees), must be carried out and completed to the satisfaction of Indigo Shire Council prior to the issue of a Statement of Compliance for that stage.
- One street tree must be provided for each new allotment, and two trees for each corner allotment. Species must be in accordance with the approved landscape plan.
- No excavation is allowed within 2.5 metres of the surface of the trunk of any existing street tree unless otherwise approved by the responsible authority. No tree roots over 50mm in diameter within the drip line of the tree are to be cut except at the direction of Council's Works Officer (p) 1300 365 003. Any tree root severed due to excavation must be neatly cut square using a hand saw. This permit does not authorise the applicant to remove, trim or otherwise damage street trees within the vicinity of works. Should a tree be damaged, all replacement or arborist's costs shall be borne by the applicant. All works must be in accordance with Council's Tree Management Plan.
- The applicant must maintain all vegetation associated with the landscape plan, including street trees, for a period of 24 months from the date of issue of the Statement of Compliance. Any trees that die or are deemed by Council to need replacement due to

lack of maintenance or watering during this period must be replaced at the developers cost. The 24 month maintenance period recommences on the replacement of any street tree.

Environmental Management

24.
- A site-specific Erosion and Sediment Control Plan (ESCP) must be submitted to the responsible authority 14 days prior to the commencement of any works on site.
- The ESCP must be written in accordance with the EPA publication 1834.2 - Civil construction, Building and Demolition Guide to the satisfaction of the responsible authority.
- Air borne dust resulting from the construction phase must be controlled using suitable dust suppression works as required.
- Noise levels must remain within EPA regulation for construction site.

Subdivision Fees

25.
- Prior to issuing of the statement of compliance the applicant must pay, to Council, Plan Checking Fees of 0.75% and Engineering Inspection Fees of 2.5% of the cost of constructing the works proposed on the engineering plan. The value of works must be the final actual cost of works (GST Inclusive).
- Dedicated drainage reserve space does not contribute to open space contribution.
- Following practical completion of all construction works, a defect liability period of 12 months will apply to all assets to be inherited by Council.
- A Guarantee of Work equal to 5% of the total cost of roads, drainage and hard landscaping shall be provided to Council prior to the Statement of Compliance. This Guarantee will be held by Council until satisfactory completion of any rectification of defects following the 12- month defect liability period. If the applicant fails to complete rectification works, Council will call on the Guarantee to fund the works.

Ausnet Conditions

Ausnet Conditions

26. The applicant must –
- Enter in an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for supply of electricity to each lot on the endorsed plan.
- Enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for the rearrangement of the existing electricity supply system.
- Enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for rearrangement of the points of supply to any existing installations affected by any private electric power line which would cross a boundary created by the subdivision, or by such means as may be agreed by AUSNET ELECTRICITY SERVICES PTY LTD.
- Provide easements satisfactory to AUSNET ELECTRICITY SERVICES PTY LTD for the purpose of “Power Line” in the favour of “AUSNET ELECTRICITY SERVICES PTY LTD” pursuant to Section 88 of the Electricity Industry Act 2000, where easements have not been otherwise provided, for all existing AUSNET ELECTRICITY SERVICES PTY LTD electric

power lines and for any new power lines required to service the lots on the endorsed plan and/or abutting land.

- Obtain for the use of AUSNET ELECTRICITY SERVICES PTY LTD any other easement required to service the lots.
- Adjust the position of any existing AUSNET ELECTRICITY SERVICES PTY LTD easement to accord with the position of the electricity line(s) as determined by survey.
- Set aside on the plan of subdivision Reserves for the use of AUSNET ELECTRICITY SERVICES PTY LTD for electric substations.
- Provide survey plans for any electric substations required by AUSNET ELECTRICITY SERVICES PTY LTD and for associated power lines and cables and executes leases for a period of 30 years, at a nominal rental with a right to extend the lease for a further 30 years. AUSNET ELECTRICITY SERVICES PTY LTD requires that such leases are to be noted on the title by way of a caveat or a notification under Section 88 (2) of the Transfer of Land Act prior to the registration of the plan of subdivision.
- Provide to AUSNET ELECTRICITY SERVICES PTY LTD a copy of the plan of subdivision submitted for certification that shows any amendments that have been required.
- Agree to provide alternative electricity supply to lot owners and/or each lot until such time as permanent supply is available to the development by AUSNET ELECTRICITY SERVICES PTY LTD. Individual generators must be provided at each supply point. The generator for temporary supply must be installed in such a manner as to comply with the Electricity Safety Act 1998.
- Ensure that all necessary auditing is completed to the satisfaction of AUSNET ELECTRICITY SERVICES PTY LTD to allow the new network assets to be safely connected to the distribution network.

Department of Transport

No vehicle access to Scoot Street

27. No direct vehicle access will be permitted from the subject site to Scott Street (C376). Endorsed Plans must not be altered without the prior written consent of the Head, Transport for Victoria and the Responsible Authority.

Functional Layout Plans

28. Before the Plan of Subdivision for any stage is submitted to the Responsible Authority for Certification under the Subdivision Act 1988, unless otherwise agreed in writing by the Head, Transport for Victoria, Functional Layout Plans must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the Responsible Authority and will then form part of the permit.
    a. The Functional Layout Plans must include:
        i. A Basic Left Turn treatment (BAL) at the intersection of Scott Street and Butler Street.
        ii. A Basic Right Turn treatment (BAR) at the intersection of Scott Street and Killeens Road.

iii. Sealed bell mouths at the intersections of Scott Street and Killeens Road (southern side of intersection), and Scott Street and Butler Street, in accordance with VicRoads Guideline Drawing GD4010A to allow for two-way vehicle movements, and designed to accommodate 8.8 metre service vehicles.

iv. All existing, removed and relocated vegetation, services – bus stops, road signage, etc.

v. Removal of all disused and redundant accesses.

b. A Functional Layout Plan stage Road Safety Audit must be submitted to and approved by the Head, Transport for Victoria. The Road Safety Audit must be undertaken by a suitably qualified and independent road safety auditor.

c. A Safe Intersection Sight Distance (SISD) analysis in accordance with the current Austroads Guide for the following intersections:

i. Scott Street and Butler Street, and

ii. Scott Street and Killeens Road.

Required Works

29. Prior to the issue of a Statement of Compliance for any stage, unless otherwise agreed in writing by the Head, Transport for Victoria, the following works must be completed to the satisfaction of and at no cost to the Head, Transport for Victoria and the Responsible Authority:

a. All road works identified in the approved Functional Layout Plans.

b. Any works identified in the Road Safety Audit.

c. Any other works required.

North East Water Standard Subdivision Conditions

Agreement - Water

30. The owner of the subject land (or applicant in anticipation of becoming the owner) is required to enter into a legal agreement with North East Water detailing the works to be constructed, and other requirements to be met, necessary for the provision of reticulated water supply to each of the lots and proposed dwellings, within the development, at the owners cost, to the satisfaction of North East Water, provided:

a. where the development is staged, a number of agreements may be required for separate stages; and

b. each agreement must be in accordance with North East Water policy and requirements applying at the time of entry into the relevant agreement.

Agreement - Sewerage

31. The owner of the subject land (or applicant in anticipation of becoming the owner) is required to enter into a legal agreement with North East Water detailing the works to be constructed and other requirements to be met, necessary for the provision of reticulated sewerage services to each of the lots and proposed dwellings, within the development, at the owners cost, to the satisfaction of North East Water, provided:

a. where the development is staged, a number of agreements may be required for separate stages; and

b. each agreement must be in accordance with North East Water policy and requirements applying at the time of entry into the relevant agreement.

Servicing may be delayed

32. Where the development (including any subdivision) occurs in stages the availability of water supply and sewerage services may be delayed having regard to NEW system capacity, conditions in relation to which shall be detailed in the relevant agreement for water supply and/or sewerage services

Works required

33. The works required to be constructed for the provision of water supply and sewerage services must include, where so required by and to the satisfaction of, North East Water:

    a. works external to the subject land to allow connection to the North East Water water supply and sewerage systems;

    b. the vesting at no cost of such of those works required by North East Water, to North East Water ("Developer Works"); and

    c. works to ensure compatibility with and allowance for, other developments being served through existing and future North East Water infrastructure, including the Developer Works

    d. internal or private works within the development, in accordance with applicable plumbing standards and providing adequate pressure and service levels.

Modifications require approval

34. Any modification to the development approved under this permit, including an increase or decrease in the number of dwellings or lots (or both) or the inclusion of additional land, requires the further consent of and may be subject to modified conditions, to the satisfaction of, North East Water.

Customer contribution - water

35. Prior to the issue of a Statement of Compliance, the applicant must pay a new customer contribution determined in accordance with North East Water's policy for development charges applicable to the water supply system currently servicing the area in which the subject land is located.

Customer contribution - sewerage

36. Prior to the issue of a Statement of Compliance, the applicant must pay a new customer contribution determined in accordance with North East Water's policy for development charges applicable to sewers and disposal systems currently servicing the area in which the subject land is located.

Easements

37. The applicant must create easements to the satisfaction of and in favour of North East Water, over all existing and proposed sewerage facilities within the proposed subdivision.

Private water supplies

38. The applicant must ensure that private water services do not traverse property boundaries and are independently supplied from a point of supply approved by North East Water.

Easements through other land when required

39. The applicant must provide easements through other land, to the satisfaction of North East Water, if such easements are considered necessary for the efficient and economic servicing of the subject land.

Development charges

40. That the applicant pays applicable charges determined in accordance with North East Water's policy for development charges, applicable from time to time towards North East Water's sewers and disposal systems servicing the area to which the permit applies.

Staged subdivision

41. Where the subject land is developed in stages, the North East Water conditions will apply to any subsequent stage of the subdivision.

Remove easements from roads

42. Where an easement created in favour of North East Water is located within a proposed road reserve in a future stage, prior to the certification of the plan of subdivision for that stage, the applicant must formally remove the easement from the title to the land.

Consent requires all works

43. North East Water's consent to the issue of a Statement of Compliance under the Subdivision Act 1988 is conditional upon completion of all works, and meeting all requirements set out in this permit and any relevant agreement with, North East Water.

Referral required

44. The plan of subdivision for certification must be referred to North East Water in accordance with Section 8 of the Subdivision Act 1988.

Treatment plant upgrades required

45. A Statement of Compliance for stages beyond the first stage must not be issued until upgrades to North East Water's wastewater treatment plant are completed, unless otherwise agreed in writing by North East Water.

Mandatory Conditions - Subdivision

Mandatory Condition – Telecommunications Pt 1

46. 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 (NBN) will not be provided by optical fibre.

Mandatory Condition - Telecommunications Pt 2

47. 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.

Mandatory Gas Supply

48. Any lot shown on the endorsed plan must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This does not apply to:
    - a lot that will not be used for, or include, a dwelling; or
    - a lot that contains an existing dwelling or apartment; or
    - a lot where a permit has been granted for a dwelling or apartment on the land in the lot.

    This condition continues to have force and effect after a statement of compliance under the Subdivision Act 1988 has been issued and the subdivision authorised by this permit has been completed.

Time Limits

Permit Expiry – Staged subdivision

49. This permit will expire if one of the following circumstances applies:
    a. The plan of subdivision for the first stage has not been certified under the Subdivision Act 1988 within 2 years of the issued date of this permit.
    b. All stages of the plan of subdivision have not been certified within 15 years of the issued date of this permit.
    c. The each stage of the subdivision is complete within 5 years of the date of certification of that particular stage of subdivision.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

Permit Notes

- This is not a permit under the *Building Act 1993.*

- Separate consent for works within the road reserve and the specifications of these works is required under the Road Management Act 2004. For the purposes of this application the works will include provision of:

  a) All works identified in the approved Functional Layout Plans.

  b) Any other works required.

- It is recommended that, at an early date the applicant commences negotiations with AUSNET ELECTRICITY SERVICES PTY LTD for a supply of electricity in order that supply arrangements can be worked out in detail, so prescribed information can be issued without delay (the release to the municipality enabling a Statement of Compliance with the conditions to be issued).

  Arrangements for the supply will be subject to obtaining the agreement of other Authorities and any landowners affected by routes of the electric power lines required to supply the lots and for any tree clearing.

  Prospective purchasers of lots on this plan should contact this office to determine the availability of a supply of electricity. Financial contributions may be required.

- This response and draft conditions provides no guarantee in relation to the ongoing capacity to service the proposed development with reticulated sewer and reticulated water. Note capacity issues are subject to change as demands on the reticulation systems change with growth. The applicant is encouraged to deal directly with North East Water.

INTERNAL PLANNING APPLICATION REFERRAL

Infrastructure Services Division

Application Number: *PA260014* ***Date:*** *30 March 2026*

---

86 Lot Residential Subdivision,
Scott Street, Rutherglen

Engineering Conditions
If it is determined to approve the application the following conditions are required:

Detailed Engineering Plans to be Submitted and Approved

- The design and scope of detailed engineering plans to be submitted for approval shall meet the requirements of the Infrastructure Design Manual (IDM, www.designmanual.com.au), and all works are to be carried out in accordance with this Manual.
- Prior to the Certification of the Plan of Subdivision, detailed engineering plans, for all 86 lots and reserves, stages 1, 2, 3 and 4 inclusive, must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and form part of the planning permit. The plans must be drawn to scale with dimensions. Plans shall include the following:

    - Details for proposed roads, drainage, intersections and pavements.
    - Main Road West upgrade
    - Killeens Road upgrade
    - Pavement design is to be prepared by a suitably qualified civil engineer in accordance with Section 12.7 of the IDM – Pavement Design. Details of testing and pavement design shall be included in the detailed engineering plans for approval by Council.
    - Stormwater management strategy, including design and modelling.
    - All works in the drainage reserve.
    - Footpath layout and construction specification.
    - Details of all existing and proposed underground service locations, including services within allotments requiring easements.
    - Services required by other authorities.
    - Easements protecting existing and proposed services.
    - Street signage and linemarking plan.
    - Landscaping plan.
    - Public street lighting plan.
    - Soil and erosion control plan.

As Built Documents Required

- Prior to the Statement of Compliance being issued, as-built documents must be supplied to Council, including plans (.pdf and .dwg format).
- Prior to the Statement of Compliance, a schedule of quantities shall be prepared and submitted the responsible authority for acceptance (Microsoft Word or Excel format).

TIAR Report

- Prior to certification of the Plan of Subdivision and submission of detailed engineering plans, a Traffic Impact Assessment (TIAR) must be submitted to and approved by the responsible authority. The TIAR must be for all stages traffic volumes inclusive and include.

    - Main Street West
    - Killeens Road
    - Butler Street
    - Killeens Road and Scott Street intersection
    - Killeens Road and Main Street West Intersection
    - Butler Street and Scott Street intersection
    - Main Street West and Butler Street intersection
    - Speed limit review for Main Street West, Butler Street and Killeens Road

Detailed Landscape Plans

- Prior to certification of the plan of subdivision, a detailed landscape plan for all open space, street scape development and landscape elements, prepared by a person suitable qualified and experienced in landscape design, 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 landscape plan must be drawn to scale with dimensions. The plans must be consistent and show;

    - New plantings including their layout to be provided in any road reserves and municipal reserves.
    - A detailed 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.
    - The proposed layout, materials, and finishes of paths, areas of pavement, playgrounds, play items, structures and street furniture.
    - Detailed plant and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls
    - The removal of existing disused structures, foundations, pipelines, stockpiles and the eradication of weeds.

Stormwater Management - Requirements

- Stormwater management information supplied with the planning permit application will be assessed along with the detailed engineering plans. Approval of the planning permit does not provide approval or endorse this supporting technical information.
- The applicant shall design the drainage system for the subdivision in accordance with clause 16 of the IDM – Urban Drainage, including the objectives of urban drainage to;
    - Collect and control all stormwater generated within the subdivision
    - Collect and control all stormwater entering the subdivision from catchments outside the subdivision
    - Provide an effective outlet for all collected stormwater to a natural watercourse or acceptable outfall

  - Achieve these objectives without detriment to the environment generally, adjoining landowners and landowners in the vicinity of the drainage outlet, and watercourses either upstream or downstream of the subdivision.
- The applicant shall reduce all stormwater runoff flowrates to pre-development flowrates for all storm events up to and including the 1% AEP storm event.
- Prior to discharge of stormwater from subdivision stage 1 and 2 inclusive, stormwater shall be treated to remove contaminates to the minimum standard listed in below table. Prior to issue of construction details of proposed treatment system shall be submitted to council for acceptance. Discharge velocity and flows of treated water shall be to predevelopment flow, calculations to support this to be submitted with construction certificate for assessment.
  - Gross Pollutant Removal 70%
  - Suspended Solids 80%
  - Total Nitrogen 45%
  - Total Phosphorus 45%

TIAR Recommendations

- All recommendations of the TIAR must be implemented in agreement with the responsible authority, as a requirement of stage 1 and including but not limited to, re-construction, upgrade or realignment of roads and intersections, new road signage, linemarking, guardrail, drainage, batter work and vegetation removal.

Internal Roads

- The applicant will be responsible for design and construction of the all internal roads to an Access Street IDM standard (7.3m carriageway width) as a minimum as a minimum. Road surface shall be an asphalt seal, minimum 30mm thick.
  - Capacity for the 1 in 100-year flood event to be carried through the development site via public roads or reserves.
  - Underground drainage to a 1 in 10 ARI.
  - Kerb & channel – SM2 – modified.
  - All in accordance with approved plans.
  - Pavement design to be prepared by a suitably qualified civil engineer in accordance with Section 12.7 of the IDM – Pavement Design. Details of testing and pavement design shall be included in the engineering plans for approval by Council.
  - Concrete footpath shall be constructed on one side of roads as a minimum.

Killeens Road Upgrade

- Killeens Road shall be upgraded as a minimum to an Access Street double-double bitumen seal standard in accordance with IDM from the end of the existing seal to 30m past the intersection of the new road built in stage one.
- Killeens subdivision boundary frontage to have SM2 – modified kerb and channel.
- All works to be completed as part of stage 1 to IDM standards and to the satisfaction of the responsible authority prior to consent to statement of compliance.

Main Street West Upgrade

- Main Street West shall be upgraded as a minimum to an Access Street double-double bitumen seal standard in accordance with IDM from the end of the existing seal to 30m past the last new block including an overlay to the existing road to the satisfaction of the council.
- Main Street West subdivision boundary frontage to have concrete Edge Strip or to the satisfaction of the relevant authority.

- M2 kerb to be constructed in the existing open drain or to the satisfaction of the council.
- All works to be completed as part of stage 1 to IDM standards and to the satisfaction of the responsible authority prior to consent to statement of compliance

Traffic Management

- Prior to the commencement of any works the applicant must prepare and implement a traffic management plan in accordance with the Road Management Act 2004 Code of Practice for Worksite Safety - Traffic Management and AustRoads Guidelines.

Footpaths

- Construction specification for all footpaths shall be in accordance with the IDM standard drawing SD 205 Typical Footpath Detail. All paths to be constructed to the following requirements:
  - 1.5m width;
  - 125mm depth reinforced concrete;
  - 50mm class 3 FCR for bedding
  - Pram crossing points

Vehicle Crossings for Lots

- It is not a requirement of the subdivision to construct vehicle crossings to access proposed lots. If the applicant chooses to construct vehicle crossings locations must be shown on the approved detailed engineering plans. No direct access to Scott Street.

Street Lighting

- Prior to the issuing of the Statement of Compliance street lighting must be installed to relevant Australian Standards. Light poles must be of a type that is included in the standard maintenance schedule of the relevant power distribution authority, and is subject to the approval of the responsible authority. Lanterns must be *Sylvania Street LED 18W or an approved equivalent*.
- Street lighting requirements shall be for internal roads and all boundary roads.

Landscape Works and Street Trees

- The landscaping works shown on the approved landscape plan for any stage (including any required fencing of reserves and street trees), must be carried out and completed to the satisfaction of Indigo Shire Council prior to the issue of a Statement of Compliance for that stage.
- One street tree shall be provided for each new allotment, and two trees for each corner allotment. Species must be in accordance with the approved landscape plan.
- No excavation is allowed within 2.5 metres of the surface of the trunk of any existing street tree unless otherwise approved by the responsible authority. No tree roots over 50mm in diameter within the drip line of the tree are to be cut except at the direction of Council's Works Officer (p) 1300 365 003. Any tree root severed due to excavation must be neatly cut square using a hand saw. This permit does not authorise the applicant to remove, trim or otherwise damage street trees within the vicinity of works. Should a tree be damaged, all replacement or arborist's costs shall be borne by the applicant. All works must be in accordance with Council's Tree Management Plan.
- The applicant must maintain all vegetation associated with the landscape plan, including street trees, for a period of 24 months from the date of issue of the Statement of Compliance. Any trees that die or are deemed by Council to need replacement due to lack

of maintenance or watering during this period must be replaced at the developers cost. The 24 month maintenance period recommences on the replacement of any street tree.

Environmental Management

- A site-specific Erosion and Sediment Control Plan (ESCP) must be submitted to the responsible authority 14 days prior to the commencement of any works on site.
- The ESCP must be written in accordance with the EPA publication 1834.2 - Civil construction, Building and Demolition Guide to the satisfaction of the responsible authority.
- Air borne dust resulting from the construction phase shall be controlled using suitable dust suppression works as required
- Noise levels to remain within EPA regulation for construction site.

Subdivision Fees

- Prior to issuing of the statement of compliance the applicant must pay, to Council, Plan Checking Fees of 0.75% and Engineering Inspection Fees of 2.5% of the cost of constructing the works proposed on the engineering plan. The value of works must be the final actual cost of works (GST Inclusive).
- Dedicated drainage reserve space does not contribute to open space contribution.
- Following practical completion of all construction works, a defect liability period of 12 months will apply to all assets to be inherited by Council.
- A Guarantee of Work equal to 5% of the total cost of roads, drainage and hard landscaping shall be provided to Council prior to the Statement of Compliance. This Guarantee will be held by Council until satisfactory completion of any rectification of defects following the 12-month defect liability period. If the applicant fails to complete rectification works, Council will call on the Guarantee to fund the works.

Adam Kimball

Senior Development Engineer

MEMO

TO: **Planning Department**

FROM: **Anton Maas**

DATE: **25/02/2026**

SUBJECT: **PA260014 – Subdivide land, Scott Street Rutherglen**

Environmental Health has no objections to this proposal providing:

Connection to Sewerage

All allotments in the subdivision must be connected to the reticulated sewerage system, in accordance with North East Water's specifications.

Anton Maas
Environmental Health Officer

19th March 2026
Our Reference : Planning Permits
Your Reference: PA260014

AusNet services

9 Beaconsfield Avenue
Beaconsfield
Victoria 3807 Australia
T: 1300 360 795
www.ausnetservices.com.au

The Manger
Indigo Shire Council
Planning Department

Attn: The Planning Manager

Dear Sir/Madam,

PLANNING PERMIT APPICATION
DESCRIPTION OF LAND : Hamilton Estate
Scott Street, Rutherglen VIC 3685

SPEAR : S263582S

CONDITIONAL CONSENT TO ISSUE OF PERMIT

In reference to your email dated 5th March 2026 **AUSNET ELECTRICITY SERVICES PTY LTD** does not object to the issue of a Planning Permit in respect of the abovementioned application if the permit is subject to the following conditions: The Plan of Subdivision must be submitted for certification and referred to AUSNET ELECTRICITY SERVICES PTY LTD in accordance with Section 8 of the Subdivision Act 1988.

The applicant must –

- Enter in an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for supply of electricity to each lot on the endorsed plan.

- Enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for the rearrangement of the existing electricity supply system.

- Enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for rearrangement of the points of supply to any existing installations affected by any private electric power line which would cross a boundary created by the subdivision, or by such means as may be agreed by AUSNET ELECTRICITY SERVICES PTY LTD.

- Provide easements satisfactory to AUSNET ELECTRICITY SERVICES PTY LTD for the purpose of "Power Line" in the favour of "AUSNET ELECTRICITY SERVICES PTY LTD" pursuant to Section 88 of the Electricity Industry Act 2000, where easements have not been otherwise provided, for all existing AUSNET ELECTRICITY SERVICES PTY LTD electric power lines and for any new power lines required to service the lots on the endorsed plan and/or abutting land.

- Obtain for the use of AUSNET ELECTRICITY SERVICES PTY LTD any other easement required to service the lots.

- Adjust the position of any existing AUSNET ELECTRICITY SERVICES PTY LTD easement to accord with the position of the electricity line(s) as determined by survey.

- Set aside on the plan of subdivision Reserves for the use of AUSNET ELECTRICITY SERVICES PTY LTD for electric substations.

- Provide survey plans for any electric substations required by AUSNET ELECTRICITY SERVICES PTY LTD and for associated power lines and cables and executes leases for a period of 30 years, at a nominal rental with a right to extend the lease for a further 30 years. AUSNET ELECTRICITY SERVICES PTY LTD requires that such leases are to be noted on the title by way of a caveat or a notification under Section 88 (2) of the Transfer of Land Act prior to the registration of the plan of subdivision.

- Provide to AUSNET ELECTRICITY SERVICES PTY LTD a copy of the plan of subdivision submitted for certification that shows any amendments that have been required.

- Agree to provide alternative electricity supply to lot owners and/or each lot until such time as permanent supply is available to the development by AUSNET ELECTRICITY SERVICES PTY LTD. Individual generators must be provided at each supply point. The generator for temporary supply must be installed in such a manner as to comply with the Electricity Safety Act 1998.

- Ensure that all necessary auditing is completed to the satisfaction of AUSNET ELECTRICITY SERVICES PTY LTD to allow the new network assets to be safely connected to the distribution network.

END OF CONDITIONS

It is recommended that, at an early date the applicant commences negotiations with AUSNET ELECTRICITY SERVICES PTY LTD for a supply of electricity in order that supply arrangements can be worked out in detail, so prescribed information can be issued without delay (the release to the municipality enabling a Statement of Compliance with the conditions to be issued).

Arrangements for the supply will be subject to obtaining the agreement of other Authorities and any landowners affected by routes of the electric power lines required to supply the lots and for any tree clearing.

Prospective purchasers of lots on this plan should contact this office to determine the availability of a supply of electricity. Financial contributions may be required.

If you require any further information in relation to the above, please do not hesitate to contact myself on 0419 378099 at the Lilydale Office.

Yours faithfully



David Easy
AusNet Services
Complex EPC
PO Box 202, LILYDALE 3140

AusNet Electricity Services Pty Ltd / ABN 91 064 651 118 / A subsidiary of AusNet Services (Distribution) Ltd

Our Reference: SRUT-2053

24 March 2026

Danieel Matthews
Indigo Shire Council
PO Box 75
YACKANDANDAH VIC 3749

Dear Danieel,

Granting of a Planning Permit application subject to Sewerage and Water supply conditions

DEVELOPMENT DESCRIPTION: Hamilton Estate - 86 Lot Staged Subdivision

PROPERTY ADDRESS: Scott Street RUTHERGLEN

COUNCIL REFERENCE: PA260014

In reference to your letter dated 6/03/2026 requesting comments with respect to the above Planning Application, North East Water has investigated the application forwarded under Section 55 of the *Planning and Environment Act 1987*. In accordance with Section 56 (1) (b) of the *Planning and Environment Act 1987*, North East Water does not object to the granting of a permit, subject to the following conditions being included in the permit:

1. The owner of the subject land (or applicant in anticipation of becoming the owner) is required to enter into a legal agreement with North East Water detailing the works to be constructed, and other requirements to be met, necessary for the provision of reticulated water supply to each of the lots and proposed dwellings, within the development, at the owners cost, to the satisfaction of North East Water, provided:
   (a) where the development is staged, a number of agreements may be required for separate stages; and
   (b) each agreement must be in accordance with North East Water policy and requirements applying at the time of entry into the relevant agreement.
2. The owner of the subject land (or applicant in anticipation of becoming the owner) is required to enter into a legal agreement with North East Water detailing the works to be constructed and other requirements to be met, necessary for the provision of reticulated sewerage services to each of the lots and proposed dwellings, within the development, at the owners cost, to the satisfaction of North East Water, provided:
   (a) where the development is staged, a number of agreements may be required for separate stages; and
   (b) each agreement must be in accordance with North East Water policy and requirements applying at the time of entry into the relevant agreement.

PO Box 863
Wodonga, Victoria 3689

83 Thomas Mitchell Drive
Wodonga, Victoria 3690

P. 1300 361 622
E. info@newater.com.au

newater.com.au

3. Where the development (including any subdivision) occurs in stages the availability of water supply and sewerage services may be delayed having regard to NEW system capacity, conditions in relation to which shall be detailed in the relevant agreement for water supply and/or sewerage services.
4. The works required to be constructed for the provision of water supply and sewerage services must include, where so required by and to the satisfaction of, North East Water:
   (a) works external to the subject land to allow connection to the North East Water water supply and sewerage systems;
   (b) the vesting at no cost of such of those works required by North East Water, to North East Water ("Developer Works"); and
   (c) works to ensure compatibility with and allowance for, other developments being served through existing and future North East Water infrastructure, including the Developer Works
   (d) internal or private works within the development, in accordance with applicable plumbing standards and providing adequate pressure and service levels.
5. Any modification to the development approved under this permit, including an increase or decrease in the number of dwellings or lots (or both) or the inclusion of additional land, requires the further consent of and may be subject to modified conditions, to the satisfaction of, North East Water.
6. Prior to the issue of a *Statement of Compliance*, the applicant must pay a new customer contribution determined in accordance with North East Water's policy for development charges applicable to the water supply system currently servicing the area in which the subject land is located.
7. Prior to the issue of a *Statement of Compliance,* the applicant must pay a new customer contribution determined in accordance with North East Water's policy for development charges applicable to sewers and disposal systems currently servicing the area in which the subject land is located.
8. The applicant must create easements to the satisfaction of and in favour of North East Water, over all existing and proposed sewerage facilities within the proposed subdivision.
9. The applicant must ensure that private water services do not traverse property boundaries and are independently supplied from a point of supply approved by North East Water.
10. The applicant must provide easements through other land, to the satisfaction of North East Water, if such easements are considered necessary for the efficient and economic servicing of the subject land.
11. That the applicant pays applicable charges determined in accordance with North East Water's policy for development charges, applicable from time to time towards North East Water's sewers and disposal systems servicing the area to which the permit applies.
12. Where the subject land is developed in stages, the North East Water conditions will apply to any subsequent stage of the subdivision.

13. Where an easement created in favour of North East Water is located within a proposed road reserve in a future stage, prior to the certification of the plan of subdivision for that stage, the applicant must formally remove the easement from the title to the land.
14. North East Water's consent to the issue of a *Statement of Compliance* under the Subdivision Act 1988 is conditional upon completion of all works, and meeting all requirements set out in this permit and any relevant agreement with, North East Water.
15. The plan of subdivision for certification must be referred to North East Water in accordance with Section 8 of the Subdivision Act 1988.
16. A Statement of Compliance for stages beyond the first stage must not be issued until upgrades to North East Water's wastewater treatment plant are completed, unless otherwise agreed in writing by North East Water.

This response and draft conditions provides no guarantee in relation to the ongoing capacity to service the proposed development with reticulated sewer and reticulated water. Note capacity issues are subject to change as demands on the reticulation systems change with growth. The applicant is encouraged to deal directly with North East Water.

For any enquiries in relation to this letter and the permit conditions specified, please email development@newater.com.au.

Yours sincerely,

Tim Golland
Manager Customer Experience and Urban Growth

Department of Transport and Planning

GPO Box 2392
Melbourne, VIC 3001 Australia
www.transport.vic.gov.au

Ref: PPR 51020/26

Danieel Matthews
Indigo Shire Council
2 Kurrajong Way
Beechworth VIC 3747

Dear Danieel

PLANNING APPLICATION NO.: **PA260014**
DEPARTMENT REFERENCE NO: **PPR 51020/26**
PROPERTY ADDRESS: **SCOTT STREET, RUTHERGLEN VIC 3685**

Section 55 – No objection subject to conditions

Thank you for your referral dated 25 February 2026 of the above application to the Head, Transport for Victoria under Section 55 of the *Planning and Environment Act 1987.*

The Head, Transport for Victoria has considered this application and does not object if the permit is subject to the following conditions:

1. No direct vehicle access will be permitted from the subject site to Scott Street (C376). Endorsed Plans must not be altered without the prior written consent of the Head, Transport for Victoria and the Responsible Authority.
2. Before the Plan of Subdivision for any stage is submitted to the Responsible Authority for Certification under the *Subdivision Act 1988*, unless otherwise agreed in writing by the Head, Transport for Victoria, Functional Layout Plans must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the Responsible Authority and will then form part of the permit.
    - **a)** The Functional Layout Plans must include:
        - **i.** A Basic Left Turn treatment (BAL) at the intersection of Scott Street and Butler Street.
        - **ii.** A Basic Right Turn treatment (BAR) at the intersection of Scott Street and Killeens Road.
        - **iii.** Sealed bell mouths at the intersections of Scott Street and Killeens Road (southern side of intersection), and Scott Street and Butler Street, in accordance with VicRoads Guideline Drawing GD4010A to allow for two-way vehicle movements, and designed to accommodate 8.8 metre service vehicles.

VICTORIA

iv. All existing, removed and relocated vegetation, services – bus stops, road signage, etc.

v. Removal of all disused and redundant accesses.

b) A Functional Layout Plan stage Road Safety Audit must be submitted to and approved by the Head, Transport for Victoria. The Road Safety Audit must be undertaken by a suitably qualified and independent road safety auditor.

c) A Safe Intersection Sight Distance (SISD) analysis in accordance with the current Austroads Guide for the following intersections:

i. Scott Street and Butler Street, and

ii. Scott Street and Killeens Road.

3. Prior to the issue of a Statement of Compliance for any stage, unless otherwise agreed in writing by the Head, Transport for Victoria, the following works must be completed to the satisfaction of and at no cost to the Head, Transport for Victoria and the Responsible Authority:

a) All road works identified in the approved Functional Layout Plans.

b) Any works identified in the Road Safety Audit.

c) Any other works required.

Accompanying Note:

Separate consent for works within the road reserve and the specifications of these works is required under the *Road Management Act 2004*. For the purposes of this application the works will include provision of:

a) All works identified in the approved Functional Layout Plans.

b) Any other works required.

Please forward a copy of any decision to this office as required under the *Planning and Environment Act 1987*.

Should you have any enquiries regarding this matter, please contact Kirsten McKay at statutory.planning@transport.vic.gov.au

Yours sincerely



Xavier White
A/Team Leader, Statutory Planning
Under delegation from the Head, Transport for Victoria

12/03/2026
Cc: Permit applicant



AS 3959 BAL Assessment Report

This report has been prepared by an Accredited BPAD Practitioner using the Simplified Procedure (Method 1) as detailed in Section 2 of AS 3959-2018. Consideration has been given to the conditions and factors evident on the date of the assessment, including vegetation and slope.

FPA Australia makes no warranties as to the accuracy of the information provided in the report. All enquiries related to the information and conclusions presented in this report must be made to the BPAD Accredited Practitioner.

Property Details and Description of Works

Address Details	**Unit no**	**Street no**	**Lot no**	**Street name / Plan Reference**		
			19	5A- 19/PP2349, 5B- 19/PP2349 Scott Street		
Suburb	Rutherglen				**State** VIC	**Postcode 3685**
Local government area	Indigo Shire Council					
Main BCA class of the building	Class 1a		**Use(s) of the building**	Subdivision Building Envelopes for Dwellings (class 10a)		
Description of the building or works	New subdivision for the construction of a single dwellings on each lot.					

Report Details

Report / Job Number	Report Version	Assessment Date	Report Date
02	1	18 October 2025	25 November 2025

BPAD Accredited Practitioner Statement and Details

I have taken all reasonable steps to ensure that the information provided is correct and reflects the conditions of the site on the date of the assessment

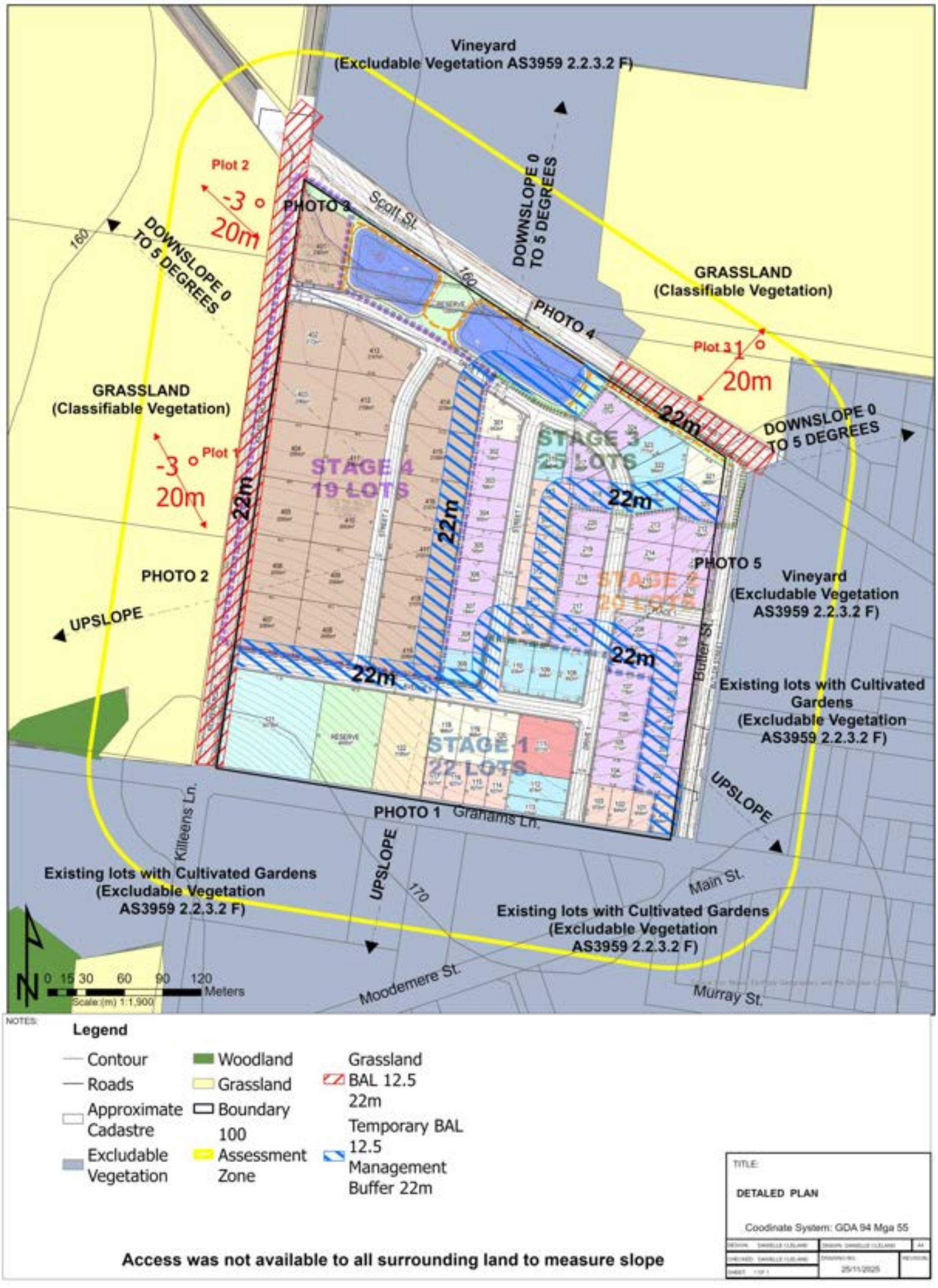
Name Danielle Cleland	
Company Details DJC Environmental PTY LTD	*Authorised Practitioner Stamp*

Reliance on the assessment and determination of the Bushfire Attack Level contained in this report should not extend beyond a period of 12 months from the date of issue of the report. If this report was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated report issued.

BAL Assessment Report

Site Assessment & Site Plans

The assessment of this site / development was undertaken on 18 October 2025 by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959-2018 Simplified Procedure (Method 1).



BAL Assessment Report

Fire Protection Association Australia Life Property Environment

This section includes site photographs and vegetation plots that may show private dwellings, property features, or other identifiable elements. These photos can be redacted at the discretion of the decision maker if there are privacy concerns or sensitivities about sharing property images or information in a public context.

Vegetation Classification

All vegetation within 150m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

Photo ID:	1	**Plot:**	0
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
Vegetation/plot description: All land to the south and east is located upslope of the site and either already developed lots with existing dwellings or highly managed vineyard and road reserves. **Effective slope:** 2° to 3° upslope **Separation distance:** 22m **Photo description:** Looking east along Main Street W			

Photo ID:	2	**Plot:**	1
Vegetation Classification or Exclusion Clause			
Class G Grassland – Sown pasture G-26			
Description / Justification for Classification			
Vegetation description: Grassland Gradual downslope exiting road reserve **Effective slope:** downslope 3° **Separation distance:** 22m **Photo description:** Grassland vegetation			

Photo ID:	3	Plot:	2

Vegetation Classification or Exclusion Clause

Class G Grassland – Sown pasture G-26

Description / Justification for Classification

Vegetation description:

Grassland sown pasture cropping paddock

Effective slope: 3°downslope

Separation distance: 22m

Photo description: Grassland, roadside also grassland, however it is expected that this will become managed as the site is developed.



Photo ID:	4	Plot:	3

Vegetation Classification or Exclusion Clause

Class G Grassland – Sown pasture G-26

Description / Justification for Classification

Vegetation description:

Grassland in cultivated paddocks

Effective slope: 1° downslope

Separation distance: 22m

Photo description: Looking along Scott Street towards Rutherglen over with the grassland to the left and the proposed development site to the right. Road reserve is managed.



BAL Assessment Report

Fire Protection Association Australia Life Property Environment

Photo ID:	5	**Plot:**	
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
Vegetation description: There is a working winery located to the east of the site as seen in this photo with managed vines, as well as accommodation and managed cultivated gardens. The road along here is Butler Street, with the final design expected to provide lotas accessed off this road and incorporate footpath linkages along this road. **Effective slope:** Falt to upslope **Separation distance:** 0m **Photo description: North grassland**			

Photo ID:		**Plot:**	
Vegetation Classification or Exclusion Clause			
Class G Grassland – Sown pasture G-26			
Description / Justification for Classification			

Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index			
FDI 40 ☐	FDI 50 ☐	FDI 80 ☐	FDI 100 ☒
Table 2.7	*Table 2.6*	*Table 2.5*	*Table 2.4*

Potential Bushfire Impacts

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class G Grassland	Downslope >0-5 degrees	22	BAL – 12.5
2	Class G Grassland	Downslope >0-5 degrees	22	BAL – 12.5
3	Class G Grassland	Downslope >0-5 degrees	22	BAL – 12.5
	Excludable – Clause 2.2.3.2(f)	Downslope >0-5 degrees	22	BAL – 12.5
	Excludable – Clause 2.2.3.2(f)	Upslope/flat	0	BAL – LOW
	Excludable – Clause 2.2.3.2(f)	Upslope/flat	0	BAL – LOW

Table 1: BAL Analysis

Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

Determined Bushfire Attack Level	**BAL – 12.5**

Shielding Assessment

☒ Shielding does not apply to any elevations.

☐ Shielding can be applied to one or more elevations in accordance with AS 3959 Clause 3.5.

Note: Shielding can reduce an elevation to the next lower BAL, however, it cannot reduce below BAL 12.5.

Shielding may only be applied where all straight lines between the elevation and the source of bushfire attack are fully obstructed by another part of the same building, as outlined in AS 3959 Clause 3.5. Shielding applies to all elements of the wall, including openings, but does not apply to subfloors or roofs.

Shielded Elevations

(Specify all shielded elevations below, or ensure they are clearly marked on the building plans)

BAL Assessment Report

Fire Protection Association Australia Life Property Environment

Appendix 1: Plans and Drawings		
Plans and drawings relied on to determine the bushfire attack level		
Drawing / Plan Description Plan supplied by the client done by JWP.		
Job Number 03	**Revision** 1	**Date of Revision** 25/11/25



Appendix 2: Additional Information / Advisory Notes

Largely the proposed subdivision is surrounded by Excludable Low Threat Vegetation being existing developed lots to the south, including managed road reserve with public footpath as per AS3959 2.2.3.2 f. Directly to the east is also existing developed lots, a highly manage winery with accommodation and managed gardens, excludable under AS3959 2.2.3.2 f. To the south is a major road into Rutherglen, Scott Street or the Rutherglen-Wahgunyah Rd, in this direction there is also another winery with managed grape vines likewise considered excludable vegetation under AS3959 2.2.3.2 f, however there is similarly classifiable downslope Grassland in sections. The west of the site is almost entirely part of cropping paddocks and considered grassland vegetation with a very small pocket of Woodland vegetation within this direction not connected to other areas of woodland vegetation and heavily grazed under the canopy.

The site can easily provide a developed subdivision footprint that allows for the construction of dwellings on each lot to a BAL 12.5, as long as the road reserves are managed and continue to be managed into the future providing a buffer to the identified Grassland hazards that are identified within the site assessment plan.

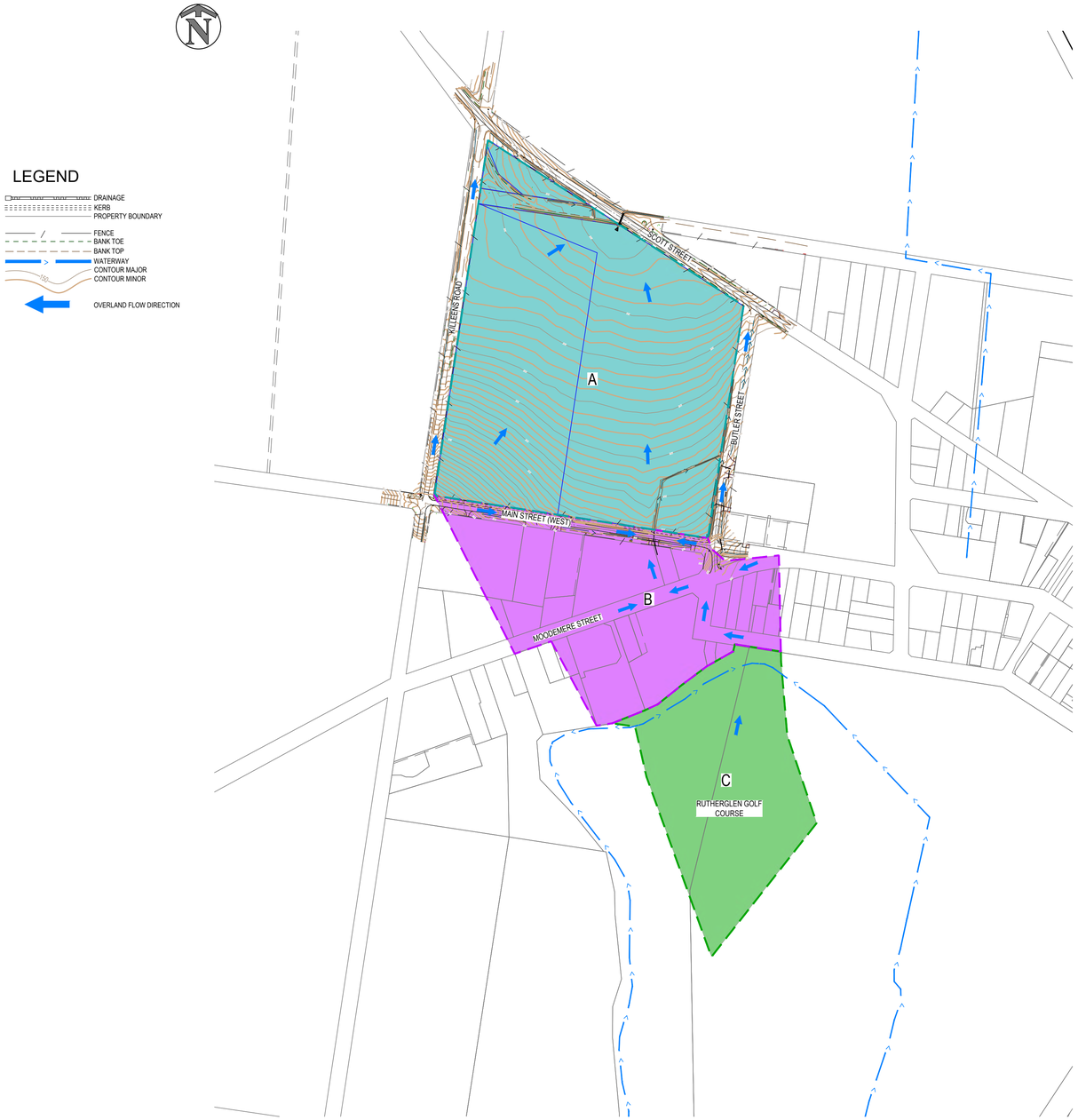
The proposed subdivision will eventually fill the entire site and once it is complete the road reserves of Butler Street and Killeens Lane will become managed similar to that of Grahams Street, with dwellings accessing the road and managed naturestips; likely also including footpath traversing these road reserves.

As the development is staged, a moving BAL management zone should be implemented within the site, to ensure all new builds can be constructed to the low BAL rating of 12.5. The management of this strip can be through slashing during the fire danger period and or continuous heavy grazing, as long as this grazing will maintain short grass during the required fire period timeframe. This is will negate the adjoining grassland within the site pushing the edges of each stage up to a Flame Zone (FZ) BAL rating.

The following is suggested for this identified management zone:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level

HAMILTON PARK ESTATE - DRAINAGE STRATEGY



DRAINAGE STRATEGY SUMMARY

- The subject land is Hamilton Park Estate which is bounded by/connects to Scott Street, Butler Street, Main Street (West) and Killeens Road.
- Pre-developed flow conditions have been investigated for all stages to determine total development site discharges.
- The subject land flows to the north, with the site discharge point being at approx. the centre of the northern boundary.
- The northern most part of the Rutherglen Golf Course, and areas in between the course and subject land, appear to be directed towards the site.
- Residential Development will result in an increase in imperviousness and subsequent stormwater runoff.
- Expected developed conditions for 20% AEP and 1% AEP storms have been investigated.
- Developed flows will be detained in detention basins to ensure that the total developed flows are less than pre-developed flow conditions.
- Water treatment will be provided via the detention basins.
- Expected land use is a residential subdivision incorporating housing lots, open space and drainage reserves.
- Detailed engineering design will ensure that stormwater conveyance and treatment infrastructure is designed and maintained in accordance with the requirements and to the satisfaction of the relevant drainage authority.
- Waterway features and WSUD treatment features will contribute to providing spaces which are attractive recreational spaces, and will be integrated with open space and landscape design.

EXISTING CONDITIONS PLAN

- The subject land consists of sloping and flat agricultural land with a small number of remnant trees.
- Land use has generally consisted of livestock grazing.
- Planning Zones
  - General Residential (GRZ1) and Low Density Residential (LDRZ1)

Pre-Developed Catchment Information				
Catchment	Area (Ha)	Flow Length (m)	Flow Fall (m)	Total Fraction Impervious (%)
A	13.87	423	7	10
B	7.48	366	5	60
C	5.61	472	9	10

Pre-Developed Catchment Flow Information	
Total 20% AEP Flows (m³/s)	Total 1% AEP Flows (m³/s)
1.86	3.83

12D Model Parameters - Existing Conditions

- Rainfall Data: BOM IFD's
- Temporal Patterns: Murray Basin Temporal Patterns (ARR Data Hub)
- Storm Losses (ARR Data Hub, ARR Guidance):
  - Pervious Areas: Initial Loss = 26 mm, Continuing Losses: 4.4 mm/hr
  - Effective Impervious Areas: Initial Loss = 1.0 mm, Continuing Losses: 0 mm/hr
  - Indirectly Connected Areas: Initial Loss = 15.6mm, Continuing Losses: 2.5 mm/hr
- Pre-burst patterns applied (75% Depths from ARR Data Hub)

Notes:

- Dynamic Drainage modelling in 12D was used to generate estimates for pre-developed flows.
- Flow rates were compared with the rational method and RORB to validate the flows generated.

WARNING
BEWARE - UNDERGROUND SERVICES
THE LOCATIONS OF EXISTING UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT DEPTH AND LOCATION SHOULD BE VERIFIED AND PROVEN ON SITE BY THE APPROPRIATE SERVICE PROVIDERS PRIOR TO ANY SITE EXCAVATION. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONTRACTOR TO TAKE PRECAUTIONS TO AVOID CONFLICTS

BEFORE YOU DIG www.byda.com.au

NAUGHTIN DEVELOPMENT GROUP

VER.	DATE	AMENDMENT
00	04-12-25	ORIGINAL ISSUE

CAD FILE: 33990 DS1.dwg
DESIGNED: Z.GLUYAS
CHECKED: P.SPENCER
DATE: 04-12-2025
DATUM AHD

SCALE: 60 30 0 60 120 1:3000
Original sheet size A1

JCA LAND CONSULTANTS
Surveying - Engineering - Town Planning
Unit 5, 67 Wigg Street Wodonga Victoria, Australia 3690
Phone 02 6062 3648 Email jca@jcalc.com.au
www.jcalc.com.au
Quality Management System ISO 9001 trust-mark.com®

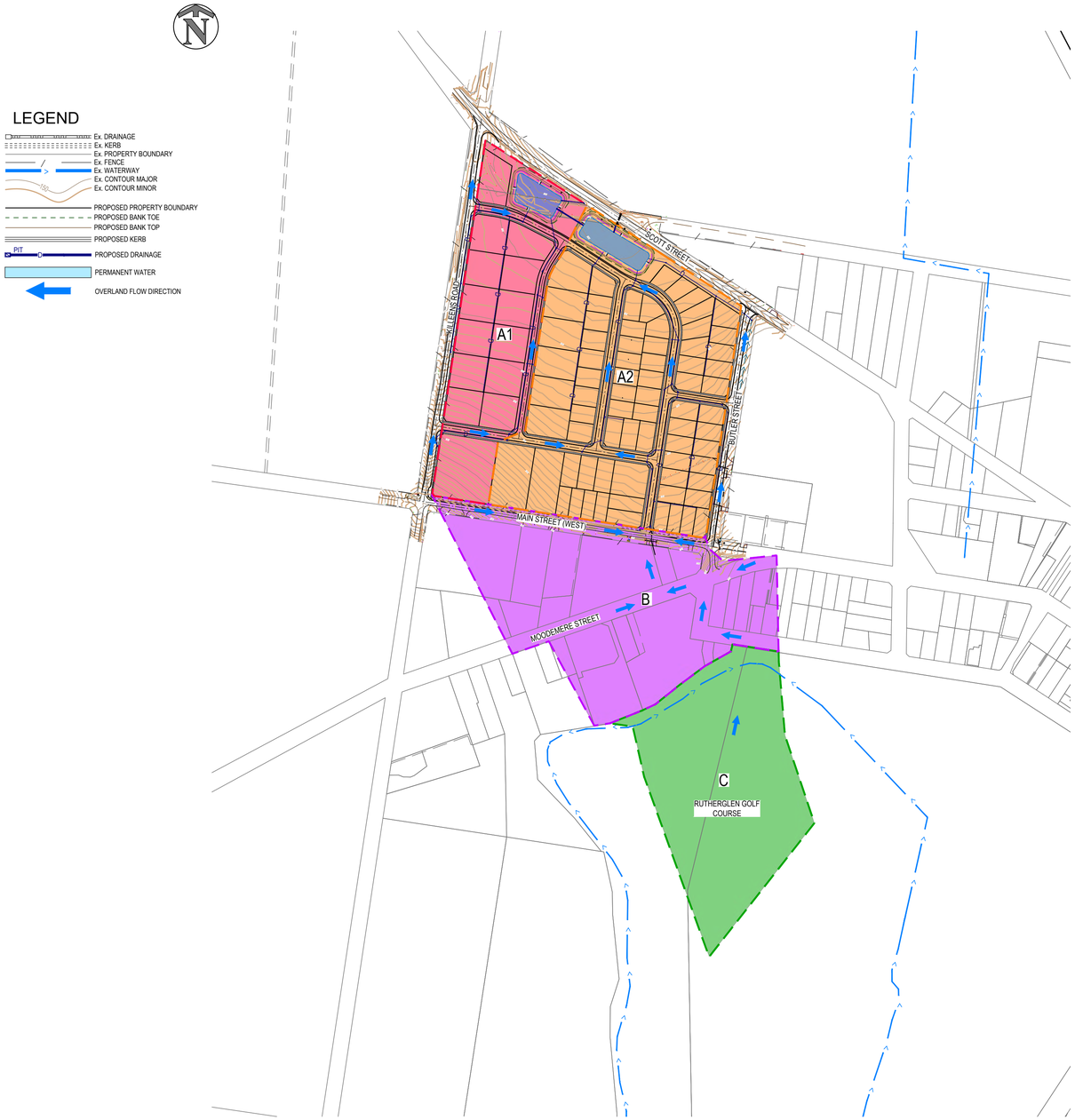
PLAN STATUS: DRAINAGE STRATEGY FOR PLANNING

HAMILTON PARK ESTATE
SCOTT STREET
RUTHERGLEN
EXISTING CONDITIONS AND CATCHMENTS

SHEET SIZE A1
VERSION 00
DWG No. 33990
SHEET No. 1 of 4

THE USE OF THESE DRAWINGS ARE ON THE BASIS OF THE PLAN STATUS ONLY. DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION. DRAWINGS ARE THE INTELLECTUAL PROPERTY OF JCA LAND CONSULTANTS © - NO PORTION OF THESE DRAWINGS MAY BE REPRODUCED BY ANY PROCESS WITHOUT CONSENT

PRINTED: 04/12/2025 BY: Zac Gluyas



Developed Catchment Information				
Catchment	Area (Ha)	Flow Length (m)	Flow Fall (m)	Total Fraction Impervious (%)
A1	4.65	471	10	54
A2	9.23	423	7	54
B	7.48	366	5	60
C	5.61	472	9	10

Pre-Developed Catchment Flow Information	
Total 20% AEP Flows (m³/s)	Total 1% AEP Flows (m³/s)
3.30	6.51

12D Model Parameters - Developed Conditions

- Rainfall Data: BOM IFD's
- Temporal Patterns: Murray Basin Temporal Patterns (ARR Data Hub)
- Storm Losses (ARR Data Hub, ARR Guidance):
  - ●●Pervious Areas: Initial Loss = 26 mm, Continuing Losses: 4.4 mm/hr
  - ●●Effective Impervious Areas: Initial Loss = 1.0 mm, Continuing Losses: 0 mm/hr
  - ●●Indirectly Connected Areas: Initial Loss = 15.6mm, Continuing Losses: 2.5 mm/hr
- Pre-burst patterns applied (75% Depths from ARR Data Hub)

Notes:

- Dynamic Drainage modelling in 12D was used to generate estimates for pre-developed flows.
- Flow rates were compared with the rational method and RORB to validate the flows generated.

Developed Flow Notes:

- Underground drainage will cater for the 20% AEP storm event as per Council requirements.
- Stormwater basins are being used to detain developed flows to pre-developed levels. Total flows will be less than the total pre-developed flows from the development.
- Catchment A1 is directed to the smaller Basin 2, while Catchment A2 is directed to the main Basin 1.
- The basins are connected via twin 600mm pipes to maximise detention across the structures.
- Flow rates quantified using 12D Dynamic Drainage (ARR2019 IL-CL) and validated against the Rational Method and RORB.
- Fraction Impervious for each catchment is based on expected lot density (including public open space) and Melbourne Water recommended impervious fractions. Fraction Impervious values quoted above for each catchment combine road reserve, lot and public open space areas. Fraction impervious values used were as follows:
  - ●● Standard Density Residential: 0.75; Education: 0.67; Large Residential & Road Reserves: 0.60; Public Open Space: 0.10
- Total fraction impervious has been further split into Effective Impervious Area, Indirectly Connected Areas and Pervious Area.

Proposed Basin Information						
Basin	1% AEP Outflow (m³/s)	1% AEP Event Storage Volume (m³)	20% AEP Outflow (m³/s)	20% AEP Event Storage Volume (m³)	Outlet Pipe Size	Flow over spillway (m)
1	2.30	2790	1.00	2370	Twin 600mm	0.13 for 1% AEP event, Nil expected for 20% AEP event
2	0.53	1640	0.34	1280	600mm	0.03 for 1% AEP event, Nil expected for 20% AEP event
Total	2.83	4430	1.34	3650	-	-

NOTE: ALL FLOW RATES, INFRASTRUCTURE AND PROPOSED ELEMENTS ARE SUBJECT TO FINAL ENGINEERING DESIGN

WARNING
BEWARE - UNDERGROUND SERVICES
THE LOCATIONS OF EXISTING UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT DEPTH AND LOCATION SHOULD BE VERIFIED AND PROVEN ON SITE BY THE APPROPRIATE SERVICE PROVIDERS PRIOR TO ANY SITE EXCAVATION. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONTRACTOR TO TAKE PRECAUTIONS TO AVOID CONFLICTS

BEFORE YOU DIG www.byda.com.au

NAUGHTIN DEVELOPMENT GROUP

VER.	DATE	AMENDMENT
00	04-12-25	ORIGINAL ISSUE

CAD FILE: 33990 DS2.dwg
DESIGNED: Z.GLUYAS
CHECKED: P.SPENCER
DATE: 04-12-2025
DATUM AHD

SCALE: 60 30 0 60 120 1:3000
Original sheet size A1

JCA LAND CONSULTANTS
Surveying - Engineering - Town Planning
Unit 5, 67 Wigg Street Wodonga Victoria, Australia 3690
Phone 02 6062 3648 Email jca@jcalc.com.au
www.jcalc.com.au
Quality Management System ISO 9001 trust-mark.com®

PLAN STATUS: DRAINAGE STRATEGY FOR PLANNING

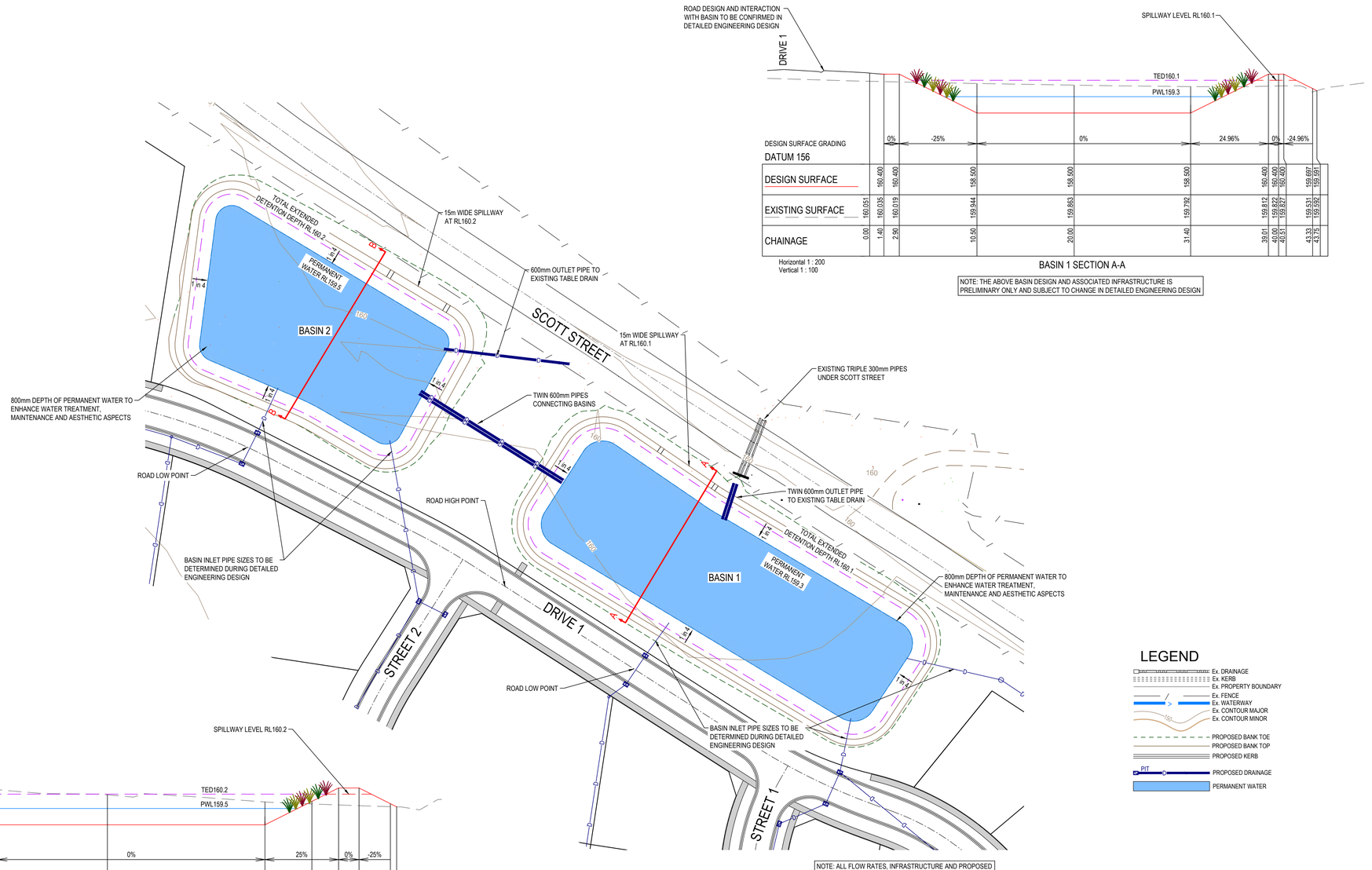
HAMILTON PARK ESTATE
SCOTT STREET
RUTHERGLEN

DEVELOPED CONDITIONS AND CATCHMENTS

SHEET SIZE A1
VERSION 00
DWG No. 33990
SHEET No. 2 of 4

THE USE OF THESE DRAWINGS ARE ON THE BASIS OF THE PLAN STATUS ONLY. DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION. DRAWINGS ARE THE INTELLECTUAL PROPERTY OF JCA LAND CONSULTANTS © - NO PORTION OF THESE DRAWINGS MAY BE REPRODUCED BY ANY PROCESS WITHOUT CONSENT

PRINTED: 04/12/2025 BY: Zac Gluyas



WARNING
BEWARE - UNDERGROUND SERVICES
THE LOCATIONS OF EXISTING UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT DEPTH AND LOCATION SHOULD BE VERIFIED AND PROVEN ON SITE BY THE APPROPRIATE SERVICE PROVIDERS PRIOR TO ANY SITE EXCAVATION. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONTRACTOR TO TAKE PRECAUTIONS TO AVOID CONFLICTS

BEFORE YOU DIG www.byda.com.au

NAUGHTIN DEVELOPMENT GROUP

VER.	DATE	AMENDMENT
00	04-12-25	ORIGINAL ISSUE

CAD FILE: 33990 DS2.dwg
DESIGNED: Z.GLUYAS
CHECKED: P.SPENCER
DATE: 04-12-2025
DATUM AHD

SCALE: 10 5 0 10 20 1:500
Original sheet size A1

JCA LAND CONSULTANTS
Surveying - Engineering - Town Planning
Unit 5, 67 Wigg Street Wodonga Victoria, Australia 3690
Phone 02 6082 3648 Email jca@jcalc.com.au
www.jcalc.com.au
Quality Management System ISO 9001 trust-mark.com

PLAN STATUS: DRAINAGE STRATEGY FOR PLANNING

HAMILTON PARK ESTATE
SCOTT STREET
RUTHERGLEN
BASIN PLANS AND SECTIONS

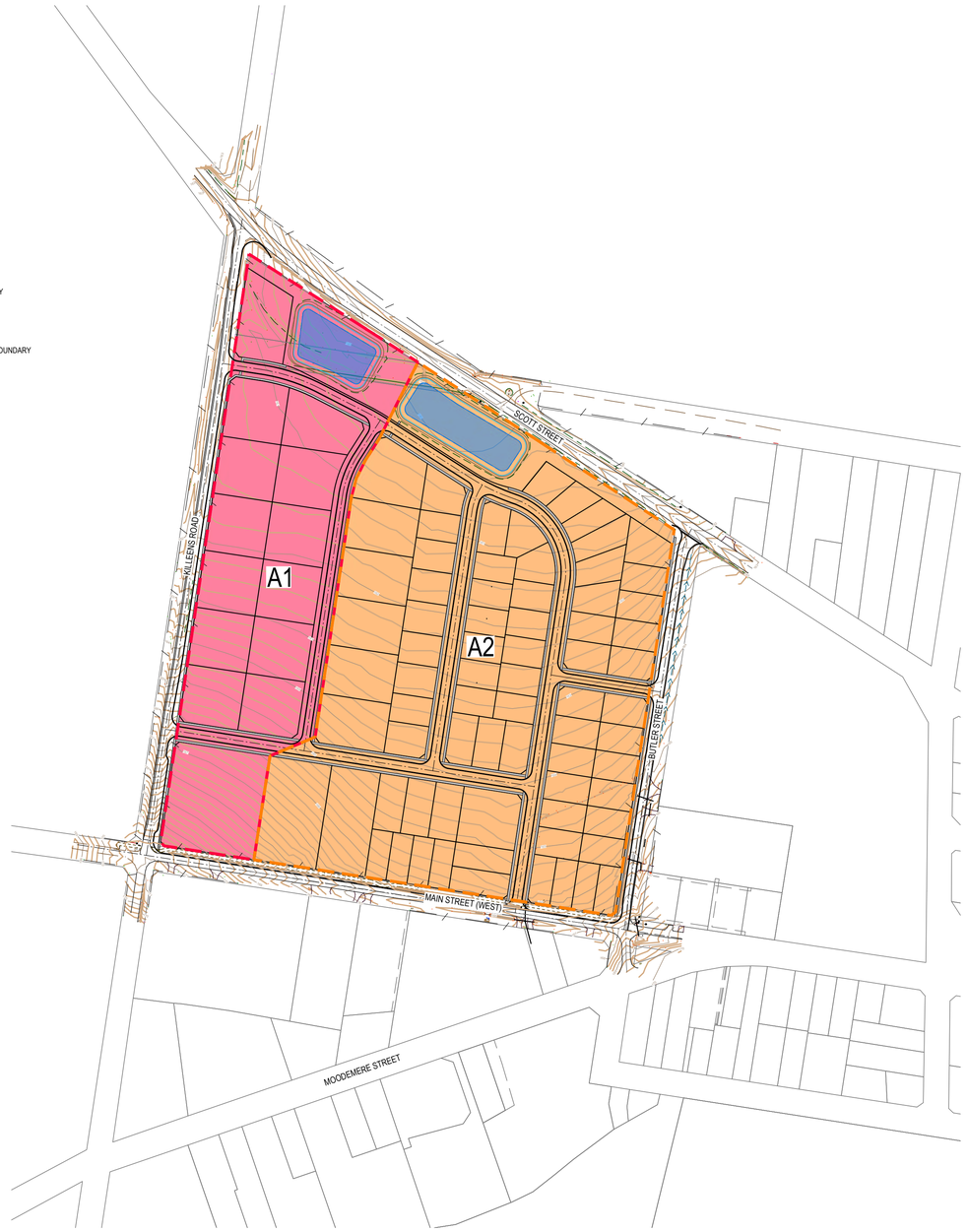
SHEET SIZE A1
VERSION 00
DWG No. 33990
SHEET No. 3 of 4

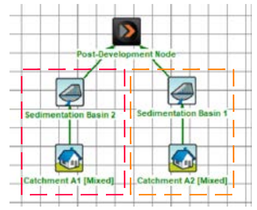
THE USE OF THESE DRAWINGS ARE ON THE BASIS OF THE PLAN STATUS ONLY. DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION. DRAWINGS ARE THE INTELLECTUAL PROPERTY OF JCA LAND CONSULTANTS © - NO PORTION OF THESE DRAWINGS MAY BE REPRODUCED BY ANY PROCESS WITHOUT CONSENT

PRINTED: 04/12/2025 BY: Zac Gluyas

LEGEND

- Ex. KERB
- Ex. PROPERTY BOUNDARY
- Ex. FENCE
- Ex. CONTOUR MAJOR
- Ex. CONTOUR MINOR
- PROPOSED PROPERTY BOUNDARY
- PROPOSED BANK TOE
- PROPOSED BANK TOP
- PROPOSED KERB
- PERMANENT WATER





Basin 2 Treatment Train Effectiveness

	Sources	Residual Load	% Reduction	Best Practise Target %
Flow (ML/year)	19.2	16.6	13.5	N/A
Total Suspended Solids (kg/yr)	3460	453	86.9	85
Total Phosphorus (kg/yr)	7.3	2.4	67.5	45
Total Nitrogen (kg/yr)	53.7	26.9	49.9	45
Gross Pollutants (kg/yr)	706	0	100.0	70

Basin 1 Treatment Train Effectiveness

	Sources	Residual Load	% Reduction	Best Practise Target %
Flow (ML/year)	38.1	34.7	8.9	N/A
Total Suspended Solids (kg/yr)	6970	1060	84.8	85
Total Phosphorus (kg/yr)	14.7	5.2	64.8	45
Total Nitrogen (kg/yr)	106	58.7	44.8	45
Gross Pollutants (kg/yr)	1400	0	100.0	70

Combined Treatment Train Effectiveness

	Sources	Residual Load	% Reduction	Best Practise Target %	Target Met?
Flow (ML/year)	57.3	51.4	10.4	N/A	N/A
Total Suspended Solids (kg/yr)	10400	1510	85.5	85	✓
Total Phosphorus (kg/yr)	22.0	7.5	65.7	45	✓
Total Nitrogen (kg/yr)	160	85.6	46.5	45	✓
Gross Pollutants (kg/yr)	2110	0	100.0	70	✓

Notes:
- Results produced by MUSIC software
- Treatment targets as per the best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).

NOTE: ALL FLOW RATES, INFRASTRUCTURE AND PROPOSED ELEMENTS ARE SUBJECT TO FINAL ENGINEERING DESIGN

WARNING
BEWARE - UNDERGROUND SERVICES
THE LOCATIONS OF EXISTING UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT DEPTH AND LOCATION SHOULD BE VERIFIED AND PROVEN ON SITE BY THE APPROPRIATE SERVICE PROVIDERS PRIOR TO ANY SITE EXCAVATION. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONTRACTOR TO TAKE PRECAUTIONS TO AVOID CONFLICTS

BEFORE YOU DIG www.byda.com.au

NAUGHTIN DEVELOPMENT GROUP

VER.	DATE	AMENDMENT
00	04-12-25	ORIGINAL ISSUE

CAD FILE: 33990 DS3.dwg
DESIGNED: Z.GLUYAS
CHECKED: P.SPENCER
DATE: 04-12-2025
DATUM AHD

SCALE: 40 20 0 40 80 1:2000
Original sheet size A1

JCA LAND CONSULTANTS
Surveying - Engineering - Town Planning
Unit 5, 67 Wigg Street Wodonga Victoria, Australia 3690
Phone 02 6062 3648 Email jca@jcalc.com.au
www.jcalc.com.au
Quality Management System ISO 9001 trust-mark.com®

PLAN STATUS: DRAINAGE STRATEGY FOR PLANNING

HAMILTON PARK ESTATE
SCOTT STREET
RUTHERGLEN
WATER QUALITY TREATMENT

SHEET SIZE: A1
VERSION: 00
DWG No.: 33990
SHEET No.: 4 of 4

THE USE OF THESE DRAWINGS ARE ON THE BASIS OF THE PLAN STATUS ONLY. DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION. DRAWINGS ARE THE INTELLECTUAL PROPERTY OF JCA LAND CONSULTANTS © - NO PORTION OF THESE DRAWINGS MAY BE REPRODUCED BY ANY PROCESS WITHOUT CONSENT

PRINTED: 04/12/2025 BY: Zac Gluyas

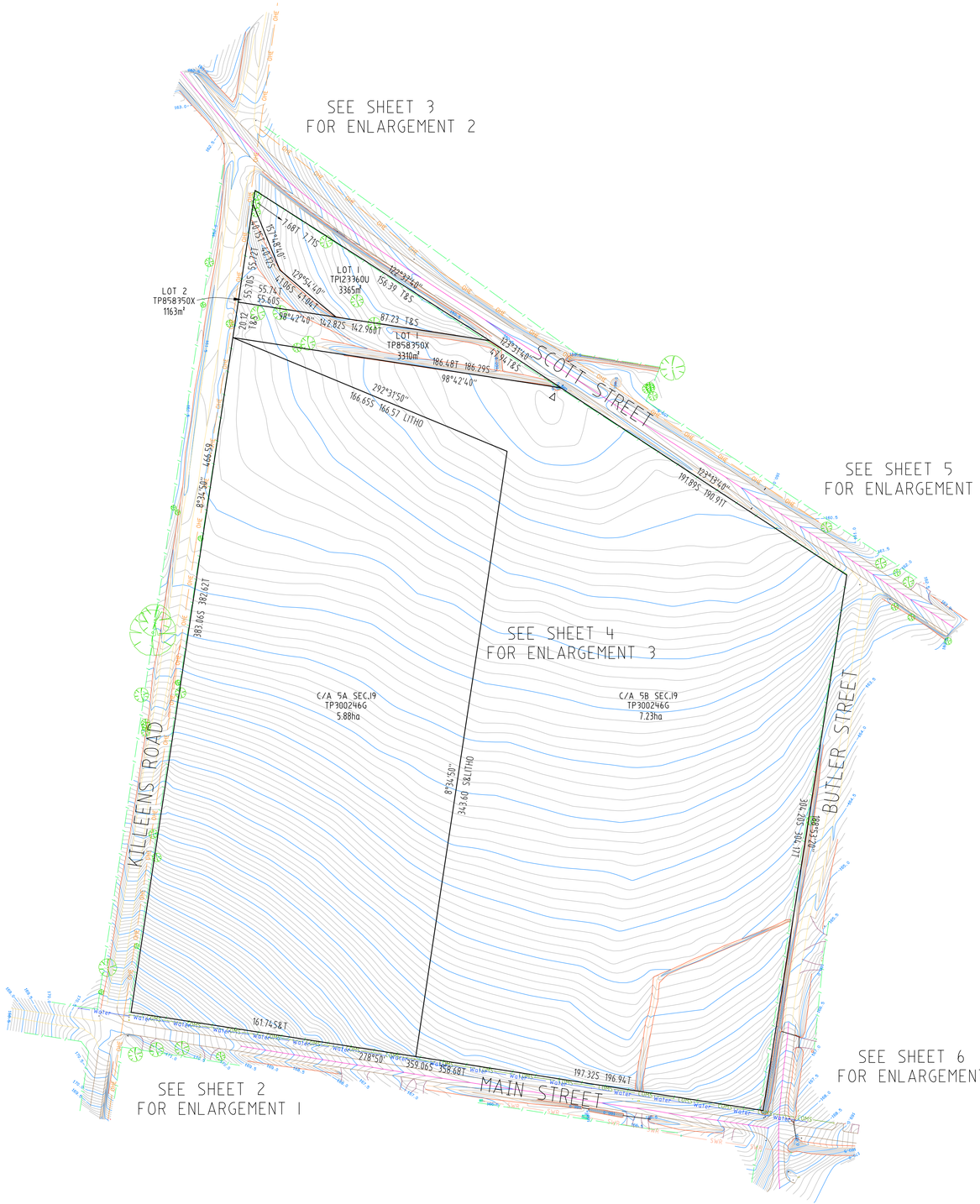
EXISTING CONDITIONS & RE-ESTABLISHMENT PLAN

COUNTY OF BOGONG
PARISH OF CARLYLE

201 BARKLY STREET, RUTHERGLEN
RUTHERGLEN 3685

CLIENT: NAUGHTIN DEVELOPMENT GROUP
EMAIL: kim@habitatplanning.com.au

LENGTHS ARE IN METRES



WARNING

BEWARE OF UNDERGROUND SERVICES

The locations, type and depth of underground services shown are approximate only and are based on authority records. The exact position of these services is to be proven on site, with site locations to be obtained from the relevant authority before commencement of any works. No guarantee is given that all existing services are shown.

LEGEND OF FEATURES

- Centerline of Road
- Lip of Kerb
- Invert of Kerb
- Back of Kerb
- Pedestrian Path
- Edge of Bitumen
- Driveway
- Top of Bank
- Toe of Bank
- Dirt Track
- Major Building
- Minor Building
- Fence
- Stump
- Tree Group
- Tree
- Electrical Pole
- Gate
- Underground Water (Water / Water)
- Underground Gas (GAS / GAS)
- Underground Electrical (ELEC / ELEC)
- Overhead Electrical (OHE / OHE)
- Underground Telstra (COMS / COMS)
- Underground Sewerage (SWR / SWR)
- Easement on Plan

NOTES;

1. Map Grid Australia (MGA) co-ordinate Datum vide direct connection to PM68, PM79 & PM104
2. Height Datum Australian Height Datum (AHD) via connection to PM68, (RL 170.672m adopted vide SMES).
3. Contour Interval 0.10m.
4. Date of Survey; MARCH 2023
5. ~~A DBYD (Dial Before You Dig) search has been undertaken, with provided information plotted accordingly.~~
6. A Title Re-establishment has been completed. For further information see Title.
7. Enlargements are Not to Scale.
8. Aerial Image only Approximate.
9. Surveyed DJL AND SS, Drawn MTC.

(T) - TITLE DIMENSIONS
(S) - SURVEY DIMENSIONS

SURVEYORS REF:	Sheet 1 of 6 Sheets	
23010	SCALE 1 : 1250	SHEET SIZE A1
VERSION 01		

OMLS
Ovens + Murray Land Survey
ABN 59 639 191 586
PO Box 285
Yarrawonga VIC 3730
Mobile 0417 216 710
andrew@omls.com.au



EXISTING CONDITIONS & RE-ESTABLISHMENT PLAN

COUNTY OF BOGONG
PARISH OF CARLYLE

201 BARKLY STREET, RUTHERGLEN
RUTHERGLEN 3685

CLIENT: NAUGHTIN DEVELOPMENT GROUP
EMAIL: kim@habitatplanning.com.au

LENGTHS ARE IN METRES

WARNING

BEWARE OF UNDERGROUND SERVICES

The locations, type and depth of underground services shown are approximate only and are based on authority records. The exact position of these services is to be proven on site, with site locations to be obtained from the relevant authority before commencement of any works. No guarantee is given that all existing services are shown.

LEGEND OF FEATURES

- Centerline of Road
- Lip of Kerb
- Invert of Kerb
- Back of Kerb
- Pedestrian Path
- Edge of Bitumen
- Driveway
- Top of Bank
- Toe of Bank
- Dirt Track
- Major Building
- Minor Building
- Fence
- Stump
- Tree Group
- Tree
- Electrical Pole
- Gate
- Underground Water (Water)
- Underground Gas (GAS)
- Underground Electrical (ELEC)
- Overhead Electrical (OHE)
- Underground Telstra (COMS)
- Underground Sewerage (SWR)
- Easement on Plan

NOTES;

1. Map Grid Australia (MGA) co-ordinate Datum vide direct connection to PM68, PM79 & PM104
2. Height Datum Australian Height Datum (AHD) via connection to PM68, (RL 170.672m adopted vide SMES).
3. Contour Interval 0.10m.
4. Date of Survey; MARCH 2023
5. ~~A DBYD (Dial Before You Dig) search has been undertaken, with provided information plotted accordingly.~~
6. A Title Re-establishment has been completed. For further information see Title.
7. Enlargements are Not to Scale.
8. Aerial Image only Approximate.
9. Surveyed DJL AND SS, Drawn MTC.

(T) - TITLE DIMENSIONS
(S) - SURVEY DIMENSIONS

SURVEYORS REF:	Sheet 1 of 6 Sheets	
23010	SCALE 1 : 1250	SHEET SIZE A1
VERSION 01		

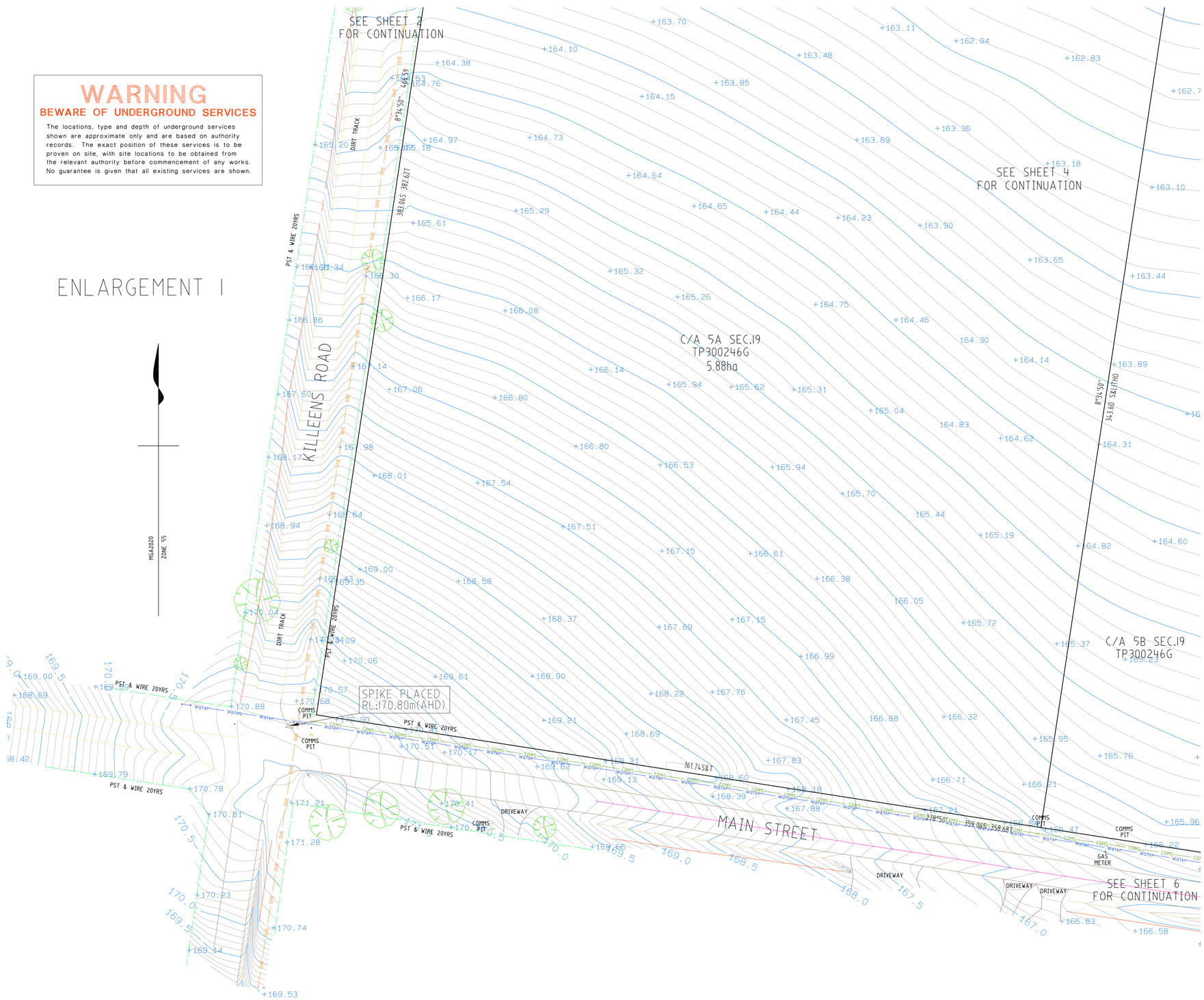
OMLS
Ovens + Murray Land Survey
ABN 59 633 551 586
PO Box 265
Yarrawonga VIC 3730
Mobile 0417 216 710
andrew@omls.com.au

WARNING

BEWARE OF UNDERGROUND SERVICES

The locations, type and depth of underground services shown are approximate only and are based on authority records. The exact position of these services is to be proven on site, with site locations to be obtained from the relevant authority before commencement of any works. No guarantee is given that all existing services are shown.

ENLARGEMENT 1



EXISTING CONDITIONS & RE-ESTABLISHMENT PLAN

COUNTY OF BOGONG
PARISH OF CARLYLE

201 BARKLY STREET, RUTHERGLEN
RUTHERGLEN 3685

CLIENT: NAUGHTIN DEVELOPMENT GROUP

EMAIL: kim@habitatplanning.com.au

LENGTHS ARE IN METRES

LEGEND OF FEATURES

- Centerline of Road
- Lip of Kerb
- Invert of Kerb
- Back of Kerb
- Pedestrian Path
- Edge of Bitumen
- Driveway
- Top of Bank
- Toe of Bank
- Dirt Track
- Major Building
- Minor Building
- Fence
- Stump
- Tree Group
- Tree
- Electrical Pole
- Gate
- Underground Water (Water)
- Underground Gas (GAS)
- Underground Electrical (ELEC)
- Overhead Electrical (OHE)
- Underground Telstra (COMS)
- Underground Sewerage (SWR)
- Easement on Plan

NOTES;

1. Map Grid Australia (MGA) co-ordinate Datum vide direct connection to PM68, PM79 & PM104
2. Height Datum Australian Height Datum (AHD) via connection to PM68, (RL 170.672m adopted vide SMES).
3. Contour Interval 0.10m.
4. Date of Survey; MARCH 2023
5. ~~A DBYD (Dial Before You Dig) search has been undertaken, with provided information plotted accordingly.~~
6. A Title Re-establishment has been completed. For further information see Title.
7. Enlargements are Not to Scale.
8. Aerial Image only Approximate.
9. Surveyed DJL AND SS, Drawn MTC.

(T) - TITLE DIMENSIONS
(S) - SURVEY DIMENSIONS

SURVEYORS REF:	Sheet 2 of 6 Sheets	
23010	SCALE 1 : 400	SHEET SIZE A1
VERSION 01		

OMLS
Ovens + Murray Land Survey
ABN 59 633 152 186
PO Box 265
Yarrawonga VIC 3730
Mobile 0417 216 710
andrew@omls.com.au

EXISTING CONDITIONS & RE-ESTABLISHMENT PLAN

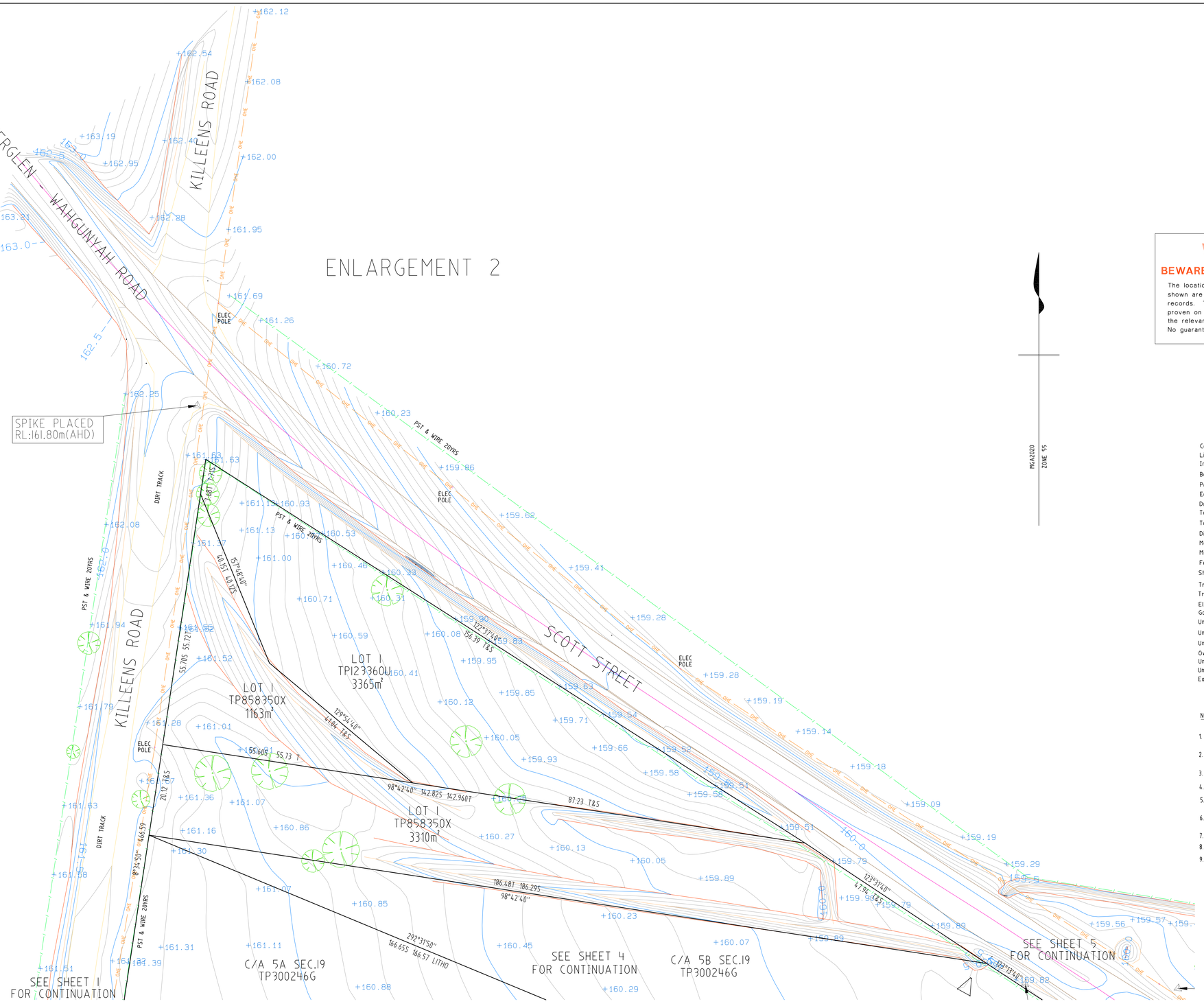
COUNTY OF BOGONG
PARISH OF CARLYLE

201 BARKLY STREET, RUTHERGLEN
RUTHERGLEN 3685

CLIENT: NAUGHTIN DEVELOPMENT GROUP
EMAIL: kim@habitatplanning.com.au

LENGTHS ARE IN METRES

ENLARGEMENT 2



WARNING

BEWARE OF UNDERGROUND SERVICES

The locations, type and depth of underground services shown are approximate only and are based on authority records. The exact position of these services is to be proven on site, with site locations to be obtained from the relevant authority before commencement of any works. No guarantee is given that all existing services are shown.

LEGEND OF FEATURES

- Centerline of Road
- Lip of Kerb
- Invert of Kerb
- Back of Kerb
- Pedestrian Path
- Edge of Bitumen
- Driveway
- Top of Bank
- Toe of Bank
- Dirt Track
- Major Building
- Minor Building
- Fence
- Stump
- Tree Group
- Tree
- Electrical Pole
- Gate
- Underground Water (Water)
- Underground Gas (GAS)
- Underground Electrical (ELEC)
- Overhead Electrical (OHE)
- Underground Telstra (COMS)
- Underground Sewerage (SWR)
- Easement on Plan

NOTES;

1. Map Grid Australia (MGA) co-ordinate Datum vide direct connection to PM68, PM79 & PM104.
2. Height Datum Australian Height Datum (AHD) via connection to PM68, (RL 170.672m adopted vide SMES).
3. Contour Interval 0.10m.
4. Date of Survey; MARCH 2023
5. ~~A DBYD (Dial Before You Dig) search has been undertaken, with provided information plotted accordingly.~~
6. A Title Re-establishment has been completed. For further information see Title.
7. Enlargements are Not to Scale.
8. Aerial Image only Approximate.
9. Surveyed DJL AND SS, Drawn MTC.

(T) - TITLE DIMENSIONS
(S) - SURVEY DIMENSIONS

SURVEYORS REF.	Sheet 3 of 6 Sheets	
23010	SCALE 1 : 400	SHEET SIZE A1
VERSION 01		

OMLS
Ovens + Murray Land Survey
ABN 59 633 151 186
PO Box 265
Yarrawonga VIC 3730
Mobile 0417 216 710
andrew@omls.com.au

MGA2020 ZONE 55

LEGEND OF FEATURES

Centerline of Road
Lip of Kerb
Invert of Kerb
Back of Kerb
Pedestrian Path
Edge of Bitumen
Driveway
Top of Bank
Toe of Bank
Dirt Track
Major Building
Minor Building
Fence

Stump
Tree Group
Tree
Electrical Pole
Gate
Underground Water
Underground Gas
Underground Electrical
Overhead Electrical
Underground Telstra
Underground Sewerage
Easement on Plan

Water Water
GAS GAS
ELEC ELEC
OHE OHE
COMS COMS
SWR SWR

NOTES;

1. Map Grid Australia (MGA) co-ordinate Datum vide direct connection to PM68, PM79 & PM104.
2. Height Datum Australian Height Datum (AHD) via connection to PM68, (RL 170.672m adopted vide SMES).
3. Contour Interval 0.10m.
4. Date of Survey; MARCH 2023
5. ~~A DBYD (Dial Before You Dig) search has been undertaken, with provided information plotted accordingly.~~
6. A Title Re-establishment has been completed. For further information see Title.
7. Enlargements are Not to Scale.
8. Aerial Image only Approximate.
9. Surveyed DJL AND SS, Drawn MTC.

(T) - TITLE DIMENSIONS
(S) - SURVEY DIMENSIONS

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations, type and depth of underground services shown are approximate only and are based on authority records. The exact position of these services is to be proven on site, with site locations to be obtained from the relevant authority before commencement of any works. No guarantee is given that all existing services are shown.

EXISTING CONDITIONS & RE-ESTABLISHMENT PLAN

COUNTY OF BOGONG
PARISH OF CARLYLE

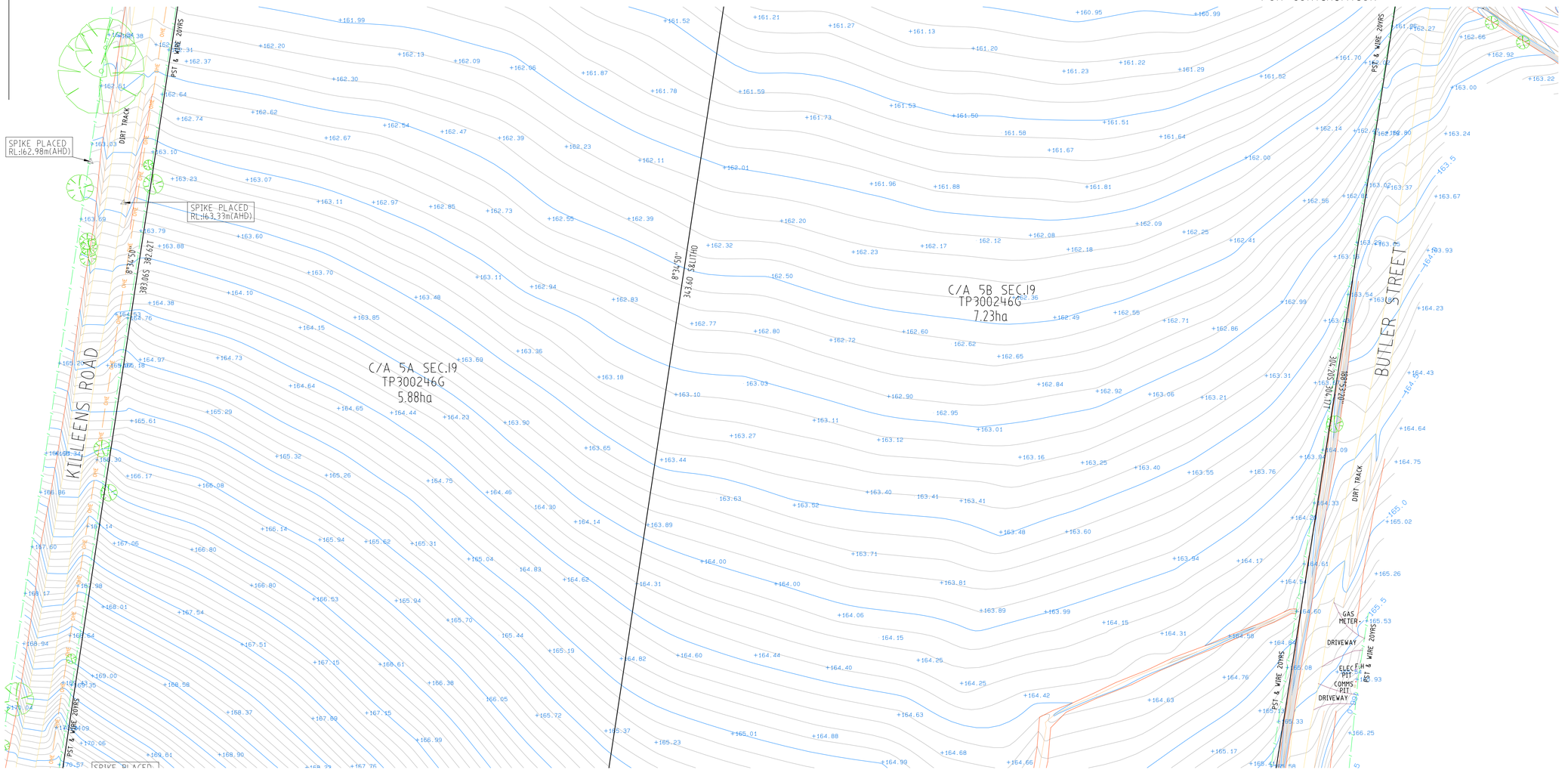
201 BARKLY STREET, RUTHERGLEN
RUTHERGLEN 3685

CLIENT: NAUGHTIN DEVELOPMENT GROUP
EMAIL: kim@habitatplanning.com.au

LENGTHS ARE IN METRES

SEE SHEET 2
FOR CONTINUATION

SEE SHEET 4
FOR CONTINUATION



SEE SHEET 2
FOR CONTINUATION

ENLARGEMENT 3

SEE SHEET 6
FOR CONTINUATION

SURVEYORS REF: 23010
VERSION 01

Sheet 4 of 6 Sheets
SCALE 1 : 600
SHEET SIZE A1

OMLS
Ovens + Murray Land Survey
ABN 59 633 151 186
PO Box 265
Yarrawonga VIC 3730
Mobile 0417 216 710
andrew@omls.com.au

EXISTING CONDITIONS & RE-ESTABLISHMENT PLAN

COUNTY OF BOGONG
PARISH OF CARLYLE

201 BARKLY STREET, RUTHERGLEN
RUTHERGLEN 3685

CLIENT: NAUGHTIN DEVELOPMENT GROUP
EMAIL: kim@habitatplanning.com.au

LENGTHS ARE IN METRES

ENLARGEMENT 4

SEE SHEET 3 FOR CONTINUATION

SPIKE PLACED RL:159.92m(AHD)

SPIKE PLACED RL:159.53m(AHD)

SPIKE PLACED RL:160.99m(AHD)

SPIKE PLACED RL:163.07m(AHD)

SCOTT STREET

BUTLER STREET

C/A 5B SEC.19
TP300246G
7.23ha

DRIVEWAY

DIRT TRACK

PST & WIRE 20YRS

ELEC POLE

ELEC PIT

98°42'40"

123°39'40"

191.89m

190.91m

30.205

30.177

188°5'10"

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

MGA2020 ZONE 55

WARNING

BEWARE OF UNDERGROUND SERVICES

The locations, type and depth of underground services shown are approximate only and are based on authority records. The exact position of these services is to be proven on site, with site locations to be obtained from the relevant authority before commencement of any works. No guarantee is given that all existing services are shown.

LEGEND OF FEATURES

- Centerline of Road
- Lip of Kerb
- Invert of Kerb
- Back of Kerb
- Pedestrian Path
- Edge of Bitumen
- Driveway
- Top of Bank
- Toe of Bank
- Dirt Track
- Major Building
- Minor Building
- Fence
- Stump
- Tree Group
- Tree
- Electrical Pole
- Gate
- Underground Water (Water / Water)
- Underground Gas (GAS / GAS)
- Underground Electrical (ELEC / ELEC)
- Overhead Electrical (OHE / OHE)
- Underground Telstra (COMS / COMS)
- Underground Sewerage (SWR / SWR)
- Easement on Plan

NOTES;

1. Map Grid Australia (MGA) co-ordinate Datum vide direct connection to PM68, PM79 & PM104
2. Height Datum Australian Height Datum (AHD) via connection to PM68, (RL:170.672m adopted vide SMES).
3. Contour Interval 0.10m.
4. Date of Survey; MARCH 2023
5. ~~A DBYD (Dial Before You Dig) search has been undertaken, with provided information plotted accordingly.~~
6. A Title Re-establishment has been completed. For further information see Title.
7. Enlargements are Not to Scale.
8. Aerial Image only Approximate.
9. Surveyed DJL AND SS, Drawn MTC.

(T) - TITLE DIMENSIONS
(S) - SURVEY DIMENSIONS

SURVEYORS REF:	Sheet 5 of 6 Sheets
23010	SCALE: 1 : 400
VERSION: 01	SHEET SIZE: A1

OMLS
Ovens + Murray Land Survey
ABN 59 633 151 186
PO Box 265
Yarrawonga VIC 3730
Mobile 0417 216 710
andrew@omls.com.au

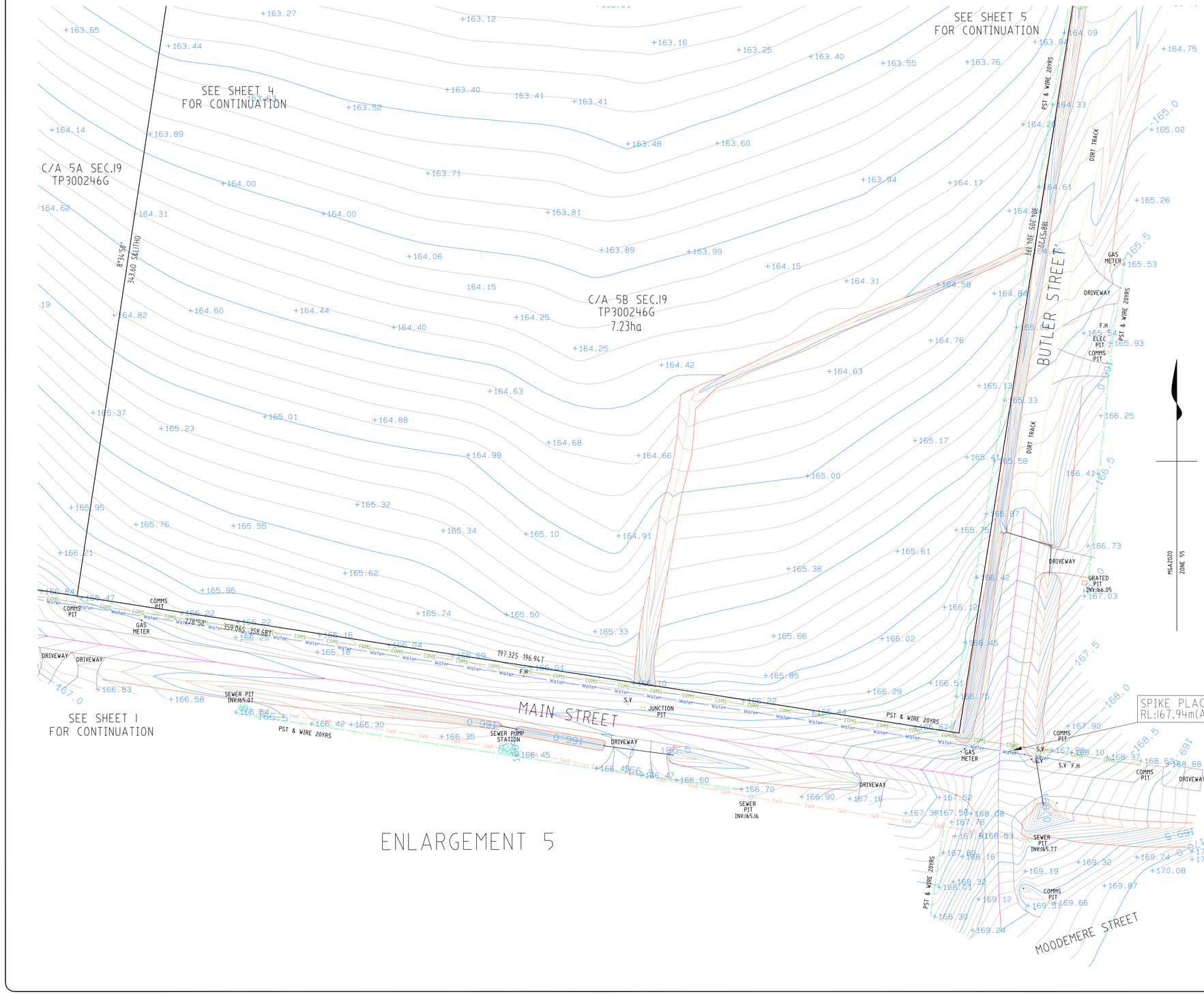
EXISTING CONDITIONS & RE-ESTABLISHMENT PLAN

COUNTY OF BOGONG
PARISH OF CARLYLE

201 BARKLY STREET, RUTHERGLEN
RUTHERGLEN 3685

CLIENT: NAUGHTIN DEVELOPMENT GROUP
EMAIL: kim@habitatplanning.com.au

LENGTHS ARE IN METRES



WARNING

BEWARE OF UNDERGROUND SERVICES

The locations, type and depth of underground services shown are approximate only and are based on authority records. The exact position of these services is to be proven on site, with site locations to be obtained from the relevant authority before commencement of any works. No guarantee is given that all existing services are shown.

LEGEND OF FEATURES

- Centerline of Road
- Lip of Kerb
- Invert of Kerb
- Back of Kerb
- Pedestrian Path
- Edge of Bitumen
- Driveway
- Top of Bank
- Toe of Bank
- Dirt Track
- Major Building
- Minor Building
- Fence
- Stump
- Tree Group
- Tree
- Electrical Pole
- Gate
- Underground Water (Water)
- Underground Gas (GAS)
- Underground Electrical (ELEC)
- Overhead Electrical (OHE)
- Underground Telstra (COMS)
- Underground Sewerage (SWR)
- Easement on Plan

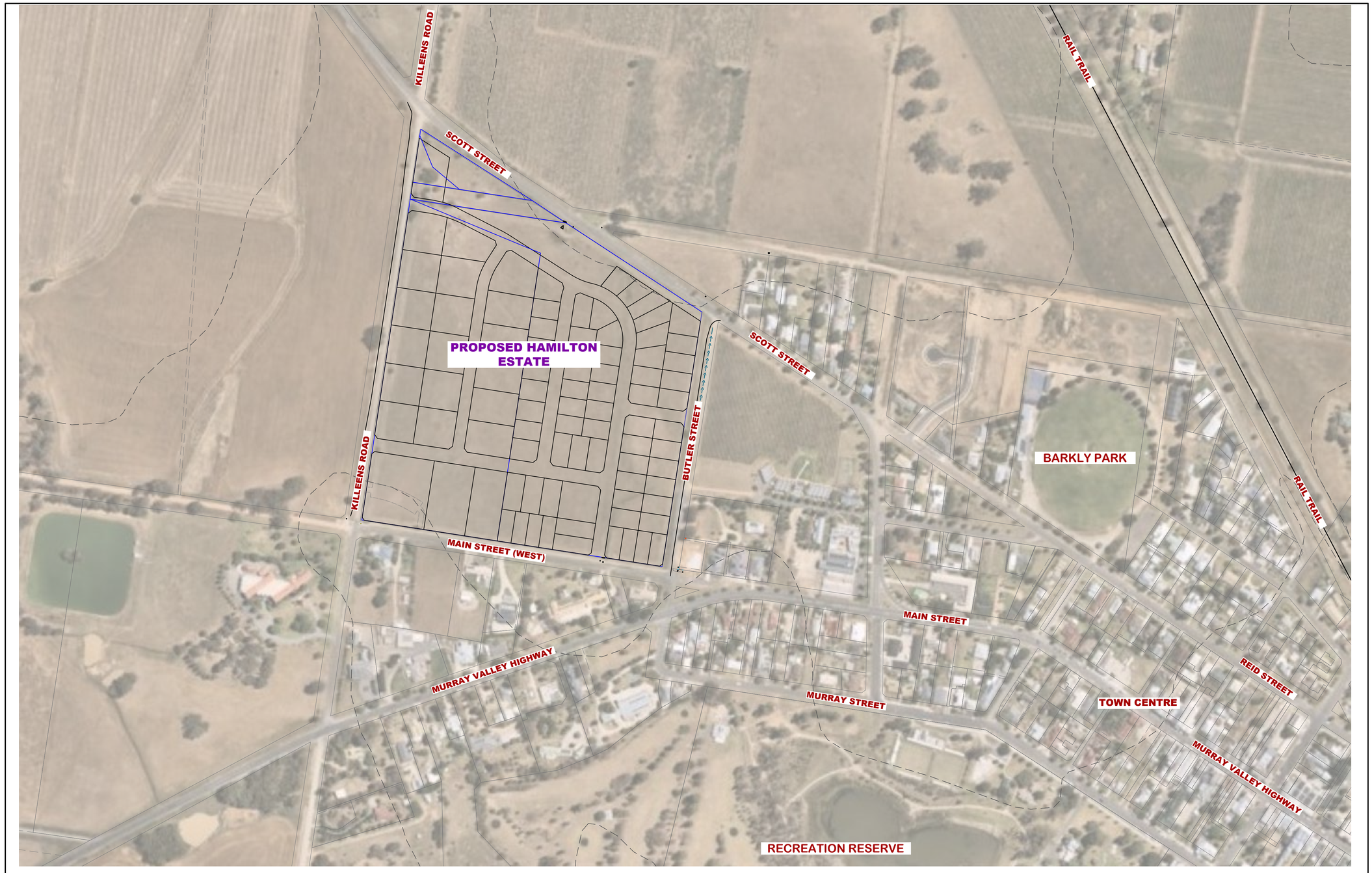
NOTES;

1. Map Grid Australia (MGA) co-ordinate Datum vide direct connection to PM68, PM79 & PM104
2. Height Datum Australian Height Datum (AHD) via connection to PM68, (RL170.672m adopted vide SMES).
3. Contour Interval 0.10m.
4. Date of Survey; MARCH 2023
5. ~~A DBYD (Dial Before You Dig) search has been undertaken, with provided information plotted accordingly.~~
6. A Title Re-establishment has been completed. For further information see Title.
7. Enlargements are Not to Scale.
8. Aerial Image only Approximate.
9. Surveyed DJL AND SS, Drawn MTC.

(T) - TITLE DIMENSIONS
(S) - SURVEY DIMENSIONS

SURVEYORS REF.	Sheet 6 of 6 Sheets	
23010	SCALE 1 : 400	SHEET SIZE A1
VERSION 01		

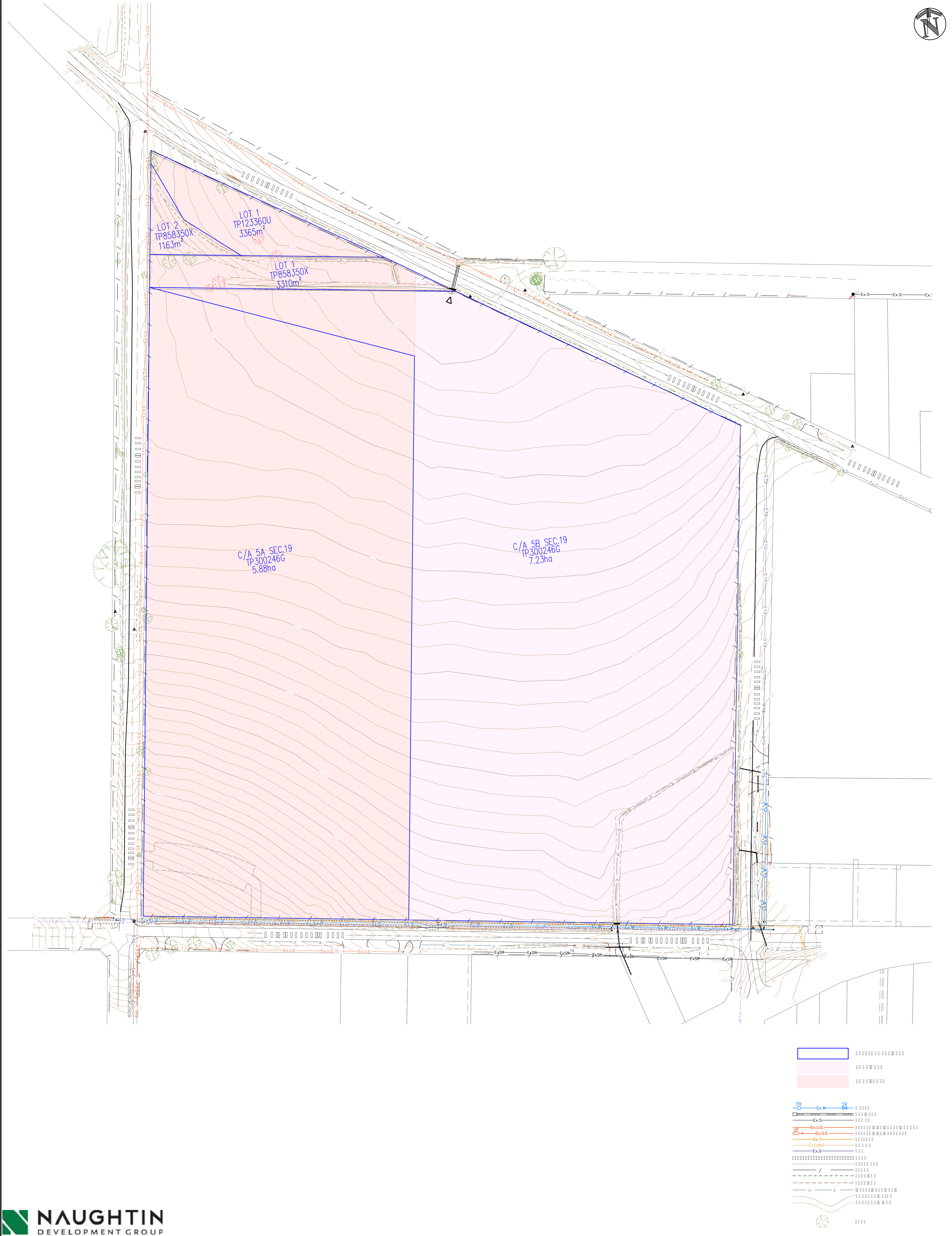
OMLS Ovens + Murray Land Survey
ABN 59 633 151 186
PO Box 265
Yarrawonga VIC 3730
Mobile 0417 216 710
andrew@omls.com.au



NAUGHTIN DEVELOPMENT GROUP

JCA LAND CONSULTANTS
Phone 02 6062 3648 Email jca@jcalc.com.au
www.jcalc.com.au

CAD FILE:
DESIGNED:
CHECKED:
DATE:
DATUM
SCALE:
PLAN STATUS:
SHEET SIZE
VERSION
DWG No.
SHEET No.
VER. DATE AMENDMENT
PRINTED: 12/02/2026 BY: PHIL SPENCER



NAUGHTIN
DEVELOPMENT GROUP

VER.	DATE	AMENDMENT

CAD FILE:

DESIGNED:

CHECKED:

DATE:

DATUM

SCALE:

JCA LAND CONSULTANTS

Phone 02 6062 3648 Email jca@jcalc.com.au
www.jcalc.com.au

PLAN STATUS:

SHEET SIZE

VERSION

DWG No.

SHEET No.

PRINTED: 12/02/2026 BY: PHIL SPENCER

LOT SIZE (m²)	[illegible]	[illegible] SIZE (m²)
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

STAGE 4
19 LOTS

STAGE 3
25 LOTS

STAGE 2
20 LOTS

STAGE 1
22 LOTS

NAUGHTIN DEVELOPMENT GROUP

VER.	DATE	AMENDMENT
[illegible]	[illegible]	[illegible]

CAD FILE: [illegible]
DESIGNED: [illegible]
CHECKED:
DATE: [illegible]
DATUM [illegible]

SCALE:

JCA LAND CONSULTANTS
[illegible]
Phone 02 6062 3648 Email jca@jcalc.com.au
www.jcalc.com.au

PLAN STATUS: [illegible]

[illegible]

SHEET SIZE [illegible]
VERSION [illegible]
DWG No. [illegible]
SHEET No. [illegible]

[illegible] © [illegible]

PRINTED: 12/02/2026 BY: PHIL SPENCER

PUBLIC OPEN SPACE - 8610m²

STAGE 4
19 LOTS

STAGE 3
25 LOTS

STAGE 2
20 LOTS

STAGE 1
22 LOTS

NAUGHTIN
DEVELOPMENT GROUP

VER.	DATE	AMENDMENT

CAD FILE:
DESIGNED:
CHECKED:
DATE:
DATUM

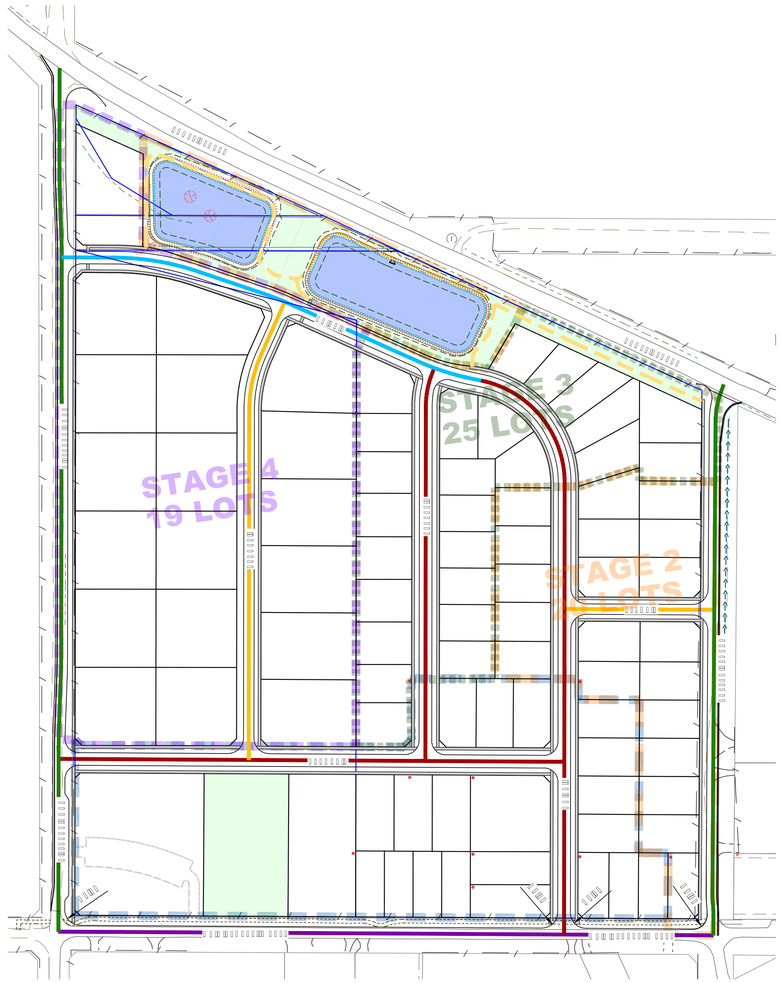
SCALE:

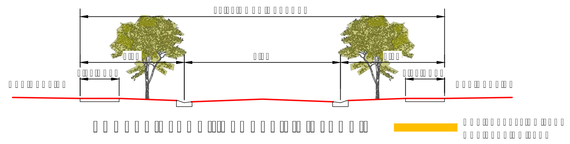
JCA LAND CONSULTANTS
Phone 02 6062 3648 Email jca@jcalc.com.au
www.jcalc.com.au

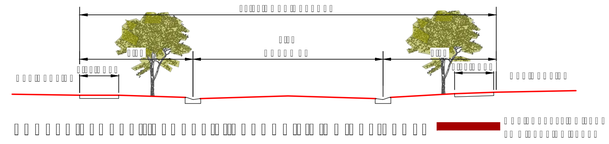
PLAN STATUS:

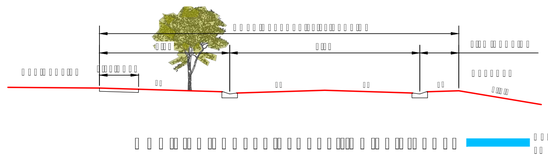
SHEET SIZE
VERSION
DWG No.
SHEET No.

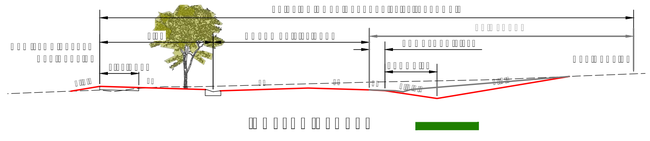
PRINTED: 12/02/2026 BY: PHIL SPENCER

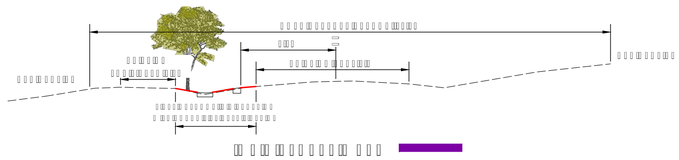


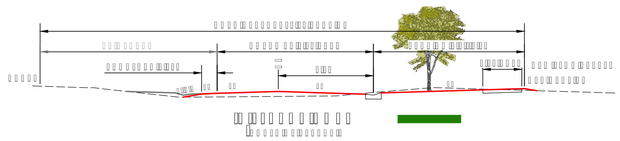


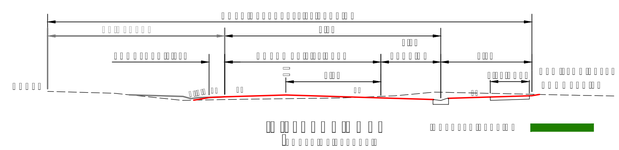












NAUGHTIN DEVELOPMENT GROUP

VER.	DATE	AMENDMENT

CAD FILE:
DESIGNED:
CHECKED:
DATE:
DATUM

SCALE:

JCA LAND CONSULTANTS
Phone 02 6062 3648 Email jca@jcalc.com.au
www.jcalc.com.au

PLAN STATUS:

SHEET SIZE
VERSION
DWG No.
SHEET No.

PRINTED: 12/02/2026 BY: PHIL SPENCER



NAUGHTIN DEVELOPMENT GROUP

VER.	DATE	AMENDMENT

CAD FILE:

DESIGNED:

CHECKED:

DATE:

DATUM

SCALE:

JCA LAND CONSULTANTS

Phone 02 6062 3648 Email jca@jcalc.com.au
www.jcalc.com.au

PLAN STATUS:

SHEET SIZE

VERSION

DWG No.

SHEET No.

PRINTED: 12/02/2026 BY: PHIL SPENCER

onemilegrid

Scott Street, Rutherglen | Hamilton Park Estate

Subdivision Transport Impact Assessment



230142TIA001G-F.docx

5 February 2026

onemile**grid**

ABN: 79 168 115 679

(03) 9939 8250
Wurundjeri Woiworung Country
56 Down Street
COLLINGWOOD, VIC 3066
www.onemilegrid.com.au

DOCUMENT INFORMATION

Prepared for	Habitat Planning		
File Name	230142TIA001G-F.docx	**Report Date**	5 February 2026
Prepared by	HTS	**Reviewed by**	SF

one*mile****grid*** *operates from Wurundjeri Woiworung Country of the Kulin nation. We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.*

© One Mile Grid Pty Ltd. This document has been prepared by ***one****mile****grid*** *for the client as per the terms of engagement. It may not be modified or altered, copied, reproduced, sold or transferred in whole or in part in any format to any person other than by agreement.* ***one****mile****grid*** *does not assume responsibility or liability to any third party arising out of misuse of this document.*

CONTENTS

1	INTRODUCTION	5
2	EXISTING CONDITIONS	5
2.1	**Site Location**	**5**
2.2	**Planning Zones and Overlays**	**7**
2.3	**Road Network**	**8**
2.3.1	Scott Street (Rutherglen-Wahgunyah Road)	8
2.3.2	Moodemere Street (Murray Valley Highway)	9
2.3.3	Butler Street	10
2.3.4	Main Street	11
2.3.5	Killeens Road	12
2.3.6	Speed Limits	13
2.4	**Existing Traffic Volumes**	**14**
2.5	**Public Transport**	**14**
3	DEVELOPMENT PROPOSAL	15
3.1	**General**	**15**
3.2	**Internal & External Road Network**	**15**
3.3	**Footpath Network**	**19**
3.4	**Site Access & Development Staging**	**20**
4	RESIDENTIAL SUBDIVISION DESIGN ASSESSMENT	21
4.1	**General**	**21**
4.2	**Indigo Planning Scheme – Clause 56**	**21**
4.2.1	Clause 56.06-2, Walking and Cycling Network Objectives	21
4.2.2	Clause 56.06-3, Public Transport Network Objectives	22
4.2.3	Clause 56.06-4, Neighbourhood Street Network Objective	22
4.2.4	Clause 56.06-5, Walking and Cycling Detail Network Objectives	23
4.2.5	Clause 56.06-6, Public Transport Network Detail Objectives	24
4.2.6	Clause 56.06-7, Neighbourhood Street Network Detail Objective	25
4.2.7	Clause 56.06-8, Lot Access Objective	26
4.3	**Infrastructure Design Manual**	**27**
5	TRAFFIC	28
5.1	**Traffic Generation**	**28**
5.1.1	Residential	28
5.1.2	Commercial	28
5.1.3	Total Anticipated Traffic Generation	30
5.2	**Traffic Distribution**	**31**
5.3	**Development Generated Traffic Volumes**	**31**
5.4	**Future Traffic Volumes**	**34**
5.5	**Traffic Impact – Intersection Peak Hours**	**35**
5.6	**Austroads Turn Lane Warrants**	**36**
5.7	**Traffic Impact – Daily Road Capacity**	**37**
5.8	**Project Staging & External Road Upgrades**	**38**
6	CONCLUSIONS	40

TABLES

Table 1	Survey Details	14
Table 2	Design of Roads and Neighbourhood Streets – Table C1	26
Table 3	IDM Road Cross-Sectional Requirements – Urban Roads	27
Table 4	IDM Road Cross-Sectional Requirements – Rural Roads	27
Table 5	Anticipated Traffic Generation – Residential	28
Table 6	Child Care Case Study – Traffic Generation (Movements/Child)	29
Table 7	Anticipated Traffic Generation – Commercial (Child Care Centre)	29
Table 8	Total Anticipated Traffic Generation – Peak Hours	30
Table 9	Adopted Directional Traffic Distribution	31
Table 10	SIDRA Intersection Parameters	35
Table 11	Moodemere Street / Butler Street – Existing/Future Conditions	36
Table 12	ARRB Guidelines on When to Seal an Unsealed Road	38

FIGURES

Figure 1	Site Location	5
Figure 2	Site Context (10 December 2023)	6
Figure 3	Planning Scheme Zones	7
Figure 4	Scott Street, looking east from Killeens Road	8
Figure 5	Moodemere Street, looking west	9
Figure 6	Butler Street, looking north from Main Street	10
Figure 7	Butler Street, looking south from adjacent to the subject site	10
Figure 8	Main Street, looking west from Butler Street	11
Figure 9	Killeens Road, looking south adjacent to the subject site	12
Figure 10	Speed Zones Surrounding Subject Site	13
Figure 11	Wednesday 8 March 2023 Traffic Volumes	14
Figure 12	Internal & External Road Network Plan	16
Figure 13	Main Street West (20m) – Existing	17
Figure 14	Butler Street (20.5m)	17
Figure 15	Killeens Road (18.6m) – Typical	17
Figure 16	Killeens Road (18.6m) – Indented Parking	17
Figure 17	Internal Access Street (16m)	18
Figure 18	Internal Access Street (13.8m – 15.8m) – Reserve	18
Figure 19	Internal Access Place (14m)	18
Figure 20	Footpath Network Plan	19
Figure 21	Staging Plan	20
Figure 22	Child Care Case Study – Traffic Generation	29
Figure 23	Generated Traffic Volumes – AM Peak	32
Figure 24	Generated Traffic Volumes – PM Peak	33
Figure 25	Future Traffic Volumes – Moodemere Street – AM Peak	34
Figure 26	Future Traffic Volumes – Moodemere Street – PM Peak	34
Figure 27	Austroads Turn Treatment Warrants – Moodemere St / Butler St	36
Figure 28	External Road Upgrade Plan	39

APPENDICES

APPENDIX A CONCEPT LAYOUT PLANS
APPENDIX B SWEPT PATH ASSESSMENT

1 INTRODUCTION

onemile**grid** has been requested by Habitat Planning to undertake a Transport Impact Assessment of the proposed mixed-use subdivision at Scott Street, Rutherglen.

As part of this assessment the subject site has been inspected with due consideration of the development proposal, traffic data has been sourced and relevant background reports have been reviewed.

2 EXISTING CONDITIONS

2.1 Site Location

The subject site is positioned between four (4) surrounding roads; being Scott Street (north), Butler Street (east), Main Street (south) and Killeens Road (west), as shown in Figure 1. The site is irregular in shape, measures approximately 139,400 m² and is located approximately 800 metres northwest of the town centre of Rutherglen.

Figure 1 Site Location



Copyright Street Directory

The site is currently unoccupied with no formal vehicle access points.

Land use in the immediate vicinity of the site is mixed in nature and includes farming areas to the north and west of the site and residential to the east towards Rutherglen town centre.

An aerial view of the subject site is provided in Figure 2 below.

Figure 2 Site Context (10 December 2023)

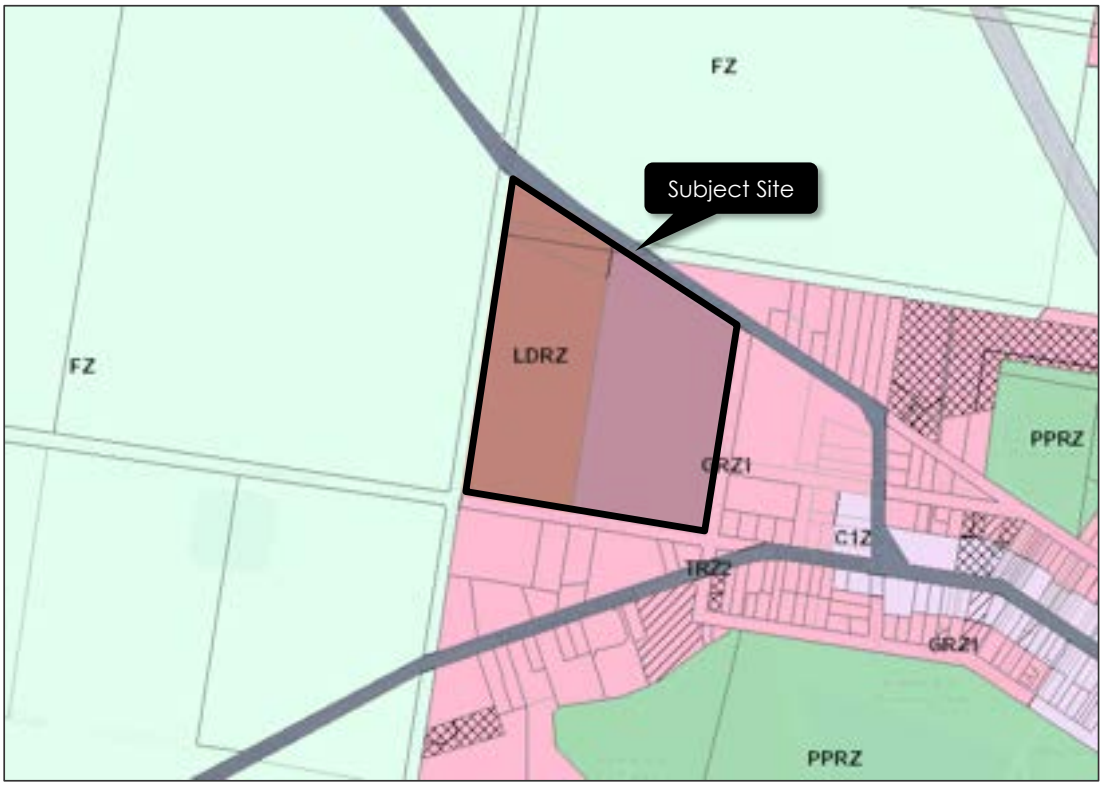


Copyright Nearmap

2.2 Planning Zones and Overlays

It is shown in Figure 3 that the western half of the site is located within a Low-Density Residential Zone (LDRZ) and the eastern half of the site is located within a General Residential Zone (GRZ). Additionally, the site abuts Scott Street, which is within a Transport Zone (TRZ2); Principal Road Network.

Figure 3 Planning Scheme Zones



2.3 Road Network

2.3.1 Scott Street (Rutherglen-Wahgunyah Road)

Scott Street is an arterial road generally aligned east-west, running between Federation Way in the west, and Murray Valley Highway in the east. Scott Street provides a single traffic lane in each direction within a 7m carriageway, and paved shoulders on either side of the road.

The cross-section of Scott Street at the frontage of the site is shown in Figure 4 below.

Figure 4 Scott Street, looking east from Killeens Road



Image date: March 2023

2.3.2 Moodemere Street (Murray Valley Highway)

Moodemere Street is an arterial road generally aligned east-west, running between Goulburn Valley Highway in the west, and Howlong Road in the east. Moodemere Street provides a single traffic lane in each direction within carriageway that measures generally 7.5 metre wide but extends up to 12 metres wide at the intersection with Butler Street.

The cross-section of Moodemere Street is shown in Figure 5 below.

Figure 5 Moodemere Street, looking west



Image date: March 2023

2.3.3 Butler Street

Butler Street is an unsealed local road generally aligned north-south, running between Scott Street in the north, and continues as Murray Street in the south. Butler Street provides a 5m wide carriageway and facilitates two-way movements in each direction.

The cross-section of Butler Street at the frontage of the site is shown in Figure 6 and Figure 7 below.

Figure 6 Butler Street, looking north from Main Street



Image date: March 2023

Figure 7 Butler Street, looking south from adjacent to the subject site



Image date: March 2023

2.3.4 Main Street

Main Street is a sealed local road generally aligned east-west, running between Jacks Road in the west, and Butler Street in the east. Main Street provides a 6m wide roadway and facilitates two-way movements in each direction.

The cross-section of Main Street at the frontage of the site is shown in Figure 8 below.

Figure 8 Main Street, looking west from Butler Street



Image date: March 2023

2.3.5 Killeens Road

Killeens Road is an unsealed local road generally aligned north-south, running between Scott Street in the north, and continues as Murray Street in the south. Killeens Road provides a 5m wide roadway and facilitates two-way movements in each direction.

The cross-section of Killeens Road at the frontage of the site is shown in Figure 9 below.

Figure 9 Killeens Road, looking south adjacent to the subject site

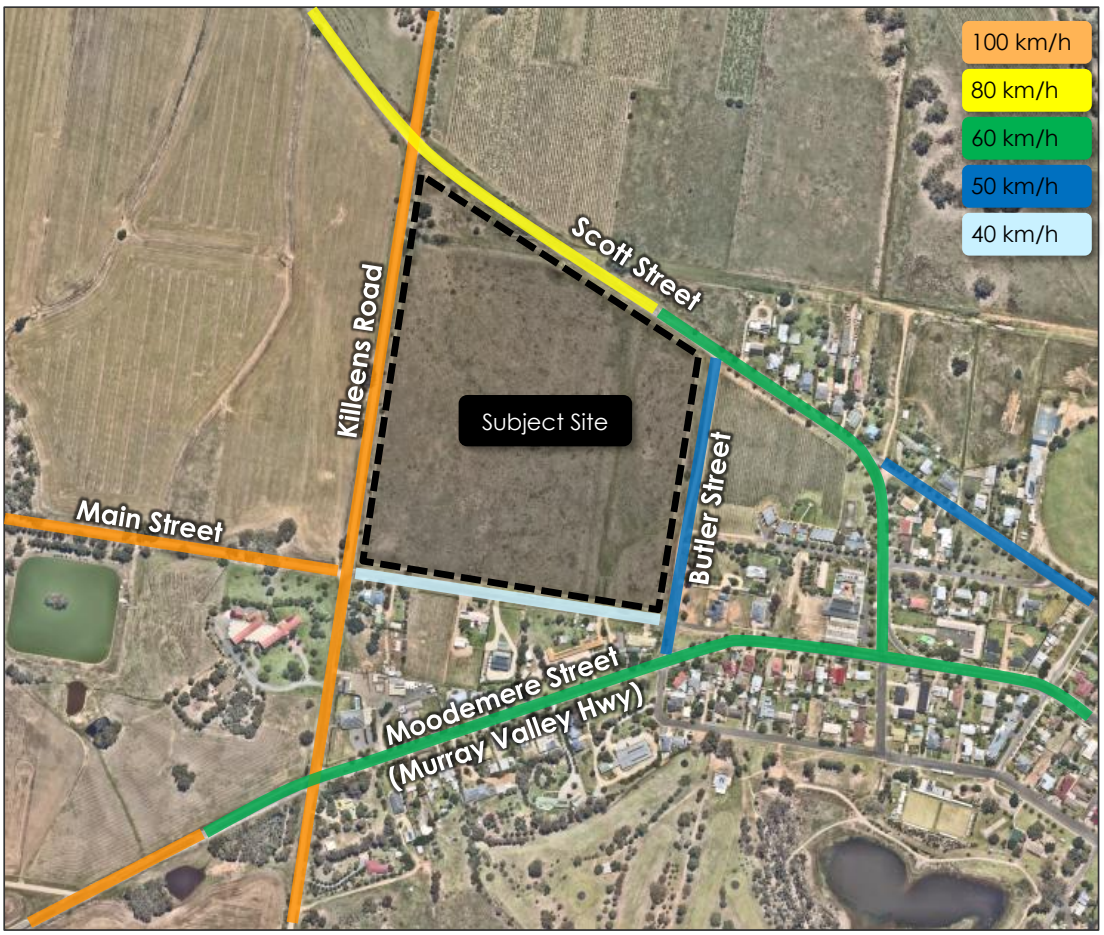


Image date: March 2023

2.3.6 Speed Limits

A view of the speed limits of the roads surrounding the subject site is provided in Figure 10. Of particular note, Scott Street changes speed limit along the frontage of the site from 80km/h to 60km/hour, reducing in speed towards Rutherglen town centre, and Killeens Road is subject to the default 100km/h hour speed limit along the frontage of the site.

Figure 10 Speed Zones Surrounding Subject Site



2.4 Existing Traffic Volumes

Traffic volume surveys have previously been undertaken by Trans Traffic Survey on behalf of **one**mile**grid** at the following intersections:

- Moodemere Street / Butler Street; and
- Moodemere Street / Killeen Road.

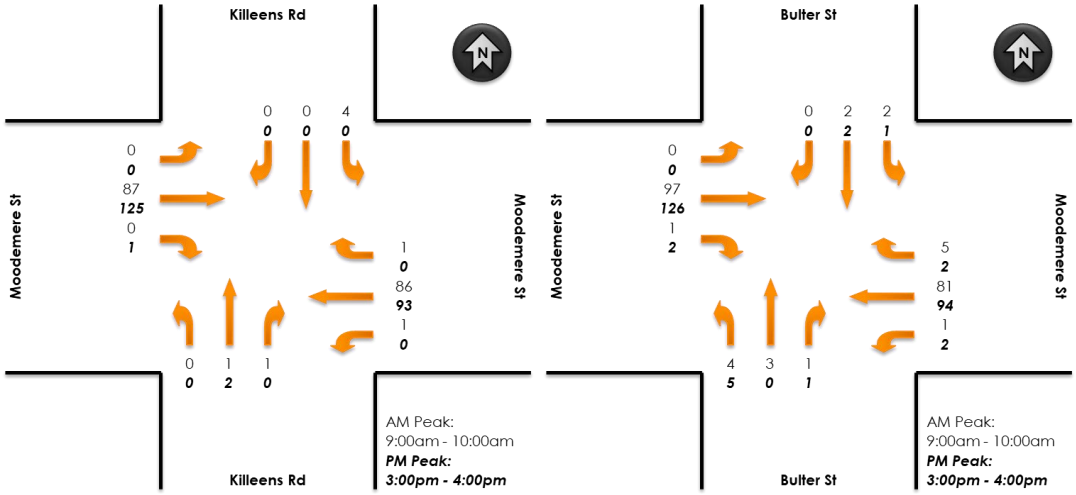
The survey details are as follows:

Table 1 Survey Details

Day	Date	Time 1	Time 2	Interval
Wednesday	08/03/2023	6am – 10am	3pm – 7pm	15 minutes

The peak hour turning movement counts at the intersections surveyed are shown in Figure 11 below.

Figure 11 Wednesday 8 March 2023 Traffic Volumes



As shown in the survey results above, there is very few vehicles currently turning into and out of the northern sections of Killeens Road and Butler Street from Moodemere Street during the peak hours.

2.5 Public Transport

The site has limited access to public transport options, with the Rutherglen Railway Station (located 1km east of the subject site) closed to passenger trains. Bus routes between Corowa & Albury, Melbourne & Corowa, Wangaratta & Chiltern as well as Mildura & Albury all connect via Rutherglen, with the bus stop located near the Murray Steet / High Street intersection.

3 DEVELOPMENT PROPOSAL

3.1 General

It is proposed to develop the subject site for the purposes of a mixed-use subdivision comprising of largely residential land, nominated as 84 residential lots, 1 commercial lot and 1 lot noted as an opportunity site.

The residential lots in the western portion of the site will contain 19 large lots measuring approximately 2,000-2,300 m², whereas the eastern portion of the site will contain 65 smaller residential lots mostly measuring approximately 600-1,000 m² (with 1 lot measuring 2,011 m²).

The site is also proposed to provide for 1 commercial lot (6,073 m²) and 1 opportunity site (3,180 m²) on the either side of the reserve in the southeast corner of the site, as well as open space areas through the subdivision.

3.2 Internal & External Road Network

The subdivision will be serviced by an internal road network of local access streets. The road network has been designed to provide connections to the external road network in considered locations to provide for the creation of a preamble neighbourhood.

The proposed road network for the subdivision is to be constructed primarily in the form of 16-metre-wide Local Access Streets. The Local Access Street provides a 7.3-metre-wide sealed carriageway with kerb and channel on both sides, permitting on-street parking on both side of the road. A 1.5-metre-wide concrete footpath will be provided on both sides of the carriageway. Where the Access Street is located adjacent the reserve in the northern portion of the subdivision, the footpath on the reserve side is not required, and a reduced road reserve width that varies along the reserve between 13.8 – 15.8 metres has been adopted.

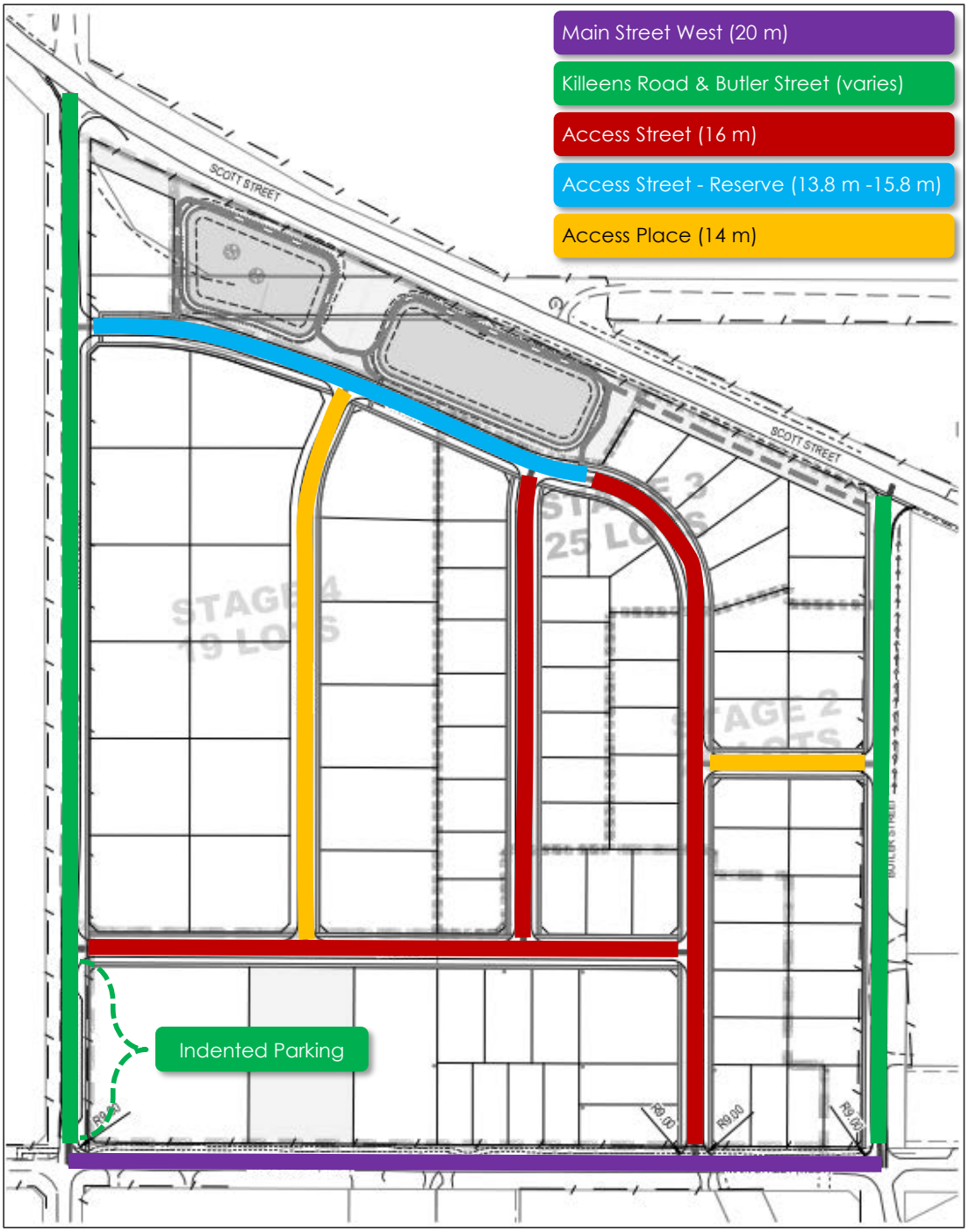
Additionally, internal of the site there are also two Access Place roads proposed, which provide a 14-metre-wide road reserve containing of a 6-metre-wide carriageway. The Access Place in the eastern portion of the site (GRZ) will provide 1.5-metre-wide concrete footpaths on both sides of the road, whilst the Access Place in the western portion of the site (LDRZ) will provide a footpath on one side of the road only.

As part of the development, it is proposed to ultimately upgrade both Butler Street and Killeens Road along the frontage of the subject site to provide sealed carriageways.

Both roads currently provide slightly varying road reserve widths of between 18.5 – 20.5 metres with approximately 6-7-metre-wide unsealed carriageways. It is proposed to upgrade both roads to provide a 6-metre-wide sealed carriageway with kerbing and a footpath on the Hamilton Estate side of the road. It is also noted that Killeens Road will provide a variation to the cross section in the south portion between Main Street and the internal east-west road nominated as Avenue 1, where a 2.3-metre-wide indented kerbside parking lane will be provided along the frontage of Hamilton Estate.

A view of the proposed road network and associated hierarchy is provided in Figure 12.

Figure 12 Internal & External Road Network Plan



The road cross-sections of the external fronting road is shown in Figure 13 - Figure 16, and the road cross-sections of the internal roads is shown in Figure 17 - Figure 19.

Figure 13 Main Street West (20m) – Existing

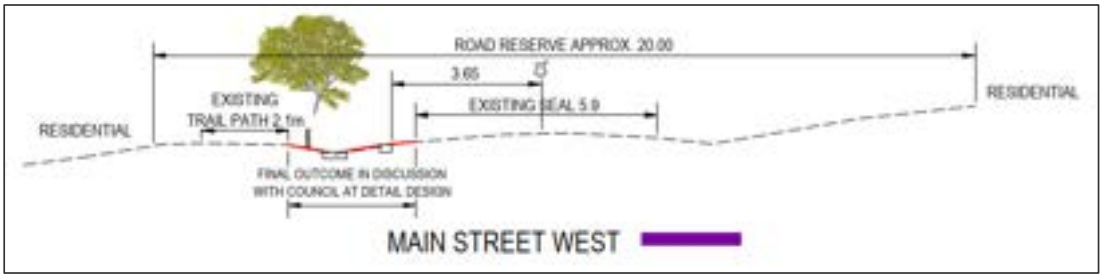


Figure 14 Butler Street (20.5m)

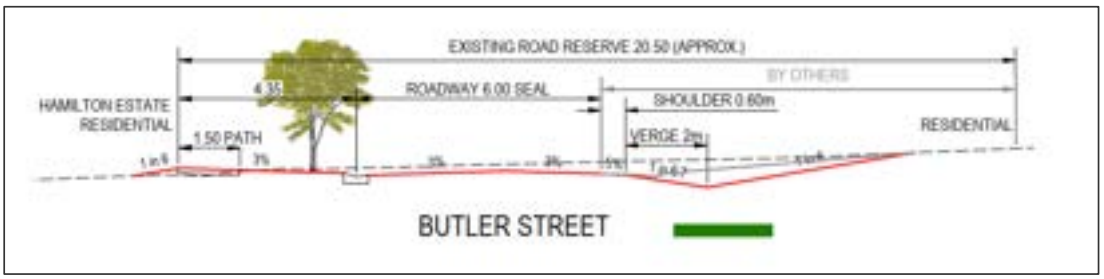


Figure 15 Killeens Road (18.6m) – Typical

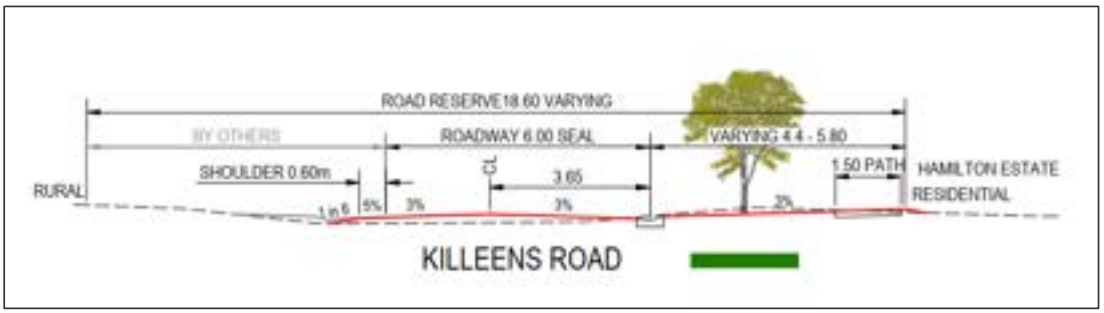


Figure 16 Killeens Road (18.6m) – Indented Parking

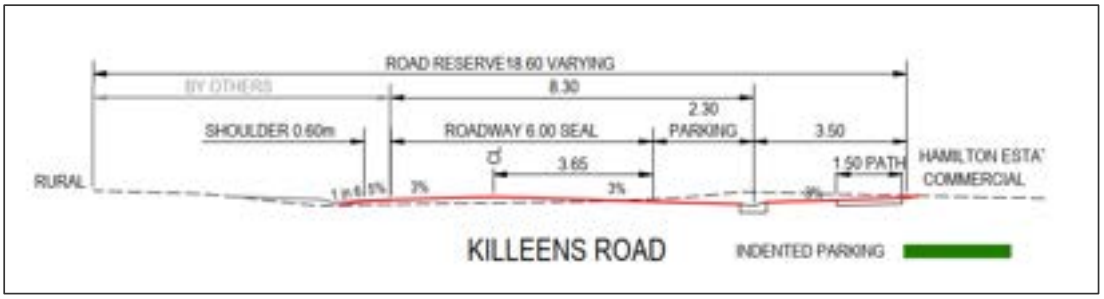


Figure 17 Internal Access Street (16m)

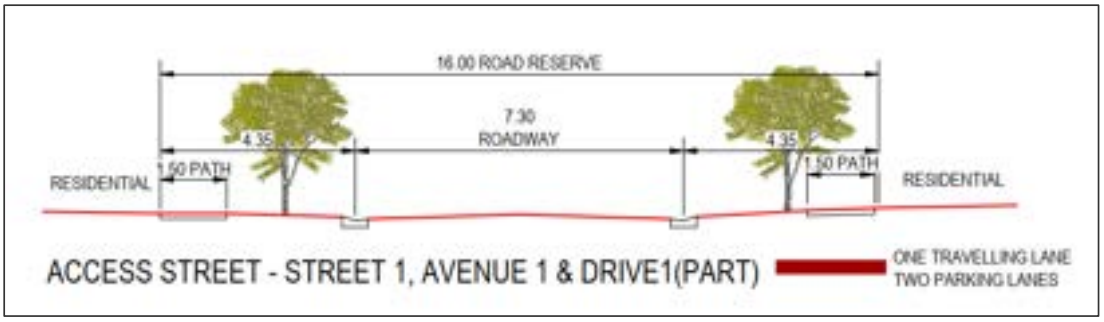


Figure 18 Internal Access Street (13.8m – 15.8m) – Reserve

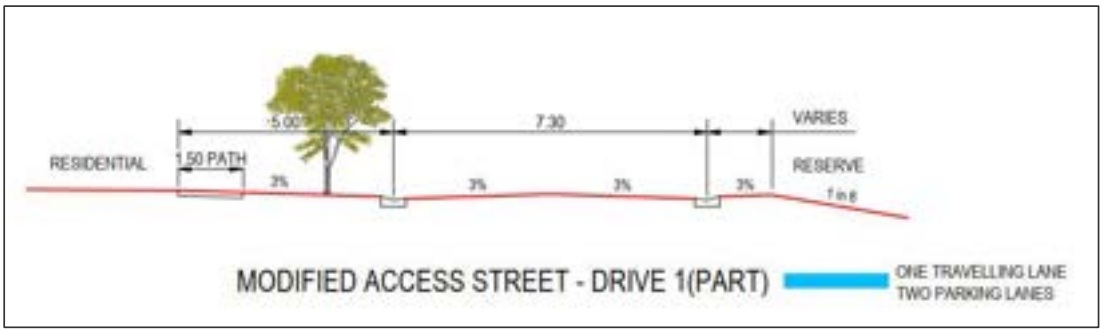
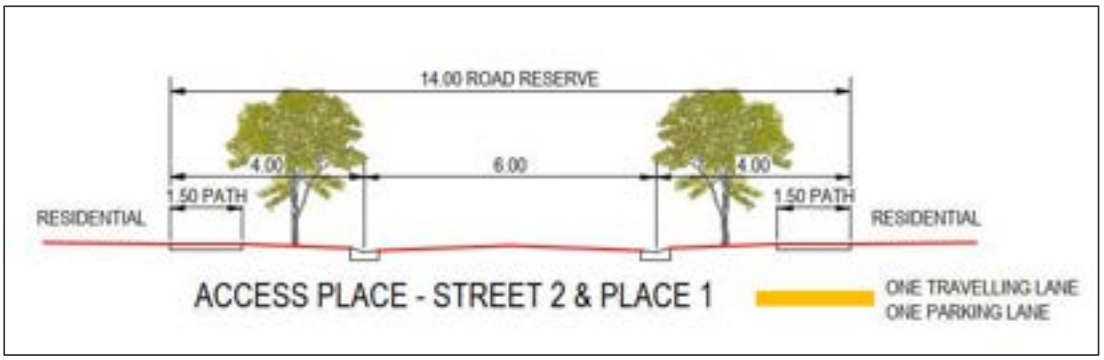


Figure 19 Internal Access Place (14m)

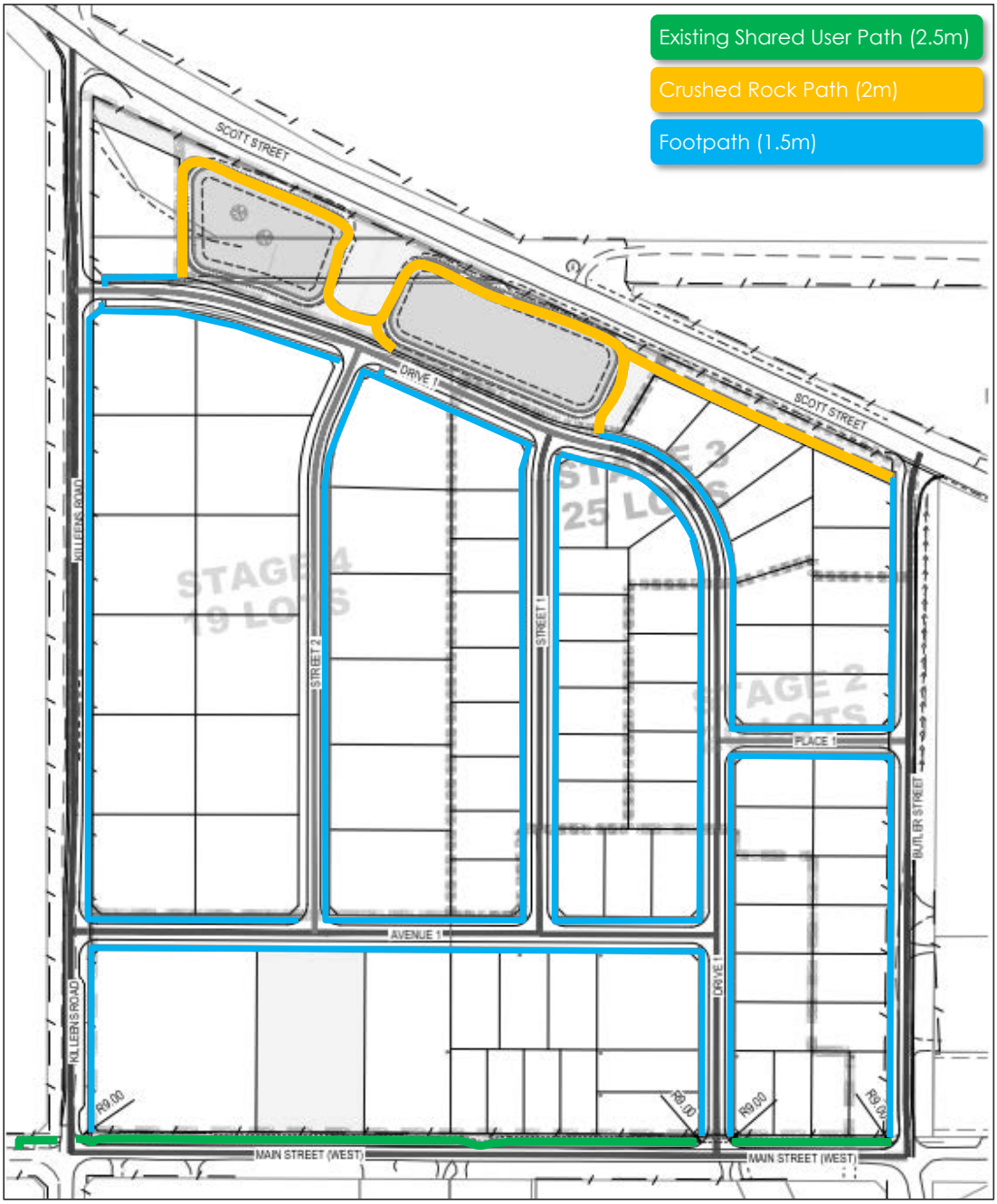


Note: *Street 2 is within the Low-Density Residential Zone and is therefore only provided a footpath on one side of the road.*

3.3 Footpath Network

Footpaths are proposed on all internal roads as well as along the site's frontage to Killeens Road and Butler Street. A view of the footpath network through and surrounding the proposed subdivision is shown in Figure 20 below.

Figure 20 Footpath Network Plan



3.4 Site Access & Development Staging

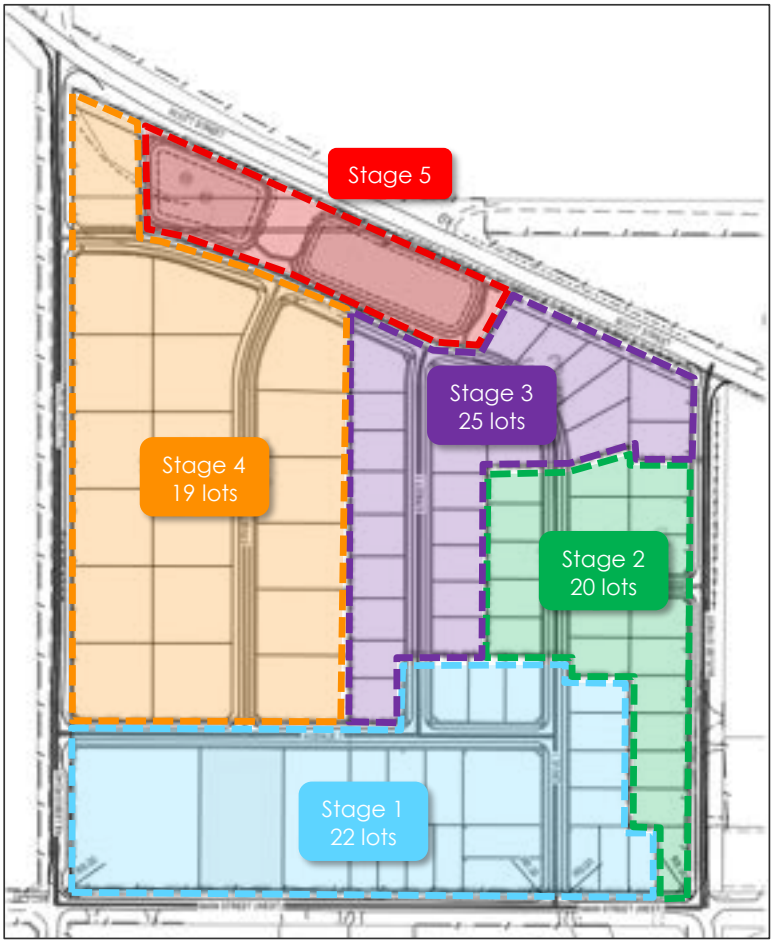
Ultimately, vehicle access to the site is proposed to be provided via 4 connections to the external road network. This includes:

- 1 x T-intersection to Main Street;
- 1 x T-intersection to Butler Street; and
- 2 x T-intersection to Killeens Road.

The development is proposed to be staged and constructed from south to east to west. The lots will be delivered over the course of 4 stages, with each stage consisting of between 19-25 lots and the commercial and opportunity lots being delivered in Stage 1. A view of the staging plan is shown in Figure 21.

The Main Street and southern Killeens Road intersections with the internal road network, as well the initial southern upgrade to Killeens Road, are therefore expected to be constructed initially as part of the delivery of the southern portion of the site (Stage1). The Butler Street intersection with the internal road network, as well as the upgrade to Butler Street, is expected to be constructed as part of the delivery of the eastern portion of the site (Stage 2). The northern Killeens Road intersection as well as the remaining upgrades to Killeens Road are to be constructed as part of the delivery of the western portion of site (Stage 4).

Figure 21 Staging Plan



4 RESIDENTIAL SUBDIVISION DESIGN ASSESSMENT

4.1 General

The design of the proposed residential subdivision has been assessed, in relation to Clause 56 of the Indigo Planning Scheme (Residential Subdivision), and the Infrastructure Design Manual.

4.2 Indigo Planning Scheme – Clause 56

4.2.1 Clause 56.06-2, Walking and Cycling Network Objectives

Standard C15

The walking and cycling network should be designed to:

- *Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme.*
- *Link to any existing pedestrian and cycling networks.*
- *Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces.*
- *Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces.*
- *Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling.*
- *Ensure safe street and road crossings including the provision of traffic controls where required.*
- *Provide an appropriate level of priority for pedestrians and cyclists.*
- *Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night.*
- *Be accessible to people with disabilities.*

The proposed development includes footpaths generally provided on both sides of all internal streets, with the exception of the Access Place in the western portion of the site which will have a footpath on one side of the road only.

Internal roads are expected to have minimal traffic volumes and low speeds and are considered suitable for cyclists.

All roads and paths are provided with natural surveillance.

It is therefore considered that the subdivision satisfies the objectives of Clause 56.06-2.

4.2.2 Clause 56.06-3, Public Transport Network Objectives

Standard C16

The public transport network should be designed to:

- *Implement any relevant public transport strategy, plan or policy for the area set out in this scheme.*
- *Connect new public transport routes to existing and proposed routes to the satisfaction of the relevant public transport authority.*
- *Provide for public transport links between activity centres and other locations that attract people using the Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne.*
- *Locate regional bus routes principally on arterial roads and locate local bus services principally on connector streets to provide:*
  - *Safe and direct movement between activity centres without complicated turning manoeuvres.*
  - *Direct travel between neighbourhoods and neighbourhood activity centres.*
  - *A short and safe walk to a public transport stop from most dwellings.*

The road network has not been designed to cater for a public transport route.

It is noted that V/Line train services currently operate within Rutherglen town centre, and that Scott Street is a public transport capable road if public transport is to be provided in the future.

It is not considered that the other surrounding roads or the internal roads will carry any future public transport routes.

4.2.3 Clause 56.06-4, Neighbourhood Street Network Objective

Standard C17

The neighbourhood street network must:

- *Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, cycle paths, footpaths and public transport routes.*
- *Provide clear physical distinctions between arterial roads and neighbourhood street types.*
- *Comply with the Roads Corporation's arterial road access management policies.*
- *Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport.*
- *Provide safe and efficient access to activity centres for commercial and freight vehicles.*
- *Provide safe and efficient access to all lots for service and emergency vehicles.*
- *Provide safe movement for all vehicles.*
- *Incorporate any necessary traffic control measures and traffic management infrastructure.*

The neighbourhood street network should be designed to:

- *Implement any relevant transport strategy, plan or policy for the area set out in this scheme.*
- *Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand.*
- *Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand.*
- *Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles.*
- *Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles.*
- *Provide an appropriate level of local traffic dispersal.*
- *Indicate the appropriate street type.*

- *Provide a speed environment that is appropriate to the street type.*
- *Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles).*
- *Encourage appropriate and safe pedestrian, cyclist and driver behaviour.*
- *Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles.*
- *Minimise the provision of culs-de-sac.*
- *Provide for service and emergency vehicles to safely turn at the end of a dead-end street.*
- *Facilitate solar orientation of lots.*
- *Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees.*
- *Contribute to the area's character and identity.*
- *Take account of any identified significant features.*

The road network has been designed in consideration of the objectives of Clause 56.06-4, and the proposed development is in accordance with the IDM.

It is therefore considered that the subdivision generally satisfies the objectives of Clause 56.06-4.

4.2.4 Clause 56.06-5, Walking and Cycling Detail Network Objectives

Standard C18

Footpaths, shared paths, cycle paths and cycle lanes should be designed to:

- *Be part of a comprehensive design of the road or street reservation.*
- *Be continuous and connect.*
- *Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots.*
- *Accommodate projected user volumes and mix.*
- *Meet the requirements of Table C1.*
- *Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound.*
- *Provide appropriate signage.*
- *Be constructed to allow access to lots without damage to the footpath or shared path surfaces.*
- *Be constructed with a durable, non-skid surface.*
- *Be of a quality and durability to ensure:*
  - *Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles.*
  - *Discharge of urban run-off.*
  - *Preservation of all-weather access.*
  - *Maintenance of a reasonable, comfortable riding quality.*
  - *A minimum 20 year life span.*
- *Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.*

The proposal includes continuous footpath connections along the proposed Local Access Streets, generally satisfying the objectives of Clause 56.06-5.

It is noted that a number of objectives are related to detailed design not covered by the current drawing set, however T&C Development Consultants have advised that the relevant design considerations can be accommodated within the proposed road reserve.

It is therefore considered that the subdivision satisfies the objectives of Clause 56.06-5.

4.2.5 Clause 56.06-6, Public Transport Network Detail Objectives

Standard C19

Bus priority measures must be provided along arterial roads forming part of the existing or proposed Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne to the requirements of the relevant roads authority.

Road alignment and geometry along bus routes should provide for the efficient, unimpeded movement of buses and the safety and comfort of passengers.

The design of public transport stops should not impede the movement of pedestrians.

Bus and tram stops should have:

- *Surveillance from streets and adjacent lots.*
- *Safe street crossing conditions for pedestrians and cyclists.*
- *Safe pedestrian crossings on arterial roads and at schools including the provision of traffic controls as required by the roads authority.*
- *Continuous hard pavement from the footpath to the kerb.*
- *Sufficient lighting and paved, sheltered waiting areas for forecast user volume at neighbourhood centres, schools and other locations with expected high patronage.*
- *Appropriate signage.*

The road network has not been designed to cater for a public transport route, therefore the requirements of Clause 56.06-6 do not apply.

4.2.6 Clause 56.06-7, Neighbourhood Street Network Detail Objective

Standard C20

The design of streets and roads should:

- *Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met.*
- *Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed.*
- *Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs.*
- *Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users.*
- *Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay.*
- *Provide a safe environment for all street users applying speed control measures where appropriate.*
- *Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles.*
- *Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners.*
- *Ensure streets are of sufficient strength to:*
  - *Enable the carriage of vehicles.*
  - *Avoid damage by construction vehicles and equipment.*
- *Ensure street pavements are of sufficient quality and durability for the:*
  - *Safe passage of pedestrians, cyclists and vehicles.*
  - *Discharge of urban run-off.*
  - *Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality.*
- *Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority.*
- *Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span.*
- *Provide pavement edges, kerbs, channel and crossover details designed to:*
  - *Perform the required integrated water management functions.*
  - *Delineate the edge of the carriageway for all street users.*
  - *Provide efficient and comfortable access to abutting lots at appropriate locations.*
  - *Contribute to streetscape design.*
- *Provide for the safe and efficient collection of waste and recycling materials from lots.*
- *Be accessible to people with disabilities.*
- *Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met.*

A street detail plan should be prepared that shows, as appropriate:

- *The street hierarchy and typical cross-sections for all street types.*
- *Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices.*
- *Water sensitive urban design features.*
- *Location and species of proposed street trees and other vegetation.*
- *Location of existing vegetation to be retained and proposed treatment to ensure its health.*
- *Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.*

Table 2 Design of Roads and Neighbourhood Streets – Table C1

Element	*Access Street – Level 1*	*Access Street – Level 2*	*Connector Street – Level 1*	*Connector Street – Level 2*
Traffic Volume	1000-2000 vpd	2000-3000 vpd	3000 vpd	3000-7000 vpd
Target Speed	30 km/h	40 km/h	50 km/h (40 km/h at schools, 20km/h at crossing points)	60 km/h or 50 km/h (40 km/h at schools)
Carriageway Width	5.5m	7 – 7.5m	3.5m per lane (4.0m at intersections)	3.5m per lane (4.0m at intersections)
Parking Within Street	1 verge space per 2 lots	Both sides	Dedicated lane 2.3m where required	Dedicated lane 2.3m where required
Verge Width	4.0 / 4.0m	4.5 / 4.5m	4.5 / 4.5m	6.0 / 6.0m
Footpath Provision	2 x 1.5m (2.0m at schools, shop, activity centre)	2 x 1.5m (2.0m at schools, shop, activity centre)	2 x 1.5m (2.0m at schools, shop, activity centre)	2 x 1.5m (2.0m at schools, shop, activity centre)
Cycle Path Provision	Shared Zone	Shared Zone	0.7 - 1.7m	0.7 - 1.7m or shared path

Assessment of the proposed subdivision against the above standards indicates that the proposed road cross-sections for the Access Streets are generally in accordance with the Planning Scheme standards and are therefore considered acceptable.

It is therefore considered that the subdivision satisfies the objectives of Clause 56.06-7.

4.2.7 Clause 56.06-8, Lot Access Objective

Standard C21

Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.

Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.

The design and construction of a crossover should meet the requirements of the relevant road authority.

No lots are provided with direct access to an arterial road.

It is therefore considered that the subdivision satisfies the objectives of Clause 56.06-8.

4.3 Infrastructure Design Manual

The Infrastructure Design Manual (IDM) is a document prepared by numerous Victorian rural and regional Councils, providing a set of consistent requirements and standards for the design and development of infrastructure.

The manual provides cross-sectional requirements for urban roads, with the relevant requirements to the internal roads within the subject site reproduced in Table 3 below.

Table 3 IDM Road Cross-Sectional Requirements – Urban Roads

Road Type	Max. Traffic Volumes (veh/day)	Carriageway Width	Min. Reserve	Min. Verge Width	Parking	Pedestrian / Cycle Provision
Access Place	0 - 300	6.0 m	14.0 m	3.5 m	Yes (x1)	Footpath x2 No cycles
Access Street	0 - 2,500	7.3m	16.0m	3.5m	Yes (x2)	Footpath x2 No cycles

The proposed internal road cross-sections are designed in general accordance with the requirements for an Access Place and Access Street and are therefore considered to be acceptable.

In addition, the manual provides cross-sectional requirements for rural roads, with the relevant requirements to the external road upgrades surrounding the subject site (Killeens Road and Butler Street) reproduced in Table 4 below.

Table 4 IDM Road Cross-Sectional Requirements – Rural Roads

Road Type	Max. Traffic Volumes (veh/day)	Min. Reserve	Seal Width	Min. Shoulder Width	Kerbing
Low-Density Residential Collector Road	6,000	20.0m	6.2m	1.5m	nil

As previously mentioned, both Killeens Road and Butler Street are proposed to be upgrades as a Low-Density Residential Collector Road, which maintains the existing 20-metre road reserve and provides a 6.0 metre seal width and a kerb and 1.5 metre footpath on the Hamilton Estate side of the road. Whilst the sealed width is slightly less than the IDM requirements, it is consistent with the existing road seal width of Killeens Road and Butler Street to the south of Main Street West and is therefore considered acceptable. It is also noted that kerbing is provided in lieu of a sealed shoulder on the Hamilton Estate side of the road and is considered acceptable.

5 TRAFFIC

5.1 Traffic Generation

5.1.1 Residential

Whilst in outer suburban areas, traffic generation surveys suggest that single dwellings may generate traffic at up to 10 vehicle trips per day, traffic generation surveys of residential developments in regional areas suggests that reduced traffic generation is often experienced, as trip distances are generally greater (and therefore trips are often combined to reduce travel times and distances), and non-essential trips may be avoided.

Surveys undertaken by **one**mile**grid** in Broadford suggested average weekday traffic volumes of between 6.3 and 7.7 vehicle movements per dwelling per day, whilst surveys undertaken in Wangaratta suggested between 0.37 and 0.66 vehicle movements per dwelling during the peak hour.

Furthermore, traffic generation surveys at the Eynesbury residential estate identified a daily traffic generation rate of 5.39 vehicle movements per dwelling per day (noting that this included only trips external to the estate and therefore would not include internal trips to local shopping or other destinations).

Considering the above, it can be expected that the proposed residential development will generate traffic at a rate of no more than 8 vehicle trips per day, with 10% of trips occurring during the peak hours.

Application of the traffic generation rate above to the proposed 84 residential lots and 1 opportunity site (assumed to be equivalent to 6 residential lots for analysis purposes), it is expected to generate up to approximately 720 vehicle trips per day and approximately 72 trips during morning and afternoon peak hours.

Furthermore, during the morning peak, it is estimated that 80% of the residential traffic will be outbound, while during the afternoon peak, 60% of the residential traffic will be inbound.

Based on the above, the anticipated residential traffic generated by the proposed development is shown in Table 5 below.

Table 5 Anticipated Traffic Generation – Residential

Period	*Inbound*	*Outbound*	*Total*
AM Peak	14	58	**72**
PM Peak	43	29	**72**

5.1.2 Commercial

5.1.2.1 Child Care Centre

Whilst the ultimate land use of the commercial lot is currently undetermined, the applicant has indicated that a use such as a child care centre could be considered for a portion of the commercial area.

In order to establish traffic generation rates for similar uses, **one**mile**grid** undertook turning movement surveys of existing child care centres at 418 Mt Dandenong Rd, Croydon (Goodstart Early Learning Croydon) and 18 Grange Road, Alphington (Smart Start Early Learning and Development Centre).

The surveys were undertaken at both sites on Tuesday 10th October 2017 from 6:30am to 6:30pm.

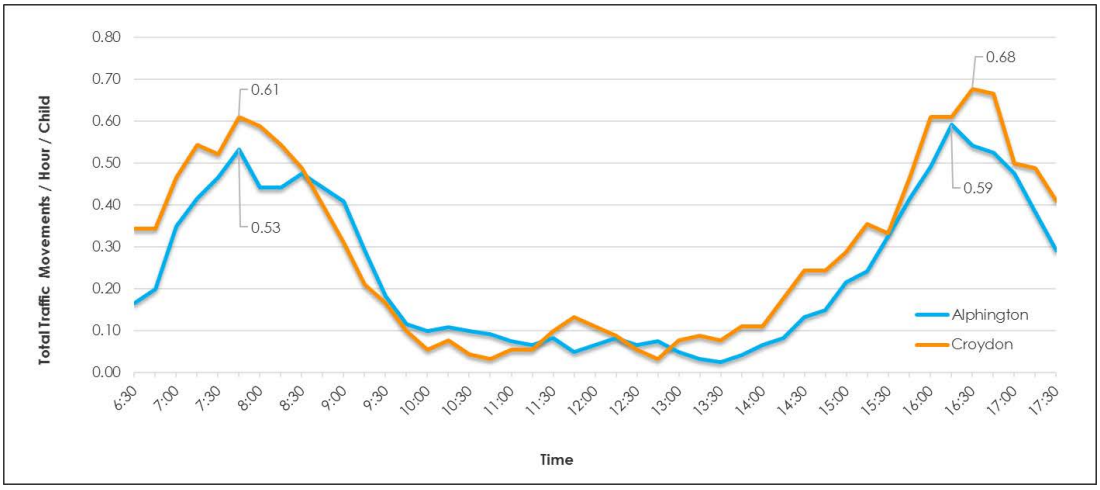
Both sites were specifically selected because of a large supply of on-site car parking, and their location along a main road where on-street parking could not be utilise for parent pick-up and drop-off.

A summary of the case-study results is provided below, representing the peak traffic generation in relation to the maximum number of child care places. Information provided by the operator suggests that both centres were effectively operating at capacity during the survey periods.

Table 6 Child Care Case Study – Traffic Generation (Movements/Child)

Site	No. Places	AM Peak				PM Peak			
		Time	In	Out	Total	Time	In	Out	Total
Alphington	120	7:45am-8:45am	0.28	0.25	0.53	4:15pm-5:15pm	0.28	0.32	0.59
Croydon	90	7:45am-8:45am	0.33	0.28	0.61	4:30pm-5:30pm	0.32	0.36	0.68
Average			**0.31**	**0.27**	**0.57**		**0.30**	**0.34**	**0.64**

Figure 22 Child Care Case Study – Traffic Generation



In order to provide a conservative assessment, the upper limit of the two case studies (Croydon Child Care Centre) will be adopted for a child care centre catering for 100 children, with the anticipated traffic generation shown in Table 7 below.

Table 7 Anticipated Traffic Generation – Commercial (Child Care Centre)

Site	No. Places	AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Child Care Centre	**100**	33	28	**61**	32	36	**68**

This is considered to be conservative based on the following factors:

- The child care centre could cater for less children;
- It is reasonable to assume that a sizeable portion of the visitors to the child care centre will come from the proposed residential subdivision, thus the traffic generation for these visitors have already been accounted for;
- The site could be developed for a use the generates less traffic movements during the peak hours than a child care centre, such as offices and/or a café or restaurant.

5.1.2.2 Other Commercial Uses

As well as a child care centre, the additional commercial area could be utilised for a variety of other commercial uses such as shops, offices, cafes, restaurants, medical centre, etc.

It is typically seen that for commercial uses, traffic generation during the commuter peak hours are by staff who arrive in the morning peak and depart in the evening peak. Whilst it is assumed that some of staff/workers at any new commercial developments in the subdivision will also reside in the subdivision and therefore their traffic generation has already been accounted for in the residential traffic generation rates. Regardless, in order to provide a conservative assessment these movements will be included in the overall traffic analysis.

The NSW RTA Guide to Traffic Generating Developments provides the following generic traffic generation rates for office and commercial uses:

- Daily = 10 movements per 100 m² gross floor area
- PM Peak Hour = 2 movements per 100 m² gross floor area

For the purposes of analysis, it will be assumed that half of the commercial area (3,036 m²) will be allocated to these 'other commercial uses' and half of that area will contain leasable floor area (1,518 m²). Based on the above-mentioned traffic generation rates, and assuming the morning peak hours generates the same level of traffic as the afternoon peak hour (albeit staff arriving to rather than departing), the following traffic is expected to be generated by other commercial uses:

- Daily = 152 vehicle movements per day
- AM Peak Hour = 30 inbound movements
- PM Peak Hour = 30 outbound movements

5.1.3 Total Anticipated Traffic Generation

Based on the above, the total anticipated traffic generated by the proposed development during the peak hours is shown in Table 8 below.

Table 8 Total Anticipated Traffic Generation – Peak Hours

Period	*Inbound*	*Outbound*	*Total*
AM Peak	77	86	**163**
PM Peak	75	95	**170**

5.2 Traffic Distribution

Considering the location of the site in relation to the arterial road network, public transport facilities, schools, recreation and retail and employment precincts, it is expected that 80% of all development generated traffic will be distributed eastbound towards Rutherglen town centre, and the remaining 20% is anticipated to be distributed westbound. It is also noted that the western portion of the development will gain external access from Killeens Road and the eastern portion will gain access from Butler Street.

The detailed directional distribution shown in Table 9 has been adopted.

Table 9 Adopted Directional Traffic Distribution

Direction	*Intersection*	*Percentage*
East	Moodemere Street – via Butler Street	60%
	Scott Street – via Butler Street	20%
West	Moodemere Street – via Killeens Road	10%
	Scott Street – via Killeens Road	10%

5.3 Development Generated Traffic Volumes

Based on the above, the following traffic volumes are expected to be generated by the proposed development at the following intersections:

- Scott Street / Killeens Road;
- Scott Street / Butler Street;
- Moodemere Street / Killeens Road; and
- Moodemere Street / Butler Street.

A view of generated traffic volumes at the four external intersections surrounding the subject site is shown in Figure 23 and Figure 24.

Figure 23 Generated Traffic Volumes – AM Peak

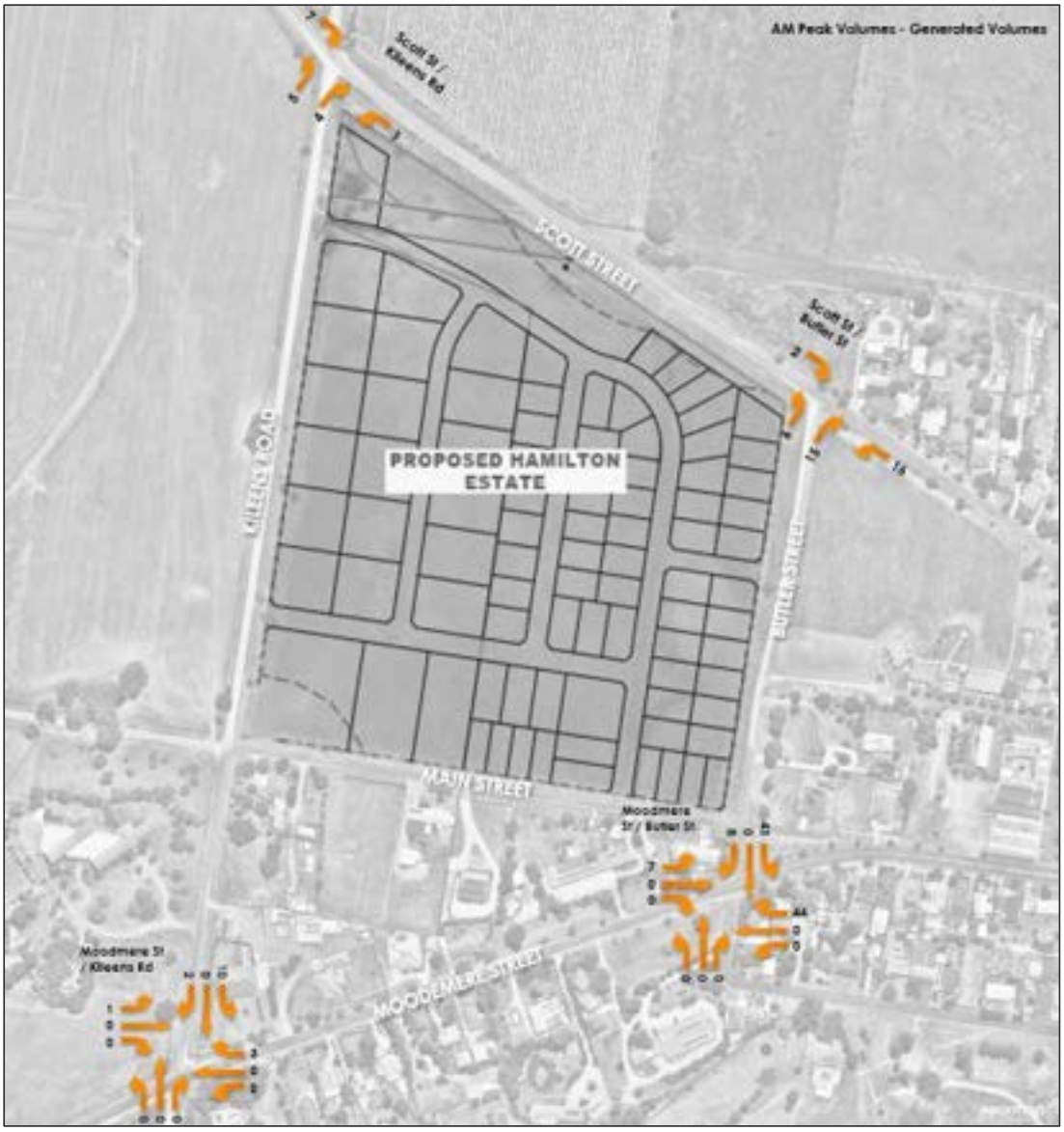
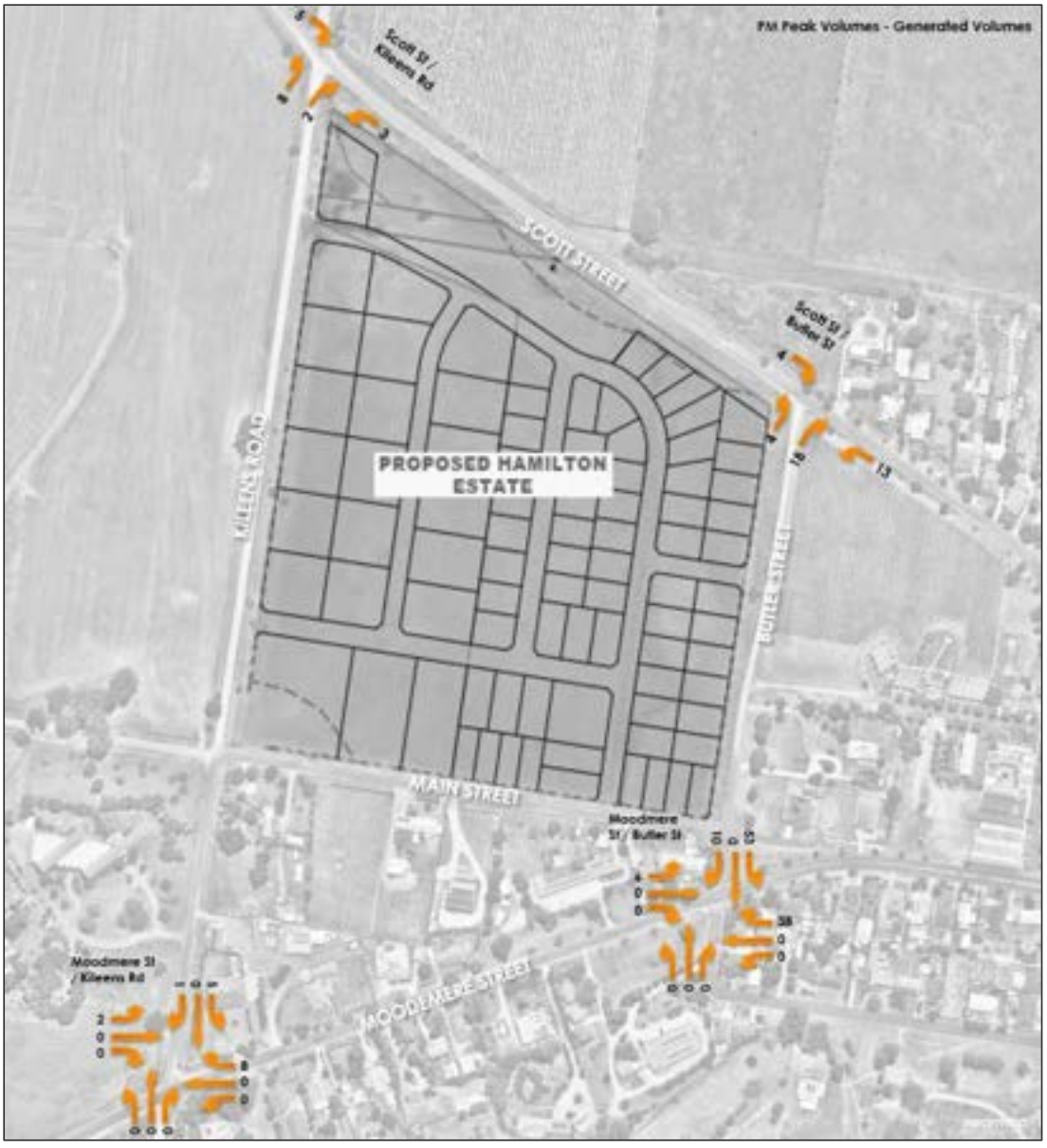


Figure 24 Generated Traffic Volumes – PM Peak



5.4 Future Traffic Volumes

Based on the above, the future intersection volumes at the Moodemere Street / Killeens Road and Moodemere Street / Butler Street intersections can be calculated by combining the existing volumes with the traffic anticipated to be generated by the proposed development. It is expected that majority of the development generated traffic will be distributed to the Moodemere Street / Butler Street intersection.

The resultant peak hour traffic volumes are shown in Figure 25 and Figure 26.

Figure 25 Future Traffic Volumes – Moodemere Street – AM Peak



Figure 26 Future Traffic Volumes – Moodemere Street – PM Peak



5.5 Traffic Impact – Intersection Peak Hours

With respect to peak-hour impacts, the anticipated traffic generation for the proposed development is a maximum of 182 movements in each peak hour. Based on the likely distribution of movements, it is anticipated that a maximum of 109 of those movements are experienced by the Moodemere Street / Butler Street intersection.

To assess the operation of the intersection the traffic volumes have been input into SIDRA Intersection, a traffic modelling software package.

The SIDRA Intersection software package has been developed to provide information on the capacity of an intersection with regard to a number of parameters. Those parameters considered relevant are, Degree of Saturation (DoS), 95th Percentile Queue, and Average Delay as described below.

Table 10 SIDRA Intersection Parameters

Parameter	*Description*
Degree of Saturation (DoS)	The DoS represents the ratio of the traffic volume making a particular movement compared to the maximum capacity for that particular movement. The value of the DoS has a corresponding rating depending on the ratio as shown below. *Degree of Saturation* / *Rating* Up to 0.60 – Excellent 0.61 – 0.70 – Very Good 0.71 – 0.80 – Good 0.81 – 0.90 – Fair 0.91 – 1.00 – Poor Above 1.00 – Very Poor It is noted that whilst the range of 0.91 – 1.00 is rated as 'poor', it is acceptable for critical movements at an intersection to be operating within this range during high peak periods, reflecting actual conditions in a significant number of suburban signalised intersections.
Average Delay (seconds)	Average delay is the time delay that can be expected for all vehicles undertaking a particular movement in seconds. This includes time taken to accelerate or decelerate, time taken to undertake the manoeuvre, and delay at a hold line or stop line.
95th Percentile (95%ile) Queue	95%ile queue represents the maximum queue length in metres that can be expected in 95% of observed queue lengths in the peak hour.

The results of the analysis are provided in Table 11 below.

Table 11 Moodemere Street / Butler Street – Existing/Future Conditions

Approach	DoS		Avg. Delay (sec)		Queue (m)	
	Existing	Future	Existing	Future	Existing	Future
AM Peak Hour						
Butler St (S)	0.01	0.01	8.5	8.8	0.2	0.2
Moodemere St (E)	0.05	0.09	0.4	2.7	0.3	2.6
Butler St (N)	0.01	0.05	5.6	6.0	0.1	1.3
Moodemere St (W)	0.06	0.06	0.1	0.6	0.1	0.1
PM Peak Hour						
Butler St (S)	0.01	0.01	8.6	8.7	0.2	0.2
Moodemere St (E)	0.06	0.08	0.2	2.1	0.1	2.1
Butler St (N)	0.01	0.07	5.7	6.2	0.1	1.8
Moodemere St (W)	0.07	0.08	0.1	0.4	0.1	0.1

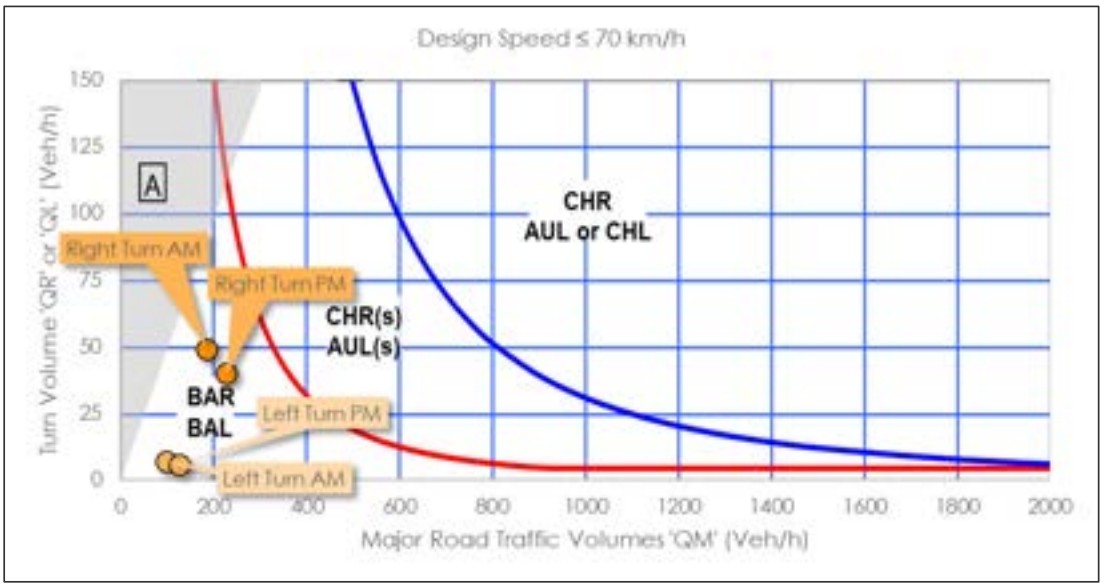
As shown above the intersection is continues to operate under excellent conditions during both the morning and afternoon peak hours with minimal changes to queues and delays experienced by motorists. In view of the foregoing, the proposed arrangement is considered satisfactory, and is not expected to create significant impact to existing motorists.

5.6 Austroads Turn Lane Warrants

In determining an appropriate intersection configuration, the anticipated post-development peak hour volumes were assessed against the turn lane treatment warrants specified in the *Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings.*

Based on the anticipated post-development traffic volumes, the turn lane requirements for the Moodemere Street / Butler Street intersection are demonstrated in Figure 27 below.

Figure 27 Austroads Turn Treatment Warrants – Moodemere St / Butler St



As identified in the figure above, the anticipated turning movements at the site access indicate that a basic right turn treatment (BAR), and a basic left turn treatment (BAL) would be required.

Commentary within the associated Austroads Guide to Traffic Management Part 6 does however note that these warrants are based on the construction of intersections on new roads (i.e., greenfield sites), and are not strictly applicable for the construction of new intersections on existing roads, where construction costs of these treatments may be higher, and are not intended for direct application for property accesses and driveways.

Noting the relatively low speeds expected on the departure side of the intersection, and the 12m wide carriageway along Moodemere Street at the intersection with Butler Street, it is appropriate to consider that no additional works are required at the intersection, and the traffic volumes generated by the proposed subdivision will not cause any significant changes to delay or queuing.

5.7 Traffic Impact – Daily Road Capacity

It is expected that the entire development site may generate in the order of 1,000-1,200 vehicle movements per day, which are ultimately distributed to Moodemere Street and Scott Street. The development will be provided 4 access points to the external road network.

It is assumed that majority of commercial traffic is distributed to the Killeens Road (southwest) access, with a small portion travelling internally to utilise the north-western access point (Killeens Road). The commercial area is expected to generate approximately 352 daily movements per day (200 associated with a child care centre and 152 from other commercial uses).

In regard to the residential component, all 84 lots and the 1 opportunity site are expected to generate approximately 720 daily movements.

Based on the above, the internal traffic volumes across the subdivision are expected to generate no more than 1,072 vehicle movements which is well below the capacity of the Local Access Streets (2,500 vehicles per day).

Furthermore, as Butler Street and Killeens Road are proposed to be upgraded to Collector Roads, the expected traffic volumes that utilise these roads will be well below the capacity of both roads.

Addition of the daily development generated traffic movements to Scott Street and Moodemere Street will be well within their respective capacities and is not expected to create any significant impact to the existing operation of either road.

It is therefore considered that the proposed access points to the external and future road network are suitable to accommodate the expected ultimate daily traffic volumes.

5.8 Project Staging & External Road Upgrades

In regard to the delivery of lots, it is expected that the eastern portion of the site will gain access from Butler Street and the western portion will gain access from Killeens Road, with internal roads provided connectivity between across the overall site. As it is proposed to construct the subdivision from south to east to west, initial access is proposed from Main Street and the southern portion of Killeens Road, which is currently an unsealed road for the majority of length between Main Street and Scott Street.

The decision of when to seal an unsealed road is a largely an economic consideration, based on on-going maintenance costs, although factors such as safety also need to be assessed.

The ARRB Guide provides the following 'rules of thumb' with respect to sealing of currently unsealed roads, as outlined in Table 12.

Table 12 ARRB Guidelines on When to Seal an Unsealed Road

Daily Traffic Volume (vpd)	*Comment*
Less than 100	Sealing unlikely to be justified unless re-sheeting the existing unsealed road is extremely costly due to scarcity of suitable locally available gravels.
Between 100 and 250	Dependent on the outcome of a site-specific economic analysis.
Greater than 250	Sealing the existing road is highly likely to be justified based on a properly conducted economic analysis.

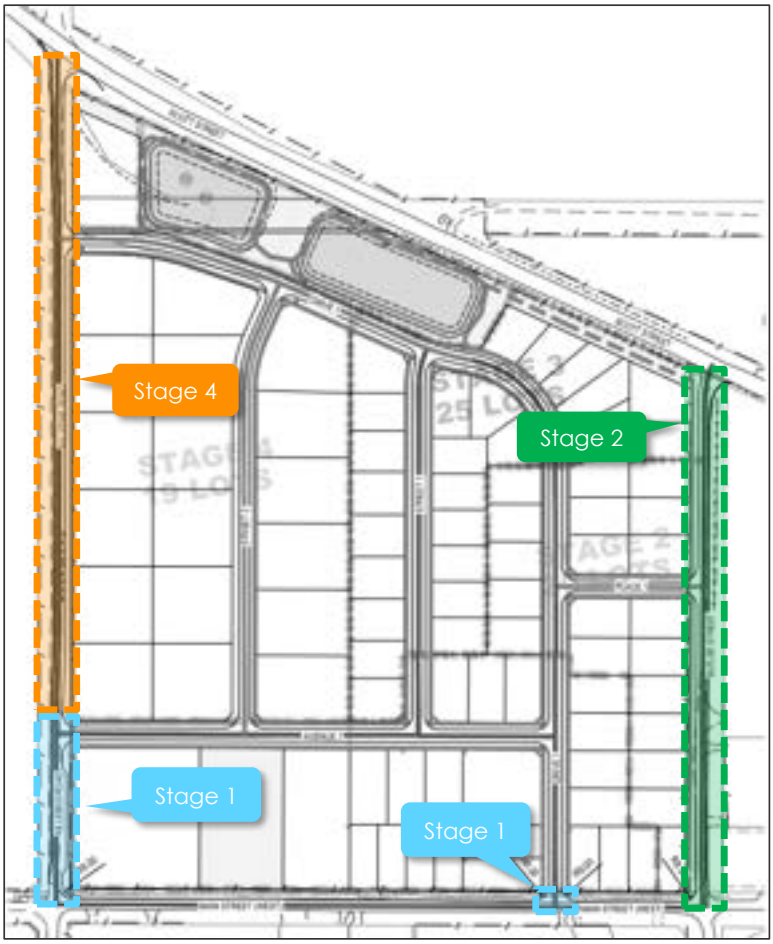
Based on the above, it noted that Stage 1 (as shown in Figure 21, page 20) contains a total of 21 residential lots, the commercial lot and the opportunity lot and is expected to generate approximately 568 daily movements. As such, the southern portion of Killeens Road (from Main Street to north edge of Stage 1) will need to be upgraded to a sealed roadway with indented parking on the Hamilton Estate side of the road prior to the delivery of Stage 1 of the subdivision.

The Butler Street intersection with the internal road network, as well as the upgrade to Butler Street, is expected to be constructed as part of the delivery of the eastern portion of the site (Stage 2).

Additionally, in the ultimate scenario, Killeens Road between Scott Street and Main Street will experience in excess of 250 daily traffic movements from the proposed development. As such, Killeens Road will need to be upgraded to a sealed roadway prior to the delivery of Stage 4, which will coincide with the delivery of the northern intersection with the internal road network.

A view of the staged external road upgrades is shown in Figure 28 below for reference.

Figure 28 External Road Upgrade Plan



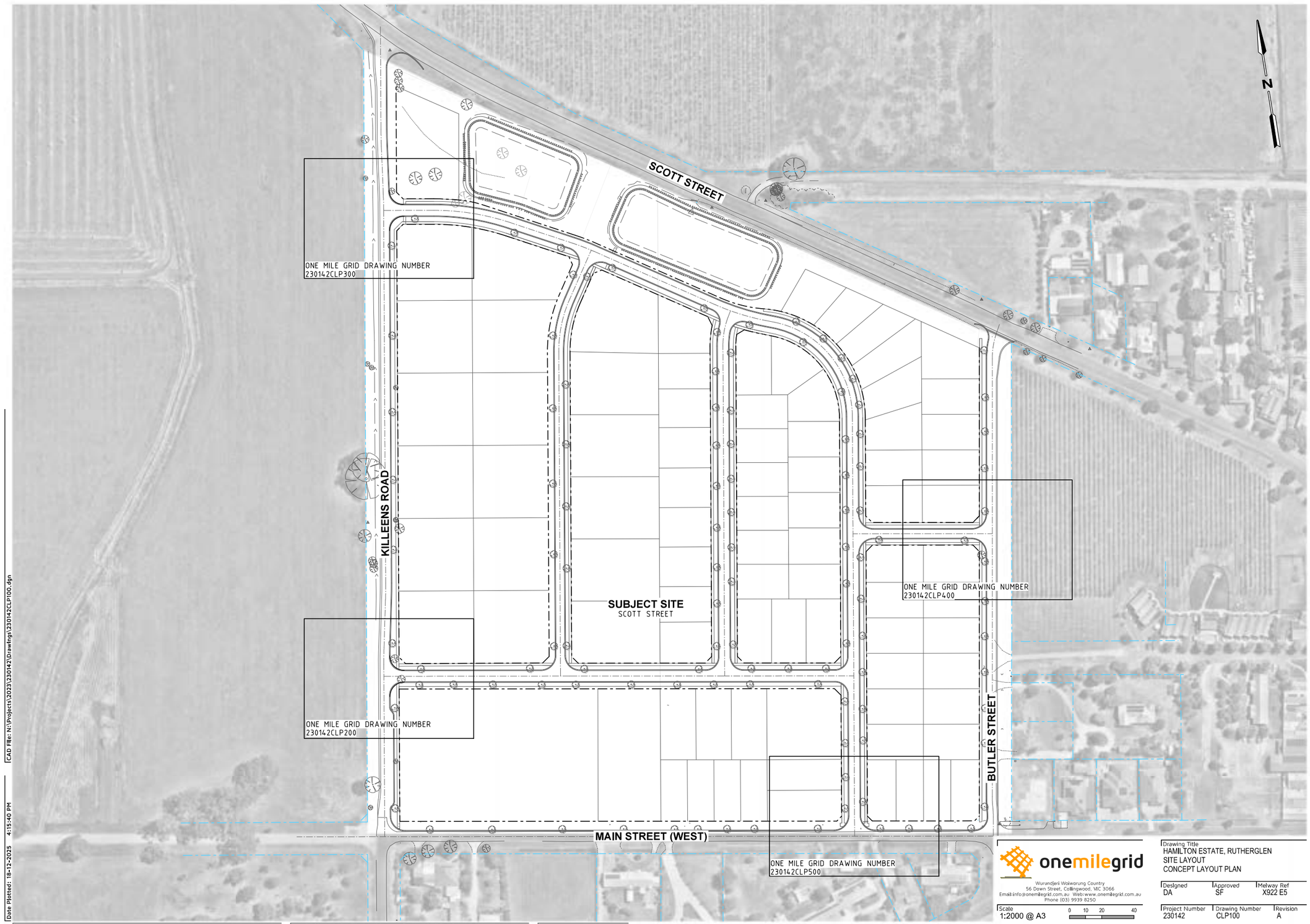
6 CONCLUSIONS

It is proposed to develop the subject site for the purposes of a subdivision, comprising 84 residential lots, 1 commercial lot (6,073 m²) and 1 lot noted as an opportunity site (3,180 m²).

Considering the analysis presented above, it is concluded that:

- The subdivision road network has been designed in accordance with Clause 56 requirements of the Indigo Planning Scheme and the IDM guidelines;
- The proposed internal road network is expected to be suitable to accommodate the proposed development traffic generation;
- Although basic turn lane treatments are triggered at the Moodemere Street / Butler Street intersection, existing conditions will likely be able to accommodate the additional traffic movements;
- Based on the level of traffic likely to be experienced by Butler Street and Killeens Road, it is expected that both roads will need to be sealed as part of the proposed development delivery; and
- The level of traffic generated by the proposed development is low and is expected to have minimal impact on Moodemere Street, Scott Street and the surrounding road network.

Appendix A Concept Layout Plans



Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap

onemilegrid
Wurundjeri Woiwurung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250

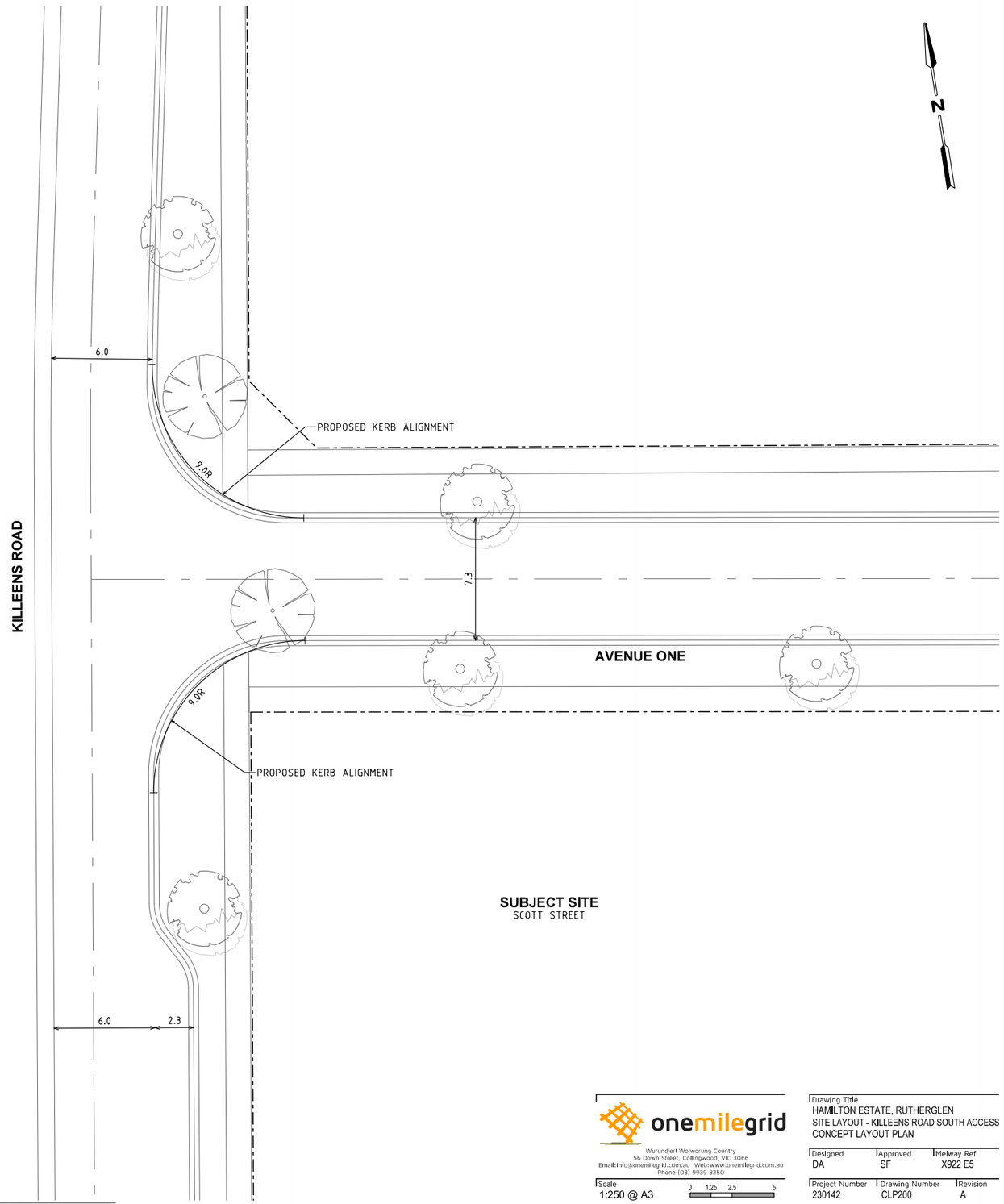
Drawing Title
HAMILTON ESTATE, RUTHERGLEN
SITE LAYOUT
CONCEPT LAYOUT PLAN

Designed	Approved	Melway Ref
DA	SF	X922 E5

Scale 1:2000 @ A3 (0 10 20 40)

Project Number	Drawing Number	Revision
230142	CLP100	A





CAD File: N:\Projects\2023\230142\Drawings\230142CLP200.dgn
Date Plotted: 18-12-2025 4:37:28 PM

Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap

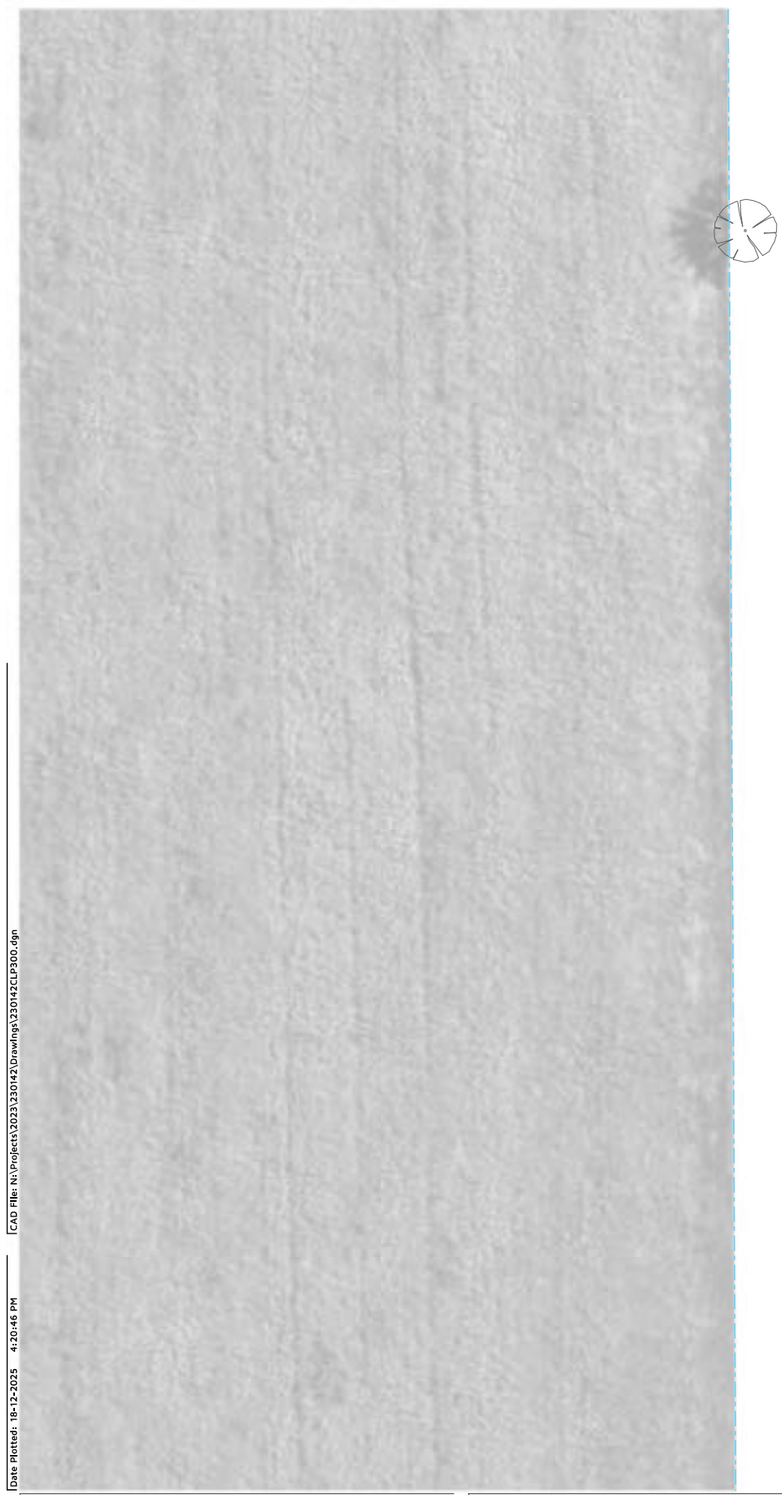
onemilegrid
Wurundjeri Woiwurung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250

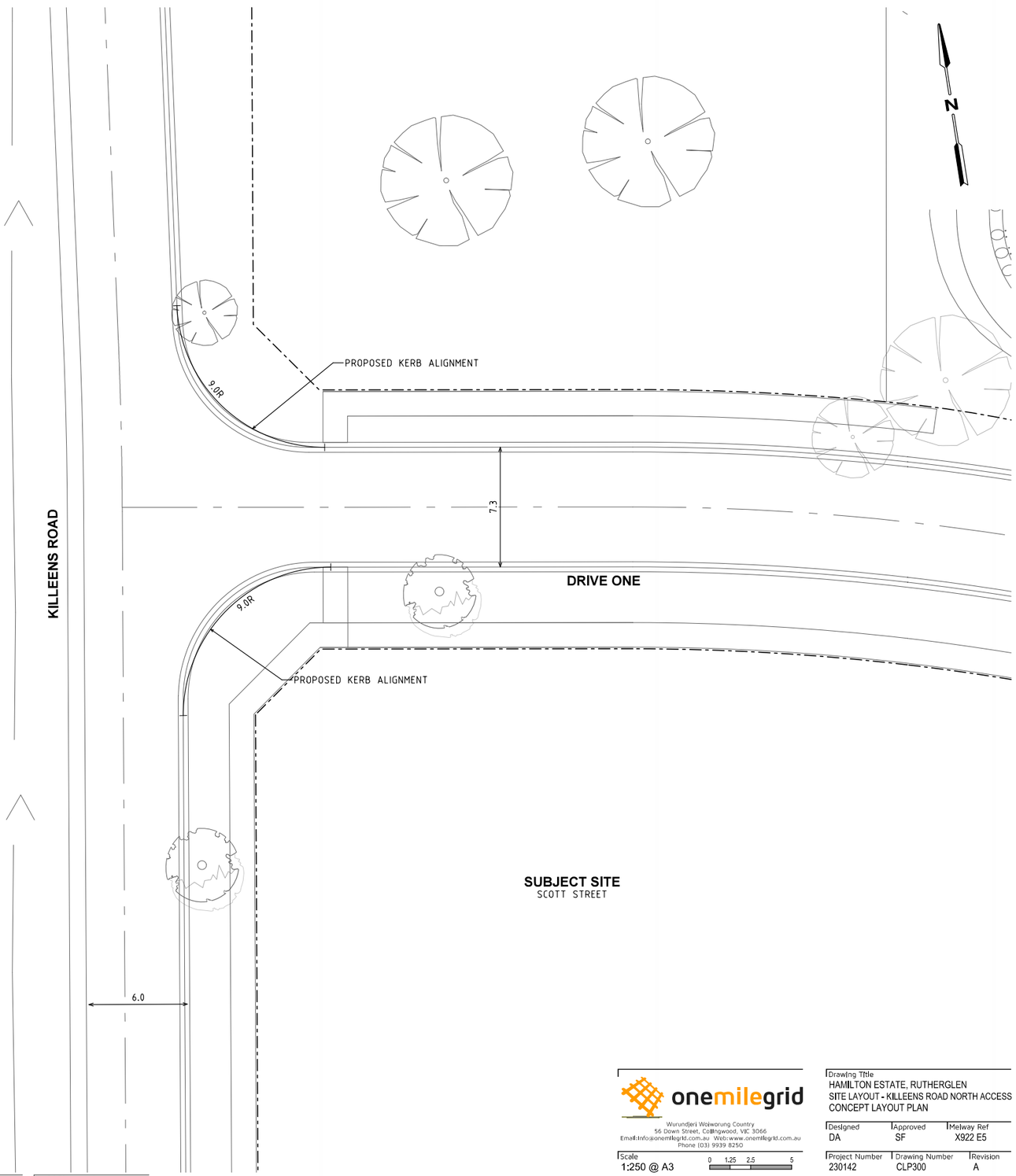
Scale 1:250 @ A3 (0 1.25 2.5 5)

Drawing Title
HAMILTON ESTATE, RUTHERGLEN
SITE LAYOUT - KILLEENS ROAD SOUTH ACCESS
CONCEPT LAYOUT PLAN

Designed	Approved	Melway Ref
DA	SF	X922 E5

Project Number	Drawing Number	Revision
230142	CLP200	A





CAD File: N:\Projects\2023\230142\Drawings\230142CLP300.dgn

Date Plotted: 18-12-2025 4:20:46 PM

Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land.
We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

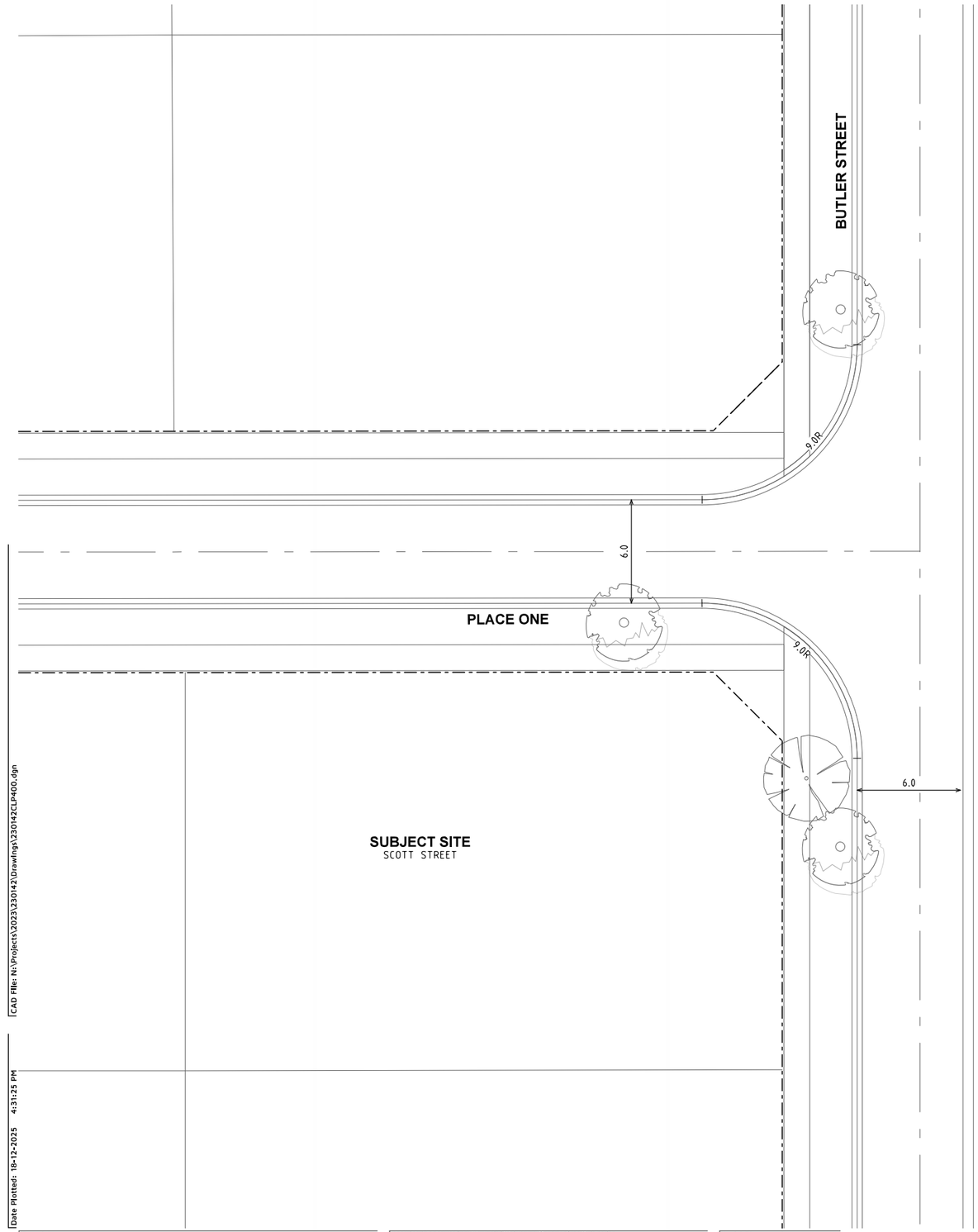
Aerial Photography
Aerial photography provided by Nearmap

onemilegrid
Wurundjeri Woiwurung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250

Drawing Title
HAMILTON ESTATE, RUTHERGLEN SITE LAYOUT - KILLEENS ROAD NORTH ACCESS CONCEPT LAYOUT PLAN

Designed	Approved	Melway Ref
DA	SF	X922 E5

Scale	Project Number	Drawing Number	Revision
1:250 @ A3 (0 1.25 2.5 5)	230142	CLP300	A





onemilegrid
Wurundjeri Woiwurung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250

Drawing Title
HAMILTON ESTATE, RUTHERGLEN
SITE LAYOUT - BUTLER STREET ACCESS
CONCEPT LAYOUT PLAN

Designed	Approved	Melway Ref
DA	SF	X922 E5

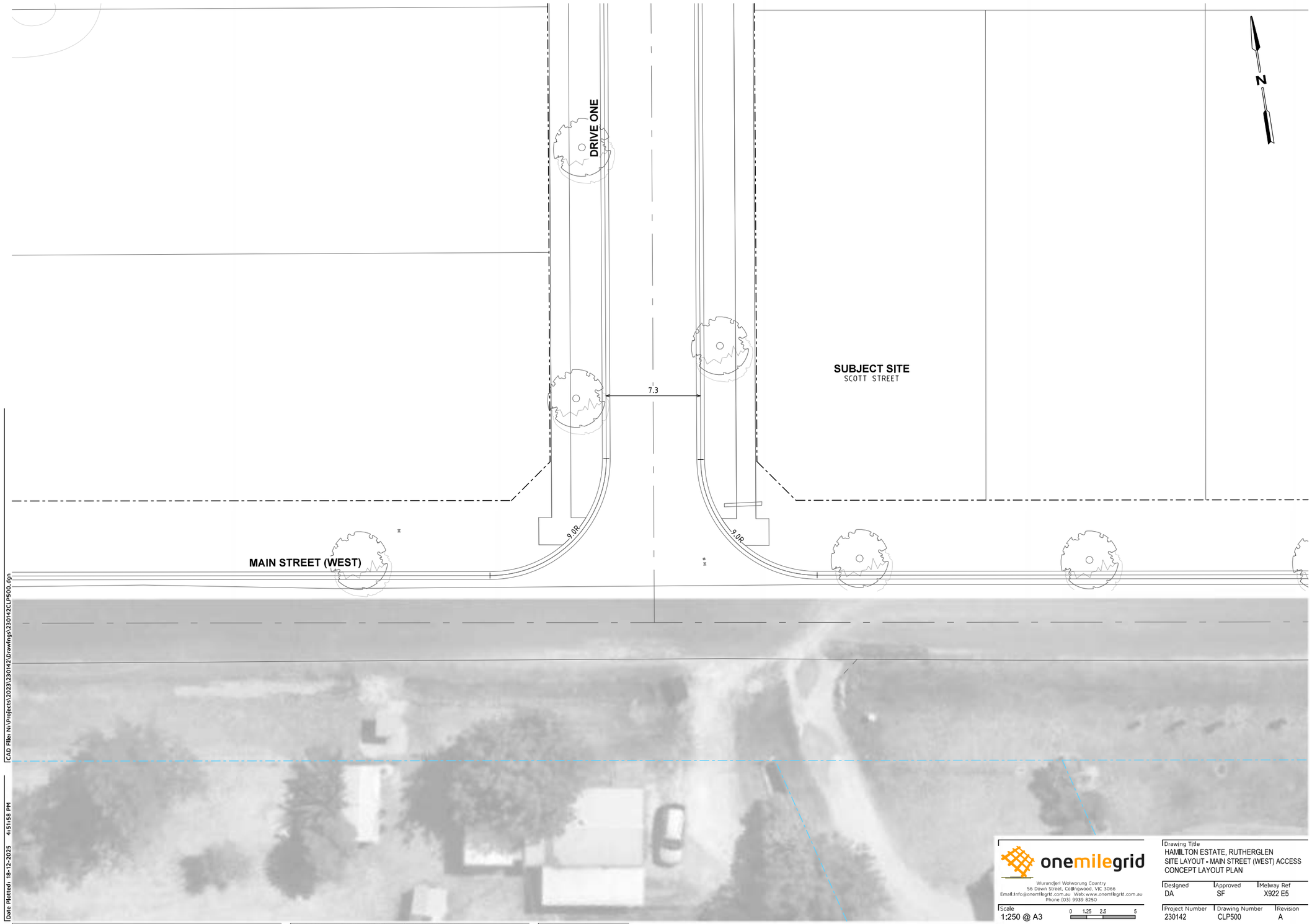
Scale 1:250 @ A3 (0 1.25 2.5 5)

Project Number	Drawing Number	Revision
230142	CLP400	A

Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap



Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap

onemilegrid
Wurundjeri Woiwurung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250

Scale 1:250 @ A3 (0 1.25 2.5 5)

Drawing Title
HAMILTON ESTATE, RUTHERGLEN
SITE LAYOUT - MAIN STREET (WEST) ACCESS
CONCEPT LAYOUT PLAN

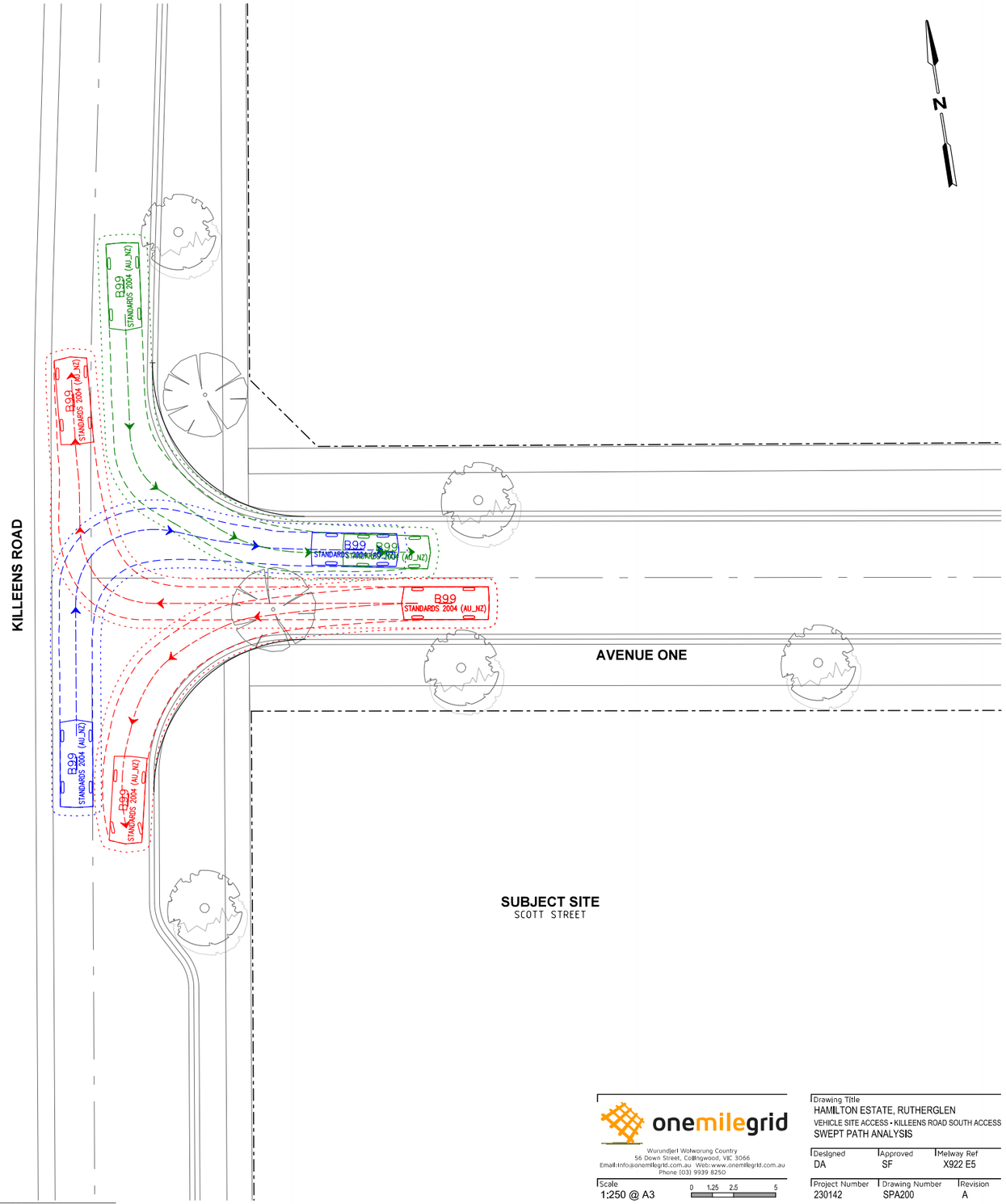
Designed	Approved	Melway Ref
DA	SF	X922 E5

Project Number	Drawing Number	Revision
230142	CLP500	A

Attachment 11.5.11
P A 26-0014 - Scott St Rutherglen - Hamilton Estate - Traffic impact assessment

Appendix B Swept Path Assessment





CAD File: N:\Projects\2023\230142\Drawings\230142SPA200.dgn

Date Plotted: 18-12-2025 4:32:10 PM

B99	meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.9

SWEPT PATH LEGEND

— — — — DESIGN VEHICLE SWEPT PATHS SHOWN DASHED

- - - - - - - - 500mm CLEARANCE ENVELOPE SHOWN DOTTED

Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap

onemilegrid
Wurundjeri Woiwurung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250

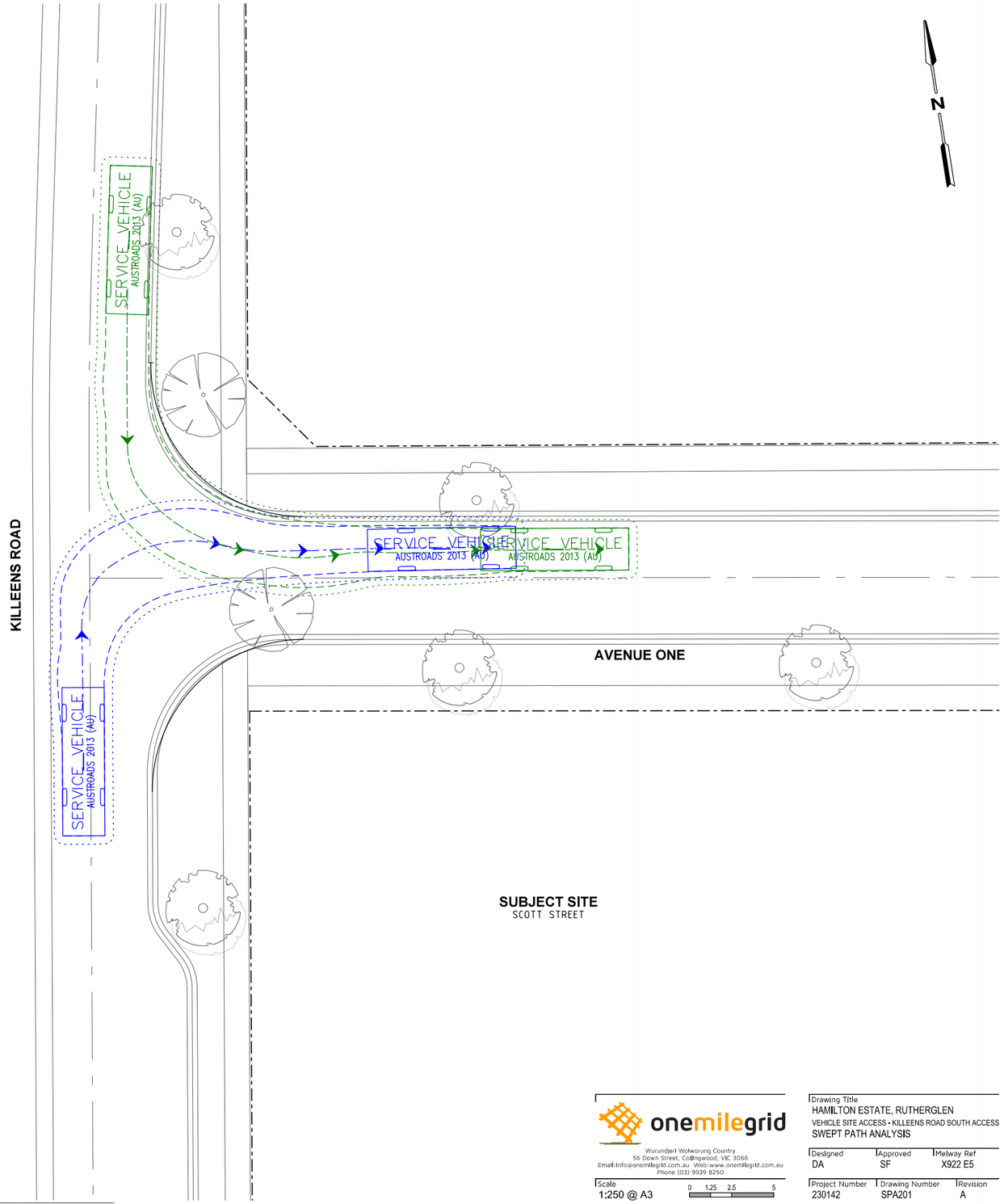
Scale	0 1.25 2.5 5
1:250 @ A3	

Drawing Title
HAMILTON ESTATE, RUTHERGLEN
VEHICLE SITE ACCESS - KILLEENS ROAD SOUTH ACCESS
SWEPT PATH ANALYSIS

Designed	Approved	Melway Ref
DA	SF	X922 E5

Project Number	Drawing Number	Revision
230142	SPA200	A





CAD File: N:\Projects\2023\230142\Drawings\230142SPA201.dgn
Date Plotted: 18-12-2025 4:32:26 PM

8.80
1.50 5.00

MRV	meters
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 34.0

SWEPT PATH LEGEND
- — — — CHECK VEHICLE SWEPT PATHS SHOWN DASHED
- - - - - - - - 500mm CLEARANCE ENVELOPE SHOWN DOTTED

Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap

onemilegrid
Wurundjeri Woiwurung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250

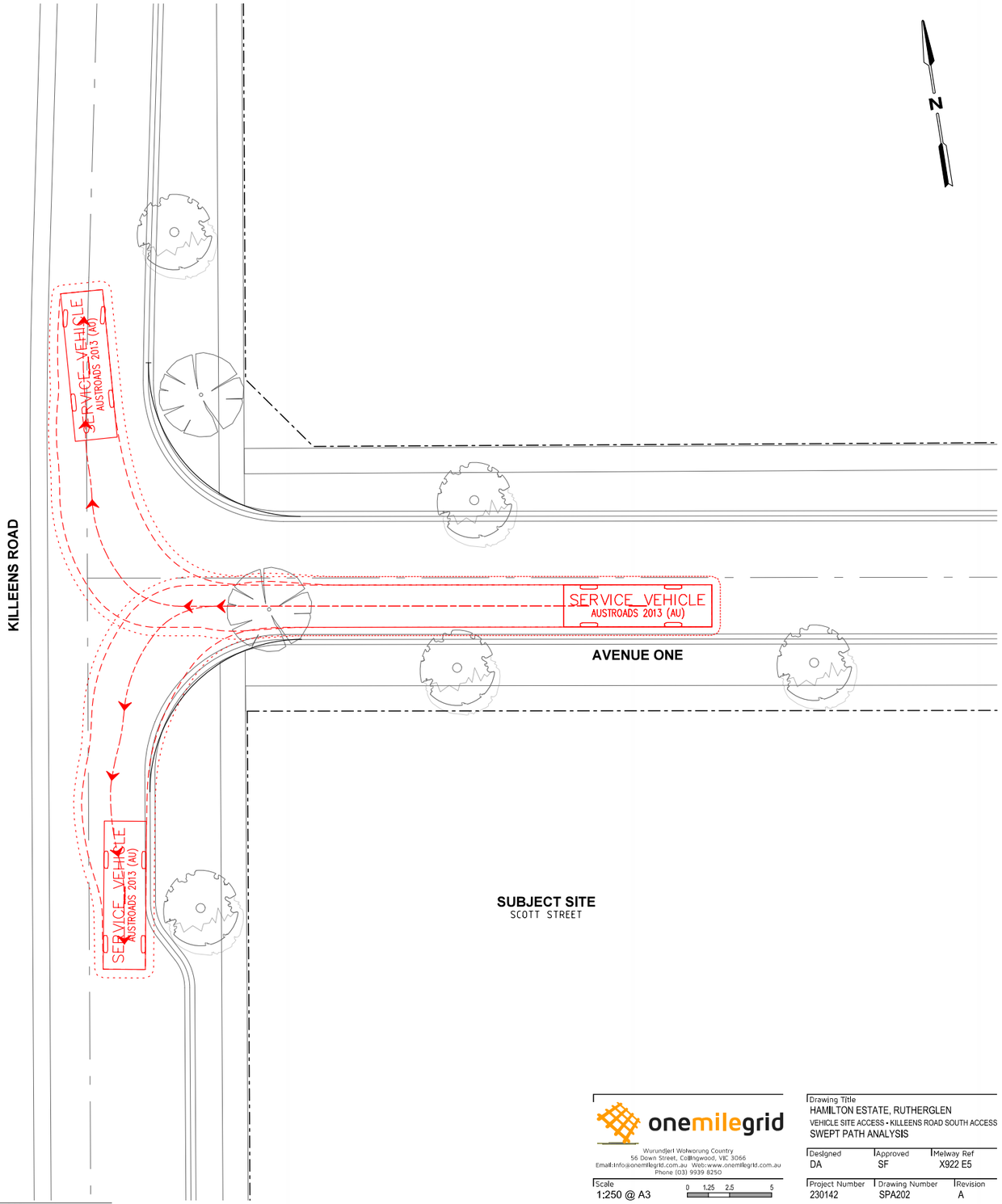
Scale 1:250 @ A3 (0 1.25 2.5 5)

Drawing Title
HAMILTON ESTATE, RUTHERGLEN
VEHICLE SITE ACCESS - KILLEENS ROAD SOUTH ACCESS
SWEPT PATH ANALYSIS

Designed	Approved	Melway Ref
DA	SF	X922 E5

Project Number	Drawing Number	Revision
230142	SPA201	A





CAD File: N:\Projects\2023\230142\Drawings\230142SPA202.dgn

Date Plotted: 18-12-2025 4:58:29 PM

MRV	meters
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 34.0

SWEPT PATH LEGEND

— — — — CHECK VEHICLE SWEPT PATHS SHOWN DASHED

- - - - - - - - 500mm CLEARANCE ENVELOPE SHOWN DOTTED

Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap

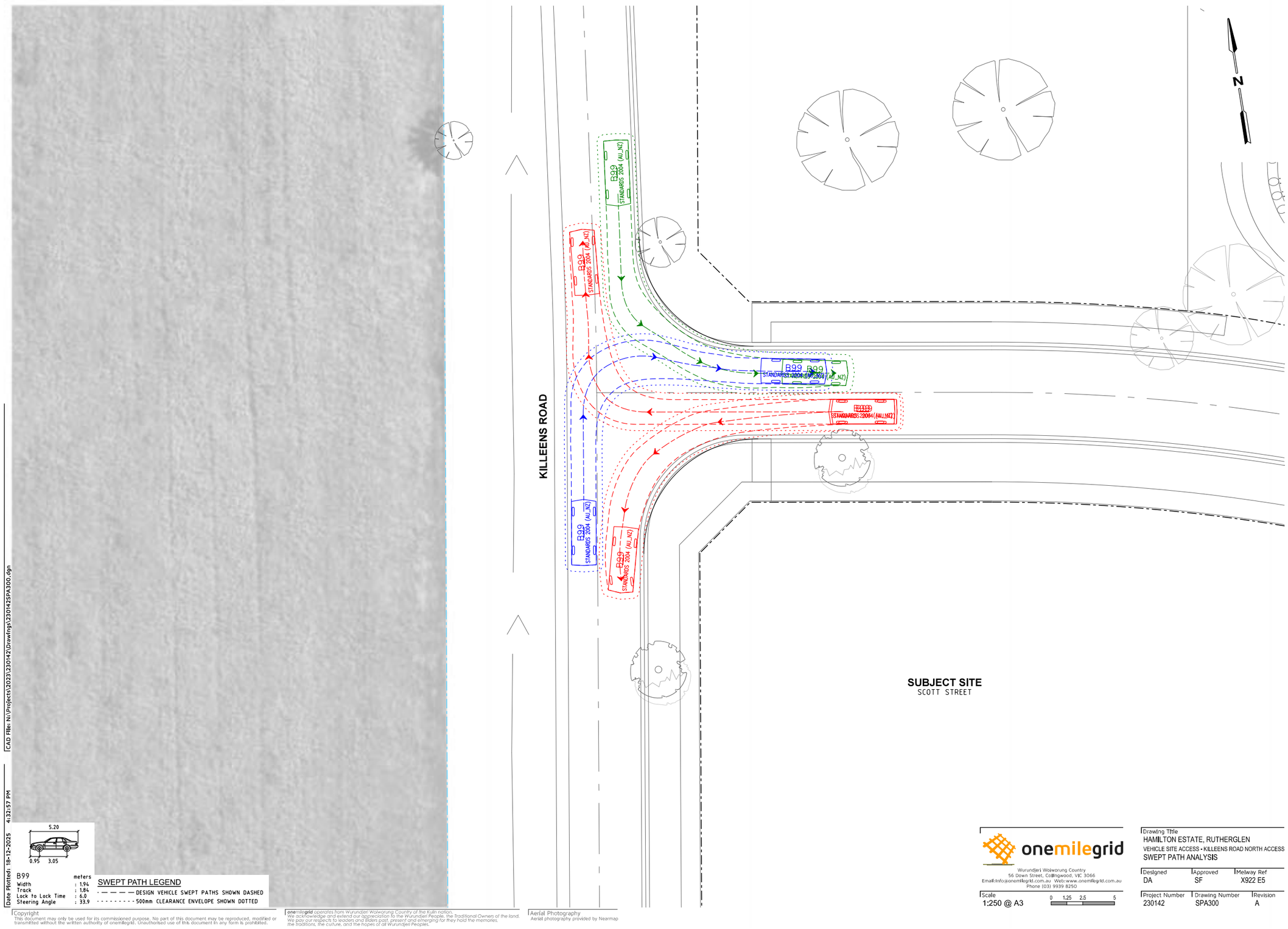
onemilegrid
Wurundjeri Woiwurung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250

Scale 1:250 @ A3 (0 1.25 2.5 5)

Drawing Title
HAMILTON ESTATE, RUTHERGLEN
VEHICLE SITE ACCESS - KILLEENS ROAD SOUTH ACCESS
SWEPT PATH ANALYSIS

Designed	Approved	Melway Ref
DA	SF	X922 E5

Project Number	Drawing Number	Revision
230142	SPA202	A



Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land.
We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap

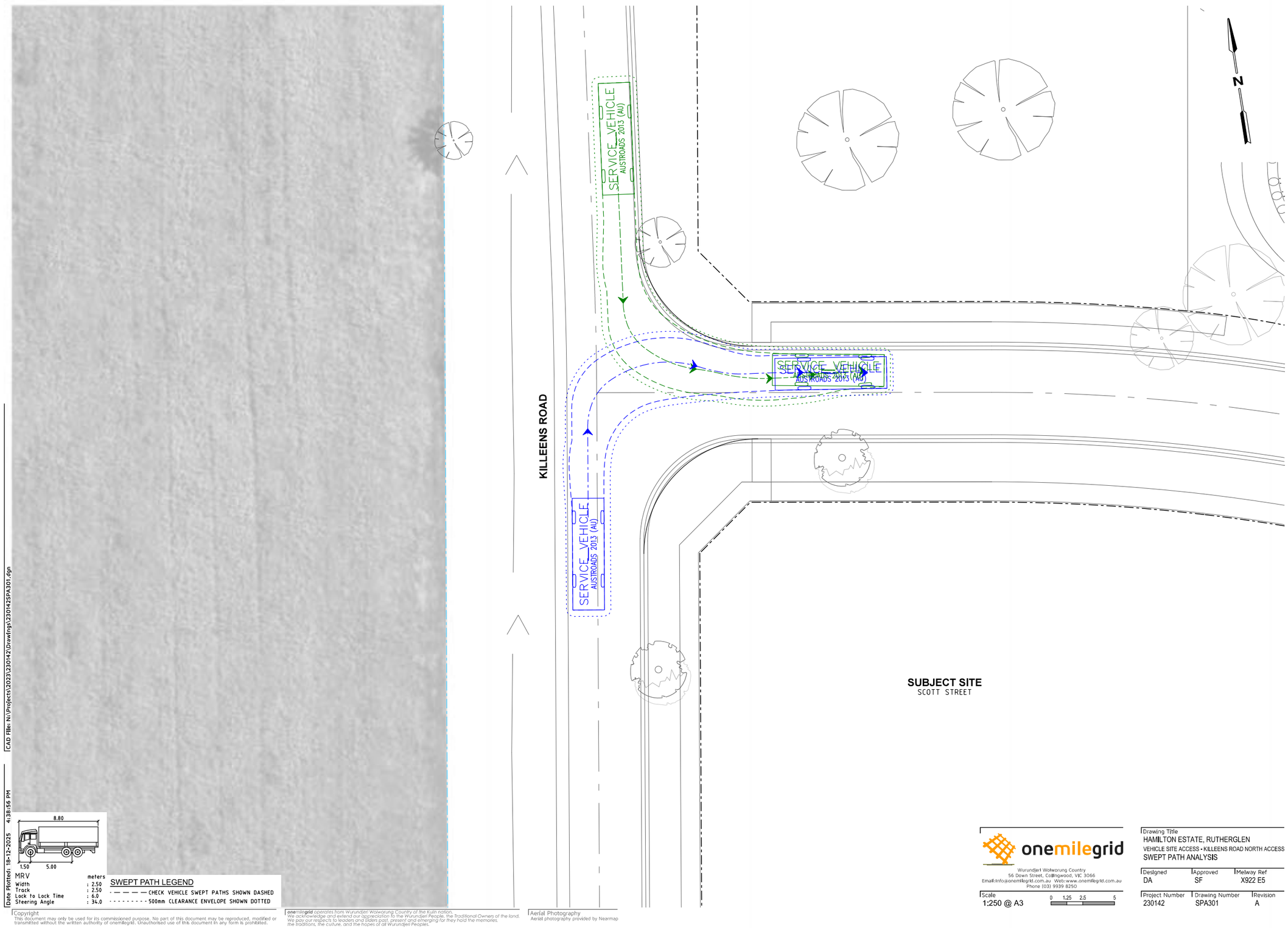
onemilegrid
Wurundjeri Woiwurung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250

Drawing Title
HAMILTON ESTATE, RUTHERGLEN
VEHICLE SITE ACCESS - KILLEENS ROAD NORTH ACCESS
SWEPT PATH ANALYSIS

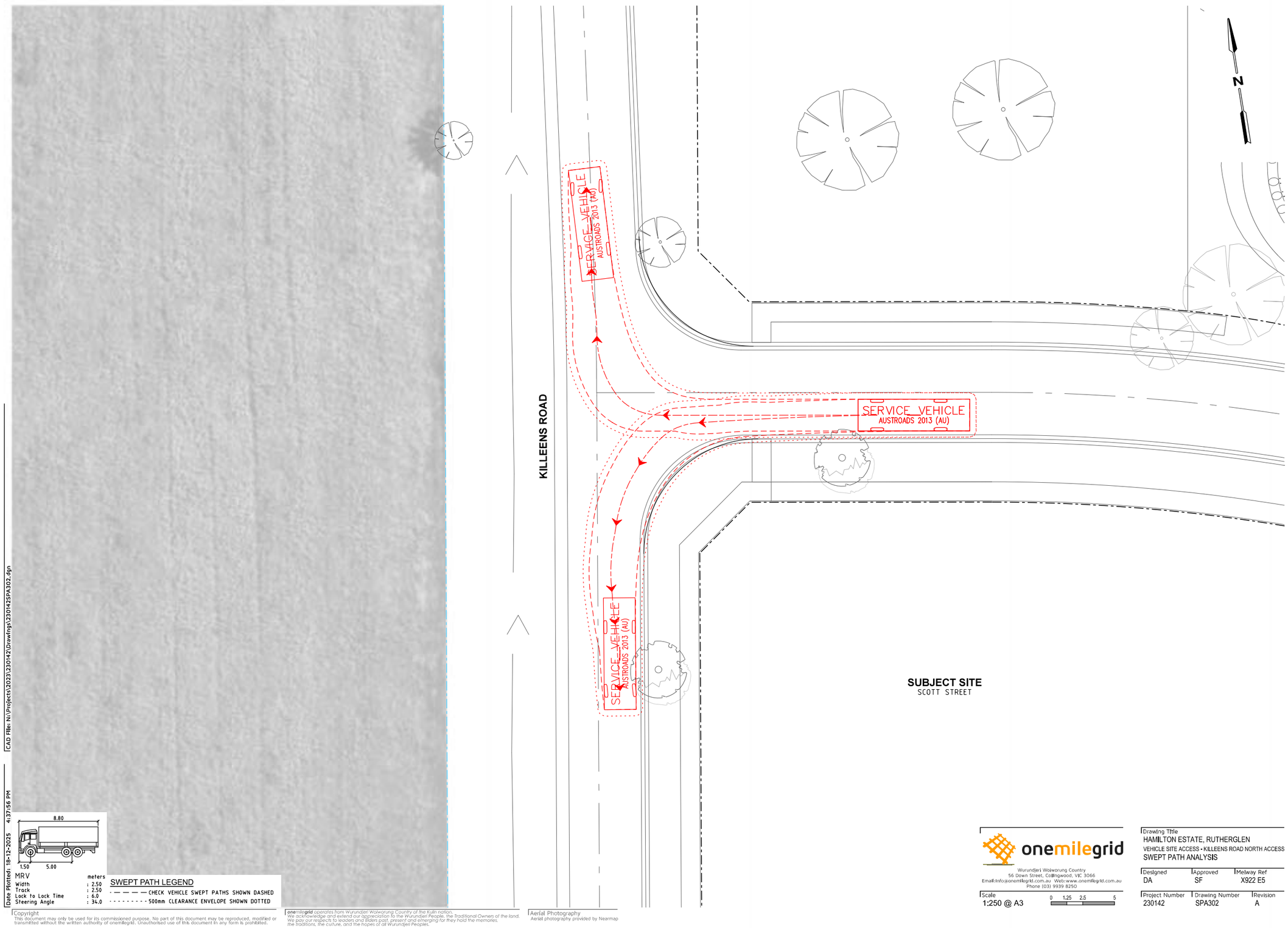
Designed	Approved	Melway Ref
DA	SF	X922 E5

Scale: 1:250 @ A3 (0 1.25 2.5 5)

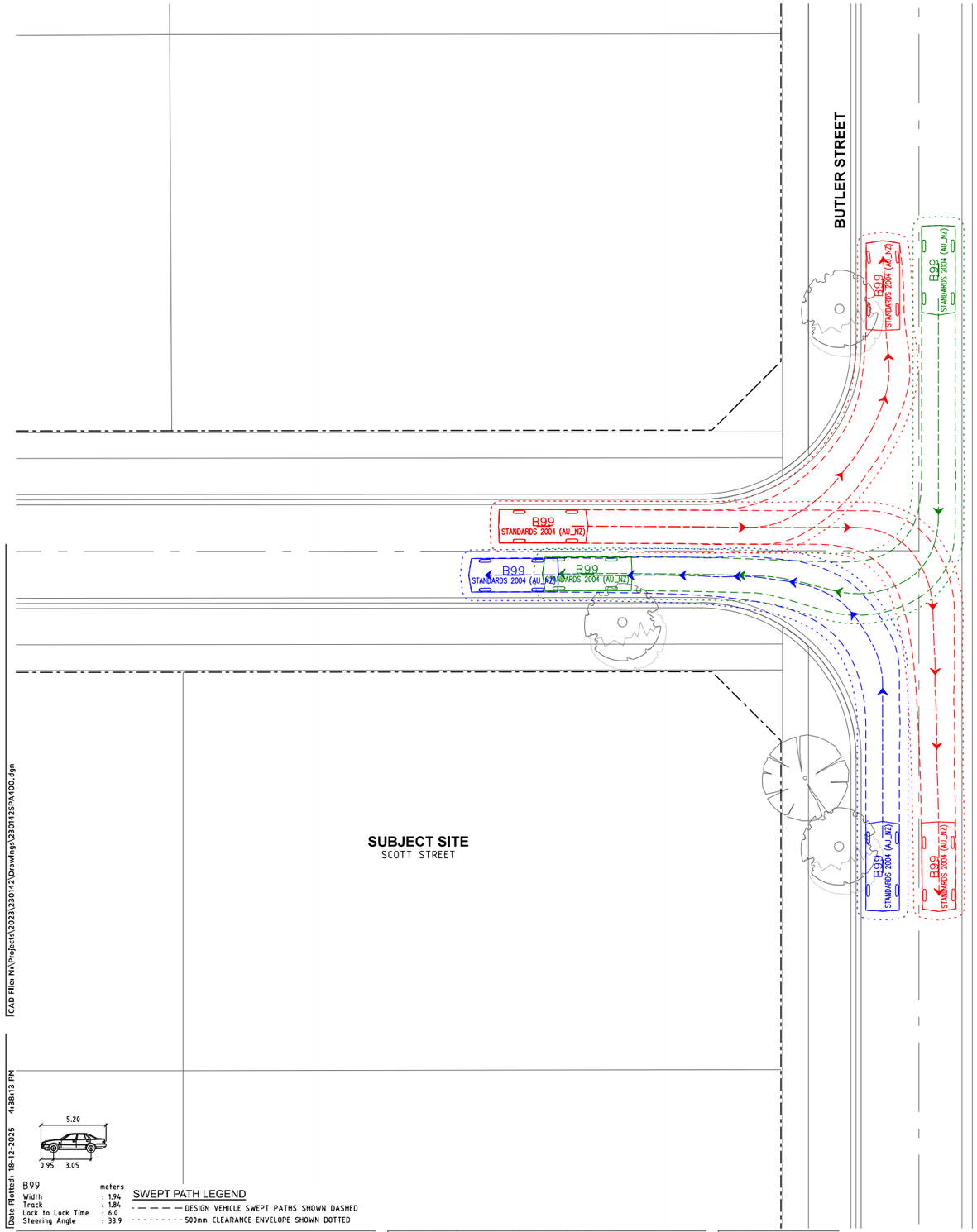
Project Number	Drawing Number	Revision
230142	SPA300	A



Attachment 11.5.11
P A 26-0014 - Scott St Rutherglen - Hamilton Estate - Traffic impact assessment



Attachment 11.5.11
P A 26-0014 - Scott St Rutherglen - Hamilton Estate - Traffic impact assessment





onemilegrid
Wurundjeri Woiwurung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250

Drawing Title
HAMILTON ESTATE, RUTHERGLEN
VEHICLE SITE ACCESS - BUTLER STREET ACCESS
SWEPT PATH ANALYSIS

Designed	Approved	Melway Ref
DA	SF	X922 E5

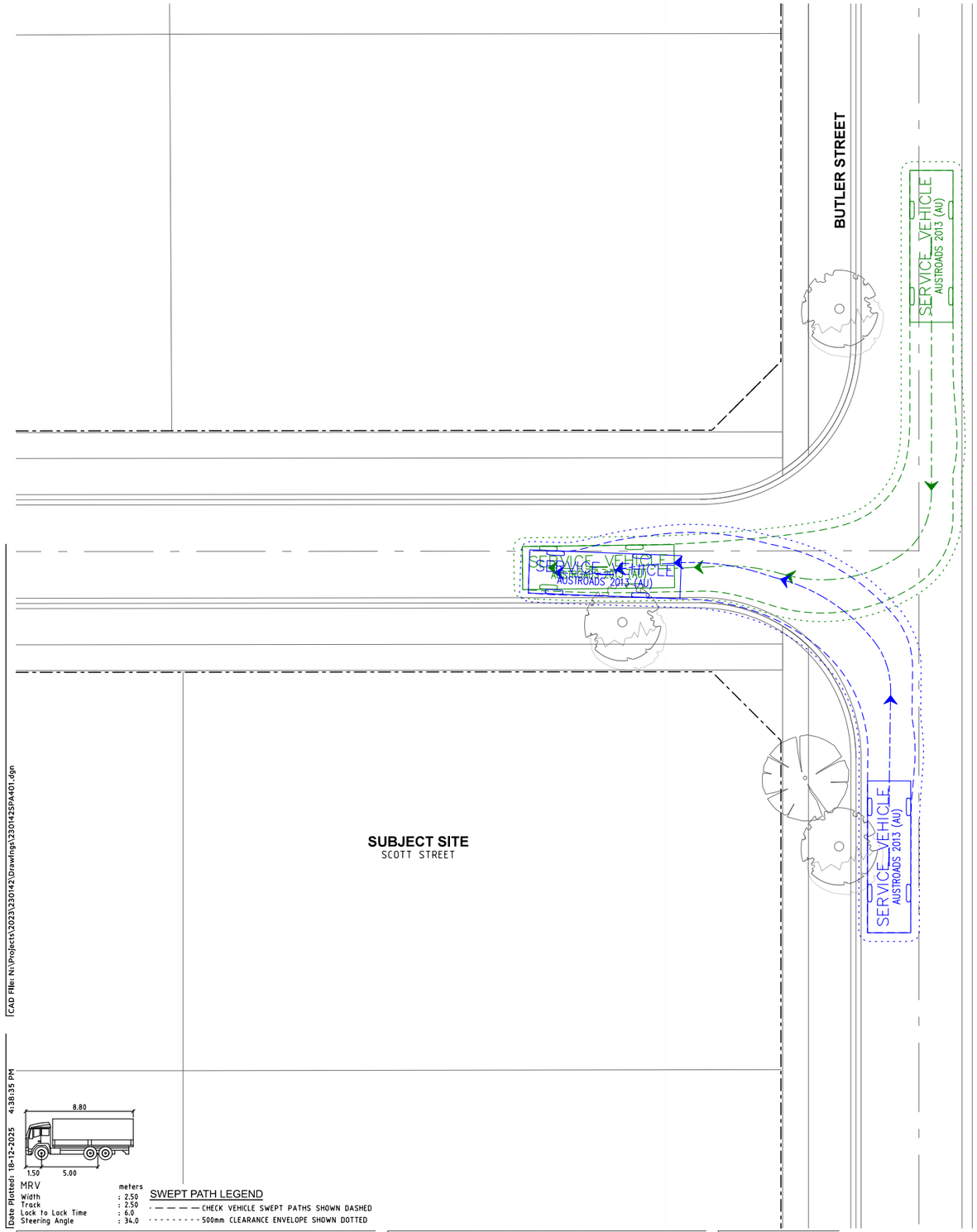
Scale 1:250 @ A3 (0 1.25 2.5 5)

Project Number	Drawing Number	Revision
230142	SPA400	A

Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap





onemilegrid
Wurundjeri Woiworung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250

Drawing Title
HAMILTON ESTATE, RUTHERGLEN
VEHICLE SITE ACCESS - BUTLER STREET ACCESS
SWEPT PATH ANALYSIS

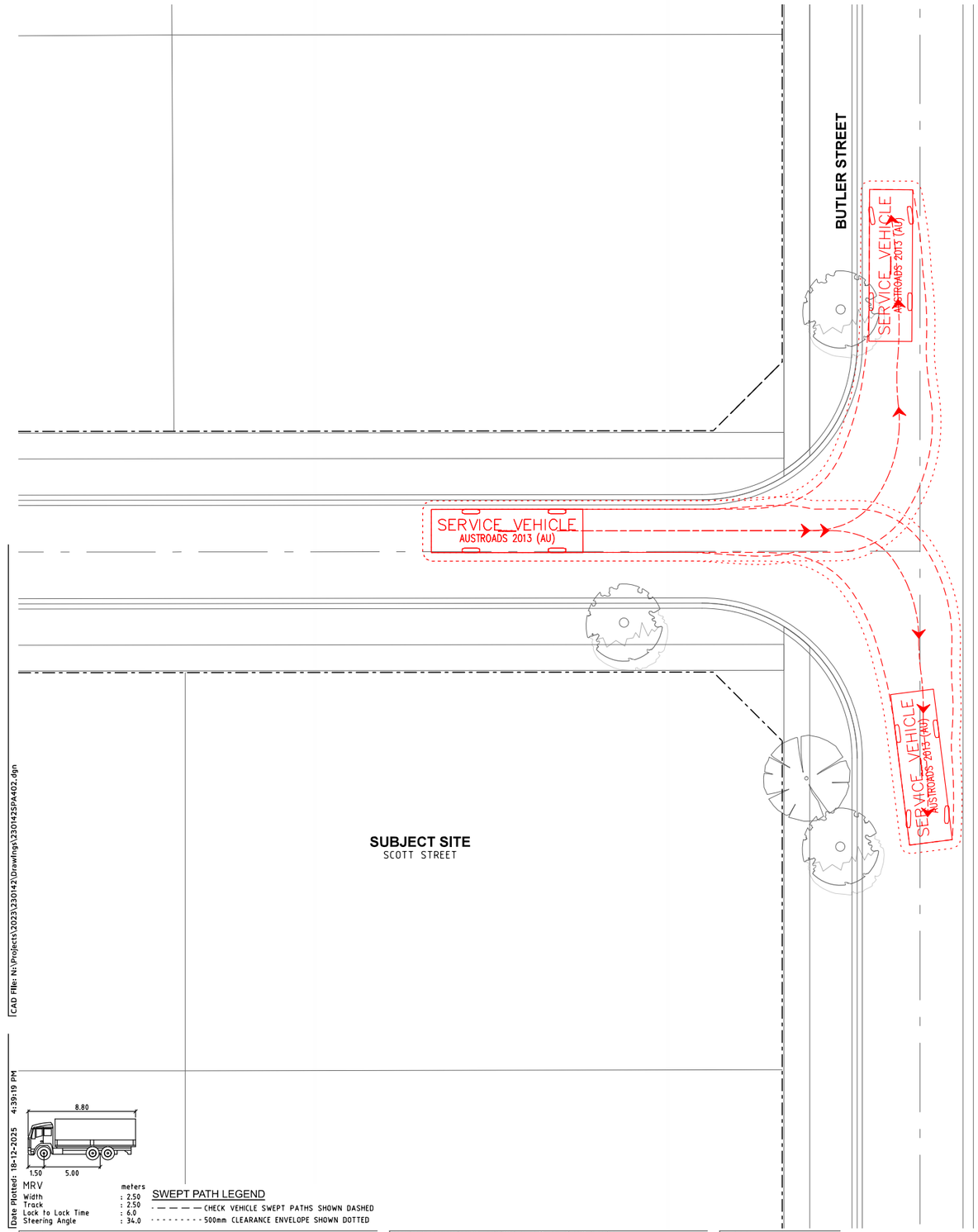
Designed	Approved	Melway Ref
DA	SF	X922 E5

Scale	Project Number	Drawing Number	Revision
1:250 @ A3 (0 1.25 2.5 5)	230142	SPA401	A

Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiworung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap





onemilegrid
Wurundjeri Woiwurung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250

Drawing Title
HAMILTON ESTATE, RUTHERGLEN
VEHICLE SITE ACCESS - BUTLER STREET ACCESS
SWEPT PATH ANALYSIS

Designed	Approved	Melway Ref
DA	SF	X922 E5

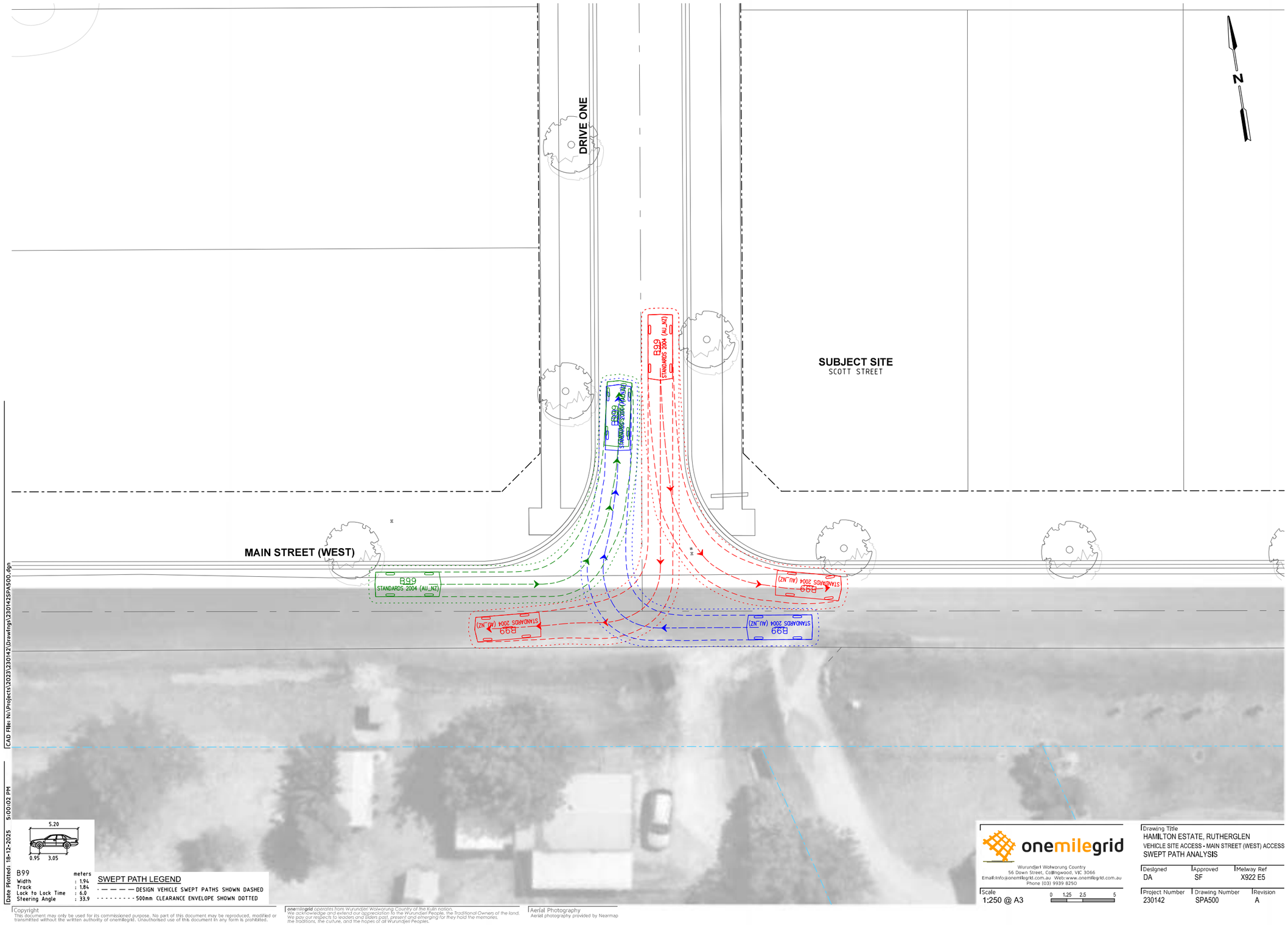
Scale 1:250 @ A3 (0 1.25 2.5 5)

Project Number	Drawing Number	Revision
230142	SPA401	A

Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap

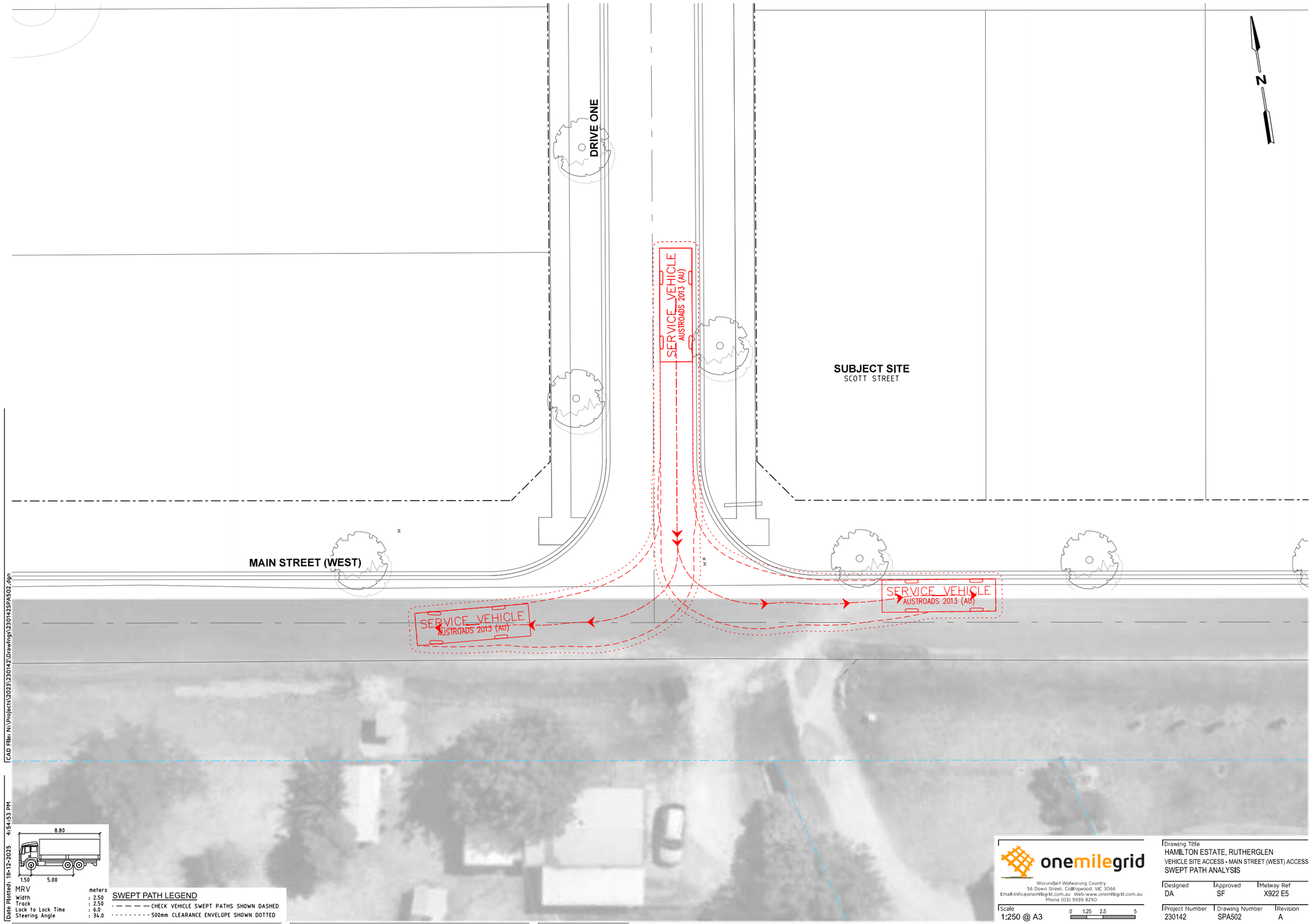

DRIVE ONE
SUBJECT SITE
SCOTT STREET
MAIN STREET (WEST)
N
B99
STANDARDS 2004 (AU_NZ)
CAD File: N:\Projects\2023\230142\Drawings\230142SPA500.dgn
Date Plotted: 18-12-2025 5:00:02 PM
5.20
0.95 3.05
B99
meters
Width : 1.94
Track : 1.84
Lock to Lock Time : 6.0
Steering Angle : 33.9
SWEPT PATH LEGEND
DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
500mm CLEARANCE ENVELOPE SHOWN DOTTED
Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.
onemilegrid operates from Wurundjeri Woiworung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land.
We pay our respects to leaders and Elders past, present and emerging for they hold the memories,
the traditions, the culture, and the hopes of all Wurundjeri Peoples.
Aerial Photography
Aerial photography provided by Nearmap
onemilegrid
Wurundjeri Woiworung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250
Scale
1:250 @ A3
0 1.25 2.5 5
Drawing Title
HAMILTON ESTATE, RUTHERGLEN
VEHICLE SITE ACCESS - MAIN STREET (WEST) ACCESS
SWEPT PATH ANALYSIS
Designed DA
Approved SF
Melway Ref X922 E5
Project Number 230142
Drawing Number SPA500
Revision A



Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap



Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap

habitat

Town Planning Report

Multi Lot Subdivision

Hamilton Park Estate – Scott Street, Rutherglen

FEBRUARY 2026

Submitted to **Indigo Shire Council**
On behalf of **BT Property Developers**

Contact

David Hunter, Director
Nick Roebuck, Associate

Habitat Planning
409 Kiewa Street
Albury NSW 2640
02 6021 0662
habitat@habitatplanning.com.au
habitatplanning.com.au

Habitat Planning Pty Ltd
ABN 29 451 913 703
ACN 606 650 837

The information contained in this document produced by Habitat Planning is solely for the use of the person or organisation for which it has been prepared. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Habitat Planning.

PROJECT NUMBER
23014

REVISION NO	REVISION DATE	VERSION STATUS	AUTHOR	APPROVED
1.0	19/08/2025	DRAFT	NR	MJ
2.0	04/02/2026	FINAL	NR	DH

Contents

1. Introduction 5

1.1. Purpose of this Report 5
1.2. Background 5
1.3. Pre-DA Meeting 5
1.4. Supporting Plans and Documentation 6

2. Description of Proposal 7

2.1. Overview 7
2.2. Subdivision and Road Layout 8
2.3. Traffic, Access and Parking 10
2.4. Infrastructure and Services 10

3. Site Analysis 12

3.1. Site Location and Context 12
3.2. Site Description 13
3.3. Existing Conditions 13
3.4. Surrounding Context 13
3.5. Movement and Access 14

4. Statutory Planning Framework 15

4.1.1. General Residential Zone (GRZ) 15
4.1.2. Low Density Residential Zone (LDRZ) 16
4.2. Overlays 17
4.2.1. Development Plan Overlay – Schedule 1 and 3 17
4.3. Particular Provisions 24
4.3.1. Clause 52.17 (Native Vegetation) 24
4.3.2. Clause 52.29 (Land Adjacent to the Principle Road Network) 24
4.3.3. Clause 52.37 (Canopy Trees) 24
4.3.4. Clause 53.01 (Public Open Space Contribution and Subdivision) 25
4.3.5. Clause 53.02 (Residential Reticulated Gas Service Connection) 25
4.3.6. Clause 53.18 Stormwater Management in Urban Development 25
4.3.7. Clause 56 – Residential subdivision 25
4.4. General Provisions 25
4.4.1. Decision guidelines (Clause 65) 25
4.5. Planning Policy Framework and Municipal Planning Strategy 25

5. Planning Assessment 26

5.1. Does the proposal represent an acceptable response to the strategic directions of the Municipal Planning Strategy and Planning Policy Framework? 26
5.2. Does the proposal align with and deliver on the intended outcomes of the General Residential Zone and Low Density Residential Zone? 35
5.3. Does the proposal represent an outcome in 'general accordance' with the approved Development Plan? 38
5.4. Does the proposal result in an appropriate and well-considered design response? 43
5.4.1. Clause 56 Assessment 44
5.5. Does the proposal adequately manage bushfire risk? 83
5.6. Are the proposed traffic arrangements acceptable? 84

5.7. Does the proposal satisfy the relevant decision guidelines under Clause 65 (Decision Guidelines)? 85

6. Conclusion 91

Appendix A: Title Details 92

Appendix B: Plans 93

Appendix C: Traffic Impact Assessment 94

Appendix D: Bushfire Management Assessment 95

Appendix E: Site Survey 96

List of Figures

Figure 1 | Proposed Lot layout 9
Figure 2 | Context Map (Source: Vic Plan) 12
Figure 3 | Aerial Image of Subject Site (Source Nearmap 2023) 13
Figure 4 | Site Zoning - General Residential Zone - Schedule 1 (GRZ1) 16
Figure 5 | Site Zoning – Low Density Residential Zone (LDRZ) 17
Figure 6 | Site Overlay - Development Plan Overlay Schedules 1 and 3 18
Figure 7 | Extract of Approved Development Plan 21
Figure 8 | Extract of Approved Development Plan - Staging Plan 21
Figure 9 | Extract of Approved Development Plan - Landscape Plan 22
Figure 10 | Extract of Approved Development Plan – Open Space Concept 22
Figure 11 | Extract of Approved Development Plan – Open Space Concept 23
Figure 12 | Extract of Approved Development Plan – Stormwater Management Plan 23
Figure 13 | Extract of Approved Development Plan 40
Figure 14 | Extract of Approved Development Plan - Staging Plan 40
Figure 15 | Extract of Approved Development Plan - Landscape Plan 41
Figure 16 | Extract of Approved Development Plan – Open Space Concept 41
Figure 17 | Extract of Approved Development Plan – Open Space Concept 42
Figure 18 | Extract of Approved Development Plan – Stormwater Management Plan 42
Figure 19 | Extract of Bushfire Site Assessment (Source DJC Consulting) 84

List of Tables

Table 1 | Key development summary 7
Table 2 | Response to Municipal and Strategic Planning Policy Framework 26
Table 3 | Response to decision guidelines of GRZ1 36
Table 4 | Response to decision guidelines of LDRZ 37
Table 5 | Response to Clause 65.01 85
Table 6 | Response to Clause 65.02 88

1. Introduction

This report has been prepared by Habitat on behalf of BT Property Developers in relation to the development of land described as Lots 1 and 2 on Title Plan 858350X, Crown Allotment 5A Section 19 and Crown Allotment 5B Section 19 Parish of Carlyle and Lot 1 on Title Plan 123360U, and addressed as Scott Street, Rutherglen..

The subject land is located across two zone, that being, the General Residential Zone (GRZ1) and the Low Density Residential Zone (LDRZ) and is affected by Schedule 3 to the Development Plan Overlay.

A permit is required:

- To subdivide land in the GRZ1, pursuant to Clause 32.08-3;
- To subdivide land in the LDRZ, pursuant to Clause 32.03-3; and
- To subdivide land adjacent to a road in a Transport Zone 2 (Scott Street), pursuant to Clause 52.29-2.

1.1. Purpose of this Report

The contents of this report and accompanying information are provided in accordance with the requirements of the *Planning and Environment Act 1987* and the Indigo Planning Scheme, specifically Clauses 65.01 and 65.02.

The contents of this report herein therefore provide a description of the site and its context, outline the applicable statutory planning framework (including applicable strategic planning context by way of Municipal Planning Framework and Planning Policy Framework) and provides a consolidated assessment of the proposal against these matters for consideration. This report is also accompanied by specialist technical reports as required.

The following report is designed to be read sequentially as to inform a fulsome assessment and consideration of all relevant matters associated with the proposal.

1.2. Background

A Development Plan has been prepared and endorsed for the site and is identified a PP240071. An application that is considered to be in 'general accordance' with the directions of this plan are exempt from the notice and review provisions.

1.3. Pre-DA Meeting

A pre-lodgement meeting was held with Steven Hawkins from Indigo Shire Council on 19 May 2025, the notes from the meeting are reproduced below:

- The endorsed Development Plan is currently with Council's admin team for processing.
- Council expressed no in-principle objection to the proposed modification of staging, subject to review of detailed design. Any change to staging would require an amendment to the Development Plan, but if limited to staging, it's unlikely to require readvertising. It may, however, need to be considered by Councillors. Steven recommended submitting a formal request for direction on this point.
- The planning application will be exempt from notice. However, if more than 10 lots are proposed, it will be required to go to a Council meeting.
- Council raised no in-principle objection to off-site stormwater detention, provided it is managed through a Section 173 Agreement. Further detail on the infrastructure's management and responsibilities will need to be addressed as part of the application.

- The following documentation will be required for the planning application:
  - Concept layout plan
  - Staging plan
  - Stormwater management plan
  - Servicing strategy
  - Road cross-section details
  - Concept landscape plan
  - Planning report
- Supporting documentation from subconsultants that informed the Development Plan should be resubmitted with the planning permit application to ensure completeness for assessment.
- Council expressed no in-principle objection to progressing the planning application while concurrently preparing a Section 96A application to rezone the site.
- That said, Council noted it has limited experience with Section 96A applications, which may result in longer assessment timeframes.
- It was suggested that seeking approval for the early stages of development ahead of lodging the Section 96A application could be beneficial.
- Council agreed with the strategy to engage early with North East Water and requested to be kept informed. Notably, they indicated North East Water's position on development in Rutherglen appears more positive compared to other areas.

Advice was sought in relation to whether changes to the staging plan in the endorsed development plan would require a formal amendment and consideration by Councillors; however, no advice was ever received on this matter despite repeated attempts.

A secondary pre-application meeting was held with Indigo Shire Council on Friday 10 October 2025, the notes from the meeting are reproduced below:

- ISC generally comfortable in principle with the proposed layout, lot mix and design subject to detailed assessment.
- ISC confirm that a formal amendment to the Development Plan is not required for changes to staging plan only.
- ISC confirm application for subdivision can run in parallel with application for commercial development.

1.4. Supporting Plans and Documentation

This application is accompanied by:

- Title information
- Development Plans, prepared by JCA Land Consulting
- Traffic Impact Assessment, prepared by One Mile Grid
- Bushfire Management Assessment, prepared DJC Consulting
- Site survey, prepared by OMLS

2. Description of Proposal

2.1. Overview

The proposal seeks approval for the staged subdivision and development of land known as Hamilton Estate, located on the southern side of Scott Street at the western edge of the Rutherglen township.

The proposal seeks to create eighty-six (86) lots across four (4) stages, including sixty-five (65) conventional residential allotments, nineteen (19) low density residential allotments, a 2,011 sqm and 3,180sqm "opportunity lot", a large-format commercial lot (6073sqm), and a 4,000sqm public open space reserve. The residential lots range in area from approximately 627sqm to 2,238sqm, offering a diverse and flexible product suited to a variety of household types. Together with the larger-format lots, this mix of land use outcomes ensures that the development establishes a well-rounded neighbourhood character and delivers genuine housing choice.

The subdivision will also deliver the internal road network that will ultimately structure the broader estate.

Public open space has been strategically integrated into the design, with the 4,000sqm reserve centrally located to provide an accessible and high-amenity green space for residents. The inclusion of both the opportunity lot and the commercial lot further enhances the functionality of Stage 1 by allowing for complementary uses that will reinforce the estate's role as a vibrant extension of the Rutherglen township.

The proposed subdivision represents a coordinated and well-considered first stage of development. It balances residential diversity, community amenity, and future commercial activity while embedding the structural elements that will guide the delivery of the broader Hamilton Estate.

Table 1 | Key development summary

Item	Measure
Site Area	13.96ha
Subdivision	65 conventional residential lots 19 low density residential lots 1 large lot for future commercial or residential 2 opportunity sites 1 open space reserve
Lot size range	627sqm-2,238sqm
Open Space	4,000sqm
Staging	Stage 1 – 22 Lots Stage 2 – 20 Lots Stage 3 – 25 Lots Stage 4 – 19 Lots

2.2. Subdivision and Road Layout

The subdivision layout for Hamilton Estate has been designed to facilitate the staged development of a connected, diverse and well-structured residential neighbourhood at the western edge of the Rutherglen township. The proposal provides a coordinated framework for future growth while delivering the key structural elements required to support the orderly development of the broader estate.

The proposal seeks to create eighty-six (86) lots across four (4) stages, including sixty-five (65) conventional residential allotments, nineteen (19) low density residential allotments, a 2,011 sqm and 3,180sqm “opportunity lot”, a large-format commercial lot (6073sqm), and a 4,000sqm public open space reserve. The residential lots range in area from approximately 627sqm to 2,238sqm., providing a broad spectrum of housing opportunities that respond to differing household needs and lifestyle preferences.

The mix of conventional residential lots and larger low-density allotments supports a graduated transition in built form and density across the site, while maintaining a coherent neighbourhood structure. This diversity of lot sizes and housing outcomes ensures that Hamilton Estate will deliver genuine housing choice and contribute to a well-rounded and adaptable neighbourhood character over time.

Public open space has been strategically integrated into the subdivision design, with the 4,000 sqm reserve centrally located to ensure equitable access for residents across the estate. The reserve is positioned to function as a focal point for the neighbourhood, supporting informal recreation, social interaction and passive surveillance, and reinforcing the overall liveability of the development.

The inclusion of both the opportunity lot and the commercial lot further enhances the functionality of the subdivision, particularly within Stage 1. These sites provide flexibility to accommodate future higher-density residential development and neighbourhood-scale commercial or community uses, reinforcing the estate’s role as a logical and integrated extension of the Rutherglen township.

The subdivision will also deliver the internal road network that will ultimately structure the broader estate. This network establishes the primary movement framework for the development and enables the logical staging of future development areas while ensuring appropriate connectivity, legibility and access throughout the site.

The proposed subdivision represents a coordinated and well-considered approach to the staged development of Hamilton Estate. It balances residential diversity, community amenity and future commercial opportunities while embedding the essential structural elements that will guide the delivery of the broader estate over time.

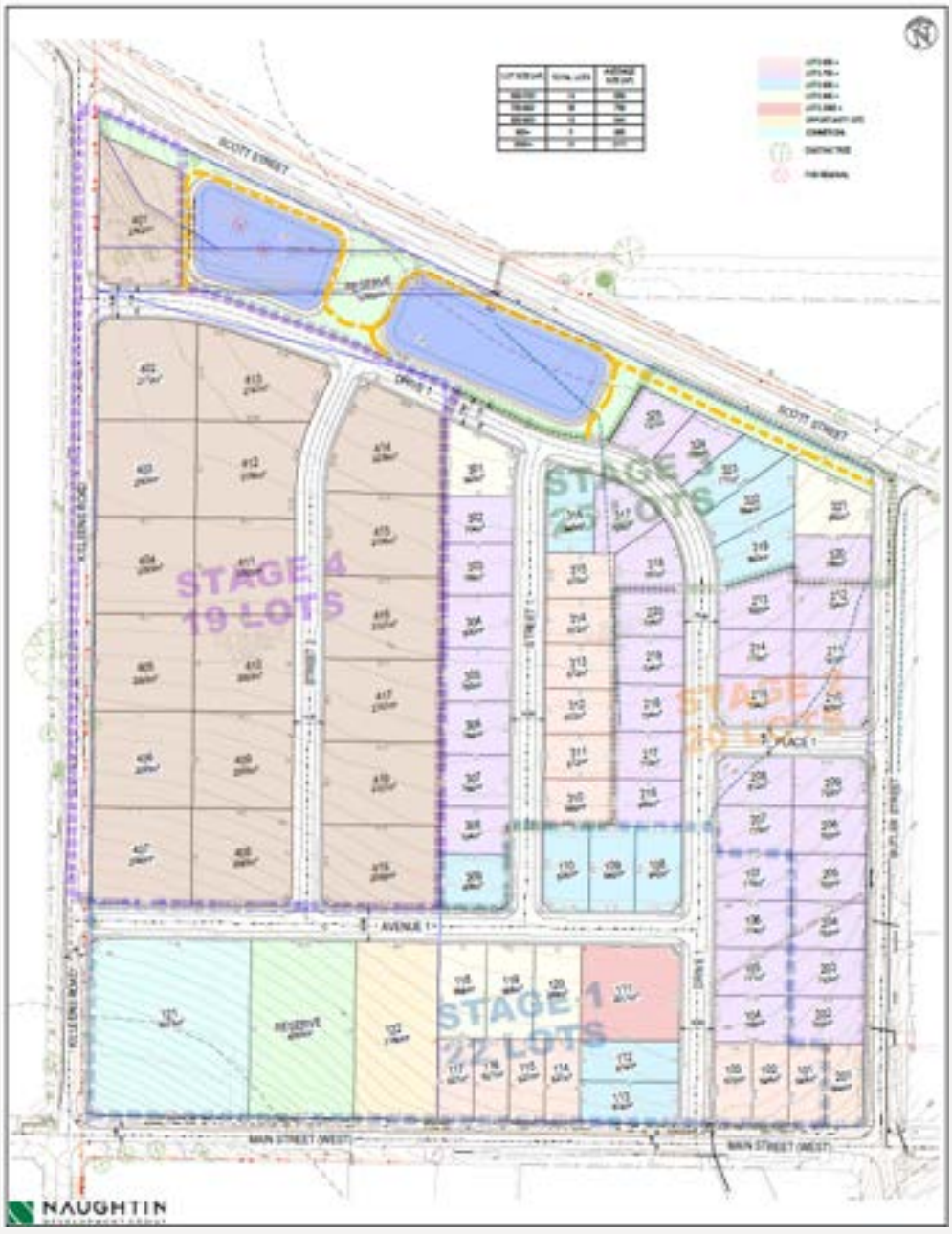


Figure 1 | Proposed Lot layout

2.3. Traffic, Access and Parking

The proposed subdivision has been designed to provide safe, efficient and legible access arrangements that support the staged development of Hamilton Estate while maintaining a low-speed, residential traffic environment. The internal road network has been structured to balance local traffic movements with broader connectivity to the surrounding township and road network.

The subdivision will deliver a comprehensive internal road network that will ultimately service all four stages of development. This network establishes the primary circulation framework for the estate and provides clear connections between residential areas, the public open space reserve, the opportunity lot and the commercial lot. The design supports permeability and ease of movement while avoiding unnecessary through-traffic within residential streets.

Vehicle access to the development will be provided via connections to Scott Street, Butler Street, Main Street (West) and Killeens Road, enabling traffic to disperse efficiently across the surrounding road network. This approach reduces reliance on any single access point and supports the staged delivery of development without compromising safety or network performance.

All residential allotments are capable of accommodating on-site car parking in accordance with Clause 52.06 of the Indigo Planning Scheme, typically via garages and driveways accessed from the internal road network. This arrangement minimises reliance on on-street parking and supports high-quality streetscape outcomes. The commercial lot and opportunity lot are of sufficient size and configuration to accommodate compliant on-site parking arrangements appropriate to their future uses, without adverse impacts on surrounding residential streets.

Traffic generated by the staged development of Hamilton Estate will be modest and consistent with a residential subdivision of this scale and location. The Transport Impact Assessment prepared in support of the application confirms that the proposed development can be safely accommodated within the existing and planned road network and that the internal road design accords with the relevant standards of the Infrastructure Design Manual.

The subdivision also integrates with the existing rail trail along Scott Street, supporting pedestrian and cyclist connectivity and providing residents with convenient access to active transport routes linking to the Rutherglen township and surrounding areas. This integration reinforces opportunities for non-car travel and contributes to broader objectives relating to sustainability, accessibility and community health.

Waste collection and emergency vehicle access have been accommodated within the internal road network, with road widths, intersection geometry and turning provisions designed to support standard service vehicle movements across all stages of development.

In summary, the proposed access and parking arrangements:

- Establish a clear and functional internal road network to support staged development;
- Provide safe and efficient access to all residential, commercial and opportunity lots;
- Ensure all lots can accommodate compliant on-site parking;
- Support waste collection and emergency vehicle access; and
- Integrate with surrounding roads and the rail trail to promote connectivity and sustainable transport.

The proposed traffic and access arrangements ensure that Hamilton Estate will operate efficiently at each stage of development while laying the foundation for a connected, accessible and well-functioning neighbourhood.

2.4. Infrastructure and Services

The subject land is residentially zoned and located within a newly established residential subdivision and will have access to all relevant infrastructure and services. Specifically, the majority of lots will be connected to reticulated sewer, water, electricity, telecommunications and drainage as part of the current subdivision works.

Lots within the Low Density Residential Zone, being those greater than 2,000 sqm in area, will not be connected to conventional gravity reticulated sewer. Instead, these lots will be serviced via a low-pressure sewer system incorporating individual on-site pump stations, an approach that is appropriate to the lot size, zoning and intended development outcomes and consistent with contemporary servicing practice for low-density residential development.

The site has direct vehicular access to four road reserves, all of which will be sealed as part of the subdivision works, and there is sufficient capacity within the proposed infrastructure networks to service the development. Timing of road upgrades are intended to be delivered proportionate to staging.

3. Site Analysis

3.1. Site Location and Context

The land subject to this application is located on the southern side of Scott Street, at the western periphery of the Rutherglen township. The site comprises three lots with a combined area of approximately 13.96 hectares, described as follows:

- Lot 1 in TP123360 and Lot 2 in TP858350: forming a triangular parcel of land at the northernmost part of the site with an area of 0.45 hectares.
- Lot 5B~19 of PP2349: a predominantly rectangular parcel of land extending across the southern, eastern and western portions of the site, with an irregular polygonal projection to the west, having an area of 7.30 hectares.
- Parcel 3 (5A~19\PP2349): an irregularly shaped parcel with a square base at the southern, eastern and western extent, and a triangular projection to the northwest, with an area of 5.88 hectares.

Copies of the Certificates of Title and Title Plans are attached to this application. There are no covenants or Section 173 Agreements registered on the titles.

The site is situated on the fringe of Rutherglen, west of the established township area, within land zoned General Residential and Low Density Residential. It is located approximately 750 metres west of the intersection of Main Street and High Street, the principal commercial centre of Rutherglen.



Figure 2 | Context Map (Source: Vic Plan)

3.2. Site Description

The site is irregular in shape and island in nature being bordered on all sides by roadways. Comprising a total area of 13.96 hectares the site has frontage to:

- Scott Street of 350 metres (Located in the TRZ2);
- Butler Street of 305 metres (Unsealed);
- Main Street West of 360 metres; and
- Killeens Road of 446 metres (Unsealed).

A rail trail has also been established within the Main Street West reserve immediately abutting the site.

3.3. Existing Conditions

The site is currently void of development currently used as managed pasture. The site is also largely free of vegetation with the exception of scattered paddock trees located in the northwest corner of the site and a single tree located centrally on the western boundary. The site has a gentle slope, falling from southwest to northeast, a fall of appro. No waterways are presently mapped on site.



Figure 3 | Aerial Image of Subject Site (Source Nearmap 2023)

3.4. Surrounding Context

The site is located at the western edge of the Rutherglen township and, as a result, is surrounded by a diverse mix of allotment patterns, land uses and built form character. This eclectic setting is reflected on the site itself, which is subject to a dual zoning arrangement comprising the General Residential Zone (GRZ) and Low Density Residential Zone (LDRZ).

Residential development is generally consolidated to the east and south of the site, where a range of allotment sizes and dwelling types are evident. In contrast, land to the north and west transitions to agricultural purposes, reinforcing the site's role as a transitional interface between township and rural land.

With respect to immediate interfaces, the following is noted:

- To the north, land beyond Scott Street is predominantly Farming Zone and used for viticulture and grazing. An exception exists to the north-east, where General Residential Zoned land remains undeveloped.
- To the east, land beyond Butler Street is zoned GRZ but accommodates a diverse mix of uses, including a vineyard, art gallery, winery, and a number of recently developed dwellings.
- To the south, land beyond Main Street West is within the GRZ and developed with conventional housing stock on larger allotments, with the Walkabout Motel providing a non-residential presence.
- To the west, land beyond Killeens Road is zoned Farming Zone and currently used for broadacre farming.

3.5. Movement and Access

The site is effectively an island, being bordered on all sides by road reserves, as follows:

- North - Scott Street, a 20-metre-wide reserve within the Transport Zone 2, which transitions into the Rutherglen–Wahgunyah Road at the site's western boundary.
- East - Butler Street, a 20-metre-wide north–south aligned reserve. This road is currently unsealed, apart from a short sealed section at its intersection with Main Street West.
- South - Main Street West, a 20-metre-wide sealed reserve aligned east–west and accommodating two lanes of bi-directional traffic. A rail trail has recently been established parallel to the site's southern boundary.
- West - Killeens Road, a 19-metre-wide unsealed reserve aligned north–south.

4. Statutory Planning Framework

4.1. Planning and Environment Act 1987

Section 60(1) of the *Planning and Environment Act 1987* ("the P&E Act) requires that before deciding on an application, the responsible authority must consider:

(a) the relevant planning scheme; and

(b) the objectives of planning in Victoria; and

(c) all objections and other submissions which it has received and which have not been withdrawn; and

(d) any decision and comments of a referral authority which it has received; and

(e) any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development; and

(f) any significant social effects and economic effects which the responsible authority considers the use or development may have.

An assessment of the proposal against these considerations leads to the following general conclusions:

- The application has been prepared in accordance with the relevant requirements of the Planning Scheme.
- The objectives of planning in Victoria are of a very general nature and are more or less satisfied by consideration of all the other assessment criteria in this report.
- The application is exempt from public notice.
- The application will be referred to any relevant referral authorities for review and comment.
- The environmental impacts of the proposal have been considered in this report.

There are no other matters of the P&E Act relevant for consideration in this report.

4.1.1. General Residential Zone (GRZ)

The site is partially located within the General Residential Zone – Schedule 1 as illustrate in **Figure 4** below.



Figure 4 | Site Zoning - General Residential Zone - Schedule 1 (GRZ1)

Purpose

The relevant purpose of this zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Requirements

Pursuant to the requirements of Clause 32.08-3 a planning permit is required to subdivide land.

An application to subdivide land that would create a vacant lot less than 400 square metres capable of development for a dwelling or residential building, must ensure that each vacant lot created less than 400 square metres contains at least 25 percent as garden area.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 except for clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.

4.1.2. Low Density Residential Zone (LDRZ)

The site is partially located within the Low Density Residential Zone (LDRZ) as illustrate in **Figure 5** below.



Figure 5 | Site Zoning – Low Density Residential Zone (LDRZ)

Purpose

The relevant purpose of this zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.*

Requirements

A permit is required to subdivide land.

It is noted that the provisions of Clause 56 are not applicable to the consideration of an application to subdivide land in the LDRZ except for Clause 56.07-1 to 56.07-4.

Minimum Lot Size

A minimum lot size is applicable pursuant to the requirements of this Clause including:

- 0.4 hectare for each lot where reticulated sewerage is not connected.
- 0.2 hectare for each lot with connected reticulated sewerage.

4.2. Overlays

4.2.1. Development Plan Overlay – Schedule 1 and 3

The site is affected by Schedule 1 and Schedule 3 of the Development Plan Overlay as illustrated by **Figure 6** below.



Figure 6 | Site Overlay - Development Plan Overlay Schedules 1 and 3

The purpose of the DPO is stated as:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which 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.*
- *To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.*

Objectives

There are no objectives stated within DPO1 or DPO3

Exemptions from notice and review

If a development plan has been prepared to the satisfaction of the responsible authority, an application under any provision of this planning scheme is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Preparation of the development plan

Clause 43.04-4 specifies the information requirements for a Development Plan. The enclosed Development Plan has been prepared consistent with these requirements and the specific controls of Schedules 1 and 3 to the DPO.

Development Plan Overlay – Schedule 1 Requirements

A development plan must include the following requirements:

- *Be generally in accordance with any relevant outline Development Plan or Structure Plan.*
- *Describe the relationship of proposed development on the land to existing and proposed developments on adjoining land.*

- *Identify proposed buffer areas separating land.*
- *Identify any sites of conservation, heritage, archaeological significance or with landscape value and how they will be proposed to be managed and/or protected.*
- *Identify potential residential densities.*
- *Show the conceptual layout of future internal roads and proposed external road access to the land.*
- *Where appropriate, include the provision of adequate and functional open space networks and recreational areas and linkages to nearby existing and proposed open space/recreational areas.*
- *Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure unless otherwise required by an adopted Development Contribution Plan.*
- *Provide for the orderly staging of development and supply of services. In order to prevent leapfrog development and the oversupply of land, staging must be determined having regard to:*
  - Existing land supply in the locality.
  - Efficient use of existing and future infrastructure.
- *Where practical, list the anticipated timing of development.*
- *Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of vegetation.*
- *Provide for suitable linkages and where necessary the funding or provision of suitable infrastructure between the site, adjacent areas, and public facilities and nearby urban areas for road, pedestrian, bicycle and public transport facilities.*
- *Require the provision of soil and water reports to accompany all applications demonstrating the capacity of infrastructure to service the development, treat and retard stormwater and reduce any downstream soil and water impacts of the development.*
- *Include a conceptual Stormwater Management Plan demonstrating principles of Water Sensitive Urban Design in accordance with the Stormwater Management Policy (Clause 22.03-11).*

Development Plan Overlay – Schedule 3 Requirements

A development plan must include the following requirements:

- *Be generally in accordance with any relevant Outline Development Plan or Structure Plan.*
- *Describe the relationship of proposed development on the land to existing and proposed developments on adjoining land.*
- *Identify proposed buffer areas separating land.*
- *Identify any sites of conservation, heritage, archaeological significance or with landscape value and how they will be proposed to be managed and/or protected.*
- *Identify potential residential densities.*
- *Show the conceptual layout of future internal roads and proposed external road access to the land.*
- *Where appropriate, include the provision of adequate and functional open space networks and recreational areas and linkages to nearby existing and proposed open space/recreational areas.*
- *Provide appropriate arrangements for the provision and funding of necessary physical infrastructure (including adequate potable water supply) and social infrastructure unless otherwise required by an adopted Development Contribution Plan.*
- *In cases where a reticulated sewerage system cannot be provided, demonstrate that the proposed density of the development responds to the water catchment in the area and makes provision,*

where appropriate, that lots created cannot be further subdivided unless reticulated sewerage is provided.

- *In cases where a reticulated water system cannot be provided, identify proposed water supply systems to service residential development on site, by either tanks or community supply from storages. Where bore water is proposed, a report demonstrating that the water is potable and that supply can be assured is required. Such a report also needs to address potential risks due to residential density in the locality and onsite effluent disposal.*
- *Provide for the orderly staging of development and supply of services. In order to prevent leapfrog development and the oversupply of land, staging must be determined having regard to:*
  - *Existing land supply in the locality.*
  - *Efficient use of existing and future infrastructure.*
- *Where practical, list the anticipated timing of development.*
- *Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of vegetation.*
- *Provide for suitable linkages and where necessary the funding or provision of suitable infrastructure between the site, adjacent areas, and public facilities and nearby urban areas for road, pedestrian, bicycle and public transport facilities.*
- *Identify proposed water supplies, storage and systems required for fire fighting purposes.*
- *Require the provision of soil and water reports to accompany all applications demonstrating the capacity of infrastructure to service the development, treat and retard stormwater and reduce any downstream soil and water impacts of the development.*
- *Demonstrate how Water Sensitive Urban Design (WSUD) principles will be used in managing stormwater and drainage.*

Approved Development Plan

Development Plan PP240071 was issued on 5 June 2025. A copy of the Development Plan is reproduced below:



Figure 7 | Extract of Approved Development Plan



Figure 8 | Extract of Approved Development Plan - Staging Plan



Figure 9 | Extract of Approved Development Plan - Landscape Plan



Figure 10 | Extract of Approved Development Plan – Open Space Concept



Figure 11 | Extract of Approved Development Plan – Open Space Concept



Figure 12 | Extract of Approved Development Plan – Stormwater Management Plan

4.3. Particular Provisions

The following sections outlines a summary of the relevant particular provisions applicable to this application. An assessment of the relevant considerations is provided in **Section 6**.

4.3.1. Clause 52.17 (Native Vegetation)

The provisions of Clause 52.17 seek:

- *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Energy, Environment and Climate Action, 2025) (the Guidelines):*

  1. Avoid the removal, destruction or lopping of native vegetation.

  2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.

  3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

- *To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*

No native vegetation is proposed to be removed as part of this application.

4.3.2. Clause 52.29 (Land Adjacent to the Principle Road Network)

The provisions of this Clause seek to ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network and to ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.

Scott Street is identified as being located within a Transport Zone 2.

A planning permit is required to subdivide land adjacent to a to a road in a Transport Zone 2.

4.3.3. Clause 52.37 (Canopy Trees)

The provisions of Clause 52.37 seeks:

- To protect and enhance canopy tree cover to support greener and cooler residential areas.
- To maximise the retention of existing canopy tree cover where no development is proposed.
- To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.
- To balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria's growing population.
- To encourage canopy tree cover that is site and climate responsive and supports the local environment.

A permit is required to remove, destroy or lop a canopy tree in the Mixed Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone.

No canopy trees are proposed to be removed as part of this application. Accordingly, a permit is not required.

4.3.4. Clause 53.01 (Public Open Space Contribution and Subdivision)

The provisions of this Clause identify that a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.

The provisions of the schedule require a provision of 5% to be made.

It is noted that the development plan informing this subdivision has identified areas of open space provision which the proposal has responded in general accordance with.

4.3.5. Clause 53.02 (Residential Reticulated Gas Service Connection)

The provisions of this Clause seek to prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions.

Gas is not proposed as part of this development.

4.3.6. Clause 53.18 Stormwater Management in Urban Development

This clause provides guidance on the management of stormwater. It applies to an application under a provision of a zone to construct a building, or construct or carry out works. The subdivision of land in a residential zone for residential purposes is exempt from this clause.

4.3.7. Clause 56 – Residential subdivision

The application is required to be considered against the requirements of Clause 56 as they relate to a residential subdivision creating 55 lots. See response at **Section 6**.

4.4. General Provisions

4.4.1. Decision guidelines (Clause 65)

Before deciding on an application or approval of a plan, the responsible authority must consider a number of decision guidelines. As above, the development is exempt from consideration of these decision guidelines.

4.5. Planning Policy Framework and Municipal Planning Strategy

The PPF seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the *Planning and Environment Act 1987*) are fostered through appropriate land use and development policies and practices. It informs the preparation and implementation of Municipal Planning Strategy objectives and the introduction of zone and overlay controls, and seeks to integrate relevant environmental, cultural, social, and economic factors in the interest of net community benefit and sustainable development.

An assessment against these policies, where relevant, is provided in **Section 6** below.

5. Planning Assessment

The planning merits of the proposal and its alignment with the relevant policies and provisions of the Indigo Planning Scheme have been considered in detail below.

For clarity and structure, the response has been grouped around the following key questions:

- Does the proposal represent an acceptable response to the strategic directions of the Municipal Planning Strategy and Planning Policy Framework?
- Does the proposal align with and deliver the intended outcomes of the General Residential Zone and the Low Density Residential Zone?
- Does the proposal represent an outcome in 'general accordance' with the approved Development Plan?
- Does the proposal result in an appropriate and well-considered design response?
- Does the proposal adequately manage bushfire risk?
- Are the proposed traffic arrangements acceptable?
- Does the proposal satisfy the relevant decision guidelines under Clause 65 (Decision Guidelines)?

In addressing these central questions, it is demonstrated that the proposal reflects a thoughtful, site-responsive and policy-aligned development outcome. It is consistent with the strategic objectives of State and local planning policy, supports the orderly growth of Rutherglen, and will make a positive and lasting contribution to the community and built environment.

5.1. Does the proposal represent an acceptable response to the strategic directions of the Municipal Planning Strategy and Planning Policy Framework?

Table 2 | Response to Municipal and Strategic Planning Policy Framework

Clause	Response
Clause 02.03-1 (Settlement), Clause 11.01-1S (Settlement), Clause 11.01-1R (Settlement – Hume), Clause 11.01-1L-02 (Rutherglen) Clause 11.02-1S (Supply of urban land)	The proposal provides a strong and direct response to the strategic settlement and housing directions outlined in the Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF) of the Indigo Planning Scheme. These policies collectively seek to manage growth in a sustainable and orderly manner, ensuring that land supply, housing diversity, community infrastructure and township character are balanced to support long-term regional prosperity. At the highest level, Clauses 11.01-1S and 11.01-1R encourage the sustainable development of Victoria's regional settlements, including Rutherglen, as part of the Hume Region. The policies emphasise the importance of directing growth to appropriately zoned land within defined settlement boundaries, ensuring that new development is integrated with infrastructure, services and employment opportunities. This proposal is consistent with those objectives, being located on land zoned General Residential and Low Density Residential, and guided by an approved Development Plan that sets a clear framework for the orderly rollout of urban growth. Clause 11.02-1S highlights the need to maintain a sufficient supply of land for residential development to meet projected

	population growth. The development contributes directly to this aim by bringing forward 85 lots at varying densities. This diversity of lot sizes and formats introduces housing choice into the Rutherglen market, supporting a mix of households including first-home buyers, families, and downsizers. In contrast to many comparable greenfield estates which often focus solely on standard detached housing, this proposal deliberately provides for a wider housing mix at the outset, reflecting contemporary settlement planning principles. Importantly, the MPS and PPF place strong emphasis on creating liveable and resilient communities, supported by early access to services, open space and sustainable transport. In this regard, the development represents an example of best practice. Unlike many other staged developments which defer the delivery of amenity until later phases, this proposal integrates a large-format commercial lot and a 4,000m² public open space reserve into the first stage. The commercial lot is strategically positioned to accommodate a future neighbourhood hub, potentially supporting uses such as childcare or medical facilities. This ensures that essential services are embedded into the community from the outset, reducing reliance on the town centre and delivering immediate benefits to new residents. The co-location of commercial land with public open space provides a strong focal point for community interaction, walkability and wellbeing. In summary, the proposal: • Supports the sustainable growth of Rutherglen within its defined settlement boundary, consistent with regional and local strategic directions; • Brings forward land that is already zoned and structured for residential development under an endorsed Development Plan; • Delivers a diverse range of housing opportunities, including conventional residential lots and land suited to higher-density formats; • Establishes significant community infrastructure at the outset, through the provision of a commercial lot for a future neighbourhood hub and a centrally located public open space reserve; • Integrates with the Rail Trail, enhancing sustainable transport choices and recreational opportunities; and • Embeds a structure of roads and open space that ensures orderly staging, permeability and long-term neighbourhood legibility.
Clause 13.02-1S (Bushfire Planning)	This clause prioritises protection against bushfire. The subject site was created in accordance with a relevant planning permit through which bushfire protection was considered holistically across the subdivision. The proposed allotments have been designed with bushfire risk in mind. It is expected that future dwellings will be constructed to a relevant BAL rating to further reduce bushfire risk and manage the risk of ember attack in this location.

Clause 15.01-1S (Urban Design) and Clauses 15.01-3S (Subdivision Design)	The proposed subdivision delivers a carefully considered, site-responsive outcome that strongly aligns with the urban design and subdivision design objectives of Clauses 15.01-1S and 15.01-3S of the Indigo Planning Scheme. Together, these provisions seek to create safe, functional and attractive neighbourhoods that prioritise liveability, walkability and social cohesion, while ensuring subdivision layouts are efficient, legible and positively contribute to neighbourhood character and open space networks. The development has been designed to establish these outcomes from the outset. The subdivision integrates a mix of residential lots with a strategically located commercial lot, suitable for a neighbourhood hub that may accommodate uses such as a childcare centre or medical facility. The inclusion of this lot ensures that essential community infrastructure is embedded early in the development lifecycle, rather than being deferred to later stages, providing immediate amenity for new residents and fostering social interaction. A central public open space reserve complements this hub, creating a focal point for recreation, wellbeing and community gathering, while also enhancing passive surveillance and overall neighbourhood character. The lot layout is efficient and logical, offering a diversity of lot sizes to support a range of housing types, including the potential for medium-density outcomes. This diversity directly responds to policy directions for adaptable and inclusive housing, ensuring the estate can meet the needs of different household types and life stages. Streets are aligned to maximise permeability while maintaining low-speed, safe environments, and their orientation ensures attractive streetscapes with active frontages that enhance legibility and create a sense of place. A defining feature of the design is the integration of the Rail Trail along the estate's southern edge. Direct pedestrian and cycle connections to this regional active transport spine ensure the subdivision is not only well connected internally but also embedded within the wider sustainable transport network. This supports active lifestyles, reduces reliance on private vehicle use, and reinforces Rutherglen's broader vision for healthy, connected communities. The design prioritises pedestrian experience by ensuring open space, the neighbourhood hub and residential areas are all interconnected through safe, accessible pathways. The co-location of key community assets within the estate strengthens walkability, reduces the need for car trips, and ensures that residents benefit from high levels of amenity within easy reach of their homes. The development achieves a high standard of urban and subdivision design. It establishes a neighbourhood that is efficient, safe and attractive, while also embedding housing diversity, community infrastructure and public open space at the earliest stage of development. The proposal represents a positive and forward-looking response to the objectives of Clauses 15.01-1S and 15.01-3S, setting a benchmark for sustainable and liveable growth within Indigo Shire.

Clause 15.01-5S (Neighbourhood Character)	The proposal provides a strong response to Clause 15.01-5S of the Indigo Planning Scheme, which seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place. Importantly, the character of Hamilton Estate is not defined by an established residential context but has instead been shaped through the directions and requirements of the approved Development Plan. As such, the subdivision and built form outcomes proposed will play a central role in establishing the emerging character of the estate and ensuring it reflects the preferred long-term vision for this growth area. The subdivision layout has been carefully designed to respond to the urban structure envisaged by the Development Plan. This includes the delivery of a diverse range of lot sizes that support both medium and higher density housing outcomes, consistent with the area's identification for increased residential growth. These lot types, together with the integration of a centrally located public open space reserve and a commercial lot for a future neighbourhood hub, reinforce a sense of place by embedding amenity and services within the estate from the outset. This not only enhances liveability but also establishes the cultural identity and functional character of the new community. The pattern of subdivision and street layout reflects best practice principles of compact, walkable neighbourhoods while responding to the site's broader context. The orientation of lots provides strong street address and passive surveillance, while the integration of the estate with the Rail Trail ensures a meaningful connection to the natural landscape and regional sustainable transport network. Together, these elements ensure that the valued characteristics of the local environment, open space, connectivity and accessibility, are carried through into the character of the new neighbourhood. The development respects and reinforces the preferred neighbourhood character by: • Establishing a compact, diverse residential environment aligned with the Development Plan. • Embedding key community infrastructure and open space that reflect the social and cultural identity of the area. • Responding to and leveraging the natural and physical context, including the nearby rail trail and open landscape setting.
Clause 16.01-1S (Housing Supply)	Clause 16.01-1S of the Indigo Planning Scheme seeks to facilitate well-located, diverse and sustainable housing supply that meets the changing needs of the community. It emphasises the importance of providing a range of dwelling types in locations with good access to services, jobs and infrastructure, thereby supporting housing choice, affordability and long-term liveability. The development delivers a clear and direct response to these objectives. The development introduces a mix of residential lot sizes, including compact lots suitable for medium-density housing forms, alongside a larger commercial parcel and integrated public open space. This combination ensures that

	housing diversity is delivered from the outset of the estate, supporting a wide demographic range including first-home buyers, young families, downsizers and investors. Importantly, the provision of a neighbourhood hub site within the subdivision sets this project apart from many comparable developments, ensuring that future residents will have early access to community infrastructure such as childcare and medical services. The site's location enhances its strategic suitability for residential growth. The subdivision aligns with the approved Development Plan, consolidating development within a planned urban area already supported by transport networks, reticulated services and access to established and emerging community facilities. Proximity to the Murray to the Mountains Rail Trail reinforces sustainable transport options and strengthens connections to the wider community, while adjacency to open space ensures that higher-density housing forms are complemented by high-quality recreational amenity. The subdivision layout maximises land efficiency, delivering a compact urban form that balances yield with liveability. Smaller private lots are balanced by access to public open space and community facilities, reflecting contemporary models of suburban development that prioritise amenity and lifestyle outcomes alongside affordability. In this way, the proposal directly advances the objectives of Clause 16.01-1S by: • Delivering diverse housing options at the outset of the estate. • Locating new housing in an area well-serviced by infrastructure, transport and community facilities. • Supporting housing affordability through compact lot design. • Embedding liveability and sustainability principles through walkability, connectivity to the rail trail, and access to public open space. The proposal therefore contributes to a well-located, diverse and sustainable housing supply, consistent with the strategic ambitions of Clause 16.01-1S.
Clause 16.01-1L (Residential Subdivision and Development)	Clause 16.01-1L of the Indigo Planning Scheme establishes clear expectations for the delivery of residential development that is well serviced, environmentally sustainable, and appropriately located in relation to community facilities and commercial centres. It emphasises the importance of ensuring reticulated infrastructure is in place, encouraging medium-density housing in walkable proximity to services, and delivering built form outcomes that enhance neighbourhood character and amenity. The development is located within an approved Development Plan area and will be fully connected to reticulated sewer, water, power and stormwater infrastructure, as well as constructed road networks. This ensures that the subdivision delivers an orderly and sustainable extension to Indigo Shire's urban fabric, consistent with the policy directive that

	residential development be adequately serviced from the outset. Environmental considerations have been embedded in the design of the subdivision. The stormwater network has been planned to integrate with broader drainage strategies for the estate, ensuring that urban development will not adversely affect downstream water quality. In addition, the subdivision design promotes sustainable transport choices by directly linking with the Rail Trail to the south, thereby reducing reliance on private vehicles and embedding active transport connections into the neighbourhood structure. Importantly, the proposal delivers on the policy direction to locate medium-density housing adjacent to community services and facilities. The subdivision includes a designated commercial lot within Stage 1 that will be capable of accommodating a neighbourhood hub, including uses such as childcare and medical services. This ensures that higher-density housing forms that could be accommodated on opportunity lots, are supported by walkable access to community and commercial infrastructure from the very beginning of the estate's lifecycle. The subdivision layout has been carefully designed to ensure that dwellings will positively address the street network, reinforcing pedestrian safety and neighbourhood connectivity. Lots front all public streets, with rear laneway access eliminating crossovers along key frontages, thereby supporting continuous active interfaces and high-quality streetscape presentation. Landscaping, open space provision and lot orientation are all designed to support an attractive and coherent neighbourhood character, consistent with the policy aim of enhancing amenity and fostering a sense of place. In summary, the proposal responds directly to the objectives and strategies of Clause 16.01-1L by: • Providing fully reticulated services and constructed roads. • Ensuring stormwater management is integrated and environmentally responsible. • Locating medium-density housing alongside a neighbourhood hub and public open space. • Delivering an opportunity to create lots under 400 square metres on future opportunity sites. • Designing a subdivision that reinforces neighbourhood character, walkability and connectivity.
Clause 16.01-2S (Housing Affordability)	Clause 16.01-2S of the Indigo Planning Scheme seeks to facilitate more affordable housing options closer to jobs, transport, and services. It encourages housing forms and subdivision layouts that make more efficient use of zoned and serviced land while maintaining high standards of liveability, amenity, and community integration. The development provides a clear and considered response to these objectives. While no lots are proposed under 400 square metres at this stage, the subdivision introduces a mix

	of lot sizes that will support a diverse range of dwelling types and price points. This variety allows the estate to cater to a broad demographic, from families seeking traditional detached housing to households seeking smaller, more manageable lots. In doing so, the subdivision promotes affordability by offering choice and enabling more efficient use of land compared with conventional large-lot suburban development. Affordability is further supported by the estate's strategic location within Rutherglen, an identified growth area already benefiting from investment in infrastructure and services. The development directly integrates with the existing road and services network, adjoins a new public open space reserve, and includes a designated commercial lot capable of accommodating a neighbourhood hub with uses such as childcare and medical services. These features ensure that future residents will have convenient access to everyday needs without the high costs often associated with car dependency, reinforcing the financial and lifestyle benefits of the location. A notable feature of the proposal is the inclusion of an opportunity site capable of accommodating higher-density outcomes in the future. This provides the flexibility to deliver medium-density or alternative housing forms as demand evolves, ensuring that the estate can continue to meet affordability objectives into the long term. Unlike many comparable developments, the development front-loads community benefits by combining residential diversity with early delivery of open space and the potential for neighbourhood-scale services. This strengthens both the inclusiveness and affordability of the new community. In summary, the Hamilton Estate contributes positively to the objectives of Clause 16.01-2S by: • Offering a mix of lot sizes to support housing choice and affordability. • Locating new housing within an established, well-serviced growth area. • Integrating residential development with open space and a future neighbourhood hub to reduce living costs and enhance convenience. • Providing an opportunity site that allows for future higher-density or affordable housing delivery.
Clauses 18.02-1S (Walking), 18.02-2S (Cycling), 18.02-4S (Roads)	The development provides a coordinated and integrated response to the transport objectives of Clauses 18.02-1S (Walking), 18.02-2S (Cycling), and 18.02-4S (Roads) of the Indigo Planning Scheme. The design prioritises safe and attractive pedestrian movement, supports cycling connections within the broader transport network, and establishes a road system that is functional, legible, and consistent with the established estate hierarchy. **Walking (Clause 18.02-1S)** The proposal directly advances the objectives of Clause 18.02-1S, which seek to facilitate walkable urban environments where walking is safe, convenient, and

	attractive. The subdivision has been designed to encourage walking as the primary mode of short-distance travel within the neighbourhood. All lots are oriented to streets, providing active frontages, natural surveillance, and legibility for pedestrians. Importantly, the estate adjoins the Murray to Mountains Rail Trail to the south, enabling future residents to integrate seamlessly into a broader sustainable transport network. This connection provides safe, direct access to recreation, community facilities, and nearby settlements by foot or bike, further embedding active transport as part of daily life. Within the subdivision, continuous pedestrian environments with footpaths provided on both sides of each street, with the exception of the Low Density allotment where it is common and accepted practice to adopt foot path infrastructure on one side. **Cycling (Clause 18.02-2S)** The proposal responds strongly to Clause 18.02-2S, which seeks to support safe, connected, and sustainable cycling networks. While dedicated cycle infrastructure is not proposed within the subdivision itself, the design complements broader cycling objectives by providing safe, low-speed environments suitable for informal cycling. The internal network has been designed as a calm, residential-scaled structure, naturally limiting vehicle speeds and minimising potential conflicts. Beyond the site, the subdivision's direct interface with the Rail Trail represents a key strategic strength. This regional cycling route connects residents to Rutherglen and wider regional destinations, supporting cycling as both a recreational and practical mode of transport. **Roads (Clause 18.02-4S)** The subdivision layout provides a road network that is functional, efficient, and consistent with the hierarchy of the broader estate, in line with Clause 18.02-4S. Taken together, the walking, cycling, and road network provisions embedded in the design of Hamilton Estate deliver a balanced and sustainable transport outcome. The proposal: • Encourages walking through active street frontages, safe pedestrian environments, and direct access to open space and community infrastructure. • Supports cycling by connecting directly with the Rail Trail and providing a safe, low-speed internal environment. • Establishes a logical, efficient road network that supports residential access without compromising pedestrian amenity or the broader road hierarchy. The subdivision reflects a high standard of integrated transport planning, supporting active, healthy, and sustainable lifestyle choices while ensuring that the functional needs of vehicles are met in a safe and appropriate manner.

Clause 19.02-6S (Open Space)	The proposed subdivision provides a strong and coordinated response to Clause 19.02-6S of the Indigo Planning Scheme, which seeks to establish, manage, and improve a diverse and integrated network of public open space that meets community needs at both a local and regional level. The open space provision within the development has been carefully planned in accordance with the broad directions of the endorsed Development Plan, ensuring consistency with the long-term strategic vision for the area. The proposal delivers a substantial open space reserve at the outset of the development lifecycle, creating an immediate recreational and social benefit for the emerging community. This early delivery of open space is a distinguishing feature of the project, providing opportunities for play, informal recreation, and community gathering from the first stages of development, rather than deferring such benefits until later phases. The open space reserve is strategically located to maximise accessibility and integration. It connects directly to the surrounding street network and interfaces seamlessly with existing and planned development, ensuring it functions as a focal point for neighbourhood activity. Importantly, the reserve also responds to broader strategic directions by integrating with active transport networks. Its proximity and direct connection to the Rail Trail to the south reinforces its role as part of a wider recreational and sustainable transport system, linking residents to both local and regional destinations. Beyond its recreational value, the open space also performs an important role in creating a sense of place within the estate. By delivering green, communal space early in the subdivision process, the proposal establishes a high-amenity environment that supports social interaction, promotes active lifestyles, and encourages community identity. The reserve contributes to the legibility and structure of the subdivision, providing a central green space that balances the residential and commercial components of the estate. The proposal also contributes to the long-term quality and resilience of the open space network by ensuring that the reserve is multifunctional and adaptable. In addition to recreation and social uses, the open space can support ecological functions and contribute to biodiversity, consistent with broader policy directions that encourage open space to act as wildlife corridors and community landscapes. In summary, the subdivision advances the objectives of Clause 19.02-6S by: • Delivering high-quality open space consistent with the endorsed Development Plan. • Establishing local recreational land at the earliest stages of development, providing immediate community benefit. • Integrating the reserve with the wider sustainable transport network, including the Rail Trail. • Supporting social, recreational, and ecological outcomes through the delivery of multifunctional green space.

	The proposal therefore represents a proactive and well-considered approach to open space planning, ensuring Hamilton Estate makes a meaningful contribution to a connected, accessible, and high-quality network of public open spaces across the municipality.

5.2. Does the proposal align with and deliver on the intended outcomes of the General Residential Zone and Low Density Residential Zone?

The proposal provides a balanced and integrated outcome that aligns with and delivers the intended objectives of both the General Residential Zone (GRZ) and the Low Density Residential Zone (LDRZ) as they apply to the subject site.

Within the GRZ portion of the land, the subdivision facilitates a residential outcome that directly advances the purpose of the zone. The design provides a diverse range of lot sizes capable of accommodating a variety of dwelling types, thereby supporting housing choice and responding to the needs of different household types, including first-home buyers, families, and downsizers. This diversity ensures that the development contributes meaningfully to housing supply while also reinforcing affordability and adaptability within the development. The layout of the subdivision responds to the established and emerging neighbourhood character set by the endorsed Development Plan, delivering a consistent and integrated built form outcome that will contribute positively to the identity of the estate. The proposal also achieves orderly and compact development in a location that benefits from strong access to existing and planned services, transport connections, and community infrastructure, in direct alignment with the GRZ objectives.

Importantly, the proposal goes beyond simply delivering residential land. The incorporation of a commercial lot within the estate, located at a prominent entry point and adjoining the open space reserve, provides an opportunity for the development of a neighbourhood hub that could accommodate community-oriented uses such as a childcare centre, medical clinic, or small-scale local services. This element reflects the GRZ purpose of facilitating non-residential uses in appropriate locations to serve local community needs. By embedding such uses within the subdivision, the proposal ensures that residents will have access to essential services from the earliest stages of the estate's lifecycle.

In relation to the Low Density Residential Zone, the proposal is consistent with the purpose and intent of the zone. The subdivision includes nineteen (19) residential lots within the LDRZ, all of which are of a size and configuration that supports low-intensity residential outcomes. These lots will be serviced via a low-pressure sewer system incorporating individual on-site pump stations, ensuring that wastewater can be appropriately managed without reliance on conventional gravity reticulation and without compromising environmental performance.

In addition, the subdivision locates the commercial lot and an open space reserve within the LDRZ portion of the land. These uses are compatible with the zone's objectives, reinforce a low-intensity development character, and avoid adverse impacts on the capacity to manage and treat wastewater. The inclusion of public open space within the LDRZ also ensures that the land delivers a tangible community benefit while providing a sensitive transitional interface with adjoining areas, thereby supporting both environmental and amenity outcomes.

Overall, the subdivision demonstrates a clear and deliberate response to the purposes of both the GRZ and LDRZ by:

- Delivering a diversity of residential lots that support housing choice, growth, and affordability in line with the GRZ.
- Respecting the neighbourhood character directions established by the endorsed Development Plan.
- Providing a commercial lot that enables the early delivery of community services, consistent with the GRZ purpose of supporting non-residential uses in appropriate locations.
- Utilising the LDRZ land for open space and community-oriented purposes, ensuring compatibility with its intent while reinforcing broader community benefit.

Through this approach, the proposal achieves a complementary balance between residential, commercial, and open space outcomes, ensuring that both zones function together cohesively to deliver a high-quality and strategically aligned neighbourhood.

Other Zoning Considerations

A comprehensive assessment of the proposal against the relevant objectives of Clause 56 of the Indigo Planning Scheme is provided below and confirms that the proposal is consistent with the objectives of this Clause.

The following provides a detailed assessment against the relevant decision guidelines of the GRZ.

Table 3 | Response to decision guidelines of GRZ1

Decision Guideline	Response
General	
The Municipal Planning Strategy and the Planning Policy Framework	The relevant matters of the MPF and PPF are addressed in **Section 6** of this report. The proposed subdivision demonstrates consistency with these high-level policy directions.
The purpose of this zone.	The proposal is consistent with the purpose of the zone as considered above.
The objectives set out in a schedule to this zone	There are no additional objectives set out in a schedule to the zone.
Any other decision guidelines specified in a schedule to this zone	There are no additional decision guidelines set out in a schedule to the zone.
The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone, or Township Zone.	The proposal will not result in any overshadowing.
Subdivision	
The pattern of subdivision and its effect on the spacing of buildings.	The proposed lots comply with the approved and endorsed Development Plan.
For subdivision of land for residential development, the objectives, and standards of Clause 56.	A comprehensive assessment of the relevant objectives and standards of Clause 56 are provided attached.
Dwellings and residential buildings	

Decision Guideline	Response
For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.	Not Applicable.
For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.	Not Applicable.
For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.	Not Applicable.

Table 4 | Response to decision guidelines of LDRZ

Decision Guideline	Response
General	
The Municipal Planning Strategy and the Planning Policy Framework	The relevant matters of the MPF and PPF are addressed in **Section 6** of this report. The proposed subdivision demonstrates consistency with these high-level policy directions.
Subdivision	
The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.	N/A
The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications.	Reticulated services are proposed to be provided.

Decision Guideline	Response
In the absence of reticulated sewerage: **The capability and suitability of the lot to treat and retain all wastewater as determined by a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed, or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017.** **The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.**	N/A
The relevant standards of Clauses 56.07-1 to 56.07-4.	A comprehensive assessment of the relevant objectives and standards of Clause 56 are provided attached.

5.3. Does the proposal represent an outcome in 'general accordance' with the approved Development Plan?

Development Plan PP240071 was issued on 5 June 2025. A copy of the relevant plans of the Development Plan are reproduced below. It is noted that a raft of accompanying document were also endorsed, forming part of the approval.

The proposal is considered to be in general accordance with the approved Development Plan for Hamilton Estate. The subdivision layout, design, and distribution of land uses closely mirror the endorsed framework and continue to deliver the key structural elements, community outcomes, and policy directions that the Development Plan was designed to achieve.

The proposed subdivision maintains the fundamental development pattern established by the approved plan, including:

- The distribution of residential land in a compact and legible arrangement.
- The provision of a centrally located neighbourhood hub to accommodate local commercial and community uses.
- The inclusion of a connected open space network that integrates with adjoining development and the wider active transport network, including the rail trail.
- A clear and coherent staging framework that ensures the estate can be delivered in an orderly and coordinated manner.

Together, these elements demonstrate that the subdivision continues to faithfully deliver the vision and outcomes of the Development Plan, despite modest variations/refinements to detailed layout and staging arrangements as outlined below.

Variation 1 - Reduction in the size of the Neighbourhood Hub

The most notable variation from the approved Development Plan relates to the size of the neighbourhood hub. The endorsed plan originally identified a larger area for potential community and commercial uses. However, subsequent conceptual design work prepared by the project architect has confirmed that the delivery of intended uses, such as a childcare centre and medical centre, does not require such a large land allocation. The proposal therefore presents a smaller but more efficient neighbourhood hub that remains capable of delivering these uses while avoiding the reservation of surplus land.

This refinement is consistent with the intent of the Development Plan. The primary purpose of the hub, to provide for small-scale community and commercial services within Hamilton Estate, remains fully achievable. The reduced area reflects a more realistic and commercially viable outcome, while still ensuring sufficient flexibility for the eventual development of local services. Importantly, this modification does not diminish the estate's ability to provide accessible community infrastructure for future residents.

Variation 2 - Changes to Staging Layout

The second variation relates to staging. The Development Plan identified an indicative staging sequence; however, this has since been refined through ongoing liaison with North East Water and consultation with the project's civil design team. North East Water has identified existing capacity constraints within the sewer network, requiring a revised staging arrangement to manage servicing more effectively. Further, the developer has confirmed that delivering the estate from south to north represents a more practical construction methodology that aligns with both infrastructure delivery and the logical progression of works.

It is important to note that the staging plan within the approved Development Plan was indicative only and not intended to be prescriptive. The current staging sequence reflects the realities of infrastructure provision and project constructability, ensuring that the subdivision can proceed in an orderly manner while maintaining compliance with servicing authority requirements. In this context, strict adherence to the original staging diagram would be both impractical and unreasonable, and would not facilitate the timely or efficient delivery of the estate.

General Accordance Test

The principle of "general accordance" recognises that modest refinements to an endorsed Development Plan may occur as projects evolve from a strategic to a detailed design phase. What is critical is whether those refinements materially alter the intent, objectives, or outcomes of the Development Plan. In this case, the changes proposed are minor in nature, technically justified, and do not affect the core structure or vision of the approved plan.

The neighbourhood hub remains, albeit at a more appropriate scale.

The staging plan remains logical, coordinated, and supported by servicing authorities, even if the sequence differs from the original indicative layout.

All other fundamental elements of the Development Plan, residential land distribution, open space integration, neighbourhood character, and infrastructure delivery, are preserved and carried forward into the subdivision design.

Therefore, the proposal delivers the same overall outcome as the Development Plan, with refinements that are both necessary and beneficial in ensuring the estate is delivered in a practical, efficient, and commercially viable manner.

The proposal is therefore considered to be in general accordance with the approved Development Plan. The modest alterations identified, namely the reduction in the size of the neighbourhood hub and the revised staging sequence, are justified, reasonable, and of no material consequence to the achievement of the plan's intended outcomes. The subdivision continues to deliver the strategic framework, neighbourhood structure, and community benefits envisaged by the Development Plan.



Figure 13 | Extract of Approved Development Plan



Figure 14 | Extract of Approved Development Plan - Staging Plan



Figure 15 | Extract of Approved Development Plan - Landscape Plan



Figure 16 | Extract of Approved Development Plan – Open Space Concept



Figure 17 | Extract of Approved Development Plan – Open Space Concept



Figure 18 | Extract of Approved Development Plan – Stormwater Management Plan

5.4. Does the proposal result in an appropriate and well-considered design response?

The proposed subdivision has been carefully assessed against the relevant provisions of the Indigo Planning Scheme, including Clause 15.01-1S (Urban Design), Clause 15.01-3S (Subdivision Design), Clause 15.01-5S (Neighbourhood Character), Clause 16.01-1L (Residential Subdivision and Development), Clause 56 (Residential Subdivision), and Clause 19.02-6S (Open Space). While no dwellings are proposed as part of this application, the lot configuration has been deliberately structured to demonstrate its ability to support appropriate built form outcomes.

The proposal represents a contextually appropriate and strategically aligned subdivision that balances residential yield, community benefit, and liveability. It delivers a logical and legible lot pattern supported by a connected street network, integrated open space, and provision for a neighbourhood-scale commercial lot. This ensures that the subdivision not only responds to its immediate context but also contributes to the broader delivery the development as a planned, cohesive, and well-serviced neighbourhood.

The following assessment is had been grouped under the following themes, each detailing a high level response to the key design considerations informing a subdivision development.

- Urban Design and Subdivision Layout
- Neighbourhood Character
- Open Space and Servicing
- Permeability and Functional Layout
- Legibility
- Amenity and Interface Design

Urban Design and Subdivision Layout

In accordance with Clause 15.01-1S, the subdivision demonstrates best-practice urban design principles by creating a permeable, connected urban structure. The layout avoids isolated or irregular lots, instead providing a consistent subdivision pattern that integrates seamlessly with adjoining roads and development. Street-facing lots ensure active public frontages, reinforcing safety, passive surveillance, and community interaction.

The subdivision also responds to Clause 15.01-3S and Clause 16.01-1L by delivering an efficient and functional subdivision pattern that provides a clear hierarchy of movement, access to public open space, and a central commercial lot to serve future community needs. This ensures that the neighbourhood is both practical and attractive, consistent with the aspirations of the endorsed Development Plan.

Neighbourhood Character

In line with Clause 15.01-5S, the proposal responds positively to the emerging neighbourhood character. The mix of residential lot sizes ensures diversity, while the integration of a commercial lot and open space reserve provides important community focal points. These features enhance local identity and create opportunities for social interaction, supporting the development of a liveable and cohesive community within the estate.

Open Space and Servicing

The inclusion of a centrally located open space reserve, integrated with pedestrian and cycling linkages, demonstrates alignment with Clause 19.02-6S. The open space has been positioned to maximise accessibility, provide a neighbourhood destination, and connect with the broader sustainable transport network, including the adjoining rail trail. Servicing arrangements and lot dimensions have been designed to meet Clause 56 requirements, ensuring the subdivision is functional, efficient, and environmentally sustainable.

Permeability and Functional Layout

The layout creates a permeable and highly legible subdivision pattern. The integration of new streets with existing and planned roads provides multiple access points, ensuring that the subdivision is well connected to its surrounds. The inclusion of pedestrian and cycling links strengthens connectivity and ensures direct access to open space, the commercial lot, and the adjoining rail trail. This fosters active transport and encourages sustainable movement patterns within the community.

Legibility and Navigation

The subdivision supports intuitive wayfinding through a clear block and street structure. Lots are oriented to established roads and future connections, ensuring a logical arrangement that is easy to navigate for residents and visitors. Interfaces with open space and the commercial lot further reinforce legibility, creating clear focal points and identifiable places within the neighbourhood.

The design ensures that all lots are within easy walking distance of open space, community facilities, and future public transport corridors. Direct connections to the rail trail enhance sustainable transport options, encouraging walking and cycling as viable alternatives to car travel. The subdivision thus supports accessibility to recreation, services, and employment opportunities both within Hamilton Estate and the broader Indigo Shire context.

Amenity and Interface Design

The proposal provides a high-quality public realm by ensuring appealing street edges, minimising the dominance of vehicle access, integration with the rail trail and integrating landscaping opportunities. Interfaces with open space are positive and well-considered, ensuring these areas function as both recreational spaces and focal points for the neighbourhood. Vehicle access is rationalised to ensure safe pedestrian movement and attractive street character.

5.4.1. Clause 56 Assessment

Below is an assessment of the proposal against Clause 56 of the Planning Scheme.

Ref	Requirement	Compliance
Clause 56.01 -Subdivision Site and Context Description and Design Response		
Clause 56.01-1	***Subdivision site and context description*** The site and context description may use a site plan, photographs or other techniques and must accurately describe: In relation to the site: • Site shape, size, dimensions and orientation. • Levels and contours of the site. • Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops. • The siting and use of existing buildings and structures. • Street frontage features such as poles, street trees and kerb crossovers. • Access points. • Location of drainage and other utilities. • Easements. • Any identified natural or cultural features of the site. • Significant views to and from the site.	✓ **Complies** Refer to **Section 4** in this report and attached plans.

Ref	Requirement	Compliance
	• Noise and odour sources or other external influences. • Soil conditions, including any land affected by contamination, erosion, salinity, acid sulphate soils or fill. • Any other notable features or characteristics of the site. • Adjacent uses. • Any other factor affecting the capacity to develop the site including whether the site is affected by inundation. An application for subdivision of 3 or more lots must also describe in relation to the surrounding area: • The pattern of subdivision. • Existing land uses. • The location and use of existing buildings on adjacent land. • Abutting street and path widths, materials and detailing. • The location and type of significant vegetation. *The application for subdivision does not exceed 60 or more lots and therefore does not need to provide extra description in relation to the surrounding area.* **Satisfactory subdivision site and context description** If the responsible authority decides that the site and context description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.	

Ref	Requirement	Compliance
	The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the site and context description meets the requirements of Clause 56.01-1 and is satisfactory. This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.	
Clause 56.01-2	***Subdivision design response*** The design response must explain how the proposed design: • Derives from and responds to the site and context description. • Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay. • Responds to any relevant objective, policy, strategy or plan set out for the area in this scheme. Meets the relevant objectives of Clause 56. The design response must include a dimensioned plan to scale showing the layout of the subdivision in context with the surrounding area. If in the opinion of the responsible authority this requirement is not relevant to the assessment of an application, it may waive or reduce the requirement. An application for subdivision of 60 or more lots must also include a plan that meets the requirements of Standard C2. The plan must also show the: • Proposed uses of each part of the site. Natural features of the site and identify any features proposed to be altered.	✓ **Complies** Refer to **Section 2 and 3** in this report regarding the design response. As the application proposes an 86 lot subdivision the plan that is to meet the requirements of Standard C2. It is considered that the plan meets the requirements of this standard, see response for cl. 56.03-1 below.

Ref	Requirement	Compliance
	• Proposed integrated water management system. Proposed staging of the subdivision.	

Objective	Standard	Compliance
C1 **Strategic implementation objective (cl. 56.02-1)** **To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area set out in this scheme.**	An application must be accompanied by a written statement that describes how the subdivision is consistent with and implements any relevant growth area, activity centre, housing, access and mobility, community facilities, open space and recreation, landscape (including any native vegetation precinct plan) and urban design objective, policy, strategy or plan for the area set out in this scheme.	✓ **Complies** Refer to **Section 5** of this report.
Clause 56.03 – Liveable & Sustainable Communities		
C2 **Compact and walkable neighbourhoods objectives (cl. 56.03-1)**	A subdivision should implement any relevant growth area or any approved land-use and development strategy, plan or policy for the area set out in this scheme. An application for subdivision must include a plan of the layout of the subdivision that: • Meets the objectives (if relevant to the class of subdivision specified in the zone) of:	**N/A** No such strategy exists. Refer to **Section 5** of this report for a comprehensive response to the applicable planning framework.

Objective	Standard	Compliance
To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport. To allow easy movement through and between neighbourhoods for all people.	• Clause 56.03-2 Activity centres • Clause 56.03-3 Planning for community facilities • Clause 56.04-1 Lot diversity and distribution • Clause 56.06-2 Walking and cycling network • Clause 56.06-3 Public transport network • Clause 56.06-4 Neighbourhood street network • Shows the 400 metre street walking distance around each existing or proposed bus stop, 600 metres street walking distance around each existing or proposed tram stop and 800 metres street walking distance around each existing or proposed railway station and shows the estimated number of dwellings within those distances. • Shows the layout of the subdivision in relation to the surrounding area. • Is designed to be accessible for people with disabilities.	
C3 **Activity centre objective (cl. 56.03-2)** **To provide for mixed-use activity centres, including**	A subdivision should implement any relevant activity centre strategy, plan or policy for the area set out in this scheme. Subdivision should be supported by activity centres that are: • Accessible by neighbourhood and regional walking and cycling networks.	✓ **Complies** The subject land is not identified by any strategic planning document to contain an activity area. The development includes road and path links which provide for linkages to the surrounding major public open space and activity centres.

Objective	Standard	Compliance
neighbourhood activity centres, of appropriate area and location.	• Served by public transport that is connected to the regional public transport network. • Located at public transport interchange points for the convenience of passengers and easy connections between public transport services. • Located on arterial roads or connector streets. • Of appropriate size to accommodate a mix of uses that meet local community needs. • Oriented to support active street frontages, support street-based community interaction and pedestrian safety.	
C4 **Planning for community facilities objective (cl. 56.03-3)** **To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations,**	A subdivision should: • Implement any relevant regional and local community facility strategy, plan or policy for the area set out in this scheme. • Locate community facilities on sites that are in or near activity centres and public transport.	✓ **Complies** No school sites, or any other community facilities, are identified or encouraged within the subject land.

Objective	Standard	Compliance
recreation and sports facilities.		
C5 **Built environment objective (cl. 56.03-4)** **To create urban places with identity and character.**	The built environment should: Implement any relevant urban design strategy, plan or policy for the area set out in this scheme. • Provide living and working environments that are functional, safe and attractive. • Provide an integrated layout, built form and urban landscape. • Contribute to a sense of place and cultural identity. An application should describe the identity and character to be achieved and the elements that contribute to that identity and character	✓ **Complies** The subdivision has been informed by a detailed site and context analysis and responds directly to the physical characteristics of the land and its surrounding environment. The layout is structured around a clear and legible internal road network that provides strong connectivity to the existing urban area to the east and establishes logical connections to the north, ensuring the site integrates seamlessly into the broader township structure. The design incorporates a connected internal street framework, including access streets and access places, which creates a permeable and efficient movement network while maintaining a low-speed, residential character. Lots are orientated to address public streets and adjoining open space reserves, reinforcing passive surveillance, supporting high-quality streetscapes and providing opportunities for landscaped interfaces that are consistent with recently developed residential areas in Rutherglen. Public open space is centrally and strategically located, with streets designed to frame and address these reserves, strengthening visual connections and community amenity. The subdivision also

Objective	Standard	Compliance
		provides a continuous network of footpaths and shared paths that link internal streets with surrounding roads, open space areas and key destinations, including the broader pedestrian and trail network. Servicing and access corridors are carefully integrated within road reserves and adjoining public land to minimise land fragmentation and avoid unnecessary impacts on developable lots or open space areas. The subdivision represents an integrated, coherent and well-considered layout that delivers a functional, safe and attractive residential environment consistent with contemporary urban design and subdivision principles.
Clause 56.04 – Lot Design		
C7 **Lot diversity and distribution (cl. 56.04-1)** **To achieve housing densities that support compact and walkable neighbourhoods**	A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme. Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme. A range and mix of lot sizes should be provided including lots suitable for the development of:	✓ **Complies** The proposed subdivision has been prepared in accordance with the approved Development Plan that applies to the land and gives effect to the strategic housing outcomes envisaged for this precinct. The Development Plan establishes the overall land use framework, staging approach, density expectations and location of higher-order

Objective	Standard	Compliance
and the efficient provision of public transport services. **To provide higher housing densities within walking distance of activity centres.** **To achieve increased housing densities in designated growth areas.** **To provide a range of lot sizes to suit a variety of dwelling and household types.**	• Single dwellings. • Two dwellings or more. • Higher density housing. • Residential buildings and Retirement villages. Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station. Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.	uses, and the subdivision has been designed to be fully compliant with those requirements. Consistent with the Development Plan and relevant housing policy, the subdivision delivers a diverse range and mix of lot sizes and housing opportunities. The proposal includes sixty-five conventional residential lots, nineteen low density residential lots, two “opportunity lots” suitable for more intensive or specialised housing outcomes, and a large-format commercial lot, in addition to a centrally located public open space reserve. Residential lot sizes range from approximately 627 square metres to 2,238 square metres, with larger allotments located where a lower-intensity built form is intended, consistent with zoning and interface considerations. This mix of allotments supports a broad spectrum of housing types, including single dwellings, dual occupancies, and higher-density or specialised residential forms within the opportunity lots, thereby facilitating genuine housing choice and adaptability over time. The inclusion of opportunity lots provides flexibility for future development outcomes such as higher-density housing, residential buildings or retirement-style accommodation, should market demand and future approvals support such uses. Lot distribution has been deliberately structured to respond to access, infrastructure provision and walkability. Higher-intensity and smaller residential

Objective	Standard	Compliance
		lots, together with the opportunity sites and commercial land, are located in closer proximity to the township, existing and proposed road connections, and community infrastructure. Lower-density residential lots are appropriately located toward the periphery of the site where larger lot sizes and a more spacious character are intended. This approach aligns with the Development Plan's sequencing and land use principles and ensures that development intensity transitions sensitively across the site. The subdivision implements the relevant housing strategy and policy framework set out in the planning scheme and the approved Development Plan. It achieves an appropriate balance between density, diversity and liveability, while ensuring that housing growth occurs in a coordinated, orderly and strategically justified manner consistent with the long-term development vision for the area.
C8 **Lot area and building envelopes (cl. 56.04-2)** **To provide lots with areas and dimensions that**	**Lots of between 300 square metres and 500 square metres should**: • Contain a building envelope that is consistent with a development of the lot approved under this scheme, or • If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15	✓ **Complies** There are not lots less than 500sqm. For those lots greater than 500 square metres, there are ample opportunities within the proposed boundaries to accommodate a rectangle of 10m x 15m.

Objective	Standard	Compliance
enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.	metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope. If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve. **Lots greater than 500 square metres** should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope. A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless: • The objectives of the relevant standards are met, and • The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act. Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope: • The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and • The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement.	All lot dimensions have been designed with regard to ensuring that future dwellings can be constructed with solar access principles, to allow for placement of any easements and other setback requirements.

Objective	Standard	Compliance
	Lot dimensions and building envelopes should protect: • Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. • Existing or proposed easements on lots. • Significant vegetation and site features.	
C9 **Solar orientation of lots objective (cl. 56.04-3)** **To provide good solar orientation of lots and solar access for future dwellings.**	Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation. Lots have appropriate solar orientation when: • The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. • Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. • Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.	✓ **Complies** The subdivision has been designed in accordance with the approved Development Plan, which establishes the overarching development framework for the land, including the street network, block structure and lot layout parameters. Within this context, the proposed subdivision responds appropriately to the objective of Clause 56.04-3 by facilitating good solar orientation and solar access for future dwellings. The internal street pattern and lot configuration have been arranged to maximise opportunities for north-facing rear yards and living areas, particularly within the conventional residential portions of the site. As a result, a substantial proportion of lots have their long axis oriented within the preferred solar orientation range identified in Clause 56.04-3, or otherwise achieve acceptable solar access outcomes having regard to lot width, depth and street orientation.

Objective	Standard	Compliance
		Where lots do not strictly fall within the preferred orientation range, this outcome arises from the fixed development structure established by the Development Plan and the need to respond to site-specific conditions including the shape of the land, external road frontages, and integration with existing and future development. Importantly, these lots remain of sufficient size and proportion to accommodate well-designed dwellings that can achieve appropriate solar access through building design, siting and orientation at the dwelling approval stage. All lots have dimensions that are adequate to protect solar access, taking into account likely dwelling footprints, setbacks and the relationship to adjoining streets and lots. The absence of small lots reliant on boundary-built forms further ensures that future dwellings can be designed to optimise solar performance without unreasonable constraints. When assessed in the context of the approved Development Plan and the flexibility available at the dwelling design stage, the subdivision achieves the intent of Clause 56.04-3 by providing good solar orientation outcomes across the site and enabling future development to maximise solar access in a manner consistent with the intent of this policy.

Objective	Standard	Compliance
C10 **Street orientation (cl. 56.04-4)** **To provide a lot layout that contributes to community social interaction, personal safety and property security.**	Subdivision should increase visibility and surveillance by: • Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. • Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space. • Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries. • Providing roads and streets along public open space boundaries	✓ **Complies** Lots are designed, where possible, to address local roads and improve the appearance from street intersections and there are no true battleaxe lots that prohibit dwellings from addressing the street. All public open space have roads and streets abutting them with dwellings fronting the street to provide passive surveillance. There are no lots less than 300m2
C11 **Common area (cl. 56.04-5)** **To identify common areas and the purpose for which the area is commonly held.** **To ensure the provision of common area is appropriate and that necessary management**	An application to subdivide land that creates common land must be accompanied by a plan and a report identifying: • The common area to be owned by the body corporate, including any streets and open space. • The reasons why the area should be commonly held. • Lots participating in the body corporate. • The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.	**Not applicable** The proposed permit application does not seek to create any common areas as a result of this application. These matters may be the subject of future applications.

Objective	Standard	Compliance
arrangements are in place. **To maintain direct public access throughout the neighbourhood street network.**		
Clause 56.05 – Urban Landscape		
C12 **Integrated urban landscape (cl. 56.05-1)** **To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or**	An application for subdivision that creates streets or public open space should be accompanied by a landscape design. The landscape design should: • Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme. • Create attractive landscapes that visually emphasise streets and public open spaces. • Respond to the site and context description for the site and surrounding area. • Maintain significant vegetation where possible within an urban context. • Take account of the physical features of the land including landform, soil and climate.	✓ **Complies** A conceptual landscape plan is provided which sets out the landscaping intent for internal streets. The development includes one public open space reserves and a waterway drainage reserve that will connect the estate to the surrounding area. Future streetscape landscape character and species selection to Council satisfaction. Further detail of the proposed landscaping treatments will be provided as part of the subdivision works certificate stage.

Objective	Standard	Compliance
preferred neighbourhood character in existing urban areas. **To incorporate natural and cultural features in the design of streets and public open space where appropriate.** **To protect and enhance native habitat and discourage the planting and spread of noxious weeds.** **To provide for integrated water management systems and contribute to drinking water conservation.**	• Protect and enhance any significant natural and cultural features. • Protect and link areas of significant local habitat where appropriate. • Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space. • Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment. • Ensure landscaping supports surveillance and provides shade in streets, parks and public open space. • Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas. • Provide for walking and cycling networks that link with community facilities. • Provide appropriate pathways, signage, fencing, public lighting and street furniture. • Create low maintenance, durable landscapes that are capable of a long life. • The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs	

Objective	Standard	Compliance
C13 **Public open space provision (cl. 56.05-2)** **To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space.** **To provide a network of public open space that caters for a broad range of users.** **To encourage healthy and active communities.** **To provide adequate**	The provision of public open space should: Implement any relevant objective, policy, strategy or plan (including any growth area precinct structure plan) for open space set out in this scheme. Provide a network of well-distributed neighbourhood public open space that includes: • Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings. • Where not designed to include active open space, local parks should be generally 1 hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences. • Additional small local parks or public squares in activity centres and higher density residential areas. • Active open space of a least 8 hectares in area within 1 kilometre of 95 percent of all dwellings that is: • Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space • Sufficient to incorporate two football/cricket ovals Appropriate for the intended use in terms of quality and orientation Located on flat land (which can be cost effectively graded)	✓ **Complies** The proposed subdivision responds positively to the objectives and standards of Clause 56.05-2 by delivering a well-distributed, functional and integrated network of public open space that supports recreation, walkability and community wellbeing, consistent with the approved Development Plan and broader open space framework for the area. The proposal includes the provision of a 4,000 square metre local public open space reserve that is centrally located within the subdivision and directly addressed by surrounding streets. This ensures strong passive surveillance, high visibility and convenient access for residents, and allows the space to function as a local neighbourhood park catering for informal recreation, social interaction and everyday use by a broad range of users. While smaller than a district-scale park, the reserve is suitably dimensioned and configured for its intended role and can be readily adapted over time in response to changing community preferences. In addition to the formal public open space reserve, the development incorporates a 12,900 square metre drainage reserve, which forms an important complementary component of the open space network. This area is designed to accommodate

Objective	Standard	Compliance
unencumbered land for public open space and integrate any encumbered land with the open space network. **To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods.**	• Located with access to, or making provision for, a recycled or sustainable water supply • Adjoin schools and other community facilities where practical • Designed to achieve sharing of space between sports. • Linear parks and trails along waterways, vegetation corridors and road reserves within 1 kilometre of 95 percent of all dwellings. Public open space should: • Be provided along foreshores, streams and permanent water bodies. • Be linked to existing or proposed future public open spaces where appropriate. • Be integrated with floodways and encumbered land that is accessible for public recreation. • Be suitable for the intended use. • Be of an area and dimensions to allow easy adaptation to different uses in response to changing community active and passive recreational preferences. • Maximise passive surveillance. • Be integrated with urban water management systems, waterways and other water bodies. • Incorporate natural and cultural features where appropriate.	pedestrian infrastructure and shared paths, providing linear open space and movement connections through the site. The drainage reserve contributes to recreation and active transport outcomes while also delivering essential urban water management functions, thereby supporting an integrated and cost-effective approach to open space and infrastructure provision. Together, the local open space reserve and the drainage reserve create a connected network of accessible open spaces that link internal streets, surrounding neighbourhoods and the wider pedestrian and trail network. This approach encourages walking, supports healthy and active lifestyles, and reinforces sustainable neighbourhood outcomes. The open space areas are unencumbered where required for their intended recreational function, with encumbered land appropriately integrated into the broader open space network in a manner that remains accessible, usable and environmentally responsible. The design allows for ongoing management in a sustainable manner and avoids fragmented or residual spaces. The proposal delivers a coordinated and multifunctional open space network that meets the intent of Clause 56.05-2 by providing accessible local open space, integrating drainage and

Objective	Standard	Compliance
		pedestrian infrastructure, enhancing liveability, and contributing positively to the long-term recreational and environmental needs of the community.
Clause 56.06 – Access and Mobility Management		
C14 **Integrated mobility objectives (cl. 56.06-1)** **To achieve an urban structure where compact and walkable neighbourhoods are clustered to support larger activity centres on the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside**	An application for a subdivision must include a plan of the layout of the neighbourhood that meets the objectives of: • Clause 56.06-2 Walking and cycling network. • Clause 56.06-3 Public transport network. • Clause 56.06-4 Neighbourhood street network.	✓ **Complies** The proposed development will create new internal roads and associated on-road and off-road pedestrian facilities. The design and layout of internal roads and paths is a safe and efficient continuous network and will integrate with the larger network. More detail regarding the design and specifications of the internal road is provided within the concept plans and also detailed in response to 56.06-2, 56.06-3, 56.06-4 and 56.06-8 below.

Objective	Standard	Compliance
Metropolitan Melbourne. **To provide for walking (including persons with impaired mobility), cycling, public transport and other motor vehicles in an integrated manner.** **To contribute to reduced car dependence, improved energy efficiency, improved transport efficiency, reduced greenhouse gas emissions and reduced air pollution.**		
C15 **Walking and cycling network (cl. 56.06-2)**	The walking and cycling network should be designed to: • Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme.	✓ **Complies** The proposed development will extend and integrate with the existing road network.

Objective	Standard	Compliance
To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors. **To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.** **To reduce car use, greenhouse gas emissions and air pollution.**	• Link to any existing pedestrian and cycling networks. • Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. • Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces. • Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling. • Ensure safe street and road crossings including the provision of traffic controls where required. • Provide an appropriate level of priority for pedestrians and cyclists. • Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night. • Be accessible to people with disabilities.	The proposed roads are shown on the submitted plans in accordance with the Infrastructure Design Manual, including the provision of footpaths and open space areas. Further to the foot path network throughout the estate aligning with streets, there are connections to existing footpaths. These will provide safe and direct movement through the estate and to adjoining estates and the network is considered to provide viable and direct routes to encourage residents to use active modes of transport and reduce car dependency.
C16 **Public transport network objectives (cl. 56.06-3)**	The public transport network should be designed to: • Implement any relevant public transport strategy, plan or policy for the area set out in this scheme.	✓ **Complies** The broader road network has been designed by Council, however it expected that future public transport will be allowed for within the development,

Objective	Standard	Compliance
To provide an arterial road and neighbourhood street network that supports a direct, efficient and safe public transport system. **To encourage maximum use of public transport.**	• Connect new public transport routes to existing and proposed routes to the satisfaction of the relevant public transport authority. • Provide for public transport links between activity centres and other locations that attract people using the Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne. • Locate regional bus routes principally on arterial roads and locate local bus services principally on connector streets to provide: safe and direct movement between activity centres without complicated turning manoeuvres; direct travel between neighbourhoods and neighbourhood activity centres; a short and safe walk to a public transport stop from most dwellings.	in consultation between Council and local bus providers.
C17 **Neighbourhood street network (cl. 56.06-4)** **To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles**	The neighbourhood street network must: • Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths and public transport routes. • Provide clear physical distinctions between arterial roads and neighbourhood street types. • Comply with the Roads Corporation's arterial road access management policies. • Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport. • Provide safe and efficient access to activity centres for commercial and freight vehicles.	✓ **Complies** The proposal will incorporate a new continuous movement network of roads and off-street pedestrian paths. Details are provided in the submitted subdivision plans. The street network is designed with a clear road hierarchy, which is communicated through road widths and treatments. Cross sections of the proposed roads are also shown on the attached plans. The development makes provision for service and emergency vehicles via the use of perimeter roads

Objective	Standard	Compliance
using the neighbourhood street network.	• Provide safe and efficient access to all lots for service and emergency vehicles. • Provide safe movement for all vehicles. • Incorporate any necessary traffic control measures and traffic management infrastructure • The neighbourhood street network should be designed to: • Implement any relevant transport strategy, plan or policy for the area set out in this scheme. • Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand. • Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand. • Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles. • Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles. • Provide an appropriate level of local traffic dispersal. • Indicate the appropriate street type. • Provide a speed environment that is appropriate to the street type.	between the residential lots and adjoining bushfire hazards. Dedicated footpath provisions are provided along all roadways, as shown by the submitted concept plans. These are to be accessible for a range of mobility levels.

Objective	Standard	Compliance
	• Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles). • Encourage appropriate and safe pedestrian, cyclist and driver behaviour. • Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles. Minimise the provision of culs-de-sac. • Provide for service and emergency vehicles to safely turn at the end of a dead-end street. Facilitate solar orientation of lots. • Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees. • Contribute to the area's character and identity. Take account of any identified significant features	
C18 **Walking and cycling network (cl. 56.06-5)** **To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and**	Footpaths, shared paths, cycle paths and cycle lanes should be designed to: • Be part of a comprehensive design of the road or street reservation. • Be continuous and connect. • Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots. • Accommodate projected user volumes and mix. • Meet the requirements of Table C1.	✓ **Complies** As detailed throughout, the footpath network within the development is designed in accordance with the design standards of the IDM and Table C1 of clause 56. It will allow a suitable level of access by all mobility levels and provides for convenient access through the development linking to the broader network. All street paths will have a concrete surface for adequate durability and disability access.

Objective	Standard	Compliance
accessible for people with disabilities. **To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.**	• Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound. • Provide appropriate signage. • Be constructed to allow access to lots without damage to the footpath or shared path surfaces. • Be constructed with a durable, non-skid surface. • Be of a quality and durability to ensure: • Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles. • Discharge of urban run-off. • Preservation of all-weather access. • Maintenance of a reasonable, comfortable riding quality. • A minimum 20 year life span	
C19 **Public transport network detail objectives (cl. 56.06-6)**	Bus priority measures must be provided along arterial roads forming part of the existing or proposed Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne to the requirements of the relevant roads authority. Road alignment and geometry along bus routes should provide for the efficient, unimpeded movement of buses and the safety and comfort of passengers.	✓ **Complies** The development has been designed to accommodate public transport infrastructure.

Objective	Standard	Compliance
To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users. **To provide public transport stops that are accessible to people with disabilities.**	The design of public transport stops should not impede the movement of pedestrians. Bus and tram stops should have: • Surveillance from streets and adjacent lots. • Safe street crossing conditions for pedestrians and cyclists. Safe pedestrian crossings on arterial roads and at schools including the provision of traffic controls as required by the roads authority. • Continuous hard pavement from the footpath to the kerb. • Sufficient lighting and paved, sheltered waiting areas for forecast user volume at neighbourhood centres, schools and other locations with expected high patronage. • Appropriate signage. Public transport stops and associated waiting areas should be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with physical disabilities.	
C20 **Neighbourhood street network detail**	The design of streets and roads should: • Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met.	✓ **Complies** The standards of the streets and roads expressed in Table C1 are met.

Objective	Standard	Compliance
(cl. 56.06-7) **To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.**	• Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed. • Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs. • Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users. • Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay • Provide a safe environment for all street users applying speed control measures where appropriate. Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles. • Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners. • Ensure streets are of sufficient strength to: ○ Enable the carriage of vehicles. ○ Avoid damage by construction vehicles and equipment. • Ensure street pavements are of sufficient quality and durability for the: ○ Safe passage of pedestrians, cyclists and vehicles.	The design of the streets and roads within the development will be in accordance with the standards expressed in Table C1 of clause 56.06-8. Council Standard road widths will be used as required in detailed design and will be constructed in accordance with the requirements of the IDM. Street block dimensions have been designed consistent with the context and setting of the area. Specific road construction details have also been provided including the road widths and verges as demonstrated on the road cross section plans. The subdivision has been designed to encourage a low speed environment as evidenced by use of minor chicanes and bends in roads. Pavements will be designed for appropriate strength as required in the design phase.

Objective	Standard	Compliance
	○ Discharge of urban run-off. ○ Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality. • Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority. • Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span. • Provide pavement edges, kerbs, channel and crossover details designed to: ○ Perform the required integrated water management functions. ○ Delineate the edge of the carriageway for all street users. ○ Provide efficient and comfortable access to abutting lots at appropriate locations. ○ Contribute to streetscape design. • Provide for the safe and efficient collection of waste and recycling materials from lots. Be accessible to people with disabilities. Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met.	

Objective	Standard	Compliance
	A street detail plan should be prepared that shows, as appropriate: • The street hierarchy and typical cross-sections for all street types. • Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices. • Water sensitive urban design features. • Location and species of proposed street trees and other vegetation. • Location of existing vegetation to be retained and proposed treatment to ensure its health. • Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.	
C21 **Lot access objective (cl. 56.06-8)** **To provide for safe vehicle access between roads and lots.**	Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority. Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets. The design and construction of a crossover should meet the requirements of the relevant road authority.	✓ **Complies** Access to arterial roads is not proposed.

Objective	Standard	Compliance
Clause 56.07 – Integrated Water Management		
C22 **Drinking water supply (cl. 56.07-1)** **To reduce the use of drinking water.** **To provide an adequate, cost-effective supply of drinking water.**	The supply of drinking water must be: • Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. • Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.	✓ **Complies** The supply of drinking water will be designed and constructed in accordance with the requirements and satisfaction of the relevant authority.
C23 **Reused and recycled water (cl. 56.07-2)** **To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.**	Reused and recycled water supply systems must be: • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services. • Provided to the boundary of all lots in the subdivision where required by the relevant water authority	✓ **Complies** Recycled and re-used water has not been proposed as given the conventional residential nature of this proposal and the availability of reticulated services. It is anticipated that future development of each lot may incorporate on-site water re-use via rainwater tanks. All future lots may incorporate use of tanks for collection and use of water for toilet flushing and garden watering. Such services would be installed by future lot owners.

Objective	Standard	Compliance
C24 **Waste water management (cl. 56.07-3)** **To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.**	Waste water systems must be: • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. • Consistent with any relevant approved domestic waste water management plan. Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority	✓ **Complies** The proposed development will be serviced by a reticulated gravity sewer system, designed and constructed to North East Water's requirements. Connection will be available to the boundaries of all proposed lots.
C25 **Urban run-off management (cl. 56.07-4)** **To minimise damage to properties and inconvenience to residents from urban run-off.**	The stormwater management system must be: • Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. • Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed. • Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).	✓ **Complies** The subdivision will be serviced by new constructed drainage services, integrating with existing infrastructure in the surrounding area. The development will involve the construction of a drainage reserve to service the catchment to cater for and treat stormwater flows. Detailed engineering design will be provided in later construction approval stages of the development as required by any approved permit conditions.

Objective	Standard	Compliance
To ensure that the street operates adequately during major storm events and provides for public safety. **To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.**	• Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. • Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design. For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard: • Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. • Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. For storm events greater than 20% AEP and up to and including 1% AEP standard: • Provision must be made for the safe and effective passage of stormwater flows. • All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority. • Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria daVave< 0.35 m2 /s (where, da= average depth in metres and Vave= average velocity in metres per second).	

Objective	Standard	Compliance
	The design of the local drainage network should: • Ensure stormwater is retarded to a standard required by the responsible drainage authority. • Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. • Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner. • Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.	
Clause 56.08 – Site Management		
C26 **Site management objectives (cl. 56.08-1)**	A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing: • Erosion and sediment. • Dust.	✓ **Complies** Site management will be undertaken in accordance with Council's guidelines and standards for subdivision construction. Compliance with these

Objective	Standard	Compliance
To protect drainage infrastructure and receiving waters from sedimentation and contamination. **To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.** **To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.**	• Run-off. • Litter, concrete and other construction wastes. • Chemical contamination. • Vegetation and natural features planned for retention. Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.	guidelines will ensure the objectives of this standard are met. It is expected that the planning permit will include appropriate conditions relating to management of the site.
Clause 56.09 – Utilities		

Objective	Standard	Compliance
C27 **Shared trenching (cl. 56.09-1)** **To maximise the opportunities for shared trenching.** **To minimise constraints on landscaping within street reserves.**	Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.	✓ **Complies** Reticulated services for water and sewerage, electricity and telecommunications will be designed and installed in accordance with the relevant Authority's requirements. Gas will not be connected to this development, consistent with Victoria's Gas Substitution Roadmap.
C28 **Electricity, telecommunications and gas (cl. 56.09-2)** **To provide public utilities to each lot in a timely, efficient and cost effective manner.** **To reduce greenhouse gas emissions by**	The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority. Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged. The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.	✓ **Complies** The subject land can be provided with all necessary urban utility services including electricity, telecommunications in accordance with the relevant provider's requirements.

Objective	Standard	Compliance
supporting generation and use of electricity from renewable sources.	Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.	
C29 **Fire hydrants (cl. 56.09-3)** **To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.**	Fire hydrants should be provided: • A maximum distance of 120 metres from the rear of the each lot. • No more than 200 metres apart. Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority.	✓ **Complies** Fire hydrants are to be installed along the internal road network in accordance with C29 and requirements of CFA. The hydrants will be at intervals of no greater than 200 metres, and will be no more than 120 metres from the rear boundary of any lot.
C30 **Public lighting (cl. 56.09-4)** **To provide public lighting to ensure the safety of pedestrians,**	Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles. Public lighting should be designed in accordance with the relevant Australian Standards.	✓ **Complies** Public lighting will be installed in accordance with these requirements, as necessary. No special scheme or theme for public lighting is proposed or in place for the surrounding area.

Objective	Standard	Compliance
cyclists and vehicles. **To provide pedestrians with a sense of personal safety at night.** **To contribute to reducing greenhouse gas emissions and to saving energy.**	Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.	

5.5. Does the proposal adequately manage bushfire risk?

Bushfire risk associated with the proposed subdivision has been systematically assessed and appropriately addressed in accordance with Clause 13.02 of the Planning Policy Framework, which seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

The proposal is located within an area that is predominantly characterised by managed land uses and low-threat vegetation, including existing residential development, road reserves, vineyards and cultivated land. A detailed Bushfire Attack Level (BAL) assessment has been undertaken and confirms that the highest BAL applicable across the site is BAL-12.5, indicating a low bushfire risk context suitable for residential subdivision and development.

Consistent with Clause 13.02, the proposal directs residential development to a low-risk location and avoids the introduction or intensification of development in areas subject to elevated bushfire exposure. The subdivision layout responds to surrounding vegetation and topography by utilising existing and proposed road reserves, open space areas and managed buffers to provide effective separation distances from areas of classifiable grassland vegetation. These design responses reduce radiant heat exposure and support defendable space outcomes without reliance on vegetation removal in areas of biodiversity value.

The proposal gives clear priority to the protection of human life by ensuring that all future dwellings can be constructed in accordance with BAL-12.5 construction standards under AS 3959-2018. This will be secured through the building approval process and ensures that future residents are afforded an appropriate level of protection from bushfire risk. The staging of the subdivision is also capable of incorporating ongoing vegetation and asset management measures, including the maintenance of short grass and managed verges during the fire danger period, to ensure that bushfire risk does not increase over time.

In settlement planning terms, the proposal achieves no net increase in bushfire risk to future residents, property or community infrastructure. The subdivision is integrated with the existing urban edge of Rutherglen, benefits from multiple access points via an established road network, and does not introduce development into areas that would compromise emergency access or evacuation. The layout, scale and form of development are therefore consistent with the objective of strengthening community resilience to bushfire while supporting orderly settlement growth in a low-risk location.

The proposal demonstrates a considered and proportionate response to Clause 13.02 by identifying bushfire hazard, undertaking an appropriate risk assessment, and embedding bushfire protection measures into the subdivision design. The development prioritises human life, directs growth to a low-risk area, and ensures that bushfire risk can be effectively managed and maintained over the long term.



Figure 19 | Extract of Bushfire Site Assessment (Source DJC Consulting)

5.6. Are the proposed traffic arrangements acceptable?

The proposed subdivision is supported by a comprehensive Transport Impact Assessment which confirms that the internal and external traffic arrangements are appropriate for the scale, location and staging of the development and will not result in unacceptable impacts on the surrounding road network.

The site benefits from frontage to four surrounding roads, Scott Street, Butler Street, Main Street and Killeens Road, allowing traffic to be distributed across multiple access points rather than concentrated at a single location. Vehicle access to the subdivision is provided via four T-intersections, including one to Main Street, one to Butler Street and two to Killeens Road. This access strategy ensures legible, safe and efficient entry and exit for residents, visitors, service vehicles and emergency vehicles while maintaining appropriate separation from the arterial road network.

Internally, the subdivision is served by a clear and hierarchical local road network comprising Access Streets and Access Places designed in accordance with Clause 56 of the Indigo Planning Scheme and the Infrastructure Design Manual. Road reserve widths, carriageway widths, footpath provision and on-street parking have been tailored to the anticipated traffic volumes and the differing residential densities across the site, including a reduced-intensity outcome within the Low Density Residential Zone. The internal road network provides low-speed environments, strong pedestrian connectivity and safe vehicle movements, consistent with the function of neighbourhood streets.

Traffic generation associated with the development is modest and reflective of a regional residential context. Even under conservative assumptions that include potential commercial and community uses, the total traffic generated by the development remains well within the capacity of both the internal road network and the surrounding external roads. Peak-hour modelling demonstrates that key intersections, including Moodemere Street / Butler Street, will continue to operate at a high level of service with minimal delay and queuing, and no material degradation to existing conditions.

Importantly, the proposal includes the staged upgrade and sealing of Butler Street and Killeens Road along the site frontage as development progresses. These upgrades respond directly to forecast traffic volumes and will improve road safety, amenity and functionality for both future residents and existing users. The timing of these works ensures that traffic impacts are appropriately managed as each stage of the subdivision is delivered, avoiding premature or unnecessary infrastructure provision while ensuring that capacity and safety thresholds are not exceeded.

Pedestrian movement is also well catered for through the provision of continuous footpaths along all internal streets and along the site frontage, strengthening connections to surrounding neighbourhoods and open space. The design prioritises walkability and local accessibility while recognising that internal traffic volumes will remain low.

The proposed traffic arrangements demonstrate a considered and proportionate response to the development context. The subdivision layout, access strategy, road design and staging framework collectively ensure that traffic generated by the development can be safely and efficiently accommodated without adverse impacts on the surrounding road network or existing users.

5.7. Does the proposal satisfy the relevant decision guidelines under Clause 65 (Decision Guidelines)?

Before deciding on an application or approval of a plan, the Responsible Authority must consider a number of decision guidelines. **Table 5** and **Table 6** below provides an assessment of the proposal against the relevant general decision guidelines at clause 65.01 - Approval of an application or plan and Clause 65.02 – Approval of an application to Subdivide Land.

Table 5 | Response to Clause 65.01

Decision Guideline	Response
The matters set out in section 60 of the Act.	Refer to **Section 5.**
Any significant effects the environment, including the contamination of land, may have on the use or development.	Refer to **Section 6.**

Decision Guideline	Response
The Municipal Planning Strategy and the Planning Policy Framework	Refer to **Section 6.**
The purpose of the zone, overlay or other provision.	Refer to **Section 6.**
Any matter required to be considered in the zone, overlay or other provision.	Refer to **Section 6.**
The orderly planning of the area.	The proposal is considered to represent orderly planning within the meaning of the Planning and Environment Act 1987 and the Indigo Planning Scheme. It delivers a coordinated, practical and policy-aligned subdivision outcome that responds to the site's context, the approved Development Plan, and the servicing and infrastructure realities of the land. The subdivision directly implements the directions of the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF), as well as the purposes of the General Residential Zone (GRZ) and Low Density Residential Zone (LDRZ). It maintains consistency with the approved Development Plan for Hamilton Estate, ensuring that the strategic vision for the site is realised in a logical and efficient manner. By facilitating housing growth within an identified growth area, the proposal supports the overarching State and local planning objectives for urban consolidation, housing diversity, and efficient infrastructure provision. The inclusion of open space and a neighbourhood hub reflects a balanced response to both residential and community needs, reinforcing the principle that development should occur in locations identified through strategic planning processes. The proposal has been designed in close consultation with servicing authorities, particularly North East Water, to ensure that staging and infrastructure delivery occur in a coordinated manner. The revised staging sequence responds directly to known sewerage capacity constraints, enabling the development to proceed in a way that avoids premature or piecemeal infrastructure solutions. This staged approach ensures that growth is delivered in tandem with supporting infrastructure, minimising risks to both the community and authorities. The design also integrates with existing and planned road, pedestrian and cycling networks, including connections to the rail trail to the south, reinforcing the

Decision Guideline	Response
	principle of coordinated movement networks and sustainable transport planning. The subdivision aligns with the surrounding development pattern, ensuring strong connections to established roads, open spaces, and adjoining neighbourhoods. This integration avoids isolated or ad hoc outcomes and contributes to a coherent urban structure for the estate as a whole. The modest refinements to the neighbourhood hub and staging do not compromise broader integration outcomes but instead reflect a more practical and realistic response to delivering the vision established by the Development Plan. The proposal balances the need for housing delivery with the provision of open space, community infrastructure and appropriate staging. It avoids over-commitment of land to community purposes that may not be required, ensuring that land resources are used efficiently while retaining the capacity to deliver local services. This represents a sustainable approach to land use allocation, consistent with the principles of efficient and equitable urban development. In summary, the subdivision represents orderly planning because it: • Aligns with the approved Development Plan and broader policy framework. • Responds to infrastructure capacity and staging requirements in a logical and coordinated manner. • Provides a legible and integrated urban structure that connects with adjoining development. • Balances residential, open space and community needs in a sustainable way. The proposal is therefore considered to be an appropriate and orderly planning outcome, ensuring the progressive and coordinated delivery of the development as a well-structured, liveable and connected community.
The proximity of the land to any public land.	The subject site is not proximate to any public land beyond road reserves.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	There are no natural drainage lines through the site, nor is the site on steep land and thus there are no anticipated impacts regarding land degradation, salinity, or reduced water quality.

Decision Guideline	Response
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	The stormwater drainage arrangements will see connections to the infrastructure that will be developed. It is expected this infrastructure will be capable of servicing the development and the proposal will not adversely impact the quality of stormwater exiting the site.
The extent and character of native vegetation and the likelihood of its destruction.	There is no native vegetation proposed to be removed as a result of this application.
Whether native vegetation is to be or can be protected, planted, or allowed to regenerate.	Refer above.
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development, or management of the land so as to minimise any such hazard.	There are no environmental hazards demonstrated to be applicable to the subject site. There is a moderate bushfire risk, however the estate has been designed to suitably manage this risk.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	Not applicable.
The impact the use or development will have on the current and future development and operation of the transport system.	Refer to attached Traffic Impact Assessment.

Table 6 | Response to Clause 65.02

Decision Guideline	Response
The suitability of the land for subdivision.	The subject land is zoned part GRZ and part LDRZ, both of which encourage residential development in a residential setting and the land has no major physical impediments to development. The site is considered to be wholly suitable for the proposed outcome and is consistent with the context and setting of the area.
The existing use and possible future development of the land and nearby land.	The site sits at the north-west boundary of the township of Rutherglen. Noting this, it is unlikely that further development will occur without future rezonings.

Decision Guideline	Response
The availability of subdivided land in the locality, and the need for the creation of further lots.	There has been significant take up of land within the area over the past 12-24 months. Furthermore, there is growing demand for a range of lot sizes and housing development, to diversify the housing market, which is currently dominated by larger lots with larger detached dwellings. The site and surrounding area are well placed to take up additional demand, being an establishing urban precinct with availability of services.
The effect of development on the use or development of other land which has a common means of drainage.	The subject land does not contain any drainage lines. Development of the land for residential purposes is therefore not expected to adversely affect matters regarding stormwater and drainage of other land.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.	The proposed subdivision is responsive to the physical terrain and constraints of the land and as noted has no existing vegetation on the development site. The subdivision of land will present a negligible change to the broader subdivision and represents a development which is preferred and expected for this land and will be consistent with the strategic planning framework and policy for Rutherglen.
The density of the proposed development.	Refer to attached subdivision plans.
The area and dimensions of each lot in the subdivision.	The area and dimensions of the proposed lots are shown on the attached subdivision plans.
The layout of roads having regard to their function and relationship to existing roads.	The proposal has been designed to fully integrate into the existing and established road network. Refer to TIA for further details.
The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.	Please refer to **Section 3 and 6.**
The provision and location of reserves for public open space and other community facilities.	The proposal will see the delivery of 4,000sqm of public open space.
Whether native vegetation is to be or can be protected, planted, or allowed to regenerate.	There is no native vegetation proposed to be removed. The garden areas of the proposed development will provide opportunity for native species to be planted.
The staging of the subdivision.	The subdivision will be undertaken in a single stage.

Decision Guideline	Response
The design and siting of buildings having regard to safety and the risk of spread of fire.	The subdivision allows for dwellings to be established without increased risk from bushfire, and the overall development incorporates safe access/egress opportunities. The subject land is not located within a Bushfire Management Overlay (BMO), but is located on bushfire prone land. Bushfire risk can suitably be managed.
The provision of off-street parking.	The proposal can adequately cater for off street parking.
The provision and location of common property.	N/A
The functions of any body corporate.	N/A
The availability and provision of utility services, including water, sewerage, drainage, electricity, and gas.	The development area is located within an established residential and urban context, which will allow for an extension of necessary urban infrastructure and services, including reticulated water, sewer, telecommunications and electricity.
If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.	The proposed lots will be connected to reticulated sewer.
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.	Refer discussion above.
The impact the development will have on the current and future development and operation of the transport system.	Refer discussion above.

6. Conclusion

This application seeks a planning permit for the subdivision of land at Hamilton Estate, Rutherglen, in general accordance with the approved Development Plan.

Having regard to the content of this report, the proposal warrants the support of Council because:

- It delivers housing diversity within a strategically identified growth area, supporting a mix of lot sizes that will accommodate a range of households and future housing forms in line with Clauses 16.01-1S (Housing Supply) and 16.01-2S (Housing Affordability).
- It provides early and meaningful community benefits through the delivery of a commercial lot capable of supporting a neighbourhood hub (including potential childcare and medical services) and a well-located open space reserve, consistent with Clause 19.02-6S (Open Space).
- It integrates effectively with the broader transport and movement network, including direct links to the adjoining rail trail to the south, thereby enhancing sustainable transport connections in accordance with Clauses 18.02-1S (Walking) and 18.02-2S (Cycling).
- It delivers a coherent and legible subdivision pattern, reflecting the intent of Clause 15.01-1S (Urban Design) and Clause 16.01-1L (Residential Subdivision and Development). The design ensures permeability, safe access, and a high level of amenity for future residents.
- It responds to servicing and infrastructure capacity in a practical and coordinated manner, with the staging sequence refined in consultation with North East Water to ensure the orderly and cost-effective rollout of essential services.
- It maintains consistency with the endorsed Development Plan, with only modest and justified refinements to the neighbourhood hub size and staging sequence. These changes are based on detailed design advice and servicing requirements and do not materially alter the intent or outcomes of the approved plan.
- It represents orderly planning, balancing residential growth with open space, sustainable transport links, and community infrastructure, thereby ensuring a logical and sustainable expansion of Rutherglen.

In light of the above, the proposal represents a well-considered, policy-aligned, and site-responsive subdivision outcome that will deliver significant community benefit and support the ongoing growth and liveability of Rutherglen. It is therefore submitted that the application warrants Council's support.

Appendix A: Title Details

Appendix B: Plans

Appendix C: Traffic Impact Assessment

Appendix D: Bushfire Management Assessment

Appendix E: Site Survey

Hamilton Estate, Rutherglen — DWG26004 MP01 Rev B 31/03/2026

Landscape Master Plan



LEGEND

Existing

- Existing tree to be removed
- Existing tree to be retained

Proposed

- Wetland planting
- Native shrubs, groundcovers and grasses
- Grass (verge and POS)
- Gravel path (2.0m wide)
- Residential lots
- Opportunity site
- Childcare and medical centres

Proposed trees

- *Quercus rubra* (RED OAK)
- *Pistacia chinensis* (CHINESE PISTACHIO)
- *Ulmus parvifolia* (CHINESE ELM)
- *Nyssa sylvatica* 'Forum' (TUPELO)
- *Lagerstroemia indica x fauriei* 'Sioux' (CREPE MYRTLE)
- *Acer truncatum x A. platanoides* 'Warrenred' Pacific Sunset (MAPLE)
- *Brachychiton populneus* (KURRAJONG)
- *Eucalyptus mannifera* 'Little Spotty' (DWARF RED SPOTTED GUM TREE)
- *Eucalyptus sideroxlyon* (RED IRONBARK)
- Reserve native tree. Refer Plant Palette

yonder.

We acknowledge and respect Traditional Owners as the traditional custodians of our shared lands, waters and seas. We recognise their unique ability to care for Country and their deep spiritual connection with Country.
We honour Elders past, present and emerging, whose knowledge and wisdom will ensure the continuation of culture, and the values which uphold them.

Hamilton Estate, Rutherglen DWG26004 MP02 Rev B 31/03/2026

Drainage Reserve Concept Plan



SUGGESTED PLANTING LIST

Botanical Name	Common Name	Mature Size (H x W)	Installation Size	Density (/sq.m)
Submerged Marsh Planting				
Myriophyllum crispatum	Upright Water-milfoil	0.25 -0.6mH	virotube	1
Potamogeton ochreatus	Blunt Pondweed	stems to 4.5m	virotube	1
Vallisneria australis	Eel Grass	submerged x 0.3m	virotube	1
Shallow Marsh Planting				
Baumea articulata	Jointed Club-rush	1.8mH	virotube	2
Bolboschoenus caldwellii	Sea Club-rush	1.0mH	virotube	2
Bolboschoenus fluviatilis	Tall Club-rush	1.8mH	virotube	2
Bolboschoenus medianus	Marsh Club-rush	1.5mH	virotube	2
Cladium procerum	Leafy Twig-rush	2.0mH	virotube	2
Eleocharis acuta	Common Spike-rush	0.5mH	virotube	2
Schoenoplectus tabernaemontani	River Club-rush	1.8mH	virotube	2
Ephemeral Basin Planting				
Baumea rubiginosa	Soft Twig-rush	0.3 x 1.0m	virotube	6
Carex appressa	Tall Sedge	0.5 x 0.5m	virotube	4
Carex tereticaulis	Rush Sedge	1.0 x 1.0m	virotube	2
Cyperus lucidus	Leafy Flat-sedge	0.6 x 1.5m	virotube	3
Eleocharis acuta	Common Spikerush	0.3 x 0.9m	virotube	6
Juncus amabilis	Hollow Rush	0.2 x 1.2m	virotube	6
Juncus flavidus	Rush	0.6 x 1.2m	virotube	3
Juncus pallidus	Pale Rush	0.6 x 1.0m	virotube	3
Persicaria decipiens	Slender Knotweed	0.8 x 1m	virotube	2
Terrestrial Shrubs, Grasses and Groundcovers				
Acacia acinacea	Gold-dust Wattle	2 x 2m	140mm pot	0.5
Acacia genistifolia	Spreading Wattle	2 x 2m	140mm pot	0.5
Acacia paradoxa	Hedge Wattle	2 x 2m	140mm pot	0.5
Acacia pycnantha	Golden Wattle	5 x 3m	140mm pot	0.4
Acacia verticillata	Prickly Moses	2 x 2m	140mm pot	0.5
Bursaria spinosa	Sweet Bursaria	4 x 2m	140mm pot	0.5
Dianella revoluta	Black-anther Flax-lily	0.4 x 0.4m	virotube	4
Einadia nutans	Nodding Salt-bush	0.3 x 1.2m	140mm pot	1
Enchylaena tomentosa	Ruby Saltbush	0.4 x 1m	140mm pot	2
Indigofera australis	Austral Indigo	1.5 x 1m	140mm pot	1
Lomandra longifolia	Mat Rush	1 x 1m	virotube	2
Ozothamnus ferrugineus	Tree Everlasting	2.5 x 2m	140mm pot	0.5
Poa labillardierei	Common Tussock-grass	0.6 x 0.6m	virotube	4
Rhagodia spinescens	Hedge Saltbush	1 x 2m	140mm pot	0.5
Xerochrysum viscosum	Shiny Everlasting	0.5 x 0.5m	virotube	6







REFERENCE IMAGES



KEY PLAN (NTS)

0 25m 1:500 @ A1

yonder.

We acknowledge and respect Traditional Owners as the traditional custodians of our shared lands, waters and seas. We recognise their unique ability to care for Country and their deep spiritual connection with Country. We honour Elders past, present and emerging, whose knowledge and wisdom will ensure the continuation of culture, and the values which uphold them.

Hamilton Estate, Rutherglen — DWG26004 MP03 Rev B 31/03/2026

Park Concept Plan



LEGEND

- Trees
- Grass
- Softfall/play mulch
- Path


LOOP PATH


POSSIBLE PLAYSPACE


POSSIBLE PLAYSPACE

REFERENCE IMAGES

KEY PLAN (NTS)

0 — 10m — 1:200 @ A1

yonder.

We acknowledge and respect Traditional Owners as the traditional custodians of our shared lands, waters and seas. We recognise their unique ability to care for Country and their deep spiritual connection with Country.
We honour Elders past, present and emerging, whose knowledge and wisdom will ensure the continuation of culture, and the values which uphold them.

Tree Planting Palette

DRAINAGE RESERVE / PARK TREE PLANTING - LOCAL



Acacia implexa

Lightwood

8m (H) x 7m (S)



Callitris glaucophylla

White Cypress Pine

15m (H) x 8-10m (S)



Eucalyptus microcarpa

Grey Box

15m (H) x 6-10m (S)



Eucalyptus melliodora

Yellow Box

10-15m x 8-10m

STREET TREES - HARDY DECIDUOUS



Acer truncatum x A. platanoides 'Warrenred'

Pacific Sunset Maple

10m (H) x 6m (S)



Lagerstroemia indica x fauriei 'Sioux'

Crepe Mytle

6-8m (H) x 4m (S)



Nyssa sylvatica 'Forum'

Tupelo

10m (H) x 5m (S)



Pistacia chinensis

Chinese Pistachio

8m (H) x 6m (S)



Quercus rubra

Red Oak

10m (H) x 9m (S)



Ulmus parvifolia 'Todd'

Chinese Elm

10m (H) x 11m (S)

STREET TREES - NATIVE EVERGREEN



Brachychiton populneus

Kurrajong

12m (H) x 7m (S)



Eucalyptus mannifera 'Little Spotty'

Dwarf Red Spotted Gum Tree

5-7m (H) x 5m (S)



Eucalyptus sideroxlyon 'Rosea'

Red Ironbark Tree

15m (H) x 6-10m (S)

Please note that this list is suggested only, final plant selection will be undertaken and confirmed at the detailed design phase.

yonder.

We acknowledge and respect Traditional Owners as the traditional custodians of our shared lands, waters and seas. We recognise their unique ability to care for Country and their deep spiritual connection with Country. We honour Elders past, present and emerging, whose knowledge and wisdom will ensure the continuation of culture, and the values which uphold them.

12 COMMUNITY AND ECONOMIC DEVELOPMENT

12.1 GET ACTIVE INDIGO GRANTS 2026

Jess Reid - Manager Community Development
Community and Economic Development

For Decision

RECOMMENDATION

That Council:

1. Receives the Get Active Indigo Grants 2026 Assessment Panel Recommendation Report; and
2. Endorses the distribution of funds as recommended by the Assessment Panel as follows:

Applicant	Project	Amount
Beechworth Croquet Club	Croquet Hoop and Timber-boards Replacement	$3,700
Kiewa Valley Bowling Club	Community Barefoot Bowls	$500
Stanley Recreation Reserve	Let's Play Tennis Program	$2,200
Rutherglen Social Sports	Building Cross-Generational Participation in Sport Program	$4,700
Glenview Health	Get Stronger with Outdoor Fitness Equipment Classes at Glenview Health	$4,800
Chiltern Tennis Club	Kickstart Summer Tennis	$1,500
The Beechworth Chain Gang Inc	Beechworth MTB Park Pump Track	$5,000
Yackandandah Football & Netball Club Inc	Building Junior Netball Participation through Net Set Go	$1,000
Chiltern Football Netball Club	More players = More gear	$1,000
Beechworth Golf Club	Swing Into Golf: A Community Come & Try Day	$700
Rutherglen Lawn Tennis Club Inc	Cardio Tennis Rutherglen - Hits Different	$900
Rutherglen Swim Club	Community Connection and Equipment Upgrade	$4,000
	Total	**$30,000**

PURPOSE OF REPORT

To present the recommendations from the 2026 Get Active Indigo Grants Assessment Panel for the distribution of funds.

BACKGROUND

As part of the implementation of Indigo Shire Councils Active Indigo Recreation Plan 2018 - 2026, a community focussed grants program was established to encourage and enable residents of Indigo Shire to be more active more often.

The grants program objectives are to:

- Get more people moving more often;
- Provide access to funding for community groups who may be unable to generate their own revenue or secure funding through other grant streams and sources;
- Increase Indigo Shire residents' participation in physical activity;
- Improve Indigo Shire residents' access to physical activity opportunities;
- Support local clubs, groups, committees and service providers in their efforts to get the community more physically active;
- Trial local physical activity project ideas by responding to place-based needs;
- Fund a diverse range of physical activity project ideas across the Shire; and
- Increase residents' awareness of opportunities to be physically active via targeted communications and promotion.

Council encourages applications from Indigo Shire based incorporated bodies as well as for projects that are taking place within the Indigo Shire LGA footprint and will benefit the Indigo Shire community. Council utilises the SmartyGrants software to administer the Get Active Indigo Grants.

Applications for the 2026 Get Active Indigo Grants program opened on Monday 2 March 2026 and closed on Monday 30 March 2026. A total of 22 applications were received.

Applications were assessed by the Get Active Indigo Grants Assessment Panel on Wednesday 8 April 2026. The Get Active Indigo Grants Assessment Panel is an independent panel made up of the following representatives:

- Indigo Shire Council Councillor (Chair – non voting)
- Indigo Shire Council Recreation Officer (Secretary – non voting)
- Indigo Shire Council Manager Community Development
- Beechworth Health Service
- Glenview Health
- Sport North East

The Get Active Indigo Grants Assessment Panel assess the merits of applications against the criteria before providing an independent recommendation to Council on how to distribute the funding. Conflicts of interest from panel members are declared at the start of the meeting and managed, see 'Declaration of Conflict of Interest Section' later in this report.

DISCUSSION

A total of 22 applications were received through the 2026 Get Active Indigo Grants Program, representing combined funding requests of $73,231.25.

The Assessment Panel recommends that Council allocate funding to 12 of the 22 applicants. For the remaining 10 applications not recommended for funding, alternative funding opportunities and support mechanisms are available to assist in progressing their project concepts. Council Officers, in collaboration with Assessment Panel members, will provide guidance to these applicants where appropriate.

The following projects have been recommended for funding:

Applicant	Project	Amount
Beechworth Croquet Club	Croquet Hoop and Timber-boards Replacement	$3,700
Kiewa Valley Bowling Club	Kiewa Valley Bowling Club Community Barefoot Bowls	$500
Stanley Recreation Reserve	Let's Play Tennis	$2,200
Rutherglen Social Sports	Building Cross-Generational Participation in Sport	$4,700
Glenview Health	Get Stronger with Outdoor Fitness Equipment Classes at Glenview Health	$4,800
Chiltern Tennis Club	Kickstart Summer Tennis	$1,500
The Beechworth Chain Gang Inc	Beechworth MTB Park Pump Track	$5,000
Yackandandah Football & Netball Club Inc	Building Junior Netball Participation through Net Set Go	$1,000
Chiltern Football Netball Club	More players = More gear	$1,000
Beechworth Golf Club	Swing Into Golf: A Community Come & Try Day	$700
Rutherglen Lawn Tennis Club Inc	Cardio Tennis Rutherglen - Hits Different	$900
Rutherglen Swim Club	Community connection and equipment upgrade	$4,000
	Total	**$30,000**

The Assessment Panel recommend not allocating funding towards catering costs which were included in some applications, noting that these projects would remain viable without this support and that applicants could pursue sponsorship opportunities if catering was desired for their events.

To ensure equitable distribution of funds, the Panel also recommend applying rounding adjustments to individual funding amounts (for example, a request for $3,778.25 was rounded to $3,700). This approach will ensure that all recommended projects can receive appropriate levels of funding within the overall program allocation.

In total, 12 applicants were recommended for funding. Four projects are recommended for full funding, and five are recommended to receive up to $200 less than requested as a result of the rounding process. The Beechworth Swimming Club is recommended to receive $4,000 of the $5,000 requested, as the Panel was advised that the lane ropes included in their application were already being purchased by another party. The Yackandandah Football and Netball Club are recommended to receive $1,000 less than

requested, with funding for volunteer training resources recommended to be excluded due to similar materials being available through Netball Victoria and the NetSetGo program. The Panel also noted that all participants in the NetSetGo program receive a size 4 netball for training, covering part of their intended equipment request. Seven projects did not align with the grant objectives and/or eligibility criteria.

A summary of all project applications is contained in the attachment (confidential) to this report.

OPTIONS

Council approves the recommended allocation of funds through the 2026 Get Active Indigo Grants.

STRATEGIC CONTEXT

COUNCIL PLAN 2025 – 2029	
Theme	1. Places and Communities
Strategic Objective	1.2 Community Wellbeing, Inclusion and Social Connection - Foster inclusive communities where all people feel valued, connected, and have opportunities to participate in community life, access services, and enjoy positive health and wellbeing regardless of age, ability, or background.
Key Strategy	1.2.7 Provide opportunities for communities to connect, showcase and celebrate their contributions through Council and community-led initiatives and events.

SOCIAL/COMMUNITY IMPLICATIONS

The Get Active Indigo Grants Program assists Council in achieving a number of actions in strategic documents including the Council Plan, Municipal Health and Wellbeing Plan, Active Indigo Recreation Plan, Early Years, Ageing Well and Youth Strategies.

FINANCIAL IMPLICATIONS

	Approved Budget $	This Proposal $	Variance to Approved Budget $	Comments
Revenue	30,000	30,000	0	
Expense	30,000	30,000	0	
Net Result	0	0	0	

LEGISLATIVE IMPLICATIONS

Applicants must provide evidence of current Public Liability Insurance to ensure coverage against injury for participants.

RISK & OPPORTUNITY MANAGEMENT

Description	Likelihood	Consequence	Final Risk Rating	Controls, treatments
Project is not completed by group	Possible	Minor	Low	Council staff provide appropriate levels of support and capacity building where required.
Group rejects funding offer	Possible	Minor	Low	Panel reconsiders funding to projects not initially recommended or partially funded.
Criticism from unsuccessful applicants	Possible	Minor	Low	Unsuccessful letters sent to applicants offering additional feedback, alternative funding sources and support if required.
Assessment panel conflict of interest	Likely	Minor	Low	Conflicts of interest are identified and declared before meeting. Panel member leaves meeting when project (where there is a conflict declared) is assessed.

COMMUNITY ENGAGEMENT

Engagement undertaken

The 2026 Get Active Indigo Grants Program was promoted through various Council platforms including: social media, YOUR INDIGO, website and electronic direct mail marketing.

Engagement outcomes

A total of 22 applications were received in 2026 down from 23 applications in 2025.

Engagement proposed

Council Officers will prepare correspondence to all applicants advising them of the outcome of their applications. Unsuccessful applicants will be offered guidance to identify alternative funding opportunities and support to further develop their project concepts. Where appropriate, successful applicants will also receive assistance to support timely and cost-effective project delivery.

CONCLUSION

The 2026 Get Active Indigo Grants Assessment Panel has thoroughly evaluated all applications against the program's assessment criteria and provided an independent recommendation to Council regarding the allocation of available funding under the Get Active Indigo Grants Program. The recommended projects demonstrate a balanced geographical distribution across the Shire and encompass a diverse range of activities designed to support participation across different ages, abilities, and interests.

The confidential attachment is confidential under Section 3(1)(f) of the Local Government Act 2020, because it contains personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs. The reason this section applies is because the information contains details of proposed grant contributions and comments on applications, both successful and unsuccessful, submitted by community members on behalf of their community organisations and it would unreasonably expose persons. The confidential attachment has been provided to Councillors under separate cover.

DECLARATION OF CONFLICT OF INTEREST

Under section 130(2) of the *Local Government Act 2020* and Governance Rule 24, the following officers declare that they have no interests to disclose in providing this report:

- Sally Rice - Director Community & Economic Development
- Jess Reid - Manager Community Development
- Mark De Campo - Community Development Coordinator
- Ellen McNeil - Recreation Officer

While assessing the applications, four conflicts of interest were declared by members of the panel, these were as follows:

- The representative of Glenview Health for the Chiltern Tennis Club, Chiltern Football Netball Club and Glenview Health applications.
- The representative of Beechworth Health Service for the Beechworth Chain Gang Inc application.

When the Panel was assessing these projects, the representatives with the conflict of interest removed themselves from the room and were not involved in any discussion or recommendation about the relevant application.

Attachments

1. CONFIDENTIAL -Get Active Indigo Grant 2026 - Assessment Summary [**12.1.1** - 3 pages]

12.2 SWIMMING POOLS SEASON REPORT 2025/26

Mark De Campo - Community Development Coordinator
Community and Economic Development

For Decision

RECOMMENDATION

That Council receives the 2025/26 Swimming Pools Season Report.

PURPOSE OF REPORT

To present the Swimming Pools Season Report 2025/26.

BACKGROUND

Indigo Shire Council owns five outdoor public swimming pools located in Beechworth, Chiltern, Rutherglen, Tangambalanga, and Yackandandah. These facilities are highly valued community assets that play an important role in supporting social connection and encouraging active, healthy lifestyles.

Belgravia Leisure commenced operational management of Council's aquatic facilities in the 2021/22 season under a three-year contract, which concluded on 18 September 2024. The agreement included an option to extend for a further three years, in one-year increments. Belgravia maintained operational management for the 2025/26 season while Council prepared to undertake a tender process for the management of pool operations commencing from the 2026/27 season.

DISCUSSION

Season dates and times

Hours of operation for Council's outdoor swimming pools are determined at the time of contract execution, based on the allocated budget and historical participation data. During the 2025/26 season, consistent opening hours were applied across all five pools, structured around early season, peak season, and late season periods.

During the 2025/26 season, Council trialled a later season start and end date. All pools opened on Monday 1 December and closed on Monday 6 April. The trial responded to community feedback requesting that pools remain open beyond the March long weekend and reflected trends indicating warmer weather occurring later into Autumn. Results from the community consultation held during April stated that 71% of respondents said the later start to the season had a positive effect and 85% of respondents stated they would prefer next pool season start and end time to be the same as the 2025/26 season (open in December and close in April).

The trial did cause staffing challenges for Belgravia Leisure, limiting their capacity to maintain original operating hours. During the late season period, Yackandandah Pool opened at 3:30pm (instead of 3:00pm) and closed at 7:00pm. Current operating hours are published on both the Council and Belgravia Leisure websites.

Morning swimming sessions varied slightly between facilities due to staff availability. The Rutherglen Pool operated morning sessions from 6:00am to 7:30am, while Beechworth and Yackandandah pools offered morning swimming until 8:30am. Morning swimming was not available on weekends.

Council officers conducted community consultation pop-up sessions at all five pools during the final two weeks of the season to support development of the Aquatic Strategy. Feedback indicated that uniform operating hours do not necessarily meet the needs of all pool locations. Operating hours and season length will be key considerations as part of the review and analysis informing future contract requirements.

Requests for operating hours outside those specified in the contract are unbudgeted and incur significant additional costs to Council.

Pool Attendance

Pool	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Beechworth	10,965	6,232	9,335	8,267	10,384	9,885	7,872	9,448
Chiltern	4,319	2,842	3,794	1,905	3,381	3,862	3,263	3,073
Rutherglen	11,727	4,363	8,356	5,477	5,203	5,423	4,375	4,222
Tangam	5,590	3,495	5,351	2,547	3,530	3,414	2,057	4,602
Yack	7,712	6,294	6,368	4,889	4,884	7,346	4,367	7,695
Total	**40,313**	**23,226**	**33,204**	**23,085**	**27,382**	**29,930**	**21,934**	**27,392**

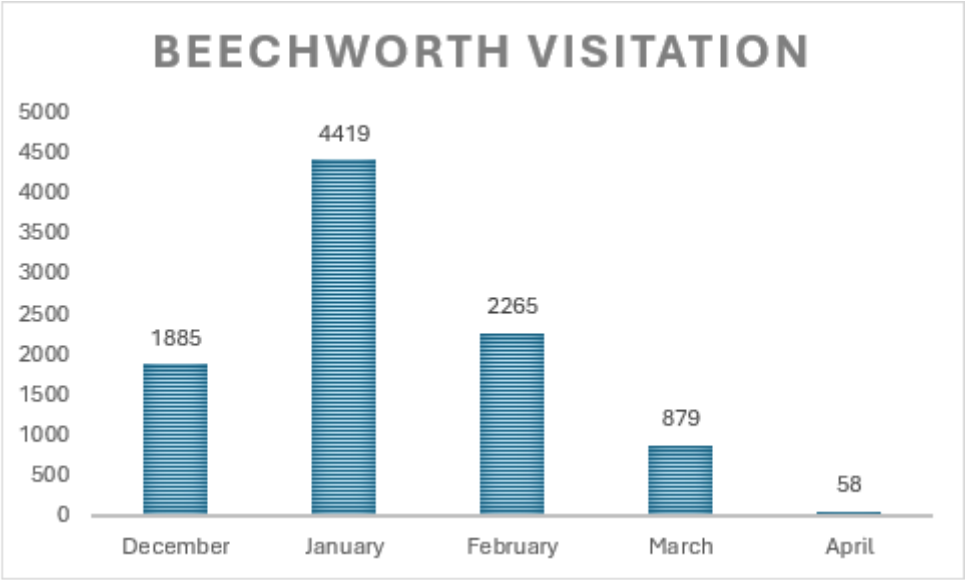
Total visitation increased by 5,458 from the 2024/25 to the 2025/26 season. A site-by-site breakdown of the attendance compared to the 2024/25 season can be seen below.

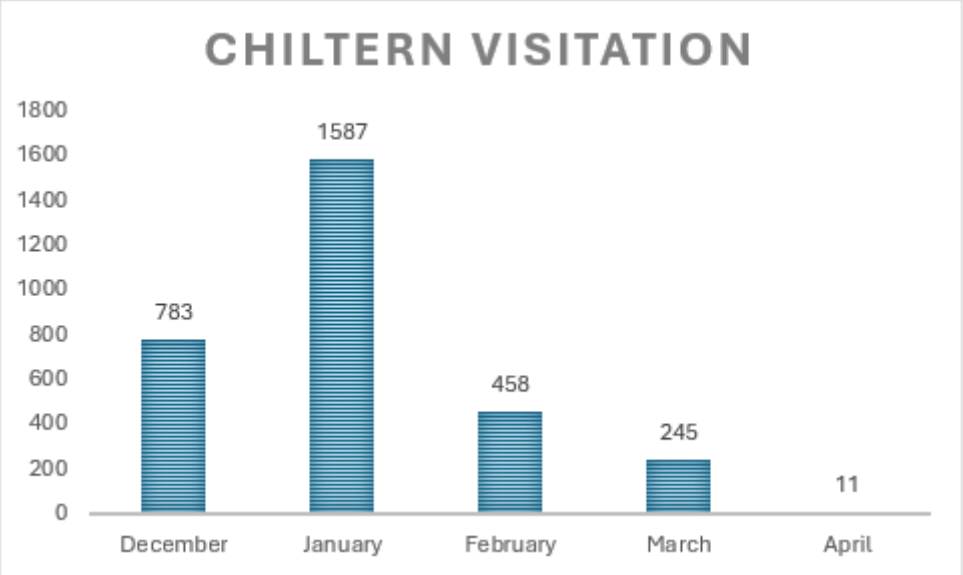
- Beechworth – increase of 1,576
- Chiltern – decrease of 190
- Rutherglen – decrease of 153
- Tangambalanga – increase of 2,545
- Yackandandah – increase of 3,328

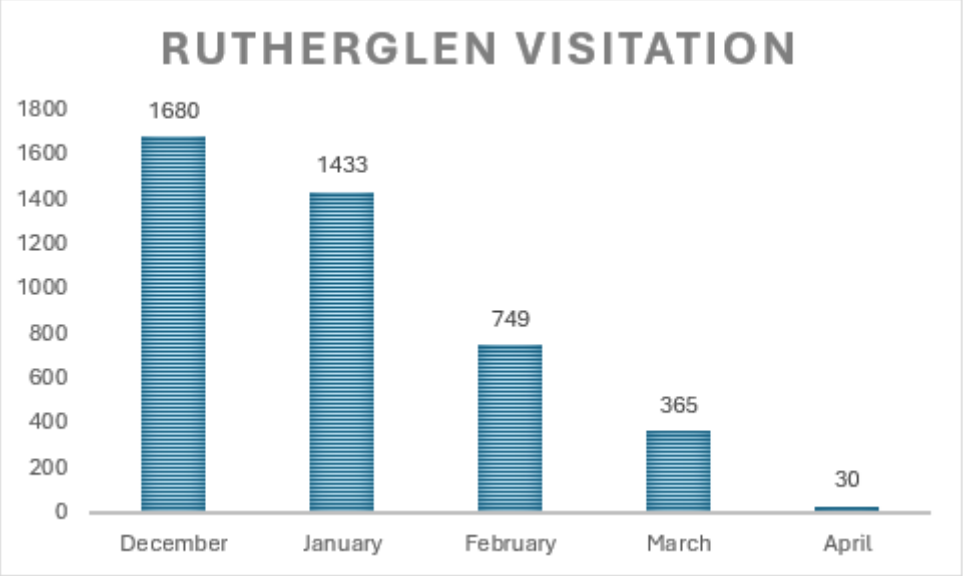
For the 2025/26 season the visitation per capita is as follows:

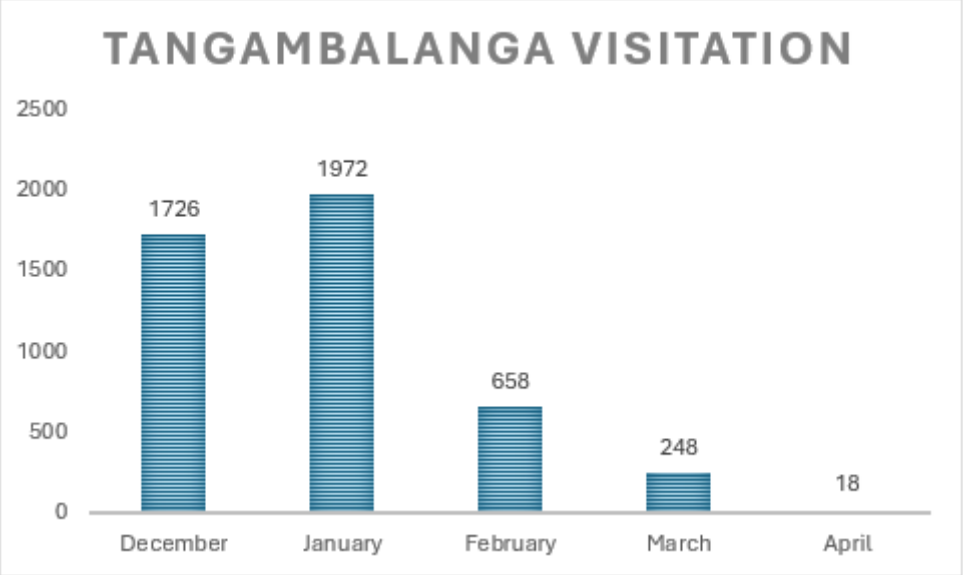
- Beechworth 2.21 visits per capita
- Chiltern 2.54 visits per capita
- Rutherglen 1.63 visits per capita
- Tangambalanga 5.06 visits per capita
- Yackandandah 3.83 visits per capita

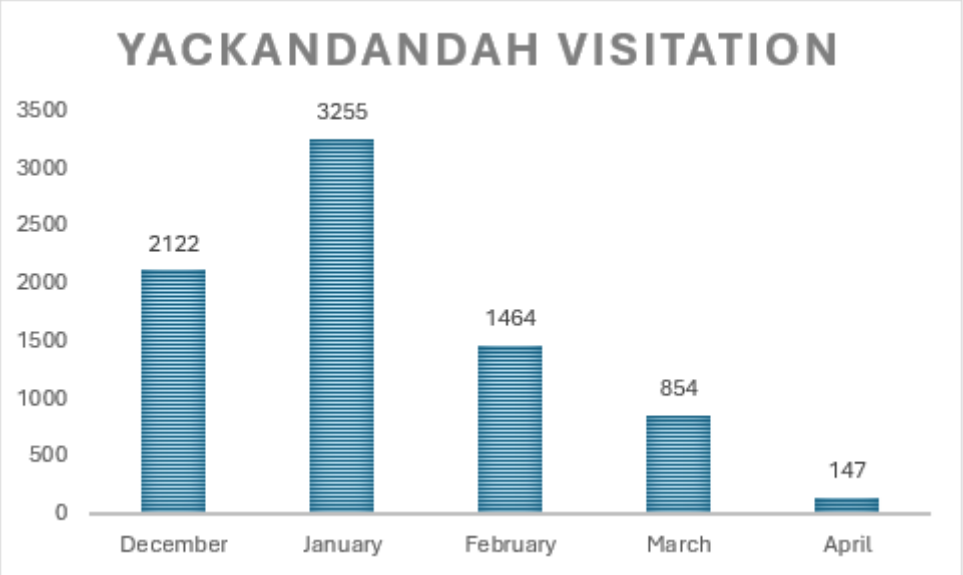
Visitation per pool, per month is displayed in the graphs below.


BEECHWORTH VISITATION
5000
4500
4000
3500
3000
2500
2000
1500
1000
500
0
1885
4419
2265
879
58
December
January
February
March
April


CHILTERN VISITATION
1800
1600
1400
1200
1000
800
600
400
200
0
783
1587
458
245
11
December
January
February
March
April


RUTHERGLEN VISITATION
1800
1600
1400
1200
1000
800
600
400
200
0
1680
1433
749
365
30
December
January
February
March
April


TANGAMBALANGA VISITATION
2500
2000
1500
1000
500
0
1726
1972
658
248
18
December
January
February
March
April


YACKANDANDAH VISITATION
3500
3000
2500
2000
1500
1000
500
0
2122
3255
1464
854
147
December
January
February
March
April

The breakdown of casual visits, memberships, and user groups for each pool is below.

Month	Attendance Type	Beechworth	Chiltern	Rutherglen	Tangam	Yack	All Venues
Dec	Casual	913	541	849	819	647	3769
	Member	507	127	149	165	1136	2084
	User Group	465	115	682	742	339	2343
	Total	**1885**	**783**	**1680**	**1726**	**2122**	**8196**
Jan	Casual	2581	1344	1248	1599	1396	8168
	Member	1132	239	175	274	1527	3347
	User Group	706	4	10	99	332	1151
	Total	**4419**	**1587**	**1433**	**1972**	**3255**	**12666**
Feb	Casual	965	226	634	508	402	2735
	Member	690	134	115	135	952	2026
	User Group	610	98	608	15	110	708
	Total	**2265**	**458**	**749**	**658**	**1464**	**5469**
Mar	Casual	330	121	267	153	221	1092
	Member	549	120	93	87	628	1477
	User Group	0	4	5	8	5	22
	Total	**879**	**245**	**365**	**248**	**854**	**2591**
Apr	Casual	25	6	14	11	38	94
	Member	30	5	16	7	108	166
	User Group	3	0	0	0	1	4
	Total	**58**	**11**	**30**	**18**	**147**	**264**
Season Total	Casual	4814	2238	3012	3090	2704	15858
	Member	2908	625	548	668	4351	9100
	User Group	1784	221	692	864	787	2694
	Total	**9506**	**3084**	**4222**	**4622**	**7842**	**27392**

Pool closures

The Rutherglen toddlers pool was closed for an extended period during the 2025/26 season due to the need for re-tiling works. The contractor that Council engaged to undertake this project initially indicated a mid-December 2025 completion date however, due to a number of unforeseen reasons including inclement weather the toddler pool was not reopened until Sunday 1 February 2026.

At the Yackandandah Pool, there were a number of occasions when the pool was opened at 4:00pm, not 3:30pm as scheduled, this was due to lifeguard availability. Also, at times there were some issues with the robot vacuums which impacted water quality and therefore facility opening times. This equipment was repaired as soon as possible to enable the facilities to be open for use.

The Beechworth Pool was required to close early on several occasions in accordance with Belgravia Leisure's operational policy following "code brown" incidents, ensuring water quality was restored to an appropriate standard before reopening to patrons.

Both Rutherglen and Beechworth pools were closed to the public until 3:00pm on one occasion each during the season to host swimming pennant events.

Extensions

Free entry was offered at all pools on January 8th and 9th due to extreme heat. This was well received by the community but did not result in any significant increase in visitation.

Programming

The following programs were conducted across the 2025/26 season.

- VicSwim was held at each site again this year, with record attendances.
- GoSwim was introduced at Beechworth Swimming Pool for the first time, with demand indicated for future years.
- Bush Nippers was held for the third year, however, this year it was held at the Beechworth Pool due to water quality concerns at Lake Sambell. There was large growth in attendance, having 80 kids booked in, which required more teachers due to the demand.
- Aqua aerobics was only held at Rutherglen this year with very strong attendance. There was interest in this program at Beechworth and Yackandandah however Belgravia could not find a suitable teacher for the time slots available.
- Youth pool parties, organised by Councils Youth Team, were held in Beechworth, Yackandandah and Rutherglen with approximately 20 people attending each event. This was a new initiative developed by the Youth team at Indigo Shire Council and given the success it is something we will likely continue into the 2026/27 pool season.
- Movie nights were held at Beechworth and Rutherglen with approximately 40 people attending each event. These events have been held in previous years.
- Swimming carnivals were held at Beechworth and Rutherglen with over 200 people attending each event. These events are coordinated by the Ovens and Murray Swim Association and occur every pool season.
- Two triathlons were held at the Rutherglen Pool with approximately 100 competitors at each event. These were new events, and the organisers have enquired aboutrunning similar events again in the future.

A breakdown of program attendance is below.

Programs	Attendance Type	Beechworth	Chiltern	Rutherglen	Tangam	Yackandandah	All Venues
GOswim	Enrolments	40	N/A	N/A	N/A	N/A	40
VICSWIM	Enrolments	54	50	23	54	50	231
Aqua Aerobics	Approximate weekly attendance	N/A	N/A	12	N/A	N/A	12
Bush Nippers	Enrolments	73	N/A	N/A	N/A	N/A	73

Maintenance

Ongoing maintenance continues to present challenges due to the ageing nature of Council's pool infrastructure. CREO Structures were engaged to undertake an asset condition audit across all five pools to inform the development of the Aquatic Strategy. The resulting report provides valuable guidance on areas where Council may need to prioritise equipment upgrades or increase the frequency of servicing. Aquatic specialists, Alpine Pools were appointed to implement a preventative maintenance program for the 2025/26 season. The program includes pre-season commissioning and post-season decommissioning of plant equipment, along with an on-call maintenance service throughout the operating season.

Capital Improvement and Renewal Works

Council continues to invest heavily in capital pool improvements to ensure a safe and comfortable experience for staff and users. The following projects were completed during the 2025/26 season:

- Painting the main pool at Chiltern
- Re-tiling Rutherglen toddler pool
- Replacing the solar hot water system at Rutherglen pool

STRATEGIC CONTEXT

COUNCIL PLAN 2025 – 2029	
Theme	1. Places and Communities
Strategic Objective	1.1 Community Infrastructure and Facilities - Develop and maintain inclusive, accessible infrastructure and facilities that enhance liveability, encourage physical activity, and strengthen community connections.
Key Strategy	1.1.2 Develop and implement a strategic approach to accessible and inclusive public spaces, recreation facilities, and active living programs that support a socially and physically active community across all life stages and abilities.

Council was successful in securing funding through Sport and Recreation Victoria's Local Sports Infrastructure Fund to develop an Aquatic Strategy for each of the five public swimming pool sites. The grant of $40,000 from Sport and Recreation Victoria has been matched by Indigo Shire Council, bringing the total project budget to $80,000.

The project is currently underway, with an asset condition audit completed and internally coordinated community consultation has commenced. The next phase of the project will involve engaging a contractor to support the completion of community consultation and the development of the final Aquatic Strategy document.

SOCIAL/COMMUNITY IMPLICATIONS

The health and wellbeing benefits of public swimming pools in small regional communities are significant. Swimming pools are important places for community to come together to improve their social and physical health.

ENVIRONMENTAL IMPLICATIONS

Swimming pools continue to use and turnover large volumes of water, consume harmful chemicals and utilise high levels of electricity to operate. In partnership with the contracted pool operations manager, Council will continue to explore how best to sustainably manage our pools and follow best practice when it comes to chemical management.

FINANCIAL IMPLICATIONS

The approved budget for the operation of the 2025/26 pool season was $750,750.

Council currently subsidies visitation at all five of its pools. The cost per visit is calculated by dividing the total operating costs by the total visitation at each site. At the time of writing this report the actual budget figures were not available from Belgravia Leisure which means the cost per visit for the 2025/26 season cannot be provided. This calculation will be done when all of the necessary information is available. The most recent information is based on availablefigures from the 2024/25 season. The subsidised amount for each visit at each location in that season was:

- Beechworth - $26 per attendee
- Yackandandah - $26 per attendee
- Rutherglen - $45 per attendee
- Chiltern - $46 per attendee
- Tangambalanga - $67 per attendee.

LEGISLATIVE IMPLICATIONS

Compliance with the Guidelines for Safe Pool Operations and obligations within the Public Health and Wellbeing Act.

COMMUNITY ENGAGEMENT

Engagement undertaken

Pop up community consultation sessions were held at all pools, morning and afternoon, in the final two weeks of the season. An online survey was also available during this time for those who could not attend the face-to-face sessions.

Engagement outcomes

Approximately 200 responses to the online survey were received and 50 people attended the pop ups. Council officers are currently reviewing the feedback from the online survey and pop-up sessions. This feedback will be used to guide the 2026/27 season offerings and will be considered when developing the Feasibility Report and the Aquatic Strategy.

Engagement proposed

Consultant will be engaged to complete the Feasibility Report and Aquatic Strategy which will require further community consultation.

CONCLUSION

Council acknowledges the enjoyment and benefits that pools offer residents and visitors in the form of respite from the heat and the positive outcomes that come from being physically and socially active. The 2025/26 swimming pools season saw a 31.4% increase in overall attendance against the previous season. Council will review the hours of operation and length of the pool season during contract negotiations with the appointed provider.

DECLARATION OF CONFLICT OF INTEREST

Under section 130(2) of the *Local Government Act 2020* and Governance Rule 24, the following officers declare that they have no interests to disclose in providing this report:

- Sally Rice - Director Community & Economic Development
- Jess Reid - Manager Community Development
- Mark De Campo - Community Development Coordinator
- Ellen Mcneil - Active Indigo Officer

Attachments
Nil

13 INFRASTRUCTURE SERVICES

13.1 CAPITAL WORKS REPORT - APRIL 2026

Nathan Mullane - Manager Capital Works
Infrastructure Services

For Decision

RECOMMENDATION

That Council;

1. Notes the April 2026 Capital Works Report and year-to-date progress in the delivery of the Capital Works Program.

PURPOSE OF REPORT

The purpose of this report is to update Council on the progress of the 2025/26 Capital Works Program, to flag any current or upcoming issues, and to provide a summary of any highlights or specific details on key individual projects.

The April Capital Works Monitor (CWM) is attached. The CWM has used the available data at the time of writing this report, but this may be corrected at a subsequent time.

FINANCIAL SUMMARY

At its June meeting, Council adopted the 2025/26 annual budget and capital works program, as per below;

	Budgeted Expenditure			Budgeted Income		
	Capital	Non-ISC	Combined	Capital	Non-ISC	Combined
2025/26 Adopted Budget	**11,869,183**	**1,484,319**	**13,353,502**	**(4,552,346)**	**(1,197,500)**	**(5,749,846)**

At the March meeting, Council adopted the corrected 2025/26 Q2 Forecast as shown in the table below.

	Corrected Q2 Forecast Expenditure			Corrected Q2 Forecast Income		
	Capital	Non-ISC	Combined	Capital	Non-ISC	Combined
Corrected 2025/26 Q2 Forecast Budget	**7,672,518**	**460,530**	**8,133,048**	**(4,613,308)**	**(1,482,327)**	**(6,095,635)**

The YTD expenditure and income as at the end of April is shown in the table below.

	YTD Expenditure			YTD Income		
	Capital	**Non-ISC**	**Combined**	**Capital**	**Non-ISC**	**Combined**
April 2026 YTD Actuals	**5,200,585**	**490,414**	**5,690,585**	**(4,417,741)**	**(1,364,686)**	**(5,782,427)**

CAPITAL WORKS ACTIVITIES OF NOTE SINCE LAST REPORT

Note the dollar figures in brackets represent the expenditure incurred in the current reporting period.

Computers and Telecommunications ($134k)

Significant work has been completed on a renewal project for councils' essential IT network server facilities. This project will transition the function away from locally based servers operating from the Pines Office, to the utilisation of a cloud-based server operating from a dedicated off-site facility. years.

Gravel Road Resheeting ($84k)

Councils Operations team has taken advantage of the cooler weather, to finish off the last of the gravel road resheeting program for this year. A dedicated team has been moving around the shire, adding gravel pavement material to selected roads that had been assessed as requiring renewal.

CAPITAL WORKS COMMENTARY

Program Delivery

Delivery of 2025/26 Capital Works Program has slowed this month. Overall, expenditure has increased only moderately from last month with 70% of the Q2 Forecast having been delivered year-to-date, with approximately $2.44m remaining to be spent. A number of long-term large building projects are moving slowly through the design process – with project managers awaiting revisions and drafts of design drawings.

The Operations Team have commenced works on several road related projects, with pavement construction underway, ahead of sealing activities. This will help lift the out turn in both Rural and Urban Roads.

Urban Drainage works will be commencing soon in Chandler Court, Wahgunyah, following a lengthy design and procurement process, to address a problem flooding area.

With almost $1.3m of expenditure still remaining in the budgets of Plant and Fleet, and Computers and Telecommunications – these two areas will play the largest role in determining how close to the Q2 forecast figure the end-of-year result will be.

Pant & Fleet is expected to finish about $250k less than forecast, largely as a result of the new Flocon ($330k) now not expected to arrive until mid July. Advice from I.T. is that Computers and Telecommunications remains in accordance with the Q2 forecast.

Overall, it is estimated that end of year expenditure is likely to fall approximately $1.1m short of the Q2 Forecast.

STRATEGIC CONTEXT

COUNCIL PLAN 2025 – 2029	
Theme	1. Places and Communities
Strategic Objective	1.1 Community Infrastructure and Facilities - Develop and maintain inclusive, accessible infrastructure and facilities that enhance liveability, encourage physical activity, and strengthen community connections.

There is no specific reference in the Council Plan about the broader capital works program, however many of the individual projects and programs are referred to.

SOCIAL/COMMUNITY IMPLICATIONS

Capital works projects often have a direct positive impact on the community. Project staff engage closely with the community and stakeholders to identify the project scope and ensure that external expectations align with the project deliverables.

ENVIRONMENTAL IMPLICATIONS

Project staff continue to consider potential environmental impacts in all aspects of their works and to adopted works practices to minimise the impact.

Each discrete project's environmental impact is assessed by project officers during the planning and implementation of the project.

FINANCIAL IMPLICATIONS

Details of expenditure and income are set out in the Capital Works Monitor attached. This report details the progress of the capital works program.

LEGISLATIVE IMPLICATIONS

Council is required to responsibly manage and report on the budget at least quarterly including capital works. The procurement requirements of the Local Government Act and Council's Procurement Policy are followed with all expenditure.

RISK & OPPORTUNITY MANAGEMENT

Every project has unique risks and opportunities. Risk management is conducted at the project level and is embedded as part of the project delivery methodology.

COMMUNITY ENGAGEMENT

Community and other stakeholder engagement is done on a project level and varies according to the project deliverables and impacts on the community.

CONCLUSION

The 2025/26 Capital Works program as at the end of April is now significantly behind where it should ideally be. With only two months remaining in the financial year, it will require a significant turnaround to get back on track, and near the forecast outturn.

Delivery of the Capital Works program is spread across many facets of council operations. From complex heritage building renewals, drainage and road pavement rehabilitation, IT upgrades, to the supply and delivery of significant items of plant and fleet – each has its own unique challenges and complexities that impact on their timely completion.

Officers are working hard to bring the budgeted projects to completion as soon as possible.

DECLARATION OF CONFLICT OF INTEREST

Under section 130(2) of the *Local Government Act 2020* and Governance Rule 24, the following officers declare that they have no interests to disclose in providing this report:

- Ian Ellett - Director Infrastructure Services
- Nathan Mullane - Manager Capital Works & Waste

Attachments

1. Capital Works Monitor - April 2026 [**13.1.1** - 11 pages]

Last Update 13/05/26

Apr-26

		EXPENDITURE ** Note - Carry Overs are subject				INCOME ** Note - Carry					
Project Name	Project Description / Scope / Value	** Available 2025/26 Budget (inc Carry Overs)	Q2 Forecast	YTD Actuals	Projected Year-end Expenditure	** Available 2025/26 Income Budget (inc Carry Overs)	Q2 Forecast	YTD Actuals	Projected Year-end Income	Current Stage	Project Manager Comments April
Land											
Tangambalanga Industrial Estate - Stage 2	Design and document Stage 2 of the Tangambalanga Industrial estate. This work will progress the estate to "shovel ready" status for future development. Project TEC $50,000	**0**	**28**		**0**			-		**Completed**	Completed at end of 24/25.
SUBTOTAL Land		**0**	**28**	**0**	**0**						
Land Improvements											
		0	**0**	**0**	-			-			
SUBTOTAL Land Improvements		**0**	**0**	**0**	**0**						
Community Facilities											
Public Toilets Renewals - New		**0**	**1,322**	**1,322**	**1,322**					**Completed**	
Tangam Public Toilet Construction	Provision of a new public toilet at the Tangambalanga Active Park Project TEC $220,000	**184,876**	**185,504**	**185,503**	**185,503**			-		**Completed**	Site works have been completed.
Yackandandah High St Public Toilet renewal	Refurbishment of the High St Toilets Tiny Towns Grant submission by Yack Chamber of Commerce Subject to successful grant application Grant $34,090 ISC initial budget amount $10,000 Contribution $3,200	**47,290**	**0**	**0**	**0**	**(37,290)**	-			On Hold	Unsuccessful grant application. Budget was reallocated at Q2, as savings to the overall program
Beechworth Bowling Club Roof	Replacement of existing iron roof, that is at end of life. Project TEC $130,000	**20,516**	**51,178**	**51,178**	**51,178**			-		**Completed**	Final site works completed and contract closed off.
Beechworth Early Years Centre Roof	Roof reconfiguration and improvements to address leaking issues	**180,000**	**30,000**	**17,273**	**25,000**					Implementation Underway	Architect initial design completed. Scope of works is estimated to be considerably over budget, design being revised to provide a scope that addresses most issues and fits within availble funds.
Changing Places, Chiltern	Construction of a stand-alone CP facility	**0**	**1,504**	**1,304**	**1,304**	-	-	-	-	**Completed**	Completed at end of 24/25.
Chiltern - Kinder Playground		**0**	**348**	**348**	**348**					**Completed**	Completed at end of 24/25.
Rutherglen - MC & H Centre		**0**	**1,593**	**1,593**	**1,593**					**Completed**	Completed at end of 24/25.
Beechworth Maternal Child Health Building Improvements	Creation of a separate waiting room, and soundproofing improvements to the consultation room Project $45,000 Grant $15,000 Council $30,000	**45,000**	**10,000**	**9,915**	**18,000**	**(15,000)**	**(40,000)**	**(40,000)**	**(40,000)**	Implementation Underway	Design work completed, and building permit submitted. Tender to be advertised in May.

Last Update 13/05/26

Apr-26

		EXPENDITURE ** Note - Carry Overs are subject				INCOME ** Note - Carry					
Project Name	**Project Description / Scope / Value**	**** Available 2025/26 Budget (inc Carry Overs)**	**Q2 Forecast**	**YTD Actuals**	**Projected Year-end Expenditure**	**** Available 2025/26 Income Budget (inc Carry Overs)**	**Q2 Forecast**	**YTD Actuals**	**Projected Year-end Income**	**Current Stage**	**Project Manager Comments April**
Rutherglen Maternal Child Health Building Accessible Toilet	Improvements to the toilet facilities at the MCH project $60,375 grant $40,944 (Tiny Towns) council cash $19,431 (from Com & Tourism Projects budget)	**60,375**	**10,000**	**9,594**	**18,000**	**(40,944)**	**(20,000)**	-		Implementation Underway	Design work completed, and building permit submitted. Tender to be advertised in May.
Air condition / Heating system renewals	Ongoing program of renewal / replacement of air conditioning systems, from priority audit report.	**25,402**	**15,000**	**0**	**0**			-		Implementation Underway	Works are imformed by the scheduled maintenance activites, where issues are identified.
SUBTOTAL Community Facilities		**563,459**	**306,449**	**278,030**	**300,926**	**-93,234**	**-60,000**	**-40,000**	**-40,000**		
Museums & Historical Sites											
Chiltern Athenaeum - Solar installation	Installation of a new 5.25kW solar system to museum	**9,736**	**0**	**0**	**0**	-		-		**Completed**	Chiltern Athenaeum project site works completed and building handed back to the committee.
Yackandandah Transfer Station			**59**	**59**	**59**					**Completed**	
Chiltern Goods Shed Solar	Installation of roof mounted solar to the Chiltern Goods Shed	**20,000**	**20,000**	**20,000**	**20,000**	**(20,000)**	**(20,000)**	**(20,000)**	**(20,000)**	**Completed**	Solar installation completed. Committee to complete final minor landscaping.
Painting of Historic Buildings	Internal and External Painting on priority Buildings following the condition reports, including internal painting for Chiltern Athenaeum	**4,638**	**0**	**0**	**0**			-		**Completed**	Chiltern Athenaeum project site works completed and building handed back to the committee.
Beechworth Historic Sub Treasury			**170**	**170**	**170**					**Completed**	
Beechworth Burke Museum Temp Storage	The supply, installation, and fit out of a temporary, temperature controlled storage facility for the Burke Museum. Storage is required, as a result of frequent water ingress due to building condition defects.	**49,937**	**86,681**	**81,929**	**82,000**					**Completed**	Project completed, with temporary storage arrangements working well.
Chiltern Athenaeum	Restoration works largely external to the athenaeum based on a heritage expert builder's report and approved by Heritage Victoria, Council's heritage advisor and in accordance with the funding agreement scope.	**34,434**	**56,586**	**56,586**	**56,586**	**(50,000)**	**(50,000)**	**(50,000)**	**(50,000)**	**Completed**	Chiltern Athenaeum project site works completed and building handed back to the committee.
Beechworth Railway Station - toilet modifications	Modifications to the existing station toilet, to provide entry through the internal building only.	**10,000**	**10,000**	**5,773**	**6,000**					**Completed**	Works completed.
Heritage Building Renewal - Beechworth Town Hall	Renewal works to Beechworth Town Hall roof and associated leak damage Project initial TEC $125,000 (all ISC), revised March 25 $625,000 Grant Agreement amount $400,000 ISC initial budgeted amount $125,000 ISC additional grant budget amount $100,000	**598,940**	**100,000**	**52,623**	**65,000**	**(373,940)**	**(95,341)**	**(95,341)**	**(95,341)**	Implementation Underway	Architect has finalised the heritage sympathetic design. Heritage builder completing a constructability review.
Precinct & Burke Amenities			**1,279**	**1,279**	**1,279**					**Completed**	

Last Update 13/05/26

Apr-26

		EXPENDITURE ** Note - Carry Overs are subject				INCOME ** Note - Carry					
Project Name	**Project Description / Scope / Value**	**** Available 2025/26 Budget (inc Carry Overs)**	**Q2 Forecast**	**YTD Actuals**	**Projected Year-end Expenditure**	**** Available 2025/26 Income Budget (inc Carry Overs)**	**Q2 Forecast**	**YTD Actuals**	**Projected Year-end Income**	**Current Stage**	**Project Manager Comments April**
Burke Museum Roof repairs	Repair and remediate leaking roof and protect agaist larger storm events	**180,000**	**50,000**	**26,943**	**30,000**					Implementation Underway	Architect has finalised heritage sympathetic design. Works have needed to be scaletd to fit within he budget. Tender to be advertised in May.
SUBTOTAL Museums & Historical Sites		**907,685**	**324,775**	**245,362**	**261,094**	**-443,940**	**-165,341**	**-165,341**	**-165,341**		
Public Halls											
Yackandandah Public Hall	Refurbishment and repairs of Roof over foyer area	**45,000**	**45,000**	**8,177**	**8,500**			-		Implementation Underway	Design details being completed.
Rutherglen Memorial Town Hall Roof	Roof replacement	**373,270**	**373,270**	**359,126**	**373,270**			-		**Completed**	Works completed.
SUBTOTAL Public Halls		**418,270**	**418,270**	**367,303**	**381,770**						
Swimming Pool Facilities											
Swimming Pool Renewal Works	Refurbishment and renewal of major pool plant and equipment, based on condition assessments.	**132,606**	**82,606**	**41,284**	**60,000**			-		Implementation Underway	Works are being completed on renewal activities of p
Solar Panels Fax Beechwoth & Yack Pools			**7,508**	**7,508**	**7,508**					**Completed**	
SUBTOTAL Swimming Pool Facilities		**132,606**	**90,114**	**48,792**	**60,000**						
Municipal Offices											
Key Security System Renewal & Compliance	Replace existing, non-compliant master key system and upgrading building security systems - all shire buildings	**59,127**	**10,000**	**0**	**0**			-		Procurement underway	Procurement being reviewed, to assess the best value for money approach.
Beechworth Office Energey Efficiency Improvements			**2,762**	**2,762**	**2,762**					**Completed**	Works completed.
External Building Lock Replacement	Replacement of external locks and swipe readers due to old cards no longer being supported.	**5,000**	**5,000**	**0**	**0**					Procurement underway	Quotes provided for works are significantly higher than available budget. Works being rescoped.
Yackandandah Office - Lower Level Storage	Provide lining and fit out for downstairs at Yackandandah Office to improve storage and office space, include lighting and external cladding	**0**	**0**	**0**	**0**			-		**Completed**	Completed at end of 24/25.
Energy Efficiency Improvements Program	Energy Efficiency Improvements	**46,000**	**20,000**	**0**	**0**	**(23,000)**	**(15,313)**	**(15,313)**	**(15,313)**	Procurement underway	Grant application successful. Works documentation being developed for procurement.
EV Charging - Beechworth	Electric vehicle charging station to support additions to the Evfleet	**10,000**	**0**		**0**					On Hold	Quotes provided for works are significantly higher than available budget.
Pines Office Refit	Refit of Pines Office, scope to be confirmed	**35,237**	**15,000**	**1,377**	**10,000**			-		Implementation Underway	Cabinet maker engaged, for the delivery of storage upgrades. Installation scheduled for May.

Last Update 13/05/26

Apr-26

		EXPENDITURE ** Note - Carry Overs are subject				INCOME ** Note - Carry					
Project Name	**Project Description / Scope / Value**	**** Available 2025/26 Budget (inc Carry Overs)**	**Q2 Forecast**	**YTD Actuals**	**Projected Year-end Expenditure**	**** Available 2025/26 Income Budget (inc Carry Overs)**	**Q2 Forecast**	**YTD Actuals**	**Projected Year-end Income**	**Current Stage**	**Project Manager Comments April**
Rutherglen Depot Shed Doors	Replacement of doors on the depot shed, to address OH&S risks	**25,000**	**25,000**	**14,330**	**18,000**			-		**Completed**	Replacment door has been installed.
SUBTOTAL Municipal Offices		**180,364**	**77,762**	**18,469**	**30,762**	**-23,000**	**-15,313**	**-15,313**	**-15,313**		
Motor Vehicles & Plant											
Fleet Replacement	New vehicles in accordance with forward replacement program 2 x Operations Utes 1 x Library Van 1 x Pool Vehicle 1 x Capital Works Vehicle	**280,000**	394,734	**43,721**	**280,000**	**(53,075)**	**(56,925)**	**(8,010)**	**(111,925)**	Procurement Underway	Contracts awarded, and awaiting dealer delivery.
Plant Replacement	New Plant and Equipment in accordance with forward replacement program 1 x Backhoe 2 x Operations trucks	**1,414,237**	848,000	**286,660**	**800,000**	**(192,000)**	**(82,000)**	-	**(189,567)**	Procurement Underway	Contracts awarded, and awaiting dealer delivery.
Minor Plant	Renewal of small plant & equipment (chainsaws, blowers, etc)	**30,000**	**30,000**	**13,499**	**30000**		-	-	**(1,000)**	Procurement Underway	Minor plant renewal items being sourced as necessary.
SUBTOTAL Motor Vehicles & Plant		**1,724,237**	**1,272,734**	**343,880**	**1,110,000**	**-245,075**	**-138,925**		**-317,805**		
Furniture & Equipment											
Street & Park Furniture - Renewal	Renewal of priority street and park furniture	**20,000**	**20,000**	**17,509**	**20,000**		**(2,500)**	**(2,500)**	**(2,500)**	Implementation Underway	Orders placed for renewal equipment as required
Play Equipment Replacement	Renewal of priority playground assets, including accessibility improvements, shade sails, informed by the Play Space Review and Strategy	**25,000**	**10,000**	**5,910**	**10,000**			-		Implementation Underway	Orders placed for playgrand renewal items
SUBTOTAL Furniture & Equipment		**45,000**	**30,000**	**23,419**	**30,000**		**(2,500)**	**(2,500)**	**(304,992)**		
Computers & Telecommunications											
IT Renewal Priorities	Annual replacement of server and network hardware	**310,616**	**198,244**	**123,699**	**125,000**			-		Implementation Underway	
Computer Replacement Program	Annual renewal of IT hardware	**18,733**	**43,663**	**42,953**	**42,952**			-		Implementation Underway	
Implementation of HR Info System	Implementation of HR Info System	**0**	**44,021**	**27,634**	**27,634**					Implementation Underway	
IT refresh for Finance Systems	Implementation of new finance IT System	**132,258**	**485,675**	**408,897**	**410,000**			-		Implementation Underway	
Project Management Online	New Project Management software	**38,303**	**30,850**	**30,851**	**30,851**			-		Implementation Underway	
Bin management database upgrade	Upgrade or new implementation of Bin Management database	**7,352**	**0**	**0**	**0**			-		Implementation Underway	
Datascape	Completion of Datascape IT project	**136,250**	**0**	**0**	**0**			-		Implementation Underway	
IT Cyber Uplift	Upgrade of Cyber Security Capabilities	**25,000**	**10,000**	**0**	**0**			-		Implementation Underway	
Electronic Timesheets	New Timesheet Management platform	**149,689**	**0**	**0**	**0**			-		Implementation Underway	

Last Update 13/05/26

Apr-26

		EXPENDITURE ** Note - Carry Overs are subject				INCOME ** Note - Carry					
Project Name	**Project Description / Scope / Value**	**** Available 2025/26 Budget (inc Carry Overs)**	**Q2 Forecast**	**YTD Actuals**	**Projected Year-end Expenditure**	**** Available 2025/26 Income Budget (inc Carry Overs)**	**Q2 Forecast**	**YTD Actuals**	**Projected Year-end Income**	**Current Stage**	**Project Manager Comments April**
GIS System Replacement	Replacement of existing GIS system that has become unfit for purpose	**194,226**	**100,000**	**0**	**0**			-		Implementation Underway	
Trim Upgrade	Upgrade of the records management system (Trim) to ensure security and compliance with statutory requirements	**80,000**	**80,000**	**0**	**0**					Implementation Underway	
Other IT priorities	IT priorities to be carried forward into next years budget build.	**70,000**	**0**	**0**	**0**			-		Implementation Underway	
SUBTOTAL IT Projects		**1,162,427**	**992,453**	**634,034**	**636,437**						
Library Services											
Library Stock Items	Replacement of old library books and associated materials.	**65,000**	**65,000**	**52,578**	**65,000**	**(65,000)**	**(70,000)**	**(67,123)**	**(67,123)**	Procurement Underway	Regular order and delivery of stock. Grant income now received.
Premier's Reading Challenge	Premier's Reading Challenge stock purchase	**6,601**	**6,601**	**1,100**	**6,601**	**(6,601)**	**(6,601)**	**(6,703)**	**(6,700)**	Procurement Underway	Regular order and delivery of stock. Grant income now received.
SUBTOTAL Library Services		**71,601**	**71,601**	**53,678**	**71,601**	**-71,601**	**-76,601**	**-73,826**	**-73,823**		
Bridges											
Guard Rail Renewal Works	Install Bridge Guard Rail at high priority bridges as identified in Level 2 Bridge assessments	**21,500**	**21,500**	**2,065**	**21,500**			-		Procurement Underway	
Bridge Renewal Works	Boorhaman East Road Bridge Replacement Total Project Budget ~~$604 143~~ $735,000 Grant funds ~~$483,324~~ $588,000 Council funds ~~$120,829~~ $147,000	**40,352**	**4,991**	**4,991**	**4,991**	**(83,000)**	**(324,508)**	**(324,508)**	**(324,508)**	**Completed**	Major works completed in 24/25.
Bridge Replacement - McFeeters Rd	McFeeters Road Beechworth - Bridge Replacement Total Project Budget $750,000 Grant funds $600,000 Council funds $150,000	**750,000**	**0**	**0**	**0**	**(600,000)**	**-**			on hold	Unsuccessful application for federal government program. Has been resubmitted in April 2026.
Bridge Renewal Works	Reconstruction, and component renewal at key bridges, as per priorities in Level 2 & 3 Bridge Assessments - potential to be supported by Bridges Renewal Program grants.	**227,898**	**200,000**	**132,341**	**150,000**	-		-		Implementation Underway	Minor renewals and repairs being completed. Investigations and designs underway for more significant renewals.
SUBTOTAL Bridges		**1,039,750**	**226,491**	**139,397**	**176,491**	**-683,000**	**-324,508**	**-324,508**	**-324,508**		
Footpaths & Cycleway											
Rutherglen Wine Walk Cycle Trail	Creation of a ~48km riding, walking trail through the Rutherglen and Wahgunyah wine region connecting wineries and areas of significant environmental and historic value.	**25,000**	**25,000**	**18,234**	**18,000**	-		-		**Completed**	Major works compleetd in 24/25.
R'Glen Footpaths Renewals / safety Imp			**380**	**380**	**380**					**Completed**	
Footpath Renewals	Replacement of priority sections of footpath (Shire wide) based on asset condition data and inspections	**65,000**	**65,000**	**41,422**	**65,000**			-		Implementation Underway	Operations team, to schedule renewal works.

Last Update 13/05/26

Apr-26

		EXPENDITURE ** Note - Carry Overs are subject				INCOME ** Note - Carry					
Project Name	**Project Description / Scope / Value**	**** Available 2025/26 Budget (inc Carry Overs)**	**Q2 Forecast**	**YTD Actuals**	**Projected Year-end Expenditure**	**** Available 2025/26 Income Budget (inc Carry Overs)**	**Q2 Forecast**	**YTD Actuals**	**Projected Year-end Income**	**Current Stage**	**Project Manager Comments April**
Main Street, Rutherglen	New footpath, to complete a link from the new aged care facility, along Main St to Fortune St	**90,000**	**44,400**	**13,335**	**25,000**			-		Procurement Underway	Tender process for the works is underway.
SUBTOTAL Footpaths & Bikepaths		**180,000**	**134,780**	**73,371**	**108,380**	**0**	**0**	**0**	**0**		
Beechworth to Yackandandah Rail Trail											
All earlier sections	All earlier sections and stages	**0**		**0**	**0**			-		**Completed**	
SECTION 7 - Kibell Lane	Approximately 4.9km of new trail within the Kibell Lane road / rail reserve	**100,000**	**0**	**0**	**0**			-		**Completed**	
Rail Trail Wayfinding & Signage	Supply and installation of wayfinding and signage	**0**		**0**	**0**			-		**Completed**	
Rail Trail - Project Management	Staff and contractor time directly relating to Project Management costs across all sections of the Beechworth to Yackandandah Rail Trail.	**0**	**50,000**	**23,416**	**30,000**			-		Implementation Underway	Working on several remaining land tenure issues.
SUBTOTAL AND OVERALL BUDGET LINE - RAIL TRAIL	Extension of the Murray to Mountains Rail Trail - Multi Year Project with multiple stages as outlined above.	**100,000**	**50,000**	**23,416**	**30,000**	-	**0**	-			
SUBTOTAL all Footpaths & Bikepaths		**280,000**	**184,780**	**96,787**	**138,380**	**0**	**0**	**0**	**0**		
Kerb & Channel											
Havelock Street Barnawartha	New kerb and channel and drainage works including general tidy up of Havelock Street and town entrance. Project Budget $80,000 (fully grant funded)	**77,179**	**77,179**	**0**	**0**			-		Implementation Underway	Design finalised. Operations team, to schedule construction works.
New Kerb and channel	New kerb and channel in priority locations	**20,000**	**20,000**	**0**	**0**			-		Implementation Underway	Operations team, to schedule minor new works.
Kerb and channel replacement	Continue with priorities based on condition assessments	**63,128**	**63,128**	**0**	**0**			-		Implementation Underway	Operations team, to schedule renewal works.
SUBTOTAL Kerb & Channel		**160,307**	**160,307**	**0**	**0**	**0**	**0**	**0**	**0**		
Rural Roads											
Final Seals Program	Final sealing of priority roads and trails.	**60,000**	**60,077**	**60,077**	**60,077**			-		**Completed**	25/26 Program completed.
Roads Major Patching	Patching of priority roads.	**220,000**	**220,000**	**186,929**	**200,000**			-		Implementation Underway	Contacted works are nearing completion.
Rural Road Safety Imp			**390**	**390**	**390**						
Resealing Program	Sealing of priority roads	**624,188**	**624,188**	**623,670**	**624,188**			-		**Completed**	25/26 Program completed.

Last Update 13/05/26

Apr-26

		EXPENDITURE ** Note - Carry Overs are subject				INCOME ** Note - Carry					
Project Name	**Project Description / Scope / Value**	**** Available 2025/26 Budget (inc Carry Overs)**	**Q2 Forecast**	**YTD Actuals**	**Projected Year-end Expenditure**	**** Available 2025/26 Income Budget (inc Carry Overs)**	**Q2 Forecast**	**YTD Actuals**	**Projected Year-end Income**	**Current Stage**	**Project Manager Comments April**
Mahon Lane, Osbornes Flat, Stage 1, sealing	Sealing of Mahon Lane, from Racecourse Road to Sanatorium Road, Stage 1 to be fully completed in 3 stages	**90,000**	**90,000**	**785**	**90,000**					Planning	
Road design and planning	Design development of future capital projects - individual project values vary annually.	**82,749**	**62,749**	**68,470**	**70,000**			-		Implementation Underway	
Resheeting program - Western	Resheeting of priority roads across the Western sector of the Shire	**350,000**	**410,000**	**436,954**	**427,714**			-		**Completed**	25/26 Program completed.
Resheeting program - Eastern	Resheeting of priority roads across the Eastern sector of the Shire	**350,000**	**290,000**	**333,352**	**259,727**			-		**Completed**	25/26 Program completed.
Sealed Pavement Rehabilitation	Pavement rehabilitation works to priority sealed roads.	**555,665**	**333,665**	**279,157**	**280,000**			-		Implementation Underway	Pavement works completed on Alma Rd and High Street in Beechworth.
Safe Local Roads and Streets	TAC funding for road safety works to reduce the likelihood and severity of crashes. ($2m over two years 25/26 & 26/27)	**1,000,000**	**150,000**	**28,760**	**40,000**	**(1,000,000)**	**(100,000)**	**(187)**	**(187)**	Planning	Design review underway for several upgrade sites, focusing on pedestrain improvements.
Roads to recovery income	Income tracking only			**0**		**(1,709,685)**	**(1,709,685)**	**(1,669,685)**	**(1,669,685)**		
LRCIP Round 1 Income	Income tracking only					**(106,855)**	**(106,855)**	**(106,855)**	**(106,855)**		
LRCIP Round 2 Income	Income tracking only					**(115,138)**	**(115,138)**	**(115,138)**	**(115,138)**		
LRCIP Round 3 Income	Income tracking only			**0**		**(297,792)**	**(297,792)**	**(297,792)**	**(297,792)**		
LRCIP Round 4A Income	Income tracking only					**(1,010,947)**	**(1,010,947)**	**(1,010,947)**	**(1,010,947)**		
LRCIP Round 4B Income	Income tracking only			**0**		-	-	-	-		
SUBTOTAL Rural Roads		**3,332,602**	**2,241,069**	**2,018,544**	**2,052,096**	**-4,240,417**	**-3,340,417**	**-3,200,604**	**-3,200,604**		
Urban Roads											
Polmear Road, Beechworth, sealing	Sealing of Polmear Rd, from Buckland Gap Rd to Fletcher Rd	**50,000**	**50,000**	**0**	**50,000**			-		planning	*Operations team are working on the plans for this upgrade.*
Moffat Road, Chiltern, sealing	Sealing of Moffat Road, Stage 1, Skerry Street to Soule St	**40,500**	**40,500**	**0**	**40,500**			-		planning	*Operations team are working on the plans for this upgrade.*
Barnawartha School Crossing upgrade	Construction of a safer, raised pedestrian crossing at the Barnwartha School	**78,050**	**10,000**	**10,909**	**15,000**	**(42,305)**	**(12,458)**	**(20,763)**	**(20,763)**	Implementation Underway	*Design being completed, ahead of consulation with the school.*
High St Rutherglen, design of showgrounds entrance	Design of an improved entrance for the Rutherglen showgrounds site, making it safer for entering and exiting vehicles, and pedestrian movements.	**35,656**	**23,575**	**2,177**	**3,500**	**(35,656)**	**(17,000)**	-	**(14,828)**	Implementation Underway	*Safe System audit to be completed, following recent consultation with the committee, the kinder, and user groups.*
SUBTOTAL Urban Roads		**204,206**	**124,075**	**13,086**	**109,000**	**-77,961**	**-29,458**	**-20,763**	**-35,591**		
Steetscape Works								-			

Last Update 13/05/26

Apr-26

Project Name	Project Description / Scope / Value	EXPENDITURE ** Note - Carry Overs are subject ** Available 2025/26 Budget (inc Carry Overs)	Q2 Forecast	YTD Actuals	Projected Year-end Expenditure	INCOME ** Note - Carry ** Available 2025/26 Income Budget (inc Carry Overs)	Q2 Forecast	YTD Actuals	Projected Year-end Income	Current Stage	Project Manager Comments April
Barnawartha Streetscape improvments	Landscape works, to improve the amenity at the main intersection in Barnawartha project $60,300 grant $45,125 (tiny Towns) council $15,175	60,300	20,000	1,377	2,000	(45,125)	(25,000)	(25,000)	(25,000)	Implementation Underway	Operations team are working on the plans for this upgrac
Tangambalanga Streetscape Development	Planning , engagement, design and development of plans for streetscape refurbishment of Tangambalanga Kiewa East Road. Design Project TEC $80,000	17,069	6,500	7,998	8,000	-		-		Implementation Underway	Concept design has been developed, and Community engagement to be completed.
SUBTOTAL Streetscape Works		77,369	26,500	7,998	8,000	-45,125	-25,000	-45,763	-25,000		
Drainage								-			
Rural Road Drainage	Upgrading of rural drainage infrastructure (Shire wide), including road culverts, roadside table drain construction	115,058	115,058	22,195	45,000			-		Implementation Underway	Operations team are working on the plans for this upgrade.
Heritage drain rehabilitation	Repair and rehabilitation of heritage granite drains in various locations in Beechworth.	5,549	5,549	1,972	2,549			-		Implementation Underway	Operations team are working on the plans for this upgrade.
Urban Drainage	Shire wide urban drainage upgrade identified through recent flood events	252,473	152,208	39,442	152,208			-		Implementation Underway	*Operations team are working on the plans for this upgrade.*
SUBTOTAL Drainage		373,080	272,815	63,609	199,757	0	0	0	0		
Flood Damage Events - DRFA								-			
Gooramadda Rd Major Culvert Replacement - FE22						-	-	-	-	Completed	
Indigo Ck Rd Major Culvert Failure & Bridge Replacement - FE22						-	-	-	-	Completed	
SUBTOTAL Flood Damage Events - DRFA		0	0	0	0	0	0	0	0		
Parks, Openspace & Streetscape											
Water Bubblers	Supply and installation of water bubblers in priority locations across the Shire.	27,946	20,000	15,190	18,000			-		Implementation Underway	New Beechworth location to be finalised. A heritage sympathetic prototype drinking fountain has been cast in Qld, and delivered.
Tangam Axctive Water Park Improvements			3,578	3,578	3,578					Completed	
Kiewa River Land	Planning and minor site works to facilitate safe public access to the Kiewa river. Total Project Value $180,000 Grant funds $90,000 Council funds $90,000	25,926	15,000	24,147	19,000	(7,000)	(7,000)	(4,500)	(4,500)	Construction Underway	Works are finalised at the site, until the removal of the shedding following the relocation of the Mens Shed group.
SUBTOTAL Parks, Openspace & Streetscape		53,872	38,578	42,915	40,578	-7,000	-7,000	-4,500	-4,500		
Recreation Reserves								-			
Caravan Park Renewal	Priority asset renewals at Caravan Parks	38,198	20,000	0	0			-	-	Planning	

Last Update 13/05/26

Apr-26

		EXPENDITURE ** Note - Carry Overs are subject				INCOME ** Note - Carry					
Project Name	**Project Description / Scope / Value**	**** Available 2025/26 Budget (inc Carry Overs)**	**Q2 Forecast**	**YTD Actuals**	**Projected Year-end Expenditure**	**** Available 2025/26 Income Budget (inc Carry Overs)**	**Q2 Forecast**	**YTD Actuals**	**Projected Year-end Income**	**Current Stage**	**Project Manager Comments April**
Caravan Parks	Contribution to the implementation of the Rutherglen Caravan Park Masterplan	**74,639**	**60,000**	**58,908**	**60,000**			-	-	Implementation Underway	Works for the installion of new powered sites has been completed, with power and water supply connected.
Caravan Parks	Redevelopment of the Rutherglen Caravan Park	**1,000,000**	**5,000**	**4,009**	**5,000**					Implementation Underway	Survey of the site has been completed, with draft design of park improvments submitted. To be reviewed.
Yack Sports Park - Access lift	Replacement of the existing access lift at the Yackandandah Sports Park stadium	**25,000**	**15,000**	**121**	**3,000**					Implementation Underway	Rec Resreve Committee will remove non-functioning stair lift. Then works will be completed to provide compliant handrails and step nosing for the existing stairs.
Cricket Wicket Upgrades - Stanley & Mayday Hills	Widening of the existing cricket wicket, and replacement of the synthetic turf at two ovals Project budget ~~$30,000~~ $35,000 Grant $10,000 Club $5,000 Council cash $20,000 (from Com & Tourism Projects budget)	**35,000**	**35,000**	**26,145**	**30,000**	**(15,000)**	**(15,000)**	**(10,000)**	**(10,000)**	Procurement Completed - awaiting construction	Quotation awarded, works to commnece in mid-March.
Master Planning - Rec Plan			**7,804**	**7,804**	**7,804**						
Community & Tourism Projects	Funding to support project development of community & tourism projects & grant applications	**62,835**	**801**	**2,001**	**2,001**	**(62,770)**	-	-		Implementation Underway	This item has been turned into the three newly added projects. With income and expense.
Recreation Projects	Funding to support Recreation Plan project development & grant applications	**0**	**16,463**	**8,833**	**8,833**	-		-		**Completed**	
Yackandandah Pump Track	Design and construction of a beginners level pump track at the yack Sports Park State Gov 2025 budget commitment $250k	**250,000**	**5,000**	**10,178**	**8,500**	**(250,000)**	**(5,000)**	**(225,000)**	**(225,000)**	Implementation Underway	Track concept design development is occuring, meeting with the rec committee. Site survey undertaken.
Beechworth - Railway Precinct Enhancement	Development of Railway Precinct publc space and childrens playground. TNE funded Project Project TEC $1,500,000 ISC funds $0 ISC managing $350,000 of the scope.	**50,000**	**67,550**	**67,551**	**67,551**	**(50,000)**	**(33,672)**	**(33,672)**	**(33,672)**	**Completed**	Works completed.
Baarmutha Park Cricket Nets	Replacement of Baarmutha Cricket nets (Stage 1) & Stage 2 including roof, associated services, and road works. Total Project Budget ~~$375,000~~ $602,000 Grant $100,000 DJPR Grant $30,000 (Cricket Vic) Contribution ~~$20,000~~ $40,000 Grant $150,000 Beechworth bank Council Funds ~~$225,000~~ $282,000	**537,867**	**560,677**	**535,278**	**560,677**	**(105,869)**	**(105,869)**	-		**Completed**	Works completed.
Tangambalanga - Pump Track			**10,560**	**10,560**	**10,560**					**Completed**	Works completed.
Wahgunya - Pump Track			**6,499**	**6,499**	**6,499**					**Completed**	Works completed.

Last Update 13/05/26

Apr-26

		EXPENDITURE ** Note - Carry Overs are subject				INCOME ** Note - Carry					
Project Name	**Project Description / Scope / Value**	**** Available 2025/26 Budget (inc Carry Overs)**	**Q2 Forecast**	**YTD Actuals**	**Projected Year-end Expenditure**	**** Available 2025/26 Income Budget (inc Carry Overs)**	**Q2 Forecast**	**YTD Actuals**	**Projected Year-end Income**	**Current Stage**	**Project Manager Comments April**
Baarmutha Park Lighting	Installation of four floodlight poles, with new compliant 150 LUX LED floodlighting , at the sports field at Baarmutha Park, Beechworth Project Budget ~~$293,750~~ ~~$366,606.48~~ $378,893 Grant Funding $220,313 (SRV) Contribution (BFNC $10k & BCC $5k) $15,000 Additional Contribution (BFNC) $22,778.50 Council Funds $58,437 + $22,778.50(50:50 with BFNC) + $39,587	**3,363**	**3,363**	**0**	**0**	**-**	**-**	**-**		**Completed**	Completed 24/25
SUBTOTAL Recreation Reserves		**2,076,902**	**813,717**	**737,887**	**770,425**	**-483,639**	**-159,541**	**-268,672**	**-258,672**		
Non - ISC Assets											
Carlyle Cemetery	Drainage improvement works within the cemetery. Project TEC $45,000 Reduced to $26,000	**8,955**	**8,955**	**102**	**8,955**	**-**	**-**	**-**		Construction Underway	Minor drainage and pavement works to be completed.
Barnawartha Recreation Reserve Oval Lighting	Installation of four light poles, with new 100 LUX LED floodlighting Project Budget $349,474 Grant Funding $250,000 (SRV) Contribution BFC $25,000 Council Funds $74,474 + $44,474 (from 24/25)	**348,005**	**270,313**	**249,968**	**348,005**	**(223,549)**	**(248,549)**	**(223,549)**	**(223,549)**	Construction Underway	Works nearing completion.
Barnawartha Recreation Reserve Playground	New playground at Recreation Reserve Project TEC $100,000 Grant agreement funds $100,000 ISC funds $0	**94,060**	**94,060**	**141,963**	**94,060**	**(94,060)**	**(93,289)**	**(200,648)**	**(200,648)**	Construction Underway	Contract awarded, and order placed for the equipment supply.
Allans Flat Waterhole Reserve Enhancements	Upgrades to existing seating, and a new shelter Total Project Budget ~~$65,000~~ $63,547 as per Agreement Grant funds ~~$50,000~~ $48,578 Council funds ~~$15,000~~ $14,969	**58,202**	**58,202**	**51,520**	**58,202**	**-**	**(57,498)**	**(57,498)**	**(57,498)**	**Completed**	Works completed.
Butson Park, Yackandandah Changerooms Upgrade	New netball change rooms. Stage 1 of multi year project Project Budget ~~$1,250,000~~ $1,274,000 Grant funding $1,000,000 Council funds $225,000 Committee funds ~~$25,000~~ $49,000	**1,071,500**	**5,000**	**6,523**	**12,500**	**(1,049,000)**	**(500,000)**	**(500,000)**	**(500,000)**	Planning	Concept and project scheduling being reviewed.
Barkly Park - Female change rooms	Upgrade of female friendly facilities at Barkly Park, Rutherglen. Project TEC $1,400,000 Grant funding $1,000,000 Council funds $400,000 $350k budgeted in 2023/24 $350k Budgeted in 2024/25	**980,609**	**20,000**	**19,038**	**25,000**	**(750,000)**	**(500,000)**	**(300,000)**	**(300,000)**	Planning	Concept and project scheduling being reviewed.
Wahgunyah Rec Reserve Lighting Upgrade	Upgrade of existing lighting , to 50 LUX LED floodlighting Project Budget $82,320 Grant Funding $61,740 (SRV) as per funding letter Contribution WFC $0 Council Funds $20,580 (from Com & Tourism Projects budget)	**82,320**	**4,000**	**21,300**	**44,000**	**(61,740)**	**(55,566)**	**(55,566)**	**(55,566)**	Procurement Completed - awaiting construction	
	97015 - Yack Golf Club						**(25,000)**	**(25,000)**	**(25,000)**	**Completed**	

Last Update 13/05/26

Apr-26

Project Name	Project Description / Scope / Value	EXPENDITURE ** Available 2025/26 Budget (inc Carry Overs)	EXPENDITURE Q2 Forecast	EXPENDITURE YTD Actuals	EXPENDITURE Projected Year-end Expenditure	INCOME ** Available 2025/26 Income Budget (inc Carry Overs)	INCOME Q2 Forecast	INCOME YTD Actuals	INCOME Projected Year-end Income	Current Stage	Project Manager Comments April
	97009 - Chiltern Rec Reserve						(2,425)	(2,425)	(2,425)	Completed	
SUBTOTAL Non-ISC Assets		2,643,651	460,530	490,414	590,722	-2,178,349	-1,454,902	-1,364,686	-1,281,695		
	Expenditure & Income incurred across other accounts to be redistributed to available budgets.			66,019	13282	0		-	-		
	92035 - Chiltern Play Ground						(20,221)	(20,221)	(20,221)	Completed	
	94021 - Indigo Crk bridge						(248,483)	(248,483)	(248,483)	Completed	
	Combined Total for Capital Works and Non-Indigo Assets	**15,447,388**	**8,133,048**	**5,690,999**	**6,992,151**	**(8,592,341)**	**(6,095,635)**	**(5,782,427)**	**(6,091,734)**		
	Total for Capital Works	**12,803,737**	**7,672,518**	**5,200,585**	**6,401,429**	**(6,413,992)**	**(4,613,308)**	**(4,417,741)**	**(3,129,505)**		
	Total for Non-ISC Assets	**2,643,651**	**460,530**	**490,414**	**590,722**	**(2,178,349)**	**(1,482,327)**	**(1,364,686)**	**(2,962,229)**		

13.2 YACKANDANDAH CARAVAN PARK - EOI PROPOSAL

Ian Ellett - Director of Infrastructure
Infrastructure Services

For Decision

RECOMMENDATION

That Council:

1. Notes that following the receipt of a Flood Impact Assessment report for the Yackandandah Caravan Park, development of the park in line with the master plan previously adopted by Council in 2022 is not expected to be possible;
2. Notes the intention to offer a three-year lease to a suitably experienced operator, to be selected following a public Expression of interest (EOI) process, to enable time for Council to review the current master plan in light of the Flood Impact Assessment Report and consider future development opportunities for the park (possibly through a revised master plan);
3. Endoses the following evaluation criteria for the expression of interest process:
    - **a)** Proposed operating model (30%)
    - **b)** Business experience of proponent (30%)
    - **c)** Financial Return to Council (40%)
    - **d)** Financial capacity of proponent (mandatory criterion)
4. Notes that the approval of the lease will be handled by the CEO under delegation.

PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the evaluation criteria to be used to assess expressions of interest for a three-year lease of the Yackandandah Caravan Park.

BACKGROUND

- Indigo Shire is currently the land manager for the Yackandandah Caravan Park which is on crown land in Yackandandah, and it is the landlord for the current operator on that site. The current lease is due to expire on 20 October 2026, but Council has received correspondence from the current operator seeking consideration of an early termination of their lease.

- Council adopted a master plan for the Yackandandah Caravan Park in December 2022.

- In preparation for an Expression of Interest (EOI) process to be run to identify a suitable operator to take on a 21-year lease of the park, and to invest in developing the park in accordance with Council's adopted master plan, Council considered a report at its scheduled meeting on 25 November 2025. At this meeting Council declared its support for the proposed EOI process and endorsed the evaluation criteria for the expressions of interest to be assessed against.

- Prior to the EOI being advertised and as part of a due diligence assessment of the site, a Flood Impact Assessment report was commissioned. This report was received in February.

- Following receipt of the report and consideration of the findings, discussions were held between Council officers (including Planning staff) and key agencies including Department of Energy, Environment and Climate Action (DEECA) and North East Catchment Management Authority (NECMA). This concluded with a clear understanding that there are no obstacles to continuing to operate the park at its current scale, but any proposed development of the park that would increase its capacity and potential for a greater concentration of people in the park would not be supported due to the elevated risk. Hence, it is not considered possible to develop park in accordance with the adopted master plan.

- It is now proposed to identify a suitably experienced operator through a public EOI process, to operate the park under a three-year lease agreement. This will enable Council an opportunity to re-evaluate the demand for this accommodation type in Yackandandah and to determine the longer - term future development opportunities in the park. In accordance with DEECA guidelines, it is expected that a new operator is secured through an EOI process. The lease will also require crown consent.

DISCUSSION

As part of the competitive EOI process, applicants will be required to specify the annual rental they proposed to pay for the lease, along with the outlining their experience in managing similar parks and their operating model including how it proposes to work with local organisations and benefit the local economy.

It is proposed that Expressions of Interest will be evaluated on the following criteria (for Council's endorsement):

1. Proposed operating model to operate a successful caravan park (incorporating local economic benefits and marketing collaboration with Concill and tourism groups) **(30%)**
2. Business experience of proponent (30%)
3. Financial return to Council (40%)
4. Financial capacity of proponent - mandatory

A EOI Evaluation Panel consisting of Council officers will evaluate the submissions received in response to the advertised EOI, and provide a recommendation to the CEO.

STRATEGIC CONTEXT

COUNCIL PLAN 2025 – 2029	
Theme	2. Economic Resilience and Opportunity 4. Governance and Financial Sustainability
Strategic Objective	2.3 Sustainable Tourism Development - Create a balanced tourism economy that benefits the community while preserving our natural environment and enhancing our cultural assets. 4.1 Financial sustainability and strategic resource management - Ensure Council's long-term financial viability through prudent asset management, collaborative service delivery, and proactive planning that balances current needs with future sustainability.
Key Strategy	2.3.7 Strategically develop and manage tourism infrastructure assets, including caravan parks, to enhance visitor experiences, extend length of stay, and maximise sustainable returns to the community while preserving local character and environmental values. 4.1.1 Implement asset management practices that prioritise preventative rather than reactive maintenance.

This report aims to provide a framework to achieve the best overall outcome for management of a Council asset.

SOCIAL/COMMUNITY IMPLICATIONS

A focus of the EOI process is to attract an operator that will work with local businesses, the tourism sector and local community to maximise the benefits to the local economy.

ENVIRONMENTAL IMPLICATIONS

There are no reportable environmental implications of this report.

FINANCIAL IMPLICATIONS

The EOI process will seek to identify Operators willing to run the caravan the park and pay market competitive annual rental.

The rental value of the property will be independently assessed to provide a comparison to rental offered through the EOI process.

LEGISLATIVE IMPLICATIONS

Terms of the lease will be checked by Legal representatives of both parties and submitted to DEECA for its approval before being signed.

The power to lease land, covered by s115(1) of the Local Government Act 2020 has been delegated to the CEO.

RISK & OPPORTUNITY MANAGEMENT

Description	Likelihood	Consequence	Current Risk Rating	Controls
Inability to secure a lessee for the park	Unlikely	Minor	Low	The EOI process conducted has provided the best opportunity to identify a suitable tenant.

COMMUNITY ENGAGEMENT

No community engagement has been undertaken in relation to this proposed lease as the process is being conducted in accordance with DEECA guidelines.

However, earlier in the year, when the proposed lease was for a 21-year period, a public notice was placed in accordance with Council's Community Engagement Policy. Noi submissions were received.

CONCLUSION

It is recommended that Council endorses the proposed evaluation criteria for the EOI for the selection of a suitable operator to run the Yackandandah Holiday Park under a three-year lease.

DECLARATION OF CONFLICT OF INTEREST

Under section 130(2) of the *Local Government Act 2020* and Governance Rule 24, the following officers declare that they have no interests to disclose in providing this report:

- Ian Ellett – Director Infrastructure Services

Attachments

Nil

13.3 SUSTAINABLE COUNCIL BUILDINGS POLICY 2026

Ian Ellett - Director Infrastructure Services
Infrastructure Services

For Decision

RECOMMENDATION

That Council adopts the Sustainable Council Buildings Policy 2026

PURPOSE OF REPORT

The purpose of this report is to present Council the Sustainable Council Buildings Policy 2026 for adoption.

The Policy seeks the application of Environmentally Sustainable Design (ESD) principles in Council-owned buildings. It will ensure that all Council buildings—new, upgraded, or existing—demonstrate leadership in ESD and resource efficiency. This will minimise environmental impacts across each building's lifecycle, strengthen the resilience of each building to climate change, and deliver improved sustainability outcomes for Council, the community, and the environment. It also enables Council to demonstrate strong leadership in this space.

BACKGROUND

The Draft Sustainable Council Buildings Policy was endorsed by Council at the Council Meeting on 31 March 2026 and released for public exhibition for a period of 28 days, inviting community feedback in accordance with Council's Community Engagement Policy.

There were 115 page visits and 40 document downloads during the public exhibition period. A total of two submissions were received.

DISCUSSION

Submissions have been listed to provide a summary of their content, Officer comments regarding each submission and the Officer recommendation.

S**ubmission 1:**
C**ontent summary:** The submission raises a general concern about the amount of water wasted by households when waiting for hot water. A home solution is offered (which it is suggested could be applied to Council buildings), incorporating a temperature probe, valve, pump and water storage tank. This can be implemented with the assistance of a plumber and an electrician.

O**fficer comment:** The Policy sets direction and commits to certain principles but does not contain a detailed implementation plan, as this is beyond the scope of a policy. Under Objectives, the Policy includes standards to ensure works contribute to our sustainability goals, including: "Using alternative water sources (e.g. tank water before potable, to flush toilets) and improving stormwater quality." Water Sensitive Urban Design is important to Council, and as such is also included as a component of Council's Environmentally Sustainable Design Policy.

Officer recommendation: No change to Policy required.

Submission 2:

C**ontent summary:** The submission suggests that the policy lacks the on-going maintenance needs of assets to continue to perform to their objective and reason for procurement. The omission of maintenance is believed to create a bias justification of CAPEX that may create OPEX (and possibly further CAPEX) burdens in the future, and also does not ensure continued monitoring and performance is yielding the sustainability gain the policy seeks to create. Suggested additions are as follows:

1. An objective to ensure assets are procured with a whole of asset life value view (NPV, triple-bottom-line, opportunity cost or other).
2. An objective to ensure assets are maintained to meet their service level objectives.
3. Monitoring and reporting mechanisms that evaluate asset performance and service level effectiveness.

O**fficer comment:** Maintenance and on-going maintenance needs have not been omitted from the Policy. Under Policy Details, the Draft Policy states that ”All Council-owned buildings shall be designed, constructed, operated and maintained in a manner that is environmentally sustainable and ready for a changing climate” and ”Project costs associated with incorporating ESD requirements in the context of long-term operational and maintenance savings, as well as broader benefits across the asset’s lifecycle, shall be considered upfront - ideally at concept stage.” Additionally, within the outcomes of Objective 2 in Table 1: the Policy states Council will "Ensure effective building and infrastructure maintenance”. Furthermore, under Monitoring, evaluation and reporting, there are clear monitoring and reporting mechanisms in place.

Officer recommendation: Minor Policy change. The addition of one bullet point and sentence under Scope, to reiterate Council’s commitment to on-going maintenance of assets, stating that ”The Sustainable Council Buildings Policy complements the Asset Management Policy by embedding sustainability principles into the lifecycle management and maintenance of council assets, enhancing long-term value and performance."

Following the close of submissions and the suggested change to policy described above, the updated draft policy was distributed to the **Indigo Environment Advisory Committee (IEAC)** for final review and its endorsement before Council considered its adoption.

In endorsing the policy and recommending it to Council, the committee proposed a few minor enhancements which have been incorporated into the attached version.

OPTIONS

1. Adopt the Sustainable Council Buildings Policy; or

2. Seek further work or changes to the Sustainable Council Buildings Policy and request for it to be brought back at a subsequent time for consideration.

STRATEGIC CONTEXT

COUNCIL PLAN 2025 – 2029	
Theme	1. Places and Communities 3. Environment and Heritage 4. Governance and Financial Sustainability
Strategic Objective	1.1 Community Infrastructure and Facilities - Develop and maintain inclusive, accessible infrastructure and facilities that enhance liveability, encourage physical activity, and strengthen community connections. 1.4 Safety and Resilience - Build community resilience and enhance safety through place-based approaches, environmental design, and emergency preparedness. 3.1 Climate Action - Demonstrate leadership in climate action by committing to achieving net zero greenhouse gas emissions by 2035 while supporting, enabling and advocating for community-led climate initiatives through strategic partnerships, education, and collaborative projects. 3.2 Environmental protection and enhancement - Protect and enhance biodiversity, natural habitats and water resources on both public and private land through strategic management practices, regular monitoring and community education. 3.3 Emergency Preparedness and Climate Resilience - Build community and infrastructure resilience to climate change and climate-related emergencies through planning, education and strategic risk management. 3.4 Waste Reduction and Circular Economy - Transform waste management practices by embedding circular economy principles and expanding recycling programs to minimise environmental impact. 4.1 Financial sustainability and strategic resource management - Ensure Council's long-term financial viability through prudent asset management, collaborative service delivery, and proactive planning that balances current needs with future sustainability.
Key Strategy	1.1.4 Improve/upgrade public amenities to align with community expectations and contemporary standards. 1.1.5 Enhance liveability through strategic expansion and management of tree canopy coverage to provide shade and cooling, protection from UV exposure, improve biodiversity and build climate resilience through selection of climate ready species. 1.1.11 Ensure that maintenance budgets recognise and allow for growth in Council owned assets as well as the impacts of climate change. 1.4.1 Improve emergency preparedness and climate resilience at the community level. 1.4.2 Address community safety concerns through environmental design and infrastructure. 3.1.2 Identify and implement priority adaptation and mitigation climate actions at Council. 3.1.3 Identify and support priority adaptation and mitigation climate actions in our community. 3.2.3 Protect and enhance the environmental values of Council owned and managed land, including reserves, parks, waterways and stormwater retention and treatment sites. 3.3.3 Advocate for increased funding to ensure new or replacement

	infrastructure withstands climate impacts. 3.3.4 Embed climate risk management in Council's risk management strategy and risk management policy. 3.4.2 Embed Circular Economy principles into all Council service areas. 3.4.4 Embed sustainable procurement principles into all Council procurements. 4.1.1 Implement asset management practices that prioritise preventative rather than reactive maintenance.

SOCIAL/COMMUNITY IMPLICATIONS

The recommendation will result in positive social outcomes for the community. Well-designed, climate ready council-owned buildings, many of which are actively used by the community, will provide an improved social outcome for residents of Indigo Shire. The Sustainable Council Buildings Policy is an important step to ensure that Indigo Shire continues towards a more climate resilient future.

ENVIRONMENTAL IMPLICATIONS

The recommendation will provide a positive environmental outcome as it will improve the energy efficiency and climate readiness of council-owned buildings, assisting Council to address climate change issues and actively respond to the climate emergency.

FINANCIAL IMPLICATIONS

The proposed Policy may result in increased upfront cost and resource burden to Council, as project officers will be required to include additional Sustainable Design Assessments as part of the project management process. The Policy may also result in higher build or renovation costs.

However, this will create net community benefit by providing better environmental outcomes to the community. The Policy will make council-owned buildings more energy efficient, providing a healthier and more comfortable environment for building occupants and better management of resources including energy and water. These outcomes effectively offset the increased costs by providing whole of life cost benefits, which provides a positive economic outcome for the community.

LEGISLATIVE IMPLICATIONS

The proposed Policy is consistent with the focus of the Climate Action Act 2017, which provides the legislative foundation for managing climate change risks in Victoria. The Act aims to maximise opportunities arising from climate action and drive the transition to a climate-resilient community and economy.

RISK & OPPORTUNITY MANAGEMENT

Description	Likelihood	Consequence	Current Risk Rating	Controls
Potential uplift in costs requiring greater funding commitment by Council	Possible	Minor	Medium	Early and detailed cost estimations; strong procurement and contract management; build climate action financial buffers into project budgets; identify grant opportunities
Inability to complete intended works to the highest outcome due to existing overlays e.g. heritage	Possible	Minor	Medium	Early planning permit and overlay assessments; alternative design options (e.g. insulate and draft proof rather than solar); use of heritage-qualified contractors

Any building efficiency upgrades that can be completed enable Council to be more resilient to a changing climate, reduce operational costs in certain circumstances, and contribute towards Council's Net Zero target.

COMMUNITY ENGAGEMENT

A draft Policy was included as an agenda item and discussed at the indigo Environmental Advisory Committee (IEAC) meeting on 18 February 2026. There was general support for the draft policy and committee members provided individual feedback.

Further opportunity to comment was then undertaken as part of community consultation during a 28-day period of public exhibition. Two submissions were received and feedback incorporated into the Policy where appropriate.

At a meeting of the IEAC held on Thursday 7 May, the committee endorsed the Policy with a number of minor enhancements. The updated policy (v3.1) is provided as an attachment to this report.

INTERNAL ENGAGEMENT

The draft Policy has been considered by the Executive Leadership Team, and circulated to key Infrastructure staff for comment, including officers developing the Project Management Framework.

CONCLUSION

The draft Sustainable Council Buildings Policy clearly demonstrates Indigo Shire Council's commitment to ESD and its leadership in this space. It is recommended that Council adopts the Sustainable Council Buildings Policy 2026.

DECLARATION OF CONFLICT OF INTEREST

Under section 130(2) of the *Local Government Act 2020* and Governance Rule 24, the following officers declare that they have no interests to disclose in providing this report:

- Ian Ellett - Director Infrastructure Services
- Isla Fitridge – Coordinator Environment & Sustainability

Attachments

1. CONFIDENTIAL -Submission 1 letter [**13.3.1** - 3 pages]
2. CONFIDENTIAL -Submission 1 illustration [**13.3.2** - 1 page]
3. CONFIDENTIAL -Submissions Draft Sustainable Council Buildings Policy [**13.3.3** - 1 page]
4. Sustainable Council Building Policy 2026 v3 1 [**13.3.4** - 7 pages]

POLICY

Sustainable Council Buildings Policy 2026

Version No:	3.1
Trim File No:	
Approval Date:	"To be completed after Policy is adopted"
Approved By:	"To be completed after Policy is adopted"
Department:	Infrastructure Services
Service Plan Area:	Environment & Sustainability
Responsible Officer:	Coordinator Environment & Sustainability
Next Review Date:	To be reviewed no more than four years after adoption, with more frequent review where required by legislation or best practice
Reliansys Obligation No:	"To be completed after Policy is adopted"
Circulation	All staff

PURPOSE

This policy establishes Indigo Shire Council's commitment to designing, constructing, operating, and maintaining Council-owned buildings in a manner that reduces environmental impact, improves climate resilience, and supports the Shire's transition to Net-Zero emissions by 2035.

It ensures that all Council-owned buildings—new, upgraded, or existing—demonstrate leadership in environmentally sustainable design (ESD) and resource efficiency.

Objectives

The key objective of this policy is to ensure that Council-owned buildings, whether new or existing, are climate ready and energy efficient. This approach will support the following outcomes:

1. **Climate Resilience:** Council buildings and adjacent landscapes being designed and operated to better withstand climate-related hazards, including bushfire, extreme heat, flooding, storms and prolonged power outages.
2. **Improved energy performance** through improved energy efficiency, minimising embedded energy of building materials and increased renewable energy generation and storage.
3. **Greater resilience to rising utility costs** by enhancing the energy and water efficiency of Council-owned buildings and facilities.
4. **Reduced waste generation** and increased recycling and resource recovery during construction, demolition and renovation activities.
5. **Enhanced biodiversity conservation** in and around Council-owned buildings.
6. **Strengthened corporate responsibility and environmental leadership** by demonstrating and promoting sustainable building design to the community.

This policy establishes standards to ensure that all Council building works contribute to Council's sustainability goals and support the transition to Net-Zero emissions over time. These standards include, but are not limited to:

- Demonstrating community leadership through the adoption of renewable energy technologies and passive solar design.
- Reducing greenhouse gas emissions.
- Reducing the environmental footprint of buildings including embedded energy of materials, energy use, water consumption, and waste generation.
- Using only electricity sourced from renewable energy.
- Reducing gas consumption by replacing gas appliances with electric alternatives wherever possible.
- Reducing ongoing operational and maintenance costs.
- Using alternative water sources (e.g. tank water before potable, to flush toilets) and improving stormwater quality.
- Enhancing occupant health, wellbeing, and comfort.
- Enabling continued Council growth and development with a minimal environmental footprint.
- Raising staff and community awareness of sustainability practices and principles.

SCOPE

- This policy applies to all newly constructed Council-owned buildings, and renewals, renovations, refurbishments, upgrades and demolitions to existing Council-owned buildings and facilities. The policy will apply to leased and occupied buildings where feasible.
- The policy does not cover non-Council-owned buildings, or residential buildings through the planning scheme.
- The policy will support relevant legislative requirements and regulations such as building requirements for bushfire prone areas.
- This policy's focus is on environmental sustainability; however, it is acknowledged that cultural, social and financial aspects of sustainability will be considered within the scope of delivery.

The Sustainable Council Buildings Policy complements the Asset Management Policy by embedding sustainability principles into the lifecycle management and maintenance of council assets, enhancing long-term value and performance.

POLICY DETAILS

All Council-owned buildings shall be designed, constructed, operated and maintained in a manner that is environmentally sustainable and ready for a changing climate. Assessments of climate risk and implications for building design will be informed by latest published modelling and the adoption of conservative scenarios (e.g. scenarios with at least 80% likelihood.

Project costs associated with incorporating ESD requirements in the context of long-term operational and maintenance savings, as well as broader benefits across the asset's lifecycle, shall be considered upfront - ideally at concept stage.

Where it is not feasible or practical for buildings or works to fully meet the standards outlined in this policy (e.g. Heritage buildings that are subject to specific protections), any opportunities to improve their efficiency should still be considered and implemented wherever possible.

IMPLEMENTATION

To implement this policy, staff responsible for delivering the project will:

- Consider and prioritise Items 1–4 in Table 1 during the 'Initiate Phase' of the Indigo Shire Council Project Management Framework (PMF). For an existing building this should be preceded by an audit and assessment of the current building to determine where building fabric improvements can first be made, followed by heating and cooling, lighting, water use and the opportunity for renewable energy.
- Complete a targeted, site-specific preliminary Sustainable Design Assessment (SDA) (in-house, with the support of the Coordinator Environment & Sustainability) during the 'Plan Phase' of the PMF, to inform the Design Brief.
- Set a minimum Green Star Rating target for projects of various types (Simple, Standard and Complex, as described in the PMF).
- Ensure the requirements of the policy are included in the Design Brief for architects and ESD consultants who may be engaged in the works.
- Request information from contractors tendering for works on how they intend to meet Items 1–4 in Table 1.
- Advocate for and assess opportunities to further embed ESD best practice across the works, as outlined in Item 6 of Table 1.

Table 1. ESD objectives to be considered during project development in the building or renovation of Council-owned buildings.

Objective number	Objective description	Means and considerations to help achieve Objective.
1.	Energy performance of council assets is improved by prioritising appropriate building fabric and increasing renewable energy generation and storage.	• Insulation of roof, walls and floor, to significantly improve thermal comfort and running demands of expensive heating/ cooling. • Preference for low energy, durable, and environmentally sustainable materials. • Upgrade windows and doors to double/ triple glazed; window coverings to reduce heat gain/ loss; draft sealing of existing doors and windows. • Improve air tightness by draft sealing gaps, cracks and openings to minimise uncontrolled air leakage. • Review building orientation for optimal heating/cooling and solar opportunities.

Objective number	Objective description	Means and considerations to help achieve Objective.
		• Install solar PV systems where feasible. • Reduce gas consumption by installing electric for efficient heating, cooling and hot water. • Review opportunities for energy storage, to increase. building operational resilience when direct solar is not available or during grid failures.
2.	Council owned buildings and facilities are future proofed against utility price increases through the improvement of energy & water efficiency.	• Implement WSUD (Water Sensitive Urban Design) principles and maximise onsite harvesting to reduce runoff volumes. • Upgrade to energy efficient systems, e.g. heat pumps. • Install smart zoning controls. • Ensure effective building and infrastructure maintenance • Ensure star rating of appliances is reviewed at times of purchase to ensure decisions are directed by energy & water efficiency ratings. • Upgrade to low energy, durable lighting. • Upgrade to smart controls. • Track energy use and identify waste reduction opportunities.
3.	Increased waste avoidance and recycling during construction, renovation and demolition.	• Recycling/reuse opportunities are reviewed to reduce waste sent to landfill. • Review opportunities for recycled, low emission eco certified content in building construction materials. • Recover and reuse organic waste onsite where possible. • Seek to reduce contamination of waste and recycling streams.
4.	Inclusion of Urban Greening, Biodiversity and Resilient Landscaping around Council buildings.	• Retain and plant canopy trees, maximise native biodiversity, improve habitat connectivity, reduce urban heat, contribute to urban greening, and support occupant health and wellbeing. • Prioritise indigenous and climate-ready species for new plantings wherever feasible, while allowing suitable deciduous canopy trees where they support passive solar design and resilience. • Ensure all plantings are compatible with bushfire-resilient landscaping principles, including the use of low-flammability species and appropriate siting.
5.	Planning and design to consider various hazards to mitigate against asset damage	• Flood overlays outlined in the Indigo Planning Scheme will be considered when upgrading or approving new Council assets. • Improved resilience to climate related natural hazards such as extreme heat, fires, floods and storms.

Objective number	Objective description	Means and considerations to help achieve Objective.
6.	Demonstrated corporate responsibility and environmental leadership to the community by adopting and promoting sustainable building design.	• Continue to request ESD report for building projects. • Review existing buildings through NABERS to measure ongoing operational energy efficiency. • Ensure minimum water efficiency ratings and star ratings or equivalent new rating systems are met for new appliances, as per below: • Water efficiency: ○ Toilets: 4 WELS ○ Urinals: 5 WELS ○ Taps: 5 WELS ○ Showers: 3 WELS ○ Dishwashers: 4 WELS ○ Household washing machines: 4 WELS ○ Commercial washing machines: 4.5 WELS • Energy Star Ratings: ○ Refrigerator: 3 Star ○ Freezer: 3.5 Star ○ Household washing machine: 3.5 Star ○ Commercial washing machine: 4 Star ○ Clothes dryer: 6 Star ○ Dishwasher: 3.5 Star ○ Television: 4 Star ○ ICT systems: minimum 5 star (NABERS)

Roles and responsibilities
All staff, contractors and stakeholders involved in building projects are required to work in collaboration to ensure the policy is achieved.

Monitoring, evaluation & reporting
All building projects must comply with the principles of this policy.

Project Managers are required to submit a short report to the Coordinator Environment & Sustainability in the PMF 'Close Phase', outlining details of the project and its compliance with the Policy. The report should include the project SDA, and details of where recycled materials were used, Green Star Rating as required, waste diverted from landfill during construction/demolition and star ratings of any appliances purchased as part of the project.

For works on existing buildings, the Coordinator Environment & Sustainability will determine any reductions in potable water usage (kl), reductions in energy use (% and kWh) and any increases in the onsite generation of renewable energy (kW), as a result of the building project.

The Coordinator Environment & Sustainability will compile information and provide an annual report to Council.

DEFINITIONS

Environmentally Sustainable Design (ESD)	The design and development of property and infrastructure that seeks to minimise their environmental impact throughout their life cycle. It integrates green materials, considers energy efficiency and aims to reduce the carbon footprint associated with production and usage.
Sustainable Design Assessment (SDA)	An early opportunities analysis which identifies strategies to integrate sustainable design elements in building design and meet targets in the most cost-effective manner. This includes operational energy, embodied carbon, transport, integrated water management, urban ecology, indoor environment quality and waste and resource recovery.
Green Star Rating	Building rating tool administered by Green Building Council of Australia, for large and high-profile buildings which offers certification and promotion benefits.
National Australian Built Environment Rating System (NABERS)	A tool to measure ongoing performance of buildings in operation.

RELATED POLICIES AND DIRECTIVES

- Community Engagement Policy
- Public Transparency Policy
- Council Plan
- Asset Plan
- Climate Change Policy
- Emissions Reduction Plan
- Environment Strategy
- Procurement Policy
- Resource Recovery & Waste Management Strategy

- Environmentally Sustainable Development Policy for Planning Applications
- Urban Tree Canopy Strategy

RELATED LEGISLATION AND OTHER DOCUMENTS

- Local Government Act 2020
- Environment Protect and Biodiversity Act 1999
- Planning and Environment Act 1987
- Climate Action Act 2017
- Victoria's Climate Change Strategy 2026-30

VERSION CONTROL

Date	Review Details
2 March 2026	Draft Policy completed, including feedback from IEAC
6 March 2026	Incorporated feedback from ELT and the Project Management Framework team
18 March 2026	Minor changes to structure of draft Policy
24 March 2026	Minor changes to strengthen draft policy following Councillor feedback
31 March 2026	Draft Policy approved for public exhibition
4 May 2026	Minor changes following comments received from public exhibition period
V3 - 7 May 2026	Minor changes following comments received from IEAC
V3.1 – 12 May 2026	Changed title on 3rd column of title, minor formatting changes.

14 OFFICE OF THE CEO

14.1 ADVISORY COMMITTEE MINUTES

Debra Fankhauser - Executive Manager People & Governance
Office of the CEO

For Decision

RECOMMENDATION

That Council accepts the attached unconfirmed meeting minutes for the following Advisory Committees and endorses the officer recommended actions:

1. Cultural Heritage Advisory Committee;
2. IndiGrow; and
3. Indigo Environment Advisory Committee:
    - **a.** 1 April 2026; and
    - **b.** 7 May 2026.

PURPOSE OF REPORT

The report provides the minutes, recommendations and accompanying officer comments from Council's advisory committees for Council noting and endorsement of Management Recommended Actions.

BACKGROUND

Council currently has seven advisory committees. The role of an advisory committee is to provide information and advice on issues relating to the committee's specific area of expertise (i.e., the Environment Committee provides advice on environmental issues).

Each advisory committee meets regularly (the frequency of which depends on the committee) and records minutes and resolutions for Council decision. Each resolution reported to this month's meeting is highlighted in the table below and has an accompanying officer comment.

DISCUSSION

COMMITTEE	DATE OF MEETING	RECOMMENDATION	MANAGEMENT RECOMMENDED ACTION
Cultural Heritage Advisory Committee	6 March 2026	Nil	N/A
Indigo Environment Advisory Committee	1 April 2026	Nil	N/A
IndiGrow	10 April 2026	IndiGrow supports the Destination Management Plan (DMP). IndiGrow acknowledges the critical importance of industry "buy in" to the success of the DMP. Further, IndiGrow suggests local business engagement in developing and implementing action plans be included as a key success measure within the DMP.	Officer supports the recommendation, recognising that the Action Plan is where the business will be involved in supporting the Strategy and its implementation, therefore making engagement in this stage important.
		Advocate to Ausnet to change their policy so that future planned outages can occur during school term.	Officer supports the recommendation and will continue to work with AusNet to highlight the economic importance of Tourism, and therefore, school holidays, in the Indigo Shire.
Indigo Environment Advisory Committee	7 May 2026	The IEAC recommends that Council calls on the Australian Government to establish a Climate Compensation Fund, funded by the establishment of a Climate Pollution Levy on fossil fuel exports. The IEAC encourages Council to contribute to national advocacy for improved funding to local communities to meet the costs arising from a changing climate.	Officers support both parts of this recommendation and encourage Council to vote in support of this matter at the upcoming National General Assembly of Local Government in June, and to continue to advocate on improved funding to help adapt to a changing climate.
		That Council adopt the Sustainable Council Buildings Policy	Council should support IEAC's recommendation for Policy adoption. The Policy has undergone a thorough consultation process involving Councillors, Executive, relevant Officers, the IEAC and the public.

OPTIONS

The recommended action is to receive the attached minutes and endorse any accompanying management recommended actions.

STRATEGIC CONTEXT

COUNCIL PLAN 2021 – 2025	
Theme	5. Accountability
Strategic Objective	5.5 Our Councillors and organisation are committed to the highest level of governance practices and conduct.
Strategic Action	N/A

The provision of advisory committee minutes and resolutions to Council at the monthly meeting ensures that Council considers the advice of the committees. This allows transparent decision-making and highest level of governance practices and conduct.

SOCIAL/COMMUNITY IMPLICATIONS

The community are assured that Council committees are operating in alignment with their Terms of References by viewing Committee minutes.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications with this report.

FINANCIAL IMPLICATIONS

There are no financial implications with this report.

LEGISLATIVE IMPLICATIONS

Council's advisory committees are established by Council but do not have any delegated decision-making powers. Instead, they work under terms of reference and provide advice to Council. The advice occurs in a variety of forms, including advice to relevant Council departments, as well as advice contained within resolutions that are reported to Council.

Some advisory committee meetings are open to the public and some are closed, however all minutes are reported to Council (apart from the Audit & Risk Committee - these meetings are held 'in camera' and the minutes are not available to the public – reporting to Council occurs as per the requirements under the Local Government Act 2020).

RISK & OPPORTUNITY MANAGEMENT

Description	Likelihood	Consequence	Current Risk Rating	Controls
That advisory committee minutes and recommendations are not duly reported to Council, and the utility and confidence of the committees are undermined.	Unlikely	Insignificant	Low	Governance team follow up with officer secretariats to ensure that all meetings are reported to Council as soon as practicable.

CONCLUSION

The advisory committee minutes included in this report are presented to Council for noting.

DECLARATION OF CONFLICT OF INTEREST

Under section 130(2) of the *Local Government Act 2020* and Governance Rule 24, the following officers declare that they have no interests to disclose in providing this report:

- Debra Fankhauser - Executive Manager People & Governance
- Annabel Harding - Governance Coordinator
- Cassandra Horne - Governance Officer

Attachments

1. Minutes - Cultural Heritage Advisory Committee - 6 March 2026 [**14.1.1** - 5 pages]
2. Minutes - Indigo Environment Advisory Committee - 1 April 2026 [**14.1.2** - 5 pages]
3. Minutes - Indi Grow Advisory Committee - 10 April 2026 [**14.1.3** - 3 pages]
4. Minutes - Indigo Environment Advisory Committee - 7 May 2026 [**14.1.4** - 4 pages]

MINUTES - ADVISORY COMMITTEE

Cultural Heritage Advisory Committee Meeting

Our Vision:
By 2025, Indigo Shire will be home to strong, resilient communities that embrace sustainable practices, foster meaningful connections, and honour our rich heritage. Residents across all ages and life stages will experience a deep; sense of belonging through balanced growth, responsible environmental stewardship, improved infrastructure and enhanced wellbeing.

HELD:	Friday 6 March 2026, 10:00am-11:30am
LOCATION:	Online via Teams
OPEN TO PUBLIC:	Yes
CHAIR:	Cr Diane Shepheard

ATTENDEES:	Dr Robin Hirst PSM	Committee Member
	Simone Nolan	Committee Member
	Dr Ashley Robertson	Committee Member
	Assoc. Prof. Bruce Pennay	Committee Member
	Cr Diane Shepheard	Council Representative
	Cr Jane Dowsley	Council Representative
	Cr John Harvey	Council Representative
	Molly Culbertson	Committee Secretary
	Susannah Doyle	Manager, Tourism
	Jess Reid	Manager Community Development

NUMBER OF PUBLIC ATTENDEES: 0

1. **APPOINTMENT OF CHAIR**
   Cr D Shepheard appointed Chair by committee members
   Move: Cr J Harvey
   Second: Cr J Dowsley
2. **ACKNOWLEDGEMENT OF COUNTRY FROM CHAIR**
   Cr D Shepheard
3. **DECLARATION OF CONFLICT OF INTEREST**
   R Hirst declares conflict of interest as Hirst Projects was engaged to review early and later versions of the plan.
4. **APOLOGIES**
   Roger Beeston
   Simone Nolan
   Deborah Kemp
   Dr Ashley Robertson
   Greg Owens

MINUTES - ADVISORY COMMITTEE

5. CONFIRMATION OF MINUTES FROM LAST MEETING

Approval of minutes and confirmation Committee Secretary deleted recording of previous meeting.
Move: Cr J Dowsley
Second: R Hirst

6. BUSINESS FROM LAST MEETING

1. ACTIONS FROM PREVIOUS MEETING

M Culbertson to connect the Australian Centre for Rare Arts and Forgotten Trades.

- Item added to next meeting agenda.

M Culbertson to invite Greg Owens to next committee meeting to discuss future of heritage building conservation in Indigo Shire, recommendations to Council, and potential development of relationship with Longford Academy.

- Greg Owens unable to attend this meeting and will be invited to speak on item at next meeting 5th June.

S Nolan to contact Rural City of Wangaratta Manager - Economic Development, Environment and Compliance Celeste Brockwell for advice regarding potential educational opportunities to address skills shortages in heritage trades.

- S Nolan contacted Celeste Brockwell and provided committee members with advice via email. Item added to next meeting agenda to ensure S Nolan part of discussion.

M Culbertson to draft letter of thanks for review by committee members.

- The letter of thanks has been drafted. M Culbertson to disseminate draft letter via email to committee members.

Draft of Tourism Destination Management plan to be provided to committee members for review if Traditional Owner review is completed before next meeting on Friday 6th March 2026.

- The Draft of Tourism Destination Management plan has been provided to committee members via email.

J Allan to provide committee members with the application for EOI used in previous recruitment process and skills matrices completed by committee members.

- Item added to next meeting agenda.

7. Heritage builders – heritage architects and builders skill shortage

- The Committee discussed the need to clarify issues relating to access to heritage architects and specialist trades for heritage building projects.
- Cr D Shepheard suggested that J Collins, Coordinator Capital Works, prepare a one-page report outlining the key challenges currently being encountered prior to next committee meeting 5th June.
- S Doyle offered to assist Jayme Collins in preparing the report.

Action: invite Jayme Collins and Greg Owens to next meeting – 5th June.

Action: Request to Jayme Collins, with input from Susannah Doyle and Ian Ellett, to prepare one page report outlining key issue regarding access to heritage architects and trade specialist.

8. Reconciliation Action Plan

- J Reid provided an update on the previous RAP adopted in 2022, including four stages concept: reflect, innovate, stretch, elevate; summary of outcomes – 35/6 actions completed and 9 ongoing from total 44 actions.
- J Reid discussed development of new RAP to be undertaken by Community Development Team over next 12 months, including reflections on cultural competency and awareness within Council, developing stronger relationships with traditional owner groups, capturing data and knowledge, policy and procedures, signage, cultural safety, recruitment and retention.
- Committee members discussed traditional owner landscape, building awareness of First Nations stories and histories, colonial history as active player in reconciliation.
- Cr D Shepheard requested report on outcome of the previous RAP that was supplied to Councillors at recent meeting be shared with committee members and on the Council website.

Action: J Reid to supply report on Reconciliation Action Plan to committee members via M Culbertson.

9. Four-year action plan and Terms of Reference review

- Item on hold until Indigo Shire Council review and updates provided by governance department.
- The Committee discussed the Governance Department survey for Advisory Committee members, including the participation of both current and former committee members.

Action: M Culbertson to provide access to a survey as part of the Indigo Shire Council Advisory Committees Review.

10. UNESCO Victorian Goldfields World Heritage Bid

- S Doyle provided update on UNESCO Victorian Goldfields World Heritage Bid, recent bid team meeting with Old Beechworth Gaol CEO and Historic Precinct manager, confirmation that national heritage footprint will be identified site in serial listing, Traditional Owner engagement and requirements, new preliminary assessment process for all Council's included in bid due September 2026, full nomination will not be lodged until 2028 with earliest finalisation in 2030,
- S Doyle outlined plans for World Heritage Bid and gold history exhibition development in conjunction with Beechworth History and Heritage and UNESCO World Heritage bid team. Urgent building conservation works in Gold Wardens Office budgeted for.
- Australian heritage grant application has been submitted for comprehensive conservation heritage plan for Beechworth historic precinct, including Burke Museum and Powder Magazine, including fully costed 10-year capital works project plan.

11. Tourism Strategy (Destination Management Plan 2035)

- S Doyle advised that the community consultation period will be open for five weeks. Committee members are encouraged to provide feedback via the Engage Indigo website or directly to the Tourism Development Team.

12. OTHER BUSINESS

Advisory Committee Vacant Positions EOI

- Item postponed until previous EOI application is provided to committee members.

Action: J Allan to provide committee members with the application for EOI used in previous recruitment process and skills matrices completed by committee members.

Cultural Heritage Manager recruitment update

- S Doyle provided an update on recruitment for the Cultural Heritage and Museum Manager role, now retitled Cultural Heritage Manager. Three strong applications have been received. In the previous recruitment round, a committee member participated in a 'meet and greet' with a prospective candidate. S D sought the committee's views on whether to proceed in a similar manner.
- Cr D Shepheard raised concerns that the limited involvement of committee members in previous recruitment rounds may have affected outcomes. Queried whether the previous 'meet and greet' provided sufficient input.
- S D clarified that a committee member, S Nolan, had endorsed the previous preferred candidate following an informal coffee and conversation covering a broad range of cultural heritage topics. The panel subsequently spoke with S Nolan to gauge her perspective.
- B Pennay recommended S Nolan be involved and queried whether a committee member could act in an advisory capacity to review applications and provide feedback on candidates.
- R Hirst offered additional assistance with the recruitment process.
- S Doyle will confirm with Council Human Resources what level of committee involvement is permissible and report back to the committee.

Action: S Doyle to confirm with Council Human Resources the extent of committee involvement permitted.

Action: M Culbertson to request input in recruitment process in same capacity as previous recruitment process with R Hirst and S Nolan.

National Trust Carriage Collection

- S Doyle provided an update on the Beechworth carriage collection, including the relocation of 11-12 carriages without clear local provenance and the temporary retention of several carriages while the recently incorporated History and Heritage Society works with the National Trust and private carriage owners to explore community-led solutions to retain carriages with provenance to Northeast Victoria in or around Beechworth.
- New provenance information is continuing to emerge, strengthening links between several carriages and the Beechworth area.
- The History and Heritage Society is in discussion with private carriage owners regarding the potential addition of further carriages to the collection.
- J Harvey met with Jamie Kronborg, President of the History and Heritage Society, to discuss community-led options. J Kronborg emphasised the need for community responsibility and involvement.
- J Kronborg is scheduled to meet with Sally Rice to inspect the Goods Shed this afternoon.
- S Doyle expressed desire for the carriages to remain in Beechworth but raised concerns regarding appropriate storage, observing visible deterioration of the collection annually over the past decade, and volunteer capacity.
- M Culbertson asked whether the Goods Shed could be considered as a storage option. Committee members agreed the site would not be suitable.
- Council will undertake an EOI process for the future lease of the Goods Shed in due course.

Investigating Dispossession: conflict and coexistence

- B Pennay outlined his recent publication with Yalmambirra and Paul Grover comprising historical documents relating to Northeast Victorian history and early colonisation, covering the period 1838–1844.
- The publication is available to schools and public libraries.
- B Pennay noted the work is undergoing ongoing review following feedback from First Nations stakeholders, particularly regarding complex or technical language, with revisions planned over the next three to four months to improve clarity and accessibility.

Heritage Council Site Visit

- S Doyle advised that the Heritage Council of Victoria to visit Mount Buffalo on Friday 14 and the Beechworth Historic Precinct on Saturday 14, including morning tea at the Beechworth Town Hall.
- Committee members are invited and encouraged to attend the event.

Action: M Culbertson to provide invitation via email to Committee Members.

Water Ingress Event in Burke Museum

- M Culbertson informed committee members of recent water ingress event in People of Beechworth exhibition.

13. RECOMMENDATIONS TO COUNCIL

Meeting Concluded:	**11:31am**
Next Meeting:	**10.00am, FRIDAY 6 JUNE 2026**

MINUTES - ADVISORY COMMITTEE

Informal meeting of Councillors (required for meetings that are closed to the public and have at least one Councillor in attendance) – Content Manager Reference

SUMMARY OF RESOLUTIONS

Resolution	Moved	Seconded

Indigo Environmental Advisory Committee (IEAC) meeting

Our Vision:
We will work with our communities to secure a healthy, sustainable and progressive future for all.

HELD:	Wednesday 1st April 2026 6-8pm
LOCATION:	Council Chambers, Beechworth
OPEN TO PUBLIC:	Yes
CHAIR:	Cr Diane Shepheard

REQUIRED TO ATTEND:	**Committee Members**	**Council Officers**
	Cr Diane Shepheard Nicki Munro Phillipa Noble Rik Thwaites Pat Giltrap Jane Roots Narelle Martin Russell James Cr Jane Dowsley (Sub)	Isla Fitridge (Coordinator Environment & Sustainability) Annie Brien (Climate Change & Environment Officer) **Guests:**
APOLOGIES:	Cr Roberta Horne Helen Robinson Jan Milhinich Cr Sophie Price (sub) Lesley Milne Ian Ellett (Director Infrastructure Services)	

NUMBER OF PUBLIC ATTENDEES: 0

ITEM

1. WELCOME, CONFIRM ATTENDEES, APOLOGIES

Apology – Cr Roberta Horne, Helen Robinson, Jan Milhinich, Cr Sophie Price (sub), Lesley Milne

Ian Ellett (Director Infrastructure Services)

Isla Fitridge attended online.

2. ACKNOWLEDGEMENT OF COUNTRY

3. DECLARATION OF CONFLICT OF INTEREST

None declared

4. CONFIRMATION OF MINUTES FROM LAST MEETING 18th February 2026

RESOLUTION

That the Committee confirm the minutes of the previous meeting on 18th February 2026.

Moved: Nikki Munro
Seconded: Rik Thwaites

5. BUSINESS FROM LAST MEETING

1. RECOMMENDATIONS TO COUNCIL

RECOMMENDATION
N/A

2. CORRESPONDENCE

N/A

3. COUNCIL OFFICER UPDATE

See attached.

4. REVIEW IEAC WORKPLAN

E&S are undertaking a review of whole of Council Service Plans (Climate Action section only) – once collated, Officers can bring to IEAC for discussion around further climate action that could be implemented across service areas to better support our Net Zero by 2035 goal.

Support to develop the Climate Change and Adaptation Strategy, when required.

5. OTHER BUSINESS/PRESENTATIONS

Environment Strategy – update

Isla, Jane and Narelle met to determine appropriate actions and responsibilities:

- Where are we at with each of the 5 actions areas of the Environment Strategy? Where are we/are we not making progress – Isla
- Where are there synergies/gaps between the ES, Council Plan and the Municipal Health and Wellbeing Plan – Jane
- How has legislation changed since the plan was created in 2019 – Narelle

Isla, Jane and Narelle will meet again in a couple of weeks to compare information that has been collated and make a plan of how the IEAC committee is engaged. Opportunities in Climate Change and Adaptation strategies to feed into the Environment Strategy. Can drive the workplan of the IEAC.

Process and consultations to be determined of how we can engage IEAC.

Send questions to committee of get feedback on Jane, Isla and Narelle's process. Perhaps a workshop before the June meeting, could use the committee meeting for that if no other focus for our meetings.

Destination Management Plan feedback

Overall feedback provided on the IEAC forum. The committee felt that the IEAC feedback needed to be integrated into the DMP before it went to public exhibition. The committee felt that scope of the DMP was not fully understood before it went out to the public. All IEAC feedback will be compiled and sent to the committee for their reference.

Settlement Strategy feedback – feedback will be collated and sent on 2nd of April by Isla.

6. MEETING REFLECTION/EVALUATION

Meeting Concluded:	8.00pm
Next Meeting:	Wednesday 3rd June 2026

SUMMARY OF RESOLUTIONS

Resolution	Moved	Seconded
That the Committee confirm the minutes of the previous meeting on 18th February 2026	Nikki Munro	Rik Thwaites

(Note: Confidential minutes are recorded in the same manner as above

SUMMARY OF ACTIONS

Action	Responsibility	Date to be completed by
Put together some words about native veg for comms.	Jane R Isla F	June meeting
Inquire about having the Conservation Regulator come to a meeting to present to IEAC.	Jane R	June meeting
Circulate the Protecting Native Veg doc.	Jane R	June meeting
Write an educational piece about wood collection, with statistics from EPA.	Isla and Annie	June meeting
Your Indigo post with simple information about air quality and woodfires and dry wood, biodiversity, health.	Annie	April/May
Once infrastructure is ready to plan the projects receiving the CEUF grant funding, ensure Rik T is consulted for advice.	Isla F	When actioned by Infrastructure Officers
Distribute updates from GMCA, NERSA, IWM etc to IEAC members when appropriate	Annie B	When available
Research new federal legislation and new directions in environmental accounting.	All	
Future Agenda topics: Water, Ground water in shire (Philipa), Waste (Jane), Large scale energy and council policy (Narelle), green bonds for state funding	All	
Compile DMP Feedback and share with IEAC	Annie	June meeting
Information to send to Annie and Isla - Excel spreadsheet collective commentary - Multi criteria analysis for procurement - Hydronated vegetable oils info, cheaper than diesel and has 0 emissions	Pat	June meeting

COUNCIL OFFICER UPDATE
Indigo Environment Advisory Committee (IEAC)
1st April 2026 Meeting

- **Women's Environmental Leadership Australia leadership intensive:**
  Isla attended the Women's Environmental Leadership Australia intensive program in Melbourne, which focussed on relational leadership and the leadership strengths of women in environmental fields. Workshops enabled participants to focus on real life workplace challenges and learn the skills and knowledge to be a confident female leader.

- **Sustainable Council Buildings Policy:**
  This was endorsed at the March Council Meeting, and is now going out to public exhibition 2 April 2026 for a period of 28 days

- **Integrated Water Management Advisory Committee:**
  James Turner from Planning Team will represent ISC to facilitate and advocate for more collaborative and integrative regional water management.

- **Emissions Reporting:**
  Scope 3 emissions data will be up to date soon and the new finance system will be able to collect this data easily.

- **Sustainable Procurement Guide:**
  In its final developments, it will go out soon to Council Staff. Annie and Isla will conduct future workshops with council staff to better understand how they can more sustainably procure.

MINUTES

IndiGrow Advisory Committee

Our Vision:

We will work with our communities to secure a healthy, sustainable and progressive future for all.

HELD:	**Friday, 10 April 2026, 12:00pm – 2.00pm**	
LOCATION:	Yeddonba Room, Chiltern Community Hub, Chiltern	
CHAIR:	Cr. Jane Dowsley	
ATTENDEES:	Cr. Greg Burke	
	Rob Hawkings	
	Neil Funston	
	Nerida Kerr	
	Mervyn Rae	
	James Turner	Manager Planning & Statutory Services ISC
	Susannah Doyle	Manager Tourism ISC
	Sally Rice	Director Community & Economic Development ISC
	Paige Campbell	Coordinator Economic Development & Investment ISC
	Luke Fitridge	Business Development Officer ISC

	ITEM	ACTION
	Welcome **Acknowledgement of Country**	
	Declaration of Conflict of Interest No declarations **Apologies** Cr.Roberta Horne, Steven Vandenbergh, Alistair Clay	
	Confirmation of Minutes from Last Meeting – December 2025 That the Commmittee confirm the Minutes of previous meeting on 5th december. Moved: Nerida Kerr Seconded: Rob Hawkings	
	Business from last meeting No buinsess arising from last meeting.	
	Destination Management Plan 2026-2036 - Susannah Doyle Vision – Green Gold Rush Mission - Tourism will drive regenertive transformation in Indigo Economic value generation of $2.5bn by 2036. Average 6% p.a. growth. The growth will be driven by public and private investment. Noted that the growth for individual towns will depend on where the town is in the cycle e.g. Rutherglen is on a growth trajectory. Discussed the importance of residential sentiment towards tourism – learnings from overtourism challenges in Bright. Also look at equity in tourism broadly. Increase engagement with traditional owners which will be self determined. ISC Reconcilliation Plan noted. Next steps:	

	* Establish baseline matrix for measuring: Carbon emissions Resident sentiment Regenerative framework *Three 3 year Action Plans will be developed to deliver the DMP. Noted that ISC is partnering with Planet Happiness to assist with how to collect and measure data. Discussed sources of ISC revenue from tourism and how to capitalise on the World Heritage listing e.g Burke Museum, historic tours. The renewed lease arrangement for the Beechworth and Rutherglen Caravan Parks was noted and the significant earning capacity for the Shire in the medium to long term. Views expressed re importance of ongoing engagement with business – how do we incorporate this into the action plan? View also shared that many operators don't see how it's relevant to them. What part can I play given that I am so small? **RECOMMENDATION:** IndiGrow supports the DMP. IndiGrow acknowledges the critical importance of industry "buy in" to the success of the DMP. Further, IndiGrow suggests local business engagement in developing and implementing action plans be included as a key success measure within the DMP. Moved: Neil Funston. Seconded: Greg Burke. All in favour. --- **Settlement Strategy Update** - James Turner The Strategy will detail settlement growth town by town. The initial Discussion Paper received 270 responses, which shows strong local interest and engagement. The Strategy is partly driven by the State Government's statement for Indigo Shire to build 3100 new houses by 2051. Aiming for a draft document to be released July 2026. The Strategy will come back to the Indigrow committee for discussion. James spoke to the fact that the SS is the first step in the process – they will then consider commercial. Water and sewage is a fundamental constraint. Averaging provisions re septic / sewage also raised. **PPP35 Action Plan** • Welcome / Get to know your Town events. Great support and success in Chiltern. Tangam event coming up 12th April. • Discussed business networking event planning. Suggested engagement with TNE to be aware of their business events, also with business chambers and small business owners. **GENERAL BUSINESS** Discussed the negative impact on Beechworth businesses of the planned power outage on Friday 10th April, during school holidays. AUSNET have a policy to not impact schools with a planned outage and so always schedule maintenance/ outages during school holidays.	

	RECOMMENDATION: Advocate to Ausnet to change their policy so that future planned outages can occur during school term. Moved: Greg Burke. Seconded: Neil Funston.	
	Future 2026 meetings: 14 August - Chiltern 13 November - Chiltern	
	Meeting Close	2:05pm

Indigo Environmental Advisory Committee (IEAC) out-of-session meeting

Our Vision:
We will work with our communities to secure a healthy, sustainable and progressive future for all.

HELD:	7th May 2026, 6pm
LOCATION:	Online
OPEN TO PUBLIC:	No
CHAIR:	Cr Diane Shepheard

REQUIRED TO ATTEND:	**Committee Members**	**Council Officers**
	Cr Diane Shepheard Cr Roberta Horne Helen Robinson Nicki Munro Phillipa Noble Pat Giltrap Lesley Milne Russell James	Ian Ellett (Director Infrastructure Services) Isla Fitridge (Coordinator Environment & Sustainability) Annie Brien (Climate Change & Environment Officer) **Guests:** Cr Scott Landells

APOLOGIES:	Jan Milhinich, Narelle Martin, Rik Thwaites, Cr Sophie Price (sub), Jane Roots

NUMBER OF PUBLIC ATTENDEES:
0

ITEM

1. WELCOME, CONFIRM ATTENDEES, APOLOGIES

Apology – Jan Milhinich, Narelle Martin, Rik Thwaites, Cr Sophie Price (sub), Jane Roots

2. ACKNOWLEDGEMENT OF COUNTRY

3. DECLARATION OF CONFLICT OF INTEREST

None declared

4. AGENDA ITEM 1: FEDERAL CLIMATE COMPENSATION FUND

Recognising that:

- climate change is driving an increased occurrence of extreme weather events;
- Indigo Shire Council was one of Australia's first councils to declare a climate change emergency in 2019, and along with its Climate Change Policy, is positioned as a leader in local government with its consideration of the impacts on Council services and assets which in turn supports our community;
- the costs of responding to extreme weather events are rapidly increasing, including for delivery of recovery services, rehabilitation and reconstruction of infrastructure, and insurance. This is noted specifically in the current Council Plan (page 9);
- planning for climate change impacts and investing in resilient communities is driving rising costs that are largely borne by local councils, communities and individuals, at a time when local government budgets are increasingly constrained;
- currently our economic system and its regulations do not put an adequate price on pollution and polluters. This means there is a disconnect between the benefits going to polluters such as fossil fuel exporters, and the costs of climate change falling disproportionately on local communities;
- there is currently a national proposal to establish a **Climate Compensation Fund** to support local communities through their local councils;
- Council's own Climate Change Policy (2024, section 3.3) states that Council will lead by example by advocating to the Victorian and Australian Government for strong leadership and action on climate change; and
- this is an opportunity for Council to once again show its foresight, leadership and courage in being proactive in addressing future threats from climate change.

IEAC Motion
The IEAC is of the view that a mechanism is needed for the Federal Government to provide funding to local communities, and specifically to local governments, to cover the increasing costs imposed by climate change. It is appropriate that these funds should come from those industries which benefit from the export of Australia's fossil fuels.

The IEAC recommends that Council calls on the Australian Government to establish a Climate Compensation Fund, funded by the establishment of a Climate Pollution Levy on fossil fuel exports.

The IEAC encourages Council to contribute to national advocacy for improved funding to local communities to meet the costs arising from a changing climate.

Moved: Russell James
Seconded: Nicki Munro
Motion Carried

5. AGENDA ITEM 2: SUSTAINABLE COUNCIL BUILDINGS POLICY

IEAC discussed the Sustainable Council Buildings Policy, making some final minor adjustments to

the Policy after it's period of public exhibition. This third and final version is fully supported by the IEAC.

RECOMMENDATION: That Council adopt the Sustainable Council Buildings Policy
Moved: Phillipa Noble
Seconded: Pat Giltrap
Motion Carried

6. RECOMMENDATIONS TO COUNCIL

RECOMMENDATION
The IEAC recommends that Council calls on the Australian Government to establish a Climate Compensation Fund, funded by the establishment of a Climate Pollution Levy on fossil fuel exports. The IEAC encourages Council to contribute to national advocacy for improved funding to local communities to meet the costs arising from a changing climate.
That Council adopt the Sustainable Council Buildings Policy

7. OTHER BUSINESS/PRESENTATIONS

8. MEETING REFLECTION/EVALUATION

Meeting Concluded: 7.26pm

SUMMARY OF RECOMMENDATIONS

Recommendation	Moved	Seconded
The IEAC recommends that Council calls on the Australian Government to establish a Climate Compensation Fund, funded by the establishment of a Climate Pollution Levy on fossil fuel exports. The IEAC encourages Council to contribute to national advocacy for improved funding to local communities to meet the costs arising from a changing climate.	Russell James	Nicki Munro
That Council adopt the Sustainable Council Buildings Policy	Philippa Noble	Pat Giltrap-CBM

14.2 INFORMAL MEETINGS OF COUNCILLORS RECORDS

Debra Fankhauser - Executive Manager People & Governance
Office of the CEO

For Decision

RECOMMENDATION

That Council accepts the attached Informal Meetings of Councillors records.

This report tables the Informal Meetings of Councillors as required under Council's governance rules. Informal Meetings of Councillors Records are only required for meetings that are closed to the public.

PURPOSE OF REPORT

The report presents Informal Meetings of Councillors records to Council for recording in the minutes in accordance with Governance Rule 72(b)(iii).

BACKGROUND

Governance Rule 70 defines an Informal Meeting of Councillors as:

1. a meeting of an advisory committee of Council, if at least one Councillor is present, or
2. a planned or scheduled meeting of at least half the Councillors and one member of Council staff which considers matters that are intended or likely to be:
    a. the subject of a decision of the Council; or
    b. subject to the exercise of a function, duty or power of the Council that has been delegated to a person or a committee.

The Governance Rules specifically excludes the following meetings:

- Council Meetings
- Delegated Committee Meetings
- Community Asset Committee Meetings

Informal meetings of Councillors do not include meetings which are open to the public.

DISCUSSION

Under Governance Rule 72(b)(iii), the CEO is required to provide a summary of matters discussed at Informal Meetings of Councillors, which is to be tabled at the next Scheduled Council meeting and is to be recorded in the minutes.

The attached Informal Meetings of Councillors records are presented to Council for acceptance as summarised in the following table.

MEETING	DATE
Finance Advisory Committee	24 March 2026
Draft Budget Workshop	26 March 2026
Council Briefing	14 April 2026
Council Briefing	21 April 2026
Council Briefing	28 April 2026

NOTE:
The timing of the agenda distribution will sometimes make it difficult to provide a complete month. Please note that any items not included will carry forward to the following month.

STRATEGIC CONTEXT

COUNCIL PLAN 2021 – 2025	
Theme	5. Accountability
Strategic Objective	5.5 Our Councillors and organisation are committed to the highest level of governance practices and conduct.
Strategic Action	N/A

An Informal Meeting of Councillors record is a mechanism for Councillors and officers to openly declare and report any conflicts that may have arisen during a defined informal meeting of Councillors. This demonstrates to Council and the community that the meetings are conducted with transparency and good governance.

FINANCIAL IMPLICATIONS

There are no financial implications with this report.

LEGISLATIVE IMPLICATIONS

Informal Meetings of Councillors are dealt with under the Governance Rules.

RISK & OPPORTUNITY MANAGEMENT

Description	Likelihood	Consequence	Current Risk Rating	Controls
That a defined Informal Meeting of Councillors is not reported to Council, and public confidence in transparency is undermined.	Likely	Insignificant	Medium	Regular reminders to officers about the requirement to report defined meetings. Follow up of missing records for known meetings.

CONCLUSION

The Informal Meetings of Councillors records attached to this report are a true and accurate record of all defined meetings reported since the last report to Council.

DECLARATION OF CONFLICT OF INTEREST

Under section 130(2) of the *Local Government Act 2020* and Governance Rule 24, the following officers declare that they have no interests to disclose in providing this report:

- Debra Fankhauser - Executive Manager People & Governance
- Annabel Harding - Governance Coordinator
- Cassandra Horne – Governance Officer

Attachments

1. Informal Meeting of Councillors - Finance Advisory Committee - 24 March 2026 [**14.2.1** - 2 pages]
2. Informal Meeting of Councillors - Draft Budget Workshop - 26 March 2026 [**14.2.2** - 2 pages]
3. Informal Meeting of Councillors Record - Council Briefing - 14 April 2026 [**14.2.3** - 2 pages]
4. Informal Meeting of Councillors Record - Council Briefing - 21 April 2026 [**14.2.4** - 2 pages]
5. Informal Meeting of Councillors Record - Council Briefing - 28 April 2026 [**14.2.5** - 2 pages]

INFORMAL MEETING OF COUNCILLORS RECORD

At the commencement of an applicable meeting, Council staff are required to identify that this is an Informal Meeting of Councillors as defined in Council's Governance Rules, and call for any Conflicts of Interest (Sections 126 - 131 *Local Government Act 2020*).

For additional information please refer to TRIM reference: INTERNAL26/7293

NOTE:

This Form MUST :

a) **be completed by the attending Council Officer**

b) **TRIMmed to INFORMATION MANAGEMENT – Registers – Informal Meeting of Councillors (relevant year)**

c) **completed record forwarded to the Governance Officer for inclusion in the next Meeting of Council and incorporated in the minutes.**

MEETING DETAILS:

Meeting	Finance Advisory Committee
Date:	24 March 2026
Time:	11.51AM
Meeting Location:	Beechworth Council Chamber

IN ATTENDANCE: (circle / delete as appropriate)

	Name	Title
Councillors:	Jane Dowsley	Deputy Mayor
	Greg Bourke	
	John Harvey	
	Diane Shepheard	
	Scott Landells	
Officers:	Trevor Ierino	Chief Executive Officer
	Greg Pinkerton	Director Planning and Corporate Services
	Phil Garoni	Manager Finance

MATTER/S DISCUSSED/CONSIDERED AT THE MEETING:

(Note: Conflicts of Interest must be disclosed and the person leave the assembly before discussion of the conflict matter (Sections 126 – 131 of the *Local Government Act 2020*))

February 2026 Finance Report
Financial Sustainability Decision Making Framework
Finance Advisory Committee 'Terms of Reference' review

CONFLICT OF INTEREST DISCLOSURES:
ITEM:

Councillor	**Time of departure**	**Time of re-entry**
Officer	**Time of departure**	**Time of re-entry**

Record Author: Greg Pinkerton

INFORMAL MEETING OF COUNCILLORS RECORD

At the commencement of an applicable meeting, Council staff are required to identify that this is an Informal Meeting of Councillors as defined in Council's Governance Rules, and call for any Conflicts of Interest (Sections 126 - 131 *Local Government Act 2020*).

For additional information please refer to TRIM reference: INTERNAL26/7293

NOTE:

This Form MUST :

a) **be completed by the attending Council Officer**

b) **TRIMmed to INFORMATION MANAGEMENT – Registers – Informal Meeting of Councillors (relevant year)**

c) **completed record forwarded to the Governance Officer for inclusion in the next Meeting of Council and incorporated in the minutes.**

MEETING DETAILS:

Meeting	Draft Budget 2026/2027 Workshop
Date:	26 March 2026
Time:	8:30am
Meeting Location:	Beechworth Council Chamber

IN ATTENDANCE: (circle / delete as appropriate)

	Name	**Title**
Councillors:	Sophie Price	Mayor
	Jane Dowsley	Deputy Mayor
	Greg Bourke	
	John Harvey	
	Diane Shepheard	
	Scott Landells	
Officers:	Trevor Ierino	Chief Executive Officer
	Greg Pinkerton	Director Planning and Corporate Services
	Phil Garoni	Manager Finance

MATTER/S DISCUSSED/CONSIDERED AT THE MEETING:

(Note: Conflicts of Interest must be disclosed and the person leave the assembly before discussion of the conflict matter (Sections 126 – 131 of the *Local Government Act 2020*))

Draft Budget 2026/2027

CONFLICT OF INTEREST DISCLOSURES:
ITEM:

Councillor	Time of departure	Time of re-entry
Officer	**Time of departure**	**Time of re-entry**

Record Author: **Carolyn Lingham**

INFORMAL MEETING OF COUNCILLORS RECORD

At the commencement of an applicable meeting, Council staff are required to identify that this is an Informal Meeting of Councillors as defined in Council's Governance Rules, and call for any Conflicts of Interest (Sections 126 - 131 *Local Government Act 2020*).

For additional information please refer to TRIM reference: INTERNAL20/7700

NOTE:

This Form MUST :

a) **be completed by the attending Council Officer**

b) **TRIMed to INFORMATION MANAGEMENT – Registers – Informal Meeting of Councillors (relevant year)**

c) **completed record forwarded to the Governance Officer for inclusion in the next Meeting of Council and incorporated in the minutes.**

MEETING DETAILS:

Meeting	Council Briefing
Date:	14 April 2026
Time:	9:00am
Meeting Location:	Council Chambers, Beechworth

IN ATTENDANCE:

	Name	Title
Councillors:	Cr Sophie Price	Mayor
	Cr Jane Dowsley	Councillor
	Cr Greg Bourke	Councillor
	Cr John Harvey	Councillor
	Cr Scott Landells	Councillor
	Cr Diane Shepheard	Councillor

Officers:	Trevor Ierino	CEO
	Greg Pinkerton	Director Planning & Corporate Services
	Ian Ellett	Director Infrastructure
	Sally Rice	Director Community and Economic Development
	Mel Collis	Executive Manager Customer Experience & Engagement
	Deb Fankhauser	Executive Manager People &Governance
	Paige Campbell	Economic Development and Investment Coordinator
	Alyssa Chilvers	Engagement & Communications Advisor
	Cassie Horne	Acting Governance Coordinator

MATTER/S DISCUSSED/CONSIDERED AT THE MEETING:
(Note: Conflicts of Interest must be disclosed and the person leave the assembly before discussion of the conflict matter (Sections 126 – 131 of the *Local Government Act 2020*))

Draft Budget Follow Up
Swimming Pools Season Report 2025/26
General Business

CONFLICT OF INTEREST DISCLOSURES:
ITEM:

Councillor	**Time of departure**	**Time of re-entry**
Officer	**Time of departure**	**Time of re-entry**

Record Author: Cassandra Horne

INFORMAL MEETING OF COUNCILLORS RECORD

At the commencement of an applicable meeting, Council staff are required to identify that this is an Informal Meeting of Councillors as defined in Council's Governance Rules, and call for any Conflicts of Interest (Sections 126 - 131 *Local Government Act 2020*).

For additional information please refer to TRIM reference: INTERNAL20/7700

NOTE:

This Form MUST :

a) **be completed by the attending Council Officer**

b) **TRIMmed to INFORMATION MANAGEMENT – Registers – Informal Meeting of Councillors (relevant year)**

c) **completed record forwarded to the Governance Officer for inclusion in the next Meeting of Council and incorporated in the minutes.**

MEETING DETAILS:

Meeting	Council Briefing
Date:	Tuesday 21 April 2026
Time:	9.00am
Meeting Location:	Beechworth Chambers

IN ATTENDANCE: (circle/delete as appropriate)

Councillors:	Cr Sophie Price	Mayor
	Cr Jane Dowsley	Deputy Mayor
	Cr Greg Bourke	Councillor
	Cr John Harvey	Councillor
	Cr Scott Landells	Councillor
	Cr Diane Shepheard	Councillor
Officers:	Trevor Ierino	Chief Executive Officer
	Greg Pinkerton	Director Planning & Corporate Services
	Ian Ellett	Director Infrastructure Services

Sally Rice	Director Community and Economic Development
Mel Collis	Executive Manager Customer Experience & Engagement
Deb Fankhauser	Executive Manager People & Governance
Paige Campbell	Coordinator Economic Development and Investment
Annabel Harding	Governance Coordinator

MATTER/S DISCUSSED/CONSIDERED AT THE MEETING:
(Note: Conflicts of Interest must be disclosed and the person leave the assembly before discussion of the conflict matter (Sections 126 – 131 of the *Local Government Act 2020*))

4.1 Get Active Indigo Grants 2026

4.2 Workshop (Continuation) - Draft Framework Plans - Indigo Shire Settlement Strategy

4.3 Planning Update

4.4 Placeholder - Capital Works Report March 2026

4.5 April Council Meeting Agenda Review

5 GENERAL BUSINESS

Councillor	Time of departure	Time of re-entry
Cr Dowlsey	11.48am	11.54am
Cr Bourke	12.24pm	1.08pm
Officer	**Time of departure**	**Time of re-entry**

Record Author: Annabel Harding – Governance Coordinator

INFORMAL MEETING OF COUNCILLORS RECORD

At the commencement of an applicable meeting, Council staff are required to identify that this is an Informal Meeting of Councillors as defined in Council's Governance Rules, and call for any Conflicts of Interest (Sections 126 - 131 *Local Government Act 2020*).

For additional information please refer to TRIM reference: INTERNAL20/7700

NOTE:

This Form MUST :

a) **be completed by the attending Council Officer**

b) **TRIMed to INFORMATION MANAGEMENT – Registers – Informal Meeting of Councillors (relevant year)**

c) **completed record forwarded to the Governance Officer for inclusion in the next Meeting of Council and incorporated in the minutes.**

MEETING DETAILS:

Meeting	Council Briefing
Date:	28 April 2026
Time:	4:00pm
Meeting Location:	Council Chambers, Beechworth

IN ATTENDANCE:

	Name	Title
Councillors:	Cr Sophie Price	Mayor
	Cr Jane Dowsley	Councillor
	Cr Greg Bourke	Councillor
	Cr John Harvey	Councillor
	Cr Scott Landells	Councillor
	Cr Diane Shepheard	Councillor
	Cr Roberta Horne (via teams)	Councillor

Officers:	Trevor Ierino	CEO
	Ian Ellett	Director Infrastructure
	Sally Rice	Director Community and Economic Development
	Mel Collis	Executive Manager Customer Experience & Engagement
	Deb Fankhauser	Executive Manager People &Governance
	Phil Garoni	Manager Finance
	Paige Campbell	Economic Development and Investment Coordinator
	Cassie Horne	Acting Governance Coordinator

MATTER/S DISCUSSED/CONSIDERED AT THE MEETING:
(Note: Conflicts of Interest must be disclosed and the person leave the assembly before discussion of the conflict matter (Sections 126 – 131 of the *Local Government Act 2020*))

Draft Community Development Framework - Workshop
April Council Meeting Agenda Review
General Business

CONFLICT OF INTEREST DISCLOSURES:
ITEM: 11.2 on Council Agenda

Councillor	**Time of departure**	**Time of re-entry**
Cr Jane Dowsley	16.38pm	16.39pm
Officer	**Time of departure**	**Time of re-entry**

Record Author: Cassandra Horne

15 NOTICES OF MOTION

Nil reports

16 COUNCILLOR REPORT

16.1 COUNCILLOR REPORTS

16.2 MAYOR'S DIARY

Trevor Ierino
Office of the CEO

For Information

Mayor Price attended the following functions/events/meetings in April 2026:

DATE	TIME	FUNCTION / EVENT / MEETING	LOCATION
2 April	12.30pm	Reconciliation Action Plan Working Group	Beechworth
4 April	11.30am	Official Opening of Golden Horseshoes Festival	Beechworth
7 April	9.00am	Council Briefing	Beechworth
7 April	2.00pm	Meeting with CEO	Beechworth
9 April	9.30am	Albury Wodonga Regional Local Government Health Alliance Meeting	Wodonga
12 April	12.00pm	Kiewa-Tangambalanga Festival	Kiewa
13 April	10.00am	Meeting with CEO and Deputy Mayor	Beechworth
14 April	9.00am	Council Briefing	Beechworth
16 April	1.00pm	Hume Region Local Government Network – Mayors and CEOs Lunch	Wangaratta
16 April	2.00pm	Hume Region Local Government Network – Mayors Meeting	Wangaratta
16 April	3.00pm	Hume Region Local Government Network – Joint Mayors and CEOs Meeting	Wangaratta
19 April	9.30am	Official Start - 2026 Milk Run	Huon Reserve
20 April	10.00am	Meeting with CEO and Deputy Mayor	Beechworth
20 April	3.30pm	Albury Wodonga Regional Local Government Health Alliance Meeting	Online
21 April	9.00am	Council Briefing	Beechworth
21 April	1.00pm	Finance Committee Meeting	Beechworth
23 April	3.00pm	Parks Victoria CEO and Rural Councils Victoria Meeting	Online
25 April	6.00am	ANZAC Day Dawn Service	Chiltern
25 April	9.30am	ANZAC Day Commemorative Service – laying of Wreath	Wahgunyah
27 April	10.00am	Meeting with CEO	Beechworth
28 April	2.30pm	Council Briefing	Beechworth

SCHEDULED COUNCIL MEETING AGENDA - 19 MAY 2026

DATE	TIME	FUNCTION / EVENT / MEETING	LOCATION
28 April	6.30pm	Council Meeting	Beechworth
29 April	1.00pm	Albury Wodonga Regional Local Government Health Alliance - Workshop	Wodonga
30 April	2.00pm	Rural Councils Victoria Committee Meeting	Online

17 DECISIONS REGISTER

Trevor Ierino - Chief Executive Officer
Office of the CEO

For Information

The report outlines actions from Council Resolutions as at 28 April 2026, including those not previously listed as completed, but not including resolutions to note a report.

Meeting date	Item	Name	Resolution	Status
28 Oct 2025	15.1	Notice Of Motion - Capital Delivery Program	That Indigo Shire Council instructs the CEO to deliver a detailed four-year capital delivery program, in addition to existing budget documents, commencing 2026/27.	Incomplete
28 Oct 2025	15.2	Notice Of Motion - Grants Program Review	That Indigo Shire Council instructs the CEO to undertake a review of Indigo Shire Council's Grants Program and present findings and recommendations to Council for consideration prior to adoption of the 2026/27 Budget. c)	Incomplete
24 February 2026	11.2	Quarter 2 2025/26 Finance Report	That Council: 1. Adopts the Quarter 2 2025/26 forecast for both operating (as shown in the operating statement below) and capital (as shown in the attached Capital Works Monitor); and 2. Directs the Chief Executive Officer to report against these forecast figures for the remainder of the financial year. 3. Notes the significant level of capital works carry-forward identified in the Mid-Year Financial Review. 4. Requests the CEO provide a report to Council outlining:	Incomplete

			a. the project readiness criteria applied before inclusion in the annual budget b. the organisation's delivery capacity for capital works programs c. recommended improvements to ensure future capital budgets represent a realistic delivery program 5. Refers the matter to the Audit & Risk Committee to consider whether additional independent assurance is required regarding capital forecasting assumptions.	
28 April 2026	8	Confirmation of Minutes from Previous Meeting	That the following minutes be confirmed: 1. Minutes of the Council Meeting held on 31 March 2026 as published on Council's website; and 2. Confidential Minutes of the Council Meeting held on 31 March 2026, as provided to Councillors under separate cover.	Completed
28 April 2026	11.1	March 2026 Finance Report	That Council Accepts the February 2026 Finance Report noting the progress against the Council's Quarter 2 Forecast.	Completed
31 March 2026	14.2	Activities and Performance of Community Access Committees	That Council: 1. Receives and notes the report of the activities and performance of Council's Community Asset Committees; 2. Acknowledges the achievements of the	Completed

			Community Asset Committees; and 3. Requests the Mayor to send a letter of thanks to Community Asset Committee volunteers for their contribution to the management of Council facilities.	
31 March 2026	18	General Business	A letter to be written to the relevant minister to be written regarding the changes to the Local Meals on Wheels service, advocating for how the changes will affect the residents of the Indigo Shire.	Completed
28 April 2026	11.1	March 2026 Finance Report	That Council accepts the Quarter 3 Finance Report noting the progress against Council's Quarter 2 Forecast.	Completed
28 April 2026	11.2	Draft Domestic Animal Management Plan 2026-2029	That Council; 1. Endorses the Domestic Animal Management Plan 2026-2029 and places the document on public exhibition for a period of 28 days, inviting submissions in accordance with Council's Community Engagement Policy. 2. Notes that if no submissions are received during the public exhibition period, the Strategy is adopted from Thursday 28 May 2026; and 3. Notes that if submissions are received during the public exhibition period, the Strategy will be brought to a future Council meeting for adoption.	Incomplete
28 April 2026	12.1	Capital Works Report - March 2026	That Council; 1. Notes the March 2026 Capital Works report and year-to-date progress in the delivery of the Capital Works Program.	Completed

28 April 2026	13.1	Council Plan And Municipal Public Health And Wellbeing Plan 2025/26 - Quarter 3 Progress Reports	That Council notes the Quarter 3 2025/26 Council Action Plan and Municipal Public Health and Wellbeing Plan (MPHWP) Action Plan progress reports	Completed
28 April 2026	13.2	Advisory Committee Minutes	That Council accepts the attached unconfirmed meeting minutes for the following Advisory Committees and endorses the officer recommended actions: 1. Indigo Community Access Committee	Completed
28 April 2026	13.3	Informal Meetings of Councillors Records	That Council accepts the attached Informal Meetings of Councillors records.	Completed

Attachments
Nil

18 GENERAL BUSINESS

19 MEETING CLOSURE

Next Meeting: **Tuesday 30 June 2026 at 6:30pm**

Risk Assessment Rating Tables

Control Effectiveness

Strong	Defined controls are in place, work well and are monitored
Adequate	Defined controls are in place and work in most situations but some inconsistency in use or effectiveness
Improvement Needed	Controls defined, expect controls to fail in some situations or controls are not fully in place and tested
Poor	Partially defined controls that aren't used consistently
Absent	No defined controls

Likelihood

Likelihood		**Time Frame**	**General Expectation**	Corporate Memory (to be used as a guide only)	
				Has it happened at your organisation in the last 5 years?	**Has it happened at other organisations in the last 5 years?**
Rare	**1**	Once every 100 years	Event may occur in exceptional circumstances	Never	Never
Unlikely	**2**	Once every 20 years	Event plausible but not likely to occur under normal operations/ conditions	Once	Once at another organisation
Possible	**3**	Once every 5 years	Event not generally expected to occur but may under certain circumstances	A few times	Multiple times at another organisation
Likely	**4**	Annually or once every year	Event will probably occur at some stage or has occurred previously	Several times	Once at multiple organisations
Almost Certain	**5**	Multiple times per year	Event expected to occur under normal operations/ conditions	Regularly	Regularly or multiple times at other organisations

Risk rating

Likelihood \ **Consequence**		**Insignificant**	**Minor**	**Moderate**	**Major**	**Catastrophic**		
		1	2	3	4	5		
Rare	1	N2	L3	L4	M5	M6		Negligible
Unlikely	2	L3	L4	M5	M6	H7		Low
Possible	3	L4	M5	M6	H7	H8		Medium
Likely	4	M5	M6	H7	H8	E9		High
Almost Certain	5	M6	H7	H8	E9	E10		Extreme

Acceptability

2	**Negligible**	No action required before proceeding
3-4	**Low**	Proceed with identified controls in place
5-6	**Medium**	Requires further controls and/or approval by Coordinator, Manager or Director before proceeding if no additional controls identified/ implemented
7-8	**High**	Requires further controls approved by Director or CEO and/or CEO or Council approval to proceed without additional controls
9-10	**Extreme**	**Stop**: cease activity immediately or do not proceed with project/ activity unless further controls can be put in place to reduce risk. Consult Audit and Risk Committee for advice on controls. Council approval must be received of further controls to be implemented.

.

.

Risk Assessment Rating Tables

Consequence

		Strategy	Service Delivery	Financial	People and Safety		Reputation/ Credibility	Environment	Governance / Compliance	Property and Infrastructure
Insignificant	**1**	• Negligible effect on ability to deliver strategic objectives in the period outlined in the Council Plan	• Negligible effect on service activity	• <$10k or 1% of service expense budget	• Isolated worker dissatisfaction	• Short term reversible injury (physical or mental) which requires no first aid • Worker occasionally experiencing burnout and/or un-manageable stress	• No local media interest • Of interest to individuals only • Broader community/ stakeholders' indifference	• Negligible environmental harm • No remediation required	• Technical compliance breach with limited material impact • No legal significance • No reporting required	• Isolated or minimal loss • Repairable through normal operations
Minor	**2**	• Some strategic objectives relating to non-critical services will not be achieved in the period outlined in the Council Plan	• Some minor interruptions (<3 days) to service activity	• $10k - $150k Or 1-5% of service expense budget	• Worker morale problems and increase in turnover in more than one directorate	• Reversible injury or disability (physical or mental) which requires first aid • Worker regularly experiencing burnout and/or un-manageable stress	• Occasional local media interest • Of interest to part of local community/ some negative sentiment expressed by community • Broader community/ stakeholders aware of issue	• Minor or Short-term environmental harm which has no lasting effect • No impact on protected species • Some remediation required	• Compliance or legal breach resulting in minor corrective action • No reporting to regulator required	• Minor loss with limited downtime • Mostly repairable through normal operations
Moderate	**3**	• Numerous non-critical service activities will not be achieved in the period outlined in the Council Plan • Some strategic objectives relating to critical services will not be achieved in the period outlined in the Council Plan	• Interruptions of up to 5 days to one or more critical service activities • Ongoing intermittent interruptions over several weeks	• $150k - $500K Or 5-10% of service expense budget	• Widespread worker morale problems and high turnover including key organisational roles	• Serious reversible injury, illness or disability (physical or mental) requiring overnight hospitalisation, ongoing medical treatment or lost time.	• Repeated local media interest from more than one outlet • Of interest to whole local community or one sector of broader community • Stakeholders actively expressing dissatisfaction	• Moderate impact on the environment; no long term or irreversible damage • Some impact on protected species • Considerable remediation required	• Moderate compliance or legal breach • Requirement for internal investigation / report to authority	• Significant loss with temporary disruption of services • Needs to be repaired by specialised service provider or requires minor project to repair/replace
Major	**4**	• Several strategic objectives relating to critical services from will not be achieved in the period outlined in the Council Plan	• Interruption of up to 14 days of one or more Critical service activities	• $500k - $1m Or 10 - 25% of service expense budget	• High turnover of experienced/ key workers • Unable to fill >75% of vacant roles	• Multiple people require overnight hospitalisation or lost time. • Notifiable incident. • Disability or illness that requires ongoing management and/or long-term medical treatment	• State media interest • Widespread alarm or concern from broader community/ stakeholders • Long-term loss of support from >50% of residents	• Severe, long term or widespread environmental harm • Significant impact on protected species • Long term remediation required	• Serious compliance or legal breach resulting in penalties	• Critical loss or requirement for replacement of property or infrastructure • Requires moderate size project to repair/replace and/or be out of service for more than one month
Catastrophic	**5**	• All the strategic objectives for more than one theme will not be achieved in the period outlined in the Council Plan	• Widespread or long-term degradation of critical service activities	• > $1M Or >25% of service expense budget	• Majority of Key positions unable to be filled	• Fatality or total and permanent disability	• National media exposure • Loss of state government support/ scathing criticism from state government • Irreparable loss of community and stakeholder's confidence	• Widespread and irreversible environmental harm • Irreversible impact on protected species	• Extensive breach with extensive fines and/or litigation • Major class action • Loss of charter to operate	• Extensive loss • Threat to viability of service or operation • ANCOLD Scale – dam failure