

SCHEDULED COUNCIL MEETING MINUTES - 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 (By Zoom)
	Cr Scott Landells	Councillor
	Cr Diane Shephard	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:

These Minutes are not a verbatim transcript of the discussions in the Council meeting; a recording of this meeting can be found on Council's webpage.

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

These Minutes were confirmed at the Council meeting held on 30 June 2026.



Cr Sophie Price
Mayor

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SCHEDULED COUNCIL MEETING MINUTES - 19 MAY 2026

1 WELCOME

2 ACKNOWLEDGEMENT OF THE TRADITIONAL OWNERS OF THE LAND

3 APOLOGIES AND LEAVE OF ABSENCE

In accordance with Council's Governance Rule 26, Cr Horne made a request in writing to the CEO to attend this meeting via electronic means, due to health reasons.

RESOLUTION

That Council approve Cr Horne's attendance via electronic means, in accordance with Governance Rule 26(f).

Moved: Cr Harvey

Seconded: Cr Shepherd

For: Cr Bourke, Cr Dowsley, Cr Harvey, Cr Landells, Cr Price and Cr Shepherd

Against: Nil

CARRIED

After the motion was passed, Cr Horne joined the meeting via electronic means.

4 DECLARATION OF CONFLICT OF INTEREST

Nil

5 OPEN FORUM

Nil questions.

6 COMMUNITY AND COUNCIL ACHIEVEMENTS

- Cr Landells recognised National Volunteers Week 2026 (18-24 May), acknowledging and thanking the people who give their time and talents to make our communities better. Indigo Shire has a long history of volunteerism both in our organisation and in our community.
- Cr Price recognised both International Day of the Midwife (5 May) and International Nurses Day 2026 (12 May) and acknowledged the skill and compassion of nurses and midwives everywhere, as well as those in our own Shire.

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7 CONDOLENCES

Nil

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

RESOLUTION

That the following minutes be confirmed:

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

Moved: Cr Dowsley

Seconded: Cr Bourke

For: Cr Bourke, Cr Dowsley, Cr Harvey, Cr Horne, Cr Landells, Cr Price and Cr Shepherd

Against: Nil

CARRIED

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9 BUSINESS ARISING FROM PREVIOUS MINUTES

Nil reports

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10 PETITIONS

nil

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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.

RESOLUTION

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.

Moved: Cr Shephard

Seconded: Cr Landells

For: Cr Bourke, Cr Dowsley, Cr Harvey, Cr Horne, Cr Landells, Cr Price and Cr Shephard

Against: Nil

CARRIED

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

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- 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.

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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.

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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.

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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]

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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.

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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.

RESOLUTION

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
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- 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.

Moved: Cr Bourke
Seconded: Cr Shepherd
For: Cr Bourke, Cr Harvey, Cr Landells, Cr Price and Cr Shepherd
Against: Cr Dowsley and Cr Horne

CARRIED

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.

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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.

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- \$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.
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- \$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 therefore 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.

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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.

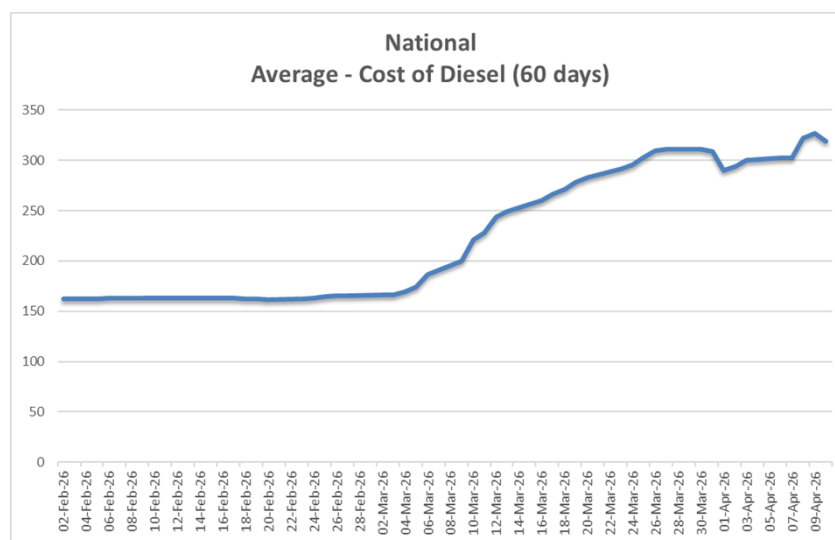
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A number of heritage projects were also identified as having notable risks likely to cause delays as it is commonplace in such projects for unforeseen issues to emerge, often without straightforward or timely solutions available.

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 2026/27 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.

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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.

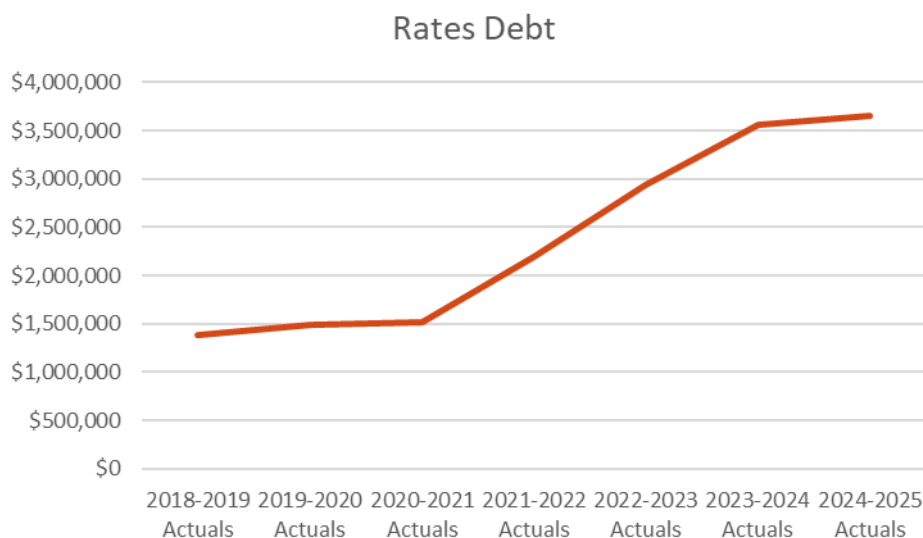
Carry-forward Borrowings

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.

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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.

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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.

SCHEDULED COUNCIL MEETING MINUTES - 19 MAY 2026

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.

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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.

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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]

SCHEDULED COUNCIL MEETING MINUTES - 19 MAY 2026

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.

RESOLUTION

That Council accepts the April 2026 Finance Report.

Moved: Cr Shepherd

Seconded: Cr Bourke

For: Cr Bourke, Cr Dowsley, Cr Harvey, Cr Horne, Cr Landells, Cr Price and Cr Shepherd

Against: Nil

CARRIED

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

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- Capital Works

April 2026 Income Statement							
	Year to Date (YTD)						
Account Group	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.

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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:

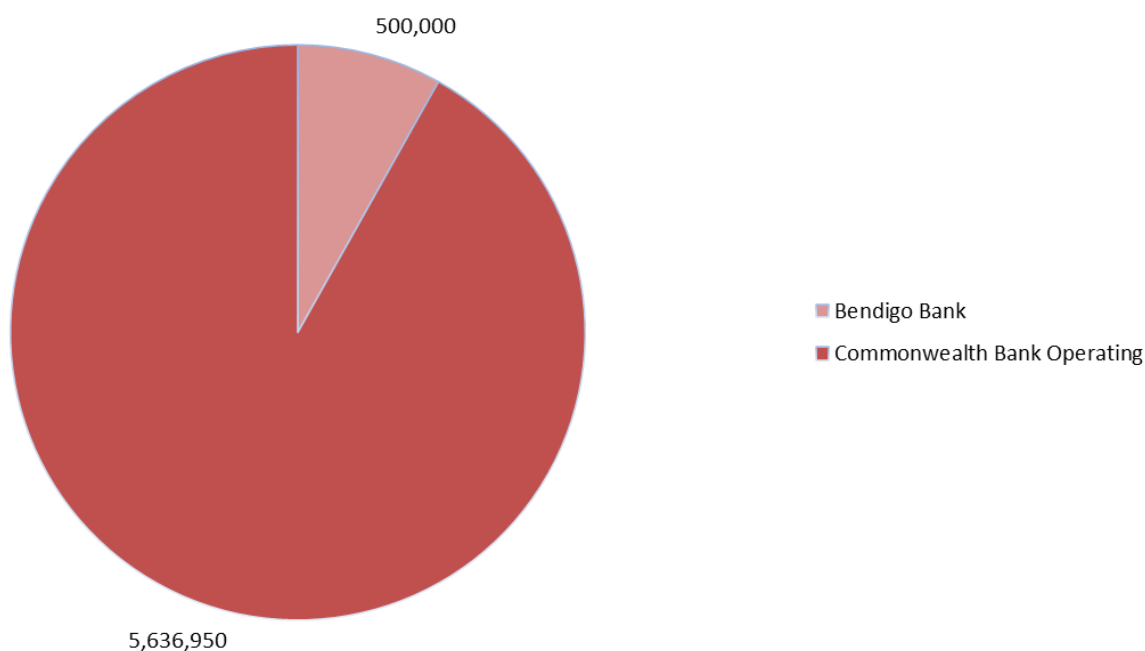
- \$49k in Buller Gas purchases as advised in User Fees explanation.
- \$18.5k in merchandise purchases mainly in the Visitor Experience and Museums service area.

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.

Cash & Investments as at 30 April 2026



Borrowings

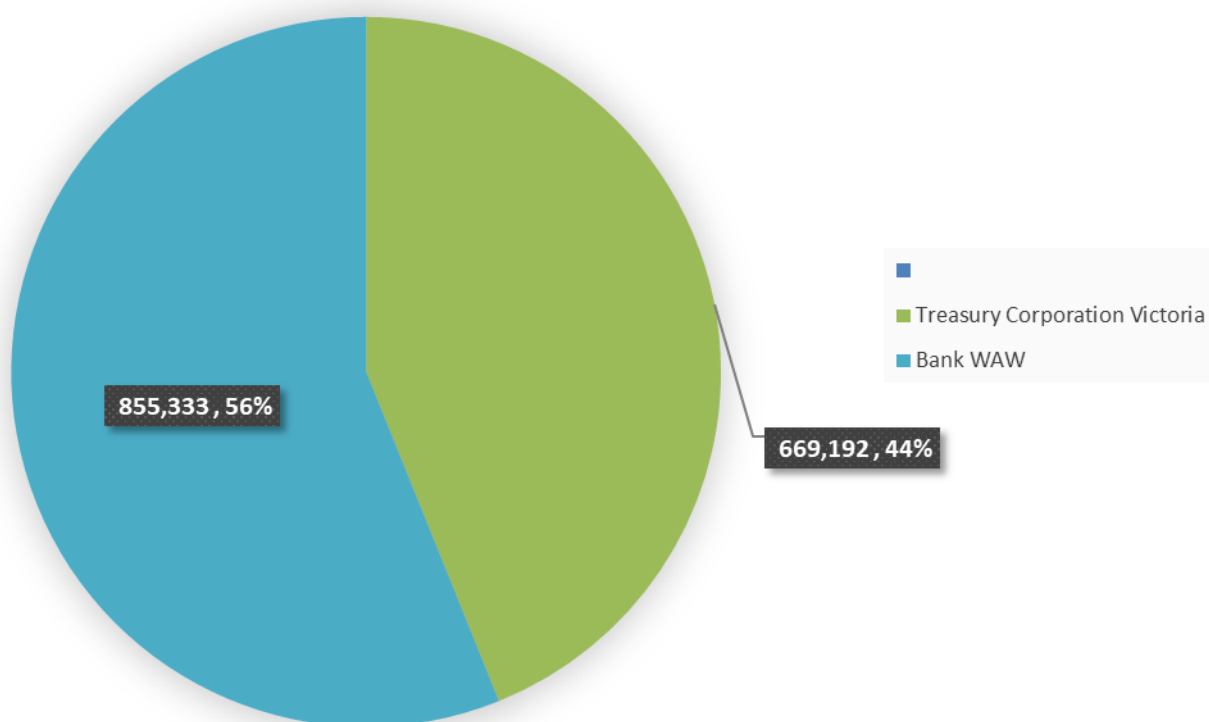
Below is a summary of all Council's borrowings. The table shows original borrowed loans, terms of loans, rates and maturity with outstanding balances at the end of April 2025 of \$1,710,526.

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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

Borrowings as at 30 April 2026



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.

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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

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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

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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]

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11.4 PA240183 - PLANNING PERMIT - 29 TOMLINSON ROAD, BEECHWORTH

James Turner - Manager Planning & Statutory Services

Planning and Corporate Services

For Decision

Greg Pinkerton, Director Planning & Corporate Services tabled a set of new conditions that replace the conditions previously attached to this report.

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.

RESOLUTION

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.

Moved: Cr Bourke

Seconded: Cr Dowsley

For: Cr Bourke, Cr Dowsley, Cr Harvey, Cr Horne, Cr Landells, Cr Price and Cr Shepherd

Against: Nil

CARRIED

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

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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 sewerred 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.

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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

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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

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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 sewerer 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.

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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

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- 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 generally 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.

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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

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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:

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- *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

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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 defensible 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.

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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):
 - o 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.
 - o 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

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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.*

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- *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 clause 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 requirement 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.

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- 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.*

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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.*

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- *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.

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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 <i>Environment Protection Act 2017</i>. - 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	<i>To reduce the use of drinking water.</i> <i>To provide an adequate, cost-effective supply of drinking water.</i>	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	<i>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</i>	N/A - not required by North East Water.
56.07-3 Waste water management objective C24	<i>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent</i>	Complies by conditions, at completion of the development all lots will be sewered due to North East Water capacity

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Clause & Standard	Objective	Response
	<i>in an environmentally friendly manner.</i>	constraints staging of the development has been required.
56.07-4 Stormwater management objectives C25	<i>To minimise damage to properties and inconvenience to residents from stormwater.</i> <i>To ensure that the street operates adequately during major storm events and provides for public safety.</i> <i>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</i> <i>To encourage stormwater management that maximises the retention and reuse of stormwater.</i> <i>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</i>	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
<i>To implement the Municipal Planning Strategy and the Planning Policy Framework.</i>	Discussed earlier in the report.
<i>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.</i>	Strategic direction.
<i>To exempt an application from notice and review if a Development Plan has been prepared to the satisfaction of the responsible authority.</i>	Notice and review was exempt under Clause 43.04-3 as there is an approved Development Plan for the site.

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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

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- 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

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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 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.

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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

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Type of application	Applicable provision	Applies?
<i>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.</i> <i>Note: The objectives or measures specified for other kinds of applications under clause 53.02 do not apply to this kind of application.</i>	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.

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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.

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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.

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	A lesser setback and a higher construction standard are appropriate having regard to the bushfire hazard landscape assessment.	
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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.

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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.

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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.

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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.

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Guidelines	Response
If the land is not sewerred and no provision has been made for the land to be sewerred, 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]

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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]

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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. Any works required by conditions 20 & 21.
 - 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

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- 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

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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.

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- 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

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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".

Flood Impact Assessment

20. Prior to the commencement of works, a flood impact assessment must be prepared by a suitably qualified hydraulic engineer to assess whether an earth berm or equivalent flood mitigation treatment would mitigate flood impacts to 10 Lakeside Way from inundation during major rainfall events. The flood impact assessment must include hydraulic modelling to:
 - a. Assess the effectiveness of the proposed flood mitigation in reducing flood impacts to 10 Lakeside Way;
 - b. Assess any resulting flooding, drainage, and hydraulic impacts on any other property, lot, or waterway; and
 - c. Identify any design requirements to achieve the intended flood mitigation outcome.

The flood impact assessment must be submitted to and approved by the North East Catchment Management Authority (NECMA) prior to the commencement of any flood mitigation works.

Where the approved flood impact assessment demonstrates that flood mitigation works mitigate flood impacts to 10 Lakeside Way, the works must be constructed in accordance with the plans approved by NECMA to the satisfaction of the Responsible Authority.

Stormwater Drainage

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- 21.
- 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.
 - Prior to discharge of stormwater from development stormwater must be treated to remove contaminants 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

22. 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.

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Traffic Impact

23. 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

24. 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

25. 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

- 26.
- 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

27. 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

28. 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.

Wastewater disposed of within the boundaries

29. All treated wastewater must be disposed of within the boundaries of the property.

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Wastewater

30. 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

31. 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

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- 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

32. 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

33. 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

34. 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

35. 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

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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

36. 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

37. 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

38. 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

39. 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.

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Waterway exclusion fence

40. 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

41. 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

42. 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)

43. 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

44. 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.

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- 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

45. 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

46. 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

47. 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

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 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.

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Agreement - Sewer

49. 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

50. 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

51. 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

52. 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

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 the water supply system currently servicing the area in which the subject land is located.

Customer Contribution - Sewer

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54. 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

55. 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

56. 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

57. 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

58. 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

59. 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

60. 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

61. 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

62. 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

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63. No structures are to encroach upon the adjoining Crown land.

No pollution

64. 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

65. Crown land is not to be utilized as defendable space to satisfy the Bushfire Management Overlay.

Easement or legal access

66. Crown land is not to be utilized as an easement or as legal access.

Access

67. Crown land is not to be used for temporary access or storage associated with the proposal.

Ausnet Conditions

Certification

68. 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

69. 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

70. 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

71. This permit will expire if one of the following circumstances applies:
- 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.
 - All stages of the plan of subdivision have not been certified within 10 years of the issued date of this permit.
 - The each stage of the subdivision is complete within 5 years of the date of certification of that particular stage of subdivision.

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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/AboutUs/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).
-

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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.

RESOLUTION

That Council:

1. Grants a planning permit, subject to conditions, 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, and;
2. Requires the Landscape Plan referred to in Condition 4 to aim to achieve 30% canopy cover, consistent with the State Government target, unless the Responsible Authority is satisfied that the full 30% canopy cover cannot reasonably be achieved.

Moved: Cr Shepherd

Seconded: Cr Dowsley

For: Cr Bourke, Cr Dowsley, Cr Harvey, Cr Horne, Cr Landells, Cr Price and Cr Shepherd

Against: Nil

CARRIED

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

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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.

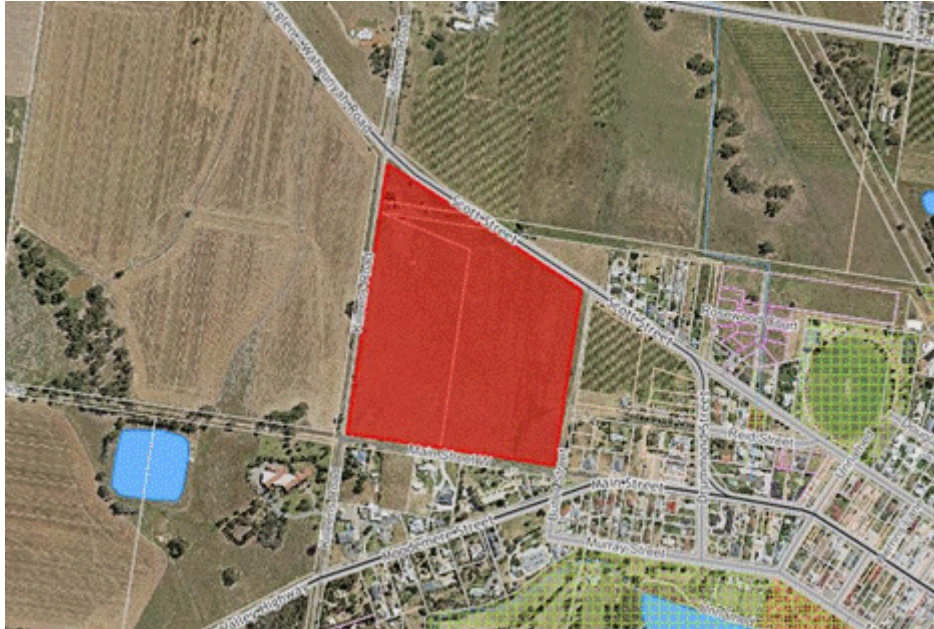


Figure 2 - Aerial image

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

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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

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	• 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.

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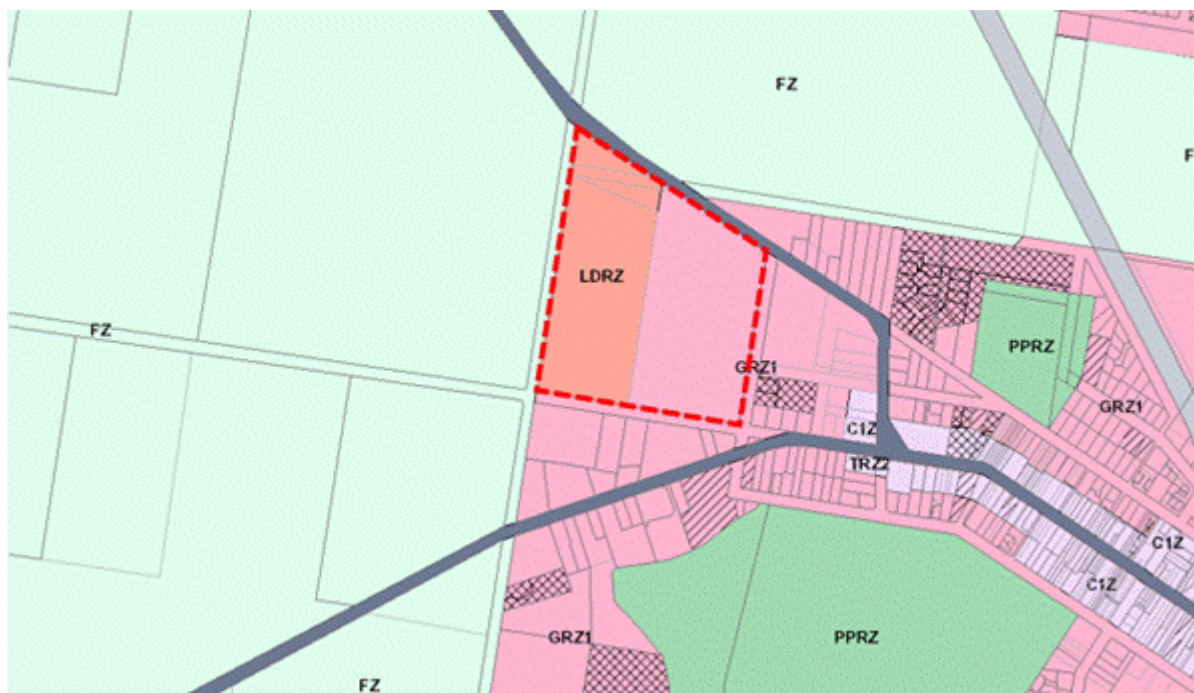


Figure 3 - Zoning map

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.

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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

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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

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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

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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.

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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 fire 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.*

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- *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.

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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:

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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 Council's 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.

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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.

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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:

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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.*

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- *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.*

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- *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:

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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	

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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 is 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.

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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 <i>Indigo Planning Scheme</i>, 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

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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 policies 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 not 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

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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

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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 policies 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

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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

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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.

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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.

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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 seweraged and no provision has been made for the land to be seweraged, the capacity of the land to treat and retain all sewage and sillage within the boundaries of each lot.	N/A, land will be seweraged.
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.

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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 endorsement [**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]

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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

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RESOLUTION

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
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The Beechworth Chain Gang Inc	Beechworth MTB Park Pump Track	\$5,000
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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

Moved: Cr Shepherd

Seconded: Cr Bourke

For: Cr Bourke, Cr Harvey, Cr Horne, Cr Landells, Cr Price and Cr Shepherd

Against: Cr Dowsley

CARRIED

PURPOSE OF REPORT

To present the recommendations from the 2026 Get Active Indigo Grants Assessment Panel for the distribution of funds.

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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.

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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
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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

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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.

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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.

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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]

SCHEDULED COUNCIL MEETING MINUTES - 19 MAY 2026

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.

RESOLUTION

That Council receives the 2025/26 Swimming Pools Season Report.

Moved: Cr Bourke

Seconded: Cr Landells

For: Cr Bourke, Cr Dowsley, Cr Harvey, Cr Horne, Cr Landells, Cr Price and Cr Shephard

Against: Nil

CARRIED

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

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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.

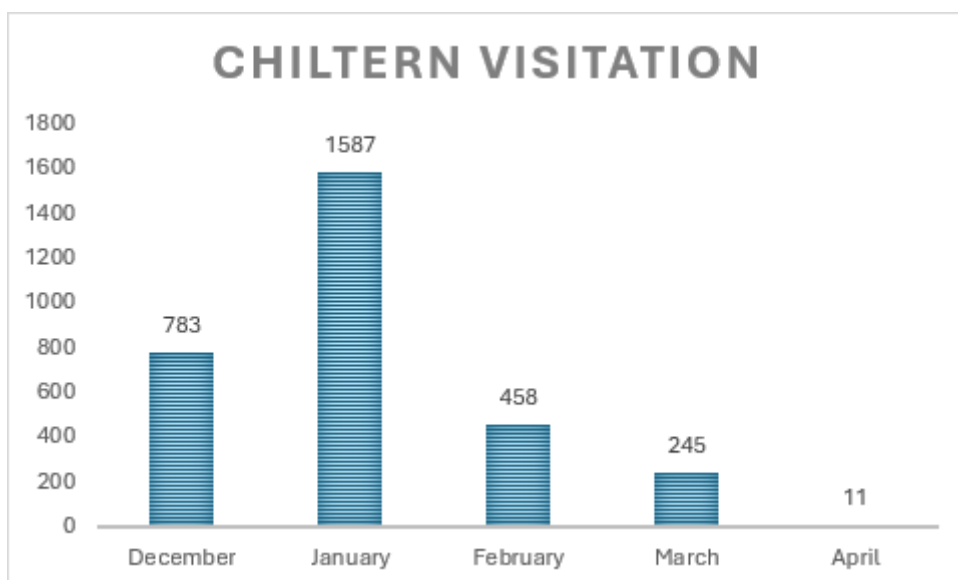
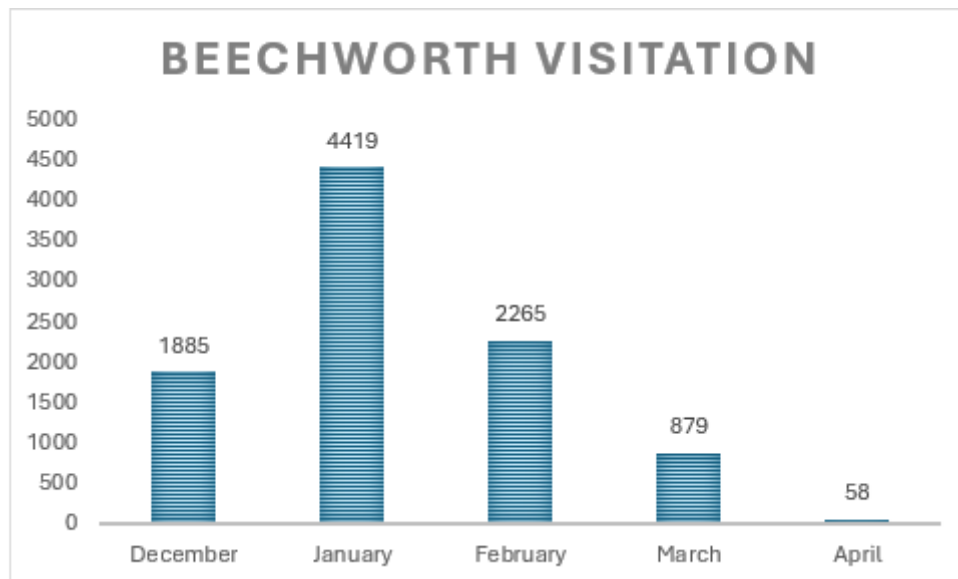
- Beechworth – increase of 1,576
- Chiltern – decrease of 190
- Rutherglen – decrease of 153
- Tangambalanga – increase of 2,545
- Yackandandah – increase of 3,328

For the 2025/26 season the visitation per capita is as follows:

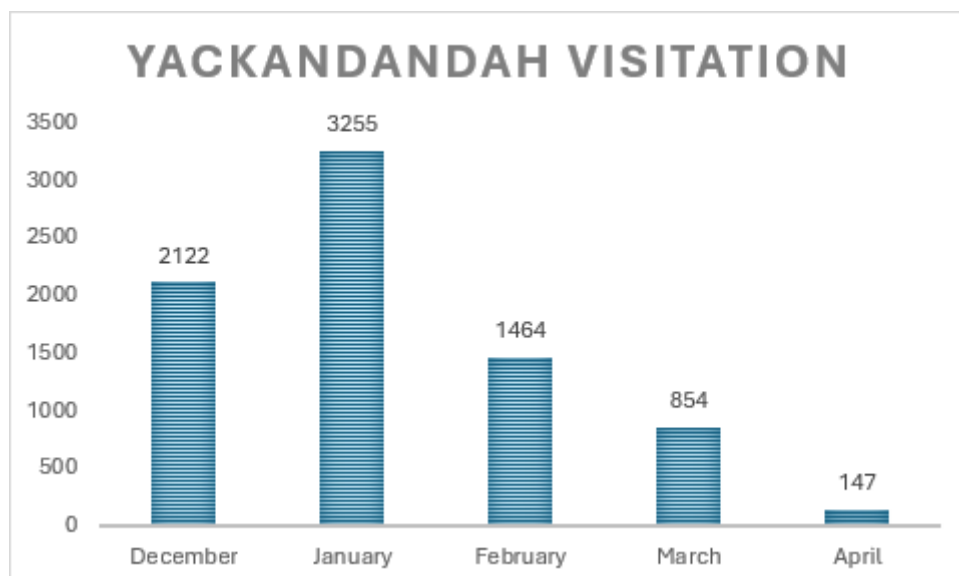
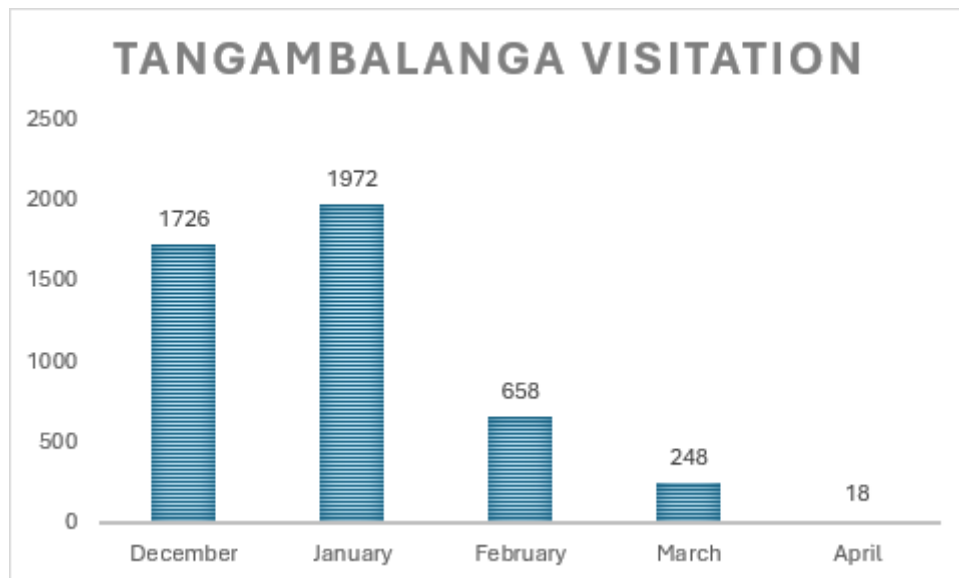
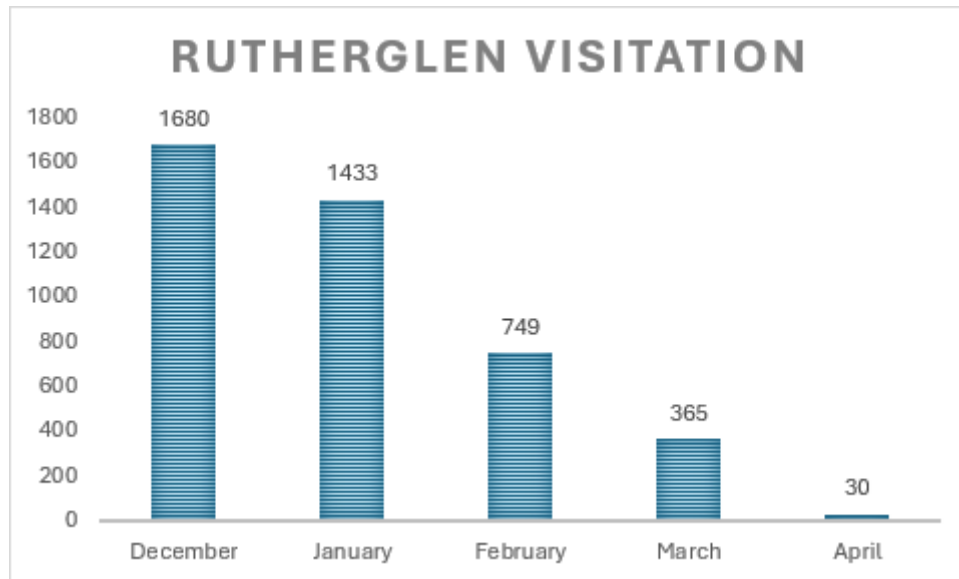
- Beechworth 2.21 visits per capita
- Chiltern 2.54 visits per capita
- Rutherglen 1.63 visits per capita
- Tangambalanga 5.06 visits per capita
- Yackandandah 3.83 visits per capita

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Visitation per pool, per month is displayed in the graphs below.



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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

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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.

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- 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 about running 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

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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 subsidises 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 available figures 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

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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

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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.

RESOLUTION

That Council;

1. Notes the April 2026 Capital Works Report and year-to-date progress in the delivery of the Capital Works Program.

Moved: Cr Landells

Seconded: Cr Dowsley

For: Cr Bourke, Cr Dowsley, Cr Harvey, Cr Horne, Cr Landells, Cr Price and Cr Shephard

Against: Nil

CARRIED

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)

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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.

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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.

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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]

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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. Endorses 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.

RESOLUTION

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 unlikely;
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. Endorses 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; and

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5. Notes a Caravan Park Review (including demand analysis) will be completed by the end of 2026/27 to inform next steps.

Moved: Cr Dowsley

Seconded: Cr Shephard

For: Cr Bourke, Cr Dowsley, Cr Harvey, Cr Landells, Cr Price and Cr Shephard

Against: Cr Horne

CARRIED

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

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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 Council 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.

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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. No 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

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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

RESOLUTION

That Council adopts the Sustainable Council Buildings Policy 2026

Moved: Cr Shepherd

Seconded: Cr Landells

For: Cr Bourke, Cr Harvey, Cr Landells, Cr Price and Cr Shepherd

Against: Cr Dowsley and Cr Horne

CARRIED

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.

Submission 1:

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Content 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.

Officer 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:

Content 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.

Officer 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

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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.

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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.

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	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.
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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.

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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

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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]

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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.

RESOLUTION

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.

Moved: Cr Landells

Seconded: Cr Shephard

For: Cr Bourke, Cr Harvey, Cr Horne, Cr Landells, Cr Price and Cr Shephard

Against: Cr Dowsley

CARRIED

SCHEDULED COUNCIL MEETING MINUTES - 19 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.

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COMMITTEE	DATE OF MEETING	RECOMMENDATION	MANAGEMENT RECOMMENDED ACTION
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.

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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]

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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.

RESOLUTION

That Council accepts the attached Informal Meetings of Councillors records.

Moved: Cr Shepherd

Seconded: Cr Harvey

For: Cr Bourke, Cr Dowsley, Cr Harvey, Cr Horne, Cr Landells, Cr Price and Cr Shepherd

Against: Nil

CARRIED

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.

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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

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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]

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15 NOTICES OF MOTION

Nil reports

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16 COUNCILLOR REPORT

16.1 COUNCILLOR REPORTS

- Cr Landells acknowledged the recent official opening last Sunday of the Chiltern Athenaeum after a five year closure due to extensive building renovations.
- Cr Landells also acknowledged the IDAHOBIT Day celebrated by Council in Chiltern yesterday. This is a celebration of inclusion and acceptance of queer community, but also calls out gender identity and sexual orientation-based discrimination. It is also about feeling safe and welcomed in our communities. Although open to all ages, there is a trend of young people that being empowered to participate in the event.
- Cr Price also commented on IDAHOBIT day, acknowledging that on this day, homosexuality was removed from the internal classification of diseases in 1990. Equality is fundamental to a democratic society.

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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

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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

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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

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			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

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			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

SCHEDULED COUNCIL MEETING MINUTES - 19 MAY 2026

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

SCHEDULED COUNCIL MEETING MINUTES - 19 MAY 2026

18 GENERAL BUSINESS

Nil reports

SCHEDULED COUNCIL MEETING MINUTES - 19 MAY 2026

19 MEETING CLOSURE

Meeting Concluded at 8.30pm.

Next Meeting: Tuesday 30 June 2026 at 6:30pm