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SOUTHERN GRAMPIANS SHIRE COUNCIL

**Council Meeting Minutes
Wednesday 13 September 2023**

Held in MJ Hynes Auditorium
5 Market Place, Hamilton at 5:30pm





The Meeting opened at 5.30pm

1 Present

Councillors

Cr David Robertson, Mayor
Cr Helen Henry, Deputy Mayor
Cr Mary-Ann Brown
Cr Albert Calvano
Cr Bruach Colliton
Cr Fran Malone
Cr Katrina Rainsford

Officers

Mr Tony Doyle, Chief Executive Officer
Mr Darren Barber, Director People and Performance
Mr Rory Neeson, Director Wellbeing, Planning and Regulation
Mr Juan Donis, Acting Director Infrastructure and Sustainability
Mrs Tania Quinn, Council Support Officer

2 Welcome and Acknowledgement of Country

The Mayor, Cr Robertson read the acknowledgement of country:

“Our meeting is being held on the traditional lands of the Gunditjmara, Tjap Wurrung and Buandig people.

I would like to pay my respects to their Elders, past and present, and the Elders from other communities who may be here today.”

Please note: All Council meetings will be audio recorded, and may be livestreamed to Council’s social media platform, with the exception of matters identified as confidential items in the Agenda.

By participating in open Council meetings, individuals consent to the use and disclosure of the information they share at the meeting (including any personal and/or sensitive information).

Other than an official Council recording, no video or audio recording of proceedings of Council Meetings will be allowed without the permission of Council.



3 Prayer

Cr Malone led the meeting in a prayer.

"Almighty god, we humbly beseech thee to vouchsafe thy blessing upon this council.

Direct and prosper its deliberations to the advancement of thy glory and the true welfare of the people of the Southern Grampians shire."

4 Apologies

Nil

5 Confirmation of Minutes

RECOMMENDATION

That the Minutes of the Council Meeting held on 9 August 2023 be confirmed as a correct record of business transacted.

COUNCIL RESOLUTION

MOVED: Cr Malone
SECONDED: Cr Colliton

That the Minutes of the Council Meeting held on 9 August 2023 be confirmed as a correct record of business transacted.

CARRIED

6 Declaration of Interest

None declared.

7 Leave of Absence

There were no requests for a leave of absence of tonight's agenda.



8 Questions on Notice

Questions from the public must be submitted prior to the commencement of Council Meetings.

All questions must be submitted through completion of the Public Question Time form, and be forwarded to the Chief Executive Officer at 111 Brown Street, Hamilton. All questions must be received by no later than 5pm on the Monday before the Council Meeting.

Questions must:

1. Not pre-empt debate on any matter listed on the agenda of the Council Meeting at which the question is asked
2. Not refer to matters designated as confidential under the *Local Government Act 2020*.
3. Be clear and unambiguous and not contain argument on the subject.
4. Not be derogatory, defamatory or embarrassing to any Councillor, member of staff, ratepayer or member of the public, nor relate to a matter beyond the power of Council.

If the member of the public is in attendance at the Council Meeting the Mayor will read the question aloud and provide a response. If a question cannot be answered at the meeting, a written response will be prepared and forwarded to the person raising the question.

Residents do not need to attend the meeting for a question to be answered. If they do not attend the meeting a written response will be provided.

There are no Questions on Notice listed on the agenda.



9 Public Deputations

Requests to make a Public Deputation to Council must be submitted prior to the commencement of the Council Meeting.

Anyone wishing to make a deputation to Council must complete the Request to Make a Deputation form and forward it to the Chief Executive Officer at 111 Brown Street, Hamilton by no later than 5pm on the Monday before the Council Meeting.

Speaking time is limited to 3 minutes per person. Organisations may be represented at the deputation to Council by not more than 4 representatives. The names of the representatives to attend must be advised in writing to the Chief Executive Officer and 1 of the representatives to attend must be nominated as the principal spokesperson for the deputation.

Deputations wishing to make a written submission to the Council must provide a copy either electronically or hard copy of the submission to the Chief Executive Officer prior to the Council Meeting. One copy will be made available to the local media representative, if requested.

All members of the public addressing the Council must extend due courtesy and respect to the Council and the processes under which it operates. If a member of the public fails to do this the Chairperson can remove them from the Meeting. All members of the public must also comply with Council's Governance Rules in relation to meeting procedures and public participation at meetings.

There were no Public Deputations listed on tonight's agenda.



Council Meeting 13 September 2023 - Minutes

10 Petitions

There were no Petitions listed on tonight's agenda.



11 Informal Meetings of Councillors

The Southern Grampians Shire Council Governance Rules require that records of Informal Meetings of Councillors that meet the following criteria:

If there is a meeting of Councillors that:

- a. took place for the purpose of discussing the business of Council or briefing Councillors;
- b. is attended by at least one member of Council staff; and
- c. is not a Council meeting, Delegated Committee meeting or Community Asset Committee meeting;

be tabled at the next convenient Council meeting and recorded in the minutes of that Council meeting.

An Informal Meeting of Councillors record was kept for:

- Balmoral Site Visit – 9 August 2023
- Briefing Session – 9 August 2023
- Briefing Session – 30 August 2023

This agenda was prepared on 6 September 2023. Any Informal Meeting of Councillors between that date and the date of tonight's Meeting will appear in the agenda for the next Council Meeting.



Informal Meeting of Councillors

ASSEMBLY DETAILS	
Title:	Balmoral Site Visit
Date:	9 August 2023
Location:	Balmoral
Councillors in Attendance:	Cr Brown Cr Henry Cr Malone Cr Rainsford Cr Robertson
Council Staff in Attendance:	Tony Doyle, Chief Executive Officer Marg Scanlon, Director Infrastructure and Sustainability Rory Neeson, Director Wellbeing, Planning and Regulation

The Informal Meeting commenced at 11:45am.

MATTERS CONSIDERED		CONFLICTS OF INTEREST DECLARED
1	Various site visits in Balmoral	Nil

The Informal Meeting concluded at 1:15pm.



Informal Meeting of Councillors

ASSEMBLY DETAILS	
Title:	Briefing Session 9 August 2023
Date:	9 August 2023
Location:	Balmoral Mechanics Hall
Councillors in Attendance:	Cr Brown Cr Henry Cr Malone Cr Rainsford Cr Robertson
Council Staff in Attendance:	Tony Doyle, Chief Executive Officer Marg Scanlon, Director Infrastructure and Sustainability Rory Neeson, Director Wellbeing, Planning and Regulation

The Informal Meeting commenced at 2:00pm.

MATTERS CONSIDERED		CONFLICTS OF INTEREST DECLARED
1	Matters Raised by Councillors	Nil
2	Gallery Air Control Project	Nil
3	Leadership Great South Coast Funding	Nil
4	Community Satisfaction Survey Results	Nil
5	Council Plan Report	Nil
6	Christmas Lights	Nil
7	Hamilton EV Charger	Nil

The Informal Meeting concluded at 5:00pm.



Informal Meeting of Councillors

ASSEMBLY DETAILS	
Title:	Briefing Session 30 August 2023
Date:	30 August 2023
Location:	MJ Hynes Auditorium
Councillors in Attendance:	Cr Brown Cr Colliton Cr Henry – left meeting at 2:00pm Cr Malone Cr Rainsford
Council Staff in Attendance:	Tony Doyle, Chief Executive Officer Darren Barber, Director People and Performance Rory Neeson, Director Wellbeing, Planning and Regulation Juan Donis, Acting Director Infrastructure and Sustainability Andrew Nield, Planning Coordinator Susannah Milne, Manager Community Wellbeing Jane Coshutt, Acting Manager Communications and Engagement Brett Holmes, Manager Works

The Informal Meeting commenced at 12:00pm

MATTERS CONSIDERED		CONFLICTS OF INTEREST DECLARED
1	Councillor and CEO Meeting	Nil
2	Matters Raised by Councillors	Nil
3	Gov Hub	Nil
4	Planning Scheme Amendment for Dunkeld and Balmoral	Nil
5	Draft Development Plan – Recreation Road, Dunkeld	Nil
6	Melville Oval Paying Surface Future Investment Direction	Nil



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7	Community Partnership Grants	Nil
8	Christmas Holiday Closure – Council Offices	Nil
9	Hamilton Industrial Land Estate Funding	Nil
10	Long Term Plant Hire for Construction Season	Nil
11	Acquisition of Land	Nil

The Informal Meeting concluded at 5:00pm.



12 Management Reports

12.1 Community Partnership Grants

Directorate:	Chief Executive Office
Report Approver:	Tony Doyle, Chief Executive Officer
Report Author:	Jane Coshutt, Acting Manager Communications and Engagement
Attachment(s):	Nil

Executive Summary

This report provides Council with information regarding community grant applications (Tourism and Events, Sustainability, Community Strengthening, Community Infrastructure, Arts and Culture and Heritage categories) that have been recommended for Community Partnership Grants program funding.

Discussion

The Community Partnership Grants program was established to deliver Council grants that are responsive to the needs and opportunities of the community, inclusive and equitable to all, and one that facilitated the flexible delivery of key strategies identified within the Council Plan 2021 - 25 across the social, economic and environmental spectrum.

This program consolidates the Council's extensive range of grant opportunities into one program to enable better integration and co-ordination of grant administration and improved marketing of those grant opportunities.

Community Partnership Grants assistance is considered for organisations, groups, committees and individuals with proposals that directly benefit the Southern Grampians Shire region. Applications are assessed using pre-determined evaluation criteria, taking into consideration strategic objectives within the Council Plan, Health and Wellbeing Plan, other Council Strategies and Community Plans.

The first round of Community Partnership Grants for 2023-2024 closed on 31 July 2023. Sixty-seven applications asking \$409,181.49 were received and assessed by members of the community partnership grants team.

This round of grants includes 13 grants approved over \$2500 totaling \$129,410.14 and 21 grants approved for \$2,500 and under, totaling \$48,881.07.



Below is the summary of the approved grant applications, which requested funds above \$2,500. The total applications are \$129,410.14.

Category	Applicant	Project	Ask Amount	Funding Amount	Total Project Cost
Community Strengthening	Hamilton Lions Club	Smoothie Bike	\$6,435	\$3,217.50	\$6,435
Community Strengthening	Standing Tall in Hamilton Inc.	Valuing Our Volunteers, Enriching Our Community	\$10,000	\$10,000	\$20,000
Tourism and Events	Cavendish Red Gum Festival Development Group Inc.	Cavendish Redgum Festival 2024	\$8,044.54	\$8,044.54	\$16,089.08
Tourism and Events	Hamilton Rockfest Incorporated	Hamilton Rockfest	\$10,000	\$10,000	\$92,000
Tourism and Events	Btr Together Inc	The Better Together Festival	\$4,682	\$4,682	\$9,364.20
Tourism and Events	Hamilton Speedway Drivers Inc.	Australian Street Stock Title	\$13,900	\$13,900	\$51,583
Sustainability	Dunkeld Recreation Reserve Inc.	Football oval light upgrade	\$15,000	\$15,000	\$47,955.84
Community Infrastructure	Dunkeld Bowling Club	Green Replacement	\$15,000	\$15,000	\$170,000
Community Infrastructure	Cavendish Football Club	Digital Scoreboard	\$15,000	\$15,000	\$47,532
Community Infrastructure	Yulecart Hall	Painting of Supper Room	\$3,635	\$3,635	\$7,270
Community Infrastructure	Glenthompson Dunkeld Football Netball Club	Portable LED Video Screen / Scoreboard	\$12,906	\$12,906	\$37,906
Community Infrastructure	Hamilton Woodturners	Lathe Safety Upgrade	\$3,486.50	\$3,025	\$6,973
Heritage	G&M Schroeder	Façade Restoration - 86 Thompson Street Hamilton	\$15,000	\$15,000	\$59,165
Total			\$133,089.14	\$129,410.14	\$572,273.12



Below is the summary of grant applications approved, which requested funds of \$2,500 and under. The total applications are \$48,881.07.

Category	Applicant	Project	Ask amount	Funding amount	Total Project Cost
Community Strengthening	Byaduk & North Byaduk Progress Association Inc.	Community Christmas Gathering	\$2,500	\$2,500	\$2,500
Community Strengthening	Tahara Cricket Club	Hiring of Training Facilities in Hamilton	\$1,950	\$1,950	\$2,400
Tourism and Events	Hamilton Legacy	Torch Relay Celebration	\$1,600	\$1,600	\$1,600
Tourism and Events	Coleraine P & A Society	Coleraine P & A Society Annual Show	\$2,400	\$2,400	\$2,489
Tourism and Events	Hamilton Carols by Candlelight	Hamilton Carols by Candlelight	\$2,219.4	\$2,219.4	\$3,714.4
Tourism and Events	Hamilton Running Club Inc.	HRC Running Summit	\$2,500	\$2,500	\$4,475
Tourism and Events	Byaduk Spring Show Inc.	Inflatable Kids Activities at Byaduk Spring Show	\$2,420	\$2,420	\$2,420
Sustainability	Hamilton Clay Target Club	Reliable Water Supply	\$2,500	\$2,500	\$3,050
Community Infrastructure	Mockas Boxing Club	PPE and Gym Equipment Upgrade	\$2,500	\$2,500	\$2,518
Community Infrastructure	Hamilton Golf Club	Get up and Go – Range Mats	\$2,500	\$2,500	\$3,000
Community Infrastructure	Hamilton Pastoral Museum	Marquee Purchase	\$2,500	\$2,500	\$2,734
Community Infrastructure	Melville Forest Community Centre (Hall)	Lighting Upgrades	\$2,239.05	\$2,239.05	\$2,239.05
Community Infrastructure	Victoria Valley Hall	Gravel	\$1,500	\$1,500	\$1,500
Community Infrastructure	Dunkeld Public Lands	Youth Project - Basketball Hoop	\$2,479.4	\$2,479.4	\$2,479.4
Community Infrastructure	Grangeburn Bowling Club Inc.	Access handrails	\$2,330	\$2,330	\$2,330
Community Infrastructure	315 Army Cadet Unit	Store Shelving Safety Upgrade	\$2,480	\$2,480	\$2,480
Community Infrastructure	Karingal Senior Citizens Club	Chair Replacement	\$2,500	\$2,500	\$2,500
Community Infrastructure	Byaduk Recreation Reserve	Purchase Tables and Seating for community use	\$2,374	\$2,374	\$2,374
Community Infrastructure	Pigeon Ponds Recreation Reserve	Baby Change Tables	\$2,392.84	\$2,392.84	\$2,392.84



Community Infrastructure	Parklands Golf Club Inc.	Greening Parklands	\$2,500	\$2,500	\$3,632.95
Heritage	Balmoral Historical Society	Balmoral Lock Up Repairs	\$2,496.38	\$2,496.38	\$2,496.38
Total			\$48,881.07	\$48,881.07	\$55,325.02

Financial and Resource Implications

The collaborative approach across Council grant categories opens opportunities for Council to work with the community to broaden the scope of ideas identified within applications to position these projects and or events to leverage external funding.

Applications for \$2,500 or greater must demonstrate cash contributions and must provide evidence of cash held, or applicants must be able to demonstrate their financial capacity to complete the project.

The grant amount approved by Council cannot be increased post-funding approval. In the case of a funding shortfall, funding will not be made available by way of a Council loan.

Council Plan, Community Vision, Strategies and Policies

Support Our Community

- 1.1 An empowered and connected community
 - 1.1.1 Facilitate opportunities for people to participate in community life, through volunteering, civic leadership, social programs, to enable inclusion, social connection and wellbeing.

Support Our Community

- 1.2 Support and promote a healthy community
 - 1.2.2 Support and encourage participation in arts and culture, education, leisure, recreation and sporting opportunities.

Legislation

The Community Partnership Grants Program Policy was adopted in December 2022.

Each Grant category requests that applicants ensure that their project or idea demonstrates a link to the Council Plan, Health and Wellbeing Plan or other endorsed Strategic Plans of Council.

The Community Partnership Grants program assists Council to deliver on key outcomes of the Council Plan 2021 - 25. The Council Plan establishes that we will:

- Support our Community
- Develop our Regional Economy
- Maintain and Renew our Infrastructure
- Protect our Natural Environment, and
- Provide Strong Governance and Leadership



Gender Equality Act 2020

There are no implications for the Gender Equality Act 2020 identified through this report or the grants program.

Risk Management

There is a predetermined eligibility and assessment criteria with a set weighting, to identify and assess the risk exposure within each application. The assessment criteria ensure that projects and events have adequate control measures in place to ensure their successful and safe delivery.

Each grant applicant must also demonstrate that they comply with any legal or statutory regulations relevant to the project which they are seeking Community Partnership Grants funding. This includes (where relevant) appropriate insurances, food handling permits, liquor licences etc.

Climate Change, Environmental and Sustainability Considerations

No Environmental and Sustainability Considerations identified.

Community Engagement, Communication and Consultation

Various Council staff engage with the community in relation to the Community Partnership Grants program at a range of meetings and workshops (including Councillor Engagement, Progress Association, club and user groups and event organiser meetings, etc). Staff also engage with applicants on a 1:1 basis and in group workshops, to provide support through the Community Partnership Grants process.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Jane Coshutt, Community Engagement Coordinator
Alison Quade, Manager Communications and Engagement



RECOMMENDATION

That Council:

1. Notes \$48,881.07 of Community Partnership Grants of \$2500 and under be awarded under delegation.
2. Notes \$129,410.14 of Community Partnership Grants over \$2500 be awarded under delegation.

COUNCIL RESOLUTION

MOVED: Cr Rainsford
SECONDED: Cr Brown

That Council:

1. Notes \$48,881.07 of Community Partnership Grants of \$2500 and under be awarded under delegation.
2. Notes \$129,410.14 of Community Partnership Grants over \$2500 be awarded under delegation.

CARRIED



12.2 Draft Development Plan - Recreation Road, Dunkeld

Directorate:	Wellbeing, Planning and Regulation
Report Approver:	Rory Neeson, Director Wellbeing, Planning and Regulation
Report Author:	Parvesh Siroha, Senior Strategic Planner
Attachment(s):	<ol style="list-style-type: none">1. Development Plan Report _ Recreation Road Dunkeld [12.2.1 - 29 pages]2. Draft Development Plan Recreation Road Dunkeld [12.2.2 - 1 page]3. Attachment Council Report Development Plan Recreation Road Dunkeld [12.2.3 - 2 pages]

Executive Summary

A Draft Development Plan has been prepared for the area identified in Development Plan Overlay, Schedule 12 (DPO12 – Residential Development: Recreation Road, Dunkeld) in accordance with the requirements of the Southern Grampians Planning Scheme.

The Development Plan relates to the future development of residential land and contains information regarding the precinct context, site assessment, general layout and staging of the Recreation Road Precinct. The plan provides a foundational guide for future planning permit applications within the Precinct.

The Development Plan was prepared following extensive engagement with key agencies, stakeholders and landowners, and was informed by expert consultant reports. The Development Plan was placed on community consultation during June/July 2023. One submission was received.

It is recommended that the Development Plan be endorsed, subject to changes outlined in this report.

Background

The purpose of a Development Plan is to provide planners, landowners, and the community with guidelines to follow during the preparation and assessment of planning applications. Development Plans are required to be prepared and approved (to the satisfaction of Council) before a permit can be issued for land affected by the Development Plan Overlay.

A Draft Development Plan has been prepared for the area identified in Development Plan Overlay, Schedule 12 (DPO12 – Residential Development: Recreation Road, Dunkeld) in accordance with the requirements of the Southern Grampians Planning Scheme. The draft Development Plan is attached as Attachment 1.

The Development Plan relates to the future development of residential land and contains information regarding the precinct context, site assessment, general layout and staging of the Recreation Road Precinct.

The Development Plan provides a foundational guide for future planning permit applications within the Precinct over the next 20 years. Specifically, the Development Plan seeks to:



- Maintain the compact form and rural image of the township;
- Ensure the precinct develops in coordinated manner;
- Sustain the town's rural threshold and views and vistas to the Grampians National Park;
- Improve green linkages through the town;
- Ensure that infrastructure services in the public realm are unobtrusive;
- Require development to respond to existing topography and natural assets of the site;
- Protect the long-term subdivision and development opportunities;
- Allow development to occur incrementally;

The Development Plan seeks to strengthen the valued features of Dunkeld and create the opportunity for a legible, attractive, and connect urban network in this part of Dunkeld. Its focus is to ensure the celebration of the town's natural setting and rural character, while allowing for growth through urban densification.

The Development Plan has been informed by servicing constraints within the precinct, specifically reticulated sewerage. A new sewerage scheme is currently being completed by Wannon Water and in consultation with landowners. The sewerage scheme is investigating the western part of the precinct with two options e.g., gravity fed sewer network along rear property boundaries and low-pressure sewer along Recreation Road.

The ongoing Wannon Water sewerage scheme process requires the Development Plan to be considered in stages (Refer to Figure 1 below). Specifically, Stage 1 of the Development Plan will include land which is able to connect into the existing sewerage infrastructure, as shown in the below plan. Future stages will be subject to Wannon Water completing their servicing scheme.

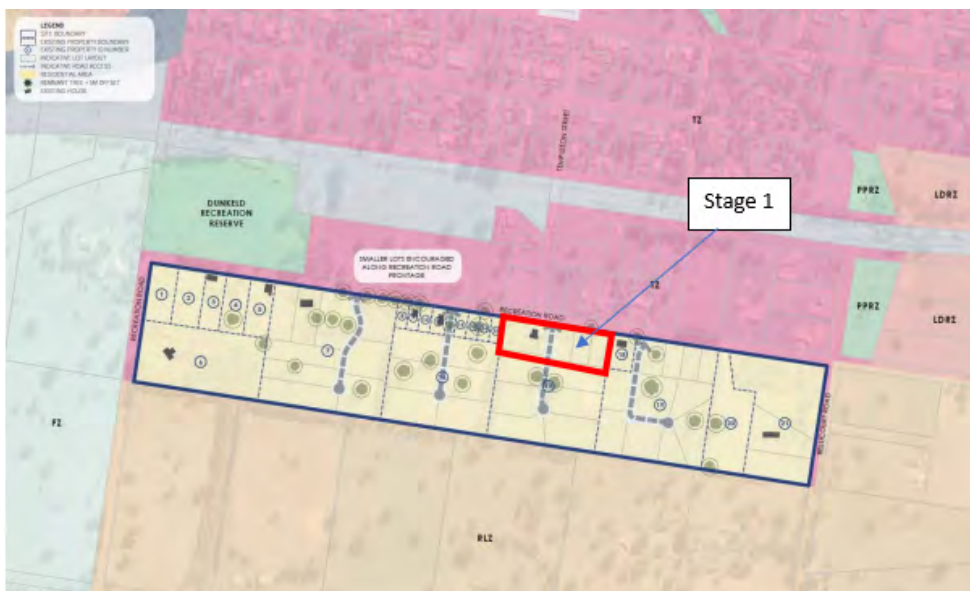


Figure 1 – Indicative Lot layout - Development Plan



The Development Plan was prepared following extensive engagement with key agencies, stakeholders, and landowners, and was informed by expert consultant reports.

The Development Plan was placed on community consultation during June/July 2023. Five submissions were received.

Summary of Feedback

Of the five submissions received:

- Two submissions indicated positive support for the plan
- One submission requested changes to the plan
- Two submissions make suggestions to specific elements to the plan
- None objected to the plan

Each submission has been identified in a table at **Attachment 3** and lists the theme raised by each submission, provides an officer response, and whether a change to the Development Plan is recommended.

Key themes raised in submissions are:

- Some submitters were pleased with the opportunity to engage with the Development Plan.
- Submitters were generally supportive of the Development Plan, specifically the low-density lot layout.
- One submission suggested an additional area in the precinct should be made available for immediate residential development as part of Stage 1.
- Concerns were raised regarding the protection of River Red Gums within the Precinct.

Agency/Authority Comments

The views of government agencies/Authorities were considered and outlined below:

Wannon Water did not object to the Draft Development Plan, but advised the indicative concept plan may have impact on the ability to install a gravity sewer design. Specifically, some of the lots may need to be serviced by means other than gravity e.g., pump station. The submission states there is an error at Section 7.5 of the plan, which states the new sewer needs to run along Recreation Road and extend down (e.g., south) through the proposed north south roads. Wannon Water note that this is incorrect and that an alternative alignment could provide a more cost-efficient way of servicing the precinct.

Changes to the Plan

In response to submissions received, it is recommended that the Development Plan be updated as follows:



- Amend the Development Plan to include Lot 1 TP159903E Recreation Road to Stage 2, to allow subdivision subject to Wannon Water approval [refer to Figure 2 below. In order to provide Wannon Water with more flexibility in determining the best outcome for the sewer scheme, the sentence in Section 7.5 of the Development Plan referring to new sewer lines running along Recreation Road and extending down any proposed north-south roads into the precinct should be amended to read, 'new sewerage infrastructure will need to be provided throughout the precinct to service any proposed lots' or similar.

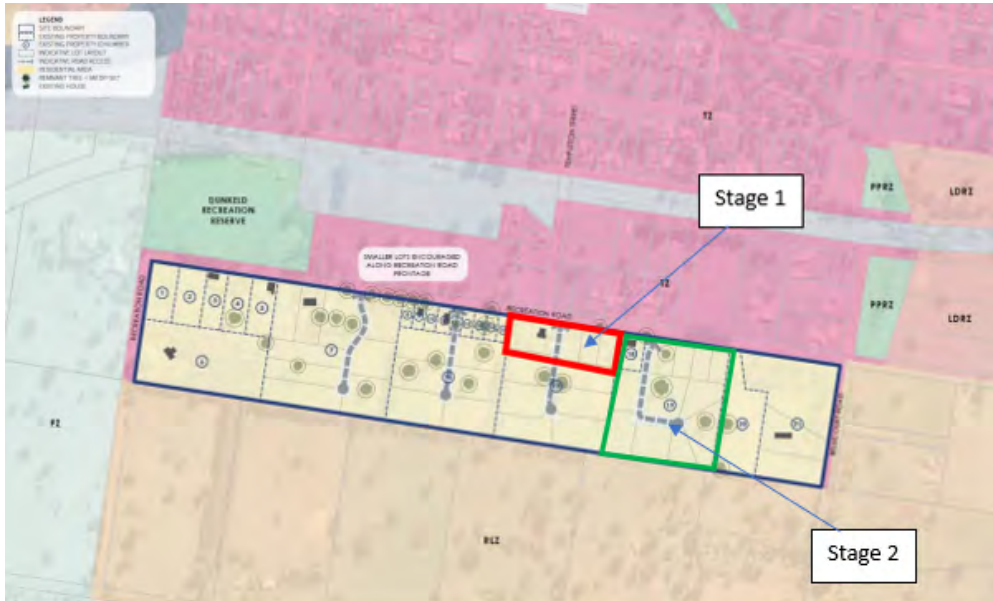


Figure 2 – Indicative Amended Staging Layout

Consultation

The recent consultation on the draft Development Plan is the third stage of Landowner/community consultation and input into the development of the Plan.

The first round of consultation comprised a landowner/community briefing session, which was conducted in February 2023. Participants were provided with an introduction to the project and asked for feedback on their development aspirations for the precinct.

In the second round, two options for the Development Plan were made available at a landowner/community drop-in session on 13 June 23. Option 1 was a lower density outcome [lots of 4,000 square metres] and Option 2 was a higher density outcome [lots of 500 to 1,000 square metres]

There were seven written submissions received during the second round. Key matters raised included:

- Concerns over the protection of red gums
- Encourage native planting in the area



- Minor layout change to the subdivision layout.
- Landowners expressed desire for gravity fed sewer but preferred alignment to be along Recreation Road
- Requirements for secure fencing that allows wildlife safe access to private land
- Concerns over preservation of the night sky through the limitation of streetlights as much as possible in future development/subdivision.
- Request that the Development Plan is comprehensive enough that it does not require additional consents from each individual landowner prior to the development of each lot/site within the DPO12 area.

At the drop-in session, landowners expressed their preferred option was the lower density outcome with indicative lot size of 4000 sqm (Option 1).

Consultation on the final Draft Development Plan was undertaken from 24 July to 14 August 2023, and included:

- A letter to all landowners and property occupiers in precinct containing information about the project, details of consultation and an invitation to be involved.
- Council's Have Your Say website containing information about the project, details of consultation, an online submission form, and links to the draft plan.
- Notices on social media
- Copies of the documents were made available at the Civic Centre and online.
- An email providing information about the project, details of consultation and an invitation to be involved was sent to key agencies and authorities.

Financial and Resource Implications

The project management, drafting and community engagement of the exhibited Development Plan is catered for within the financial year 2022-23 budget. The cost of engaging the consultants to prepare the Development Plan is \$35,000 and eight weeks of officer time spent in finalising the Development Plan.

Council Plan, Community Vision, Strategies and Policies

Support Our Community

1.1 An Empowered and Connected Community

1.1.3 Provide opportunities for increased community engagement and participation in Council decision making and activities.

Clause 43.04-4 of the Southern Grampians Planning Scheme stipulates that a Development Plan be prepared and may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages. The development plan may be amended to the satisfaction of the responsible authority.

Gender Equality Act 2020



There are no direct implications to the Gender Equality Act 2020 in preparing and exhibiting this Development Plan.

Risk Management

Risk is managed through implementing the provisions of the Southern Grampians Planning Scheme and the Planning and Environment Act 1987.

Climate Change, Environmental and Sustainability Considerations

The Development Plan will provide the ability for the land within an established residential neighbourhood of Dunkeld to be developed/subdivided for residential development.

No adverse environmental effects are anticipated as a result of the Development Plan. Future dwellings will be connected to reticulated sewer.

Community Engagement, Communication and Consultation

There is no public approval process for a Development Plan under the Planning and Environment Act (1987). However, the draft Development Plan has been informed and prepared through extensive engagement with landowners, the community, and servicing authorities in accordance with Councils community engagement policy.

Consultation on the final Draft Development Plan was undertaken from 24 July to 14 August 2023.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Rory Neeson, Director, Wellbeing Planning and Regulations
Andrew Neild, Planning Coordinator
Parvesh Siroha, Senior Strategic Planner

RECOMMENDATION

That Council:

1. Review and consider all submissions in response to the exhibition of the Recreation Road Development Plan (July 2023 Draft).
2. Amend the Recreation Road Development Plan (July 2023 Draft) in response to submissions as outlined in this report.
3. Resolves to endorse the Recreation Road Development Plan (July 2023 Draft), subject to completion of Item 2



COUNCIL RESOLUTION

MOVED: Cr Calvano
SECONDED: Cr Colliton

That Council:

- 1. Review and consider all submissions in response to the exhibition of the Recreation Road Development Plan (July 2023 Draft).**
- 2. Amend the Recreation Road Development Plan (July 2023 Draft) in response to submissions as outlined in this report.**
- 3. Resolves to endorse the Recreation Road Development Plan (July 2023 Draft), subject to completion of Item 2**

CARRIED



12.3 Planning Scheme Amendments for Dunkeld & Balmoral Flood Investigations

Directorate:	Wellbeing, Planning and Regulation
Report Approver:	Rory Neeson, Director Wellbeing, Planning and Regulation
Report Author:	Parvesh Siroha, Senior Strategic Planner
Attachment(s):	1. Glenelg River Regional Flood mapping [12.3.1 - 167 pages] 2. Dunkeld Flood Modeling PSA Summary [12.3.2 - 13 pages]

Executive Summary

The purpose of this report is to consider the flood investigations for Dunkeld and Balmoral and recommends Council to request the Minister for Planning for authorisation of these amendments and to commence the process to amend the planning scheme as per the findings of that report.

In relation to introducing the planning scheme amendment to the Southern Grampians Planning Scheme as recommended in the Dunkeld and Balmoral Flood Investigation reports:

- a. Council to adopt the Dunkeld & Balmoral flood investigations for the purposes of introducing the flood risk mapping to the Southern Grampians Planning Scheme for Dunkeld and Balmoral town.
- b. Request the Minister for Planning to authorise Council to prepare and exhibit Planning Scheme Amendments; and
- c. Upon receipt of authorisation, prepare and exhibit the Amendments for Dunkeld (C61sgra) and Balmoral (C62sgra).

Discussion

Amendments C61sgra and C62sgra seek to implement the findings of Dunkeld and Balmoral Flood Investigations respectively into the Southern Grampians Planning Scheme. The Amendments are the culmination of the combined efforts of Council and the Glenelg Hopkins Catchment Management Authority (GHCMA). It involved extensive investigations on the potential for flooding in Dunkeld and Balmoral and surrounds.

Council has an obligation to include overlays in its planning scheme to address flood risk. The proposed overlay mapping represents a snapshot in time that measures the full extent of a 1% AEP (1 in 100 year) event. Adopting the Dunkeld and Balmoral flood investigations for the purposes of introducing the Planning Scheme Amendment to the Southern Grampians maps (Floodway Overlay and Land Subject to Inundation Overlay) would:

1. add surety for building and development permits and reduce Council vulnerability to legal risk exposure



2. be consistent with the *Planning and Environment Act S6(2)(e)* which provides for planning schemes to regulate development in hazardous areas.

Planning Controls for Dunkeld and Balmoral

Existing Controls:

Currently, there are no flood related planning controls in Dunkeld and Balmoral townships (i.e., LSIO, SBO, FO, UFZ) in Southern Grampians Planning Scheme.

Proposed Controls: Land Subject to Inundation (LSIO) and Floodway Overlay (FO) layer development will be applicable to Dunkeld and Balmoral townships.

The LSIO and FO layers have been prepared in accordance with Glenelg Hopkins Catchment Management Authority guidelines. Both LSIO and FO layers are created from the 1% AEP flood extent.

Dunkeld Flood Investigation

The township of Dunkeld is at risk of inundation by several tributaries of the Wannon River. In recent years, severe weather events have caused significant damage to properties and infrastructure in the town, leading to a need for accurate flood mapping to aid in emergency planning and response.

A flood mapping study conducted for Dunkeld provides a summary of the methodology and key findings from the original flood mapping project undertaken by Water Technology in 2018. The outcome of the flood investigation also includes recommendations for development of Land Subject to Inundation Overlay (LSIO) and Floodway Overlay (FO) layers based on the identified inundation across the township (attachment 2).

The recommendations in combination with the municipal flood emergency plan aim to mitigate the potential damage caused by future flooding events and to enhance the town's resilience to climate change and extreme weather conditions.

The study area encompasses the township of Dunkeld and its surrounding catchment area to the Wannon River. The catchment area covers approximately 16.75 km² and includes a range of land uses, including semi-urban, rural, farmland and naturally vegetated regions.

The topography of the study area is characterized by sloping terrain from the east towards the Wannon River in the west. A map of the study area is shown in Figure 1.

There are 55 properties included in the floodway overlay and 63 properties in the land subject to inundation overlay for the Dunkeld flood investigations.



Figure 1: Dunkeld Draft Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO)

Balmoral Flood Investigation

(Glenelg River Regional Flood Investigation 2014)

The Department of Environment and Primary Industries (DEPI, renamed to DECCA) commissioned Water Technology in 2014 to investigate a regional flood mapping methodology for the Glenelg River from Rocklands to Casterton (attachment 1). The project developed hydrologic and hydraulic models of the catchment and river floodplain and produced flood mapping outputs including Balmoral town. A combined approach to hydrology was adopted for this study. Numerous streamflow gauges were available along the modelled reach; these were used to undertake Flood Frequency Analysis for design peak flows.

The LSIO and FO layers have been prepared in accordance with Glenelg Hopkins Catchment Management Authority guidelines. Both LSIO and FO layers are created from the 1% AEP flood extent for Balmoral town. The final proposed mapping changes reflected the more precise methodology employed by the flood consultants as part of this project, as well as the catchment wide assessment. Flooding remains a significant risk which must be managed through the application of planning controls.

There are 45 properties included in the floodway overlay and 47 properties in the land subject to inundation overlay for the Balmoral flood investigations.

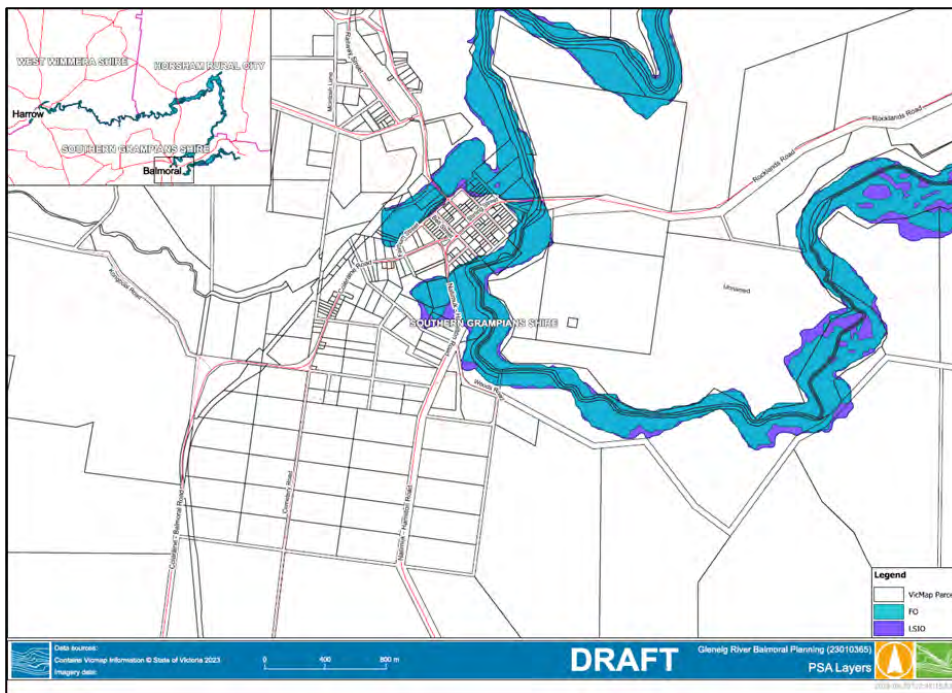


Figure 2: Balmoral Draft Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO)

Financial and Resource Implications

Dunkeld Flood Investigation

For the Dunkeld Flood Investigation, Council secured funding from the Department of Industry, Science, Energy and Resources (DISER) to conduct flood investigations for long term resilience to flooding hazard for Dunkeld.

- Dunkeld flood investigation prepared for SGSC by Water Tech consultants with GHCMA as project advisors.
- Joint Funding – DISER Grant (Federal) \$251,000 and SGSC \$6,500 (\$257,500) for Coleraine Levee Design and Dunkeld Flood Amendment.
- Dunkeld Amendment component - \$70,000 out of \$257,500.
- Eight weeks of officers' time spent finalising the flood investigation.

Balmoral Flood Investigation

For Balmoral Flood Investigation Council secured funding from the National Disaster Resilience Grants Scheme for the adoption of the Glenelg River Regional Flood Investigation (2014) & Balmoral Flood Risk Mapping and Planning Scheme Amendment.

- Balmoral flood investigation prepared for SGSC by Water Tech consultants with GHCMA as project advisors.



- Funded under RRGP Grant for \$35,000 where SGSC in-kind contribution is \$5,000.
- Six weeks of officers' time spent finalising the flood investigation.

Council Plan, Community Vision, Strategies and Policies

Protect Our Natural Environment

4.2 Balance environmental protection with Council's support for growth

4.2.1 Ensure land use planning balances growth with appropriate levels of environmental stewardship.

Protect Our Natural Environment

4.4 Mitigate against and adapt to climate change

4.4.2 Increase capability for emergency preparedness, responsiveness and capacity to recover.

Legislation

The application of the *Planning and Environment Act 1987* relies on data from this investigation to apply flood overlays into the planning scheme.

Gender Equality Act 2020

There are no direct implications to the Gender Equality Act 2020 in preparing and exhibiting this Development Plan.

Risk Management

Introducing the planning scheme amendment provides surety for landowners where developers are informed of flood overlay implications as early as possible in the development approval process.

Council has an obligation to the community to ensure that its planning controls accurately reflect risk. If Council does not pursue the mapping update, it could result in risks for Council and the community. These risks could be:

1. The prospective buyers could buy land that they later learn has limited development potential
2. Incorrect perception of reduced development potential
3. Develop their land which is subject to flooding.

The introduction of flood overlay information in the planning scheme reduces Council's vulnerability to legal risk exposure. In practical terms, the risk is that if Council issues planning permits devoid of flood data that cannot be prosecuted in the building phase due to the late input of flood information. In essence the planning permit process is flawed where the known flooding risk cannot be considered. This risk has been noted in other councils and has led to protracted and expensive litigation.



Climate Change, Environmental and Sustainability Considerations

Implementing the planning scheme amendment as recommended will contribute to improved sustainability of future development by avoiding unnecessary increases in flood related damage to private and public property.

Community Engagement, Communication and Consultation

The community will be consulted for the amendment and their comments will be incorporated into the flood investigations.

Both amendments will be placed on formal public exhibition process and will be advertised in the local newspaper and on Council's website. All affected landowners will be directly notified in writing.

Council officers will also prepare fact sheets to help explain the flood controls in the towns as part of the exhibition process.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Rory Neeson, Director, Wellbeing Planning and Regulation
Andrew Neild, Planning Coordinator
Parvesh Siroha, Senior Strategic Planner



RECOMMENDATION

That Council:

1. Adopt the Dunkeld & Balmoral flood investigations for the purposes of introducing the flood risk mapping to the Southern Grampians Planning Scheme for Dunkeld and Balmoral town.
2. Requests the Minister for Planning to authorise Council to prepare and exhibit Planning Scheme Amendments;
3. Upon receipt of authorisation, prepare and exhibit the Amendments for Dunkeld (C61sgra) and Balmoral (C62sgra).
4. Officers develop a fact sheet containing specific information on what changes are being made to the Dunkeld and Balmoral flood controls as part of the exhibition process.

COUNCIL RESOLUTION

MOVED: Cr Brown

SECONDED: Cr Henry

That Council:

1. **Adopt the Dunkeld & Balmoral flood investigations for the purposes of introducing the flood risk mapping to the Southern Grampians Planning Scheme for Dunkeld and Balmoral town.**
2. **Requests the Minister for Planning to authorise Council to prepare and exhibit Planning Scheme Amendments;**
3. **Upon receipt of authorisation, prepare and exhibit the Amendments for Dunkeld (C61sgra) and Balmoral (C62sgra).**
4. **Officers develop a fact sheet containing specific information on what changes are being made to the Dunkeld and Balmoral flood controls as part of the exhibition process.**

CARRIED



12.4 Declaration of partial road closure - Market Place

Directorate:	Infrastructure and Sustainability
Report Approver:	Juan Donis, A/Director Infrastructure and Sustainability
Report Author:	Bill Scott, Manager Project Management Office
Attachment(s):	<ol style="list-style-type: none"> Attachment 1_-_ Design Impact into Road Reserve [12.4.1 - 1 page] Attachment 2_-_ Title plan_-_ Market Place Partial Closure [12.4.2 - 1 page]

Executive Summary

As previously presented, the Melville Oval Redevelopment Project includes the construction of two netball courts, a new pavilion comprising a function room, netball changerooms, officials and first-aid rooms, improvements to the Grandstand facilities and redevelopment of the ground floor to incorporate new club changerooms, officials, umpire's rooms and canteen. The location of the new netball courts and the new pavilion buildings will be sited on a part of the existing road reserve known as Market Place, Hamilton.

To achieve this, Council previously declared its intention to close a section of the road reserve as shown on the plan attached in the hatched area (Attachment 2) to facilitate project construction.

Council has now completed the legal requirement of publicly advertising the proposal and inviting submissions from the public in accordance with the statutory requirements. No submissions were received, as such they will not need to be considered by Council and no Hearing of Submissions meeting is required. This report recommends a resolution to declare the discontinuance of the road for the purposes of the project delivery.

Discussion

Council has received federal government funding to deliver the Melville Oval Redevelopment Project. This project is a key deliverable identified in the Hamilton CBD Master Plan. The new pavilion and netball courts will encroach into Market Place, subsequently a partial road discontinuance is required to facilitate the inclusion of these facilities within Melville Reserve. This partial road discontinuance is required as the infrastructure that is being constructed has no connection with the nature of a road reserve and should not be constructed on one.

The process that Council must follow, as set out in the *Local Government Act 1989*, stipulates Council must first consider whether to discontinue part of the road. In accordance with the previous report where Council declared its intention for the closure, public notices were given of the proposed intentions, calling for submissions this submission period has now closed. No submissions or objections to the proposed partial closure were made in response to the public notice. Council may now resolve to discontinue the road, it must then publish a notice of the discontinuance in the Victorian Government Gazette.

The road, known as Market Place:



- A) Crown land known to title as a government road
- B) Partly constructed as part of a public footpath from concrete including a kerb abutting the balance of Market Place, and is
- C) Partly covered with grass.

As the road is known to be titled as a road it is therefore a road; for the purpose of the Local Government Act 1989. Council has the power to discontinuing the road. As the Road is a government road on Crown land, if the road is discontinued, the road will vest in the Crown.

The road abuts the land contained in Crown Folio volume 11798 folio 023 (Adjoining Land - Melville Oval) which is:

- 1. The land contained in Crown Allotment 1 Section 54A Township of Hamilton Parish of Hamilton North
- 2. Temporarily reserved for public recreation purposes
- 3. Administered by Council as Crown land administrator.

Council may now resolve to discontinue the road, the Department of Energy, Environment and Climate Action (DEECA) have been contacted and are supportive of, on behalf of the Crown, to:

- 1. temporarily reserve the discontinued road for the same purpose as the adjoining land, and
- 2. appoint Council as Crown land administrator of the discontinued road.

The proposed discontinuance has been released and was open to a full community consultation process prior to the development of this report and the associated resolution.

Financial and Resource Implications

The costs associated with this road discontinuance process are included in the project budget and primarily relate to officer time and advertising costs.

Council Plan, Community Vision, Strategies and Policies

Support Our Community

1.1 An empowered and connected community

1.1.1 Facilitate opportunities for people to participate in community life, through volunteering, civic leadership, social programs, to enable inclusion, social connection and wellbeing.

Support Our Community

1.2 Support and promote a healthy community

1.2.1 Provide and advocate for accessible, inclusive and equitable Council services, facilities, activities and participation practices.

1.2.2 Support and encourage participation in arts and culture, education, leisure, recreation and sporting opportunities.

Support Our Community



1.3 Grow a diverse and inclusive community

1.3.4 Provide, promote and support appropriate and accessible services, facilities and activities for younger residents.

Grow Our Regional Economy

2.2 Increase our regional profile

2.2.4 Develop strategies that not only attract visitors but encourage them to consider living, learning or investing in the Shire and grow the Visitor Economy.

Maintain and Renew Our Infrastructure

3.1 Plan and maintain sustainable assets and infrastructure

3.1.2 Maintain infrastructure to the agreed standard and ensure the principles of sustainability and universal design are considered in the planning and development of infrastructure to support community access and connection meeting the needs of the communities.

3.1.4 Strategically plan a sustainable long-term capital program with identification of funding and partnership opportunities.

Maintain and Renew Our Infrastructure

3.2 Safe and well-maintained transport routes and infrastructure for all modes of travel

3.2.3 Provide infrastructure that supports a connected and active community.

Maintain and Renew Our Infrastructure

3.3 Attractive Council-owned and managed community and open spaces

3.3.1 Continue to invest in and activate open spaces within Southern Grampians.

Legislation

This proposal is in accordance with the *Local Government Act 1989*.

Gender Equality Act 2020

The Melville Redevelopment Project includes improved facilities for female participation specifically in netball and provides opportunity for future female participation in Australian Rules Football.

Risk Management

The discontinuance of the road reserve aligns with Council's risk framework specifically relating to the requirements of the project works. If Council were to decide not to proceed with the discontinuance, Council would expose itself to financial, reputation and legal risks, due to the associated project funding agreements which define agreed deliverables and timelines.



Climate Change, Environmental and Sustainability Considerations

While there are no environmental or sustainability considerations arising from the road discontinuance, there are various environmental and sustainability considerations and outcomes within the project design and construction.

Community Engagement, Communication and Consultation

Before proceeding with the discontinuance, Council gave notice of the proposal in accordance with Section 223 of the Local Government Act 1989, which provides that a person, within 28 days of the date of the public notice, lodge a written submission regarding the proposal.

No submission written or otherwise were received by Council in the allotted timeframe or up to the current point in time.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Tony McGann - Project Manager – (Contractor)
Bill Scott – Manager Project Management Office
Juan Donis – Acting Director Infrastructure & Sustainability



RECOMMENDATION

That Council, acting under clause 3 of Schedule 10 of the *Local Government Act 1989*:

1. Resolves that the required statutory procedures have been completed to discontinue part of the government road known as Market Place, Hamilton, being the land shown hatched in the Plan attached to this report as Attachment 2 (Road):
2. Directs that, under clause 3 of schedule 10 of the Act, Council officers issue notice of the discontinuance published in the Government Gazette;
3. Resolves that the Gazette notice should be issued and state that the Road is now discontinued, and Council has proposed that the Crown amend the Crown land reservation of the adjoining land to include the discontinued road, in order to facilitate the development of the Melville Oval Facilities upgrade.

COUNCIL RESOLUTION

MOVED: Cr Rainsford
SECONDED: Cr Colliton

That Council, acting under clause 3 of Schedule 10 of the *Local Government Act 1989*:

1. **Resolves that the required statutory procedures have been completed to discontinue part of the government road known as Market Place, Hamilton, being the land shown hatched in the Plan attached to this report as Attachment 2 (Road):**
2. **Directs that, under clause 3 of schedule 10 of the Act, Council officers issue notice of the discontinuance published in the Government Gazette;**
3. **Resolves that the Gazette notice should be issued and state that the Road is now discontinued, and Council has proposed that the Crown amend the Crown land reservation of the adjoining land to include the discontinued road, in order to facilitate the development of the Melville Oval Facilities upgrade.**

CARRIED



12.5 Hamilton Electric Vehicle Charging Station – Community Consultation Results

Directorate: Chief Executive Office
Report Approver: Tony Doyle, Chief Executive Officer
Report Author: Juan Donis, Sustainable Community Lead
Attachment(s): Nil

Executive Summary

As part of the Destination Charging Across Victoria state government program, Council was allocated two EVIE Networks Electric Vehicle Charging Stations; one in Dunkeld and one in Hamilton. In April 2023 the EVIE Networks electric vehicle charging station was installed in Hamilton, to the east of the Beersheba Memorial Park and directly west of the Hamilton Uniting Church. Following installation, Council received a request from Hamilton RSL to relocate the station.

Based on this request a motion was presented at the 21 June 2023 Council Meeting. At this meeting, Council resolved to:

1. Conduct community engagement to develop a suitable position for the EV Charger
2. Based on that consultation the EV Charger could be removed from its current location at the Sam Fitzpatrick Gardens
3. Following consultation a report is to come back to Council
4. The final decision on the location of the EV Charger come back to a council meeting to be considered.

A survey was conducted by Council to determine the community's preferred location for the EV Charger. Council asked the community for feedback on the three proposed locations, including the current site for the permanent placement of the EV charger in Hamilton.

The purpose of this report is to provide Council with details of relocation options and outcomes of Community opinion gathered via a survey conducted between 17 August 2023 and 30 August 2023.

Discussion

EVIE Networks have assessed the Hamilton CBD for further potential locations. A number of sites were considered and dismissed due to road safety concerns, private land ownership or accessibility.

Listed below are the three options identified and approved as suitable by both EVIE Networks and Council. The community was asked to consider all three options and to vote for which location they believed to be the most appropriate location for the EV Charger.

Option 1: Hamilton Place (Behind the Visitor Information Centre)



Option 2: Thompson Street (opposite Shell Service Station)

Option 3: Retain current location (east of the Beersheba Memorial Park, directly west of the Hamilton Uniting Church and include screening through landscaping).

Community opinion was gathered via a survey conducted between 17 August 2023 and 30 August 2023. The survey was promoted via local print and radio news, Council's regular advertising spaces (print and radio) and Council's social media platforms (shared by third parties, e.g., Hamilton Regional Business Association and Hamilton RSL).

There was a total of 383 survey respondents (363 online, 20 hard copy). A summary of the survey results is below;

Option 1 – Hamilton Place (Behind the Visitor Information Centre)

270 voted yes.

Key comments:

- Safer and roomier site.
- Won't interfere with businesses or traffic thoroughfare.
- Easy for drivers to access/find.
- Most people look for an EV charger at a visitor information centre.
- Encourages more visitation to the Visitor Information Centre.
- Walking distance to public facilities and shops – lots to do whilst waiting.
- Close to Melville Oval for those attending sport.
- Quiet and shaded area.
- Enough room for another charger to be placed there in the future.

71 voted no.

Key comments:

- No 24-hour food/coffee close by.
- Would result in less parking for customers and workers from nearby businesses.
- Concerns about vandalism as the area is out of general view.

OPTION 2 – THOMPSON STREET

37 voted yes.

Key comment:

- Close to fuel, food and refreshment outlets that would appreciate the customers.

247 voted no

Key comments:



- The location is on a high traffic, major road.
- Would interrupt traffic flow.
- Dangerous at school pick up time.
- No food outlets/too far from CBD
- Trucks currently park in the location.
- General parking is often taken up by Melville Oval users and hotel patrons.

OPTION 3 – CURRENT LOCATION

88 voted yes.

Key comments:

- Common area for visitors to park already.
- EV charger can be easily found.
- Highlights the location of our war memorial and encourages visitation to CBD attractions.
- Close to amenities whilst waiting for the car to charge.
- Electric cars are clean and quiet and less 'disrespectful' than some of the cars and trucks that already park there.
- Money has already been spent – leave it there.

213 voted no

Key comments:

- Too close to memorials and busy church.
- Too much traffic.
- No room for larger vehicles or towing vehicles to park and charge.
- If it stays, don't plant a screen - EV chargers should be clearly visible.

Financial and Resource Implications

Council received this charging station free of charge as it was allocated through the state government program Destination Charging Across Victoria.

Council Plan, Community Vision, Strategies and Policies

The installation of the electric vehicle charging stations is consistent with Council's commitment to sustainability.

Support Our Community

1.1 An empowered and connected community

1.1.3 Provide opportunities for increased community engagement and participation in Council decision making and activities.



Protect Our Natural Environment

4.3 Sustainable waste management services

4.3.3 Investigate, support and advocate for opportunities in renewable energy sources and re-use of waste streams.

Legislation

As Victoria strives for a 2020 target for half of all new light vehicle sales to be zero emissions, Victorians will need greater access to charging equipment, including public and private chargers.

Gender Equality Act 2020

A gender equity assessment was not necessary for this report.

Risk Management

Risks have been taken into consideration for the consideration of alternative sites for the electric vehicle charging station including road safety and access.

Climate Change, Environmental and Sustainability Considerations

The provision of public electric vehicle charging stations within Southern Grampians is consistent with Councils commitment to sustainability.

Community Engagement, Communication and Consultation

Community consultation was undertaken as outlined under the Executive Summary heading with the outcomes reported on and summarised under the Discussion heading.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Juan Donis, Acting Director Infrastructure and Sustainability
Jane Coshutt, Acting Manager Communications and Engagement



RECOMMENDATION

That Council:

1. Note the outcome of the community consultation
2. Determine the location of the EV Charger be (state location)

COUNCIL RESOLUTION

MOVED: Cr Brown
SECONDED: Cr Calvano

That Council:

1. Note the outcome of the community consultation
2. Determine the location of the EV Charger to be Hamilton Place behind the Visitor Information Centre
3. That full costings for the relocation be completed and returned to council.

CARRIED



12.6 Contract 59-23 Long Term Plant Hire

Directorate: Infrastructure and Sustainability
Report Approver: Juan Donis, Acting Director Infrastructure & Sustainability
Report Author: Brett Holmes, Manager Works
Attachment(s): Nil

Executive Summary

Council's 2023/2024 Capital and Maintenance Works programs are an integral part of ensuring an effective and efficient service delivery to renew Council's assets parallel to Council's Long Term Financial Plan.

Council's Works Department currently operates a range of plant within the fleet that are integral to our road construction and maintenance works programs throughout the Shire.

Long-Term Plant Hire is required to deliver this service and historically Council has identified plant to be hired to support works delivery for a predetermined period to cover seasonal works.

This tender is for 1 x 12-month period of various plant items. The tender was advertised as separable portions giving Council the option of awarding based on the preferred items available from each supplier.

Council seeks to hire for a period of no more than 52 weeks (less time for some items). Tenders were publicly advertised on 16 June 2023 for the 059-23 Long Term Plant Hire for the following items:

- 3 x Smooth Drum Rollers
- 1 x Twin Drum Roller
- 1 x Pad Foot Roller
- 3 x Multi Wheel Rollers
- 1 x Ride on Footpath Scrubber
- 3 x Rigid Water Tankers
- 1 x Truck Mounted Aggregate Loader/Trommel
- 1 x Tipper Truck with Remote Aggregate Spreader Box
- 1 x Haulage Tipping Truck & Trailer
- 1 x Skid Steer Loader
- 1 x Bitumen Sprayer Truck
- 1 x Compact Street Sweeper

13 tender submissions were received and evaluated based on;

Tendered Price - 40%

Fit for Purpose of Submitted Units - 25%

Breakdown & Maintenance and Time Commitments - 25%

Environmental - 10%



The recommendation is to award Tender No. 059-23 to the following for the GST inclusive prices of-

- a) ConPlant Pty Ltd - \$67,800.00
- b) Nigmel Pty Ltd t/a Hamilton Bobcat - \$417,724.00
- c) Proquip Rental and Sales - \$50,240.00
- d) Sherrin Rentals - \$5,400.00

Total Value - \$541,164.0

Discussion

Throughout the peak season of work, Council utilises the benefits of hiring various plant items to complement our existing fleet.

Whilst some of the plant is quite specialised in its operation our preferred suppliers and other plant hire companies are accommodating in supplying fit for purpose plant assisting us to carry out our construction and maintenance programs.

Smooth Drum, Pad Foot, and Multi-Wheel rollers are staple plant items required to complete the associated works undertaken by Council.

Water Trucks and their spraying functionality provide a key operation in the delivery of road construction and maintenance works. Their capacity of between 12,000ltrs - 14,000ltrs and being rigid drive allows for ease of site operation and less lead time sourcing water from various predetermined fill points. The water trucks are often utilised in conjunction with the CFA during emergency situations and are fitted with the required couplings to assist with the transfer of water.

The Haulage Truck and Trailer will provide top up material carting of roadmaking material and aggregate for sealing works. The Skid Steer Loader is a key item of plant utilised at the Hamilton Livestock Exchange for various maintenance works within the pens and surrounding grounds.

Consultation was conducted with the Team Leader Construction and Planning Works, Manager Works, Manager Livestock Exchange, Logistics Co-Ordinator together with the guidance from the Council's Procurement Officer.

The following 13 tender submissions were received:

- BILD Infrastructure (Bitu-Mill)
- East West Grab Hire (EWGH)
- Tutt Bryant Hire Pty Ltd (Tutt Bryant)
- Proquip Rental & Sales Operations Pty Lt
- Nigmel Pty Ltd (Hamilton Bobcat Contracting)
- ConPlant Pty Ltd (ConPlant)



- William Adams Pty Ltd
- Sherrin Rentals Pty Ltd
- Brooks Hire Service Pty Ltd (Brooks)
- Porter Hire Pty Ltd
- OnTrak Rentals Pty Ltd (OnTrak)
- Coates Hire Operations Pty Ltd (Coates)
- Luxton Plant Hire

The evaluation of the tenders included consideration of the fit for purpose of submitted units and compliant submissions were evaluated based on the age and hours/kilometers of offered machines. Maintenance and breakdown response and commitments were evaluated based on response times to issues and subsequent attendance on-site to perform both routine maintenance and emergency repairs.

Consideration was also given to the replacement policy of machines if major repairs were required, resulting in stand-down of machines. Environmental considerations were also evaluated using the supplied Euro Rating of each machine.

Financial and Resource Implications

Council adopted the 2023/2024 Capitals Works Program which includes civil renewal and maintenance programs to which the dry hire of water trucks, smooth drum, pad foot and multi wheel rollers, tipper and haulage trucks skid steer are required. The hire costs are managed within the specific program budgets. The following construction programs will absorb most of these costs;

- Road Rehabilitation Program total budget allocation for 2023/2024: \$2,738,000;
- Gravel Re-Sheet Projects: \$594,000;
- Urban and Rural Sealing Projects: \$2,500,000;

Some of the hired fleet will also be costed against specific capital projects and other maintenance programs.

Council Plan, Community Vision, Strategies and Policies

Maintain and Renew Our Infrastructure

3.2 Safe and well-maintained transport routes and infrastructure for all modes of travel

3.2.1 Continue to advocate for improved transport services and connections through funding and partnerships with relevant agencies.

3.2.3 Provide infrastructure that supports a connected and active community.

Maintain and Renew Our Infrastructure

3.3 Attractive Council-owned and managed community and open spaces

3.3.1 Continue to invest in and activate open spaces within Southern Grampians.



Legislation

Procurement section 186 of the *Local Government Act 2020* is linked to Council's Procurement Policy.

Gender Equality Act 2020

There are no Gender Equity implications for this Tender.

Risk Management

All vehicles are delivered with a current plant risk assessment. Once handed over Council's pre-start check process is part of the plant's daily requirements. Council works with the successful tenderers regarding on-going maintenance requirements in or to mitigate the risk of breakdowns.

Climate Change, Environmental and Sustainability Considerations

One of the key aspects of the evaluation process was reference to the Euro Rating of each individual plant item, which reports the results of tests carried out by vehicle makers to simulate the levels of harmful emissions produced in certain driving conditions. The panel evaluated the submitted Euro Ratings during the process and considered fit-for-purpose fleet items that addressed environmental and sustainability impacts. Tenderers were required to supply data confirming the amount emissions from specific heavy plant.

Community Engagement, Communication and Consultation

Public notice was given of the tender in accordance with the Local Government Act 2020 and the tender process complied with Council's Procurement Policy.

Tenderers will be notified by the Procurements Officer of the decision made by Council at its meeting on 13 September 2023.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

John Pierce – Team Leader Construction and Planning;
Quenton Overton – Central Sector Supervisor;
Trevor Haley – Works Business Partner;
Janelle Dahlenburg – Senior Procurement Officer



RECOMMENDATION

That Council:

1. Award contract 059-23 to the following for the GST inclusive prices of:
 - a) Complant Pty Ltd - \$67,800.00
 - b) Nigmel Pty Ltd t/a Hamilton Bobcat - \$417,724.00
 - c) ProEquipment Rental and Sales - \$50,240.00
 - d) Sherrin Rentals - \$5,400.00For a total value of \$541,164.00.
2. Delegate to the Chief Executive Officer the power to sign and seal the contract documents when prepared.

COUNCIL RESOLUTION

MOVED: Cr Henry
SECONDED: Cr Colliton

That Council:

1. Award contract 059-23 to the following for the GST inclusive prices of:
 - a) Complant Pty Ltd - \$67,800.00
 - b) Nigmel Pty Ltd t/a Hamilton Bobcat - \$417,724.00
 - c) ProEquipment Rental and Sales - \$50,240.00
 - d) Sherrin Rentals - \$5,400.00For a total value of \$541,164.00.
2. Delegate to the Chief Executive Officer the power to sign and seal the contract documents when prepared.

CARRIED



12.7 Christmas Holiday Closure - Council Offices

Directorate: People and Performance
Report Approver: Darren Barber (Director People and Performance)
Report Author: Tahlia Homes (Manager, People and Culture)
Attachment(s): Nil

Executive Summary

Council can elect to close workplaces during the period between Christmas and New Year. It is recommended that Council workplaces close for the Christmas/New Year break from 1:00pm on Friday 22 December 2023 and reopen 8:30am on Tuesday 2 January 2024.

Discussion

Council's current Enterprise Bargaining Agreement states that if Council decides to close workplaces over the period between Christmas and New Year at least one month's notice must be provided to staff. Staff can then elect to take leave over this time, or work on the non-public holiday days with permission from their manager.

Having the Christmas/New Year break from 1:00pm on Friday 22 December until Tuesday 2 January means that staff who elect to take this time off are required to take leave for this period using leave as agreed with their direct supervisor. The other three days of closure are public holidays.

Some services will continue to operate during the Christmas/New Year period including:

- Council's after hours service
- HILAC
- lifeguards
- transfer stations
- art gallery
- Hamilton and Grampians Visitor Information Centre
- library
- livestock exchange

Financial and Resource Implications

Services required to operate during this time will have rostered staff to meet any demands over this period.

There are no financial implications during this time as salaries are budgeted for.

The office closure supports staff utilising their leave entitlements to minimise any outstanding staff leave balances.

Council Plan, Community Vision, Strategies and Policies

Provide Strong Governance and Leadership

5.3 Committed and skilled staff

5.3.1 Encourage an organisation that values equality, diversity, workplace health, safety and wellbeing.



5.3.2 Invest and shape Council as a learning and agile organisation to promote the region as a workplace of choice.

Legislation

The recommendations in this Report are in accordance with Council's Enterprise Bargaining Agreement.

Gender Equality Act 2020

There are no Gender Equality Act 2020 implications.

Risk Management

Not applicable.

Climate Change, Environmental and Sustainability Considerations

Not applicable.

Community Engagement, Communication and Consultation

Staff will be notified via email, teams and details will also be published in the Exchange Newsletter.

The community will be notified via Facebook posts, the Spectator and notices will be communicated by appropriate offices and service providers.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Please list all officers who were involved in providing advice or approving this Report.

Tahlia Homes – Manager People and Culture

Darren Barber – Director People and Performance



RECOMMENDATION

That Council approves the Christmas Holiday Closure of Council's Offices from 1:00pm on Friday 22 December 2023 and reopening on Tuesday 2 January 2024 at 8:30am

COUNCIL RESOLUTION

MOVED: Cr Calvano
SECONDED: Cr Brown

That Council approves the Christmas Holiday Closure of Council's Offices from 1:00pm on Friday 22 December 2023 and reopening on Tuesday 2 January 2024 at 8:30am

CARRIED



12.8 Planning Committee Minutes - 3 July 2023

Directorate:	Wellbeing, Planning and Regulation
Report Approver:	Rory Neeson (Director Wellbeing, Planning and Regulation)
Report Author:	Sharon Clutterbuck (Executive Assistant to Director Wellbeing, Planning and Regulation)
Attachment(s):	1. Planning Committee - Minutes - 3 July 2023 [12.8.1 - 9 pages]

Executive Summary

The Minutes from the Planning Committee meeting held on 3 July 2023 and endorsed by members of the Committee are presented to Council for information.

Discussion

This committee was established as a Delegated Committee of Council on 12 August 2020 in accordance with Section 64 of the *Local Government Act 2020*

Matters for consideration at a Planning Committee:

- All planning permits valued between \$1million and \$5million (or less if the officer is recommending refusal)
- All planning permits that receive between three and five objections
- All applications where the officer is recommending refusal.
- Power to decide to grant an amendment to a planning permit if the value of the original development exceeds \$1 million or if three or more objections were received, or if the officer is recommending refusal.
- All planning permits made pursuant to Section 97C of the Planning and Environment Act 1987 to request the Minister to decide the application.
- All planning scheme amendment under section s.8A(7) of the Planning and Environment Act 1987 to prepare the amendment specified in the application without the Minister's authorisation if no response received after 10 days.
- All planning scheme amendments that clarify or correct mistakes in the planning Scheme (applied for under Section 20(4) of the Planning and Environment Act 1987.
- Whether applications should be referred to the full Council for a decision.

Financial and Resource Implications

Preparation of reports, agenda and minutes of the Planning Committee Meeting utilises council resources. Council officers present reports and provide information to the committee.

Council Plan, Community Vision, Strategies and Policies

Grow Our Regional Economy

2.4 Support local business and industry

2.4.2 Support and facilitate business development and growth initiatives.

2.4.3 Streamline services to reduce red tape in approval process.



Legislation

The *Planning and Environment Act 1987* provides that certain local government authority responsibility and functions can be delegated to Committees of Council or Council Officers

Gender Equality Act 2020

There are no gender equality implications

Risk Management

Not applicable

Climate Change, Environmental and Sustainability Considerations

Whilst there is no direct implication in this category associated with the report, it should be noted that Council and the committee are committed to producing documentation and data through systems that have the least impact on the environment. Agendas, reports and minutes are produced electronically and distributed via email. Presenters are encouraged to attend meetings virtually to reduce the need for travel.

Community Engagement, Communication and Consultation

A copy of the Minutes are available on Council's website.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Sharon Clutterbuck, Executive Assistant, Director Wellbeing, Planning and Regulation
Rory Neeson, Director Wellbeing, Planning and Regulation



Council Meeting 13 September 2023 - Minutes

RECOMMENDATION

That Council receive the minutes of the Planning Committee meeting held on 3 July 2023.

COUNCIL RESOLUTION

MOVED: Cr Colliton
SECONDED: Cr Brown

That Council receive the minutes of the Planning Committee meeting held on 3 July 2023

CARRIED



12.9 Extension of Due Date for Payment of Rates

Directorate:	People and Performance
Report Approver:	Darren Barber, Director People and Performance
Report Author:	Belinda Johnson, Manager Finance
Attachment(s):	Nil

Executive Summary

Councils are required to issue rates notices which contain details about the ratepayers property and the dates when payments are due. These details include the property's legal descriptions, the valuation, rates and charges, payment options and methods of objection.

This year, Council has experienced some processing delays and therefore rates notices will be issued later than usual.

Council can extend the due date to Friday 13 October 2023 (currently 2 October 2023) for either the first instalment or payment in full (with discount).

Discussion

The *Local Government Act 1989* sets out that a Council must allow a person to pay a rate or charge (other than a special rate or charge) in four (4) instalments. An instalment is due and payable on the date fixed by the Minister by notice published in the Government Gazette.

A Council may allow a person to pay a rate or charge in a lump sum. If allowed, a lump sum payment of general rates, municipal charges and service rates or service charges is due and payable on the date fixed by the Minister by notice published in the Government Gazette.

Where this date falls on a weekend or public holiday, some councils allow payment on the next business day.

The due date for rates were set by the Minister for Local Government in 1998 and are as follows:

Four Instalments:

30 September
30 November
28 February and
31 May.

Payment in Full (Optional)

15 February

Councils are required to send an annual notice at least 14 days before the due date the first payment is due, and if rates are being paid by instalments, reminder notices must also be sent 14 days before the due dates of the second, third and fourth instalments.



Section 168 of the *Local Government Act 1989* allows for incentives for prompt payment and states that at the meeting when Council declares any rates and charges, the Council may declare that incentives are to be given by it for the payment of those rates and charges before the due date and must include in the declaration details the circumstances in which an incentive will be given and a notice requiring payment of a rate or charge must specify any incentives.

On 21 June 2023, Council adopted its budget for 2023/24.

The budget included the declaration of rates and charges as well as the offering, as an incentive for prompt payment, a discount of two per cent in accordance with Section 168 of the *Local Government Act 1989* where all four instalments of rates and charges declared for the current year (less the discount) are paid on or before 30 September 2023, excluding any arrears of rates and charges outstanding from previous years.

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

Instalment 1 – 2 October 2023; (first business day after 30 September 2023)
Instalment 2 – 30 November 2023;
Instalment 3 – 28 February 2024; and
Instalment 4 – 31 May 2024.

Generally, this Council has been in the practice of sending rates notices out either late in the month before or within the first few days of the month in which the rates/instalment is due – despite only being required to give 14 days notice.

Due to processing delays associated with the production and distribution of the notices due for payment at the end of September, it is proposed to extend the due date of the 1st instalment or the payment in full (with discount) to Friday 13 October 2023 to compensate for the later than usual distribution.

Financial and Resource Implications

Council is required to implement the principles of sound financial management detailed in Section 136 of the *Local Government Act 2020*.

Council Plan, Community Vision, Strategies and Policies

Provide Strong Governance and Leadership

- 5.1 Transparent and accountable governance
- 5.1.2 Ensure flexible and transparent decision making through open and accountable governance.

Legislation

- Local Government Act 1989* – Section 158 – Declaration of Rates and Charges
- Local Government Act 1989* – Section 167 – Payment of Rates and Charges
- Local Government Act 1989* – Section 168 – Incentives for Prompt Payment



Gender Equality Act 2020

Not Applicable.

Risk Management

There is no significant risk in extending the due date for the first instalment of payment in full with discount.

Climate Change, Environmental and Sustainability Considerations

Not applicable.

Community Engagement, Communication and Consultation

Council has not carried out direct consultation regarding this matter, it believes that extending the payment due date is in line with ensuring the community has the best possible options available for making an informed choice as whether to pay by instalments or in full and giving them a reasonable time to pay in excess of the mandatory 14 day requirement in the Act.

The information will be communicated to ratepayers following the decision.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Belinda Johnson, Manager Finance
Darren Barber, Director People and Performance



RECOMMENDATION

That Council extend the due date for either the first instalment or payment in full (with 2% early payment incentive discount) from Monday 2 October 2023 to Friday 13 October 2023 and communicate this decision to the public as soon as practicable.

COUNCIL RESOLUTION

MOVED: Cr Rainsford
SECONDED: Cr Colliton

That Council extend the due date for either the first instalment or payment in full (with 2% early payment incentive discount) from Monday 2 October 2023 to Friday 13 October 2023 and communicate this decision to the public as soon as practicable.

CARRIED



Council Meeting 13 September 2023 - Minutes

13 Notices of Motion

There were no Notices of Motion listed on the agenda.



Council Meeting 13 September 2023 - Minutes

14 Urgent Business

There was no urgent business on the agenda.



15 Mayor, Councillors and Delegate Reports

Address from the Mayor and Councillors in relation to matters of civic leadership and community representation, including acknowledgement of community groups and individuals, information arising from internal Committees and delegates committees, advocacy on behalf of constituents and other topics of significance.

15.1 Cr Brown

Cr Brown reported on her attendance at the Regions Rising Summit in Canberra.

15.2 Cr Calvano

Cr Calvano reported on his:

- Attendance at the Vietnam Veterans Memorial Day in Lonsdale Street Hamilton on 18 August 2023
- Support and attendance at the Undercover Swap Meet at the Hamilton Showgrounds. 27 August 2023.
- Attendance at the planning committee meeting at Martin J Hynes in Hamilton on 30 August 2023.
- And his wife's attendance at the funeral of our former councillor Greg McAdam at Cavendish Hall on 31 August 2023.
- Attendance at the under 12 girls basketball grand final, a great basketball stadium with courts 1,2,3 and 4 fully engaged.

15.3 Cr Colliton

Cr Colliton reported on his attendance at:

- The Legacy Torch Relay on the 11th September.
'The Torch Relay is helping raise awareness and funding for Legacy which helps veterans families who have lost loved ones. The Torch Relay is visiting 44 towns across Australia and it was a fantastic event with the many volunteers and Legatees from Hamilton celebrating together.'
- The Food and Fibre Great South Coast Annual General Meeting on 13 September 2023.

15.4 Cr Henry

Cr Henry reported on the following:

- Attended three school musicals and congratulated the schools
- Acknowledged the Balmoral Community after they hosted Council last month.
- Attended the Youth Wellbeing Conversation at the Hamilton Library
- Acknowledged the Jackson Crawford Family and the McAdam on the loss of their loved ones.



- Audit and Risk Committee

15.5 Cr Malone

Cr Malone reported on her attendance at:

- The Digital Innovation and Excellence on the 10 August 2023.
- The Vietnam Veterans Day on the 18 August 2023.
- The VLGGC Session Statewide Information Session on the 29 August via Zoom
- Greg McAdams funeral on the 31 August 2023,
'where we heard from so many friends, colleagues about his life and accomplishments throughout his whole life'
- A meeting with some of the participants of the Legacy Centenary Torch Relay on Monday 11 September 2023.

15.6 Cr Rainsford

Cr Rainsford reported on the following:

- Her attendance at the Balmoral site visits and communities engagement forum on 9 August 2023
- Her attendance at the Hamilton Showgrounds Masterplan report and agenda meeting at Market Place on 17 August 2023
- Her attendance at the Vietnam Veterans commemoration event Memorial Gardens Lonsdale St on 18 August 2023,
'where together with new Councillor Fran Malone we laid a wreath on behalf of Southern Grampians Shire Council to honour those that served their country.'
- *'On 19 August 2023 I joined the Footprints Community Choir in visiting and performing at three Hamilton Aged Care facilities of The Birches, The Grange and Eventide which was an honour and a pleasure to be part of the team Footprints.'*
- Her attendance at the SGSC Briefing and meetings on 30 August 2023.
- *'On 31 August Brian and I attended Cr Greg McAdam's funeral where we joined the large crown that celebrated a life of significant contribution to community.'*
- Her attendance at Hamilton Showgrounds Advisory Committee Agenda and Report planning discussion at Market Place on 6 September for the next Hamilton Showgrounds Advisory Meeting meeting to be held on 14 September 2023.
- Her attendance at the Glenthompson Progress Association Meeting at the Memorial Hall Glenthompson on 7 September 2023.
- Her attendance at an informal meeting with HIRL volunteers to discuss projects relating to commemoration of local service men and women
'we look forward to supporting this project in the future'.

15.7 Cr Robertson

Cr Robertson reported on the following:



Council Meeting 13 September 2023 - Minutes

- Attended a lunch with the homeless at the Salvation Army on 10 August 2023
- Opened the Coleraine Art show on 11 August 2023
- Attended the Audit and Risk Committee meeting on 5 September 2023
- Attended the Glenthompson progress association on 7 September 2023
- Opened the Hamilton croquet season on 8 September 2023
- Attended the Legacy 100 year and provided a welcome speech on 11 September.



16 Confidential Reports

RECOMMENDATION

That the following items be considered in Closed Council as specified in section 66(2)(a) and referenced in section 3(1), (a) council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

COUNCIL RESOLUTION

MOVED: Cr Colliton
SECONDED: Cr Brown

That the following items be considered in Closed Council as specified in section 66(2)(a) and referenced in section 3(1), (a) council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

CARRIED

16.1 Acquisition of Land



Council Meeting 13 September 2023 - Minutes

17 Close of Meeting

This concludes the business of the meeting.

Meeting closed at 6:54 pm.

Confirmed by resolution 11 October 2023.

.....
Chairperson

SOUTHERN GRAMPIANS SHIRE COUNCIL

**Council Meeting Minutes
Tuesday 19 September 2023**

Held Virtually via Teams
5 Market Place, Hamilton at 5:30pm





Unscheduled Meeting 19 September 2023 - Minutes

The Meeting opened at 5.32pm

1 Membership

Councillors

Cr David Robertson, Mayor
Cr Helen Henry, Deputy Mayor
Cr Mary-Ann Brown
Cr Albert Calvano
Cr Bruach Colliton
Cr Fran Malone
Cr Katrina Rainsford

Officers

Mr Tony Doyle, Chief Executive Officer
Mr Darren Barber, Director People and Performance
Mr Rory Neeson, Director Wellbeing, Planning and Regulation
Mr Juan Donis, Acting Director Infrastructure and Sustainability
Ms Karly Saunders, Governance Coordinator

2 Welcome and Acknowledgement of Country

The Mayor, Cr Robertson will read the acknowledgement of country:

“Our meeting is being held on the traditional lands of the Gunditjmarra, Tjap Wurrung and Buandig people.

I would like to pay my respects to their Elders, past and present, and the Elders from other communities who may be here today.”

Please note: All Council meetings will be audio recorded, and may be livestreamed to Council’s social media platform, with the exception of matters identified as confidential items in the Agenda.

By participating in open Council meetings, individuals consent to the use and disclosure of the information they share at the meeting (including any personal and/or sensitive information).

Other than an official Council recording, no video or audio recording of proceedings of Council Meetings will be allowed without the permission of Council.



Unscheduled Meeting 19 September 2023 - Minutes

3 Prayer

Cr Rainsford will lead the meeting in a prayer.

"Almighty god, we humbly beseech thee to vouchsafe thy blessing upon this council.

Direct and prosper its deliberations to the advancement of thy glory and the true welfare of the people of the Southern Grampians shire."

4 Apologies

5 Declaration of Interest



6 Management Reports

6.1 Melville Oval Redevelopment - Market Place - Power Undergrounding - Powercor contract approval

Directorate: Infrastructure and Sustainability
Report Approver: Juan Donis, Acting Director Infrastructure and Sustainability
Report Author: Bill Scott (Manager Project Management Office)
Attachment(s):

1. Attachment 1 - Powercor cover letter - Market Place [6.1.1 - 2 pages]
2. Attachment 2 - Powercor design [6.1.2 - 1 page]

Executive Summary

In order to facilitate the Melville Oval redevelopment, specifically the expanded area of the new pavilion and changerooms the existing overhead powerlines need to be converted to underground lines. The contract for the undergrounding has now been received and required \$201,752 (excluding GST) of expenditure to be approved for signing.

Discussion

Council has long been pursuing a strategic objective of upgrading the Melville Oval facilities to more modern and compliant facilities more suited to modern user group requirements. Council successfully received funding for the project from the Federal Government, Community Development Grants and then doubled that via the federal Local Roads and Community Infrastructure fund, this allowed Council to successfully award contract 10-23 – Melville Oval redevelopment to Ultrabuild recently.

Alongside this award process, Council officers were working with other service providers to achieve certain pre-requisite items that would allow the works to proceed smoothly, Powercor has been able to alter their program to accelerate the delivery of the required relocation works and officers would like to avail of this.

- Stage1 which is reflected in this contract is the larger item and allows the majority of the works to be completed quickly to facilitate our current contract delivery.
- Stage 2 will likely involve works to relocate poles in Brown street - Market Place intersection to allow the final entry design for the site. The costs for stage 2 are being prepared and are expected to be covered within the existing approved budget for the project.

If approved Stage 1 works will be completed on site before Christmas.

Financial and Resource Implications

Councils available budget for this project is as summarised below:

Source	Amount (Excl GST)
--------	----------------------



Federal Government, Community Development Grants	\$4,043,000
Federal Government, Local Roads and Community Infrastructure Fund	\$3,970,508
Southern Grampians Shire Parking Reserve	\$97,733
Southern Grampians Shire Open Space Reserve	\$160,980
Future allocation from Council	\$128,779
Total	\$8,400,000

Current anticipated and expended costs for this project are:

Item	Cost (Excl GST)
Design costs (Expended)	\$323,510
Project management, legal and preparation costs (Expended)	\$158,455
Construction contract 10-23	\$7,284,675
Expected further Project Management Costs	\$100,000
Relocation of Councils existing private fiber optics line away from the building line	\$100,000
Total	\$7,966,640

Costing Summary:

Item	\$(Excl GST)
Current Budget	\$8,400,000
Current costs	\$7,966,641
Uncommitted	\$433,360
Powercor contract	\$201,752
Remaining uncommitted	\$231,608

Council Plan, Community Vision, Strategies and Policies

Support Our Community

1.2 Support and promote a healthy community

1.2.1 Provide and advocate for accessible, inclusive and equitable Council services, facilities, activities and participation practices.

Maintain and Renew Our Infrastructure

3.1 Plan and maintain sustainable assets and infrastructure

3.1.1 Review and adopt asset management plans to align with future service levels, environmental and financial sustainability.

3.1.2 Maintain infrastructure to the agreed standard and ensure the principles of sustainability and universal design are considered in the planning and development of infrastructure to support community access and connection meeting the needs of the communities.



3.1.4 Strategically plan a sustainable long-term capital program with identification of funding and partnership opportunities.

Legislation

Local Government Act 2020

Road Management Act 2004

Gender Equality Act 2020

Not applicable

Risk Management

All appropriate controls will be in place for the delivery of this aspect of the project.

If the undergrounding works do not proceed the wider project will not proceed at this time and significant redesign would be required. This would place at risk the current funding arrangements for the project.

Climate Change, Environmental and Sustainability Considerations

The new facilities will be more energy efficient in design.

Removal of overhead lines improves visual amenity and reduces fire risks.

Community Engagement, Communication and Consultation

The impacted residents will shortly receive a letter drop providing the details of the proposed power works and continual update will be provided for the wider community for the ongoing project.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Juan Donis (Acting Director Infrastructure & Sustainability)

Bill Scott (Manager – Project Management Officer)



Unscheduled Meeting 19 September 2023 - Minutes

RECOMMENDATION

That Council delegate to the Chief Executive Officer the power to sign and execute the contract provided by Powercor for the stage 1 of the works for the value of \$201,752 (excluding GST).

COUNCIL RESOLUTION

MOVED: Cr Henry
SECONDED: Cr Rainsford

That Council delegate to the Chief Executive Officer the power to sign and execute the contract provided by Powercor for the stage 1 of the works for the value of \$201,752 (excluding GST).

CARRIED



6.2 Transfer of Land 109 French Street and 57-61 Cox Street Hamilton

Directorate: Infrastructure and Sustainability
Report Approver: Juan Donis, Acting Director Infrastructure and Sustainability
Report Author: Juan Donis, Acting Director Infrastructure and Sustainability
Attachment(s): 1. CONFIDENTIAL - Advice on proposed land transfer 109 French Street and 57-61 Cox Street, Hamilton [6.2.1 - 7 pages]

Executive Summary

Council has been approached by Cogger Land to purchase two parcels of land surrounded by their properties. These are a piece of land running from French Street to behind 57-61 Cox Street (red parcel) and part of a road running behind 103, 105 and 109 French Street (blue parcel).

Council is the registered proprietor of the land running from French Street to behind 57-61 Cox Street (red parcel). Council is not the registered proprietor of the land running behind 103, 105 and 109 French Street (blue parcel). Council has proposed to sell both parcels of land to the Coggers, with the condition that Council preserve any existing easements, and that the Coggers will provide public car parking spaces.



Council seeks to advertise the sale of lot 1 on title plan no. TP948841B, being the whole of the land contained in certificate of title volume 11317 folio 915, in accordance with Local Government Act 2020 (LGA20), Section 114 (French Street to behind 57-61 Cox Street) to the Coggers.

Council also seeks to begin the process to discontinue the road running behind 109 French Street and vest it in Council's ownership, before transferring (selling) it to the Coggers with newly created easements giving right of access to Council. This process will be done in accordance with Local Government Act 1989 (LGA89), clause 3 of Schedule 10 and section 207D.



Unscheduled Meeting 19 September 2023 - Minutes

Council has recently approved the planning application for the construction of a new Veterinary Clinic on 109 French Street Hamilton which three parking bays are proposed to be over the blue parcel.

Discussion

Council was approached for the purchase of the two parcels of land as shown below coloured red and blue and surrounded by the Cogger Land coloured green.



Council officers sought legal advice from Maddocks Lawyers on the proposal to transfer the land to Cogger Land (attached).

Upon reviewing the advice, it was selected to follow the advice of Maddocks Lawyers section 2.1.1 (a) as the preferred option for the discontinuance of the blue parcel section of road, vest it in Council's ownership, before transferring (selling) it to Cogger Land with newly created easements and provisions for public car parking spaces.

The process for the sale of the red parcel of land to Cogger Land in accordance with the advice in section 2.2.3, has also been selected to follow.

As shown in the image below, the proposed development has earmarked three car parking spaces over the blue parcel.





Financial and Resource Implications

Council will be required to obtain a valuation for the red parcel of land that is not less than 6 months old as at the date of sale.

In addition, legal advise and survey services will be required prior the commencement of the process to ensure not significant issues are present in the area. The total cost for these services is being obtained.

Council Plan, Community Vision, Strategies and Policies

Provide Strong Governance and Leadership

5.1 Transparent and accountable governance

5.1.2 Ensure flexible and transparent decision making through open and accountable governance.

Legislation

The proposed course of actions is in accordance with the Local Government Act 2020

Gender Equality Act 2020

Gender Equality requirements under the Act 2020 do not apply to this report

Risk Management

At the moment, the red parcel of land is not maintained by Council and it would benefit removing any risk associated with it.

All existing rights of access over the Blue Parcel will be extinguished upon the discontinuance of the road comprising the Blue Parcel. Therefore, any required rights of access would need to be re-created by way of a creation of easement, either before or after the transfer of the Blue Parcel to the Coggers.

Climate Change, Environmental and Sustainability Considerations

The red and blue parcels of land given the surrounding businesses would not be suitable for the development of an open air space, and as such would most likely remain as a road reserve or carpark.

Community Engagement, Communication and Consultation

If adopted Council could proceed with a notice of intention to sell the red parcel of land as required under section 114 of the LGA20. It would advertise for a period of 28 days on the Council internet site as well as a public notice in the local newspaper.



Unscheduled Meeting 19 September 2023 - Minutes

For the blue parcel, Council would need to commence the process to discontinue and sell the section of the road, complying with section 223 of the LGA89. It would advertise for a period of 28 days on the Council internet site as well as a public notice in the local newspaper. After consideration of any submissions, if Council chooses to proceed, it will then need to publish a discontinuance notice in the Victoria Government Gazette for a period of 28 days. After this period, council would first need to transfer the parcel to itself pursuant to section 207D of the LGA89 before it could be transferred to the Coggers.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

- Michael Jones
- Juan Donis

RECOMMENDATION

That Council:

1. Proceed with the discontinuance of the blue parcel of road, being the land running behind 103, 105 and 109 French Street and sales process which will commence with community consultation process for a minimum period of 28 days.
2. Note the intention to sell the red parcel, being the land running from French Street to behind 57-61 Cox Street, which will commence after the community consultation process for the discontinuance of the blue parcel of road is completed.

COUNCIL RESOLUTION

MOVED: Cr Brown
SECONDED: Cr Malone

That Council:

1. **Proceed with the discontinuance of the blue parcel of road, being the land running behind 103, 105 and 109 French Street and sales process which will commence with community consultation process for a minimum period of 28 days.**
2. **Note the intention to sell the red parcel, being the land running from French Street to behind 57-61 Cox Street, which will commence after the community consultation process for the discontinuance of the blue parcel of road is completed.**

CARRIED



Unscheduled Meeting 19 September 2023 - Minutes

7 Close of Meeting

This concludes the business of the meeting.

Meeting closed at 5:39pm.

Confirmed by resolution 11 October 2023.

.....
Chairperson

SOUTHERN GRAMPIANS SHIRE COUNCIL

Audit & Risk Committee Meeting Minutes

Tuesday 5 September 2023

Held in MJH/Teams Meeting

5 Market Place, Hamilton Victoria 3300 at 3:00 pm





1 Membership

Members

Mr Brian Densem – Chair
Ms Aisling Cunningham
Mr Bill Millard
Cr David Robertson (Mayor)
Cr Helen Henry (Deputy Mayor)

Officers

Mr Tony Doyle - Chief Executive Officer
Mr Darren Barber - Director People and Performance
Ms Belinda Johnson – Manager Finance
Ms Tahlia Homes – Manager People and Culture

Minutes

Mrs Nadine Rhook – Executive Assistant – Director People & Performance

Guests

Ms Karly Saunders - Governance Coordinator
Ms Cassandra Gravenall – Crowe Audit Australia
Ms Kathie Teasdale – RSD Audit
Mr Paul Harrison – RSD Audit

Mr Densem, Mr Millard, Cr Robertson, Cr Henry and Mr Harrison joined the meeting in person at 3.00pm. Ms Teasdale joined the meeting at 3.00pm virtually.

2 Committee and Auditors in Camera

Membership in attendance only.

Mr Doyle, Mr Barber, Ms Homes and Ms Rhook joined the meeting at 3.07pm.

3 Welcome

The Chair welcome everyone to the meeting.

4 Apologies

Ms Belinda Johnson – Manager Finance
Ms Cassandra Gravenall – Crowe Audit Australia
Ms Karly Saunders – Governance Coordinator
Cr Helen Henry – will arrive 30 minutes late

Item 7.1 – Internal Audit Services will be discussed last on the Agenda.



5 Committee Secretariat

5.1 Confirmation of Minutes: Audit and Risk Committee Meeting - 16 May 2023

Report Author: Darren Barber (Director People & Performance)
Attachment(s): Audit & Risk Committee Minutes – 16 May 2023

Recommendation

THAT the minutes of the Ordinary Meeting of the Audit and Risk Committee held on 16 May 2023 be confirmed as a correct record of business transacted.

Moved: Mr Millard
Seconded: Cr Robertson

CARRIED

5.2 Conflicts of Interest Disclosure

Author: Darren Barber, (Director People & Performance)
Attachments: Nil

Recommendation

THAT the Committee note the Conflict of Interest Disclosure as per the below:

- Mr Brian Densem – Chair of Glenelg Hopkins CMA Audit & Risk Committee
- Ms Aisling Cunningham – Quality Manager of Western District Health Service
- Cr David Robertson – Item 6.2 - Councillor Expenses
- Cr Helen Henry – Item 6.2 - Councillor Expenses

NOTED

5.3 Register of Committee Members Interests

Author: Darren Barber, (Director People & Performance)
Attachments: Register of Interests - ARC August 2023

Conclusion and Recommendation

THAT this item be noted by the Committee.

ACTION: Any updates to be forwarded to Ms Rhook.

NOTED



5.4 CEO Report

Author: Tony Doyle, (Chief Executive Officer)
Attachments: Nil

Recommendation and Conclusion

THAT the Committee note the CEO Report.

Operation Sandon Report has been very topical with the sector to learn from it. We are reviewing how we conduct our Briefings from the learnings.

There are some issues with the Cox Street project as the Contractors MACA have walked away from the site and are now requesting compensation.

Council are being damaged reputationally, and the Community is frustrated with Council due to works not progressing.

The Project Management Office still have a couple of vacancies which should be filled in the next month. We have struggled to get experienced Project Officers.

NOTED

5.5 Governance and Risk Management Disclosures

Author: Tony Doyle, (Chief Executive Officer)
Attachments: Nil

Chair to Internal Auditor:

- Has the work of the internal audit been obstructed in any way? **Answer: No**

Chair to CEO:

- Are there any matters such as breaches of legislation, impending legal action, practices, or actual suspected fraud occurrences that have occurred within the organisation since the last meeting that need to be brought to the attention of the Committee? **Answer: No**
- Are there any conflict of interest matters that need to be brought to the attention of the Committee? **Answer: No**

Recommendation and Conclusion

THAT the Committee note the Internal Auditor and Chief Executive Officer responses to the questions asked by the Audit & Risk Committee Chair.

NOTED



5.6 Summary Table of Outstanding Matters

Author: Darren Barber, (Director People & Performance)
Attachments: Summary Table of Outstanding Matters

Conclusion and Recommendation

THAT this item be noted and actions with "Closed" status be removed from the listing.

NOTED

6 Annual Financial Reporting

6.1 Interim VAGO Management Letter - Final

Author: Belinda Johnson, (Manager Finance)
Attachments: Interim Management Letter - Final

Recommendation

THAT the Final Interim Management Letter be noted with new items added to the Report on External Audit Actions.

It was noted that actions have been completed and also the actions that have not been accepted.

NOTED

6.2 Quarterly Councillor's Expenditure Report (For Information)

Author: Karly Saunders (Governance Coordinator)
Attachments: Councillor Expenses Report 1 April 2023 30 June 2023

Recommendation

THAT the Committee note the Councillor Expense Report as presented.

NOTED

7 Internal Audit

Item 7.2 was presented next.



7.1 Provision of Internal Audit Service - Update of New Contract

Author: Darren Barber (Director People and Performance)
Attachments: Nil

Conclusion and Recommendation

THAT the Committee note the update and progress regarding the new contract for the Provision of Internal Audit Services.

Action: The Committee recommending to advertise a tender for four (4) years with an option to extend for an additional year.

Evaluation panel to include the CEO, Director People & Performance, Manager Finance & ARC Chair.

NOTED

7.2 Internal Audit Report - Final - Risk Management and Initial Risk Assessment

Author: Tahlia Homes (Manager People and Culture)
Attachments: Sth Grampians - Risk Assessment & Management - Final RSD Risk Register and Assessment

Conclusion and Recommendation

RSD Audit provided an overview of the Risk Management audit, with respective recommendations for the Committee to note.

Ms Homes and the Risk Team are comfortable with the timeframes and resourcing for the actions and tasks assigned. Operational Risk Registers, Framework Policies. Culture is always a challenge and needs to be on every leadership agenda as a reminder. The CEO and Director are also comfortable with these timeframes.

RSD Audit were helpful with the way the meetings were set up with the Risk Team at each of the meetings, it was very educational as they went through a risk and broke it down to understand the process.

NOTED

Cr Henry joined the meeting in person at 3.33pm

7.3 Progress Report of Internal Audit Actions (Interplan)

Author: Darren Barber (Director People and Performance)
Attachments: Internal Audit - Interplan Report - 28 August 2023



Recommendation

THAT the Committee note the attached Internal Audit Interplan reports for the following:

- Service Planning
- Asset Management Framework

Mr Barber reviewed the Service Planning Internal Audit, checked the outcomes of the audit then went back to the Executive Leadership Team with improvement outcomes. After discussions with RSD Audit the outcomes from the original audit are slightly different to the original recommendations.

Key areas of improvement are the defining the definition of a service. What is a service plan function and linking the process to the annual budget. The Director People and Performance has committed to reporting back to the committee on the progress of reviewing the service planning process and identifying the first three services to be reviewed.

ACTION: Mr. Barber to provide an updated document for Service Planning that will include – our services, what the functions are and the first three service reviews to be completed.

NOTED

7.4 Report and Correspondence of Note: VAGO, Ombudsman and IBAC Reports

Author: Darren Barber (Director People and Performance)
Attachments: IA Update Report - Q4 FY23 - Local Government

Conclusion and Recommendation

THAT the Committee note the recent reports and publications by Government Agencies and other sources that may impact on public sector agencies.

Regulating Food Safety – Council is complying with our Food Act Responsibilities and meeting targets for inspections. Council is fortunate to have two Environmental Health Officers.

NOTED



8 Compliance Management

8.1 Compliance Framework Review & Quarterly Compliance Reporting

Author: Karly Saunders (Governance Coordinator)
Attachments: Nil

Recommendation

THAT the Committee note the update on the Compliance Framework and note the update on the Quarterly Compliance Reporting including:

- Adverse Compliance Breach Events during the previous quarter.
- Emerging Compliance Obligations
- Non-Compliance Remediation Status

We are currently working on preparing the Annual Report and have completed Personal Interest Returns.

Council is required to submit a progress report to the Commissioner on Gender Equality by February 2024. We need to educate our staff more on this through reporting on gender impact assessments.

THAT The Committee noted there were no breaches and noted the events coming up.

NOTED

9 Risk Management

9.1 OHS Quarterly (Summary) Report

Author: Mike Shanahan (Risk, Health & Safety Coordinator)
Attachments: Nil

Recommendation

THAT the Committee note the Health and Safety report for the second quarter 2023.

Ms Homes advised that Mr Shanahan and his team have been proactive in attitude and work in preventing workplace injuries. Workcover claims have reduced our overall premium with the work the team has done across the organization.



Audit & Risk Committee 5 September 2023 - MINUTES

Social Media has been an issue where the Community make abusive comments to staff and also abuse staff whilst in public. There has also been an increase in abuse to Outdoor workers.

NOTED

9.2 Business Continuity Risk and Control Disclosure

Author: Matthew Tulloch, (Manager Business Systems & Transformation) and Tahlia Homes, (Manager People and Culture)

Attachments: Nil

Conclusion and Recommendation

Due to participating in the internal audit, Council has several key actions and priorities including a review and update of the Business Continuity Plan.

THAT the Committee notes that Council's Business Continuity Plan is being reviewed and further updates will be provided when the review is complete.

Action: That Ms Homes provide the Committee with a list of general disruptions that would be considered a standard part of a BCP.

Action: Do we have a backup plan for the smaller processes that we rely on solely around software programs.

Action: Separate responses for BCP and Cyber Security around Essential 8 and other reports that can show the work being done.

NOTED

10 External Audit

10.1 Progress Report of Current Actions

Author: Belinda Johnson (Manager Finance)

Attachments: External Audit - Progress of Current Items

Recommendation

THAT the Committee note the Progress of Current Actions.

NOTED

11 Matters Arising from the Previous Minutes



11.1 Excess Leave Update

Author: Tahlia Homes (Manager, People and Culture)
Attachments: Nil

Recommendation

THAT the Committee note the Excess Leave report.

NOTED

Ms Homes left the meeting at 4.21pm

The Chair thanked RSD Audit for the work for this quarter and for the work they have undertaken for the contract period. It is very much appreciated by the Committee. Also thanked Paul for attending the meeting in person. Mr. Doyle also thanked RSD Audit on behalf of the staff and for all their work and knowledge when attending the meetings.

Mr Harrison & Ms Teasdale left the meeting at 4.23pm.

12 Other Items

Item 7.1 – Internal Audit – Provision of Services was presented as the final item.

13 Next Meeting

The next meeting is scheduled for 3 October 2023 which is an additional meeting to discuss the Financial and Performance Reports and any other items.

Reschedule the meeting to 10 October 2023.

Meetings closed at 4.34pm.



Southern Grampians
SHIRE COUNCIL

Planning Committee

Minutes

30 August 2023

Held at 10.30am in the
Martin J Hynes Auditorium
5 Market Place, Hamilton

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1. PRESENT

Councillors

Cr Mary Ann Brown
Cr Albert Calvano

Officers

Mr Rory Neeson Director, Wellbeing Planning and Regulation
Mr Juan Donis A/g Director Infrastructure and Sustainability
Mr Andrew Nield, Planning Coordinator
Ms Anita Collingwood, Senior Statutory Planner

Mr Adrian Mosca (part) – Applicant

Minutes

Sharon Clutterbuck, Executive Assistant – Director Wellbeing Planning and Regulation

2. WELCOME

3. APOLOGIES

4. CONFIRMATION OF MINUTES

Minutes of the Meeting held on 3 July 2023 have been circulated.

RECOMMENDATION

That the Minutes of the Planning Committee meeting held on 3 July 2023 be confirmed as a correct record.

COMMITTEE RESOLUTION

That the Minutes of the Planning Committee meeting held on 3 July 2023 be confirmed as a correct record

Moved: Cr Calvano
Seconded: Mr Rory Neeson

Carried

5. DECLARATION OF INTEREST

Nil

6. MATTERS FOR DECISION

6.1 TP/31/2023 – 109 French Street Hamilton – Construction of a new Veterinary Clinic

Attachment 1 – Planning Permit Application

Attachment 2 – Certificate of Title and Title Plan

Attachment 3 – Town Planning Drawings

Attachment 4 – Planning Report

Attachment 5 – Traffic Report

Attachment 6 – Stormwater Management

Attachment 7 – Landscape Plan

Summary

Planning application TP/31/2023 proposes the use and development of land for a Veterinary Centre at 109 French Street, Hamilton. The proposal is also for the display of signage and the demolition of existing buildings.

A planning permit is required under the Commercial 1 Zone (Clause 34.01), Heritage Overlay (Clause 43.01), Design and Development Overlay (Clause 43.02) and Signage (Clause 52.05).

The proposed Veterinary Centre is proposed on Lot 1 which is approximately 2193 square metres in size and has frontage to French Street. The building is approximately 810 square metres in size and contains entry and reception, surgery rooms, consulting rooms, offices and the like. The building is to have a maximum height of 5.5 metres and comprises mixed materials, including finishes in light grey paint and the use of Colorbond monument. Some feature stone work will help define the façade and entry.

Car parking (28 spaces) will be provided to either the side or rear of the proposed building. There is a separate small shed (7 x 6 metres) and waste storage (bins) area in the northern corner of the site.

Landscaping is proposed within the front setback (approximately 3 metres) and the remainder of the site is to be hardstand.

Business identification signage is proposed on the front and side elevation, in addition to a pole sign at the front of the site. The signage reads 'Fur Life Vet' and 'Grampians Animal Health'.

The layout and design of the proposed buildings and the use of the building are considered modern and provide an appropriate site response for the French Street property, without adversely impacting any other property or person.

On balance, it is determined that the proposal would be a positive addition to the Hamilton CBD on an underutilised site as it has appropriate regard to the relevant requirements of the Southern Grampians Planning Scheme, namely policies relating to development within the commercial centre as well as economic development policies. It is therefore recommended that the application be approved subject to permit conditions.

Context

The site is located on French Street which has great exposure to traffic within a prime location of the Hamilton CBD. The site is surrounded by other properties within the Commercial 1 Zone. The site is approximately 100 metres from the intersection of Cox Street and Ballarat Road to the east.

The surrounding development is mixed, with either service industries or retail. The site is opposite AWM Electrical Data Supplies and Aldi, and adjoins Hamilton PK Bearings and Beurepairs.

French Street contains a pedestrian footpath on both sides of the road and the occasional street tree. Powerlines are overhead and a bus stop is located on the front of the site. On-street parking is time restricted and parallel.

Figure 1: Subject site and surrounding context

Site History

Planning permit TP/82/2022 was issued on 3 October 2022 for the re-subdivision of land from three (3) lots into two (2) lots. Plans were endorsed at the same time. The subdivision is currently being acted upon.

Planning policy

The following clauses within the Southern Grampians Planning Scheme within the Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF) are the most relevant to the proposal:

MPS

- Clause 02.01 Context
- Clause 02.02 Vision
- Clause 02.03 Strategic Directions
- Clause 02.04 Southern Grampians Strategic Framework Plan

PPF

- Clause 11.01-1S Settlement
- Clause 11.03-1S Activity centres
- Clause 11.03-6S Regional and local places
- Clause 11.03-6L Hamilton
- Clause 15.01-1S Urban design
- Clause 15.01-1L Sign design
- Clause 15.01-2S Building design
- Clause 15.03-1S Heritage conservation
- Clause 17.01-1S Diversified economy
- Clause 17.02-1S Business
- Clause 17.02-1R Business – Great South Coast
- Clause 17.02-1L Business in small and large towns
- Clause 18.02-1S Walking
- Clause 18.02-4S Roads
- Clause 19.03-2L Infrastructure design and provision

Figure 2: Hamilton City Centre Urban Design Framework (Clause 11.03-6L)

Planning requirements

Commercial 1 Zone

The site is within the Commercial 1 Zone in the Hamilton CBD. The purpose of the zone includes creating vibrant mixed uses for commercial centres for retail, office, business, entertainment and community uses.

A planning permit is required to use the land for a Veterinary Centre under Clause 34.01-1 and to develop the land under Clause 34.01-4.

The provisions of this zone include application requirements such as information to describe the proposed land use and a detailed set of plans to support development. A brief town planning report accompanied the application.

Heritage Overlay

The rear part of the site is located within Heritage Overlay 346 – Hamilton CBD Precinct. Pursuant to Clause 43.01-1 a planning permit is required to demolish buildings, construct a building, or carry out works.

The shed to the rear of the site is within the Heritage Overlay and requires permission for its removal. A permit is also required for the construction of the proposed new shed.

Design and Development Overlay

The site is part of the Design and Development Overlay – Cox Street Entry Precinct. The objectives of this overlay include:

- To create a landmark entry into the central business district area and a strong, active urban edge to Cox Street.

- To promote opportunities for large format retail/bulky goods development along Cox Street and promote infill development in the blocks immediately behind Cox Street.
- To consolidate lots on Cox Street north of Gray Street, providing a key location for a Discount Department Store development.
- To establish through block laneways, creating a permeable pedestrian framework and connecting car parks behind.
- To improve active frontages and retail potential along French Street and Station Street.
- To promote mixed use development along the eastern side of Cox Street.
- To promote mixed use infill development in the street block between Sedgewick Street and Finders Street.
- To manage urban form on Cox Street to protect views to the Hamilton College tower to the north and Mt Pierrepoint to the south by maintaining heights and setbacks to preserve the view corridor.
- To implement the Cox Street Masterplan, 2011.

Requirements for buildings includes the following:

Height and scale

- Buildings should not exceed a maximum building height of 3 storeys.
- The scale of buildings should relate to abutting development, wherever possible.

Building setbacks and form

- All new buildings should have a zero front setback from Cox Street.
- Buildings should be built to side boundaries, unless a side setback is required as a display area for outdoor trading.
- Active frontages should be provided along all street edges.
- Development at the Ballarat/French/Cox street intersection should be visually interesting and addresses the gateway location and existing important views.

Building façade and frontage treatments

- Buildings with a frontage to Cox Street should incorporate large glazed openings for access and egress and display areas. If a large format store is proposed, at least 50 percent of the street frontage should be transparent.
- Bulky goods developments should be designed to include a skin of active frontage, and fenestration and openings to any upper levels or mezzanines.
- Cantilevered awnings should be provided along Cox Street to mitigate the appearance of large shed forms.

Building materials

- Traditional building materials, including masonry, render, metallic sheeting and large areas of glazing should be used in an innovative manner.
- Building material colours should complement those found in the local landscape and/or streetscape.
- Highly reflective textures or colours should be avoided.

Car parking and access

- Vehicle access to development on Cox Street should be provided by rear laneways.
- Car parking should be located to the rear of buildings or in underground basement car parks.

Parking Overlay and Clause 52.06 Car parking

The parking overlay specifies that for Veterinary Centres there is a requirement of 3.5 spaces to each 100 square metres of leasable floor area. The leasable floor area of the proposal is approximately 800 square metres and therefore the required number of spaces is 28.

28 car parking spaces are provided on site, with some designated as staff parking only. The application was accompanied by a traffic engineering assessment, prepared by Traffix Group.

Clause 52.05 Signage

Within the Commercial 1 Zone, a planning permit is required for business identification signage greater than 8 square metres in size. Commercial areas are classed as Category 1 signage, which has minimum limitations and seeks to provide for identification and promotion signs and signs that add vitality and colour to commercial areas.

In addition to the considerations under this clause, the proposal must also consider the signage requirements under the Design and Development Overlay as well as local policy at Clause 15.01-1L Sign design.

Clause 53.18 Stormwater management in urban development

This clause aims to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Standard W2 and W3 are applicable to the planning application, which relate to how stormwater is managed for the new development as well as how the environment is protected during the construction period.

The application was accompanied by Water Sensitive Urban Design report (stormwater report), prepared by Frater Consulting Services.

Discussion

Is the proposal consistent with policy within the MPS and PPF?

The planning application responds well to the intent of both state and local planning policy.

The site is well located within Hamilton which is nominated as the regional centre of Southern Grampians Shire, providing for the commercial and service needs of the municipality. These types of uses should be located in activity centres and away from residential areas to reduce any amenity impacts upon the locality. Given the context of the site and the surrounding businesses already, this proposal is compatible in this location.

The central location of the site will be convenient for much of the community wishing to use the Vet services and there is plenty of car parking on site.

With respect to Clause 11.03-6L Hamilton and the City Centre Urban Design Framework, the site is designated as a 'bulk goods precinct' due to its proximity to Cox Street. Given that a veterinary centre has been given its own land use category within the planning scheme, as it does not fit neatly into any other commercial category, the use is relatively inconsequential to this precinct, which seeks to encourage bulky goods and services to Cox Street.

The land is currently underutilised and the proposal brings the opportunity to see the site developed and activated on French Street. The proposal will provide for employment and economic benefit to the municipality through the creation of an additional business within the Hamilton CBD.

In terms of the design, the proposal gives due consideration to its surroundings and provides for a single storey built form and the use of appropriate signage and colours and materials. The façade provides for adequate articulation and does not overwhelm French Street.

Is the proposal consistent with the zone?

The proposal appropriately responds to the Commercial 1 Zone – by providing a specific use that can meet the community's needs for animal health care. The development is unlikely to cause impacts on neighbouring properties via overshadowing or overflow in car parking. The site layout has provided car parking, bin storage and adequate room for loading and unloading. Further, the proposal seeks to replace the existing hardstand within the frontage setback with a reasonable level of landscaping. The use and development of this land for a veterinary centre is also compatible with the surrounding land uses and developments.

Is the proposal consistent with the applicable overlays?

Heritage Overlay:

The Heritage Overlay is only applicable to the rear portion of the site. An existing building is to be demolished but is considered acceptable given that it does not comprise heritage significance. A new shed is also proposed in this location but it is low in scale and will ultimately not cause a negative impact upon the broader Hamilton CBD heritage precinct. The proposal is therefore considered to respond well to the Heritage Overlay.

Design and Development Overlay:

This design and development overlay is primarily relevant to those properties facing Cox Street or are at the intersection with Cox Street and Ballarat Road; however, with respect to the Cox Street precinct, this proposal is an addition that provides for a modern, yet modest approach to development on the site. The proposal does not exceed the height limit of 3 storeys and provides for a satisfactory level of glazing to the streetscape elevation, allowing for an active frontage and passive surveillance. The design is visually interesting and combines the built form with a mix of colours, materials and signage to add vibrancy and complement the streetscape. The proposal provides for a footpath and landscaping within the front setback which will allow for a positive interaction with the streetscape for people, whilst adding some garden areas to assist with stormwater runoff, site permeability and urban cooling.

Parking Overlay:

The proposed development has provided for a satisfactory level of car parking which is also supported by a traffic engineering report. It is uncommon for CBD sites to provide for all of the required car parking on site due to site constraints – often relying upon the on-street car parking provided within road reserves. In this instance, it is considered a good car parking outcome, where both staff and customers have the opportunity to park on-site, relieving pressure on the number of on-street spaces.

Is the proposal consistent with the signage and stormwater provisions?

Signage:

The proposed signage is reasonable and respects the scale of the proposed building as well as the design of the building (two facades). The signage effectively communicates the business identification without excessive placement of signage. There is an existing pole sign located at the front of the site that is currently in poor condition. The proposed signage is unlikely to impact traffic safety or the amenity of any other person as it is not proposed to be flashing or animated. The illuminated box sign in combination with the new development will add a sense of vibrancy and colour to the streetscape.

Stormwater:

Stormwater requirements can be met as demonstrated by the accompanying Water Sensitive Urban Design report. Any given planning permit can ensure that a stormwater management plan is endorsed under the permit and that the recommended initiatives within the WSUD report are shown on the site plan. Given the existing hardstand on the site, the overall stormwater response is not a drastic change and is not expected to place undue pressure on the capacity of the existing infrastructure systems.

MEETING PROCESS

The meeting was held in accordance with standard meeting procedures.

Anita Collingwood Senior Statutory Planner

The matter for consideration is a proposal for the use and development of land for a Veterinary Centre at 109 French Street, Hamilton. The proposal is also for the display of signage and the demolition of existing buildings towards the rear of the site which is situated in the heritage overlay.

The proposed Veterinary Centre is proposed on Lot 1 which is approximately 2193 square metres in size and has frontage to French Street. The building is approximately 810 square metres in size and contains entry and reception, surgery rooms, consulting rooms, offices and the like. The building is to have a maximum height of 5.5 metres and comprises mixed

materials, including finishes in light grey paint and the use of Colorbond monument. Some feature stone work will help define the façade and entry.

There will be 28 car parking spaces provided,

There is no impact expected on neighbours and the building is proposed to be single storey which is in keeping with surrounding businesses.

Officers are recommending that the application be approved with conditions

Mr Adrian Mosca, Applicant.

Business will service large and small animals with only small animals attending on site. There is no expectation that large animals will be floated through the CBD to the business. The proposed business will be larger than traditional vet premises.

Question from Cr Calvano re laneway onto French Street was clarified
Cr Calvano questioned how many parking spaces encroached onto the easement and this was clarified (three)
Cr Calvano requested that it be stipulated in the minutes that there was no requirement for community engagement during permit application process

Cr Calvano questioned when the proposed development was expected to be finished and the applicant advised that it was expected to be in the 1st half of 2024 (towards the second quarter)

RECOMMENDATION

That the Committee decide to issue a planning permit for planning application TP/31/2023 for the use and development of land for a veterinary centre, associated demolition and the display of business identification signage at 109 French Street, Hamilton subject to the following conditions:

Endorsed Plans

1. Before the commencement of the development, amended plans must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale and dimensioned and must be generally in accordance with the plans submitted with the application, but modified to show:
 - a. An amended car parking layout that avoids overlap with the existing carriageway easement. Car parking spaces 19, 20 and 21 are to be relocated. The total number of car parking spaces provided must remain at 28 and have regard to the swept path diagrams provided within Traffic Engineering Assessment (Traffix Group, June 2023).
 - b. An amended site plan which nominates the water sensitive urban design initiatives identified within the Water Sensitive Urban Design report Frater Consulting Services, 14 June 2023).

Development not altered

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
4. No goods, equipment or materials may be stored outside of the building, unless allowed for on the endorsed plan.

Waste

5. Waste and recycling storage areas must be provided on the site, to the satisfaction of the Responsible Authority. In this regard, a sufficient number of watertight receptacles with close fitting lids for the reception of garbage and reuse arising from the premises must be provided. This area must be screened from public view. The contents of such garbage receptacles are to be disposed of at least once in every seven consecutive days. The proprietor must not allow the garbage or refuse to become a nuisance at any time.
6. All waste material not required for further on-site processing must be regularly removed from the site. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created to the satisfaction of the Responsible Authority.

Landscaping

7. Within 1 month of occupation, or within the next applicable planting season, whichever is the earlier; the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping must thereafter be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.

Stormwater

8. Before any works commencing on the development hereby permitted a detailed Stormwater Management Plan is to be submitted to, and endorsed by, the Responsible Authority. The works must be designed in accordance with the current Responsible Authority's Design Guidelines (Infrastructure Design Manual), the endorsed application plans and must include:
 - a. Identification of any existing drainage on the site;
 - b. Details of how the works on the land are to be drained and/or retarded;
 - c. Computations of the existing and proposed drainage;
 - d. The storm water discharge from this development for a (specify) year ARI storm event must be contained on site;
 - e. A (specify) on-site retention facility for the development;
 - f. Underground stormwater network to the legal point of discharge;
 - g. Demonstrate storm water run-of resulting from a 1 in 100 year storm event is able to pass through the development via reserves and/or easements, or be retained within development; and
 - h. Where drainage is required to be conveyed across privately owned land, demonstration of the consent of the landholder and/or easements must be provided to the satisfaction of the Responsible Authority.

The endorsed Stormwater Management Plan is to be implemented prior to use or occupation of the development.

Construction Management Plan

- 9. Before the commencement of any works for each stage of the development (including any preliminary site preparation and establishment works, demolition or material removal) a Construction Management Plan must be submitted to and endorsed by the Responsible Authority.

The Construction Management Plan must include and address the following:

- a. Measures to control noise, dust and water
- b. Prevention of silt or other pollutants from entering into the Council’s underground drainage system or road network;
- c. The location of where building materials are to be kept during construction;
- d. Site security
- e. Construction program
- f. Maintenance of safe movements of vehicles to and from the site during the construction phase
- g. On-site parking of vehicles associated with construction of the development.
- h. Wash down areas for trucks and vehicles associated with construction activities
- i. Cleaning and maintaining surrounding road surfaces
- j. A requirement that construction works must only be carried out during the following hours:
 - i. Monday to Friday (inclusive) – 7.00am to 6.00pm
 - ii. Saturday – 9.00am to 1.00pm
 - iii. Saturday – 1.00pm to 5.00pm (only activities associated with the erection of buildings. This does not include excavation or the use of heavy machinery).
- k. details of Public Safety, Amenity Considerations and Site Security
- l. Traffic Management Plan
- m. Environmental Management Plan (EMP) in accordance with the Environment Protection Authority document Environmental Guidelines for Major Construction Sites, February 1996 or its successor document, including:
 - i. Operating hours, noise and vibration controls
 - ii. Air and dust management
 - iii. Stormwater and sediment control and
 - iv. Waste and materials reuse management
- n. Evidence of Responsible Authority approvals and insurance required to undertake works.
- o. Asset Condition Report, with photos and assessment of any prior damage to public infrastructure and identified actions to minimise damage to infrastructure during construction.

The endorsed Construction Management Plan will form part of this permit.

Car parking

- 10. Before any works commencing on the development hereby permitted, a car parking plan shall be prepared and submitted to the Responsible Authority for approval, clearly showing the layout, the proposed method of surfacing, and delineation of spaces, and how the car parking area will be landscaped.

This plan, when approved, shall be endorsed as forming part of the Permit and the parking area shall be constructed, maintained, drained and delineated in accordance with the endorsed plans to the satisfaction of the Responsible Authority.

11. Prior to the occupation of the development, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:-
 - a. Constructed to the satisfaction of the Responsible Authority
 - b. Properly formed to such levels that they can be used in accordance with the plans;
 - c. Surfaced with an all-weather seal coat or surfaced with crushed rock or gravel and treated to the satisfaction of the Responsible Authority to prevent dust;;
 - d. Drained;
 - e. Line-marked to indicate each car space and all access lanes (for seal finish) OR marked to indicate each car space (for other surface finish);
 - f. Clearly marked to show the direction of traffic along access lanes and driveways;
 - g. properly illuminated with lighting designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land; to the satisfaction of the Responsible Authority.

Car spaces, access lanes must be maintained and kept available for these purposes at all times.

The areas must be constructed, and drained to prevent diversion of flood or drainage waters, and maintained in a continuously useable condition to the satisfaction of the Responsible Authority.

Loading and unloading

12. The loading and unloading of goods from service vehicles must only be carried out on the land and must not disrupt the circulation and parking of vehicles on the land to the satisfaction of the Responsible Authority.

Access

13. Before occupation of the development, the applicant must provide vehicle access at the proposed location(s) by provision of a vehicle crossing(s) to the satisfaction of the Responsible Authority, and:
 - a. Prior to works commencing a Works within Road Reserve Permit application must be submitted and granted;
 - b. Existing redundant crossings shall be removed and kerb and channel (or gutter, or open drains) and the nature strip shall be reinstated at the applicant's expense; and
 - c. Satisfactory clearance shall be provided to any stormwater pit, power or telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be at the applicants expense.

The proposed driveway must be upgraded to comply with Infrastructure Design Manual (IDM) Standard Drawing (SD) 260 with a minimum width of 7m at roadway interface, can taper back to 6m at property line. This will required a combination of Infrastructure Deign Manual (IDM) Standard Drawing (SD) 260 (for layout) & SD250 (for concrete strength, thickness and steel reinforcing).

Signage

14. The location, size, material of construction and details of the signage and any supporting structures, as shown on the endorsed plans, must not be altered without the written consent of the Responsible Authority.
15. The sign(s) hereby permitted must not be animated or contain any flashing or intermittent lighting.
16. The signage must not be illuminated by external or internal light except as approved within the endorsed plans with the written consent of the Responsible Authority.

Expiry

17. This permit will expire if one of the following circumstances applies:
 - a. The use of land has not commenced within four (4) years of the date of this permit; or
 - b. The approved development does not start within two (2) years of the issue of the permit; or
 - c. The approved development is not completed within four (4) years of the issue of the permit; or
 - d. The erection or display of the signage is not started within two (2) years of the date of this permit.
 - e. The erection or display of the signage is not completed within four (4) years of the date of this permit.

In accordance with section 69 of the Planning and Environment Act 1987, the Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of the permit expiry date, where the development allowed by the permit has not yet started; or within 12 months of the permit expiry date, where the development has lawfully started before the permit expires.

Notes:

- The permitted use/development must be located wholly within the boundaries of the subject site.
- This permit does not authorise the commencement of any building works. Building approval must be obtained prior to the commencement of any approved works.
- A Road Reserve Works permit must be obtained before undertaking any works to crossovers within the French Street Road Reserve
- Unless a permit is not required under the provisions of the Southern Grampians Planning Scheme, no other signs are permitted to be constructed or displayed without the written consent of the Responsible Authority.

COMMITTEE RESOLUTION

That the Committee decide to issue a planning permit for planning application TP/31/2023 for the use and development of land for a veterinary centre, associated demolition and the display of business identification signage at 109 French Street, Hamilton subject to the following conditions:

Endorsed Plans

1. Before the commencement of the development, amended plans must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale and dimensioned and must be generally in accordance with the plans submitted with the application, but modified to show:
 - a. An amended car parking layout that avoids overlap with the existing carriageway easement. Car parking spaces 19, 20 and 21 are to be relocated. The total number of car parking spaces provided must remain at 28 and have regard to the swept path diagrams provided within Traffic Engineering Assessment (Trafix Group, June 2023).
 - b. An amended site plan which nominates the water sensitive urban design initiatives identified within the Water Sensitive Urban Design report Frater Consulting Services, 14 June 2023).

Development not altered

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
4. No goods, equipment or materials may be stored outside of the building, unless allowed for on the endorsed plan.

Waste

5. Waste and recycling storage areas must be provided on the site, to the satisfaction of the Responsible Authority. In this regard, a sufficient number of watertight receptacles with close fitting lids for the reception of garbage and reuse arising from the premises must be provided. This area must be screened from public view. The contents of such garbage receptacles are to be disposed of at least once in every seven consecutive days. The proprietor must not allow the garbage or refuse to become a nuisance at any time.
6. All waste material not required for further on-site processing must be regularly removed from the site. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created to the satisfaction of the Responsible Authority.

Landscaping

7. Within 1 month of occupation, or within the next applicable planting season, whichever is the earlier; the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping must thereafter be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.

Stormwater

8. Before any works commencing on the development hereby permitted a detailed Stormwater Management Plan is to be submitted to, and endorsed by, the Responsible Authority. The works must be designed in accordance with the current Responsible Authority's Design Guidelines (Infrastructure Design Manual), the endorsed application plans and must include:
 - a. Identification of any existing drainage on the site;
 - b. Details of how the works on the land are to be drained and/or retarded;
 - c. Computations of the existing and proposed drainage;
 - d. The storm water discharge from this development for a (specify) year ARI storm event must be contained on site;
 - e. A (specify) on-site retention facility for the development;
 - f. Underground stormwater network to the legal point of discharge;
 - g. Demonstrate storm water run-of resulting from a 1 in 100 year storm event is able to pass through the development via reserves and/or easements, or be retained within development; and
 - h. Where drainage is required to be conveyed across privately owned land, demonstration of the consent of the landholder and/or easements must be provided to the satisfaction of the Responsible Authority.

The endorsed Stormwater Management Plan is to be implemented prior to use or occupation of the development.

Construction Management Plan

9. Before the commencement of any works for each stage of the development (including any preliminary site preparation and establishment works, demolition or material removal) a Construction Management Plan must be submitted to and endorsed by the Responsible Authority.

The Construction Management Plan must include and address the following:

- a. Measures to control noise, dust and water
- b. Prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
- c. The location of where building materials are to be kept during construction;
- d. Site security
- e. Construction program
- f. Maintenance of safe movements of vehicles to and from the site during the construction phase
- g. On-site parking of vehicles associated with construction of the development.
- h. Wash down areas for trucks and vehicles associated with construction activities
- i. Cleaning and maintaining surrounding road surfaces
- j. A requirement that construction works must only be carried out during the following hours:
 - i. Monday to Friday (inclusive) – 7.00am to 6.00pm
 - ii. Saturday – 9.00am to 1.00pm

- iii. Saturday – 1.00pm to 5.00pm (only activities associated with the erection of buildings. This does not include excavation or the use of heavy machinery).
- k. details of Public Safety, Amenity Considerations and Site Security
- l. Traffic Management Plan
- m. Environmental Management Plan (EMP) in accordance with the Environment Protection Authority document Environmental Guidelines for Major Construction Sites, February 1996 or its successor document, including:
 - i. Operating hours, noise and vibration controls
 - ii. Air and dust management
 - iii. Stormwater and sediment control and
 - iv. Waste and materials reuse management
- n. Evidence of Responsible Authority approvals and insurance required to undertake works.
- o. Asset Condition Report, with photos and assessment of any prior damage to public infrastructure and identified actions to minimise damage to infrastructure during construction.

The endorsed Construction Management Plan will form part of this permit.

Car parking

- 10. Before any works commencing on the development hereby permitted, a car parking plan shall be prepared and submitted to the Responsible Authority for approval, clearly showing the layout, the proposed method of surfacing, and delineation of spaces, and how the car parking area will be landscaped.

This plan, when approved, shall be endorsed as forming part of the Permit and the parking area shall be constructed, maintained, drained and delineated in accordance with the endorsed plans to the satisfaction of the Responsible Authority.

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 - h. The approved development is not completed within four (4) years of the issue of the permit; or
 - i. The erection or display of the signage is not started within two (2) years of the date of this permit.

- j. The erection or display of the signage is not completed within four (4) years of the date of this permit.

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Notes:

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- A Road Reserve Works permit must be obtained before undertaking any works to crossovers within the French Street Road Reserve
- Unless a permit is not required under the provisions of the Southern Grampians Planning Scheme, no other signs are permitted to be constructed or displayed without the written consent of the Responsible Authority.

Moved: Cr Calvano
Seconded: Rory Neeson

Carried

7. NEXT MEETING

It is proposed to hold the next meeting on Monday 18 September at 10am. Details of the items for consideration will be provided and it is was agreed that members could undertake their own site inspections prior to the meeting

8. CLOSE OF BUSINESS

Meeting closed at 10.55am



Southern Grampians
SHIRE COUNCIL

Planning Committee Minutes

18 September 2023

Held at 10:00am in the
Martin J Hynes Auditorium
5 Market Place, Hamilton

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1. PRESENT

Councillors

Cr Mary-Ann Brown
Cr Albert Calvano

Officers

Mr Rory Neeson, Director Wellbeing Planning and Regulation
Mr Juan Donis, A/g Director Infrastructure and Sustainability

Mr Daryl Adamson, Manager Shire Strategy and Regulation
Ms Anita Collingwood, Senior Statutory Planner
Mr Parvesh Siroha, Senior Strategic Planner

Andrew Lacey (applicant)
Mick Alderman (landowner, 513 Old Ararat Road Dunkeld)
Edward Connelly (landowner Lot 1, 136 West Boundary Road Tabor)

Minutes

Sharon Clutterbuck, Executive Assistant - Director Wellbeing Planning and Regulation

2. WELCOME

3. APOLOGIES

Marg Scanlan, Director Infrastructure and Sustainability

4. CONFIRMATION OF MINUTES

Minutes of the Meeting held on 30 August 2023 have been circulated.

RECOMMENDATION

That the Minutes of the Planning Committee meeting held on 30 August 2023 be confirmed as a correct record.

COMMITTEE RESOLUTION

That the Minutes of the Planning Committee meeting held on 30 August 2023 be confirmed as a correct record.

Moved: Cr Calvano
Seconded R Neeson

Carried

5. DECLARATION OF INTEREST

Nil

6. MATTERS FOR DECISION

6.1 Planning application TP/26/2023 for 513 Old Ararat Road, Dunkeld

Executive Summary

This planning application seeks a two (2) lot subdivision to excise an existing dwelling from the agricultural land. The house lot (Lot 2) is proposed to be 1.5 hectares with frontage to Old Ararat Road and the balance allotment (Lot 1) has an area of approximately 128.7 hectares. Lot 1 will retain some agricultural buildings in close proximity to the Lot 2.

The location of the house-lot and agricultural infrastructure poses a risk of land use conflict. Additionally, the subdivision does not adhere to the surrounding subdivision pattern, which could negatively impact land values and farming viability. There is also a potential for unplanned residential development on Lot 1 due to the subdivision.

Given that the proposal lacks a strategic basis and does not comply with the provisions of the Farming Zone, as well as agricultural policy at state and local levels, the application is recommended for refusal.

Proposal

The proposal is for a two (2) lot subdivision to excise the existing dwelling on the land from the balance of the farm. Key details include the following:

Lot 1 – is to be the balance land at 128.7 hectares in size which wraps around Lot 2. Proposed Lot 1 is to be farming land containing several agricultural buildings in close proximity to Lot 2.

Lot 2 – is to contain the existing dwelling and its curtilage, including outbuildings. Proposed Lot 2 is to be 1.5 hectares in size, with a frontage of approximately 145 metres to Old Ararat Road and a depth of approximately 105 metres.

Refer to submitted plans for full details.

Subject Site & Locality

The land is encompassed within Certificate of Title Volume 10461 Folio 653, identified as Crown Allotment 5, Section C, Parish of Adzar.

The subject site spans a total of 130.2 hectares.

Facing Old Ararat Road, the southern boundary of the application site stretches over a length of 1.575km, while the eastern boundary adjoins Mahoneys Lane with a span of 1.084km.

There are no encumbrances indicated on the title plan.

The subject site is characterised by a mostly level terrain primarily used for expansive animal grazing.

Numerous dispersed redgum trees are growing throughout the property.

Situated in the southern sector of the allotment, the dwelling and accompanying structures are present. Access to the dwelling is established through a driveway originating from Old Ararat Road.

The land is currently used for the grazing of ewes.

The neighbouring land is predominantly utilised for extensive animal husbandry, involving the grazing of sheep and cattle as part of a broader agricultural context.

Allotments are large, with limited examples of smaller historical subdivisions. There is a house lot excision example as shown within the image below to the north-west of the subject site along Mahoneys Lane.



Figure 1: Subject site

Permit/Site History

There is no relevant planning permit or site history.

Public Notification

The application was advertised pursuant to Section 52 of the *Planning and Environment Act 1987*. No objections were received.

Referrals

No referrals were required to be undertaken for this planning application.

Planning Framework

Clause 00 Purpose and Vision

The following clauses are the most recent to the planning application, particularly within the Municipal Strategic Statement:

- Clause 02.01 Context

The Shire is located at a major highway junction and has good connections to the southeast of South Australia, as well as to agricultural regions. Primary production and conservation are the main land uses, followed by forestry and extractive industry. The Shire is known for its quality health and education sector, and has strengths in mineral sands processing, cutting tool manufacturing, and agricultural and building materials manufacturing. Fine wool production is famous in the Shire, but large-scale cropping, hay production, and horticulture are now bigger parts of the primary industry sector. Agro-forestry, mining, and renewable energy are expected to grow.

- Clause 02.02 Vision

The Shire's vision is to be a well-connected, dynamic regional centre, supporting a vibrant, healthy, and inclusive community.

The Council Plan (2017-2021) identifies five fundamental priority areas. Those relevant to land use and development are to:

- Develop the regional economy and businesses.
- Plan for the built environment and infrastructure.
- Promote the natural environment.

- Clause 02.03 Strategic directions

- o Clause 02.03-3 Environmental risk and amenity

Bushfire

Most of the Shire is designated as a Bushfire Prone Area.

Approximately a quarter of the Shire is affected by the Bushfire Management Overlay. The most significant urban interfaces to areas prone to bushfire are in the towns of Balmoral and Dunkeld. The Shire has a long history of major bushfire damage. The Grampians is particularly prone to bushfires because of its significant vegetation cover and steep slopes.

The design, location and operation of development can place the community at risk from uncontrolled fire.

In managing bushfire risk, Council will:

- Direct development away from areas prone to significant bushfire risk.
- Manage the interface of towns in areas prone to bushfire risk, particularly Balmoral and Dunkeld.
- Prioritise the protection of life and property from bushfire events.
- Require fire protection measures that relate to the level of fire risk, particularly in the Grampians.
- Ensure that land use and development does not unreasonably increase the fire risk.
- Apply the precautionary principle approach to development within areas prone to bushfire risk.

- Clause 02.03-4 Natural resource management

Agriculture

The Shire's economy is primarily built upon the agricultural sector. Fertile and arable soils, together with a very reliable rainfall, provide a natural advantage. The Shire is renowned for producing fine wool; however, through diversification into meat production, the Hamilton Regional Livestock Exchange (saleyards) has risen to become Victoria's third largest. The Shire's agricultural base also includes large-scale cropping, hay production and horticulture.

Significant growth is expected in agro forestry, together with mining and renewable energy. Newer industries such as viticulture and olives, and value adding of primary produce, provide significant potential.

Agriculture is supported by established infrastructure and services, scientific research and development, and training and professional services. Dwellings and small lot subdivision in the Farming Zone can impact detrimentally on agriculture and the rural character of an area.

In supporting agriculture, Council will:

- Support use and development that maintains the significance of agriculture and protects the Shire's agricultural capacity.
- Protect agriculture from use and development that is inconsistent with farming practices, recognising the 'right to farm'.
- Minimise the impact and area of any non-agricultural development in agricultural areas.
- Minimise the impacts of dwellings and small lot subdivisions in farming areas.
- Support use and development that efficiently use and manage land, water and other finite resources.
- Encourage agricultural diversity, particularly adding value to primary products through processing, distribution, research and marketing, and new agricultural industries like horticulture and timber.
- Protect natural resources important to agriculture from soil decline, dryland salinity, water quality decline, erosion, pest plants and animals, loss of native vegetation and inappropriate land management practices.

- Clause 02.04 Strategic framework plan



Figure 2: Strategic Framework Plan

Clause 10 Planning Policy Framework

The following clauses within the Planning Policy Framework are the most relevant to the planning application:

- Clause 11.01-1S Settlement – seeks to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- Clause 12.01-2S Native Vegetation Management – seeks to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

- Clause 13.02-1S Bushfire planning – aims to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.
- Clause 14.01-1S Protection of agricultural land – aims to protect the state’s agricultural base by preserving productive farmland.
- Clause 14.01-1L Small lot subdivisions, house lot excisions and dwellings – seeks to ensure that subdivision and accommodation do not compromise the existing and ongoing agricultural use of land.
 - o Strategies include:
 - Discourage subdivision and accommodation that do not relate to or directly support the use of land for agriculture.
 - Retain agricultural land in parcels of sufficient size that can allow viable agriculture.
 - Discourage subdivision unless it is to excise an existing dwelling that is excess to the requirements of a rural use.
 - Site and design dwellings to minimise impacts on agriculture.
 - Provide adequate separation distances from dwellings to agriculture.
 - Restructure lots to create a smaller lot for a dwelling instead of creating additional lots.
 - o Policies guidelines:
 - Encouraging the consolidation of titles prior to any dwelling excision.
 - Requiring any lots created for an existing dwelling to have a maximum size of 2 hectares unless any of the following apply:
 - It can be demonstrated that this is not practical.
 - A larger lot is needed to provide for the on-site collection of water for a dam for domestic purposes.
 - It can be demonstrated that the lot is to be used for agricultural purposes.
 - Requiring any lots created for an existing dwelling to contain a dwelling that is in a habitable condition that complies with the Building Code of Australia.
 - The need to provide for the upgrading of roads and drainage to ensure that traffic and run-off generated by the development is effectively managed.
- Clause 14.01-2S Sustainable agricultural land use – aims to encourage sustainable agricultural land use.
- Clause 14.01-2L Sustainable agricultural land use.

Zoning

Farming Zone

The subject site is within the Farming Zone. The purpose of the Farming Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

Pursuant to Clause 35.07-3 a planning permit is required to subdivide land. Under this clause it is specified that each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is to create a lot for an existing dwelling. The subdivision must be a two-lot subdivision.

Further, the decision guidelines outlined at Clause 35.07-6 must be considered.

Overlays

The land is not affected by any planning overlays.

Relevant Particular Provisions

There are no Particular Provisions relevant to this planning application.

General Provisions

Clause 65 Decision guidelines

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

Clause 65.01 Approval of an application or plan

Before deciding on an application or approval of a plan, the responsible authority must consider this clause.

Clause 65.02 Approval of an application to subdivide land

Before deciding on an application to subdivide land, the responsible authority must consider this clause.

Summary of Key Issues

The key issues for consideration are:

- Is the proposal consistent with the objectives and strategies of the Municipal Planning Strategy and the Planning Policy Framework?
- Is the proposal consistent with the Farming Zone?
- Does the proposal provide for an orderly planning outcome?

Assessment

An assessment of this proposal against the relevant provisions of the Southern Grampians Planning Scheme has been undertaken.

Upon evaluating the planning proposal in alignment with the planning scheme, a series of pivotal considerations emerge in determining its appropriateness:

- Does the subdivision align with its zoning and policy context?
- Might the separation of the dwelling impact the agricultural productivity of the land?
- Is the proposed subdivision consistent with the prevailing subdivision pattern in the vicinity?
- Could the subdivision potentially trigger conflict between residential and agricultural land uses?

The application seeks to make use of the house lot excision provisions outlined in the Southern Grampians Planning Scheme, notably Clause 14.01-1L and the subdivision clauses within Clause 35.07-3, which cater to the establishment of smaller-than-prescribed lots (below the minimum of 40 hectares).

The applicant contends that Lot 1 could remain in agricultural use by the current proprietors, with intentions to sell the surplus dwelling on Lot 2 as the family does not require it.

Although proposed Lot 2, at 1.5 hectares for the existing dwelling, does not exceed the maximum lot size of 2 hectares under the policy guidelines within Clause 14.01-1L, Clause 14.01-1S requires consideration of the potential impact of the subdivision on land values and the sustainability of production infrastructure. There is a concern that such excisions contribute to escalating land values, often rendering farming unviable, an aspect discussed in the case of *McGrath v Mornington Peninsula SC* [2003] VCAT 1816.

This locale's existing settlement and subdivision pattern predominantly features lots greater than 100 hectares, up to 400 hectares. Instances of allotments below two hectares for dwellings are scant. Irrespective of any isolated cases, perpetuating such a pattern is both ill-advised and unsupportable.

The decision guidelines of the Farming Zone necessitate consideration of whether the dwelling will be negatively affected by agricultural operations or the expansion of neighbouring farming uses. Furthermore, Clause 14.01-1L asserts that the smaller lot should be established in a manner that doesn't encumber adjacent agricultural activities.

Acknowledging the presence of agricultural infrastructure on Lot 1, especially in close proximity to the proposed Lot 2 and existing dwelling, it's plausible that excising the dwelling might trigger new permit requisites if new infrastructure is planned within 100 metres of a non-associated dwelling. This regulatory burden underscores the argument that the excision could impede farming viability and exacerbate land use conflicts given the proximity of the dwelling to the farming infrastructure.

The potential land use and development resulting from the proposed subdivision require consideration as well. Given that the balance allotment (Lot 1) surpasses 40 hectares, a new dwelling could be constructed without a planning permit. The proponent, however, has overlooked this aspect in the submitted planning report, which could inadvertently encourage the proliferation of dwellings in the vicinity.

An analysis of the planning scheme, encompassing local policies concerning house lot excisions, zoning specifications, Planning Policy Framework (PPF), and Municipal Planning Strategy (MPS), underscores the prevailing consensus against small lot subdivisions within rural areas.

The rationale presented within the submitted planning report, advocating for the removal of the existing dwelling from the agricultural property, lacks a strategic foundation in an area not designated for future residential development.

All factors considered, the provided circumstances and justifications fail to align with the enumerated objectives of the Farming Zone as outlined in Clause 35.07 and it is inconsistent with Clause 14.01-1S.

Conclusively, the proposed subdivision doesn't promise an orderly planning outcome for the locality of the subject site.

Conclusion

This report has assessed the proposal against the relevant provisions of the planning scheme and has deemed the proposal an inappropriate outcome for the following reasons:

- The application is contrary to the purpose of Clause 35.07 – Farming Zone.
- The application is contrary to the objectives and strategies of the Planning Policy Framework and Municipal Planning Strategy.
- Having regard to Clause 65 of the Southern Grampians Planning Scheme, the proposal is not in line with the existing subdivision pattern or orderly planning of the area.

It will therefore be recommended that Council refuse the planning application.

MEETING PROCESS

The meeting was held in accordance with standard meeting procedures

Anita Collingwood Senior Statutory Planner

The application seeks a two lot subdivision to excise an existing dwelling from the agricultural land. The house lot is proposed to be 1.5 hectares and the balance allotment will be approximately 128.7 hectares. Officers are recommending refusal due to no strategic basis for the excision and does not comply with the provisions of the Farming Zone.

Andrew Lacey, Planning Consultant

Flagged concerns around timeliness – Initial applicant lodged on 8 March 2023.

The provisions of the farming zone do provide the ability to apply for rural lot excision. Council's local policy has some guidelines for small lot excisions. Planning Scheme does provide the ability to apply for proposals like this.

List of similar subdivision applications were provided to the Committee for information where Council has approved the proposal.

Question. Is there a dwelling on the larger allotment? Confirmed that there was.

Mick Alderman, Landowner

New house has been built where landowners live. House has been rented since land was purchased.

Is currently surplus to requirements and funds would go towards improvements into other land acquired at Karabeal.

There appears to be a need for housing in and around Dunkeld to enable people to stay in the town.

There have been no objections from neighbours to proposal.

Daryl Adamson, Manager Shire Strategy and Regulation

Understand the concerns with timing. There are complex issues with applications in farming zones. Officers with delegations cannot approved these permits which is why they are referred to the Planning Committee. There is considerable time which is required to process these types of applications. Excising in the farming zone is a contentious issue in Victoria.

Anita Collingwood Senior Statutory Planner

The ability to get a permit for the dwelling excision as previously mentioned is correct however this does not necessarily mean it should be issued. Each permit application is assessed on its merits. Planning Policy Clause 14.01S discourages development on isolated small lots. The farming zone is provided for farming and we need to be careful in approving smaller lots for possible non farming families to move who may then have their lifestyle and amenity impacted.

Landowner wants to keep as much of the land available for farming (which is why application is on 1.5 hectares rather than 40).

RECOMMENDATION

That Council having caused notice of Planning Application No. TP/26/2023 to be given under Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to **issue a Notice of Decision to Refuse to Grant a Permit** in respect of the land known and described as 513 Old Ararat Road, Dunkeld for a two (2) lot subdivision (dwelling excision), based on the following grounds:

Grounds of Refusal:

1. The application is contrary to the purpose of Clause 35.07 – Farming Zone.
2. The application is contrary to the objectives and strategies of the Planning Policy Framework and Municipal Planning Strategy.
3. Having regard to Clause 65 of the Southern Grampians Planning Scheme, the proposal is not in line with the existing subdivision pattern or orderly planning of the area.

COMMITTEE RESOLUTION

That the Planning Committee decide to issue a planning permit for planning application TP/26/2023 for land known and described as 513 Old Ararat Road, Dunkeld for a two (2) lot subdivision (dwelling excision) subject to the following conditions:

Endorsed Plans

1. The layout and site dimensions of the subdivision hereby permitted, as shown on the endorsed plan/s, must not be altered, or modified without the written consent of the Responsible Authority.

Section 173 Agreement

2. Prior to the issue of a Statement of Compliance under the *Subdivision Act 1988*, the owner must enter into an agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987*, and submit the application to the Registrar of Titles to have the agreement registered on title to the land under Section 181 of the *Act*, which will provide that:
 - a. The owner of Lot 2 acknowledges and accepts the possibility of nuisance from agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic, and hours of operation.

All costs relating to the preparation and registration of the Agreement must be borne by the applicant.

Environmental Health Conditions

3. Prior to the issue of a Statement of Compliance, the permit holder must demonstrate that the wastewater system associated with the existing dwelling on Lot 2 complies with the relevant EPA Code of Practice for On-site Wastewater Management. The landowner must provide:
 - a. A site plan showing the location of the existing onsite wastewater system and effluent disposal layout, including measurements from the building and from the wastewater system to the effluent disposal area, sand filters, pumps and valves.
 - b. A floor plan of the existing dwelling, including notation of bedrooms.
 - c. A written report from a registered plumber that certifies the existing onsite wastewater system treats and retains wastewater within the lot boundaries in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system.

If the system is found to be non-compliant, a compliant system must be installed to the satisfaction of the Responsible Authority.

Subdivision Conditions

4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and telecommunication services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
5. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
6. The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authorities in accordance with Section 8 of that *Act*.

Permit Expiry

7. In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if any of the following circumstances applies:
 - a. The subdivision is not certified within two (2) years of the date of this permit; or
 - b. The registration of the subdivision is not completed within five (5) years of the date that the plan of subdivision is certified.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months afterwards.

Moved: Cr A Calvano
Seconded: Mr J Donis

Carried

6.2 Planning application TP/135/2022 for 136 West Boundary Road, Tabor

Executive Summary

The proposal seeks approval for the use and development of a second dwelling on the land at 136 West Boundary Road, Tabor. The existing dwelling is proposed to be retained.

The second dwelling is of a single storey design by Mackkcon Homes Hamilton and is to be constructed of mixed materials.

The dwelling is proposed within a newly created fenced area, separate from the balance of the land.

Setbacks of the second dwelling include:

- 70 metres from West Boundary Road
- 158 metres from Gellerts Road, and
- The proposed effluent field 82 metres from a dam.

The dwelling is proposed to be serviced by a septic tank system to deal with wastewater to the northwest and is to provide a potable water supply via rainwater tanks. The dwelling will obtain access from a new proposed driveway and crossover at West Boundary Road.

The assessment of the planning application for a second dwelling on a Southern Grampians farming allotment highlights the proposal's inconsistency with zoning provisions and policy objectives. The proposal's location on a 9.22-hectare lot raises compatibility concerns with intended land use and zoning goals.

The applicant's justifications fall short of countering the potential negative impacts of additional residential development in a rural area. The dwelling's placement is problematic with respect to the Farming Zone's purpose and an approval may set a precedent, risking the proliferation of dwellings in farming areas. Largely, the proposal focuses on the personal motivations for the activity, rather than agricultural needs and broader community good.

It is recommended the planning application be refused as it is inconsistent with the Planning Scheme policy and objectives.

Proposal

The proposal seeks the use and development of land for a second dwelling. The existing dwelling is proposed to be retained.

Second dwelling

The second dwelling is of a single storey design by Mackkcon Homes Hamilton and is to be constructed of mixed materials, including block veneer, *hardigroove* cladding and sheet roofing.

The dwelling will be contained within a newly created fenced area, separate from the balance of the land.

Setbacks include:

- 70 metres from West Boundary Road
- 158 metres from Gellerts Road, and
- The proposed effluent field 82 metres from a dam.

The floor plan of the second dwelling includes the following spaces:

- Meals
- Living
- Kitchen
- Butler's Pantry
- Games Room
- Study/Guest Room
- Master Bedroom (Ensuite and Walk-in-Robe (WIR))
- Bedroom 2, 3 and 4 (with WIR)
- Bathroom
- Laundry
- Storage
- Entry
- Double Carport

The dwelling is proposed to be serviced by a septic tank system to deal with wastewater to the northwest and is to provide a potable water supply by rainwater tanks. The dwelling will obtain access from a new proposed driveway through to West Boundary Road.

The applicant has provided the following information which summarises the intent of the owner:

The proposed second dwelling will provide contemporary accommodation for the owners of the land who have a young family.

The owner of the property is a local veterinarian who's extended family are based in Denmark. Retention of the dwelling provides the opportunity for extended family, who are regular visitors, to be provided with short term accommodation on site; and provides the opportunity in the longer term to be used as permanent accommodation for elderly parents of the owners.

The existing dwelling is a modest timber framed building clad with Hardie planks (or similar) estimated to have been constructed in the 1980's.

The dwelling does not meet the needs of the owners of the property, who have owned the land since January 2013.

Refer to submitted plans for full details.

Subject site & locality

Location and title details:

- The land falls within Certificate of Title Volume 10608 Folio 410, specifically identified as Lot 1 on Plan of Subdivision 446172G.
- The land has an area of approximately 9.22 hectares, equivalent to around 22 acres.
- The southern boundary spans 2090.47 metres along Gellerts Road, while the eastern boundary extends 535.1 metres along West Boundary Road.
- The site occupies the northwest corner of Gellerts Road and West Boundary Road in Tabor.
- The site is positioned 1 kilometre south of the Hamilton Highway.
- The site is located 16 kilometres east of Hamilton, accessible via the Hamilton Highway.

Existing Features:

- **Southern Part:** The southern portion of the site accommodates a well-established dwelling, complemented by ancillary outbuildings and mature landscaping.
- **Dam:** Positioned on the eastern side, the property features a dam situated towards the northern area.
- **Cattle Grazing:** The northern expanse of the land serves as a designated area for cattle grazing.
- **Tree Plantation:** There is a tree plantation adjacent to the western boundary and to approximately midway along it. There are also scattered trees across the site close to the dwelling.
- **Existing Crossover:** The current dwelling benefits from an existing crossover accessible from West Boundary Road.



Figure 3: Subject site

Permit/Site History

There is no relevant planning permit or site history.

Public Notification

The application was advertised pursuant to Section 52 of the *Planning and Environment Act 1987*. No objections were received.

Referrals

The application was referred to Council's Environmental Health Officer. The following comments were provided:

RFI (24/03/2023):

TP 135/2022 Planning Permit application is lacking in onsite wastewater management information, this includes:

- i. The location and dimension of all existing onsite wastewater management systems

including greywater and septic systems not indicated on plan.

- ii. Verification on whether the existing on-site wastewater management systems are suitably sized, meets current standard, in good working order to prevent harm to human health, and the environment.
- iii. Confirm whether the existing on-site wastewater management systems are located within the allotment boundary and effluent is able to be sustainably maintained within the allotment and not pollute waterbodies and waterways.
- iv. Jamie Lowes Consulting Land Capability Assessment Report for 136 West Boundary Road Tabor report no. 222138 dated 24 August 2022 (LCA) is NOT of an ACCEPTABLE STANDARD.

LCA does not comply with:

- a. Australian Standards 1547: On-site domestic wastewater management
- b. Southern Grampians Shire Domestic Wastewater Management Plan (2019),
- c. Victorian EPA Code of Practice Onsite Wastewater Management 891.4,
- d. MAV Victorian Land Capability Assessment Framework 2014.

LCA documents the soil depth as to be very poor and the soil depth is 0.8m due to impassable basalt.

Australian Standards 1547: On-site domestic wastewater management requires a soil depth for onsite wastewater management trench system depth to be greater than 1.2m for trenches for final effluent treatment and to store effluent during periods of wet weather and low evapotranspiration. The AS 1547 require absorption trenches and evapotranspiration trenches/beds are required to be at least 0.6m of unsaturated soil below the base of the effluent trenches, the LCA report proposed to be 0.47m between bottom of trench and basalt.

MAV Victorian Land Capability Assessment Framework 2014 and Southern Grampians Shire Domestic Wastewater Management Plan (2019) require land capability assessment that identify a major constraint to address them and to investigate in depth a suitable onsite wastewater management system that will mitigate the major constraint. In this case the soil shallow depth and AS 1547 class 5 medium clay soil.

The applicant had provided a response to Council's RFI but subsequent correspondence from the Environmental Health Unit confirms that the same issues as abovementioned remain outstanding (14/4/23).

Permit conditions:

Should a permit be granted the following conditions were offered:

1. Before the commencement of the development, amended plans must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale and dimensioned and must be generally in accordance with the plans submitted with the application, but modified to show:

- a. The location and dimensions of existing and proposed onsite wastewater management treatment tank, effluent areas and sewerage pipes in relation to the buildings, driveways, watercourse, rainwater tanks, stormwater drains, water pipe, fences and allotment boundaries.

2. Before the commencement of the development, submit the following to the satisfaction of the Responsible Authority:

- a. A written report from a licenced plumber to verify the existing on-site wastewater management system:
 - i. Location and dimensions;
 - ii. Have been pumped out within the last 3 years;
 - iii. Verify whether the existing on-site wastewater management system meets current standards, including the steps taken to ensure the existing/proposed system are maintained in good working order to minimise risk to human health, and the environment within the allotment boundary.
- b. Amended Land Capability Assessment that details the management of all onsite wastewater in a manner that sustainably minimises risk to human health and the environment and effluent is maintained within the allotment boundaries in accordance with Southern Grampians Shire Domestic Wastewater Management Plan (2019), Victorian EPA Code of Practice Onsite Wastewater Management 891.4 and Municipal Association of Victorian Land Capability Assessment Framework (January 2014) as updated.

Add as note:

In the event the onsite wastewater management system is not contained entirely within the allotment and/or does not meet current standard and/or is a risk to human health and/or environment, an application to alter or construct or install onsite wastewater management system to meet Southern Grampians Shire Domestic Wastewater Management Plan (2019) and Victorian EPA Code of Practice Onsite Wastewater Management 891.4 and Australian Standards 1547: On-site domestic wastewater management Must be submitted to Council's Environmental Health.

Planning Framework

Clause 00 Purpose and Vision

The following clauses are the most recent to the planning application, particularly within the Municipal Strategic Statement:

- Clause 02.01 Context

The Shire is located at a major highway junction and has good connections to the southeast of South Australia, as well as to agricultural regions. Primary production and conservation are the main land uses, followed by forestry and extractive industry. The Shire is known for its quality health and education sector, and has strengths in mineral sands processing, cutting tool manufacturing, and agricultural and building materials manufacturing. Fine wool production is famous in the Shire, but large-scale cropping, hay production, and horticulture are now bigger parts of the primary industry sector. Agro-forestry, mining, and renewable energy are expected to grow.

- Clause 02.02 Vision

The Shire’s vision is to be a well-connected, dynamic regional centre, supporting a vibrant, healthy and inclusive community.

The Council Plan (2017-2021) identifies five fundamental priority areas. Those relevant to land use and development are to:

- Develop the regional economy and businesses.
- Plan for the built environment and infrastructure.
- Promote the natural environment.

- Clause 02.03 Strategic directions

- o Clause 02.03-1 Settlement
Managing Growth

The Southern Grampians Shire Council Strategic Framework Plan at Clause 02.04 illustrates the location and hierarchy of the towns and settlements in the Shire.

In effectively planning for future urban growth, Council will:

- Provide and enforce clear settlement boundaries.

- o Clause 02.03-3 Environmental risk and amenity

Bushfire

Most of the Shire is designated as a Bushfire Prone Area.

Approximately a quarter of the Shire is affected by the Bushfire Management Overlay. The most significant urban interfaces to areas prone to bushfire are in the towns of Balmoral and Dunkeld. The Shire has a long history of major

bushfire damage. The Grampians is particularly prone to bushfires because of its significant vegetation cover and steep slopes.

The design, location and operation of development can place the community at risk from uncontrolled fire.

In managing bushfire risk, Council will:

- Direct development away from areas prone to significant bushfire risk.
 - Manage the interface of towns in areas prone to bushfire risk, particularly Balmoral and Dunkeld.
 - Prioritise the protection of life and property from bushfire events.
 - Require fire protection measures that relate to the level of fire risk, particularly in the Grampians.
 - Ensure that land use and development does not unreasonably increase the fire risk.
 - Apply the precautionary principle approach to development within areas prone to bushfire risk.
- Clause 02.03-4 Natural resource management

Agriculture

The Shire's economy is primarily built upon the agricultural sector. Fertile and arable soils, together with a very reliable rainfall, provide a natural advantage. The Shire is renowned for producing fine wool; however, through diversification into meat production, the Hamilton Regional Livestock Exchange (saleyards) has risen to become Victoria's third largest. The Shire's agricultural base also includes large-scale cropping, hay production and horticulture.

Significant growth is expected in agro-forestry, together with mining and renewable energy. Newer industries such as viticulture and olives, and value adding of primary produce, provide significant potential.

Agriculture is supported by established infrastructure and services, scientific research and development, and training and professional services.

Dwellings and small lot subdivision in the Farming Zone can impact detrimentally on agriculture and the rural character of an area.

In supporting agriculture, Council will:

- Support use and development that maintains the significance of agriculture and protects the Shire's agricultural capacity.
- Protect agriculture from use and development that is inconsistent with farming practices, recognising the 'right to farm'.
- Minimise the impact and area of any non-agricultural development in agricultural areas.
- Minimise the impacts of dwellings and small lot subdivisions in farming areas.
- Support use and development that efficiently use and manage land, water and other finite resources.

- Encourage agricultural diversity, particularly adding value to primary products through processing, distribution, research and marketing, and new agricultural industries like horticulture and timber.
- Protect natural resources important to agriculture from soil decline, dryland salinity, water quality decline, erosion, pest plants and animals, loss of native vegetation and inappropriate land management practices.

- Clause 02.04 Strategic framework plan



Figure 4: Strategic Framework Plan

Clause 10 Planning Policy Framework

The following clauses within the Planning Policy Framework are the most relevant to the planning application:

- Clause 11.01-1S Settlement – seeks to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

- Clause 13.02-1S Bushfire planning – aims to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.
- Clause 14.01-1S Protection of agricultural land – aims to protect the state’s agricultural base by preserving productive farmland.
 - o Strategies include:
 - o Identify areas of productive agricultural land, including land for primary production and intensive agriculture.
 - o Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.
 - o Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.
 - o Protect productive farmland that is of strategic significance in the local or regional context.
 - o Protect productive agricultural land from unplanned loss due to permanent changes in land use.
 - o Prevent inappropriately dispersed urban activities in rural areas.
 - o Protect strategically important agricultural and primary production land from incompatible uses.
 - o Limit new housing development in rural areas by:
 - Directing housing growth into existing settlements.
 - Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
 - Encouraging consolidation of existing isolated small lots in rural zones.
 - Identify areas of productive agricultural land by consulting with the Department of Energy, Environment and Climate Action and using available information.
 - o In considering a proposal to use, subdivide or develop agricultural land, consider the:
 - Desirability and impacts of removing the land from primary production, given its agricultural productivity.
 - Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
 - Compatibility between the proposed or likely development and the existing use of the surrounding land.
 - The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
 - Land capability.
- Clause 14.01-1L Small lot subdivisions, house lot excisions and dwellings – seeks to ensure that subdivision and accommodation do not compromise the existing and ongoing agricultural use of land.
 - o Strategies include:
 - Discourage subdivision and accommodation that do not relate to or directly support the use of land for agriculture.
 - Retain agricultural land in parcels of sufficient size that can allow viable agriculture.
 - Discourage subdivision unless it is to excise an existing dwelling that is excess to the requirements of a rural use.
 - Site and design dwellings to minimise impacts on agriculture.
 - Provide adequate separation distances from dwellings to agriculture.

- Restructure lots to create a smaller lot for a dwelling instead of creating additional lots.
 - Policies guidelines:
 - Encouraging the consolidation of titles prior to any dwelling excision.
 - Requiring any lots created for an existing dwelling to have a maximum size of 2 hectares unless any of the following apply:
 - It can be demonstrated that this is not practical.
 - A larger lot is needed to provide for the on-site collection of water for a dam for domestic purposes.
 - It can be demonstrated that the lot is to be used for agricultural purposes.
 - Requiring any lots created for an existing dwelling to contain a dwelling that is in a habitable condition that complies with the Building Code of Australia.
 - The need to provide for the upgrading of roads and drainage to ensure that traffic and run-off generated by the development is effectively managed.
- Clause 14.01-2S Sustainable agricultural land use – aims to encourage sustainable agricultural land use.
- Clause 14.01-2L Sustainable agricultural land use.
- Clause 16.01-3S Rural Residential Development – to identify land suitable for rural residential development.

Strategies include:

- Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.
- Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.
- Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.
- Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:
 - Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
 - Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
 - Minimising or avoiding property servicing costs carried by local and state governments.
 - Maintaining an adequate buffer distance between rural residential development and animal production.
- Discourage development of small lots in rural zones for residential use or other incompatible uses.

Zone

Clause 35.07 - Farming Zone

The subject site is within the Farming Zone. The purpose of the zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.

- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

Pursuant to Clause 35.07-1 a planning permit is required use the land for a second dwelling (Section 2). A planning permit is also required for the 'buildings and works' of the dwelling under Clause 35.07-4 as it is in association with a Section 2 Use.

For dwellings, under Clause 35.07-2, a lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source

The Schedule to the Farming Zone notes that the minimum lot size for when a dwelling can be constructed without a planning permit is 40 hectares.

Further, the decision guidelines outlined at Clause 35.07-6 must be considered.

Overlays

The land is not affected by any planning overlays.

Relevant Particular Provisions

There are no Particular Provisions relevant to the planning application.

General Provisions

Clause 65 Decision guidelines

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

Clause 65.01 Approval of an application or plan

Before deciding on an application or approval of a plan, the responsible authority must consider this clause.

Summary of Key Issues

The key issues for consideration are:

- Is the proposal consistent with the objectives and strategies of the Municipal Planning Strategy and the Planning Policy Framework?
- Is the proposal consistent with the Farming Zone?
- Does the proposal provide for an orderly planning outcome?

Assessment

In conducting a thorough evaluation of the planning application for a second dwelling on a farming allotment within the Southern Grampians Shire, it is essential to weigh the proposal against the pertinent provisions of the Southern Grampians Planning Scheme. While recognising that the development of a second dwelling within the Farming Zone is a Section 2 Use that can be considered, it is evident that the proposed second dwelling, situated on a relatively small lot of approximately 9.22 hectares, is incompatible with the intended land use and the overarching objectives of the zoning regulations.

The Farming Zone decision guidelines underscore the significance of sustainable land management for proposed use and development. This entails careful consideration of how the proposed second dwelling aligns with agricultural activities, whether it contributes to the fragmentation of productive agricultural land, and its potential to proliferate dwellings that might impede ongoing agricultural operations in the region.

The local and state policies explicitly seek to restrict new housing in rural areas, reflecting a commitment to preserve the integrity of agricultural land and maintain the rural character of the region. This commitment extends to limiting housing development to instances where it demonstrably supports and enhances agricultural land utilisation. The existing zoning specifications and the Planning Policy Framework (PPF) reaffirm this stance, emphasising that any proposed housing must unequivocally demonstrate its essential connection to agricultural needs.

Consequently, the onus lies with the applicant to provide a compelling rationale for the necessity of a second dwelling to facilitate or enhance agricultural practices on the land. However, the presented arguments fall short of justifying the adverse consequences of introducing an additional dwelling on this small rural lot. Notably, the proposed dwelling and associated internal fencing would permanently remove a portion of land from agricultural production. This action poses a risk to the overall sustainability and productivity of the agricultural use, which stands in contradiction to the primary purpose of the Farming Zone.

Furthermore, granting approval for a second dwelling on this parcel could establish an unfavourable precedent, potentially encouraging further development of dwellings on similarly small rural allotments within the area. Such a trend could lead to the undesirable proliferation of dwellings and consequently undermine the intended agricultural character of the Farming Zone.

In evaluating the application, it becomes apparent that the justifications provided for the second dwelling primarily centre around personal motivations and accommodation needs, rather than a demonstrable linkage to agricultural enhancement. While the applicant asserts that the additional dwelling would benefit the family's farming practices (or a neutral impact on the number of cattle), this argument does not sufficiently counterbalance the negative implications of deviating from the established policies that aim to discourage such development.

Regarding the proposed land allocation, the siting of the second dwelling is problematic. Its central location on the property fails to account for an arrangement that could minimise the impact on farming activities. A more strategic positioning, perhaps in a cluster of buildings, could have mitigated some of the adverse effects on land usability.

Additionally, the allotment size in the locality is mixed, with no examples of multiple dwellings. Therefore, the proposal is inconsistent with settlement policy, where dwellings for accommodation purposes should be located within identified settlement boundaries of townships, rather than in rural areas.

In conclusion, the current application for a second dwelling does not align with the core objectives of the Farming Zone as outlined in Clause 35.07 and is inconsistent with planning policy at Clause 14.01-1S. The absence of a detailed farm management plan or an agricultural productivity report, prepared by a qualified expert, further weakens the application's foundation. Ultimately, the proposed second dwelling fails to deliver an orderly planning outcome for the locality and threatens the agricultural integrity of the site. Given these considerations, the application for a second dwelling on the specified property should be refused.

Conclusion

This report has assessed the proposal against the relevant provisions of the planning scheme and has deemed the proposal an inappropriate outcome for the following reasons:

- The application is contrary to the purpose of Clause 35.07 – Farming Zone.
- The application is contrary to the objectives and strategies of the Planning Policy Framework and Municipal Planning Strategy.
- Having regard to Clause 65 of the Southern Grampians Planning Scheme, the proposal is not in line with the existing settlement pattern or orderly planning of the area.

It will therefore be recommended that Council refuse the planning application.

MEETING PROCESS

The meeting was held in accordance with standard meeting procedures

Andrew Lacey, Pierpoint Planning

Application was lodged in December 2022.

Farming zone provisions give the ability to apply for multiple dwellings in the farming zone, acknowledging the previous comments made from the Senior Statutory Planner that just because a permit is applied for does not mean that one will automatically be issued. Consultant acknowledges application site is small (9 hectares).

Planning officers report refers to referral from Environmental Health Officer. Was not aware of concerns about Land Capability Assessment report.

Regarding concerns about proliferation of dwellings and further fragmentation of farming zone. Applicant can't see that this will occur in this area.

Ed Connelly, landowner

Currently live in small residence with wife and two children. Would like to update living arrangements

Landowner would like to preserve the structurally sound house they currently live in and also provide a place for family members visiting from overseas and provide a place for elderly parents.

If residence had to be demolished to building new house landowner would need to remove a number of established trees which would not be prepared. No impact on grazing.

Cr Calvano queried if the existing house could be extended to accommodate parent.

Landowner advised that it would be difficult to renovate existing home as it has been built onto previously with a concrete slab and end walls added on. The landowner's parent would also prefer to live independently for as long as possible (in the existing house rather than with the landowner's family).

Anita Collingwood, Senior Statutory Planner

Similar to previous application. Application seeks approval for the use and development of a second dwelling on the land at 136 West Boundary Road, Tabor. The existing dwelling is proposed to be retained.

Some alternative recommendations have been prepared and distributed to Committee members.

If approval is granted for the application the recommendation to have a Section 173 agreement in place to ensure later subdivision cannot take place.

The application is not supported by the Farming zone or planning policy and so Officers are recommending refusal.

RECOMMENDATION

That Council having caused notice of Planning Application No. TP/135/2022 to be given under Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to **issue a Notice of Decision to Refuse to Grant a Permit** in respect of the land known and described as 136 West Boundary Road, Tabor for the use and development of land for a second dwelling on a lot, based on the following grounds:

Grounds of Refusal:

1. The application is contrary to the purpose of Clause 35.07 – Farming Zone.
2. The application is contrary to the objectives and strategies of the Planning Policy Framework and Municipal Planning Strategy.
3. Having regard to Clause 65 of the Southern Grampians Planning Scheme, the proposal is not in line with the existing settlement pattern or orderly planning of the area.

COMMITTEE RESOLUTION

That the Planning Committee decide to issue a planning permit for planning application TP/135/2022 for land known and described as 136 West Boundary Road, Tabor for the use and development of land for a second dwelling on the lot subject to the following conditions:

Amended Plans

1. Before the commencement of the use/development, amended plans must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale and dimensioned and must be generally in accordance with the plans, but modified to show:
 - a. The location and dimensions of existing and approved onsite wastewater management treatment tank, effluent areas, and sewerage pipes in relation to the buildings, driveways, watercourse, rainwater tanks, stormwater drains, water pipes, fences, and allotment boundaries.
 - b. An amended Land Capability Assessment that details the management of all onsite wastewater in a manner that sustainably minimises risk to human health and the environment and effluent is maintained within the allotment boundaries in accordance with Southern Grampians Shire Domestic Wastewater Management Plan (2019), Victoria EPA Code of Practice Onsite

Wastewater Management 891.4 and Municipal Association of Victorian Land Capability Assessment Framework (January 2014) as updated.

Endorsed Plans

2. The development as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.

Section 173 Agreement

3. Before the commencement of the development, an Agreement under Section 173 of the *Planning and Environment Act 1987* must be entered into with the owner of the lot which ensures that the land may not be further subdivided so as to create a smaller lot for the new second dwelling.

The Agreement must be registered on title pursuant to Section 181 of the *Planning and Environment Act*. All costs relating to the preparation and registration of the Agreement must be borne by the applicant. The agreement must be registered prior to the commencement of works associated with the construction of the approved dwelling.

Environmental Health Conditions

4. Before the commencement of the development, submit a written report from a registered plumber that certifies the existing onsite wastewater system treats and retains wastewater within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system.

If the existing system is found to be non-compliant, a compliant system must be installed to the satisfaction of the Responsible Authority.

Permit Expiry

5. In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if any of the following circumstances applies:
 - a. The development is not commenced within two (2) years of the date of this permit; or
 - b. The development is not completed within four (4) years of the date of this permit; or
 - c. The use of the land for a second dwelling is not commenced within four (4) years of the date of this permit; or
 - d. The use of the land for a second dwelling ceases for more than two (2) years.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months afterwards.

Moved: Cr Calvano
Seconded: Mr J Donis

Carried

6.3 Planning application TP/68/2023 for 68 Elijah Street, Hamilton

Executive Summary

The proposal seeks a planning permit for the development of a shed on land at 68 Elijah Street, Hamilton. The shed is required for an existing waste transfer station facility in Hamilton which is operated by Southern Grampians Shire Council. A permit is required pursuant to Clause 42.01-2 - Environmental Significance Overlay. As the estimated cost of development exceeds \$1,000,000 (\$1,300,000), a decision must be made by the Planning Committee rather than under delegation.

Setbacks of the proposed shed include:

- 73 metres from Elijah Street
- 43 metres from Dale Street
- 35 metres from the dam near the northern boundary of the site.

The proposed shed is appropriately located and is required to facilitate the existing waste transfer station facility in Hamilton. The siting minimises the effects that the building may have on nearby areas and any detrimental impact on the Eastern Barred Bandicoot habitat in the surrounding areas by achieving the required separation distances.

It is recommended that the application should be approved subject to conditions.

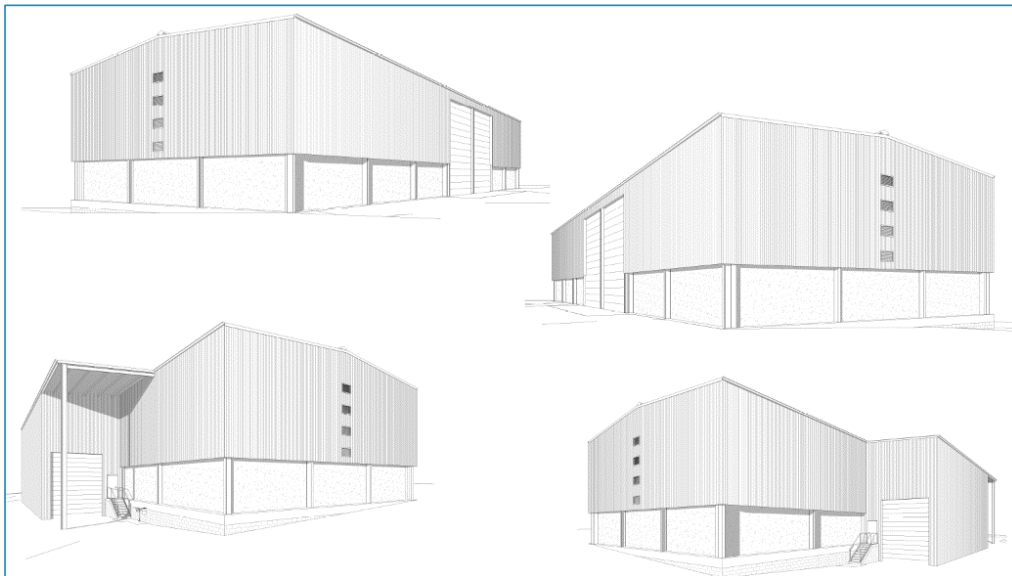
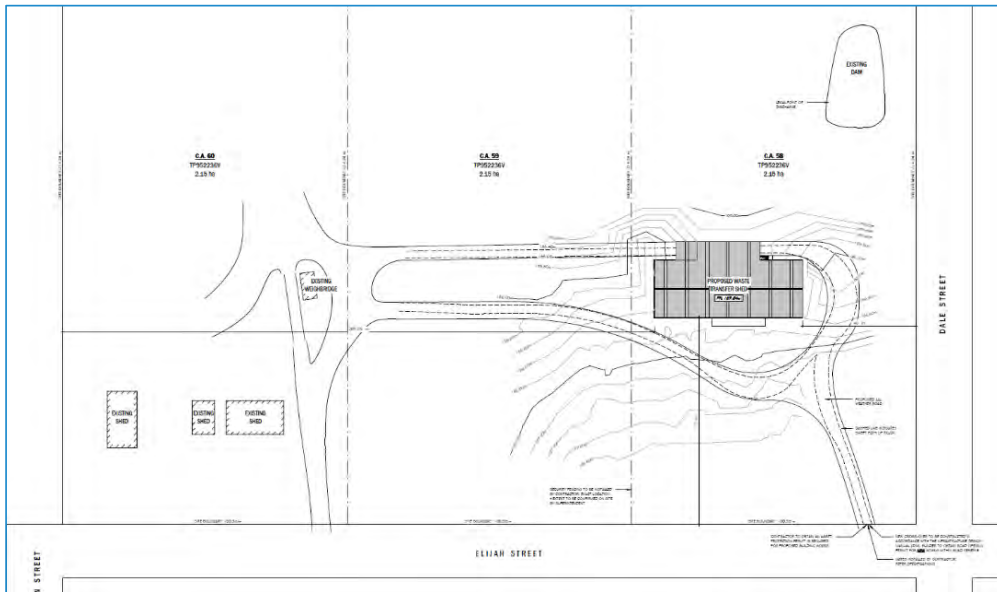
Proposal

The proposed shed occupies an area of 1166m² and will be constructed of concrete tilt panel walls, shed girt walls, and clad in corrugated iron. The dimensions of the shed are: 52.51m in length, 26.76m in width and 11.7m in height.

There is a vehicle loading bay of 100m² attached to the proposed shed. Engineering details are provided for the proposed shed. A new crossover is proposed to be constructed on Elijah Street in accordance with the Infrastructure Design Manual (IDM). An all-weather road is to be constructed to the proposed shed to provide access to the shed and the existing weighbridge. The proposed shed achieves front setback of 73m from Elijah Street, 40m from Dale Street, 214m from western and 209m from southern property boundaries.

The proposed shed is to be used for aggregation and temporary storage of waste from across the Southern Grampians Shire before it is reloaded for delivery to a regional landfill. The waste is a mixture of putrescible household waste, construction and demolition waste and other solid commercial waste.

The material is mixed and compacted slightly by use of a wheel loader then reloaded into a walking floor truck or B-double for removal to a regional landfill. No one will occupy the building, except for when the truck drivers are loading and unloading trucks which is for a very limited time period.



Subject site & locality

The subject site is a Crown Allotment lot of 16.6 ha and is zoned Public Use Zone. The site is currently used for the purposes of a licensed landfill. The land is owned by Southern Grampians Shire Council.

The subject site is accessible via a sealed road - Elijah Street.

1. A Project management plan must be developed and submitted for Council approval prior to beginning construction, the plan must include:
 - Construction management plan.
 - Environmental management plan
 - Traffic Management Plan
 - Construction site layout plan
2. Stormwater management plan for the site including all drainage to the legal point of discharge must be developed and submitted for approval of the Responsible Authority (Council).
3. The proposed new driveway (Elijah St) must be constructed to comply with the Infrastructure Design Manual (IDM) Standard Drawing (SD) 255 with a sealed driveway.

Planning Framework

Planning Policy Framework

Clause 11.01-1R Settlement Central Highlands

The responsible authority should direct growth to well serviced settlements with good access to Melbourne or Ballarat particularly Bacchus Marsh and Ballan

Clause 12.01-1S Protection of Biodiversity

The responsible authority should ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity including consideration of cumulative impacts; fragmentation of habitat; and the spread of pest plants, animals, and pathogens into natural ecosystems.

Clause 15.01-1S Urban Design

The responsible authority should require development to respond to its site context in terms of character, cultural identity, natural features, surrounding landscape, and climate.

Clause 15.01-2S Building Design

The responsible authority should minimize the detrimental impact of development on neighboring properties, the public realm, and the natural environment.

Clause 17.03-2S Industrial Development Siting

The responsible authority should minimise inter-industry conflict and encourage like industries to locate within the same area.

Clause 19.03-5S Waste and Resource Recovery

To reduce waste and maximise resource recovery to reduce reliance on landfills and minimise environmental, amenity and public health impacts.

Clause 30 Zone

The subject site is zoned Public Use Zone, Schedule 1 in Southern Grampians Planning Scheme.

The purpose of the Public Use Zone:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise public land use for public utility and community services and facilities.*
- *To provide for associated uses that are consistent with the intent of the public land reservation or purpose.*

A permit is not required under this zone.

Clause 40 Overlays

Environmental Significance Overlay – Schedule 1

The key objectives of the Environmental Significance Overlay, relevant to this application are:

- *To protect the habitat significance of vegetation.*
- *To provide for appropriate development of land within 100 meters of either side of a waterway.*
- *To prevent pollution and increased turbidity of water in natural waterways.*
- *To prevent increased surface runoff or concentration of surface water runoff leading to erosion or siltation of waterways.*

The site is affected by the Environmental Significance Overlay – Schedule 1 – Eastern Barred Bandicoot Area. In accordance with Clause 42.01-2, a planning permit is required to construct a building or construct or carry out works.

Clause 60 General Provisions

Clause 62.02 Building and Works

Clauses 62.02-1 and 62.02-2 set out exemptions from permit requirements in the scheme relating to the construction of a building or the construction or carrying out of works.

Clause 62.02-1 of the Southern Grampians Planning Scheme provides the following exemption:

No planning approval is required (except if removing any vegetation) pursuant to Clause 62.02-1 in the Planning Scheme if the buildings and works have an estimated cost of \$1,000,000 or less carried out or on behalf of a municipality.

The proposed shed exceeds the estimated cost of \$1,000,000 and therefore a planning permit is still required under the ESO1.

Clause 65 Decision guidelines

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

Clause 65.01 Approval of An Application or Plan

Before deciding on an application or approval of a plan, the responsible authority must consider relevant points of this clause.

Summary of Key Issues

The key issues for consideration are:

- Is the proposal consistent with the objectives and strategies of the Municipal Planning Strategy and the Planning Policy Framework?
- Is the proposal consistent with the Environmental Significance Overlay?
- Does the proposal provide for an orderly planning outcome?

Assessment

The application proposes to construct a shed and carry out associated works associated with an existing waste transfer station currently operated and managed by Council. The proposed buildings and works would facilitate the existing waste transfer station.

The proposal is consistent with the purpose of the Public Use Zone (PUZ1) and does not require a permit under the zone as the land will continue to be used for public utility purposes as intended in purpose of the zone and is operated by Council. The required threshold distances from the abutting lots for approved use have been maintained and the use should not have an impact on nearby existing or proposed uses which are sensitive to off-site effects.

Pursuant to Clause 36.04-1 the Decision Guidelines for PUZ1, it is considered that the proposed shed is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines. The proposed shed would facilitate continued use of the existing waste transfer station facility and minimises the effects that the use may have on nearby areas by achieving the required separation distances.

Environmental Significance Overlay – Schedule 1

The construction of proposed shed for the waste transfer station has taken into account the habitat of the Eastern Barred Bandicoot and includes measures to protect this habitat. The proposed shed achieves front setback of 73m from Elijah St and 43m from Dale Street. The site is proposed approximately 35m from the dam on northern boundary. The location of the proposed shed is void of any vegetation and is currently being used for transfer station purposes. The presence of Eastern Barred Bandicoot habitat is highly unlikely at the proposed location of the shed. It is considered that the proposal would not have any detrimental impact on the Eastern Barred Bandicoot habitat which the ESO seeks to protect.

MEETING PROCESS

The meeting was held in accordance with standard meeting procedures.

Parvesh Siroha, Senior Strategic Planning

The proposal seeks a planning permit for the development of a shed for an existing waste transfer station at 68 Elijah Street Hamilton. The shed will provide space for temporary storage of waste material.

Shed is appropriately located and the application Officers recommended approval subject to conditions.

RECOMMENDATION

That Council having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to Grant a Permit under the provisions of the Southern Grampians Planning Scheme in respect of the land known and described as 68 Elijah Street, Hamilton, for application TP-68-2023 for Construction of a Shed in accordance with the endorsed plans, with the application dated 28 July 2023, subject to the following conditions:

Endorsed Plans

1. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

Engineering

2. Prior to the commencement of work, a Project Management Plan must be submitted to and approved by the Responsible Authority. The plan must include:
 - a. Construction Management Plan.
 - b. Environmental Management Plan
 - c. Traffic Management Plan
 - d. Construction Site Layout Plan
3. Prior to the commencement of work, a Stormwater Management Plan must be submitted to and approved by the Responsible Authority. The Plan must include show and facilitate stormwater runoff directed to a legal point of discharge.
4. Prior to occupation of the approved development, a new vehicle crossover must be constructed at Elijah Street to comply with the Infrastructure Design Manual (IDM) Standard Drawing (SD) 255 with a sealed driveway for a distance of 20 metres from the front boundary. The existing vehicle crossover must also be upgraded to comply with IDM SD255 and have a sealed driveway for 20 metres from the front boundary.

External Lighting

5. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.

Expiry

6. This permit will expire if one of the following circumstances applies:
 - a. The development is not started within two years of the date of this permit.
 - b. The development is not completed within four years of the date of this permit.

In accordance with section 69 of the Planning and Environment Act 1987, the Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of the permit expiry date, where the development allowed by the permit has not yet started; or within 12 months of the permit expiry date, where the development has lawfully started before the permit expires.

Note

- This permit does not authorise the commencement of any building works. Building approval may be required to be obtained prior to the commencement of any approved works.

COMMITTEE RESOLUTION

That Council having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to Grant a Permit under the provisions of the Southern Grampians Planning Scheme in respect of the land known and described as 68 Elijah Street, Hamilton, for application TP-68-2023 for Construction of a Shed in accordance with the endorsed plans, with the application dated 28 July 2023, subject to the following conditions:

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Note

- This permit does not authorise the commencement of any building works. Building approval may be required to be obtained prior to the commencement of any approved works.

Moved: Cr Calvano
Seconded: Mr R Neeson

Carried

7. NEXT MEETING

There was initial discussion about the next meeting date to consider Application TP-58-2023 for a medical centre at 122 and 124 Lonsdale Street, Hamilton. However the Committee requested that this application be considered at a future Council Meeting.

8. CLOSE OF MEETING

The Meeting closed at 11.21am

Planning Assessment Report

Application Details:

Application is for:	Buildings and works for a detached residential extension
Applicant's Name:	Coast to Country Building Approvals
Date Received:	31 July 2023
Application Number:	TP/62/2023
Land/Address:	104-108 Macarthur Street, Dunkeld Lot 4 on Plan of Subdivision 508663T
Zoning:	TZ
Overlays:	DDO5, VPO1
Under what clause(s) is a permit required?	Clause 43.02-2 (DDO)
Restrictive covenants on the title?	Nil
Current use and development:	Existing residential use and development (associated private library)
Public notice	No public notice required

Proposal

The proposed plan entails the construction of a detached extension to a residential property that will serve as a private exhibit and archive space, in conjunction with the existing residential function of the land.

The new detached extension will function alongside the current residence, gardens, and private library on the property, serving as a private area for showcasing.

Public entry to the exhibition or archival area is not permitted, and the structure is not intended for use as a gallery or commercial establishment.

The existing landscaping surrounding the structure will be maintained.

The architecture comprises of a series of distinct forms, elevated one level above ground, offering slightly over 300 square metres of exhibition space.

A secondary level is proposed at the basement, encompassing a courtyard, exhibition area, facilities, and archive section. The basement level, including the courtyard, spans slightly over 450 square metres.

The combined floor area of the building, spanning both levels, is approximately 766 square metres.

The building height and setbacks includes the following:

- The building is positioned around 69.7 metres away from the Macarthur St boundary (southern side).
- The structure maintains a 12.7-metre distance from the existing Library/dwelling building.
- A 3.5-metre gap separates the building from the northern garden wall (constructed from Sandstone), while it is approximately 15.5 metres from the northern boundary.
- The eastern title boundary hosts the building with a setback of 130-160mm.
- A 9.6-metre gap is maintained from the western title boundary.
- The maximum height of the building is 7.3 metres above the natural ground level.
- The height of the walls reaches around 4.3 metres above the natural ground level.

Externally, the construction materials include locally sourced Grampians Sandstone, complemented by window accents of weathered metal and light grey powder-coated steel. The windows will be double glazed.

Access for vehicles to the property will continue through the existing driveway and parking area adjacent to the library/dwelling structure. Two parking spaces, already existing, are associated with the Library/Dwelling on the premises.

Refer to submitted plans for full details.

Subject site & locality

An inspection of the site and the surrounding area has been undertaken.

The site is part of a collection of land titles the Myers family used for private residential purposes for over a century. It's fenced with a sandstone wall and landscaped using local native plants. Entry points are available from Myers Street, Macarthur Street, Fairburn Street, and Taylor Street.

The property covers an area of 21 acres, excluding two caretaker dwellings at 102 Macarthur Street and 9-13 Myers St Dunkeld.

Surrounding the site, titles are used for residential purposes, either commonly owned or associated with the subject site. Dwellings exist on properties at 110-116 Macarthur Street, 102 Macarthur Street, and 9-13 Myers Street. A landscaped native garden is present at 5-7 Macarthur Street. The land south of Macarthur Street, owned by Dunkeld Pastoral Company, remains undeveloped with native vegetation. The land east of Myers Street is also connected to the subject site.

The title at 104-108 Macarthur Street features a private dwelling and a private library built in 2015, referred to as 'The Library.' This 4667 sqm title has 48.72m in width and 95.8m in depth. The intended construction area is currently a grassy open space.

No restrictions are present on the title.



Figure 1: Subject site

Permit/Site History

The history of the site includes:

- The existing library/dwelling is used in association with the residential land use of the land permitted under TP/87/2014.

Public Notification

The application was not required to be advertised pursuant to Section 52 of the *Planning and Environment Act 1987*. The landowner of this property also owns surrounding properties and the proposal does not cause adverse material detriment to any other property or person.

Referrals

No referrals were required to be undertaken for this planning application.

Planning Framework

Clause 00 Purpose and Vision

The following clauses are the most recent to the planning application, particularly within the Municipal Strategic Statement:

- Clause 02.01 Context

The Shire is located at a major highway junction and has good connections to the southeast of South Australia, as well as to agricultural regions. Primary production and conservation are the main land uses, followed by forestry and extractive industry. The Shire is known for its quality health and education sector, and has strengths in mineral sands processing, cutting tool manufacturing, and agricultural and building materials manufacturing. Fine wool production is famous in the Shire, but large-scale cropping, hay production, and horticulture are now bigger parts of the primary industry sector. Agro-forestry, mining, and renewable energy are expected to grow.

- Clause 02.02 Vision

The Shire's vision is to be a well-connected, dynamic regional centre, supporting a vibrant, healthy and inclusive community.

The Council Plan (2017-2021) identifies five fundamental priority areas. Those relevant to land use and development are to:

- Plan for the built environment and infrastructure.
- Promote the natural environment.

- Clause 02.03 Strategic directions

- o Clause 02.03-3 Environmental risk and amenity
Bushfire:

The majority of the Shire is designated as a Bushfire Prone Area.

Approximately a quarter of the Shire is affected by the Bushfire Management Overlay. The most significant urban interfaces to areas prone to bushfire are in the towns of Balmoral and Dunkeld. The Shire has a long history of major bushfire damage. The Grampians is particularly prone to bushfires because of its significant vegetation cover and steep slopes.

The design, location and operation of development can place the community at risk from uncontrolled fire.

In managing bushfire risk, Council will:

- Direct development away from areas prone to significant bushfire risk.
- Manage the interface of towns in areas prone to bushfire risk, particularly Balmoral and Dunkeld.
- Prioritise the protection of life and property from bushfire events.

- Require fire protection measures that relate to the level of fire risk, particularly in the Grampians.
- Ensure that land use and development does not unreasonably increase the fire risk.
- Apply the precautionary principle approach to development within areas prone to bushfire risk.

o Clause 02.03-5 Built Environment and Heritage

The Shire's towns showcase the built and cultural heritage of the Western District and its pastoral industry. The presentation of the towns from the major roads is important in building community pride, creating a sense of place, protecting heritage values and supporting tourism.

Shopfronts, including verandahs and awnings, and signs form a major element of the built environment. The installation of unsympathetic shopfronts and signs may compromise both heritage buildings and the character and appearance of urban areas.

The Shire contains an outstanding array of European and Aboriginal heritage features, including some of the State's most important places of cultural heritage significance. Conserving these places is important for social, cultural and economic reasons.

Council will manage its built environment and heritage by:

- Protecting and enhancing the built environment.
- Enhancing the presentation of town centres, streetscapes, main streets and town entrances.
- Protecting and enhancing pre and post contact built and cultural heritage assets.
- Supporting development that respects a town's village character, through building scale, materials and form.

- Clause 02.04 Strategic framework plan



Figure 2: Strategic Framework Plan

Clause 10 Planning Policy Framework

The following clauses within the Planning Policy Framework are the most relevant to the planning application:

- Clause 11.01-1S Settlement - To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- Clause 11.03-6L Dunkeld – to cohesively plan for the use and development of land in Dunkeld and to retain Dunkeld’s unique character while fostering sustainable growth.

Strategies include:

- Support development of business and tourism uses that build on Dunkeld’s character and landscape setting.
- Support buildings that are subservient to the landscape and natural setting of Dunkeld, and protect ‘key views’, particularly of the Grampians National Park.

- Encourage a mixed use and active commercial core that includes ground level uses that contribute to a vibrant street.
 - Encourage development that responds to the rural character of Dunkeld through lower densities and building heights, generous landscaping and traditional building styles.
- Clause 13.02-1S Bushfire planning - To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.
 - Clause 15.01-2S Building design - To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.
 - Clause 15.01-5S Neighbourhood character - To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

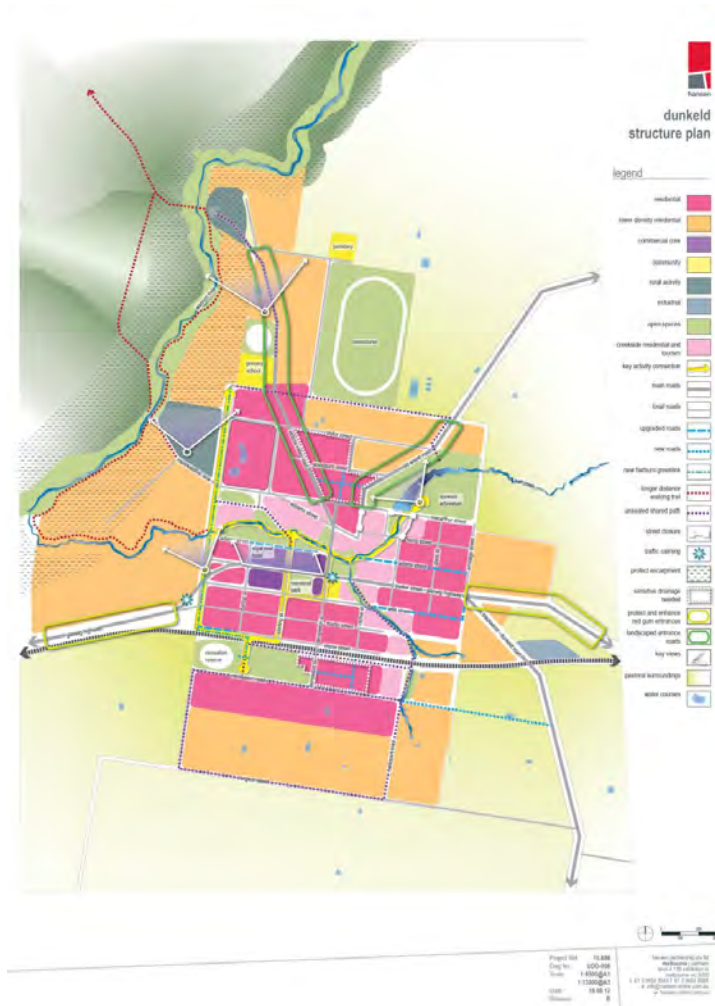


Figure 3: Dunkeld Structure Plan

Zone

Township Zone

The subject site is within the Township Zone. The purposes of the Township Zone include:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for residential development and a range of commercial, industrial and other uses in small towns.
- To encourage development that respects the neighbourhood character of the area.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

A planning permit is not required as the buildings and works are associated with the existing land use and the lot is greater than 300 square metres in size.

Overlays

Design and Development Overlay

The subject site is covered by Schedule 5 to the Design and Development Overlay (DDO5)

Pursuant to Clause 43.02-2 a permit is required for buildings and works. The proposal does not meet the specified exemptions within the Schedule to the Overlay.

DDO5 applies to Dunkeld Township Residential Areas and includes the following objectives:

- To maintain the rural town character of residential areas and reinforce the low profile of buildings within local streetscapes.
- To ensure that development in residential areas addresses local streetscapes and supports the traditional format of detached dwellings on lots with front setbacks.
- To ensure that building siting, including side and front setbacks allow for garden frontages, layered landscaping and views through to the broader landscape.
- To encourage new development to be subservient to the broad landscape character of Southern Grampians and the open pastoral landscape.
- To ensure site design avoids the removal of native canopy vegetation, including established River Red Gums, wherever possible.
- To encourage high quality architectural design and development that adopts a design theme and palette drawn from the town's rural character and landscape setting.
- To encourage view sharing across the town towards the Grampians and the pastoral surrounds.

- To ensure that subdivision proposals enable new buildings to be integrated with their site and the surrounding area.

This schedule contains requirements at section 2.0 which apply to an application to construct a building or carry out works, including for the following:

- Building height
- Building siting
- Building setbacks
- Building façade and frontage treatment
- Building materials and roof form
- Access and services
- Sustainability
- Fencing, landscaping and vegetation

These requirements are assessed against the application later in this report.

Application requirements include a report detailing how the proposal responds to the provisions of this schedule.

Vegetation Protection Overlay

The Vegetation Protection Overlay covers the site, specifically Schedule 1, which seeks to protect the River Red Gums

The proposal does not seek to remove any River Red Gum trees.

Relevant Particular Provisions

Clause 52.17

It is important to note that the proposal includes the removal of one eucalypt tree – Eucalyptus Leucoxylyn (Yellow Gum). The application details how this tree is considered planted, rather than a remnant native.

Council can agree with the submitted information that the tree constitutes planted vegetation and is exempt from Clause 52.17-7 Native Vegetation Removal.

General Provisions

Clause 65 Decision guidelines

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

Clause 65.01 Approval of an application or plan

Before deciding on an application or approval of a plan, the responsible authority must consider this clause.

Summary of Key Issues

The key issues for consideration are:

- Does the proposal consistent with the objectives and strategies of the Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF)?
- Is the proposal consistent with the zone?
- Does the proposal provide for an appropriate response to the Design and Development Overlay?

Assessment

An assessment of this proposal against the relevant provisions of the Southern Grampians Planning Scheme has been undertaken.

MPS and PPF

On balance the proposal complies with the relevant objectives and strategies of both the PPF and MPS.

Consistent with Clause 11.01-1S, the settlement pattern is maintained as it is the development of a site that already contains a residential land use with existing buildings.

Whilst the proposal will achieve minimal visibility from the streetscape or public realm, it is an appropriate built-form outcome on account of its scale, massing and use of colours and materials (Clause 02.03-5). In this regard, the building is deemed to be subservient to the landscape backdrop – a key consideration for new buildings within Dunkeld (Clause 11.03-6L), which still contains many red gum trees as well as the broader landscape backdrop of the Grampians.

The subject site is located within a Bushfire Prone Area, though not a Bushfire Management Overlay and therefore consideration is given to policy at Clause 13.02. In terms of bushfire safety, the detached extension is suitable for the site as it does not increase the risk to property or life. Bushfire risk can be addressed at building permit stage, where the BAL rating can be confirmed and implemented. The detached extension itself is suitable on site from a bushfire perspective as it does not adversely increase the risk of bushfire to property or to life.

Township Zone

The proposal does not prejudice the purposes of the Township Zone, which anticipates a range of uses and development.

The proposal complements the existing dwelling and private library context and provides for a design which is suitable in Dunkeld without causing adverse detriment to any other property or person.

Design and Development Overlay

The proposal presents a unique and interesting design for Dunkeld which is compliant with the objectives of the Design and Development Overlay.

The plans prepared by Wardle (Architect) have been assessed against the Design and Development Overlay (DDO5) – Dunkeld Township Residential Areas. A table is provided below with a response to each of the requirements:

DDO5 Requirement	Response
Building height	
Buildings should maintain the low profile of buildings throughout residential areas, primarily through utilising single storey development forms with pitched roofs.	Through using a basement level, the proposal effectively minimises its overall height as measured from natural ground level. It will read as a single storey building.
Any upper level or double storey form should be moderated in building scale with upper levels incorporated wherever possible into roof form.	The building is single storey above ground level and includes high ceilings.
Building height should be no greater than 8 metres above the natural ground level.	Complies. The building does not exceed 8 metres above NGL.
Building siting	
The siting of buildings should be carefully considered with respect to street address, solar orientation, amenity and the sharing of views from both the neighbouring properties and adjoining public domain.	The new building has been logically sited on the property, within the rear yard of the existing dwelling. A rear setback of 3.5 metres is appropriate. The high quality design and scale of the proposal is unlikely to cause detriment to any other person.
Buildings should be sited to respond to existing established vegetation, including canopy forms within the allotment and provide for new plantings within setback areas.	One gum tree is proposed to be removed but otherwise the proposal avoids the removal of other vegetation as it is located within a grassed area.
The siting of dwellings on lots should reinforce the existing pattern of front and side setbacks in the streetscape, and ensure that any ancillary buildings such as garages and/or sheds are located to the rear.	The building is generally located to the rear of the allotment and has negligible impact upon the character of front and side setbacks for buildings in the locality as seen from the streetscape.
Building setbacks	
Front setbacks from the street should be consistent with the prevailing pattern of front setbacks within the streetscape.	The building is setback in excess of 69 metres from Macarthur Street.
Building façade and frontage treatment	
Dwellings should be sited to reflect the rhythm and order of established dwellings in the street.	The building is a detached extension which is located in the rear yard. It has a negligible impact upon the existing rhythm and order of buildings in the street.
Garages must not be the dominant front façade element of the dwelling and/or the streetscape.	N/A No new garages proposed.

The design of detached or attached buildings should provide a sense of address to local streetscapes.	The design of the building is of a high quality with strong references to the peaks of mountains within the Grampians, appropriate for the Dunkeld setting. The building will not necessarily contribute to the sense of address as seen from the street due to its large setback.
Buildings should be designed with staggered frontage profiles, and the inclusion of windows and eave or canopy projections, as an effective means of 'breaking up' a facade.	Whilst the façade of the new building is not readily visible as a frontage to the streetscape it is appropriate due to its architectural design depicted within the elevation and perspective plans.
Where a lot accommodates two or more dwellings, the frontage form should extend across the lot with dwellings to the rear located behind and largely concealed from the street.	The new addition is not a new dwelling per se – rather a detached extension which is located to the rear of the property, largely concealed from the street due to existing vegetation and large setbacks.
Building materials and roof form	
Buildings should use materials that are non-reflective and drawn from the prevailing finishes found in the streetscape, including timber, natural stone and brick. Use of broad expanses of render and Colorbond walling should be minimised.	The proposal uses appropriate mixed materials, including stone cladding, aged metal and powder coated steel.
Roof forms should respond to the prevailing character of residential areas with pitched gabled-end forms and ridges aligned perpendicular to the street. Flat and skillion roofs may be provided in aid of long views towards the Grampians Ranges.	The roof design references the peak of Mount Sturgeon and provides for a unique and high quality design. This is appropriate within the context of the residential area and the Grampians as the backdrop.
Generous eaves should be provided to ensure shading of north and west facing windows.	The building is designed in a way which does not require eaves as it utilises an architectural roof form made from stone.
Access and services	
Access to detached or multi-dwelling buildings should be provided directly off the local streetscape, via a single vehicle crossing and associated driveway.	N/A No new access is proposed to the street.
Where possible, crossovers from the streetscape to lots (i.e. on neighbouring properties) should be amalgamated.	N/A No new access is proposed to the street.
Pedestrian access from the street frontage to the front of dwellings must be provided.	The proposal is a detached extension and can provide for pedestrian access from the existing dwelling as well as from driveway areas.

All infrastructure including services should be contained underground in the service trenches and pits and not be visible within the public realm.	The new building will be connected to water, electricity and the like via underground connections as appropriate.
Vehicle crossovers across drainage swales should be carefully designed to accommodate for a flush access with an appropriately sized concrete culvert. The visual impact of the concrete culvert should be minimised.	N/A No new access is proposed to the street.
Sustainability	
Sustainability principles, particularly in the siting and orientation of dwellings, should be applied in the design and operation of new development.	The building uses local stone and materials where possible for its construction.
Development should adopt active and passive sustainability measures including the collection and storage of stormwater on-site and the incorporation of solar panels, energy efficient heating and cooling systems	Windows are double glazed and the proposal uses sky lights in several locations to allow for northern solar access.
Encourage consideration of innovative environmentally sensitive systems in the management of waste, to the satisfaction of the Catchment Management Authority and Wannon Water.	The proposal is a detached extension to the existing dwelling and wastewater can be managed appropriately.
Fencing, landscaping and vegetation	
Development should retain and protect existing established vegetation, particularly canopy vegetation wherever practicable.	One planted gum tree is required to be removed. Otherwise the proposed building is located within a grassed area in the rear yard.
New areas for landscaping including the planting of native or exotic (non-weed) species should be provided within both front and rear setbacks.	The proposal is located within the context of the existing house. The existing garden setting will be largely retained. No new areas are provided for landscaping.
Front fencing should be of an open-style and of light weight material to present an attractive image to the street that does not dominate as a solid wall. Solid Colorbond fencing materials should be avoided.	N/A
Side and rear fencing should be unobtrusive and where possible should be of post and wire construction. If privacy is a concern, a fence of appropriate materials to a maximum height of 1.7 metres that transitions down to 1.2 metres towards the street front may be provided.	N/A

Any services must be integrated in an unobtrusive manner, including the undergrounding of power lines.	Services will be provided to the new detached extension as required but will be via underground trenching.
--	--

Conclusion

To conclude, this delegate report has assessed the proposal against the relevant provisions of the planning scheme and has deemed the proposal an appropriate outcome for the following reasons:

- The proposal is generally consistent with the relevant planning policy of the Southern Grampians Planning Scheme, including both the MPS and PPF.
- The proposal does not prejudice the purposes of the Township Zone.
- The proposal provides for an acceptable response to the objectives of the Design and Development Overlay.
- The proposal is unlikely to cause adverse material detriment to any other person or property.

It will therefore be recommended that Council issue a planning permit subject to conditions.

Recommendation

Planning Permit

That Council, after determining to not give notice of Planning Application No. TP/62/2023 under Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987*, resolves to Grant a Permit under the provisions of Clause 43.02-2 of the Southern Grampians Planning Scheme in respect of the land known and described as 104-108 Macarthur Street DUNKELD, for Buildings and works for a detached residential extension in accordance with the endorsed plans, with the application dated 31 July 2023 subject to the following conditions:

Conditions:

- 1) The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
- 2) All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
- 3) All stormwater discharge from the development hereby permitted is to be contained onsite, or diverted to a legal point of discharge, to the satisfaction of the Responsible Authority.
- 4) This permit will expire if one of the following circumstances applies:
 - a. The approved development does not start within two (2) years of the issue of the permit; or

- b. The approved development is not completed within four (4) years of the issue of the permit; or

In accordance with section 69 of the *Planning and Environment Act 1987*, the Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of the permit expiry date, where the development allowed by the permit has not yet started; or within 12 months of the permit expiry date, where the development has lawfully started before the permit expires.

Notes:

- The permitted use/development must be located wholly within the boundaries of the subject site.
- This permit does not authorise the commencement of any building works. Building approval must be obtained prior to the commencement of any approved works.

Prepared by: Senior Statutory
Planner

Date: 05/09/2023



31/07/2023

Planning Department
Shire of Southern Grampians
P.O.Box 685
Hamilton VIC 3300

Lot 4, 104-108 Macarthur Street Dunkeld Vic 3294
Buildings and works for a detached residential extension

Dear Sir/Madam,

Please find attached a planning permit application for Buildings and works for a detached residential extension at Lot 4, 104-108 Macarthur Street Dunkeld Vic 3294.


Attached are the following documents;

- Planning Permit Application Form
- Copy of Title
- Planning Assessment Report
- Plans and Elevations

Please contact our office on 03 55689328 or via planning@coasttocountry.com.au if you have any questions on the above application.

Yours faithfully,

Fiona Castley
Director - Town Planning - B. UP&D

 <p>Planning Enquiries Phone: (03) 5573 0444 Web: www.sthgrampians.vic.gov.au</p>	Office Use Only	
	VicSmart:	No
	Specify class of VicSmart application:	
	Application No:	Date Lodged: 31/07/2023
<h2 style="text-align: center;">Application for Planning Permit</h2> <p>If you need help to complete this form, read How to complete the Application for Planning Permit form.</p> <p>⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the <i>Planning and Environment Act 1987</i>. If you have any concerns, please contact Council's planning department.</p> <p>⚠ Questions marked with an asterisk (*) are mandatory and must be completed.</p> <p>⚠ If the space provided on the form is insufficient, attach a separate sheet.</p>		

Application type

Is this a VicSmart Application?*

No

If yes, please specify which VicSmart class or classes:



If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application

Pre-application meeting

Has there been a pre-application meeting with a Council planning officer?

If 'yes', with whom?: **Andrew Neild and Rory Neeson**

Date: **27/04/2023**

day / month / year

The Land i

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address*

Unit No:	St. No: 104-108	St. Name: Macarthur Street
Suburb/Locality: Dunkeld		Postcode: 3294

Formal Land Description*

Complete either A or B




This information can be found on the certificate of title.

A	Lot No: 4	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No: <input type="text"/>
OR					
B	Crown Allotment No: <input type="text"/>	Section No: <input type="text"/>			
Parish/Township Name: <input type="text"/>					


If this application relates to more than one address, please attach details.

The Proposal

 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.


① For what use, development or other matter do you require a permit?*

Construction of a detached extension associated with an existing dwelling

 Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

① Estimated cost of development for which the permit is required*

Cost \$10,000,000.00

 You may be required to verify this estimate
Insert '0' if no development is proposed


Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

Describe how the land is used and developed now*

Eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Dwelling

 Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title*


If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

Yes. (if 'yes' contact Council for advice on how to proceed before continuing with this application.)

No

Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments' eg restrictive covenants.)

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit

Name:		
Title:	First Name: Fiona	Surname: Castley
Organisation (if applicable): Dunkeld Pastoral Co Pty Ltd C/- Coast to Country Building Approvals		
Postal Address		If it is a PO Box, enter the details here:
Unit No:	St. No:	St. Name: PO Box 259
Suburb/Locality: Port Fairy		State: VIC Postcode: 3284
Contact person's details* Same as applicant (if so, go to 'contact information') <input type="checkbox"/>		
Name:		
Title:	First Name: Fiona	Surname: Castley
Organisation (if applicable): Coast to Country Building Approvals		

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Postal Address		If it is a PO Box, enter the details here:	
Unit No.:	St. No.:	St. Name: PO Box 259	
Suburb/Locality: Port Fairy		State: VIC	Postcode: 3284
Contact Information			
Business Phone: 03 55689328		Email: planning@coasttocountry.com.au	
Mobile Phone: 0419696911		Fax:	
Name:			
Title:	First Name: Dunkeld Pastoral	Surname: Co Pty Ltd	
Organisation (if applicable): Dunkeld Pastoral Co Pty Ltd			
Postal Address		If it is a PO Box, enter the details here:	
Unit No.:	St. No.: 44	St. Name: Gray St	
Suburb/Locality: Hamilton		State: VIC	Postcode: 3300
Owner's Signature (optional):		Date:	
		day / month / year	

Information Requirements

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.


Is the required information provided?

Yes

No

Declaration

This form must be signed by the applicant*

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

I declare that I am the applicant; and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.



Signature:
Electronically Signed.

Date: 31 July 2023
day / month / year

This application has been lodged online. The declaration has been electronically signed.

Checklist

Have you:

<input type="checkbox"/>	Filled in the form completely?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
<input type="checkbox"/>	Paid or included the application fee?	
	Provided all necessary supporting information and document?	

- A full and current copy of the information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).

Lodgement ⓘ

Lodge the completed and signed form and all documents with:

Southern Grampians Shire Council
111 Brown St, Hamilton VIC 3300
Telephone: (03) 5573 0444

Contact information:
Telephone: (03) 5573 0444
Email: council@sthgrampians.vic.gov.au



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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 10929 FOLIO 319

Security no : 124107975235S
Produced 31/07/2023 09:30 AM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 508663T.
PARENT TITLES :
Volume 07052 Folio 253 Volume 09503 Folio 483
Volume 09513 Folio 995 to Volume 09513 Folio 996
Created by instrument PS508663T 01/03/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
DUNKELD PASTORAL CO PTY LTD of 44 GRAY STREET HAMILTON VIC 3300
AF509741E 03/12/2007

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS508663T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 104-108 MACARTHUR STREET DUNKELD VIC 3294

ADMINISTRATIVE NOTICES

NIL

eCT Control 20345Y PIPER ALDERMAN
Effective from 19/01/2023

DOCUMENT END



Imaged Document Cover Sheet


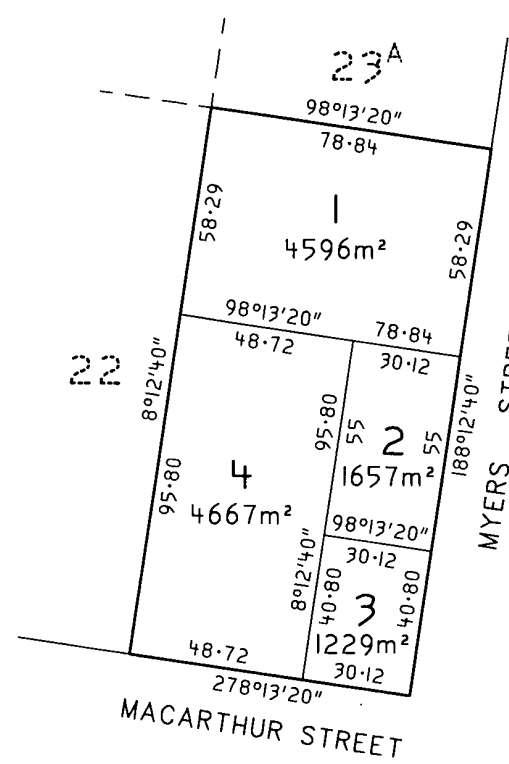
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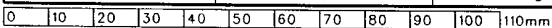
Document Type	Plan
Document Identification	PS508663T
Number of Pages (excluding this cover sheet)	1
Document Assembled	31/07/2023 09:32

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	PLAN OF SUBDIVISION	Stage No. / EDITION 1	LR use only	Plan Number PS 508663T			
Location of Land Parish: DUNKELD Township: DUNKELD Crown Allotment: 23 Title References: Vol. 07052 Fol. 253 Vol. 09503 Fol. 483 Vol. 09513 Fol. 995 Vol. 09513 Fol. 996 Last Plan Reference: LP.137957 (Lot 1) LP.142436 (Lots 1 & 2) Postal Address: MYERS STREET, DUNKELD, VIC., 3294 MGA E 618 260 Zone: 54 Co-ordinates N 5 832 760		Council Certification and Endorsement Council Name: SOUTHERN GRAMPIANS SHIRE Ref: TP/139/2002 1 This plan is certified under section 6 of the Subdivision Act 1988. 2 This plan is certified under section 11(7) of the Subdivision Act 1988. Part of original certification under section 6. 3 This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space: (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made. (ii) The requirement has been satisfied (iii) The requirement is to be satisfied in Stage Council Delegate Date 12-3-2003		LR use only Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date 10/2/06 LR use only PLAN REGISTERED TIME 9:56 AM DATE 1/3/06  Assistant Registrar of Titles			
Vesting of Roads or Reserves <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:20%;">Identifier</th> <th>Council/Body/Person</th> </tr> <tr> <td>Nil</td> <td>Nil</td> </tr> </table>		Identifier	Council/Body/Person	Nil	Nil	Notations Depth Limitation: 15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THIS PLAN. Staging: This is not a staged subdivision Planning Permit No Survey: This plan is based on survey This survey has been connected to permanent marks no(s): 33 & 42 In Proclaimed Survey Area No.	
Identifier	Council/Body/Person						
Nil	Nil						
Easement Information							
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
NIL							
							
BRAYLEY & HAYES PTY. LTD. LAND & ENGINEERING SURVEYORS 85 KENNEDY STREET, HAMILTON, 3300 PHONE: (03) 5571 9171 FAX: (03) 5572 5557			SHEET 1 OF 1 SHEETS				
ORIGINAL SHEET SIZE A3	SCALE 1:1250 LENGTHS ARE IN METRES	MARK G. DORE SIGNATURE _____ LICENSED SURVEYOR	REF 7451 7451 PS-1cd VERSION 1 DATE 31/07/2002	DATE 12/3/2003 COUNCIL DELEGATE SIGNATURE _____			

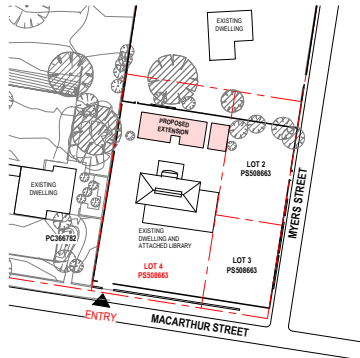


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DUNKELD DETACHED EXTENSION OF EXISTING DWELLING TOWN PLANNING APPLICATION DRAWINGS



TOWN PLANNING DRAWING LIST		
Project Stage	Sheet Number	Sheet Name
TP	000	DRAWING SCHEDULE AND LOCATION PLAN
TP	110	EXISTING SITE PLAN
TP	300	PROPOSED SITE PLAN
TP	500	PROPOSED BASEMENT PLAN
TP	501	PROPOSED GROUND FLOOR PLAN
TP	502	PROPOSED ROOF PLAN
TP	600	PROPOSED ELEVATIONS
TP	700	SECTIONS
TP	701	SECTIONS
TP	800	MATERIALS
TP	800	PERSPECTIVE VIEWS
TP	900	PERSPECTIVE VIEWS

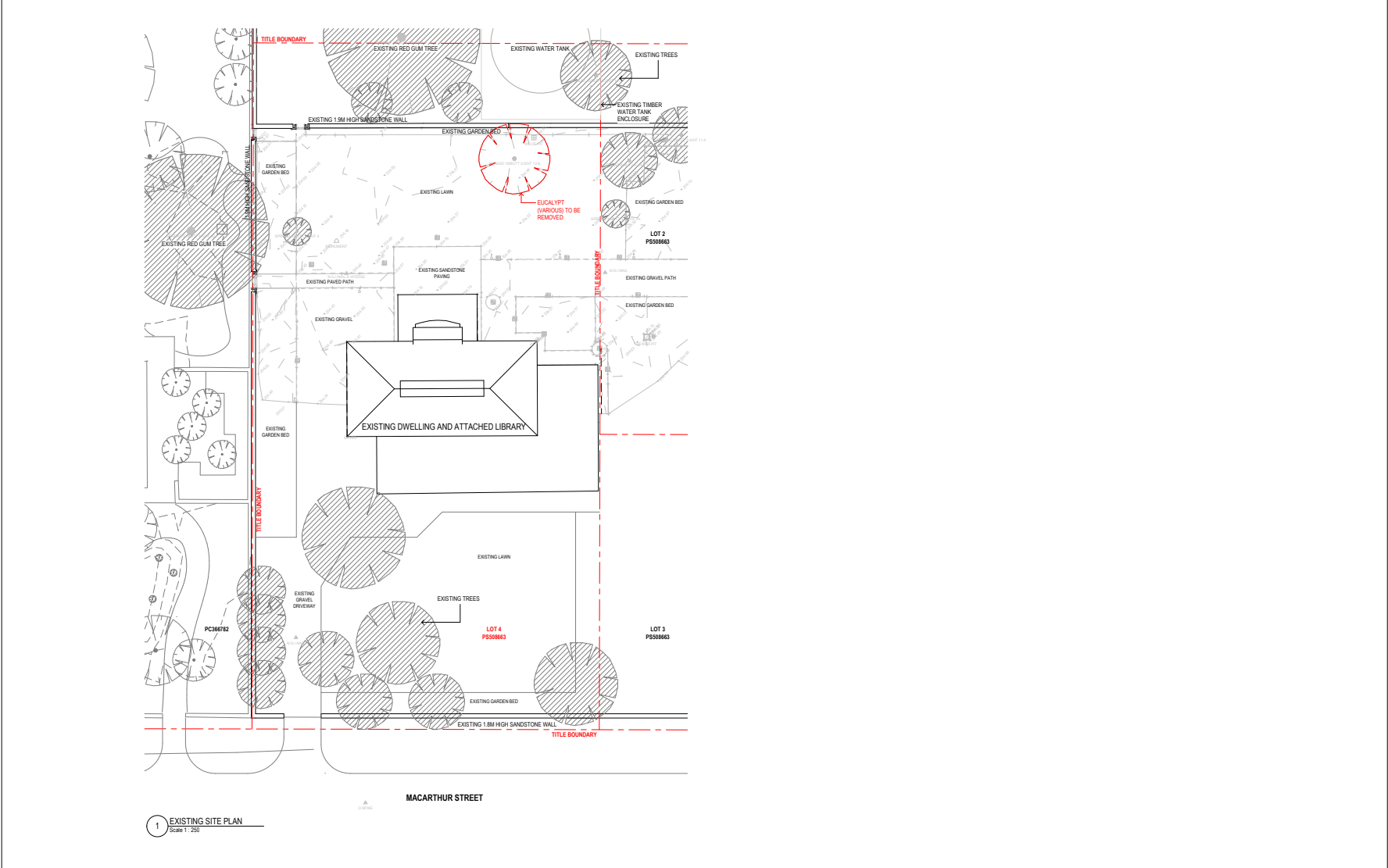


2 LOCATION PLAN
Scale 1 : 500

<p>THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED OTHERWISE</p> <p>CONTRACTORS SHALL VERIFY JOB DIMENSIONS BEFORE ANY JOB COMMENCES. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNMARKED SHOP DRAWINGS SIGNED BY THE CONSULTANT. FILLING DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT SPECIFICATIONS AND DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED IN JOHN WARDLE ARCHITECTS.</p> <p>IT IS THE POLICY OF JOHN WARDLE ARCHITECTS TO PROVIDE INFORMATION IN HARD COPY FORMAT. IF A PARTY REQUESTS REQUESTING PARTY JOHN WARDLE ARCHITECTS TO PROVIDE INFORMATION IN FORMAT OTHER THAN PORTABLE DOCUMENT FORMAT FROM THE REQUESTING PARTY ACCEPTS AND ACKNOWLEDGES THE TERMS AND CONDITIONS FOR USE OF THE DIGITAL INFORMATION PROVIDED. REFER TO DIGITAL TRANSFER DISCLAIMER.</p>	General Notes	Rev. Issue E TOWN PLANNING ISSUE Date 27/07/2023 Appr by AB	<p>Wardle</p> <p>Wurundel Country 25 Rakeley Street Colferapost, VIC 3066 Australia</p> <p>+61 3 8682 0400 wardle@wardle.com.au © 2023 Wardle</p>	Client Dunkeld Pastoral Co Pty Ltd 99 Parker Street, Dunkeld, VIC 3294	Project No. 2208 Scale @ A1 1 : 1000
	Project Dunkeld Detached Extension of Existing Dwelling 104-108 MacArthur Street, Dunkeld, VIC 3294	Date Dwn AB Chk DB		Drawing Status Drawing No. TP 000 Revision E	

PROJECT: 22080001 - 104-108 MacArthur Street, Dunkeld, VIC 3294
DATE: 27/07/2023 10:30 AM
DRAWN BY: JWA
CHECKED BY: JWA
DATE: 27/07/2023 10:30 AM

THE DATE AND TIME OF THESE MEASUREMENTS SHALL BE AS SHOWN WHEN SHEET IS PRINTED TO SCALE AS INDICATED

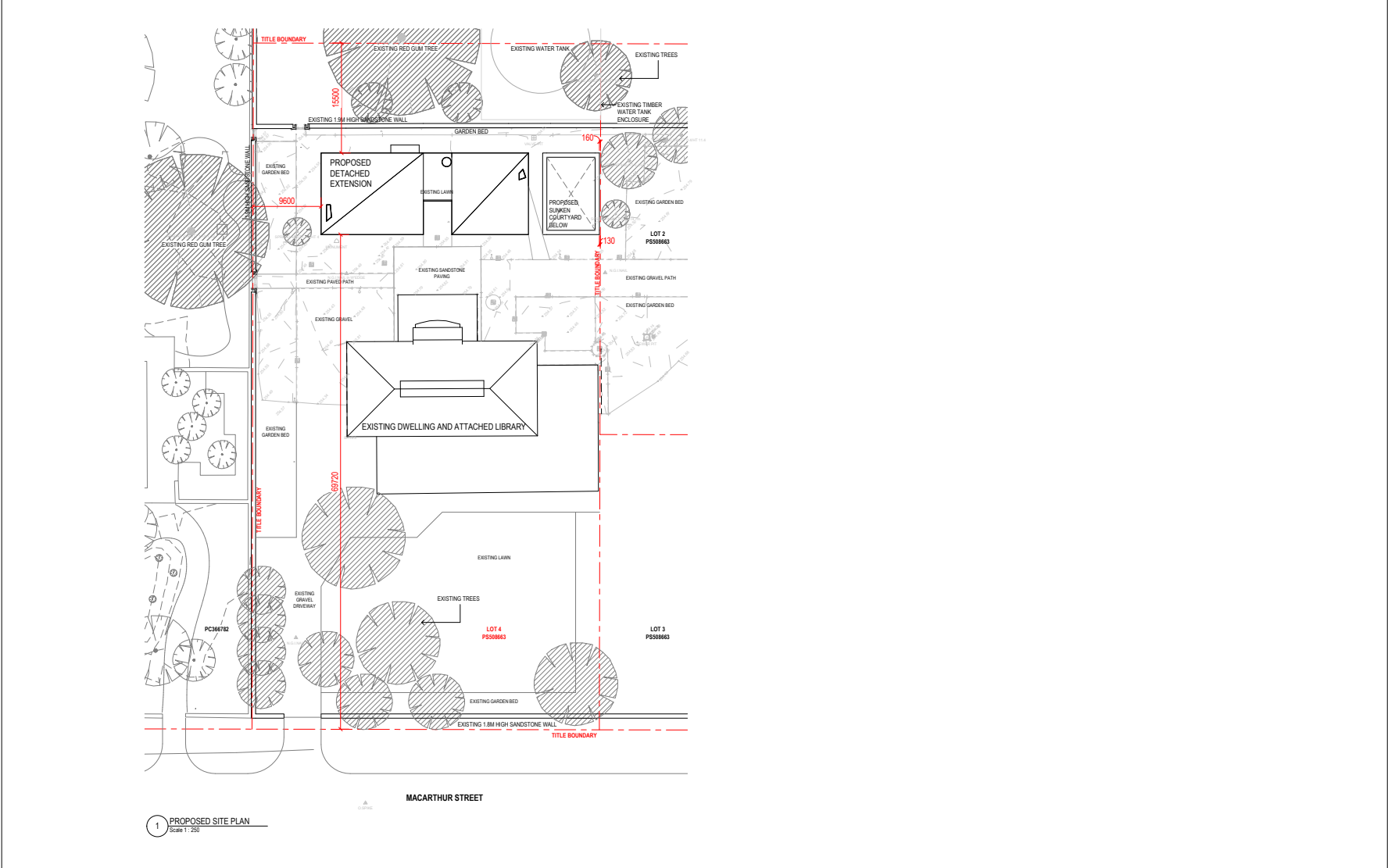


1 EXISTING SITE PLAN
Scale 1:250

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	<p>Project</p> <p>Dunkeld Detached Extension of Existing Dwelling 104-108 MacArthur Street, Dunkeld, VIC 3294</p>	<p>Date</p> <p>Down</p> <p>AB</p>	<p>Co-Ord</p> <p>AB</p>	<p>Check</p> <p>DB</p>		<p>Drawing Status</p> <p>Drawing No.</p> <p>TP 110</p>	<p>Revision</p> <p>E</p>	

PROJECT: 220800011 - 104-108 MacArthur Street, Dunkeld, VIC 3294
FILE: 220800011_104-108 MacArthur Street, Dunkeld, VIC 3294.dwg

THE OVER DIMENSIONS THESE DRAWINGS SHOULD BE MEASURED AS SHOWN WHEN SHEET IS PRINTED TO SCALE AS INDICATED

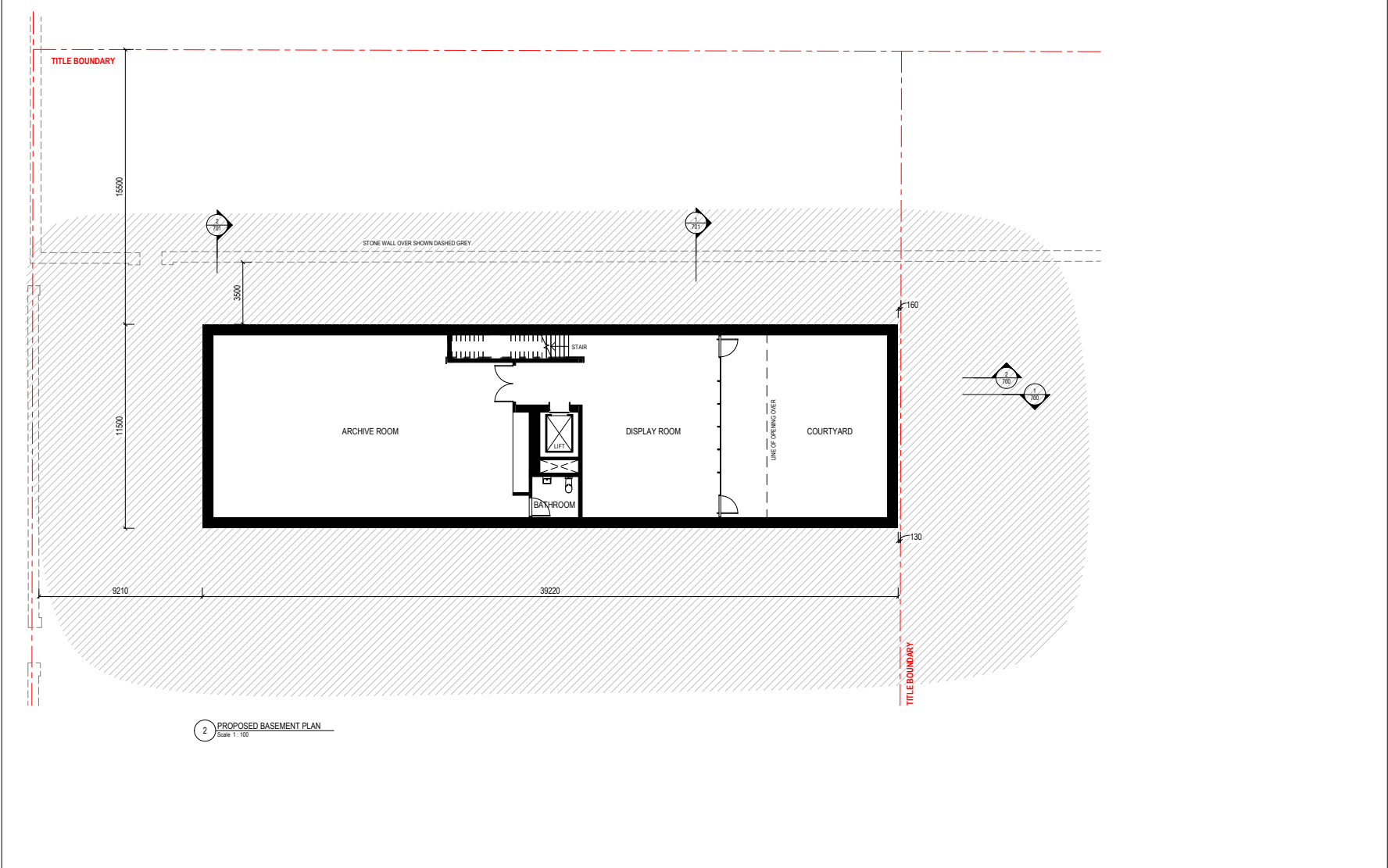


1 PROPOSED SITE PLAN
Scale 1:250

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	<p>Project Dunkeld Detached Extension of Existing Dwelling 104-108 MacArthur Street, Dunkeld, VIC 3294</p>	<p>Title SITE PROPOSED SITE PLAN</p>	<p>Drawing Status</p> <p>Drawing No. TP 300</p>		<p>Revision E</p>		

PROJECT: 22080001 1:250
FILE: Wardle\Projects\22080001\Drawings\DC\22080001_Proposed_Site_Plan_V20230727_Prelim.dwg

THE OVER DIMENSIONS SHOWN SHOULD BE TAKEN AS INDICATED UNLESS OTHERWISE NOTED

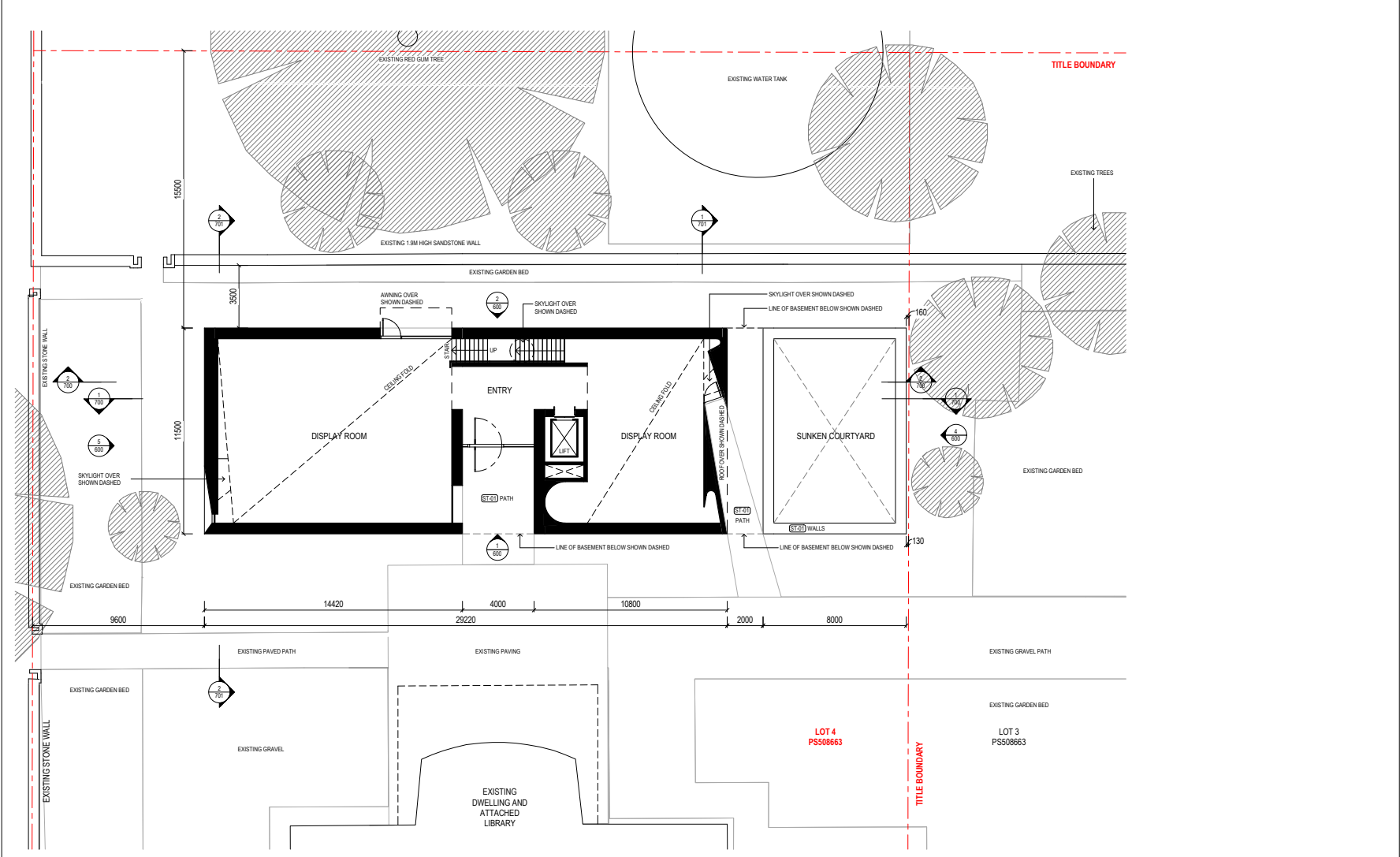


2 PROPOSED BASEMENT PLAN
Scale 1:100

PROJECT: 220202311_01_0000
FILE: Wardle\Projects\220202311_01_0000\Drawings\DC\2202311_01_0000\Architectural\2202311_01_0000\Basement.dwg

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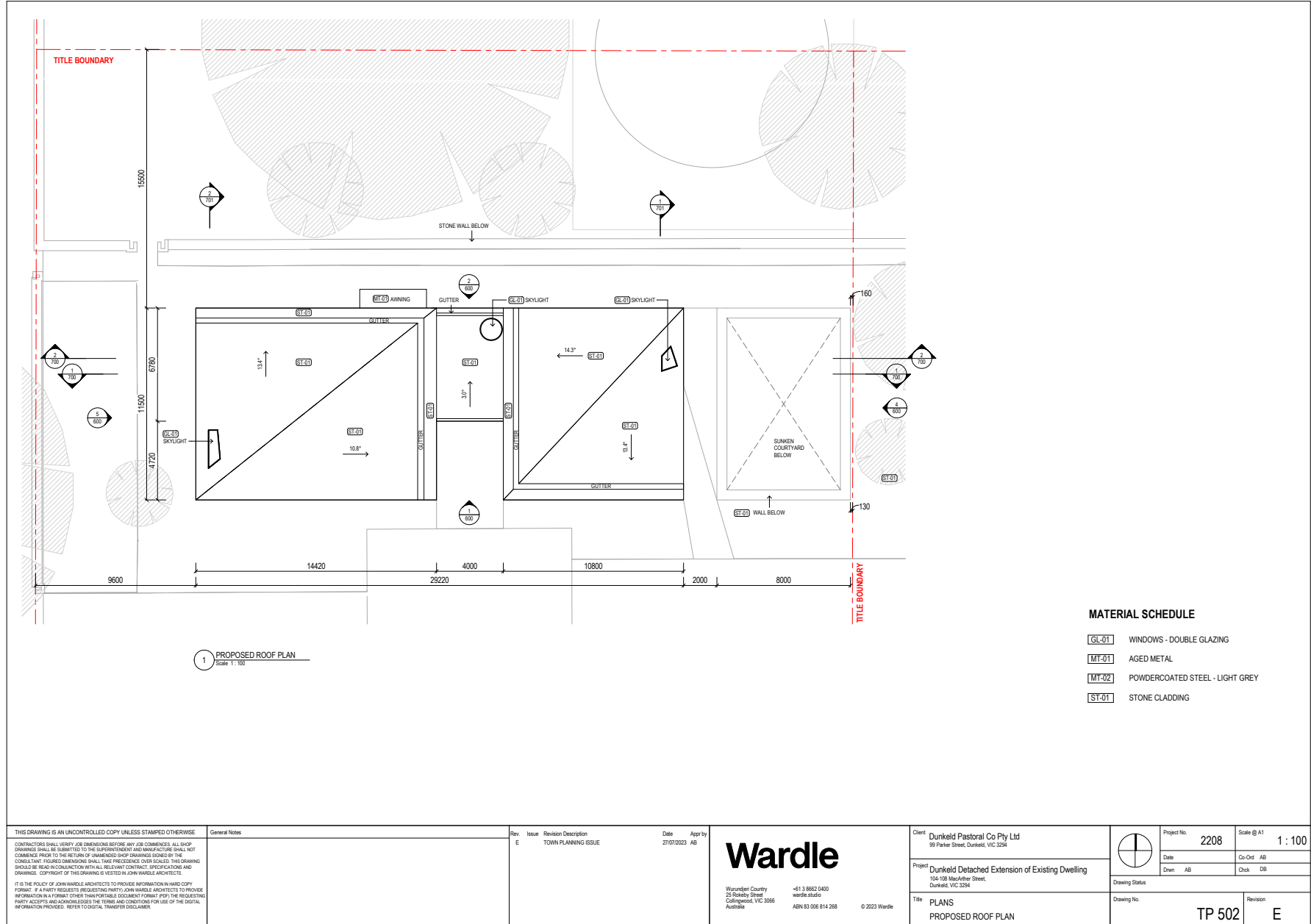
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2 PROPOSED GROUND FLOOR PLAN
Scale 1:100

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THE OFF HANG RETURNED THESE HANG SHOULD MEASURE AS 30mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED



MATERIAL SCHEDULE

GL-01	WINDOWS - DOUBLE GLAZING
MT-01	AGED METAL
MT-02	POWDERCOATED STEEL - LIGHT GREY
ST-01	STONE CLADDING

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Rev	Issue	Revision Description	Date	Appr by
E	Issue	TOWN PLANNING ISSUE	27/07/2023	AB

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Colferwood, VIC 3066
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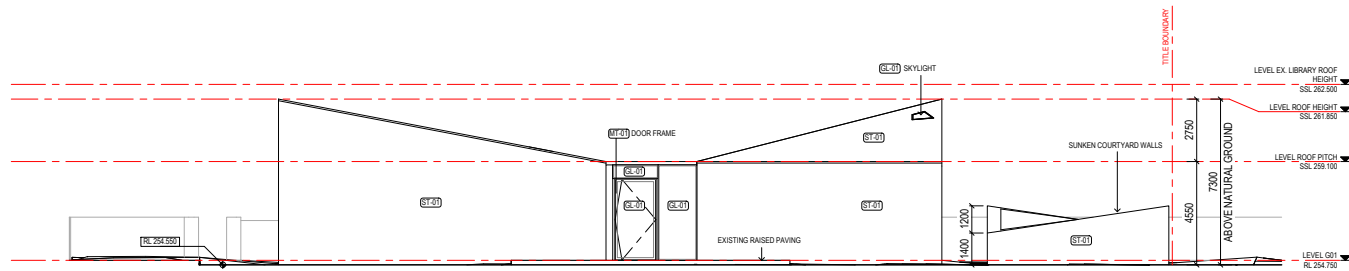
Client	Dunkeld Pastoral Co Pty Ltd 99 Parker Street, Dunkeld, VIC 3294
Project	Dunkeld Detached Extension of Existing Dwelling 104-108 MacArthur Street, Dunkeld, VIC 3294
Title	PLANS PROPOSED ROOF PLAN

Drawing Status	Down AB	Check DB
Drawing No.	TP 502	Revision E

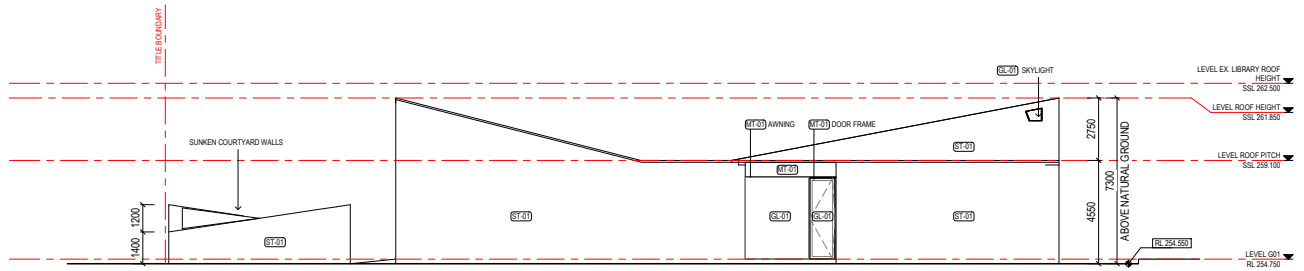
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Date	Down AB	Check DB	

PROJ2023-11-13-10-AB
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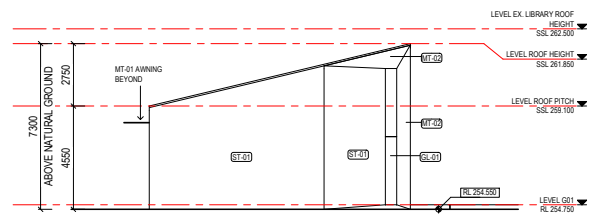
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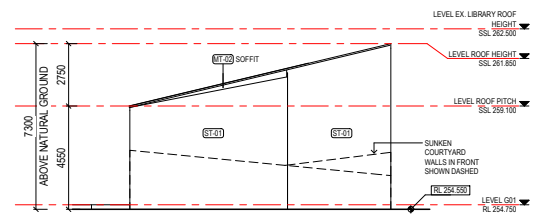
1 SOUTH ELEVATION
Scale 1:100



2 NORTH ELEVATION
Scale 1:100



3 WEST ELEVATION
Scale 1:100



4 EAST ELEVATION
Scale 1:100

MATERIAL SCHEDULE

- [GL-01] WINDOWS - DOUBLE GLAZING
- [MT-01] AGED METAL
- [MT-02] POWDERCOATED STEEL - LIGHT GREY
- [ST-01] STONE CLADDING

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Rev	Issue	Revision Description	Date	Appr	By
E		TOWN PLANNING ISSUE	27/07/2023	AB	

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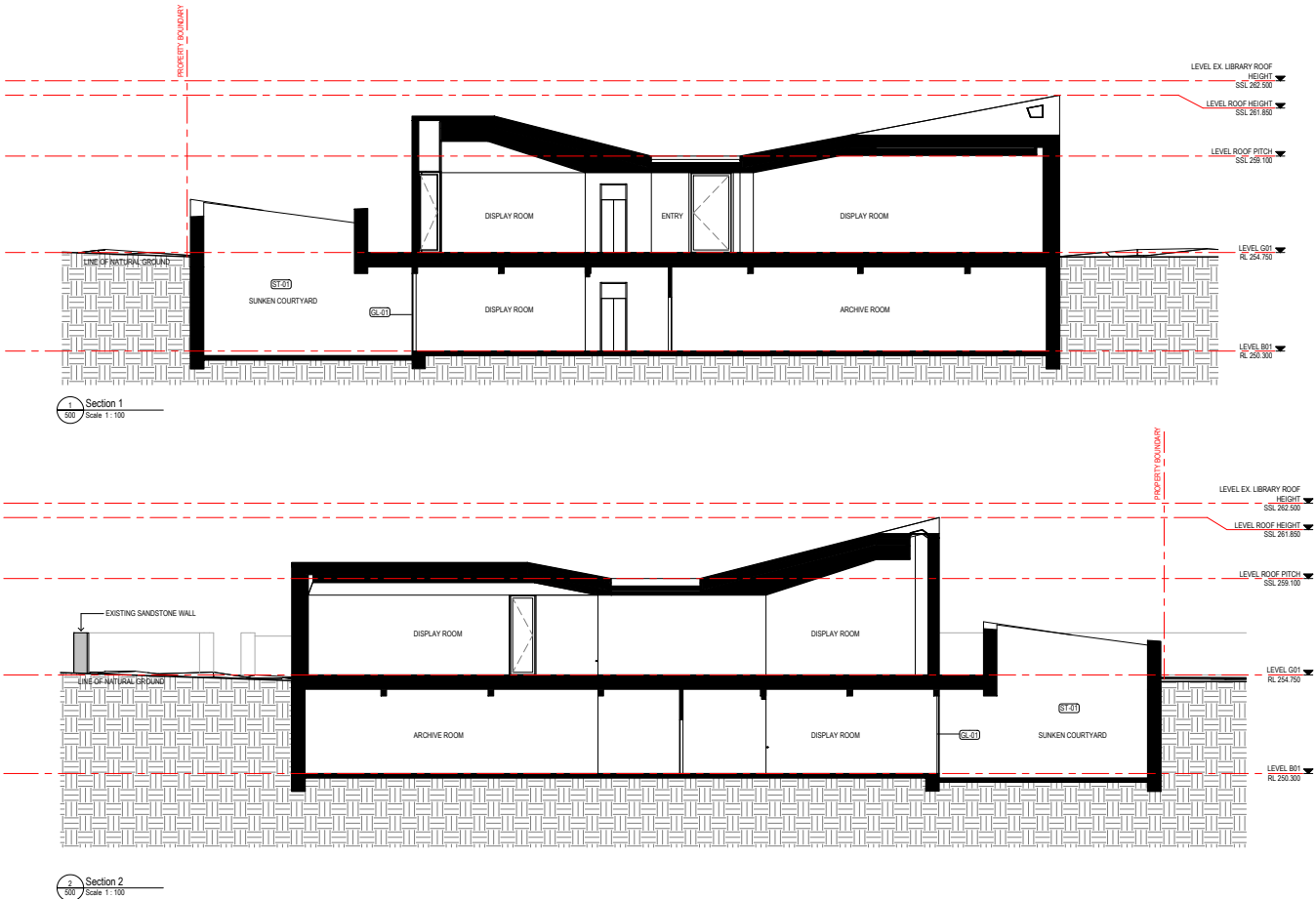
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Client	Dunkeld Pastoral Co Pty Ltd 99 Parker Street, Dunkeld, VIC 3294
Project	Dunkeld Detached Extension of Existing Dwelling 104-108 MacArthur Street, Dunkeld, VIC 3294
Title	MAJOR ELEVATIONS PROPOSED ELEVATIONS

Project No.	2208	Scale @ A1	1:100
Date		Co-Ord	AB
Drawn	AB	Check	DB
Drawing Status			
Drawing No.	TP 600	Revision	E

PROJECT: 2208/2023/10 - 104-108 MacArthur Street, Dunkeld, VIC 3294
 FILE: 104-108 MacArthur Street, Dunkeld, VIC 3294 - 2208/2023/10 - Major Elevation - 2023/07/27 - Permit - Rev01.rvt

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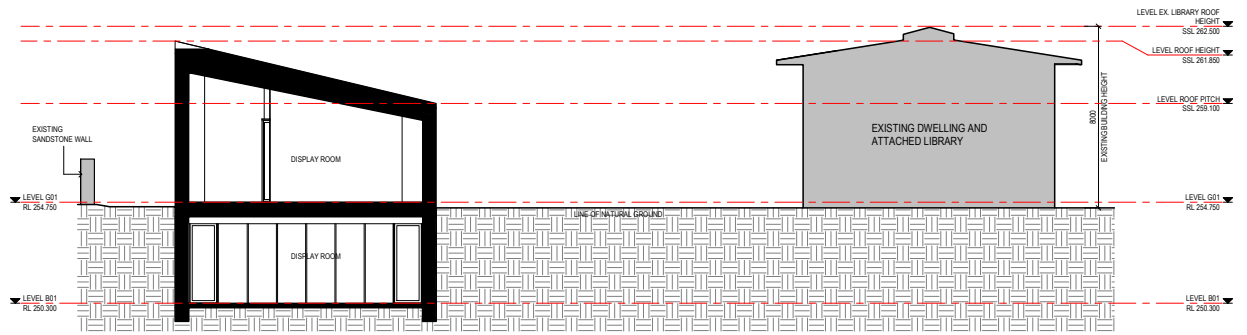
General Notes	Rev. Issue Revision Description Date Appr by E TOWN PLANNING ISSUE 27/07/2023 AB
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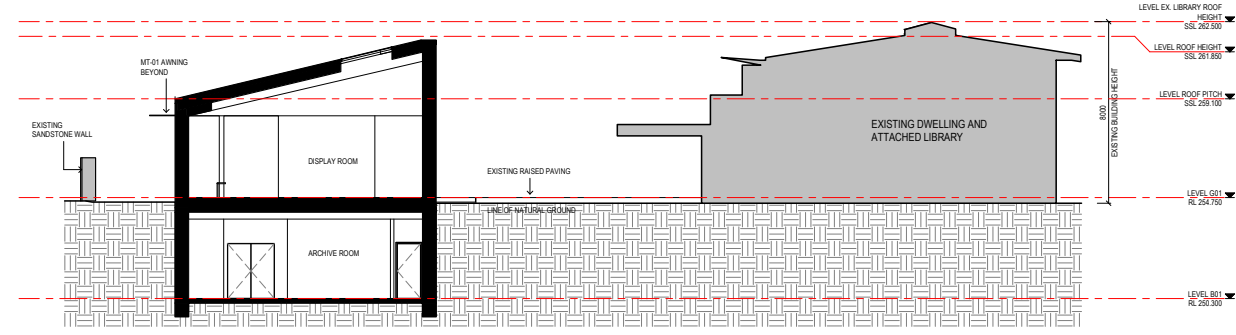
Client	Dunkeld Pastoral Co Pty Ltd 99 Parker Street, Dunkeld, VIC 3294
Project	Dunkeld Detached Extension of Existing Dwelling 104-108 MacArthur Street, Dunkeld, VIC 3294
Title	MAJOR SECTIONS SECTIONS

Project No.	2208	Scale @ A1	1:100
Date	Down AB	Co-Ord	AB
Drawing Status	Down AB	Check	DB
Drawing No.	TP 700	Revision	E

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1 Section 3
Scale 1:100



2 Section 4
Scale 1:100

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					Project Dunkeld Detached Extension of Existing Dwelling 104-108 MacArthur Street, Dunkeld, VIC 3294	

THE DSC HAS REVIEWED THESE MATERIAL SAMPLES AS SHOWN WHEN PRINTED TO SCALE AS INDICATED

PROPOSED MATERIALS



ST-01
Stone Cladding and Paving



MT-01
Aged Metal



MT-02
Powdercoated Steel -
Light Grey



GL-01
Windows -
Double Glazing

PROJECT: 230000011_010_001
FILE: Wardle\Projects\230000011\Drawings\TP\01\Wardle\Architectural\230000011_TP01.dwg (23/07/2023) (23/07/2023) (23/07/2023)

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AERIAL VIEW



VIEW FROM MYERS ST



VIEW FROM MACARTHUR ST



VIEW FROM MYERS ST

PROJECT: 230202311_010_BM1
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	<p>Project Dunkeld Detached Extension of Existing Dwelling 104-108 MacArthur Street, Dunkeld, VIC 3294</p>	<p>Date 27/07/2023</p> <p>Co-Ord AB</p> <p>Dwn AB</p> <p>Chk DB</p>		<p>Drawing Status</p> <p>Drawing No. TP 900</p> <p>Revision E</p>	<p>Title PERSPECTIVE VIEWS</p>

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PLANNING REPORT

Lot 4, 104-108 Macarthur Street
Dunkeld Vic 3294

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ATTACHMENT LIST

- Application Form
- Copy of Title
- Architectural Documentation Pack by Wardle

ACKNOWLEDGEMENTS

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DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application for 104-108 Macarthur Street Dunkeld Vic 3294

Revision 1 31/07/2023

OVERVIEW

This application proposes to construct a detached residential extension associated with the existing residential use of the land for use as a private display and archive space.



Figure 1 Indicative render showing perspective view

PROPOSAL

LAND USE

The new detached extension will be used in conjunction with the existing dwelling, gardens and private library on the lot as a private display space.

There is no public access to the display or archive space. The building is not a gallery or commercial space.

The existing landscaping around the building will be maintained.

SPACE CONFIGURATION AND AREA

The building is a series of forms and sits one storey above ground level and includes just over 300sqm of display space.

A second level is proposed at basement level including a courtyard space, display space, amenities and archive area. The basement level including the courtyard space is just over 450sqm in floor area.

The building has a floor area of approximately 766sqm across both levels.

SETBACKS/HEIGHT

- The building is setback approximately 69.7m from the Macarthur St title Boundary (south).
- The building is setback 12.7m from the Existing Library/dwelling Building.
- The building is setback 3.5m from Garden wall to the north (Sandstone Wall) and approximately 15.5m from the northern title boundary.
- The building is located on the eastern title boundary (130-160mm setback).
- The building is setback 9.6m from the western title boundary.
- The building is setback 16m from the trunk of the Redgum located to the north (note trunk is in adjoining lot to the north).
- The building has a maximum height of 7.3m above Natural Ground Level.
- The wall height is approximately 4.3m above NGL.



Figure 2 Indicative Render showing building entry

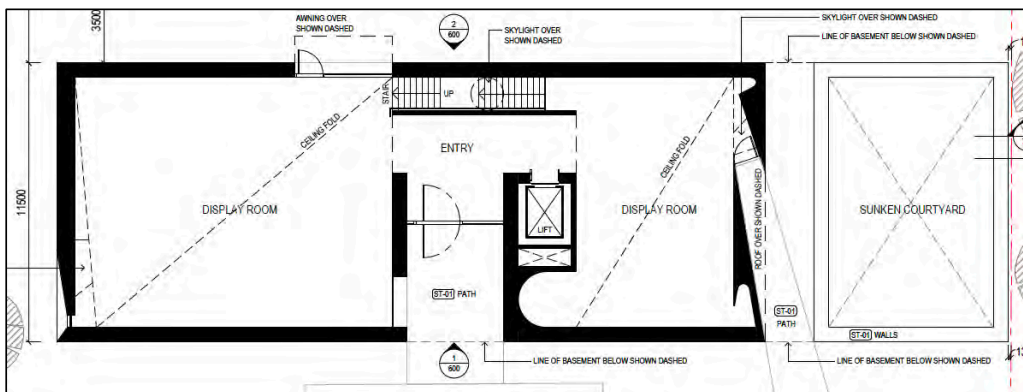


Figure 3 Proposed ground floor layout

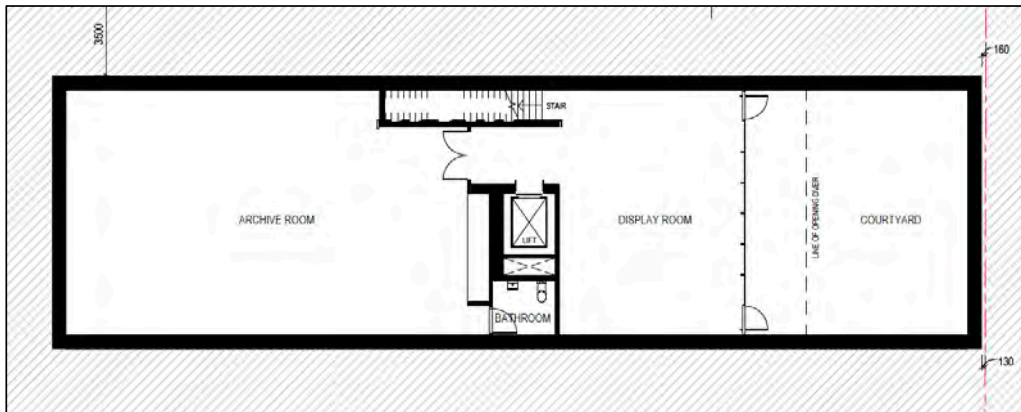


Figure 4 Proposed basement layout

INFRASTRUCTURE

Drainage and stormwater will be contained on site.

Vehicle access to the site will be maintained via the existing crossover and parking area next to the library/dwelling building. There are two existing car parking spaces associated with the Library/Dwelling on site.

There will be no direct vehicle access to the building as the car parking requirements for the dwelling have already been met.

VEGETATION REMOVAL

The proposal includes the removal of one eucalypt tree – Eucalyptus Leucoxylyn (Yellow Gum). Discussions with the landowners and their experienced gardening team indicate that the tree is not mature, or local to the area and as such was planted in the garden by previous landowners.

The tree constitutes planted vegetation and is exempt from Clause 52.17-7 Native Vegetation Removal.

MATERIALS

The external materials include local Grampians Sandstone, with window finishes including aged metal and light grey powder coated steel. The glazing will be double glazed.



ST-01
Stone Cladding and Paving



MT-01
Aged Metal



MT-02
Powdercoated Steel -
Light Grey



GL-01
Windows -
Double Glazing

Figure 5 Proposed Materials Schedule



Figure 6 Eucalyptus Leucoxylon (Yellow Box) planted vegetation to be removed.

ARCHITECTS STATEMENT

The design intent of the project is to express the geology of the surrounding context through materiality and formal composition.

Geometrically, the angular form of the building aims to evoke rock formations, emerging from the landscape in likeness to the nearby Mt Sturgeon, and Grampians beyond.

This design language is emphasized by cladding the building entirely in locally sourced sandstone. A long-lasting material that will age gracefully in its natural environment and complement the existing sandstone dwelling/library and existing sandstone walls.

Externally the proposal reads as two small pavilions, linked by a narrow entry wing, and accompanied by a sunken courtyard. The building is sympathetic in proportion to the existing dwelling, and its scale and siting aim to minimise impacts to surrounding landscape and views.

Wardle

PLANNING CONTROLS

The Planning Controls which apply to the property are as follows:

- This property is in the Township Zone
- The property is located in a Design and Development Overlay Schedule 5.
- The property is located in a Vegetation Protection Overlay

PROPERTY DETAILS		ZONES AND OVERLAYS	
Local Government Area (Council):	SOUTHERN GRAMPIANS	Zone:	TOWNSHIP ZONE (TZ)
Council Property Number:	8529	Overlays:	DESIGN AND DEVELOPMENT OVERLAY (DDO) DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 5 (DDOS) VEGETATION PROTECTION OVERLAY (VPO) VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)
Lot / Plan:	Lot 4 PS508663		
Standard Parcel Identifier (SPI):	4\PS508663		
STATE ELECTORATES		UTILITIES	
Legislative Council:	WESTERN VICTORIA	Rural Water Corporation:	Southern Rural Water
Legislative Assembly:	LOWAN	Urban Water Corporation:	Wannon Water
		Melbourne Water:	outside drainage boundary
		Power Distributor:	POWERCOR

Figure 7 Property Details via land.vic.gov.au

PERMIT TRIGGERS

Design and Development Overlay Schedule 5

A permit is not required to construct a building or construct or carry out works associated with a dwelling provided all of the following are met:

The dwelling is the only dwelling on the lot.	Achieved
The dwelling is single storey in height and not more than 6 metres above natural ground level.	Partially achieved – Single storey but greater than 6.0m in height
Buildings are set back from front, side and rear boundaries in accordance with the standards of Clause 54 or Clause 55.	Achieved – The courtyard wall meets ResCode heights and lengths for walls on boundary
Any outbuilding is less than 10 square metres in area or 3 metres in height and set back at least 10 metres from the canopy edge of any Red Gum tree.	N/A

As such, a planning permit is required under this overlay.

NOTICE PROVISIONS

The application is **not** 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 Planning and Environment Act 1987 pursuant to Clause 43.02-5 of the Southern Grampians Shire Planning Scheme.

ANALYSIS

SITE ANALYSIS

The site forms part of a conglomeration of individual titles associated with the private residential use of the land by the Myers family. The Myers Family has occupied some of these land titles for in excess of 100 years.

The property is fenced with a sandstone fence and is landscaped with local native species. Access to the property is via gates to each street frontage and each individual property being Myers Street, Macarthur Street, Fairburn Street and Taylor Street.

The property has an area of 21 acres. This does not include two caretaker dwellings which are located on separate titles at 102 Macarthur Street and 9-13 Myers St Dunkeld.

SURROUNDING CHARACTER

To the east, north and west are titles used for residential purposes and held in common or associated ownership to the subject site. The properties at 110-116 Macarthur Street, 102 Macarthur Street and 9-13 Myers Street contain dwellings. The property at 5-7 Macarthur Street is developed as a landscaped native garden.

The property to the south of Macarthur Street is owned by Dunkeld Pastoral Company and is not developed with any buildings. It is heavily vegetated with Native Vegetation.

Furthermore, the property to the east side of Myers Street is also associated ownership with the subject site.

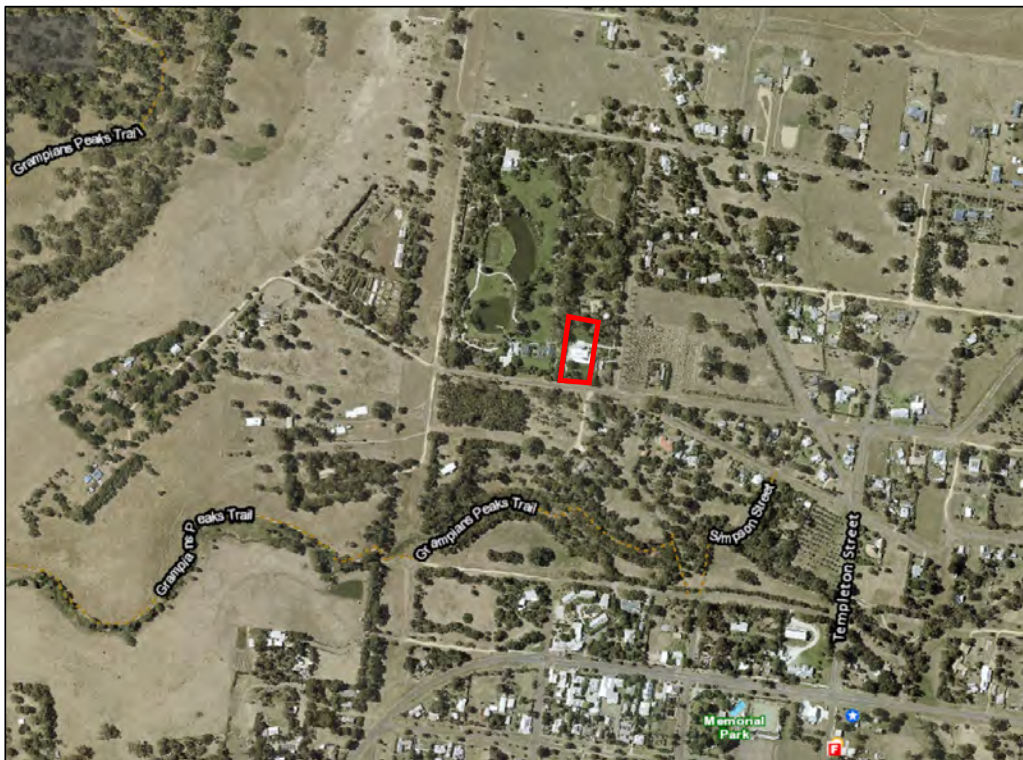


Figure 8 Aerial photo 2020 (via Southern Grampians Shire Council Pozi) showing approximate site outline in red.

The property at 18-20 Bunbury Street is a private dwelling.

SUBJECT TITLE

The title at 104-108 Macarthur Street contains a private dwelling and associated private library constructed in 2015. This building is commonly referred to as 'The Library' although it also contains a dwelling.

The library/dwelling is used in association with the residential land use of the land. The library/dwelling has a maximum height of 8m above Natural Ground Level and was permitted under TP/87/2014.

The title is 4667sqm in area, with a width of 48.72m and a depth of 95.8m.

The proposed location of the building is currently a grassed open space.

RESTRICTIONS ON TITLE

There are no restrictions on title.



Figure 9 Aerial Photo 2020 (via Pozi Southern Grampians Shire)



Figure 12 Proposed building location showing existing lawn area (looking east).



Figure 11 Proposed building location showing existing lawn area. (Looking West)



Figure 10 Proposed building location showing existing lawn area and setback to Library Portico (looking west)

LOCAL PLANNING POLICY

DUNKELD

Policy application

This policy applies to all land shown in the Dunkeld Structure Plan map (Hansen Partnership, January 2014).

Objective

- To cohesively plan for the use and development of land in Dunkeld.

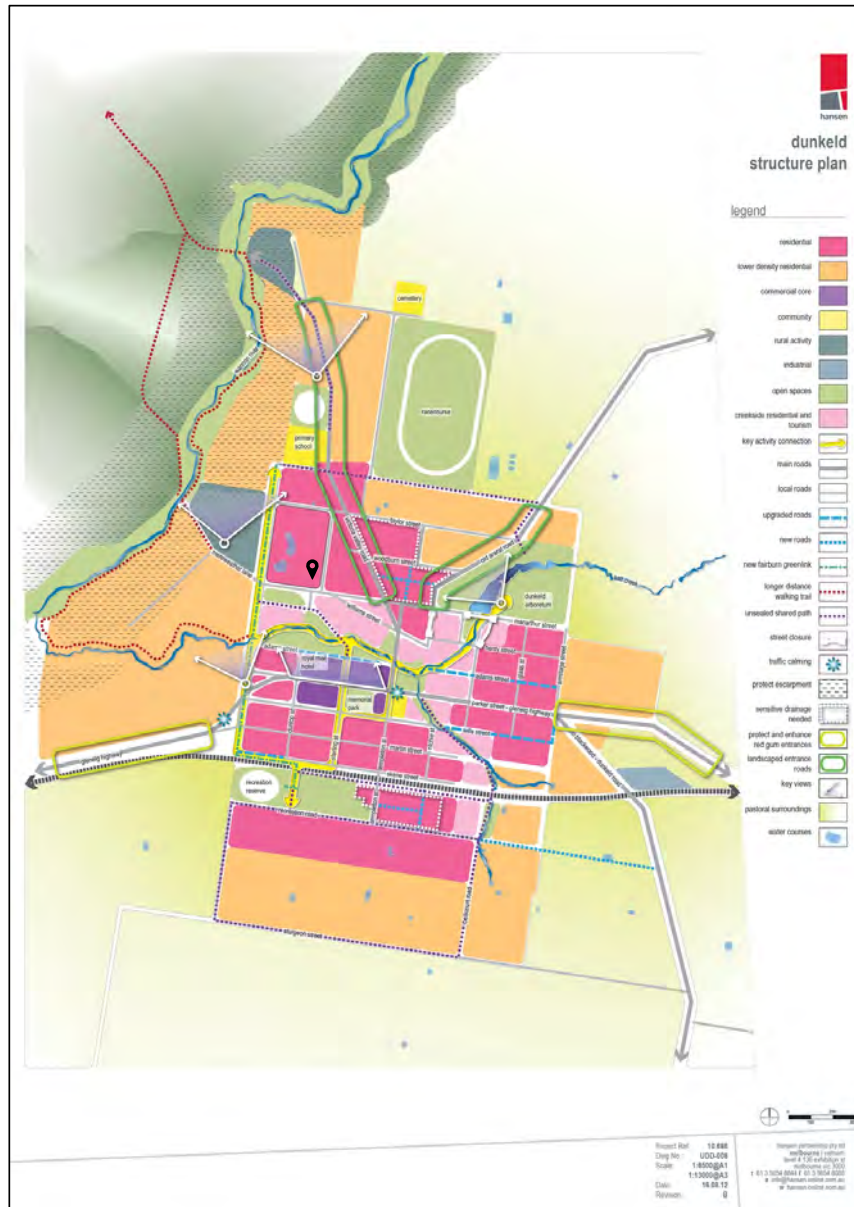


Figure 13 Dunkeld Structure Plan (2014) showing site location with a black pin.

- To retain Dunkeld's unique character while fostering sustainable growth.

Response

The proposed detached extension to an existing dwelling fit within the land use plan for Dunkeld by maintaining the residential use of the area.

The proposed building form retains Dunkeld's unique character through its references to mountains, its location nestled to the rear of the lot and through the use of local Grampians Sandstone cladding.

Strategies

Settlement

- Prioritise infill development that respects neighbourhood character as the preferred form of development.
- Avoid growth of the township to the north and north-west by limiting future residential development to the areas shown as 'residential'.

Response

The proposed detached extension is modest single storey infill development nestled within an established and well-maintained native garden setting. The extension is located to the rear of the subject lot and will not generally be visible from nearby streetscapes including Myers and Macarthur Streets.

The proposed detached extension does not affect the growth of the township.

Built environment and heritage.

- Support buildings that are subservient to the landscape and natural setting of Dunkeld, and protect 'key views', particularly of the Grampians National Park.
- Maintain low building heights to retain views, particularly on the northern side of Parker Street.



Figure 14 Indicative render showing landscape setting of the building including mature landscaping behind the building

- Encourage development that responds to the rural character of Dunkeld through lower densities and building heights, generous landscaping and traditional building styles.

Response

The proposed detached extension is subservient to the surrounding landscape and provides a reference to the geology of the area through form and cladding. The detached extension within its limited height of 4.36m to the low side and 7.3m to the peak will not impact long range views from within the township to the mountain range beyond.

The detached extension maintains generous setbacks from Macarthur Street (in excess of 60m) as well as setback to the Myers Street of more than 30m (noting this setback is achieved through 5-7 Myers St, the adjoining lot to the east).

The proposed building location fits around the established remnant and native vegetation on site and minimising removal of existing landscape features to one planted eucalypt tree.

The proposed building is setback to ensure it does not affect the remnant Red Gum Tree to the north of the nearby sandstone wall, and is in fact, designed to maximise views to this iconic tree through the strategic placement of glazing.

The proposed building does not increase the residential density of the area, maintains a modest building height, generous landscape and whilst contemporary in style, utilised natural materials in an innovative manner to weather over time, further blending with the landscape setting.

TOWNSHIP ZONE

A permit is not required under the Township Zone to use land for a dwelling.

A permit is not required to construct or extend a dwelling on a lot greater than 300sqm.

DESIGN AND DEVELOPMENT OVERLAY

Policy

Buildings and works must be constructed in accordance with any requirements in a schedule to this overlay. A schedule may include requirements relating to:

- Building setbacks.
- Building height.
- Plot ratio.
- Landscaping.
- Any other requirements relating to the design or built form of new development.

A permit may be granted to construct a building or construct or carry out works which are not in accordance with any requirement in a schedule to this overlay, unless the schedule specifies otherwise.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.

Assessed throughout this report.

- The design objectives of the relevant schedule to this overlay.

Assessed throughout this report.

- The provisions of any relevant policies and urban design guidelines.

Assessed throughout this report.

- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.

Response

The proposed building is in keeping with the natural landscapes character of the area, and nearby building as well as the natural character of the wider township.

- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off-street car parking.

Response

The existing access arrangements are unaltered by this proposal as the existing crossover and dwelling car spaces are retained in their current location to the west of the existing building.

- Any other matters specified in a schedule to this overlay.

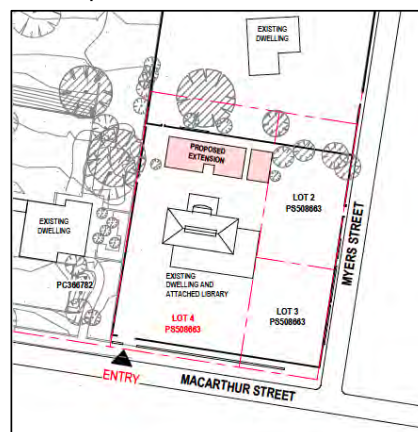


Figure 15 Location plan showing adjoining streets.

Assessed through this report.

DESIGN AND DEVELOPMENT OERLAY SCHEDULE 5

DUNKELD TOWNSHIP RESIDENTIAL AREAS

DESIGN OBJECTIVES

- To maintain the rural town character of residential areas and reinforce the low profile of buildings within local streetscapes.

Response

The proposed building is single storey with a basement area. This maintains the low profile of the building, in addition to the generous setbacks to streetscapes.

- To ensure that development in residential areas addresses local streetscapes and supports the traditional format of detached dwellings on lots with front setbacks.

Response

The current dwelling/library is maintained on site as the primary feature facing the street frontage, with the new building set behind the library/dwelling.

- To ensure that building siting, including side and front setbacks allow for garden frontages, layered landscaping and views through to the broader landscape.

Response

The proposed building maintains the existing landscape setting and native gardens on this and adjoining lots.

- To encourage new development to be subservient to the broad landscape character of Southern Grampians and the open pastoral landscape.

Response

The proposed building will not dominate the broader landscape character of the immediate surrounds and maintains a subservient form to both other buildings on site and the wider distant landscape.

- To ensure site design avoids the removal of native canopy vegetation, including established River Red Gums, wherever possible.

Response

The proposal involves the removal of one planted eucalypt tree. The established River Redgum is maintained and unaffected by the proposed building.

- To encourage high quality architectural design and development that adopts a design theme and palette drawn from the town's rural character and landscape setting.

Response

The proposed building maintains a high-quality architectural design through the close working relationship Wardle has with the landowner, and purposefully draws on references from the town and landscape setting to nestle the building into its surroundings with both form, siting and materiality of the building.

- To encourage view sharing across the town towards the Grampians and the pastoral surrounds.

Response

The single storey building will not impact views from the surrounding streetscapes due to the considered siting to ensure that views towards the Grampians ranges are not impacted by the proposed building. The staggered building height is reminiscent of the mountain range and



Figure 16 Indicative view from Myers Street



Figure 17 Indicative view from MacArthur Street (note dwelling/library is screened by existing trees)

ensures the majority of the building is not visible from the streetscape (either Myers or Macarthur Street).

REQUIREMENTS

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

BUILDING HEIGHT

- Buildings should maintain the low profile of buildings throughout residential areas, primarily through utilising single storey development forms with pitched roofs.
- Any upper level or double storey form should be moderated in building scale with upper levels incorporated wherever possible into roof form.
- Building height should be no greater than 8 metres above the natural ground level.

Response

The building takes a single storey and basement form, with a pitched roof echoing the geological form of the mountain range. This maintains the low profile of the building, including ensuring it sits lower than the recommended 8.0m maximum building height, and lower than the library/dwelling building which sits at 8.0m above NGL.

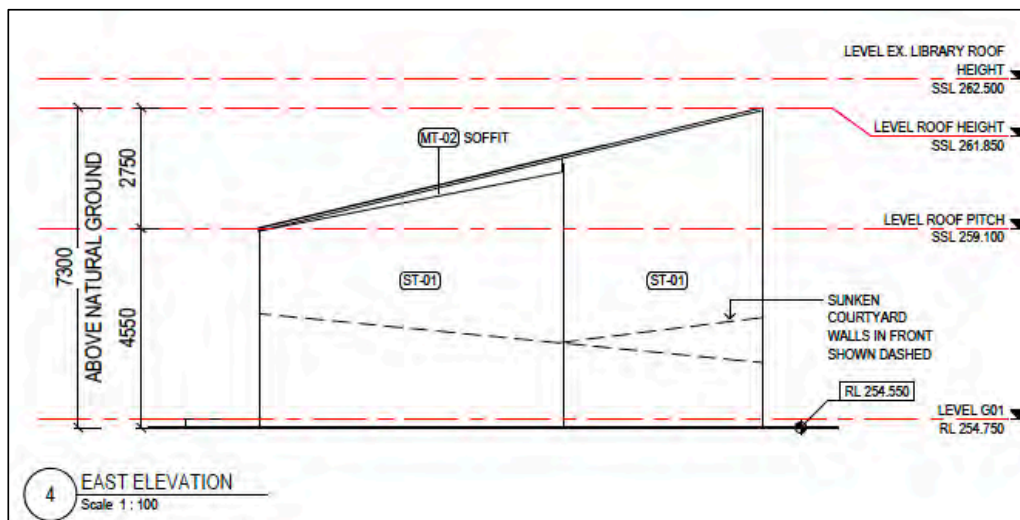


Figure 19 East elevation showing wall and roof height as well as height of basement courtyard walls.

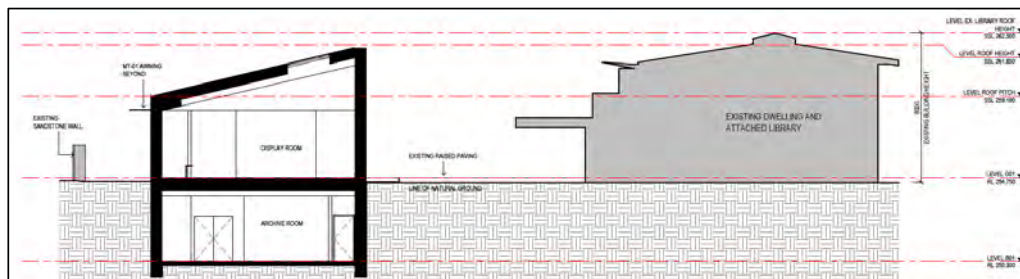


Figure 18 Section 4 showing height, setbacks and relationship of the new building to the dwelling/library.

The siting of the new building behind the library/dwelling building ensures it maintains an ancillary role on site and is not generally visible from either of the nearby streetscapes.

BUILDING SETBACKS

- Front setbacks from the street should be consistent with the prevailing pattern of front setback within the streetscape.

Response – No change proposed.

The existing front setback to the library/dwelling is maintained by this proposal at 26m from Macarthur Street. The proposed building is just over 60m setback from Macarthur Street and will be screened by the existing library/dwelling building.

BUILDING FAÇADE AND FRONTAGE TREATMENT

- Dwellings should be sited to reflect the rhythm and order of established dwellings in the street.
- Garages must not be the dominant front façade element of the dwelling and/or the streetscape.
- The design of detached or attached buildings should provide a sense of address to local streetscapes.
- Buildings should be designed with staggered frontage profiles, and the inclusion of windows and eave or canopy projections, as an effective means of 'breaking up' a facade.

Response – Compliant with requirements

The proposed building sits behind the existing library/dwelling on the lot and will not dominate the Macarthur Street streetscape.

There is no additional carparking or garaging required as a result of this proposal.

As the building is a private residential display space located to the rear of the library/dwelling, a sense of address to the streetscape is not necessary in this instance.

The building takes a series of geological forms to break up the façade and provide a high-quality architectural detail to the area. The building also responds to internal site view lines and building alignments to ensure there is no wider impact on distant streetscapes to either Macarthur or Myers Street.

BUILDING MATERIALS AND ROOF FORM

- Buildings should use materials that are non-reflective and drawn from the prevailing finishes found in the streetscape, including timber, natural stone and brick. Use of broad expanses of render and Colorbond walling should be minimised.
- Roof forms should respond to the prevailing character of residential areas with pitched gabled-end forms and ridges aligned perpendicular to the street. Flat and skillion roofs may be provided in aid of long views towards the Grampians Ranges.
- Generous eaves should be provided to ensure shading of north and west facing windows.



Figure 22 Example of raw Grampians Sandstone

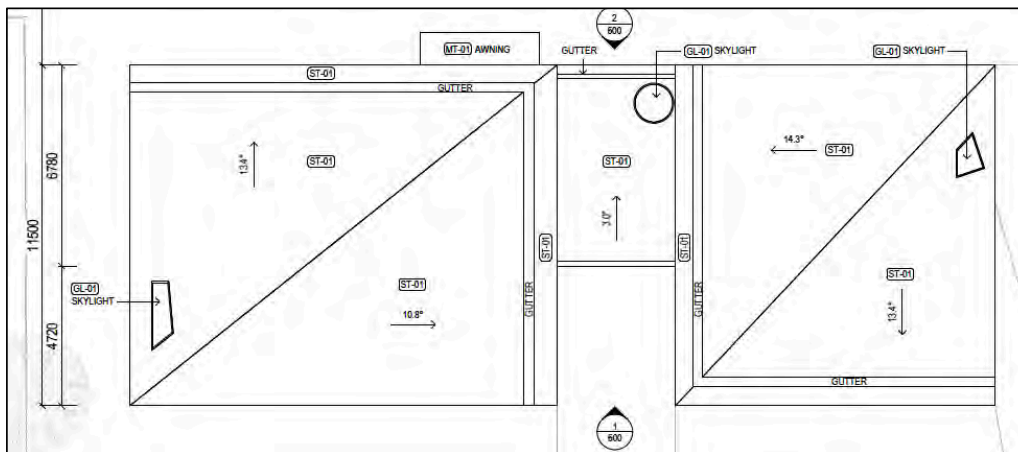


Figure 21 Proposed Roof Plan showing cladding, gutter arrangements and angle of roof structure.

Response – Compliant with requirements

The proposed building uses non-reflective natural materials as an all-encompassing sandstone cladding surface. The use of local Grampians Sandstone as both a wall and roof cladding material are innovative and ensures the whole of the external cladding of the building blends with the surrounding natural environment.

The proposed roof form includes a steep pitch reminiscent of the nearby Mountain Ranges. The roof pitch is between 10-14 degrees and is a striking architectural detail which provides articulation to the building as well as a geological form to the building.

As the building sits behind the library/dwelling, it will not be generally visible from surrounding streetscapes. The proposed roof forms also ensure the building will not obstruct long range views from elsewhere towards the Grampians Ranges.

Awnings are provided to north facing windows and doors. The west facing window is inset into the façade to ensure that shading is provided as appropriate to maintain climatic conditions within the building.

ACCESS AND SERVICES

- Access to detached or multi-dwelling buildings should be provided directly off the local streetscape, via a single vehicle crossing and associated driveway.
- Where possible, crossovers from the streetscape to lots (i.e., on neighbouring properties) should be amalgamated.
- Pedestrian access from the street frontage
- to the front of dwellings must be provided.
- All infrastructure including services should be contained underground in the service trenches and pits and not be visible within the public realm.
- Vehicle crossovers across drainage swales should be carefully designed to accommodate for a flush access with an appropriately sized concrete culvert. The visual impact of the concrete culvert should be minimised.

Response – No change proposed.

Existing access to the site is maintained via the current crossover to Macarthur Street. The existing car parking area adjoining the library/dwelling will be maintained as the primary parking space for the dwelling. Services will not be visible from the streetscape.

SUSTAINABILITY

- Sustainability principles, particularly in the siting and orientation of dwellings, should be applied in the design and operation of new development.
- Development should adopt active and passive sustainability measures including the collection and storage of stormwater on-site and the incorporation of solar panels, energy efficient heating and cooling systems.
- Encourage consideration of innovative environmentally sensitive systems in the management of waste, to the satisfaction of the Catchment Management Authority and Wannon Water.

Response – Compliant with Requirements

Wardle design their projects to achieve high levels of sustainability principles as a core aspect of their ethos. The building has a northern orientation and balances the need to control the internal amenity in the display and archive spaces, with the need to ensure the building is both sustainable and pleasant to visit.

Stormwater will be collected and maintained on site through existing wider stormwater networks. It is noted that the proposal is exempt from Urban Stormwater Requirements under Clause 53.18 and stormwater management will be assessed by the appointed building surveyor at a later stage.

FENCING, LANDSCAPING AND VEGETATION

- Development should retain and protect existing established vegetation, particularly canopy vegetation wherever practicable.
- New areas for landscaping including the planting of native or exotic (non-weed) species should be provided within both front and rear setbacks.
- Front fencing should be of an open-style and of light weight material to present an attractive image to the street that does not dominate as a solid wall. Solid Colorbond fencing materials should be avoided.

- Side and rear fencing should be unobtrusive and where possible should be of post and wire construction. If privacy is a concern, a fence of appropriate materials to a maximum height of 1.7 metres that transitions down to 1.2 metres towards the street front may be provided.
- Any services must be integrated in an unobtrusive manner, including the undergrounding of power lines.

Response – No changes proposed.

The existing landscape setting will be maintained by this proposed, with the exception of the removal on one immature planted Yellow Box eucalypt tree. The existing fencing is not affected or being altered by the construction of this building.



Figure 23 Existing landscaping to the east of building to be retained except for the planted Yellowbox Tree which will be removed

VEGETATION PROTECTION OVERLAY SCHEDULE 1

A permit is not required under this overlay as the proposed does not involve the removal, destruction or lopping of any River Red Gum Trees.

SUMMARY

The proposed detached extension to the existing dwelling/library on site, is high quality architecture which responds to the sensitive nature of the site in a considered matter.

The use of geological references in the building form and materials, as well as the significant setbacks balance out the building height to ensure there are no impact outside of the subject lot and wider landholdings of the property ownership group.

The building is a considered architectural response to provide a domestic setting to accommodate the landowner's personal collection for their personal enjoyment and viewing.

The building is not commercial in nature and will not have any public access or interfaces.

Wardle has designed an architectural form which meets the landowners brief, responds to the setting of the building and the wider character of Dunkeld.

It is respectfully requested that Southern Grampians Shire Council consider this application, assess it against relevant policy and issue a planning permit.

Should a planning permit be issued, it is hoped works would commence in early 2024.

Thankyou

Fiona Castley

Director

Coast to Country Building Approvals

In conjunction with Wardle and Dunkeld Pastoral Company

28 July 2023

NAREEN MECHANIC'S HALL A.G.M
23rd of February 2023 7.00pm

PRESENT; Katrina Lodge, Michelle Edgar ,Asta Vickery, Sardi Edger, Peter and Jane Waters, Lori Witchurch, Lisa Cameron, Mareeta Cox

APOLOGIES; Sally Lodge, Amy Teirney, Gale Cuneen, Jenny McFarlane

CORRESPONDENCE; Landcare has been in contact and is wanting to hire the hall and use our catering for two seminars in march.

OBJECTIVES;

The main objective of this meeting is to appoint all new positions .

7.45PM

Declaring;

8 votes for Asta Vickery as president

8 votes for Sardi Edgar as secretary

8 votes for Lori Witchurch as treasurer

FINANCE REPORT;

\$2990.00

PRESIDENTS REPORT

.The landcare meeting on the 22nd of February was a great success. Thankyou to everyone who provided food for this event. There will be another landcare seminar on the 8th of March. It will run as the same format as previous event. Asta has volunteered to set it up.

The result of the Council Meeting held at the hall in November has been that the Nareen Hall will have to come up with 50% of the \$8000.00 that the traffic warning light will cost. That is not an option for the hall. Michelle is willing to help new President and Secretary navigate the Southern Grampian's Council members for future communication about possible funding for requested traffic warning light, new fence, refurbishment of toilet block or reno of kitchen facilities.

It was discussed that the tennis courts no longer serve the hall in anyway and we could possibly either separate the title from the hall or repurpose them.????

Easter-there will be a service at the Church on Sunday 9th April. with Elaine preaching. Decided no extra art class in Sunday school as kids are mainly older now. Easter egg hunt at church.

Christmas organization was discussed. Date to be decided upon at a meeting then to send out notice (through mail drop), about 3wks before event, communication with John Cuneen re fire truck. Santa could be Sam whom works at West Cuyac. Santa's costume was discussed. We could possibly buy one 50% with Wando Vale Hall. All agreed better to just buy one outright. Tree to be cut for Hall. Decoration to be organized.

The idea to plant a Rose bush in memory of Alfie Curry was discussed. All present agreed it would be a great idea.

Defribulator needs to be updated.Lori to organize service.

Tango energy bills are our main expense. Other suppliers to be looked into to reduce costs.Possible solar suppliers to be looked into.

Grants to be looked into for possible funding for various projects.

The mowing roster needs to be sent out again with a reminder that the toilets and hall need to also be cleaned when it is your turn to clean.

Produce Swap is going slow so it will be reduced over the Winter possibly.Lori and Alex will decide

MAINTENNENCE-

- Downpipes from BBQ need to be connected to pipe to lead water out to paddock.Ladies
- Men's Toilet block cistern needs to be fixed. The recent water drama (empty water tank) we think was a result of that.Mark Heald temporarily has set up pump to connect with black tank so as to have water for hall for Landcare meeting and Produce Swap.
- Cleanliness of the toilets needs to be addressed.Itwas suggested that full doors put in place to provent flora and fauna entry.
- The exterior of the hall needs to be painted.We will need three quotes before we can move ahead.
- Plaque for the BBQ hut to be organized by Michelle.
- New Blinds for hall to be sorted-K Lodge to sort. Mark Heald will hang.get Get quotes again from Mark. Colour and design to be approved by comitee.

FUNDRAISING IDEAS

Fundraising to have a specific goal in mind.

- Curry Night-Date to be confirmed.
- Rural Store Raffle-Asta suggested to have a Rural store raffle. Local Farm supply stores could donate dog nuts ,eskys, torches etc....great idea
- T-towels and cards to be available of our hall . K Lodge to organize.
- Sock run.

DINNER DANCE

To be decided if there will be one in 2023.

-Food,Ticket Sales,

Set-up....Table cloths,Decoration,Inside and Out, Lighting, Raffle, Flowers,Outside Inside, Stage Music,etc.

Meeting concluded.8.45pm.



Community Asset Committee Annual Return

1. Committee Name: Coleraine Mechanics Hall

2. Statement of Income and Expenditure-**See attached bank statement**

Income	2022/2023 (\$)
a) Fees (e.g. hall hire, entrance fees, membership fees)	\$1,008
b) Fundraising	
c) Gifts/Donations	
d) Grants	
e) Leases/ Licenses/ Informal Agreements	
f) Proceeds from disposal of Asset	
g) Interest Received	
h) GST/Tax Refunds (if applicable)	
i) Other (please specify)	\$2,000 Council Contribution
Income Total (add a to i)	\$3,008

Expenditure	2022/2023 (\$)
j) Utilities (e.g. Electricity, gas, council rates, phone, internet)	\$1,737.41
k) Fundraising costs	
l) Administration expenses (e.g. Stationery, postage etc)	Signage - \$100



m) Building maintenance	Cleaning - 360
n) Asset purchases and additions (e.g. Tools, lawn mower, capital improvements)	
o) Land maintenance (e.g. Tree removal, fencing, gardeners)	
p) Insurance costs (including premiums and any excess payments)	
q) Salaries and wages (payment to staff and related costs – not payments to contractors)	
r) Banking costs (e.g. Fees and charges)	
s) GST/Tax payments (if applicable)	
t) Other (please specify)	
Expenditure Total (add j to t)	\$2,197.41

3. Breakdown of cash balance and other investments

		Opening Balance 1 July 2022	Closing balance 30 June 2023
a) Petty cash in hand		N/A	N/A
	Acc Name	Institution	
b) Bank account 1			



c) Bank account 2				
d) Term deposits				
e) Receipts not yet banked (cash & cheque)				
f) Less un-presented cheques				
Total Cash Assets (a+b+c+d+e) – (f)				

4. Review Key Committee contact details

Please provide current primary contact details for the committee:

Name	Damien Watt
Title	President
Postal Address	N/A
Committee email address	[REDACTED]
Telephone number	N/A
Mobile number	[REDACTED]

5. Current Elected Committee Members

Position of Member	Member name
President	Damien Watt
Treasurer	Neville Barnes
Secretary	Genevieve MacDonald
Member	Barry Troeth
Member	Val Lawson
Member	Enid Mills
Member	Jenny Peterson
Member	Heather Brown
Member	Barbara Hunter-Waldron



6. Additional Comments

Include issues you would like to bring to Council's attention.

- Cracked board between supper room and main hall – possible stumping issue
- Gutters require cleaning
- Users provided feedback regarding heating, hall now has portable heaters but will result in an increase in electricity bills, any review of the \$2,000 Council contribution to assist in balancing these costs would be appreciated

7. Activities Report

A brief report on the activities (hall hires, fundraisers etc) over the past financial.

Art and Flower Show
Quoits
General Hiring of Hall

8. Attestation of Committee's primary contact:

The Committee's primary contact must be a committee member.

I certify that the financial information supplied can be substantiated from supporting records and that any attached information is accurate.

Name	Damien Watt
Position	President
Telephone number	██████████
Signature	Approved via telephone
Date of signing	23 August 2023



**When completed please return by 1 September 2023 to the Southern
Grampians Shire Council Governance Coordinator via email
ksaunders@sthgrampians.vic.gov.au**



Community Asset Committee Annual Return

1. Committee Name: Coleraine Sporting Grounds committee

2. Statement of Income and Expenditure

Income	2022/2023 (\$)
a) Fees (e.g. hall hire, entrance fees, membership fees)	3878.66
b) Fundraising	
c) Gifts/Donations	
d) Grants	
e) Leases/ Licenses/ Informal Agreements	
f) Proceeds from disposal of Asset	
g) Interest Received	140.34
h) GST/Tax Refunds (if applicable) GST collected	4284.23
i) Other (please specify)	39033.56 – shire money
Income Total (add a to i)	47336.79

Expenditure	2022/2023 (\$)
j) Utilities (e.g. Electricity, gas, council rates, phone, internet)	8159.81
k) Fundraising costs	
l) Administration expenses (e.g. Stationery, postage etc)	



m) Building maintenance	16821.05
n) Asset purchases and additions (e.g. Tools, lawn mower, capital improvements)	
o) Land maintenance (e.g. Tree removal, fencing, gardeners)	13615.57
p) Insurance costs (including premiums and any excess payments)	
q) Salaries and wages (payment to staff and related costs – not payments to contractors)	
r) Banking costs (e.g. Fees and charges)	21.95
s) GST/Tax payments (if applicable)	2122.06
t) Other (please specify)	End of year dinner and drinks – 212.27
Expenditure Total (add j to t)	40942.72

3. Breakdown of cash balance and other investments

			Opening Balance 1 July 2022	Closing balance 30 June 2023
a) Petty cash in hand				
	Acc Name	Institution		
b) Bank account 1	Coleraine sporting grounds	Bendigo bank	64,240.40	70494.13



Member	Marg Ferguson
Member	Barbara Waldron–Hunter
Member	Hayley Rigby and Ashley Lambert

6. Additional Comments

Include issues you would like to bring to Council’s attention

As per minutes of monthly meetings.
 Specifically –
 The Committee requests a summary /report that outlines what Committee is responsible for. It has been promised for a number of years. This will then enable the Committee to draw up a plan.
 Require user handbook, training and budget when new assets are installed on the how and when to maintain ie netball courts.
 Note there are numerous in kind contributions locally given to the maintaining our local sports grounds, some that we would like to acknowledge are-
 Rigby’s – sand (\$1000)
 Community members maintaining sprinklers (\$1200), Cleaning netball courts (\$4400), Sewage (\$1000) and cleaning up after works (\$2000). This would cost a lot more if done commercially.
 Request for Shire representation at majority of meetings. If Roger unable to attend can another delegate please come.

7. Activities Report

A brief report on the activities (hall hires, fundraisers etc) over the past financial year.

Continued management and maintenance of sporting grounds and facilities in Coleraine

8. Attestation of Committee’s primary contact:

The Committee’s primary contact must be a committee member.

I certify that the financial information supplied can be substantiated from supporting records and that any attached information is accurate.



Name	Owen McClure
Position	Treasurer
Telephone number	[REDACTED]
Signature	[REDACTED]
Date of signing	1/08/2023

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Grampians Shire Council Governance Coordinator via email
ksaunders@sthgrampians.vic.gov.au**



Community Asset Committee Annual Return

1. Committee Name: Nareen Mechanics Hall

2. Statement of Income and Expenditure- [REDACTED]

Income	2022/2023 (\$)
a) Fees (e.g. hall hire, entrance fees, membership fees)	Landcare events-catering and hall hire \$1900
b) Fundraising	
c) Gifts/Donations	
d) Grants	
e) Leases/ Licenses/ Informal Agreements	
f) Proceeds from disposal of Asset	
g) Interest Received	
h) GST/Tax Refunds (if applicable)	
i) Other (please specify)	\$357.67 Reimbursement from CFA for shared Mower repairs
Income Total (add a to i)	

Expenditure	2022/2023 (\$)
j) Utilities (e.g. Electricity, gas, council rates, phone, internet)	Electricity Origin Energy \$655.68
k) Fundraising costs	\$395.45 (food for catering event and Christmas event)



l) Administration expenses (e.g. Stationery, postage etc)	
m) Building maintenance	
n) Asset purchases and additions (e.g. Tools, lawn mower, capital improvements)	
o) Land maintenance (e.g. Tree removal, fencing, gardeners)	
p) Insurance costs (including premiums and any excess payments)	
q) Salaries and wages (payment to staff and related costs – not payments to contractors)	
r) Banking costs (e.g. Fees and charges)	
s) GST/Tax payments (if applicable)	
t) Other (please specify)	
Expenditure Total (add j to t)	

3. Breakdown of cash balance and other investments

	Opening Balance 1 July 2022	Closing balance 30 June 2023
a) Petty cash in hand	N/A	N/A
	Acc Name	Institution



b) Bank account 1				
c) Bank account 2				
d) Term deposits				
e) Receipts not yet banked (cash & cheque)				
f) Less un-presented cheques				
Total Cash Assets (a+b+c+d+e) – (f)				

4. Review Key Committee contact details

Please provide current primary contact details for the committee:

Name	Asta Vickery
Title	President
Postal Address	Nareen
Committee email address	[REDACTED]
Telephone number	[REDACTED]
Mobile number	

5. Current Elected Committee Members

Position of Member	Member name
President	Asta Vickery
Treasurer	Lori Whitechurch
Secretary	Sardie Edgar
Member	Michelle Edgar
Member	Peter Waters
Member	Lisa Cameron
Member	Katrina Lodge



Member	Peter Waters
Member	Jane Waters
Member	Mareeta Cox
Member	Sally Lodge
Member	Amy Tierney
Member	Gale Cuneen
Member	Jenny McFarlane

6. Additional Comments

Include issues you would like to bring to Council's attention.

We will be fundraising for the hall to be painted on outside and also a new front fence over the next 12 months. Any support here would be greatly appreciated.

7. Activities Report

A brief report on the activities (hall hires, fundraisers etc) over the past financial.

This year we catered for 2 x Landcare meetings
 Hosted Council meeting Nov 2022 (see attached message from outgoing president)
 Annual Christmas party
 Monthly produce swap

8. Attestation of Committee's primary contact:

The Committee's primary contact must be a committee member.

I certify that the financial information supplied can be substantiated from supporting records and that any attached information is accurate.

Name	Sardie Edgar
Position	Secretary



Telephone number	[REDACTED]
Signature	Sardie Edgar
Date of signing	15/7/23

**When completed please return by 1 September 2023 to the Southern
Grampians Shire Council Governance Coordinator via email
ksaunders@sthgrampians.vic.gov.au**



CAVENDISH SOLDIERS MEMORIAL HALL

32 Barker Street, Cavendish Vic 3314
ABN 55 135 536 448

Patrick Dixon – Secretary

[REDACTED]
Cavendish, Vic, 3314

[REDACTED]
30/6/23

COMMUNITY ASSET COMMITTEE ANNUAL REPORT 2022/23

We held three full committee meeting for the year, other minor business was taken care of by the executive committee as deemed necessary. The President, Secretary and Treasurer were all re-elected for the 2023/24 year and all committee members nominated for re-election to the committee.

The annual "Fleece and Flower" show was held in November, 2022, and was very well attended by both exhibitors and spectators with a net profit of over \$4000.00.

We also hosted the annual "Community Christmas BBQ" together with the Lions Club and Townscape Committee, this was on 13th December, 2022, and was a great success providing a valuable community event.

The Hall was utilised throughout the year by a number of community groups including, Cubs and Scouts, Elderly Citizens, 2 groups of Exercise classes, and meetings held by RSL, Lions Club and Townscape Committee. The Electoral Commission, SGSC, and Farmers Groups also used the hall on occasions.

The inside of the Hall, entrance foyer and toilets were painted throughout with half the cost being met by the Hall Committee and half by SGSC. There was a problem with water leaks on the roof and under the floor of the toilets which required repair work which has been completed. There are concerns regarding the foundations at the rear of the building causing major cracks in the brickwork. Kay Dixon notified the engineering department about the situation and an engineer came and inspected the building, after some time without any further contact Kay Dixon contacted Ian McLiane of SGSC about the problem and lack of action. Ian came out and inspected the hall as well, there has been no further contact with us regarding the problem.

Overall we are very disappointed by lack of action by the SGSC regarding this matter on top of the outstanding rectification of toilet flooding from the "Floods" of 2016, plans were made and money was granted to the shire to fix the problem but even with constant questions and reminders from our President, Kay Dixon, the matter is still outstanding.

Patrick Dixon - Secretary

General Meeting 6th September 2022.

Present: Fred Mailes, Alan Cordy, Don McNaughton, Graeme Hauster, Les Wangler, Kay Edwards, Lyndal Delahoy.

Apologies: Kay + Pat Dixon.

Minutes of previous meeting: Read.
Moved Les Wangler 2nd Graeme Hauster. Carried.

Business Arising: Catering for F+F Show is going to be done by the Lions Club.

Correspondence: Out:- Community Assett Committee Annual Report sent to SASC.

In:- Food Handling Classifications have changed.
Moved Alan Cordy. 2nd Kay Edwards. Carried.

Treasurers Report: Opening Balance: \$ 86 81 -43

Income:

10/5. Refund of payment claimed in error.	\$ 184.00
12/5 Hall Hire.	\$ 66.00
Equipment Hire.	\$ 125.00
Exercise Hall Hire.	\$ 66.00.
16/6. Red Gum Festival Hall Hire.	\$ 500.00
22/6. Aust. Electoral Comm. Hall Hire.	\$ 250.00
30/6. Exercise Hall Hire.	\$ 55.00.
27/7. Senior Citz. Hall Hire.	\$ 132.00.

Expenditure:

2/5. Lumo Energy.	\$ 91.97.
6/5 Cleaning.	\$ 110.00.
18/5. Flgas.	\$ 60.50.
20/5. Cleaning.	\$ 110.00.
30/5. Lumo.	\$ 107.89.
" Wannan Water.	\$ 132.96.

Cont'd Page 2.

General Meeting 6/9/22. Page Two.

Expenditure - Cont'd.

3/6. Cleaning	\$ 110.00.
17/6. Cleaning	\$ 110.00.
27/6. Cleaning Supplies	\$ 140.65.
29/6. Lumo.	\$ 117.77.
" Cleaning Supplies.	\$ 90.00.
1/7. Cleaning	\$ 110.00.
14/7. Reimburse Kay Edwards Plants.	\$ 88.00.
15/7. Cleaning.	\$ 110.00.
29/7. "	\$ 110.00
31/7. Lumo.	\$ 85.13.
12/8. Cleaning.	\$ 110.00.
18/8. Flgas.	\$ 60.50.
26/8. Cleaning.	\$ 110.00.
31/8. Lumo.	\$ 101.68.

Closing Balance: \$ 7,992.38.

Moved Lyndal Delahoy. 2nd Graeme Hauster. Carried.

General Business: ① Fleaze + Flower Show.

1. Don will Find wool Judge.
2. Raffle Tickets - \$2 Ticket or 3 for \$5.
3. Les to get Butchers Paper.
4. Set up 10th November. 6 pm.

② Next Meeting 4th October.

Meeting Closed . 8.10 pm.

General Meeting 1st November 2022

Present: (~~Fred Maitos~~) Don McNaughton, Les Wangler, Graeme Hauser, Kay Dixon, Pat Dixon, Kay Edwards, Alan Cordy, Lyndal Delahoy.

Apologies: Fred Maitos.

Minutes of previous meeting: Read.

Moved Lyndal Delahoy. 2nd Les Wangler. Carried.

Business Arising: 1. Set up Hall for school display discussed, Pat, Roger + Alan - Thursday 9am.
Remainder of hall set up at 6pm Thursday.
2. Les has organised Butcher Paper.

Correspondence: Out: Nil.
In: SGSC Registration renewal for Food Handling.
Pat filled out + submitted Online.

Moved Graeme Hauser. 2nd Alan Cordy. Carried.

Treasurers Report: Opening Balance \$ 7792.38.

Income:

Hall Hire	\$ 250.00.
Exercise Hall Hire.	\$ 131.50.
Scouts Hall Hire.	\$ 880.00
Kindy Supper Room Hire	\$ 22.00.
Morning Exercises Hall Hire.	\$ 44.00.
SGSC Grant	\$ 2000.00.
GST Reconciliation	\$ 302.

Expenditure:

9/9 Cleaning.	\$ 110.00.
" Spec - Printing F+F Program	\$ 198.00.
21/9 Wannan Water.	\$ 158.75.
23/9 Cleaning.	\$ 110.00.

Cont'd Page 2.

General Meeting 1/11/22. Page Two.

Expenditure Cont'd.

5/10. Lumo.	\$ 100.84
" K. Edwards F+F Expenses.	\$ 200.00.
" Remi Metilka - Hall Painting.	\$ 5500.00.
7/10. Cleaning.	\$ 110.00.
21/10. "	\$ 110.00.

Closing Balance \$ 5025.26.

Moved Lyndal Delahoy. 2nd Les Wangler. Carried.

General Business:

1. F+F Setup. Gra - 2x Alum. Planks.
Pat - 1x Alum. Plank.
2. Shire Grant paying for Brochure, 2 Ads in Spec, and 3 HA Ads.
3. Charge for Raffle - Lyndal (\$300 Float).
4. Wool Judge - Garry Simpson (Kay organise Gift)
5. Wendy Carnie donated \$70 for Childrens prizes.
6. Kay D. spoke re painting supper room. Kay to get quote including North facing external windows.
7. Graeme suggested getting windows cleaned 3 or 4 times per year. All agreed.
Kay D to arrange.
Kay E. enquiring re Balmoral Cleaner.

Meeting Closed 8:12 pm.

Patrick Dixon - Secretary.

GENERAL MEETING 21.11.22

Apologies: E. Mills. ✓ Lawson. ~~B. Hunter-Walsh~~

Minutes Minutes of last meeting. read & confirmed

Moved D. Watt 2nd. J. Brown.

Present: B. Troath. G. MacDonald. N. Barnes. J. Watt
J. Petersen. H. Brown. J. Brown. J. Robertson
B. Hunter-Walsh

Treasurers Report: Origin 294.08 + 354.44. K.K. Clener. 360.00
C.D.A. 300.00. ELMS. 83.60. ^{Water} 354.44

Income - ART. SHAW. 544.00. Bando. Bank. 130.00
Shire. 2000.00. Langley. Funeral. 92.00

Moved. N. Barnes. 2nd. H. Brown.

General Business: Bamy. asked J. Robertson. about being Mayor.

J. Peterson. suggested money for the hall
from Shire. B. Walden. Hunter suggested ~~Treas~~
grants to be elected, no name on Hall
~~shires~~ shed to make one. ~~Dea.~~

Meeting closed: 9.10 pm
D. Watt

Annual Meeting 21.11.22

Annual General Meeting of Ararat
Mechanics Institute Hall. Held on 21.11.22.

Meeting commenced at 8:00pm.

Present: B. Troath. G. MacDonald. H. Brown. J. Brown
N. Barnes. B. Hunter-Walsh. J. Robertson.

Apologies: ✓ Lawson. E. Mills.

Minutes of last meeting were read & confirmed.

Treasurers Report.

President's Report: Very successful year with
help of committee. ✓ thanked all for their
good work. Bamy Troath has resigned as
president as age had caught up. All
positions declared vacant.
J. Robertson, to take the chair.
President: J. Watt. Secretary: G. MacDonald.
Treasurer: N. Barnes.

General Business:

Nil.

Meeting closed.
B. Troath. 8:50pm

SOUTHERN GRAMPIANS
COUNCIL

SMALL TOWNS STRATEGY



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Southern Grampians Shire Council acknowledges that our Shire is on the traditional lands of the Gunditjmara, Djab Wurrung, Jardwadjali and Buandig people.

We recognise the important ongoing role that Aboriginal and Torres Strait Islander people have in our community and pay our respects to their Elders, past, present and emerging.



Job Name	VR_STS SouthernGrampians	
Address	Various	
Version & Date	Version 3.2	28 September 2023
Drafted:	Amy Longva	
Reviewed:	Nicola Smith	

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VIC BOONWURRUNG COUNTRY
Unit 1, 286 Ferrars Street
South Melbourne VIC 3205

WADAWURRUNG & DJA DJA WURRUNG COUNTRY
Suite 8, 11 Davey Street
Ballarat Central VIC 3350

WA WHADJUK NOONGAR COUNTRY
Level 2, 896 Canning Highway
Applecross WA 6153

TAS PALAWA COUNTRY
Level 1, 14 Molle Street
Hobart, TAS, 7000

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EXECUTIVE SUMMARY

The Southern Grampians Shire is experiencing change in population structure, resulting from net overall changes to migration, generating new imperatives to critically reflect on how to best ensure the resilience and liveability of our regional communities.

Settlements surrounding an urban centre fulfil differing support roles in meeting the needs of the population of the centre and the greater regional hinterland. These roles can include residential, agricultural, specialist services (e.g. educational or medical), tourism, and so on. With significant changes to population and challenges due to climate change and post Covid-19 recovery, Southern Grampians Shire aims to ensure the ongoing sustainability and resilience of the hinterland of nine towns surrounding the regional centre of Hamilton.

Drawing on established and conducted research in the key areas of:

- Planning Policy
 - Policy context
- Economics
 - Housing supply and demand
 - Rural living analysis
 - Tourism opportunities
 - Population growth
- Environment and Landscapes
 - Considerations and constraints to growth
- Community Consultation
 - Desires
 - Issues
 - Current status of community assets

A hierarchy, classifying each of the nine study towns according to role, has been created to ensure the best use of resources by Southern Grampians Shire.

The report has been prepared to outline key drivers around a regional town hierarchy as well as stipulating specific growth opportunities and challenges faced by each of the nine towns. Specifically:

- Coleraine and Dunkeld fill the role of a 'District Town', defined as moderate to large towns with commercial centres. These settlements provide a variety of housing and a moderate employment base, with access to reticulated services.
- Cavendish, Penshurst and Tarrington all fill the role of "Lifestyle Rural Settlements". These are defined as moderately sized towns with a commercial hub. These settlements provide some housing diversity, and often support specialist medical, retail or tourism services, but lack reticulated sewerage provision.
- Balmoral, Branxholme, Byaduk, and Glenthompson are all "Rural Settlements", which comprise the smaller towns within the network of regional towns. They provide some housing, and limited commercial and community infrastructure and facilities. Residents are often dependent on nearby centres to meet needs. There is no reticulated sewer provided in these towns.

Future growth and development of all nine towns should consider environmental constraints but should also have due regard for economic and social climate of the individual towns, as well as the broader context of the Southern Grampians Shire. These constraints and opportunities for the broader region as well as for each town are spelt out in further detail in the body of the report.

From these, and building on consultation with both the broader community and specific focus groups, as well as the Southern Grampians Shire audit of community facilities, specific recommendations to facilitate the ongoing sustainability and resilience of each study town have been made. These recommendations cover planning policy and strategy, economic drivers and community service provision, together with open space and recreation suggestions, and directly mirror values and expectations residents have for the development of their communities.

INTRODUCTION – SOUTHERN GRAMPIANS SHIRE

The Southern Grampians Shire, located approximately 300km west of Melbourne, is experiencing significant change with population decline and the challenges brought on by both climate change and the COVID-19 pandemic. These forces are generating new imperatives to critically reflect on how to best ensure the resilience and liveability of our regional communities.

Hamilton is the largest settlement situated central to the municipality and surrounded by a network of nine key towns which radiate outward. It is the strategic direction and function of these nine towns that the Shire seeks to better understand to inform where allocated funding and infrastructure is needed most.

While it is the localised scale of these towns that is attractive to their residents, this brings challenges for service and infrastructure provision that must be addressed through strategic and creative thinking.

In addition, the Shire’s population is ageing, thus, the Shire’s future service and infrastructure planning must take into account the unique needs of its population, while also balancing the need to retain families and younger demographics.

The Southern Grampians Shire needs a clear strategy that takes into account various external pressures to ensure long term liveable development.



Figure 1: Southern Grampians Shire

WHY DO WE NEED A TOWNS STRATEGY?

Over the last two decades Council has conducted extensive strategic planning work to guide the future growth and character of the region responding to the variety in size, infrastructure provision, history and community needs of each of the local towns surrounding Hamilton, namely:

- Balmoral
- Byaduk
- Branxholme
- Cavendish
- Coleraine
- Dunkeld
- Glenthompson
- Peshurst
- Tarrington

Accordingly, the specific strategic direction for each town, outlining a vision, existing assets, challenges, and a future plan for service and infrastructure delivery needs to be reviewed and updated.

The Shire’s towns have much to offer in Aboriginal and post-contact built heritage, local business, environmental values and small-town charm. However, in the fifteen years to 2016, many rural towns experienced slow population decline and aging populations, with net overall migration to larger regional centres. The five years between 2016 and 2021, according to Census data, reversed that trend for seven of the nine study towns, with the strongest population growth experienced in Dunkeld (+1.1% per annum), Peshurst (+0.5% per annum) and Byaduk (+0.5% per annum).

The limitations in funding and resources available to Council means that creative approaches to service and infrastructure delivery are required. Strategic thinking is necessary to determine how to best balance investment across those towns with projected growth and those experiencing population decline, while ensuring communities have fair access to the facilities and services necessary for liveability.

To do this, it is important to understand how each community uses the facilities in their town, what they need and value, and how/where they access services not available locally.

This approach will ensure the individual towns are as self-contained as possible while also supporting the towns to function as a constellation—the vision for each town outlined in this strategy will enable the towns to complement and support one another to provide the services, infrastructure and opportunities necessary to ensure the wellbeing of the Shire’s residents for years to come.

As such, this strategy will outline a definitive hierarchy of towns for which the Shire can direct their focus for funding, community infrastructure, tourism and housing investment.

THE WORK WE ARE BUILDING ON

Council has undertaken extensive community engagement and strategic planning work in previous years, including their Health and Wellbeing, Recreation and Leisure strategic work as well as local-scale projects such as the Dunkeld Visitor Hub. The sheer number of existing Strategic Plans and Urban Design Frameworks, that guide the desired built form, identity and economic role of the towns, are now in need of review to provide a concise strategy that accounts for this previous work and responds to new and developing needs, opportunities, and challenges.

A literature review was conducted (see Appendix 1), and some of the key themes understood from these plans include:

1. Supporting the growth of the individual townships and communities
2. Grow the regional economy.
3. Maintain, renew and support the growth of new infrastructure where needed.
4. Protect the natural environment.
5. Provide strong governance and leadership.

Specific recommendations relating to each town have also been re-tested with the community to understand their current relevance, with summaries included in the following town-specific chapters. A detailed Consultation Report has been provided as Appendix 2.

Key documents include:

GENERAL		- Strategic Planning Work Programme 2021	- Glenthompson Onsite Wastewater Inspection Program
- Regional Growth Plan		- Southern Grampians Shire Natural Assets Strategy	- Glenthompson Community Plan
- Municipal Planning Strategy		- Southern Grampians Shire Natural Assets Strategy	
- Planning Scheme Review Report 2018			
- Grampians Tourism 2016-20 Strategic Plan			
- Southern Grampians Shire Domestic Wastewater Management Plan			
- Development Plan Overlay & Development Plans Audit Report	BALMORAL	- Balmoral Community Plan 2014-2020	
- Southern Grampians Council Plan 2021-2025			
- Southern Grampians Health and Wellbeing Plans 2017-2021			
- Southern Grampians Economic Development Strategy (2011-2021)	BRANXHOLME	- Branxholme Community Plan 2014-2020	
- Southern Grampians Retail Development Strategy (2011-2021)			
- Southern Grampians Sustainability Strategy (2010-2020)			
- Southern Grampians Open Space, Recreation and Leisure Strategic Plan (2019-2029)	CAVENDISH	- Cavendish Community Plan 2014-2020	
- Small Towns Urban Design framework		- Cavendish Structure Plan 2019 (not adopted)	
- Community Vision Framework SG 2041		- Cavendish Urban Design Framework	
- Community Investment Plan 2022	COLERAINE	- Coleraine Community Action Plan 2014-2020	
		- Coleraine Urban Design Framework 2003	
	GLENTHOMPSON		
			PENSHURST
			- Penshurst Community Plan 2017-2020
			TARRINGTON
			- Tarrington Community Plan 2015-2021
			- Tarrington Structure Plan 2014
			DUNKELD
			- Development Plan Recreation Road Dunkeld
			- Dunkeld UDF 2002
			- Dunkeld Concept Plan
			- Dunkeld Community Plan 2019-2021
			- Dunkeld Structure Plan - land supply and demand assessment 2011
			- Dunkeld Structure plan 2014
			- Dunkeld Structure Plan Urban Design Guidelines - Creekside
			- Dunkeld Structure Plan Urban Design Guidelines - Town residential
			- Dunkeld SP UDG Main Street
			- Dunkeld SP UDG - Low density residential

A SNAPSHOT TODAY

- The population of Southern Grampians Shire experienced a period of decline from 2006 to 2016, mostly due to a reduction in population in the rural areas and small towns. The **municipal population increased** between 2017 and 2021, including growth in the rural areas for the first time in the past 20 years.
- Net overseas migration has made up the greatest share of positive population change in recent years. Since the onset of the COVID pandemic, Victoria's regional areas have experienced a period of **strong net internal migration**, driven primarily by formerly metropolitan residents.
- Residents of the rural areas of Southern Grampians are older on average than residents of Hamilton. The population of **older age cohorts (60-75) increased while children and younger adults decreased** between 2011 and 2021.
- Of the approximately 8,000 dwellings in the Shire in 2021, **39% of dwellings within the municipality were located outside Hamilton**, with the majority were located within 30 minutes drive.
- Approximately **three-quarters of dwellings in the Shire in 2021 were owner/occupied**, with rental properties accounting for 20% of the overall dwelling stock. Dunkeld is the only town where rentals comprised more than 20% of the dwelling stock in 2021.
- **Potential drivers of new housing demand** in Southern Grampians include major projects and investment including Hamilton Base Hospital, Resource Extraction, The Grampians Peaks Trail, and the West Grampians Water Pipeline.
- Recent research into housing for key workers found that **there is a significant shortage of housing available for key workers**, especially rental properties. Locations most acutely impacted are Hamilton and Dunkeld.
- The Southern Grampians **economy relies on the strength of the local agricultural sector**, along with a substantial population services role in Hamilton (health, education and retail) and Coleraine (health).
- **Unemployment in Southern Grampians has been very low** since mid-2015 and had consistently been at or below the regional Victorian average over the past 5 years.
- **Proximity to the Grampians National Park is a major driver of visitation and economic opportunity.** An emerging tourism location in Southern Grampians is the town of Dunkeld which is located less than 5km from the Grampians and hosts the nationally reputed Royal Mail Hotel.
- Between 2016 and 2021, local employment decreased in the mining, manufacturing, and retail sectors, however **agriculture, health care and construction employment increased**. Federal government employment projections for the broader South West Victoria Region are for the greatest employment growth to occur in the industries of education and training, health care, construction and retail.
- **The relationship between business, employment and housing is paramount in Southern Grampians** – businesses generally rely on attracting a substantial proportion of their staff from outside the region. Housing is critical to supporting business activity across the region.

HIERARCHY

HIERARCHICAL DEVELOPMENT

Setting an agreed hierarchy of towns within the Southern Grampians is an important consideration in the ongoing planning of housing supply, key employment areas, regional community facilities and tourism support.

The hierarchy can evolve and change over time and for this reason a regular review of town priorities should be undertaken. This is one of the key considerations and outputs of the Small Town Strategy.

A settlement hierarchy has been prepared, tested, and developed in the context of identifying the existing and future role of towns and settlements to support preferred patterns of growth across Southern Grampians. The settlement hierarchy groups and categorises the towns according to size, regional and local policy context, economic drivers, zoning, and consultation response, as well as services and facilities available in each settlement. Refer to Figure 3 for a graphical representation of the factors comprising a hierarchical analysis. These are further outlined on the following pages.

Previously, the various roles of settlements across the municipality have been defined through:

- Regional Policy Context
- Local Policy Context

To bolster the existing policy setting, a detailed housing and economic analysis of Southern Grampians Shire was undertaken to provide much needed information on the economic roles of the towns within the regional context, and what their housing, employment, and by extension, community infrastructure needs are.

A detailed Rural Living Analysis (see Appendix 3) together with an understanding of any environmental constraints (refer to Appendix 4 for a detailed environmental report for the study region) has assisted in understanding the growth potential of each town.

Each of these elements now serve as an important indicator of a potential networked hierarchy of Southern Grampians Towns.

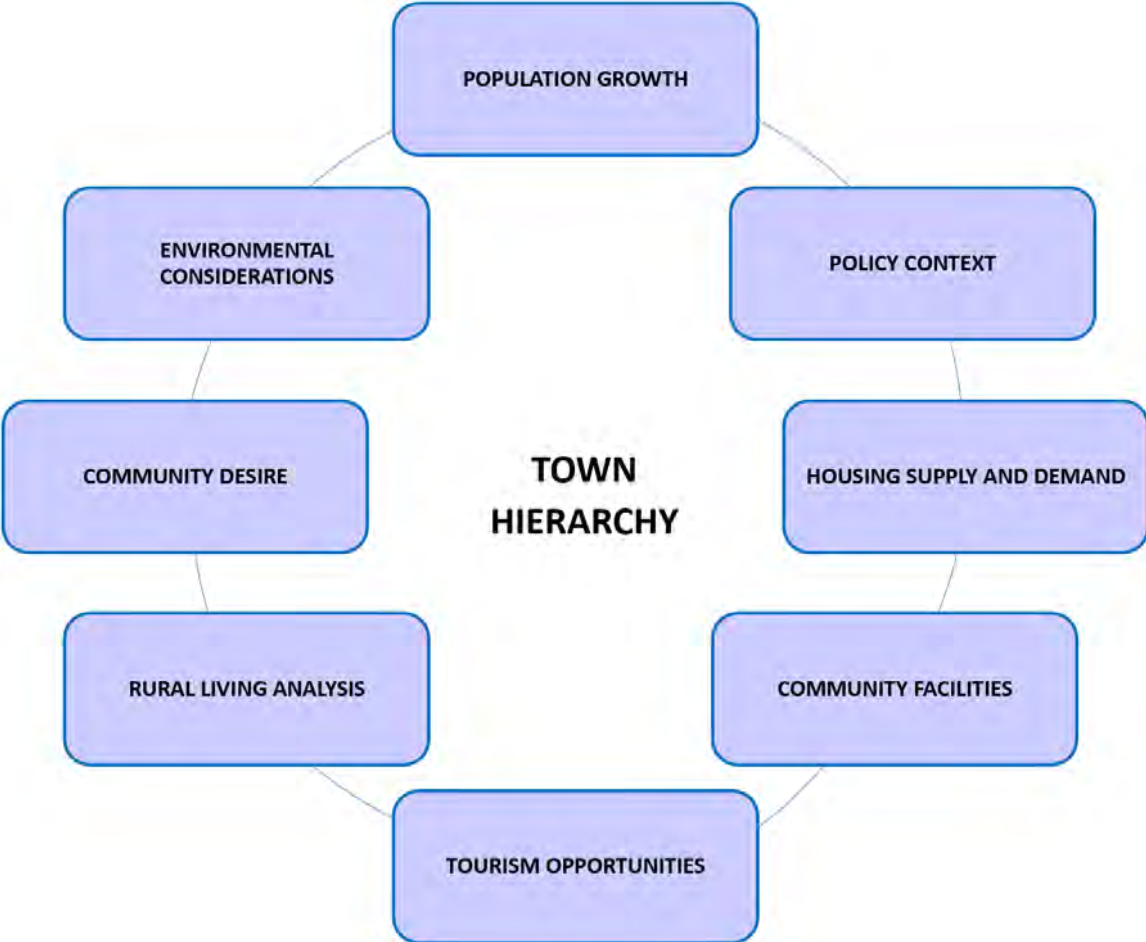


Figure 2: Hierarchy considerations

REGIONAL POLICY CONTEXT

One of the key strategic documents that alludes to a town hierarchy is The Regional Growth Plan 2014 (RGP), which provides direction for the next 30 years for future strategic planning across the region. It notes the importance of developing a network approach to planning, development, infrastructure, transport and service provision. The plan also underscored the need to enhance liveability through improving health, education and standards of living. Although touted as a regional level strategic plan, only two of the nine key towns, Coleraine and Dunkeld, were addressed.

Both Coleraine and Dunkeld were identified as 'District Towns', performing important roles in the region. In 2014, Coleraine consisted of medical facilities that serviced many of the smaller towns, whilst Dunkeld predominantly functioned as a hub for tourism related activities.

Coleraine was identified as being able to accommodate 'sustainable change' due to its provision of medical facilities that would provide health services to surrounding small towns.

Dunkeld was identified as capable of supporting 'medium growth', playing a role as a niche tourism provider due to its established food and wine culture and proximity to the Grampians.

Dunkeld was also identified within a nominated 'Primary Growth Corridor' where high economic and population growth was supported through the diversification of the economy and investigating opportunities in industry sectors such as food and fibre, tourism, education, health and retail sectors.

The other key towns were not identified for growth in the RGP and specific reference to their relevance within a broader town network or hierarchy was limited. Such an approach reduces the ability to plan for broad municipal wide access to employment opportunities, facilities, housing and community services.



Figure 3: Regional Growth Plan (Source: DELWP)



LOCAL POLICY CONTEXT: SETTLEMENT ROLE

In regard to planning hierarchy, Clause 2.03 Strategic Directions of the Scheme also provides direction for managing growth within the municipality’s towns.

Settlement	Role
Hamilton	Major Urban Centre
Coleraine	Rural service centre
Dunkeld	Rural service and tourism centre
Penshurst	Rural service centre
Branxholme	Small rural service settlement
Cavendish	Rural service centre
Tarrington	Rural service centre
Balmoral	Small rural service centre
Glenthompson	Small rural service settlement
Byaduk	Small service centre
Wannon	Small settlement

Source: Southern Grampians Planning Scheme

To manage future growth, the clause identifies that across all towns Council will:

- Provide and enforce clear settlement boundaries.
- Plan for and support development that readily accommodates the future extension of sewerage services.
- Plan for and improve services and facilities to meet the needs of local communities.
- Ensure development does not negatively affect environmental values.
- Retain the non-urban break between Hamilton and Tarrington for agricultural uses.
- Support development that contributes to the economic viability and liveability of the Shire’s smaller towns, including small-scale light and service industries.
- Facilitate a range of housing types in serviced residential locations, particularly infill development.
- Plan for an ageing population by supporting aged care facilities.
- Attract new residents by encouraging a broad range of housing and lifestyle options.

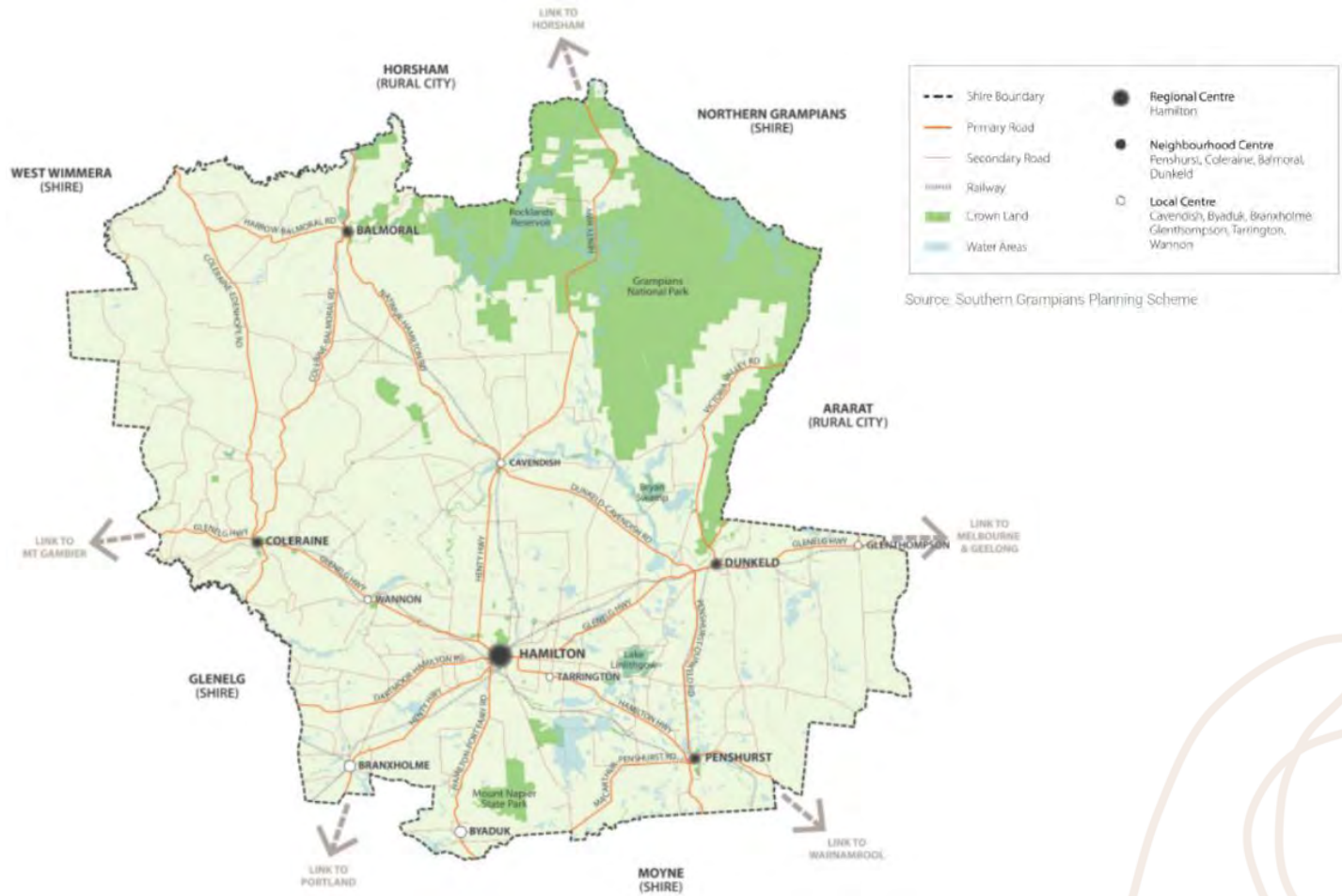


Figure 4: Clause 2.03 Strategic Directions (Source: Planning Scheme)



LOCAL ECONOMIC DRIVERS AND TOURISM OPPORTUNITIES

The Southern Grampians economy relies on the strength of the local agricultural sector, along with a substantial population services role in Hamilton (health, education and retail) and Coleraine (health). In rural areas and small towns, economic drivers primarily relate to agribusiness, health, tourism and wind farms as outlined within the latest Economic Development Strategy (2011-2021).

The Great South Coast Regional Growth Plan further identified economic directions for the region as:

- Livestock and cropping production, research and development.
- Grampians tourism.
- Health and education.
- Mineral sands processing.
- Manufacturing and logistics.
- Hamilton as a gateway for exports from the north.

Potential drivers of new housing demand in Southern Grampians include major projects and investment including:

- Hamilton Base Hospital: A redevelopment of the Hamilton Base Hospital, including its emergency intensive care and radiology department will support residents access to clinical services, increase patient numbers and provide economic development.
- Resource Extraction: There is opportunity for resource extraction in Southern Grampians, including near Glenthompson to increase into the future. This is likely to drive additional future demand for housing particularly in towns such as Glenthompson.
- Peaks Trail: The Grampians Peaks Trail Grampians Peak Trail opened in late 2021 as a result of significant government investment. The trail provides a 160km 13-day hiking experience which begins at Mt Zero and finishes at Dunkeld and is likely to generate additional visitor stays and tourism employment growth.
- Pipeline: The West Grampians Water Pipeline is proposed to provide a secure water supply in the northwest of the Southern Grampians and in West Wimmera for use by local farmers. The pipeline is anticipated to provide the agricultural industry in the region opportunity to generate an additional \$284 million over the next 25 years. It is anticipated that the pipeline will also create 81 long term jobs in the region and attract additional businesses and visitors to the region.

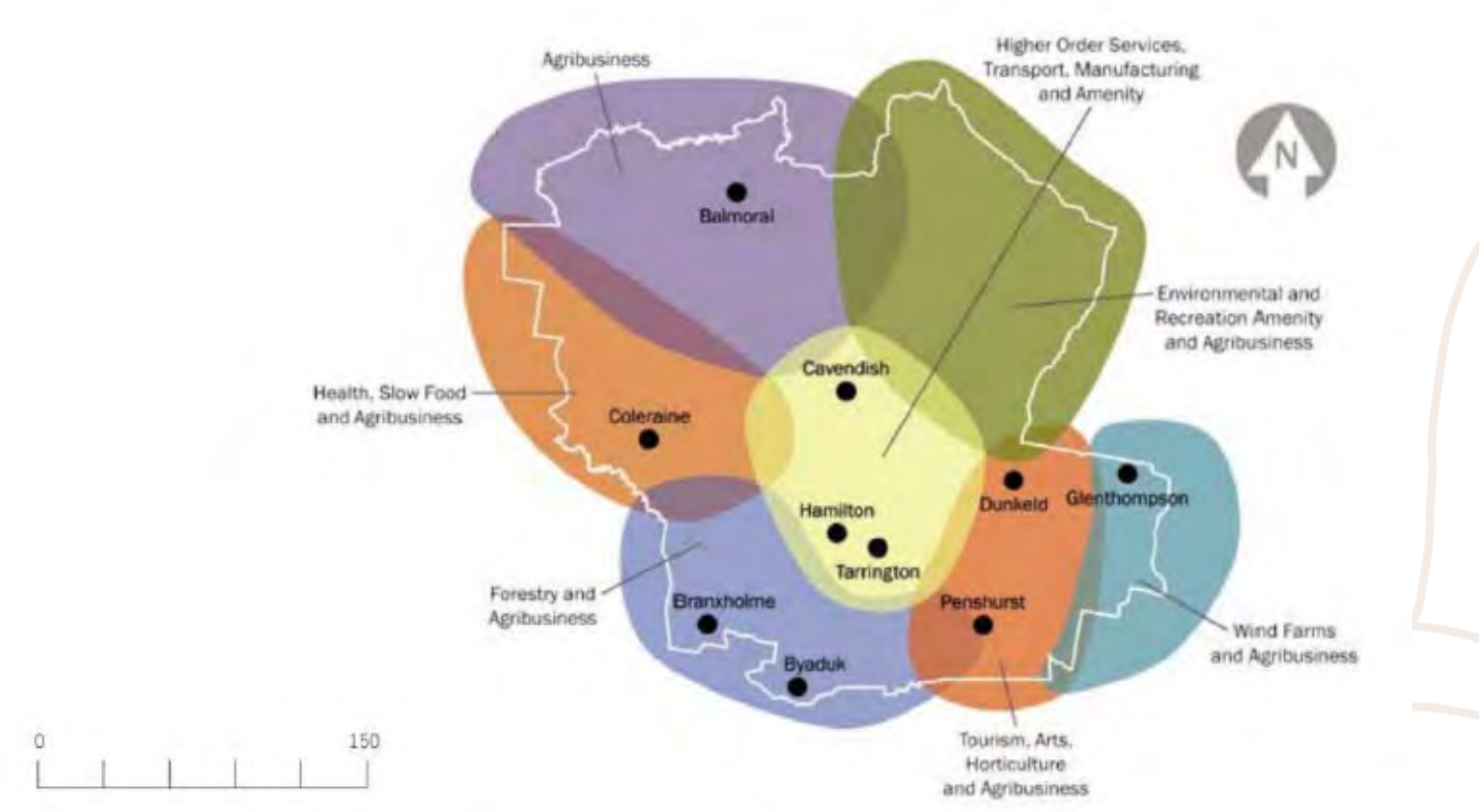


Figure 5: Southern Grampians Shire Economic Development Strategy



POPULATION, HOUSING AND TOWN GROWTH

Historical development activity indicates that approximately 30% of all new dwelling activity occurs outside Hamilton. Using this as a guide, the Strategy should plan for at least 12 - 15 new dwellings per annum, or 240 - 300 dwellings over the next 20 years in study towns. It is likely that there is a level of unmet demand in certain towns, warranting consideration of a contingency. Adopting a contingency of 20%, the dwelling requirement would increase to up to 360 dwellings across the towns.

The analysis also indicates that not all towns are experiencing housing demand. The strategy therefore seeks to prioritise locations and housing types with demonstrable demand in District Towns and Lifestyle Rural Settlements as per the following list:

Dunkeld

- Existing housing supports tourism workers and visitor demand.
- Strong price growth indicates unmet demand for lifestyle properties.
- Demand for township housing could be accommodated through intensification within the existing township zone however further work is needed to ensure infrastructure has the capacity to support such development.
- An ongoing supply of lifestyle lot opportunities (LDRZ) should be planned, including additional land supply if needed based on current land supply levels.

Coleraine

- Health services provided which are important for ageing population.
- Relatively affordable housing
- Existing infrastructure and other services.
- Opportunity to encourage the intensification of existing GRZ land however further work is required to determine the capacity of infrastructure within the town. Smaller lots / dwellings could be encouraged to support the aging population.

Tarrington/ Peshurst/Cavendish

- Depending on the availability of infrastructure and the relative suitability of the towns to accommodate growth, these towns could accommodate demand for housing proximate to Hamilton, primarily those seeking lifestyle lots within reasonable commuting distance to employment and services in Hamilton.
- It is recommended that these towns are further investigated as potential lifestyle locations (LDRZ).
- It is also noted that an Adaptive Wastewater Project is currently being trialled by Council, Wannon Water and DTP in Peshurst which could ultimately increase the development potential of existing land in the TZ if fully implemented.

RURAL LIVING ANALYSIS

There are a number of planning zones applied to residential areas within the study towns of the municipality which assist in determining the extent of growth.

The most common planning zone which applies to the study towns is the Township Zone (TZ), while some towns located along the Glenelg Highway corridor have land zoned as Low Density Residential (LDRZ) and/or Rural Living (RLZ). Coleraine is the only town in the nine studied that has land zoned as General Residential (GRZ).

Consultation with the community indicated that due to a lack of suitable housing available in urban areas, some new housing development is transferring to rural residential areas, in addition to the small proportion of the market already seeking rural lifestyle properties.

Together with the significant shortage of housing available for key workers, including a lack of rental properties (as of 2022), this movement is placing further demand on an already stretched housing market. This limits employment attraction and retention, and subsequently economic output across all sectors of the economy.

In terms of housing supply, real estate agents surveyed noted that there is a lack of the following housing types relative to demand:

- Residential property of all types in the nine study towns.
- Larger lifestyle lots.
- Vacant lots within towns.

Historical development activity indicated that approximately 30% of all new dwelling activity occurs outside Hamilton.

Using this figure as a guide, at least 12-15 new dwellings per year should be planned for across the nine towns.

Land in the LDRZ and RLZ at the fringes of Hamilton has accommodated 25% of municipal dwelling growth in recent years. Forecasting based on 20% of housing growth occurring in this region, Southern Grampians Shire should be prepared to support on average 8-10 additional dwellings in this area per year, a total of 160 – 200 additional dwellings over a 20 year period.

ECONOMIC DRIVERS SUMMARY

The following key implications for the Small Towns Strategy regarding housing provision and township growth are noted below.

1. Focusing areas of demand and growth:

Low overall population growth warrants a strategic approach to accommodating housing demand in selected locations that are well serviced by infrastructure and where stable medium-term demand is evident. Not all towns should be planned to perform a growth role, especially given the effects of the COVID pandemic are not certain to endure in the medium-long term.

Locations best suited to accommodate township demand are Dunkeld, Peshurst and to a lesser extent, Coleraine.

2. Facilitating a breadth of housing products:

The demand analysis indicates that lifestyle properties are an important component of the housing stock in Hamilton and surrounds. An adequate supply of new opportunities for this housing type should be provided, alongside other housing types required to respond to demand and demographic changes, such as rental properties for key workers and suitable housing for an ageing population.

Locations that are likely best suited to accommodate lifestyle demand include Tarrington, Dunkeld and Cavendish.

3. Ensuring residential land supply and housing availability is not a barrier to economic development and population attraction and retention:

Maintaining and growing the local economy relies on labour availability and attraction, which in turn relies on suitable housing being available near employment. The strategy should ensure that urban areas such as Hamilton (especially health, education and industrial sectors) and Dunkeld (tourism, hospitality) and nearby towns have suitable housing available to accommodate existing worker demand as well as capacity to accommodate growth expected as part of recent and expected investment (e.g. Peaks Trail, Hamilton Hospital upgrades, resource extraction, etc).

Locations best suited to house workers associated with tourism and health include Dunkeld.

ENVIRONMENTAL CONSIDERATIONS

Key environmental considerations which provide opportunities and/or constraints to growth of each of the nine towns are listed below:

Bushfire

A Bushfire Management Overlay applies to land in Victoria that may be at risk from bushfire. The estimated severity of potential bushfires will dictate the use of land, and level of protection required against bushfire attack. This can limit expansion and development of the towns. The priority in the Victorian Planning Provisions (VPP) is the protection of human life and assets with regards to bushfire risk.

Construction of buildings on land subject to this overlay requires the provision of an amount of defensible space around them through the clearing of vegetation, in order to limit the exposure of the building and potential occupants.

Floodways and Land Subject to Inundation

Waterways run through many of the nine study towns, and these provide important cultural and open space touchpoints for members of the communities. However, living alongside waterways brings an acceptance of flooding and inundation risk to the community, and these have been mapped out in greater detail in the relevant town summaries. In planning new development and growth strategies for the towns, an acknowledgement of the limitation that flood and inundation mapping brings to the design and construction of new facilities and buildings is another important constraint.

Significant Landscape

The Significant Landscape Overlay in the VPP seeks to identify significant landscapes, and conserve and enhance their character. Within Southern Grampians Shire, these overlays apply to Coleraine (“Coleraine Landscape Area” and “Koroite Homestead (Original Site), Buvelot Tree and Waterpool”), the “Mount Rouse and Crater Reserve” located south of Peshurst, and “Harmans Valley”, which runs to the north-west of Byaduk.

These landscapes present constraints to growth and development but offer potential for tourism opportunities if managed and conserved appropriately.

Biodiversity

The expansion of urban areas threatens the biodiversity of local species, including plants, animals, and microbiota, and this effect can be particularly pronounced on already endangered or threatened species. A desktop assessment of rare and threatened flora and fauna was conducted during the initial phases of strategy development, and this information for each of the nine study towns fed into assessment of the environmental constraints and their relation to each town’s role in the network hierarchy of towns surrounding Hamilton.

COMMUNITY FACILITY IMPLICATIONS

Town hierarchy is also influenced by the location of regional, district and local community facilities.

A needs analysis of community infrastructure is currently being undertaken by Council, and this may further inform the structural hierarchy of the small-town network once completed.

To date, analysis of current infrastructure provision and gaps in supply of community infrastructure have been completed. The major strategic findings from this report are that utilisation data for community facilities is lacking, as is data around the fitness for purpose of community facilities provided. There will be future need for additional kindergarten facilities with the increase in Victorian State Government 4-year-old kindergarten funded hours from 15 hours per week to 30 hours per week.

Detailed analysis of each township's community facilities has been included in the relevant town summaries.

COMMUNITY DESIRE

Through the use of intercept surveys, respondents spoke of the location of towns around a centralised Hamilton hub, reflecting the importance of the inter-relationship of the nine towns. Most towns therefore had a strong relationship with Hamilton, its greater size and offering for many of their weekly service needs. Those residents of towns closer to other larger regional centres such as Warrnambool to the south and Mount Gambier to the west also relied on them for larger regional shopping exercises. The figure on the following page visualises the important flows of people and their economic and social patterns of movement. It represents how people travel between towns and for what services. This provides a simplified but important view of residents needs in both their own towns but also the interconnected network of towns.

Most travel between the towns occurs as a result of residents needing to meet their needs relating to community and social infrastructure (high interrelationship around sporting codes such as netball and football), and retail activities in particular. This includes, travelling for cafes, restaurants and pubs, retail and commercial activities as well as for medical reasons.

Although this figure suggests that many residents would benefit from an increase in services locally, the interrelationship could also be viewed as a positive synergy between the towns, where their diverse and different offering makes for a dynamic rather than static network of towns.

Noting that towns fulfil varying roles within the regional context of the Southern Grampians Shire, the extent to which the nine towns inter-relate will help Council gain clarity on where to direct funding.

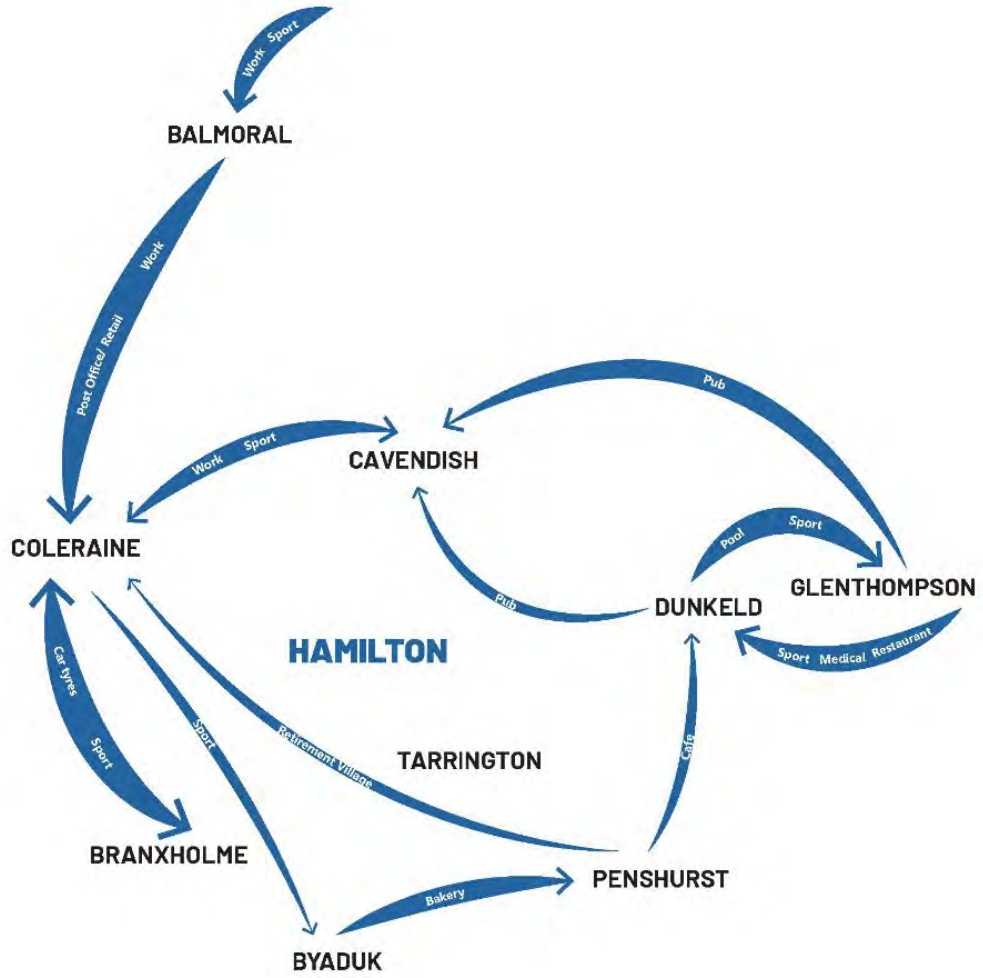


Figure 6: Inter-relationship between towns in Southern Grampians Shire, as drawn from community consultation.

SUMMARY

The township hierarchy defines towns as one of the following:

- District Town
- Lifestyle Rural Settlement
- Rural Settlement

An analysis of the current role each town plays within the hierarchy is also presented in the table, together with a discussion of future constraints and opportunities for further development of each tier of settlement.

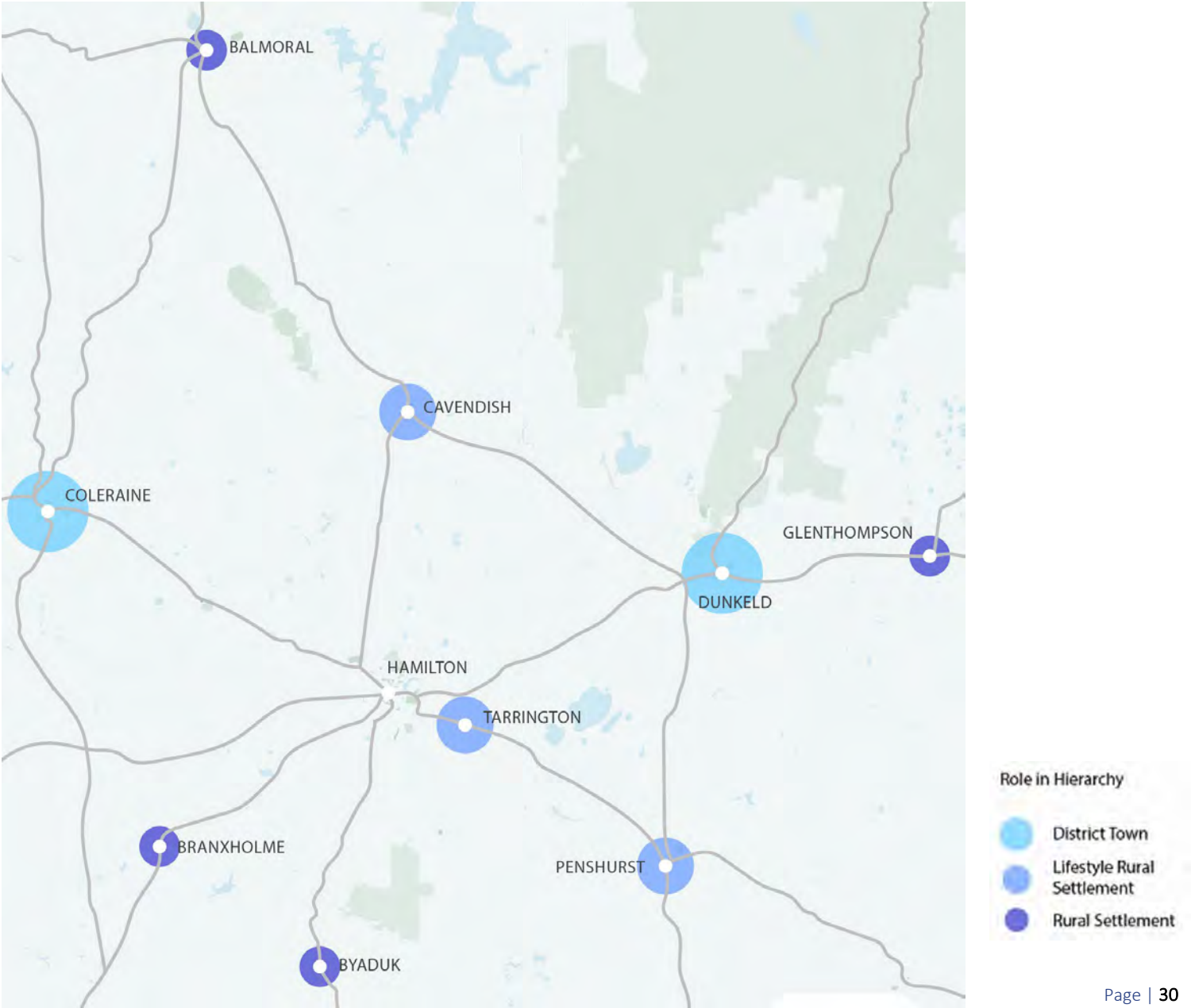
Moreover, the hierarchy also emphasises each towns role in the hierarchy based on the following key considerations, as detailed previously:

- Existing population size and recent growth.
- Economic roles(s) in the local economy.
- Capacity to accommodate demonstrable demand for both housing and economic growth.
- The shared town vision for the growth and evolution of the town over the next 5-10 years
- Existing physical attributes of the town and its role within the broader hierarchy within the municipality
- The existence of retail services and community infrastructure as an indicator of the relative attractiveness to new residents;
- The availability of reticulated sewer as an indicator of the capacity to accommodate additional urban growth;
- The level of recent development activity and property price movements as an indicator of local level housing demand; and
- The scale, type and capacity of residential land supply in the town.

Table 1: Township hierarchy for Southern Grampians rural townships.

CATEGORY	CURRENT ROLE	FUTURE ROLE
<p>DISTRICT TOWN</p> <p>Dunkeld Coleraine</p>	<p>District Towns are defined as moderate to large towns with commercial centres. These settlements provide a variety of housing and a moderate employment base, with access to reticulated services.</p> <p>District Towns support the services and facilities provided by the Regional Centre (in this case, Hamilton), although residents may travel to Lifestyle centres for provision of some services.</p>	<p>Future growth - Population growth and residential development is supported, subject to consideration of environmental risk constraints (e.g. bushfire, flooding) and availability of servicing.</p> <p>Vision for Community Infrastructure - Growth in District Towns will be supported by the provision of required development and community infrastructure.</p> <p>Zoning/residential development – Demand for housing will be accommodated through infill development in established areas and within areas identified for future residential use in adopted Structure Plans.</p>
<p>LIFESTYLE RURAL SETTLEMENT</p> <p>Cavendish, Peshurst, Tarrington</p>	<p>Lifestyle Rural Settlements are defined as moderately sized towns with a commercial hub. These settlements provide some housing diversity, and often support specialist medical, retail or tourism services, but lack reticulated sewerage provision.</p> <p>Lifestyle Rural Settlements support the services and facilities available at Regional Centres and District Towns.</p>	<p>Future growth – Population growth and residential development is supported, subject to consideration of environmental risk constraints (e.g. bushfire, flooding) and availability of servicing and infrastructure provision.</p> <p>Vision for Community Infrastructure – Growth in Lifestyle Rural Settlements will be supported through the maintenance of existing community facilities and infrastructure. Additionally, the development</p>

		<p>of community facilities and infrastructure will be dictated by the needs of the community.</p> <p>Zoning/residential development – Opportunities to provide housing development through infill housing and potential rezoning of land should be investigated on a township basis to support sustainable and considered growth given existing constraints such as infrastructure provision.</p>
<p>RURAL SETTLEMENT</p> <p>Balmoral, Branxholme, Byaduk, Glenthompson</p>	<p>Rural Settlements comprise the smaller towns within the network of regional towns. They provide some housing, and limited commercial and community infrastructure and facilities. Residents are often dependent on nearby centres to meet needs. There is no reticulated sewer provided in these towns.</p>	<p>Future growth – the potential for growth within these towns is limited due to environmental risk constraints and availability of servicing and infrastructure provision.</p> <p>Vision for Community Infrastructure – Current community facilities and infrastructure will be maintained, but development of new facilities should be rationalized and have a clear need demonstrated before commencing works.</p> <p>Zoning/residential development – Smaller Rural Settlements generally lack capacity to accommodate further intensive residential development through environmental or planning constraints.</p>



TOWN PRIORITIES

TOWN PRIORITIES

An assessment of the vision, existing attributes, community needs and actions for each of the key local towns has been undertaken and is outlined in this report. This assessment considers:

- The shared town vision for the growth and evolution of the town over the next 5-10 years
- Existing physical attributes of the town and its role within the broader hierarchy within the municipality
- The existence of retail services and community infrastructure as an indicator of the relative attractiveness to new residents.
- The availability of reticulated sewer as an indicator of the capacity to accommodate additional urban growth;
- The level of recent development activity and property price movements as an indicator of local level housing demand; and
- The scale, type and capacity of residential land supply in the town.

All relevant Structure Plans and existing UDF's were reviewed, and key actions tested to confirm delivery and if found to be outstanding, ensure ongoing relevance and likelihood for implementation.



BALMORAL

Town Summary

Balmoral is a small rural service centre situated on the banks of the Glenelg River. The town consists of a small street grid surrounded by rural countryside and river red gums. It is 79 km south-west of Horsham, 65 km north of Hamilton and 328 km north-west of Melbourne. Balmoral is a farming community. Distance to Hamilton means the town needs some self-containment on local infrastructure. As of the 2021 census, Balmoral has a population of 162, which is a slight decline (loss of 20 residents) since 2011.

It came into existence as a suitable place to ford the Glenelg River, and today is known for its proximity to the Rocklands Reservoir, built in 1953, which is excellent for fishing, swimming and camping. There are many vacant lots, which gives the town the impression of being fragmented. Balmoral is located at the junction of three highways and has the opportunity to increase its appeal to transient visitors by increasing the retail and hospitality offering and visual appeal of the town. Balmoral has significantly high risk of bushfire due to its proximity to Black Range State Park.

Vision

The Balmoral and District Community Plan outlines a clear vision for its future: Balmoral should be a resilient, diverse and thriving town with a strong sense of community that is also a safe and attractive place to live. It should be desirable for tourists and have strong supporting infrastructure with quality services and facilities that service its resident and tourist population and that services a range of existing industries and encourage new commercial activities. Balmoral should also advocate for sustainable water levels in Rocklands Reservoir for recreation, tourism and affordable town water.

Hierarchy Role

Classed as “Rural Settlement”. The overall role of Balmoral within the hierarchal network of small towns surrounding Hamilton is a supporting one, due to the following considerations:

- Moderate to low provision of services, community infrastructure and retail/commercial opportunities.
- Low demand for housing and low supply of residential land.
- Relative isolation from key services and jobs, may indicate low suitability for rural living lifestyle.
- Indicates a consolidation of the towns existing features, allowing for some carefully planned growth in tourist and residential accommodation based on the individual town.

Existing Attributes

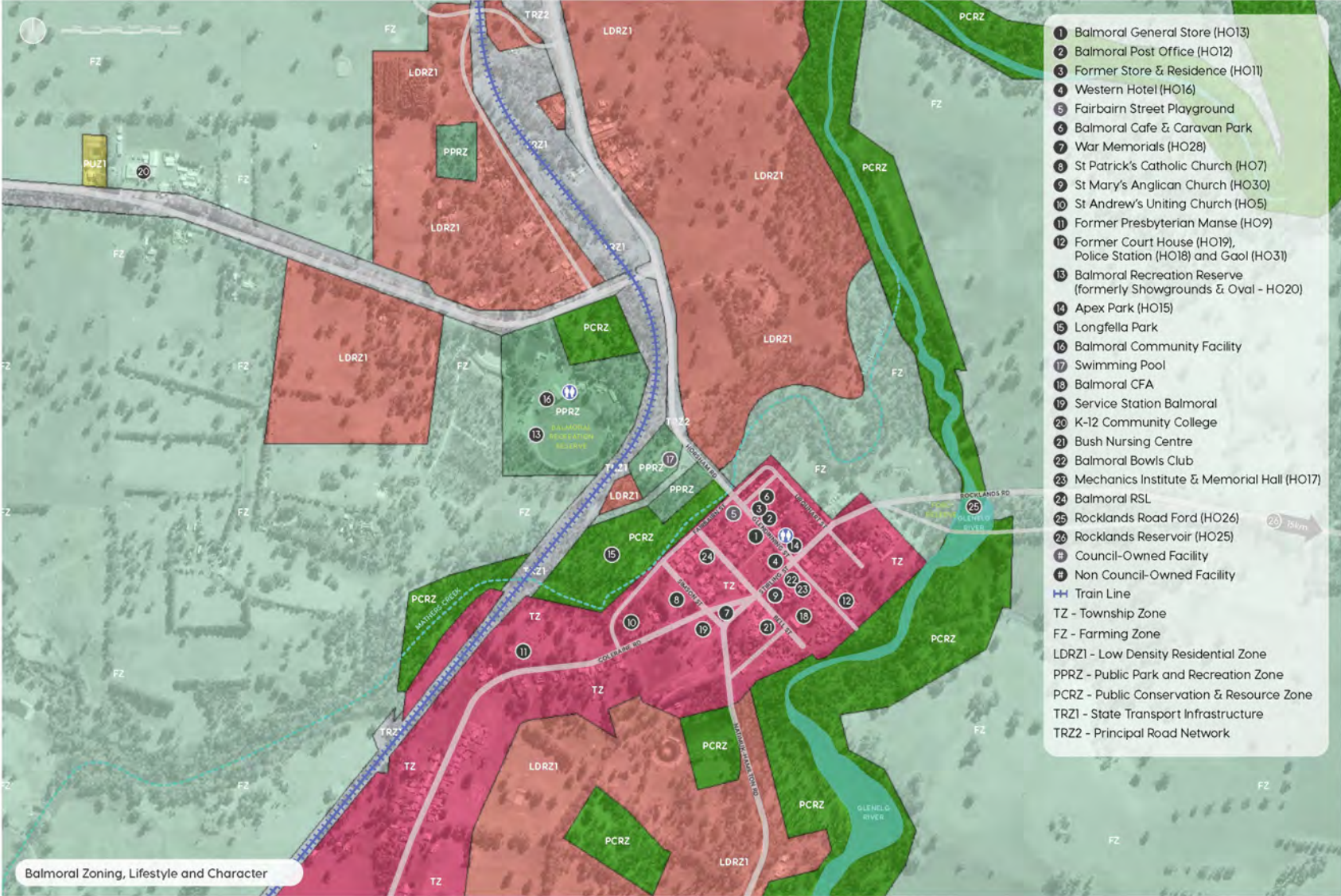
- The town has a district retail role, providing rural supplies as well as convenience retail. Well serviced with community infrastructure including a kindergarten, primary school, secondary school and medical centre, however compared with other study towns is relatively remote from Hamilton and other regional centres.
- Balmoral proved an important service role to the surrounding areas given relative remoteness to services in the northern parts of the Shire.
- Proximity to Grampians National Park and a substantial agricultural area underpins the importance of the town's housing, community infrastructure and retail in supporting ongoing economic activity and workers in the northern part of the Shire.
- Broader area has experienced population decline over the past 10 years. While some study towns have experienced a return to population growth in the past 4 years, Balmoral and surrounds has continued to experience slow population loss. No new dwellings have been approved for construction in the town over the past 8 years.
- No reticulated sewerage provision in the township.

Other notable background information includes:

- The small but historic town centre, located on Glendinning Street, has a mix of convenience retailing, rural supplies and civic infrastructure. The retail offer includes a small unbranded supermarket, clothes, toys, second hand goods and cafe. The Western Hotel is the primary hospitality offering in town, which also offers limited budget accommodation and a bottle shop. There is no pharmacist or separate butcher or baker. Activity floorspace in the centre amounts to around 2,600m² of which around 800m² is in retailing.
- Rocklands Reservoir has a big influence on the activity of the town – up to 5000 people have been known to camp there over Easter. As the closest service town to the Reservoir, there is the opportunity to increase the service offering to tourists interested in fishing and camping.
- The Bush Nursing Centre is struggling with financial viability, but it is an important asset to protect.
- The Balmoral Recreation Reserve and Community Complex has recently been upgraded with a fit-for-purpose building. The complex received substantial funding from the Federal and State Governments, with Council and donors from the community contributing to reach a total project goal of over \$1.4m. The Recreation Reserve is located about 1km from the town centre.
- Local Balmoral artists founded Chameleon Arts Collective Incorporated in 2003 as a not-for-profit organisation. The group present arts events, social gatherings and exhibitions that respond to the interests and needs of all age groups, cultures and demographics.
- Previous community consultation has revealed a commitment to sustainability practices: climate change adaptation and mitigation across agriculture, waste management and individual household practices. The West Grampians Rural Water Pipeline will help to future-proof the area against an increasingly dry climate by providing a reticulated water delivery network.

Community infrastructure provision, as assessed by Council is described as follows:

Community Infrastructure	Location	Land Owner	Managed By	Facility Details
Balmoral Bowling Club	Balmoral	Crown	State Government; CoM	Community meeting space
Balmoral Golf Club – Clubhouse	Balmoral	Other	Private	Community meeting space
Balmoral Mechanics Institute - Memorial Hall	Balmoral	Crown	State Government; CoM	Community meeting space
Balmoral Recreation Reserve - Community Complex	Balmoral	Crown	State Government; CoM	Community meeting space
Balmoral Recreation Reserve - Tennis pavilion	Balmoral	Crown	State Government; CoM	Community meeting space
Balmoral RSL	Balmoral	Council	Council; License and MOU	Community meeting space
Balmoral Pool	Balmoral	DELWP	Council	1 outdoor pool (25m)
Balmoral & District Recreation Reserve	Balmoral	Crown	Committee of Management	1 x Cricket, 1 x Football, 1 x Netball, 6 x Tennis
Balmoral Bowling Club	Balmoral	Crown	Committee of Management	1 x Lawn bowls
Fairbairn / Glendinning Street Playground	Balmoral	Council	Council	District (township)
Balmoral and District Kindergarten	Balmoral	Crown	Balmoral K-12 Community College	Sessional



Key items for consideration in ongoing Structure Planning:

Constraints

Community Infrastructure and Services

- Infrastructure and services to support wellbeing of youth and children are lacking.
- The Bush Nursing Centre needs to ensure consistent funding to continue to provide essential services to Balmoral and surrounding towns.
- There are three Halls in Balmoral of varying quality, and levels of utilisation are unclear.
- Emergency services—SES, CFA and Ambulance—are not fit for purpose.

Lifestyle and character

- Heritage buildings in the town are not adequately maintained.
- There are many empty lots within town, leading to a fragmented environment.
- Visitor accommodation and temporary housing is either lacking or sub-standard. The Caravan Park is in need of upgrades.
- There are few local activation initiatives, and limited funding available.

Access, Connection and Transport

- Connection roads and signage should be upgraded to improve safety and connections to nearby Rocklands Reservoir.
- There is a lack of wayfinding and interpretation signage around the Glenelg River.
- The main street footpaths lack amenity, and few other streets in town have paved paths.

Infrastructure (servicing)

- There is a limited reticulated water and wastewater network which poses high risk to environmental and human health.

Natural Values and Open Space

- Properties without reticulated water provision in Balmoral do not have adequate bushfire protection.
- Bushfire Management remains a significant issue for much of Balmoral, indicating that the northern and south western portions are the only space suitable for future development.
- However, the northern site free from bushfire concerns contains native vegetation that would require independent assessments and permit applications for removal.



Opportunities

The following list of opportunities was developed to reflect previous strategic work and community engagement results.

Community Infrastructure and Services

- Investigate financial viability of a more resilient business model for the Balmoral Bush Nursing Centre.
- Investigate re-purposing underutilised halls to other purposes, with an emphasis on supporting the wellbeing of youth and children.
- Support CFA investigations into delivery of fire station in town.

Lifestyle and character

- Support the retail core of the Town in Glendinning Street in order to strengthen self-containment of the town and leverage tourism opportunities generated by Rocklands Reservoir.
- Develop a master plan for the “Balmoral Square” mural/car park area. This would strengthen the core of the town by providing a place for businesses to anchor events and activations, as well as increasing the desirability as a visitor destination.
- Make better use of the Glenelg River and deliver improvements to Red Gum Trail, including wayfinding signage and interpretation, to increase use amongst both locals and visitors.
- Strengthen the heritage character of the town and celebrate Aboriginal history by maintaining and restoring heritage façades in town centre and offering interpretive signage and information at important sites.
- Upgrade Caravan Park to provide more visitor accommodation and temporary housing for both tourists and seasonal workers.
- Partner with Chameleon Arts Collective to present arts events, social gatherings and exhibitions that respond to the interests and needs of all age groups, cultures and demographics.

Access, Connection and Transport

- Advocate to Department of Transport for broad and ongoing road renewal.
- Advocate for upgrades to connection roads and signage to better connect to Rocklands Reservoir.
- Identify streets where new pedestrian paths can be delivered.
- Increase safety around crossing point in front of the Community College.
- Deliver improved wayfinding and interpretation signage around Glenelg River.
- Deliver improved pedestrian and cycling paths to the K-12 Community College and Balmoral Recreation Reserve.



Infrastructure (servicing)

- Investigate small town domestic waste-water management solutions in consultation with Wannon Water and local communities for the unsewered areas of Balmoral.
- Investigate viability of installing a reticulated water delivery network via the proposed West Grampians Rural Water Pipeline.
- Provide community water tanks/ overhead fill supply to get water supply faster in areas with non-reticulated water supply.

Natural Values and Open Space

- Implement a reviewed VPO for the protection of the River Red Gums, as these trees are a feature of the town.

Housing Response

- Land in Balmoral is zoned as LDRZ1 and TZ, with the estimated capacity to accommodate 16 rural living lots (10 new, 6 infill).
- The lack of proximity to employment and services in Hamilton and Coleraine is likely to limit the attractiveness of Balmoral as a rural living location in the medium term.
- Absence of sewer infrastructure and presence of BMO / bushfire risk limits the potential for existing land to accommodate dwelling growth through subdivision.

What the community wants

Residents found Lifestyle and Character, Environmental Values and Community infrastructure as the most important themes for their town. A number of improvements were also seen as necessary including:

- Emergency facilities.
- Cleaning of the creek.
- Adding an additional café.
- Public realm upgrades, including lighting and security.
- Improvements to community infrastructure and facilities as well as general servicing.

In addition, residents also pointed to the need for better aged care facilities as well as the addition of a grocery/general store and improved handling of waste and litter.

Key Aspects to be Updated in Strategic Planning Documentation

- There has never been a structure plan developed for the town, and town boundaries are currently unclear. This Strategy should consider the need to review township boundaries and develop a structure plan for Balmoral.
- Consider rezoning opportunities once there has been adequate analysis of land supply and demand and use.
- Consider appropriate commercial and retail growth as part of the strategic planning process.
- Support the retail core of the Town in Glendinning Street in order to strengthen self-containment of the town and leverage tourism opportunities generated by Rocklands Reservoir.
- Capitalise on the proximity to Rocklands Reservoir and Balmoral's position as a service town for visitors by increasing retail, hospitality and service options.



BRANXHOLME

Town Summary

Branxholme is located along the Henty Highway between Heywood and Hamilton. It is located about 320km west of Melbourne, 25km south-west of Hamilton, and 60km north east of Portland. As of the 2021 census, Branxholme and the surrounding area had a population of 304, a moderate decline (loss of 84 residents) since 2011.

The traditional owners of the land now known as Branxholme are the Gunditjmara people. The first non-indigenous settlement of Branxholme was established around 1842 when several pastoral runs were established. As was common across Western Victoria, the initial white settlers were predominantly Scottish. In 1843 the first hotel 'The Travellers Rest' was opened.

- Branxholme-Wallacedale Community School operates within the township serving years P-6.
- The township of Branxholme contains a large number of historically significant places, which are recorded on the Victorian Heritage Database.
- Arts and culture infrastructure and investment; greater employment opportunities for older people.
- The town core is located west of Creek St towards the former railway line and station.
- Branxholme township maintains a recreation reserve containing a football field and netball courts. It has a football team playing in the South West District Football League under the name Branxholme-Wallacedale.
- Branxholme recreation reserve also hosts the popular annual Branxholme Community Rodeo.
- The Heritage Park contains a timeline of the town and a pioneer's wall with plaques commemorating early settler families of the region. The wall itself is a fascinating collection of basalt blocks carefully collected from the original homesteads in the district. An avenue of honour lines the park commemorating those who served in WW1.
- Branxholme is located in close proximity to a number of nationally significant features, including Byaduk Caves, World Heritage listed Budj Bim, Lake Condah, Tumuli lava blisters, and the Volcanic Trails.
- No reticulated sewerage is provided within the township.

Vision

Branxholme should be a peaceful and attractive place to live, in which people feel safe and secure, valuing its village-like atmosphere, historic beginnings, parks and open space, native flora and fauna, and is able to offer high quality education and sport and recreational opportunities for children whilst being an attractive place for tourists to stop and visit.

Hierarchy Order

Classed as “Rural Settlement”. The overall role of Branxholme within the hierarchal network of small towns surrounding Hamilton is a supporting one, due to the following considerations:

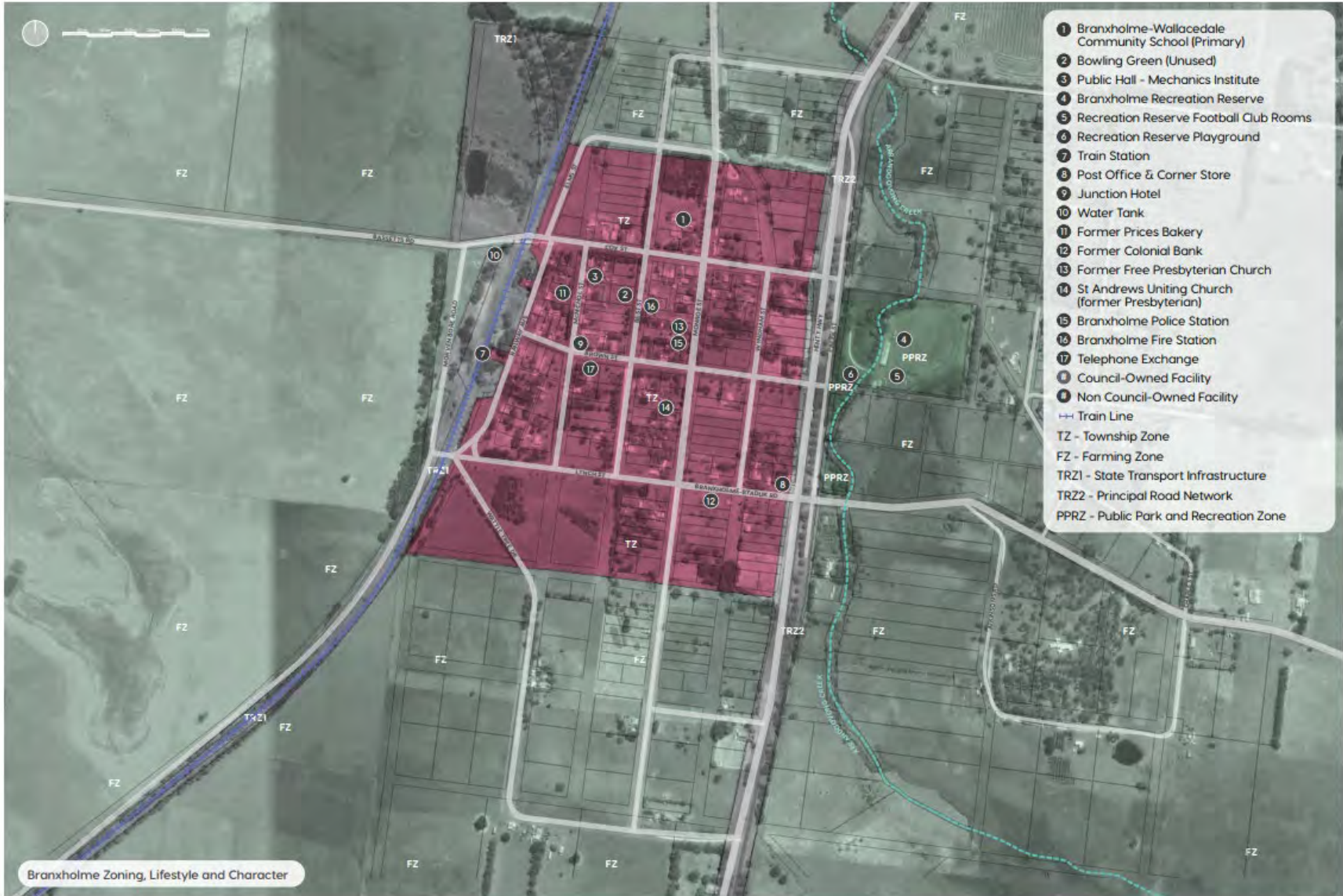
- Moderate to low provision of services, community infrastructure and retail/commercial opportunities.
- Low demand for housing and low supply of residential land.
- Relative isolation from key services and jobs, may indicate low suitability for rural living lifestyle.
- Indicates a consolidation of the towns existing features, allowing for some carefully planned growth in tourist and residential accommodation based on the individual town.

Existing Attributes

- Some community infrastructure is available including a small community kindergarten and primary school and successful sporting clubs / recreation facilities.
- Only 2 new dwellings have been approved for construction in the town since 2014, very few property sales have occurred in the town, and there has been a steady loss of population over the past 10 years, indicators of very low demand for the current housing available.
- The absence of sewer infrastructure is a key limitation to any further town development.
- The town is proximate to Hamilton which enables residents to access employment and services in the regional centre. Despite this proximity, several other towns in the area have equivalent proximity, meaning that ‘spill over’ demand for housing near Hamilton is not dependent on the availability of housing and residential land in Branxholme.

Community infrastructure provision, as assessed by Council is described as follows:

Community Infrastructure	Location	Land Owner	Managed By	Facility Details
Branxholme Public Hall	Branxholme	Crown	State Government; CoM	Community Meeting Space
Branxholme Recreation Reserve Football Club Rooms	Branxholme	Crown	State Government; CoM	Community Meeting Space
Branxholme Bowling Club	Branxholme	Other	Other	1 x Lawnbowls
Branxholme Recreation Reserve	Branxholme	Crown	CoM	1 x Cricket, 1 x Football, 2 x Netball
Branxholme Recreation Reserve Playground	Branxholme		State Govt (CoM)	Local (township)
Branxholme Kindergarten (at Branxholme Hall)	Branxholme	Crown	CPSG	Sessional



Key items for consideration in ongoing Structure Planning:

Considerations

Community Infrastructure and Services

- The Town Hall is poorly maintained.
- The recreation reserve and toilets at sporting facilities are also poorly maintained.

Lifestyle and character

- Native vegetation in township (such as the Woolly Tea Tree) are depleted.
- Safety is a concern around Stalkers Bend and Heritage Park
- Better maintenance of heritage buildings in Branxholme is needed, including the water tower.
- Limited demand for new housing due to servicing constraints
- Vacant store fronts have a negative effect on the town.
- Branxholme isn't integrated with nearby attractions Tumuli, Byaduk Caves, Budj Bim and Lake Condah

Access, Connection and Transport

- Roads are poorly maintained.
- Lack of streetscape amenity and planting creates a poor pedestrian environment for locals and visitors.
- Main streets are unpaved, comprised of a mix of coat bitumen seal and gravel.
- Poor connectivity between toilet/park opposite the shop with the oval and swimming holes
- Branxholme is on the Ararat to Portland trainline, which has potential to be re-activated.

Infrastructure (servicing)

- The town experiences significant flood liability and drainage problems, especially west of Creek Street where the town core is located.
- Poor internet connectivity limits town growth
- There are currently no sewerage services in Branxholme.

Natural Values and Open Space



- Both Flora and Fauna Guarantee Act and native vegetation are interspersed through the town, particularly on the western half and eastern boundary of the town.



Opportunities

The following list of opportunities was developed to reflect previous strategic work and community engagement results.

Community Infrastructure and Services

- Investigate whether there is sufficient demand for Branxholme Kindergarten to be a permanent kindergarten.
- Assess condition and use of community facilities, and upgrade or re-purpose to better meet community needs.
- Deliver improvements to the recreation reserve and toilets at sporting facilities.

Lifestyle and character

- Address safety concerns around Stalkers Bend and Heritage Park by providing improved lighting.
- Repurposing former bakery for alternative use such as a market.
- Develop a plan for the protection and adaptive re-use of heritage buildings.
- Implement Volcanic Trails Masterplan.
- Provide signage and information about nearby attractions such as Tumuli, Byaduk Caves, Budj Bim and Lake Condah.
- Develop a staged streetscape and planting plan, including planting for drainage.

Access, Connection and Transport

- Advocate to DoT for broad and ongoing road renewal.
- Prioritise paving of key streets (UDF has identified that these are: Best and Wyndham, Andrew identifies Cox, Brown and Lynch streets).

Infrastructure (servicing)

- Advocate for improvements to internet infrastructure.
- Advocate for the delivery of a low-pressure sewer system as recommended by Australian Water Environments (AWE).
- Better manage bushfire risk by delivering community water tanks or overhead fill supply in areas with non-reticulated water supply.

Natural Values and Open Space

- Develop a flood management plan, incorporating water sensitive urban design and biological options for increasing drainage.
- Deliver improvements to local swimming reservoir.
- Develop a plan for the conservation and restoration of native vegetation (e.g. Woolly Tea Tree restoration).



Housing Response

There is potential to add 16 rural living lots to Branxholme.

What the Community Want

Infrastructure and servicing was found to be the most important theme, with Natural Values and Community Infrastructure and Facilities were also noted but were not seen as important as the former. This emphasis on the importance of physical infrastructure is reflected in that residents also noted that roads improvements are needed the most, whilst general infrastructure also needs improvements.

Other important issues raised included the need for enhancing the public realm and public facilities such as improving lighting for security around Stalker Bend and Heritage Park, whilst also directing planning toward the Volcanic Trails Masterplan, to increase tourism.

Funding for a new kindergarten was also noted as a specific need due to a higher proportion of younger families entering the town.

Improving the road network by adding more signage and improving road quality and safety were also highlighted as needed improvements.

Key Aspects to be Updated in Strategic Planning Documentation

- Planning scheme review required for land on the peripheries of the town that are currently under an agricultural zone.
- Highly fragmented Farming Zone.



BYADUK

Town Summary

Byaduk is a small rural town situated between Penhurst and Branxholme and south of Hamilton. The resident population is 336 as of the 2021 census, which represents a slight growth (additional 15 residents) since 2011.

It is a quaint European settlement dating back to the 1850's and provides a lovely setting for a meandering stop over for tourists, and a place to love for its small residential community. Byaduk heavily relies on these neighbouring towns for many of its community infrastructure, servicing, medial, retail and other needs. The town is situated near a network of caves that provide tourists and local residents with recreational opportunities.

Vision

An existing publicly accepted vision for the town has not been prepared or made available through strategic documentation.

Hierarchy Order

Classed as "Rural Settlement". The overall role of Byaduk within the hierarchal network of small towns surrounding Hamilton is a supporting one, due to the following considerations:

- Moderate to low provision of services, community infrastructure and retail/commercial opportunities.
- Low demand for housing and low supply of residential land.
- Relative isolation from key services and jobs, may indicate low suitability for rural living lifestyle.
- Indicates a consolidation of the towns existing features, allowing for some carefully planned growth in tourist and residential accommodation based on the individual town.

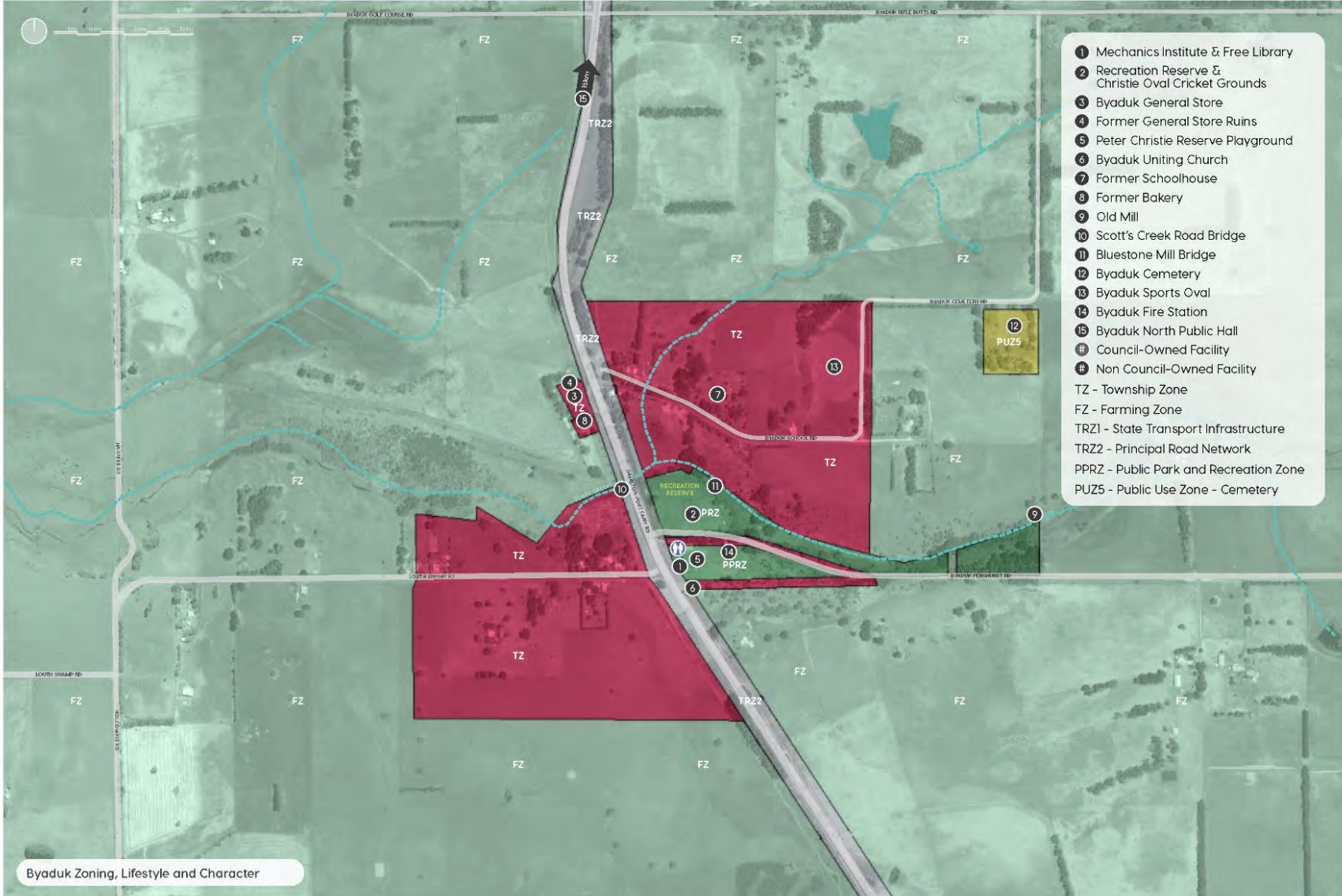
Existing Attributes

Community infrastructure is perhaps the key existing factor within Byaduk where future funding and attention should be directed to increase the liveability of the town. This is corroborated by the findings from the community engagement listed further below.

- Although Byaduk is located relatively close to Hamilton, the town is poorly serviced by community infrastructure and does not have reticulated sewerage provision. Residents utilise nearby towns such as Hamilton for key services including education and retail.
- The town and surrounding rural areas have experienced relatively stable population levels in the past 5-10 years with no material increase in the local housing stock.
- The lack of housing development and sales indicates low demand for the current housing stock, and despite good proximity to Hamilton, several other towns in the area have equivalent proximity, indicating that 'spill over' demand for housing near Hamilton is not dependent on the availability of housing and residential land in Byaduk.
- Although the closest study town to Port Fairy which is experiencing housing shortages for key workers, Byaduk is unlikely to present an attractive location for workers commuting to Port Fairy and the coast given the drive time of approximately 40 minutes.

Community infrastructure provision, as assessed by Council is described as follows:

Community Infrastructure	Location	Land Owner	Managed By	Facility Details
Byaduk Mechanics Institute	Byaduk	Crown	State Government; CoM	Community meeting space
Byaduk North Public Hall	Byaduk North	Other	CoM	Community meeting space
Byaduk Recreation Reserve	Byaduk	Crown	CoM	1 x Cricket, 1 x Football
Byaduk Recreation Reserve - Tennis Courts (derelict)	Byaduk	Crown	CoM	
Peter Christie Reserve (Byaduk) Playground	Byaduk		State Govt (CoM)	District (township)



Key items for consideration in ongoing Structure Planning:

Considerations

Community Infrastructure and Services

- None.

Lifestyle and character

- Lack of maintenance in public green spaces discourages use.
- Poor maintenance of vegetation on verge.

Access, Connection and Transport

- Current speed zones discourage walkability and negatively impact the public realm.

Infrastructure (servicing)

- Poor waste management services, especially recycling.
- Poor internet connectivity limits town growth.
- The town experiences drainage issues.
- There is no sewerage or water services in Byaduk.

Natural Values and Open Space

- Improved maintenance needed for Cricket oval and club, which are on Crown Land.
- Byaduk Caves are a significant site yet are poorly managed by Parks Vic. Investment in infrastructure such as fencing, facilities, signage, and trails is needed.
- Properties without reticulated water provision in Byaduk do not have adequate bushfire protection.
- Further development with the town boundary is not significantly limited by environmental factors, however there is significant flora under the Flora and Fauna Guarantee Act (FFG) interspersed throughout the town as well as native vegetation requiring a permit for removal.
- Byaduk contains FFG as well as native vegetation requiring a permit for removal throughout the township boundary, with some parcels in the west and east of the township boundary remain free of these development hinderances.



Opportunities

The following list of opportunities was developed to reflect previous strategic work and community engagement results.

Community Infrastructure and Services

- Advocate to DEECA to make improvements to the facilities at the cricket oval (such as toilets, shade for playground, gender inclusive change facilities, seating).

Lifestyle and character

- Investigation of whether investment in Byaduk Caves under the Volcanic Trails Masterplan project changes local demands for services
- Advocate to Parks Victoria to deliver infrastructure such as fencing, facilities, signage and trails at the Byaduk Caves

Access, Connection and Transport

- Advocate to Department of Transport to current speed zones through Byaduk and reduce as necessary to increase safety and walkability.
- Advocate to DoT for broad and ongoing road renewal
- Improve amenity and safety of path from Byaduk - Peshurst Road up to the tennis courts.

Infrastructure (servicing)

- Implement better waste management services, including offering recycling and community composting initiatives.
- Deliver better internet infrastructure.
- Better manage bushfire risk by delivering community water tanks or overhead fill supply in areas with non-reticulated water supply.

Natural Values and Open Space

- Develop a drainage management plan, incorporating water sensitive urban design and drainage solutions into verge planting.
- Community water tanks or overhead fill supply needed to get water supply faster in areas with non-reticulated water supply.
- Prioritise the protection of native flora and fauna, especially microbats in the Byaduk Caves.
- Protect avenue of mature trees along Port Fairy Road and identify key areas for additional planting.
- Deliver improvements to Byaduk Recreation Reserve and the oval.

Housing Response





Byaduk consists of TZ zoned land, with the estimated capacity to accommodate up to 16 additional lots (1 new and 15 infill).

What the Community Want

Residents found Infrastructure (servicing) and Community Infrastructure and Facilities to be the most important themes for their town, however a wider array of improvements were noted, including:

- The road network and surface quality
- Better pedestrian and cycle paths
- General town maintenance and improvements to the Town Hall
- Improved waste collection
- Better public facilities at the cricket oval
- Increase opportunities for attracting tourists.
- Improved protection for local flora and fauna

Key Aspects to be Updated in Strategic Planning Documents

- Development of a future thinking, community involved vision for the town of Byaduk.
- Byaduk is a rural settlement - the Township Zone suggests a level of development probably beyond what the community would want. The zoning may be more realistically RLZ. A restructure overlay may have benefits to the west and east.



CAVENDISH

Town Summary

Cavendish is located on the Wannon River, which is a key aspect of community identity – fishing, walking, camping and Indigenous stories. The town has a population of 366, as of the 2021 census, a slight decline in population (loss of 9 residents) since 2011. The township was settled in the early 1850's, and Settlers Walk is a 2km walking and cycling trail, an iconic attraction in the Grampians established to honour the Soldier Settlers of the mid-20th century. The walk consists of plaques on the rocks that dot the river's banks. These plaques have short stories that tell the tales of the pioneers from the mid-50s.

Vision

Cavendish is a small rural town that values 'pride of place' and a sense of belonging for all generations. It should treasure peaceful, natural environmental values being nestled between Mount Dundas and the Grampians Ranges among the red gums. Set on the banks of the Wannon River, it draws inspiration from this important body of water and should remain connected to it and protect its long-term viability.

The community is an involved one and seeks to take responsibility for fostering partnerships in support of the towns-built assets, education and essential services for its potential and future growth.

Hierarchy Order

Classed as "Lifestyle Rural Settlement" The overall role of Cavendish within the hierarchal network of small towns surrounding Hamilton is a specialist supporting role, due to the following considerations:

- Moderate to high provision of services, community infrastructure and retail/commercial opportunities.
- Lower demand for housing alongside underutilized supply.
- Combination of demand indicators point to moderate suitability to accommodate demand.
- Indicates suitability for incremental change and growth that builds on the opportunities within the town.
- Increase in residentially zoned land could increase demand and thus place the town in the category above.
- No provision of reticulated sewerage.

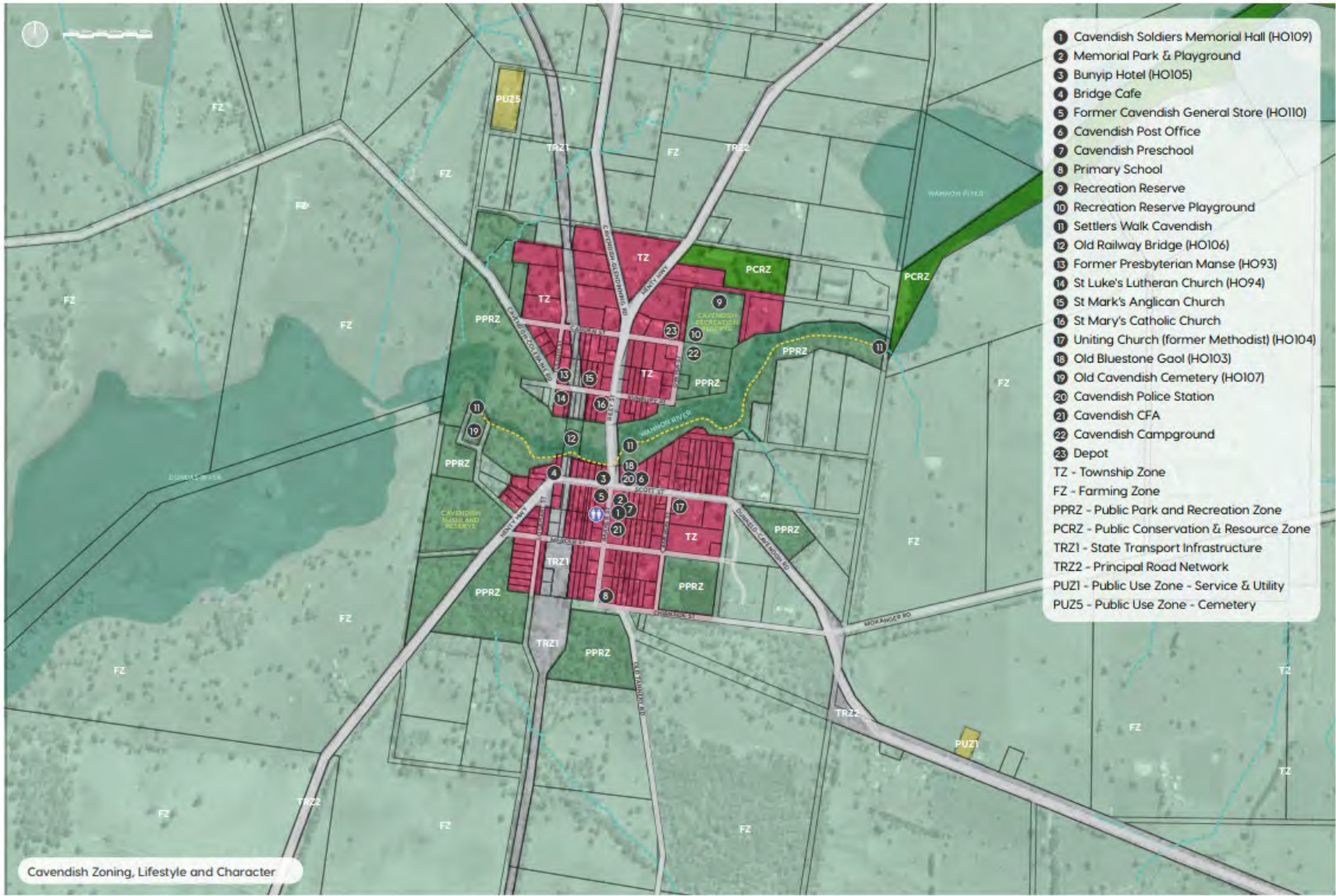
Existing Attributes

A key existing condition that should be addressed is the relative lack of community infrastructure within the town, especially considering its potential to accommodate medium levels of growth.

- The town has minimal key community infrastructure, with only a primary school and kindergarten located within the town.
- Moderate demand for housing is evident since 2014, with 10 new dwellings approved (3% of all subdivisions in Southern Grampians). Population declined between 2011 and 2016 but increased in the most recent Census period to 2021.
- The background report for the Cavendish Structure Plan provides support for future residential and economic growth within the town while identifying the many environmental constraints such as bushfire, flooding, vegetation and agricultural land.
- Proximity to Hamilton is a clear advantage in terms of accommodating future growth, as is proximity to the Grampians in terms of accommodating visitors and tourism workers.
- Overall, Cavendish is well located to perform a moderate growth role as part of the strategy in terms of lower density lifestyle housing, subject to other Strategy findings regarding environmental constraints.

Community infrastructure provision, as assessed by Council is described as follows:

Community Infrastructure	Location	Land Owner	Managed By	Facility Details
Cavendish Memorial Hall	Cavendish	Council	Council; Council / S65 Committee	Community Meeting Space
Cavendish Recreation Reserve - Pavilion	Cavendish	Crown	State Government; CoM	Community Meeting Space
Cavendish Recreation Reserve	Cavendish	Crown	CoM	1 x Football
Cavendish Recreation Reserve - Multipurpose courts	Cavendish	Crown	CoM	2 x Netball, 3 x Tennis
Cavendish Memorial Park Playground	Cavendish		Council	District (township)
Cavendish Recreation Reserve Playground	Cavendish		State Govt (CoM)	District (township)
Cavendish Kindergarten	Cavendish	Council	CPSG	Sessional



Key items for consideration in ongoing Structure Planning:

Considerations

Community Infrastructure and Services

- None

Lifestyle and character

- There is a shortage of aged care housing and housing suitable for young families.
- Cavendish Camping Ground needs upgrading.
- There is a distinct heritage character to Cavendish.
- Historic stores need improved maintenance.

Access, Connection and Transport

- Recent discussions with potential sand mining companies in the Wimmera/Horsham area foreshadow using the local road network and driving through Cavendish (WIM Resources). A stronger rail network on the Maroona to Portland line would remove need for road freight. Impact on Cavendish is unclear noting 24 hr/day operation and B double trucks.
- Settlers Walk lacks wayfinding signage.

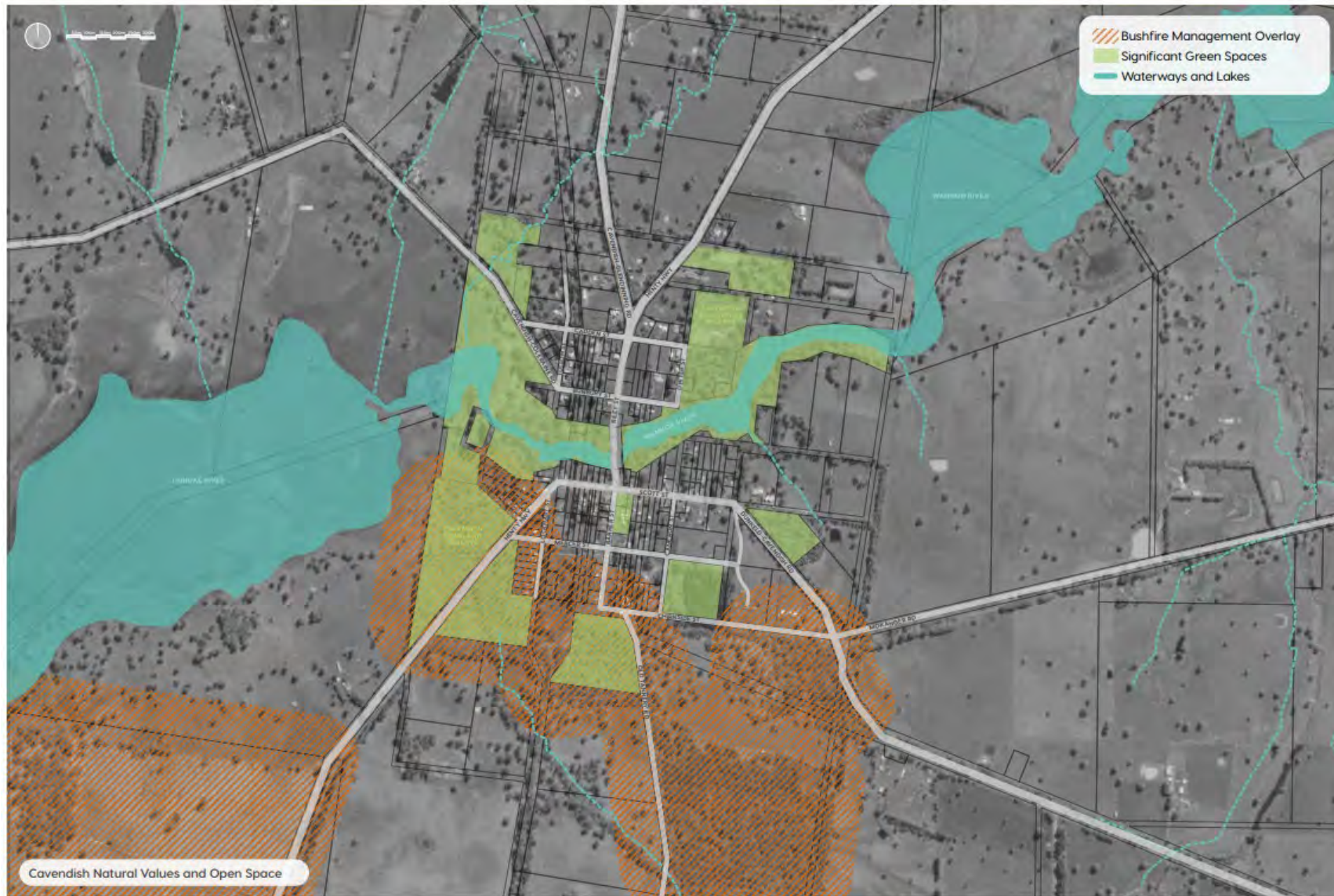
Infrastructure (servicing)

- There are no reticulated sewerage services in Cavendish.

Natural Values and Open Space

There are a number of factors inhibiting potential future residential growth within the town boundary:

- Part of the southern portion of the town is covered by a bushfire overlay.
- A north-eastern portion of the township is intersected by a temporary freshwater lake.
- Native vegetation requiring a permit for removal is interspersed throughout the majority of the town.
- The River Red Gums around Cavendish require a re-mapped VMO.



Opportunities

The following list of opportunities was developed to reflect previous strategic work and community engagement results.

Community Infrastructure and Services

- Develop of a unique annual community event as well as support a Community Leadership group to coordinate planning and activities.
- Support and strengthen Kinder and Primary Education

Lifestyle and character

- Improve opportunities for tourism.
- Deliver upgrades to Cavendish Camping ground.
- Deliver improvements to wayfinding signage on the Settlers Walk
- Elevate heritage character of township.
- Maintain the heritage buildings in the town.
- Deliver interpretation signage throughout the town to acknowledge Traditional Owners and better incorporate Aboriginal history.

Access, Connection and Transport

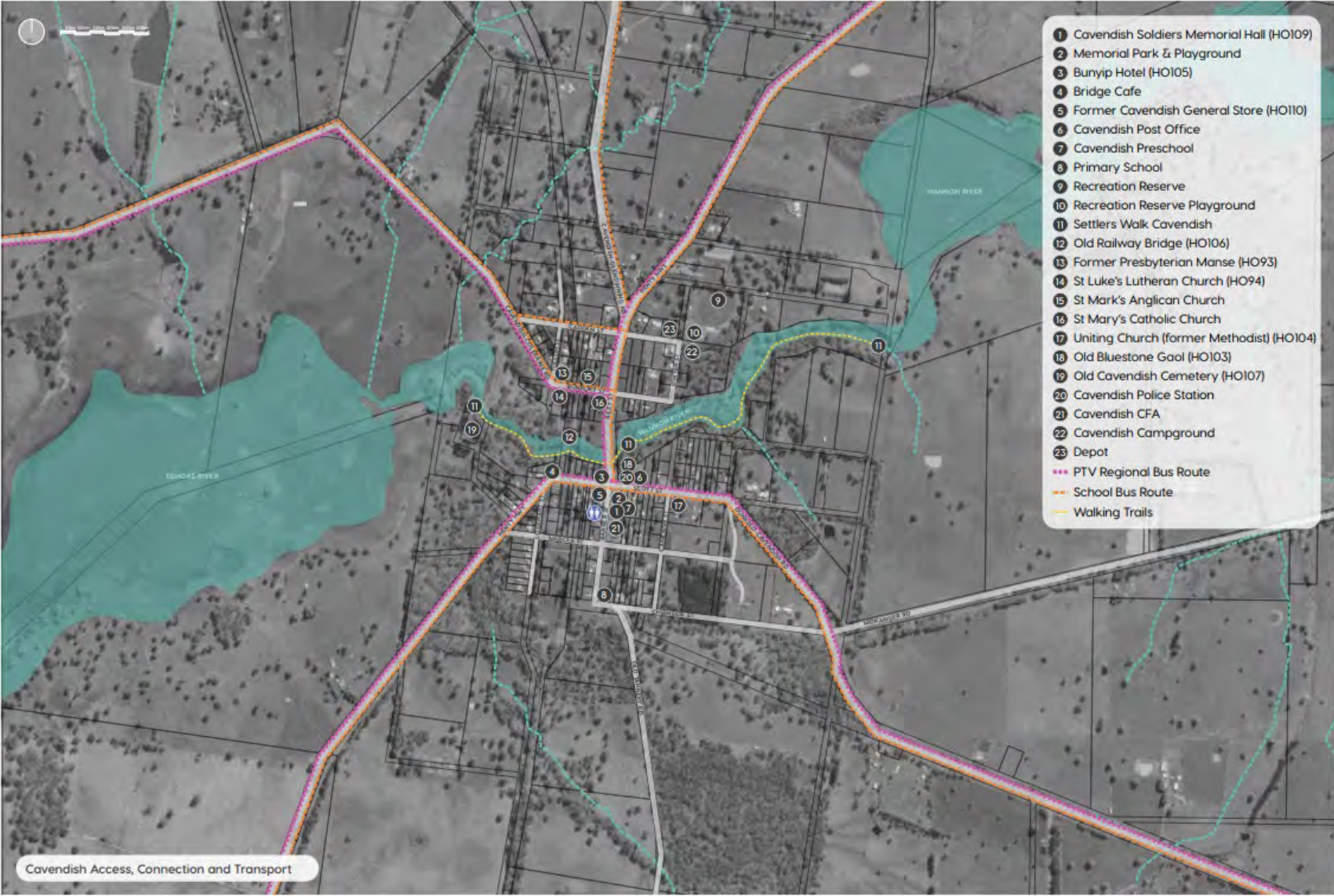
- Improve and extend footpaths in the town centre and walking tracks.
- Increase transport options including a Community Bus
- Advocate for a bus service to Hamilton

Infrastructure (servicing)

- Consider implementing findings of the Domestic Wastewater Management Plan for future land use to address lack of reticulated wastewater.

Natural Values and Open Space

- Better manage bushfire risk by delivering community water tanks or overhead fill supply in areas with non-reticulated water supply
- Remap VMO application on River Red Gums.



Housing Response

Residential land in Cavendish is currently zoned TZ. There is potential to add 23 rural living lots to Cavendish (19 supply, 4 infill), although the capacity of existing zoned land in these towns is severely limited by the absence of reticulated sewer. Cavendish has experienced moderate levels of housing increase in recent years and is well-located to accommodate demand for lower density / lifestyle development.

What the Community Want

Community Infrastructure and Facilities was found to be the most important theme, with Natural Values and Infrastructure and Servicing were also noted. This emphasis on the importance of physical infrastructure is reflected in that residents also noted that general retail needs expansion in the town, as does improvement to telecommunication services.

Other important issues raised included enhancing the public realm and public facilities such as improving the public toilets at the recreation grounds, increased seating and improved wayfinding by the river. The town should reflect the unique character of the river red gums in the area to increase the sense of place and locality for the community. A suggested addition to community facilities and infrastructure was a Bike club.

Key Aspects to be Updated in Strategic Planning Documentation

- Cavendish has a background report only. Provide gaps analysis of existing strategic planning work (structure plans or other key docs) developed across all small towns, identifying any changes/refinements required. This would also examine UDFs and have regard to the issues identified in existing community plans. Review recently collected feedback on Council Plan 2021-2025 as to local priorities.
- Cavendish is sufficiently close to Hamilton to support rural living, possibly low-density residential use.
- Examination of appropriate zoning for public utilities and education facilities; appropriate zoning for conservation and public open space assets; appropriate zoning of small, fragmented lots on Farming Zone land adjoining Natimuk-Hamilton Road, Cemetery Road and Dunkeld-Cavendish Road; examination of planning policy to encourage the intensification of Farming Zone land along Cavendish East Boundary Road which adjoins strategic water assets.
- Land on the eastern side of the township in close proximity to Wannon Waters untreated/ unpressurised water assets should be considered for future agricultural intensification due to its proximity to key water assets and high capability agricultural land. The potential economic role of these lands should be recognised through any future land use framework.
- A number of conservation reserves have been included in the Public Park and Recreation Zone. Consideration should be given to rezoning these public reserves to accurately reflect their status as conservation areas, as distinct from parks and recreational uses.



COLERAINE

Town Summary

Coleraine is a rural service centre with some small manufacturing, wholesale and tourism activities, located on the key east-west corridor to Mt Gambier. The Western District Health Service was recently delivered in Coleraine, which will mean Coleraine will service surrounding townships. Key activities in the town centre are the chocolate factory, the Eucalyptus Discovery Centre, several large hotels, professional services, wholesalers and the retail outlets. The retail offer includes a small IGA supermarket, convenience stores and cafes. As of the 2021 census, Coleraine had a resident population of 869. This is a slight decline in residential population since 2011, with a total loss of 36 residents.

Vision

Coleraine should be a vibrant, thriving and inclusive community with a strong, caring community spirit. Residents want Coleraine to prosper with successful, locally-supported businesses, servicing surrounding agricultural industries, whilst protecting our natural environment and historical features and encourage visitors to the region to enjoy them. Furthermore, residents also support a range of activities for all ages as well as a healthy and active lifestyle.

Hierarchy Order

Classed as “District Town”. The overall role of Coleraine within the hierarchal network of small towns surrounding Hamilton is as a service centre supporting Hamilton, due to the following considerations:

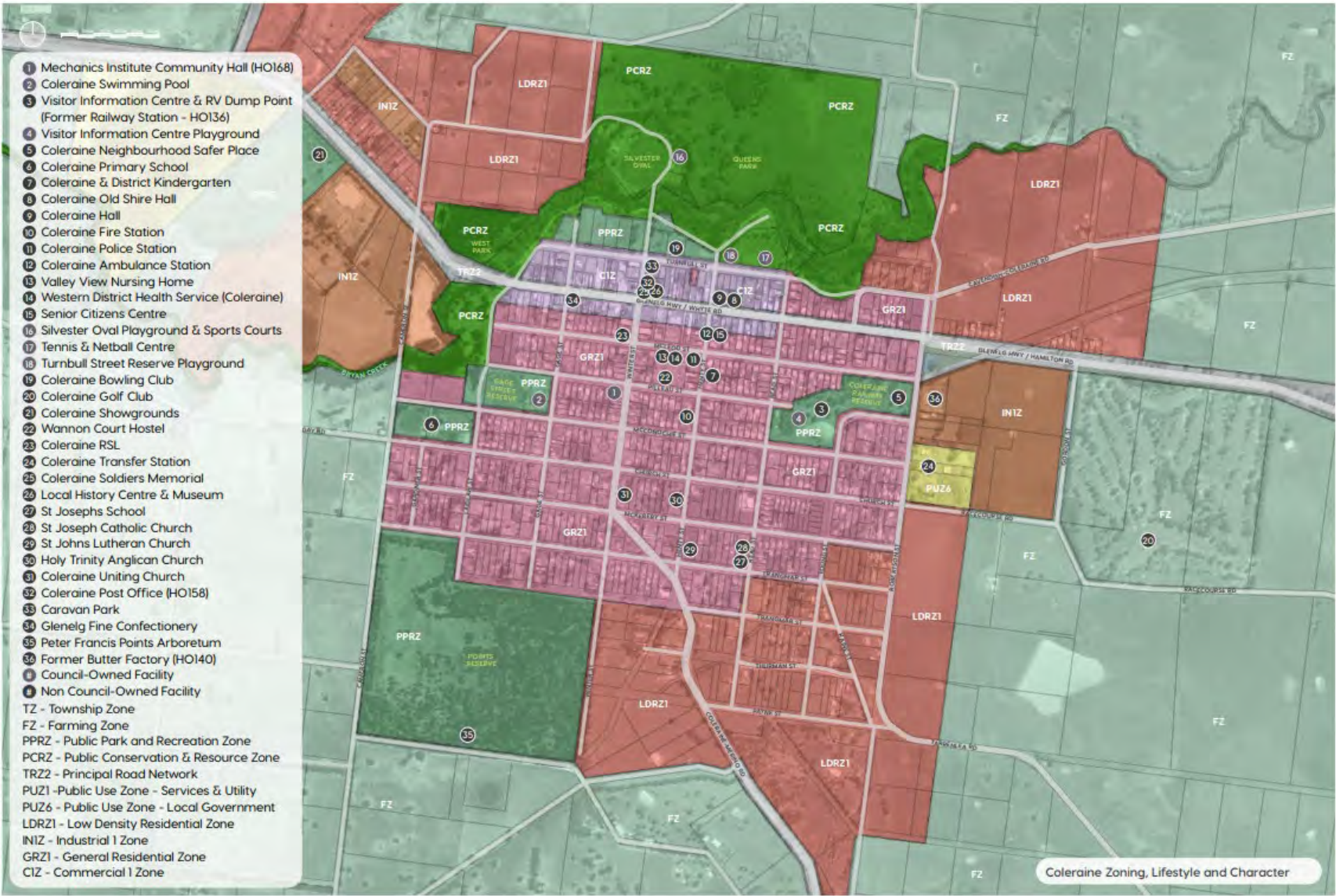
- Moderate to high provision of services, community infrastructure and retail/commercial opportunities.
- Lower demand for housing alongside underutilized supply.
- Combination of demand indicators point to moderate suitability to accommodate demand.
- Indicates suitability for incremental change and growth that builds on the opportunities within the town.
- Increase in residentially zoned land could increase demand and thus place the town in the category above.

Existing Conditions

- Coleraine is an important service centre for the western part of the Shire. The town has a district retail role and is relatively well serviced by community infrastructure, a small hospital, kindergarten, primary school and a medical centre.
- The town population decreased between 2011 and 2016 but increased slightly (+20 residents) between 2016 and 2021.
- House prices are low relative to the municipal median and development activity has been very low (5 new dwellings approved since 2014). Although there are some examples of minor subdivision occurring, demand indicators are substantially weaker than other towns such as Hamilton and Dunkeld.
- Coleraine is well placed to accommodate future residential growth base on proximity to Hamilton (25 minutes by car) and excellent health and community infrastructure. The town is one of few in the municipality with reticulated sewer.
- The Strategy should consider the opportunity for the town in providing incremental housing growth, especially to support older residents seeking proximity to health services and key workers seeking affordable housing. The GRZ has substantial capacity to accommodate infill development which should be investigated and encouraged.

Community infrastructure provision, as assessed by Council is described as follows:

Community Infrastructure	Location	Land Owner	Managed By	Facility Details
Coleraine Bowling Club	Coleraine	Other	Private	Community Meeting Space
Coleraine Mechanics Institute Hall	Coleraine	Council	Council; Council / S65 Committee	Community Meeting Space
Coleraine RSL	Coleraine	Other	Other	Community Meeting Space
Coleraine Senior Citizens	Coleraine	Council	Council	Community Meeting Space
Coleraine Silvester Oval - Football Pavilion	Coleraine	Crown	Council; Council / S65 Committee	Community Meeting Space
Coleraine Pool	Coleraine	DELWP	Council	1 outdoor pool (50m)
Coleraine Bowling Club	Coleraine	Other	Other	
Gage Street cricket pitch	Coleraine	Other	Other	1 x Cricket
Coleraine Silvester Oval	Coleraine	Other	Other	1 x Football, 2 x Netball, 2 x Tennis
Coleraine Tennis Club - Courts	Coleraine	Crown	Council	4 x Tennis
Coleraine Silvester Oval Playground	Coleraine		State Govt (CoM)	Local (township)
Coleraine Skate Park	Coleraine		State Govt (CoM)	District (skate park)
Coleraine Visitor Information Centre Playground	Coleraine		Council	Local (township)
Turnbull Street Reserve Playground	Coleraine		Council	District (township)
Coleraine & District Kindergarten	Coleraine	Council	CPSG	Sessional



Key items for consideration in ongoing Structure Planning:

Considerations

Community Infrastructure and Services

- Council Chambers are currently underutilised.
- Utilisation of Coleraine Pool is modest and continued operation will require significant cost.
- Management of the Arboretum (Parks Victoria) could be improved.
- Police station redevelopment is needed.

Lifestyle and character

- Amenity and character of town is negatively impacted by poorly maintained shop frontages.
- A substantial proportion of activity space and heritage buildings in the town centre appears to be vacant.
- Caravan park is undermaintained, and is utilized for mixed purposes – both social housing and visitor accommodation.
- “Whyte Street” refers to a family involved in the massacre of Aboriginal people.
- Street furniture on main street is in need of improvements.

Access, Connection and Transport

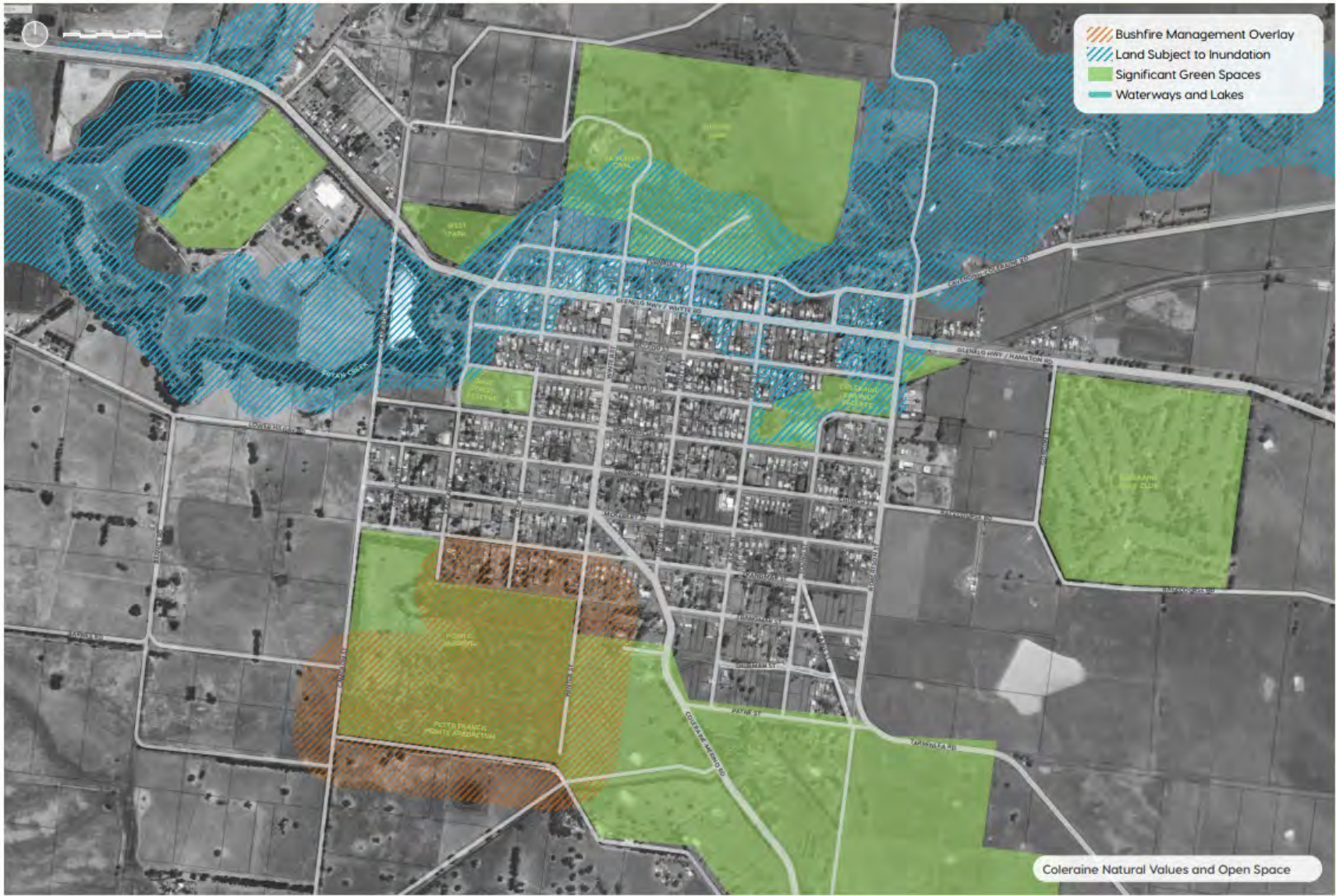
- Main Street does not encourage walkability. Generally poor access for pedestrians, cyclists and residents using walkers/wheelchairs.
- Roads and streetscapes lack amenity.

Infrastructure (servicing)

- There is poor waste management in the town.
- Properties on the edge of town do not have reticulated sewerage.

Natural Values and Open Space

- A floodway and land subject to inundation impacts the northern and southern banks of the river that bisects the town.
- Native vegetation in the northern and southern portions of the town boundary would require a permit for removal.
- The main street lacks sufficient street trees, which contributes to urban heat and negatively impacts amenity.



Opportunities

The following list of opportunities was developed to reflect previous strategic work and community engagement results.

Community Infrastructure and Services

- Investigation needed into utilisation of Racecourse, Golf Course and Showgrounds and how they can better function as community spaces.
- Repurpose Council Chambers for community use.
- Investigate with community what is needed from Coleraine pool facilities.
- Advocate to Parks Victoria to deliver improvements to Arboretum.
- Police station redevelopment is needed.

Lifestyle and character

- Recognise Aboriginal peoples history - Rename Whyte Street.
- Maximise opportunities for tourism.
- Deliver RV friendly infrastructure to improve tourism.
- Investigate best site for Tourist Information Centre.
- Develop the area around the Eucalyptus Discovery Centre as the main stopping point for travellers.
- Invest in heritage buildings to support heritage-based tourism.
- Provide signpost to local attractions such as waterfalls to develop a tourist drive.
- Improve public realm.
- Deliver planted median street with low-growing indigenous grasses and groundcovers.
- Deliver avenue planting to roads leading into Coleraine, with additional indigenous multi-storey vegetation.
- Landscape entry points to town with low-growing, indigenous species of vegetation.
- Deliver more street tree planting on main street.
- Deliver upgrades to street furniture, in particular seats and waste bins.
- Deliver picnic facilities.



Access, Connection and Transport

- Advocate to DoT for broad and ongoing road renewal.
- Improve pedestrian and cyclist paths.
- Increase pedestrian priority and deliver accessible shared paths throughout town, in particular, at the Whyte Street and Young Street intersection.
- Connect existing walking tracks to the Arboretum.
- Provide a walking path to Silvester Oval.
- Develop Winter Street as a civic connecting avenue between Queens Park, the town centre and the Arboretum.

Infrastructure (servicing)

- Identify key sites to deliver additional waste disposal.
- Investigate whether reticulated sewerage is required on lots on edge of town.

Natural Values and Open Space

- Advocate to Parks Victoria to deliver improvements to the Arboretum, such as improving the lookout and providing a connecting walking trail with street tree planting. Investigate possibility of Committees of Management and Council taking a stronger role.
- Investigate ways to increase use of the lake at the historic Railway Station/Community Park.
- Implement landscape protection at the foothills of township.
- Enhance Bryan Creek Corridor:
 - Deliver revegetation using indigenous species.
 - Establish waterholes and wetlands.
 - Deliver recreational trails on both sides of the creek.
 - Deliver new pedestrian bridges.
- Enhance public open spaces:
 - Improve Queens Park through tree planting and seats, revegetation and a new lookout.

Housing Response

Residential land in Coleraine is zoned mainly GRZ1, with some zoned LDRZ1. Coleraine can deliver a significant amount of potential new housing lots, with an estimated total of 168 new supply lots and 174 infill lots, across township, lifestyle and rural living zoning.

The capacity of existing zoned land to accommodate urban lots is relatively substantial (84 lots) when considered alongside the rate of new dwelling construction in recent years (1 per annum) and low property values, however delivery of the remaining 'vacant' capacity will rely on development of many smaller parcels which is inherently uncertain.

Housing and land development rates in Coleraine have been very low over the medium term, however the availability of rural services (especially health) and the policy designation as a 'rural service centre' and 'district town' highlights the importance of retaining existing population and accommodating low growth through appropriate housing provision, including housing suitable for older residents. The extent to which infrastructure or other constraints have limited development opportunities should be investigated as part of the Strategy process.

What the community want

As noticed with other towns, residents tended to find Community Infrastructure and Facilities as the most important, with values relating to Lifestyle and Character and Natural Values and Infrastructure (servicing) were also seen as important. This predominance of Community Infrastructure is echoed in the improvements residents believe are needed most, camping ground toilets and improvements to the Gage St oval were both advocated for. Streetscape improvements are also noted, including needing new café's/restaurants and replacing diseased trees.

Celebrating the local aquifers, environmental and cultural heritage was also expressed, whilst some residents expressed the desire for better quality public open space.

Key Aspects to be Updated in Strategic Planning Documentation

- Market the town as a higher level service centre: with local shops, IGA, health centre and primary school it has the basis to support growth.
- Develop a comprehensive heritage conservation strategy.
- There is a need to review township boundaries for Coleraine as some land on edge of towns is being used as rural living rather than agriculture and zoning could be reconsidered.
- Planning Scheme Review Report recommended progressing South West Landscape Assessment and Grampians Landscape Assessment to protect significant landscapes – including the foothills of Coleraine. Findings of the studies need to be adopted by Council and consulted with the community in order to determine permit triggers.



DUNKELD

Town Summary

Dunkeld is a charming town at the foot of Mt Sturgeon (Wurgarri), widely recognised as the southern gateway to the Gariwerd National Park (Grampians) in both Guditjmarra and Eastern maar Country.

The town is located 270 km west of Melbourne via the Western Freeway and Glenelg Highway, and 32km north-east of Hamilton. The Djab wurrung lived in the region to the south and east of the Grampians for over 4,000 years prior to the arrival of the Europeans, when the first pastoralists took up properties in the late 1830s. A small township developed which was initially known as Mount Sturgeon, after the European name for the mount behind the town.

At the 2021 census, Dunkeld had a permanent population of 510, down from the 658 recorded in 2016. This population increases significantly as a result of tourism during holiday periods.

The commercial centre of Dunkeld is located along the Glenelg Hwy (Parker St, B160) and incorporates a small shopping centre, a hotel, a caravan park, a recreation reserve, several cafes, the acclaimed Royal Mail Hotel, and a general store. There is a Visitor Information Centre in the centre of town on Parker Street. Memorial Park is located in the heart of the town and includes a war memorial, the local swimming pool (1966), playground, bowling green and tennis courts. The war memorial marks the fact that Dunkeld proportionately enlisted the fourth highest number of recruits in Victoria during World War I. The town also features Anglican, Catholic and Uniting churches. Salt Creek bisects the town just north of Parker Street (Glenelg Hwy) and is a small local waterway that is a minor tributary of the Wannon River to the north-west of the town. The creek corridor includes significant mature river red gums and native vegetation, wallabies and walking trails and crossings. A sawmill is located in the town and there is another nearby in Victoria Valley, and the Mount Sturgeon homestead is near the Wannon River which runs between Dunkeld and the Grampians. Farming land around Dunkeld to the south and east is also relevant given it influences the character of the town and has the potential to accommodate future growth.

- The retail offer in the centre is geared mainly to visitors. There is a grocer but no branded supermarket; there is a second-hand bookshop and pharmacy. There are no vacant commercial buildings in the centre, indicating a strong demand for commercial space. Total non-residential floorspace in the town centre is approximately 4,500 sqm, of which 2,100 sqm is in retailing.

- The Royal Mail Hotel is a destination in itself, and a significant attractor to the region especially for tourists from Melbourne. The restaurant sources fresh produce locally and from its expansive organic kitchen garden, and the onsite boutique accommodation comes with sweeping views of the Southern Grampians.
- The 18-hectare Dunkeld Arboretum is approx. 400m north of the main street, a natural sanctuary of walking tracks, giant red gums, lakes and a labyrinth reclaimed from the site of a wetlands and the old sawmill.
- The heritage trail takes in Dunkeld's back streets and its history, with a historical museum accommodated in the former Presbyterian church (1865) and the art gallery in the old railway station building.
- The Peaks & Trails Run event, and the 3 Peaks Festival, with music, markets and activities are events attracting regional tourists to Dunkeld. Additionally, the Racing Club and the Dunkeld Races provide another tourism drawcard currently, and all events provide opportunities to leverage further regional tourism development.

Vision

Dunkeld has a strong history in agriculture and natural values and a local community spirit with a high proportion of local residents identifying as local volunteers. It should develop in respect of these values and ideals and build on its natural beauty, and strong sense of community spirit. It should be a popular destination for tourists being in close location to the Grampians Peaks trail, whilst also becoming a greater draw card as a place to live and raise a family in the unique conditions that the town can offer to young families.

Hierarchy Order

Classed as "District Town". The overall role of Dunkeld within the hierarchal network of small towns surrounding Hamilton is as a service centre to Hamilton, due to the following considerations:

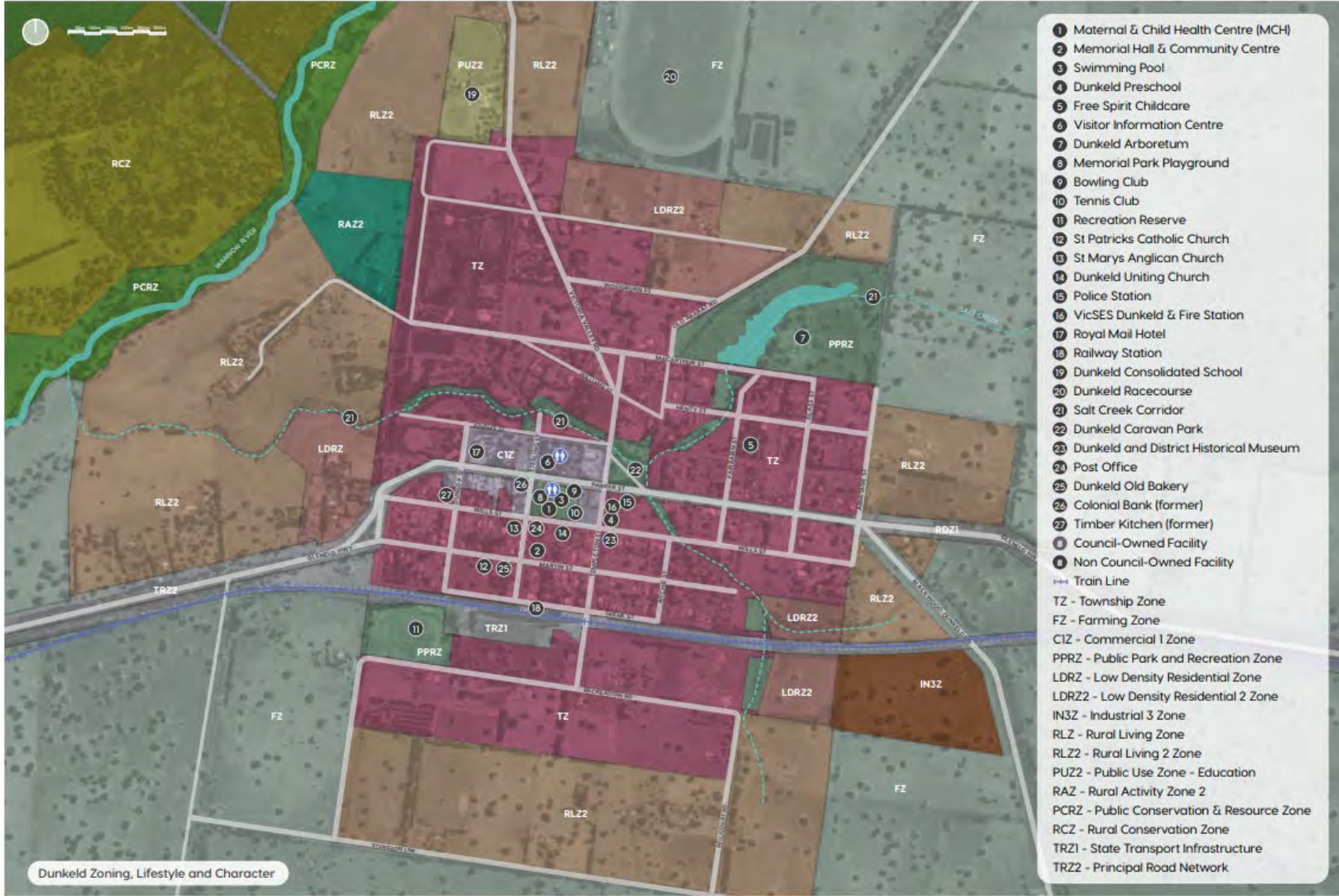
- Moderate to high provision of services, community infrastructure and retail/commercial opportunities.
- Higher demand for housing coupled with availability for residential land.
- Combination of demand indicators point to high suitability to accommodate demand.
- Indicates suitability for consolidated change and growth in residential and commercial/retail development that builds on the opportunities within the town but does not cannibalize potential growth of certain sectors of the economy that are better suited to larger towns.

Existing Attributes

- The town has a strengthening tourism role based on proximity to the Grampians and provision of hospitality and accommodation businesses.
- The town is serviced by reticulated sewer infrastructure and has a range of community infrastructure, including a kindergarten, primary school and community centre.
- The town is well located to accommodate demand from several market segments, including:
 - Those working and using education and services in Hamilton;
 - People seeking lifestyle properties close to the Grampians;
 - Visitors, workers and residents seeking short and long term rental and holiday home properties, primarily due to the close proximity to the Grampians National Park and the opportunity to accommodate visitors and hospitality workers linked to the tourism role of the town.
- Outside of Hamilton, Dunkeld has seen the greatest level of residential development activity in recent years, with 21 dwellings approved since 2014/15 (7% of all approvals in Southern Grampians).
- The median house price of \$575,500 is substantially higher than the Shire average and that of any other town in the municipality. This indicates strong demand for housing in the town, and is also likely to be the result of the attraction of new buyers from higher property values areas (such as Melbourne) following the onset of the COVID pandemic with greater capacity to pay higher house prices than local and regional residents.
- Consultation undertaken for the Key Worker Housing project identified that there is an acute shortage of rental housing available in the town to accommodate hospitality and other workers.
- There are several economic drivers which are likely to result in steady demand for housing in the town in the future, including the ongoing impacts of the COVID pandemic catalysing migration to high amenity regional.
- locations, investment in the Grampians Peak Trail and the associated expected strong overnight visitation growth, and ongoing employment growth and opportunity in Hamilton, for which Dunkeld is a popular ‘commuter’ location.
- Infrastructure scoping work completed for the Small Towns Strategy has identified drainage as a key constraint for development which would need to be addressed as part of strategic planning for growth.
- Lot sizes in the Township Zone provides substantial theoretical capacity to accommodate additional housing through infill development, however this would depend on a large number of individual land owners proposing subdivisions to be realised. Larger and vacant lots in the LDRZ and RLZ are very limited.

Community infrastructure provision, as assessed by Council is described as follows:

Community Infrastructure	Location	Land Owner	Managed By	Facility Details
Dunkeld Bowling Club	Dunkeld	Crown	State Government; CoM	Community Meeting Space
Dunkeld Memorial Hall	Dunkeld	Crown	State Government; CoM	Community Meeting Space
Dunkeld Recreation Reserve - Pavilion	Dunkeld	Crown	State Government; CoM	Community Meeting Space
Dunkeld Pool	Dunkeld	DELWP	Council	1 outdoor pool (25m)
Dunkeld Recreation Reserve	Dunkeld	Crown	CoM	1 x Football, 2 x Netball
Dunkeld Tennis Club - Tennis Courts	Dunkeld	Crown	CoM	3 x Tennis
Dunkeld Bowling Club	Dunkeld	Crown	CoM	1 x Lawnbowls
Dunkeld Consolidated School oval	Dunkeld	Crown	Other	2 x Cricket
Dunkeld Memorial Park Playground	Dunkeld		State Govt (CoM)	District (township)
Dunkeld Kindergarten	Dunkeld	Crown	CPSG	Sessional



Key items for consideration in ongoing Structure Planning:

Constraints

Community Infrastructure and Services

- The Police Station in Dunkeld is nearing the end of its use.

Lifestyle and character

- Dunkeld does not currently have a supermarket equipped to meet demand of both locals and visitors.
- Community Spaces appealing to a range of demographics are lacking or sub-standard.
- Dunkeld lacks rental housing for key workers, hospitality staff and other temporary workers.
- Dunkeld lacks tourist and visitor accommodation

Access, Connection and Transport

- High-speed road environment to the Glenelg Hwy (B160) is lacking in safe crossing points for pedestrians.
- Lack of recreation activities for children and older youth
- Footpaths on main streets in town are either of poor quality or are lacking entirely.
- Dunkeld is on the Ararat to Portland trainline, which has potential to be re-activated.

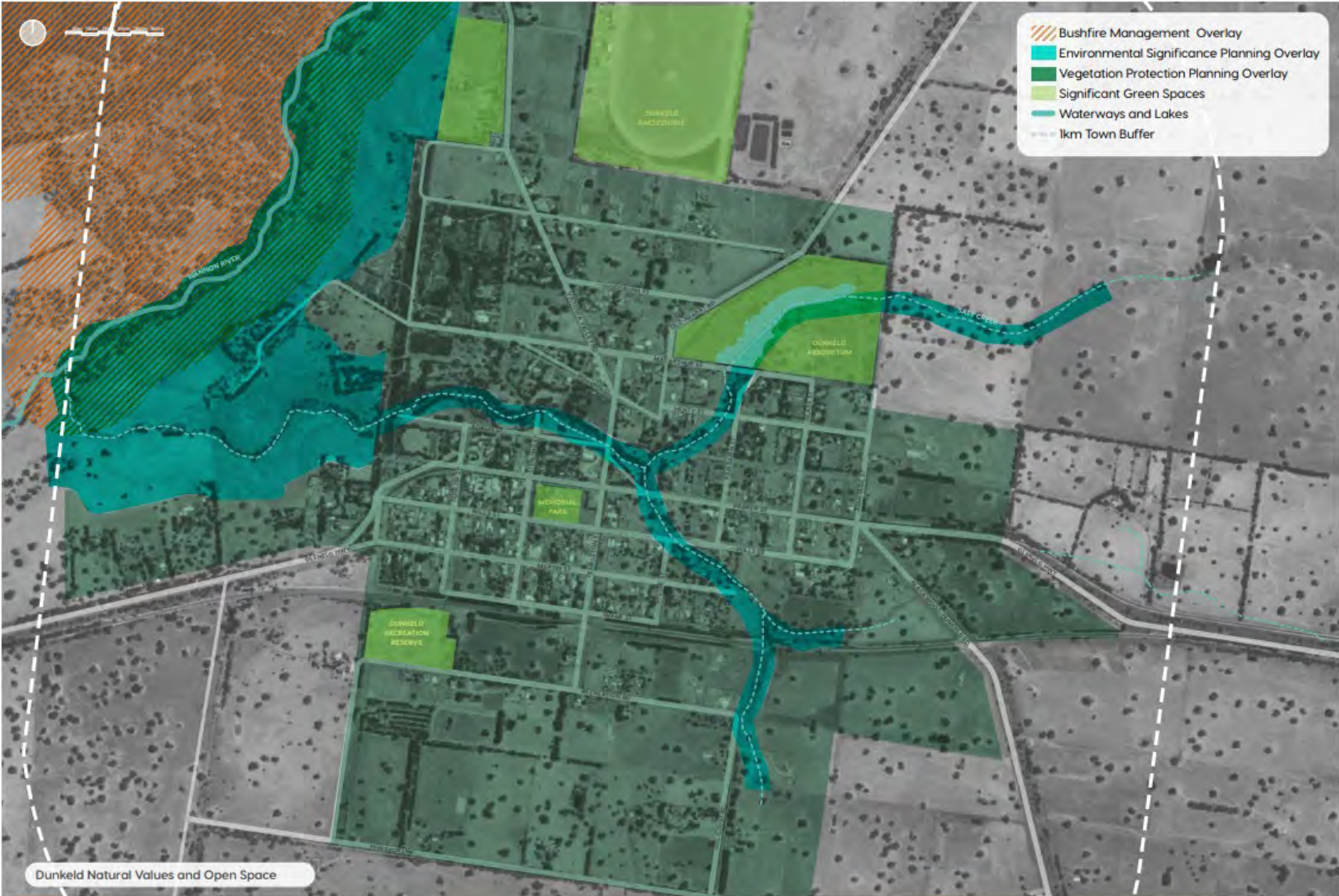
Infrastructure (servicing)

- There is no sewerage design and the cost of reticulated sewerage outweigh the financial benefit.
- Drainage and flood liability is an ongoing issue, primarily relating to the current functionality the swale drains present in much of the town. Power lines negatively impact the entrance to the town along key entry roads, and impact greening and amenity of the streets.

Natural Values and Open Space

There are a number of environmental constraints that may inhibit future development in the town:

- Native vegetation is protected throughout the town boundary as well as residential lots outside the boundary.
- FFG protection covers the majority of the town boundary and lots without.
- There are limitations around the restricted areas where the Salt Creek can be crossed and connectivity issues when these are compromised.



Opportunities

The following list of opportunities was developed to reflect previous strategic work and community engagement results.

Community Infrastructure and Services

- Improve recreational and leisure facilities through:
 - Deliver improvements to pool and Increase activities.
 - Improving primary school oval
 - Deliver toilets and exercise equipment around Arboretum.
 - Deliver skate/bike park and rock-climbing wall.
- Increase childcare services.
- Invest in emergency infrastructure and services.
 - Deliver an integrated emergency service hub.
 - Invest in police station.
- Support the delivery of a supermarket on main street.
- Foster sport, culture and community events
 - Invest in infrastructure (such as the Racing Club)
 - Support community events (such as the Dunkeld Enduro bike race)

Lifestyle and character

- Provide greater housing diversity in town to support key workers and tourism.
 - Support delivery of small footprint and affordable housing
- Invest more in tourism.
 - Support delivery of more affordable overnight accommodation options (i.e., a backpackers or expansion of the caravan park)
 - Build eco-tourism-wellness and food related tourism.
 - Deliver more retail geared towards users of Peaks Trail (such as hiking equipment, food drops and transport options)
- Facilitate a registered training organization to provide full-time training opportunities within town.
- Improve amenity of public realm and green spaces
 - Repair raised garden beds on Parker Street
 - Glass screens for outdoor dining
- Celebrate history.
 - Introduce wayfinding signage.

- Introduce dual street names to reflect Aboriginal history.
- Provide historical information at key sites (linked to app with audio).

Access, Connection and Transport

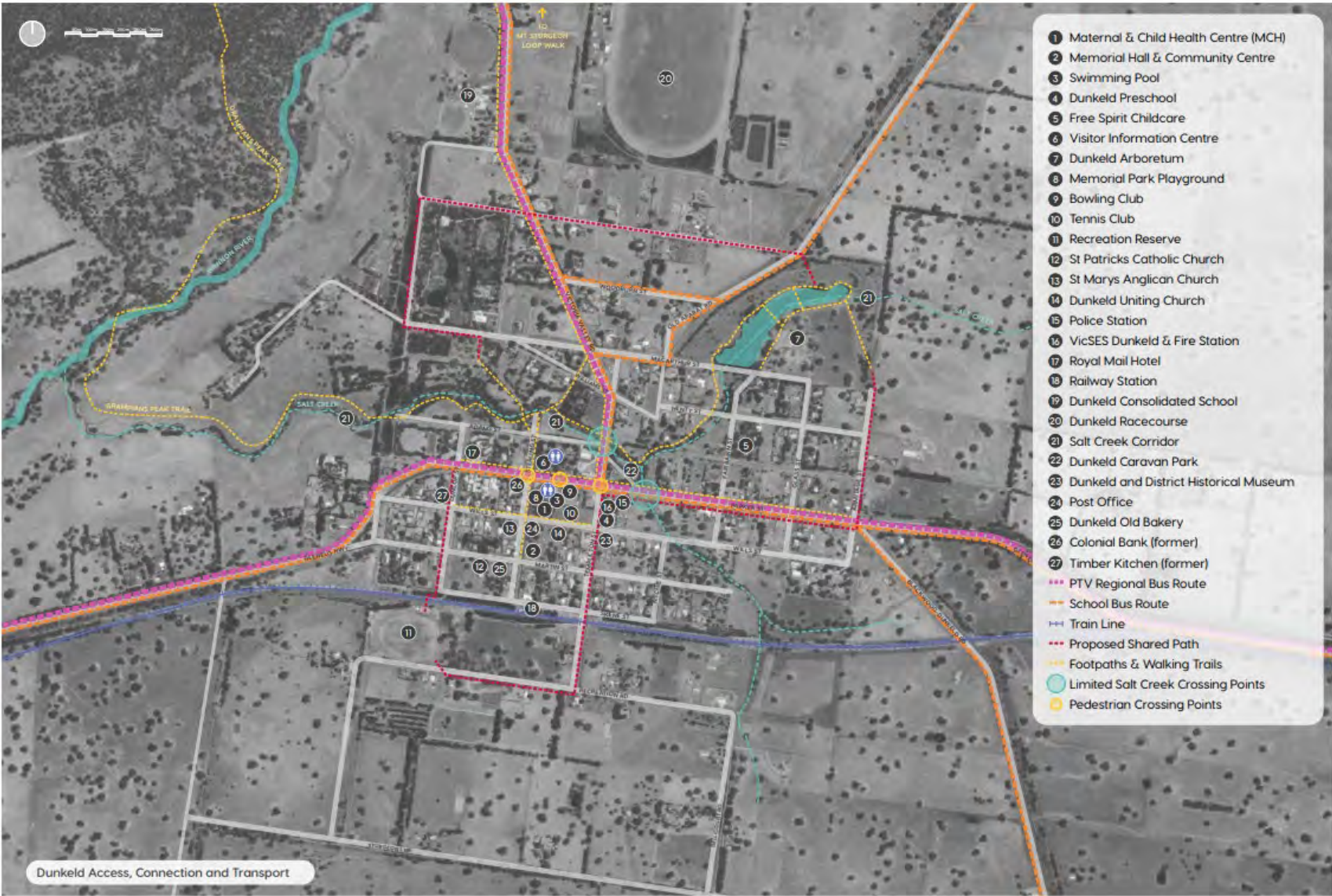
- Improve footpaths and bike paths - Investigate areas to enhance existing connections and improve safety.
- Make Parker Street more pedestrian friendly - Introduce traffic calming measures.
- Provide additional car parking - Investigate appropriateness of delivering parking at 75 Parker Street and 83 Willis Street sites.
- Advocate to department of transport to monitor speeds of logging trucks.
 - Support implementation on both Main Road and Victoria Valley Road.
- Deliver additional electric vehicle charging stations.
 - Identify appropriate and feasible locations.
 - Ensure new infrastructure does not negatively impact amenity.

Infrastructure (servicing)

- Deliver improved water servicing.
 - Invest in the development of a raw water network in town.
 - Deliver community water tanks in non-reticulated areas.
- Improve waste management.
 - Provide additional facilities for residents and in public realm for visitors to Grampians National Park.
 - Provide separated recycling.
 - Implement education programs.

Natural Values and Open Space

- Improve safety against bushfire risk.
 - Improving access and egress routes.
 - Improving telecommunications infrastructure.
 - Address excess grass loading on streetscape (with regard to native vegetation).
- Highlight environmental values.
 - Introduce township trail to provide information on surrounding environment.
 - Mark the points which where the town grid intersects with Salt Creek to enhance connections.
- Deliver native tree planting along main street.
- Invest in drainage study.



Housing Response

Residential land within Dunkeld is zoned either LDRZ, LDRZ2, RLZ2 or TZ, reflecting a diversity of dwelling types available. Existing TZ land has capacity to accommodate up to 250 urban lots. Existing lifestyle and larger lot areas have capacity to accommodate a further 44 lots, a low supply given the attractiveness of the town to households seeking the lifestyle attributes offered by Dunkeld's setting and services.

Dunkeld will need to accommodate several different housing types, given the role of housing in accommodating visitors, tourism and hospitality workers, permanent residents and lifestyle seekers. Facilitating re-subdivision of existing TZ land will be needed to enable this to occur. The likelihood of latent demand for housing in Dunkeld contrasts with the apparent availability of developable land across the Township Zone, warranting investigation of the extent to which development constraints are limiting dwelling growth in the town. Additional land in Dunkeld should be planned to accommodate demand for lifestyle housing.

The extension of sewer infrastructure to currently unsewered parts of the Township Zone could create additional housing opportunities. One example is the Recreation Road area, where Council and Wannon Water are working with landowners to establish an agreement regarding sewerage in this area. Council is currently investigating the potential additional dwelling yield that the new sewer infrastructure could accommodate in this area (the potential yield is not included in the supply data given earlier).

Additionally, Council have advised that a new flood overlay is proposed for parts of the town adjacent to existing waterways. This could further limit development potential in affected areas once implemented.

What the Community Want

- A greater number of residents from Dunkeld responded to a wider range of themes that were found to be important, including Lifestyle and Character, Access, Connection and Transport. Again, Community Infrastructure and Facilities received was found to be the most important, with Natural Values and Environmental Risk and Infrastructure (servicing) and Access, Connection and Transport also found to be important by residents.
- A wider range of 'needed improvements' for the town was also observed. More social events were noted for the first time by one resident, including that of medical services, a theme park mentioned was advocated for, improvements to the supermarket among others. Improved waste collection, better roads and improvements to the pub were recurring mentions.
- Confirming the concerns of residents in other towns, better servicing of the road network connecting the towns and improved pedestrian and cyclist access was noted as needed infrastructure, for tourists as well as residents.

Key Aspects to be Updated in Strategic Planning Documentation

- See Council 2018 review (p.30) - Schedule 6 to the Design and Development Overlay (Dunkeld Larger Lot Residential Areas). In the case of Design and Development Overlay 6, the Schedule has been written to require a permit for all buildings and works. This was not the intended outcome of the Schedule. The Schedule needs to be re-written to explicitly state that a permit is not required except for specific works (and these need to be measurable). This is an urgent issue as it is having implications on Council's resources and delaying simple works.
- Retain existing Farming Zone on approaches to town; transition land use densities towards the threshold of the Grampians by rezoning parcels of land (excluding parcels closest to Victoria Valley Road) on the northern side Taylor Street currently in the Township Zone to Low Density Residential Zone or Rural Living Zone; Rezone 'main street' section of Parker street to C1Z to encourage consolidation of business uses and reduce permit requirements; retain existing flexibility in current land use zoning to allow for appropriate commercial development; develop design guidelines for new industrial development - apply DDO as part of any industrial zoning; rezoning appropriate land to LDRZ to offset rezoning undertaken to reflect environmental constraints; rezone land currently in smaller lots within the FZ at the eastern and western edges of town to RLZ . See 5.1 of Structure Plan for further proposed change to zones and overlay controls.
- Potential conflicts between land uses allowed under the Township Zone and the management of these conflicts. (Identified issue - Dunkeld Structure Plan, 2014).
- Need for more larger lot and 'rural lifestyle' residential opportunities. (Identified issue - Dunkeld Structure Plan, 2014)
- Opportunity for growth is encouraged primarily as infill development within the Township Zone - through existing lots within the town which have the potential for easy re-subdivision. (Identified issue - Dunkeld Structure Plan, 2014).

- Opportunity to protect the existing character of the town through the provision of 'design guidelines' responding to the character of different types of development, and implemented through a series of Design and Development Overlays. (Identified issue - Dunkeld Structure Plan, 2014).
- Opportunity identified for 'greenfield' type development within Dunkeld through the subdivision of existing larger lots within the boundaries of the town. Two areas are identified - an area to the north (in the 'northern residential precinct') and one to the south (around the Templeton Street / Recreation Road intersection) (Identified issue - Dunkeld Structure Plan, 2014).
- Opportunity for other types of residential growth in the adjoining areas through the introduction of the Rural Living Zone, on the basis of a 6ha minimum subdivision size for these areas. (Identified issue - Dunkeld Structure Plan, 2014).
- A Traffic & Pedestrian Management Plan is an initiative from the Dunkeld Structure Plan (2014).
- Challenges to the management of development within the town in relation to the threat of wildfire from the Grampians and also the threshold to the Wannon River floodplain. (Identified issue - Dunkeld Structure Plan, 2014).
- Significant review of the Dunkeld Structure Plan needs to be linked to seeing the effect of the Grampians Peak Trail on tourism, retail and land use needs in Dunkeld. (Data on the effect of GPT on Dunkeld is likely to emerge in next 2-3 years).
- Ensure a delicate mix of local and tourism services ensuring local sense of place is not eroded.
- Create a safer, more accessible and convenient environment that is not dominated by vehicles.
- Residential or service vehicles accessing the Township are contained in discreet and well-concealed car parking courts off the main street.
- Pursue the occasional infilling of inactive/non-contributory sites with responsive contemporary architecture containing ground level retail activity.
- Undertake a desktop scan of all existing UDFs and key points which inform future planning of each settlement.
- Dunkeld has a structure plan. Provide gaps analysis of existing strategic planning work (structure plans or other key docs) developed across all small towns, identifying any changes refinements required. This would also examine UDFs and have regard to the issues identified in existing community plans. Review recently collected feedback on Council Plan 2021-2025 as to local priorities.



GLENTHOMPSON

Town Summary

Glenthompson is a small rural town in western Victoria, situated on the Glenelg Highway 260km west of Melbourne, 48km north-east of Hamilton and 18km east of Dunkeld.

Originally, a small township named Yuppeckiar was built approximately five kilometres away, but it was moved to the present site of Glenthompson because of the construction of the railway linking Ballarat and Hamilton. Pastoral settlement in the Glenthompson area began in 1848, and the subdivision of the land began in 1853. Nowadays it is a very quiet country town that serves as a minor transport and services hub for the surrounding farming district.

The population has reduced in Glenthompson from the 2011 census, counting 264 people to the 2021 census which recorded 246. Its most notable landmark is the tall brickworks chimney that is also the symbol of the town's main industry for a period of time, as it provided bricks for regional buildings constructed in the post-war era. The brickworks is now closed but people can arrange a tour by appointment. Rose Cottage in McLennan Street was first built in 1850 and was used for business as a blacksmith, the local bakery, and the front room for dressmaking and alteration. In 1996 residents started the Glenthompson Historical Group Inc. which operates a museum out of the former Glenthompson Railway Station. The History Centre is open to visit on Sundays from 12pm or by appointment. St Peter's Anglican Church in McLennan St (Caramut Road) had the story of St Peter produced as a mural around the internal walls of the church. Local artist Gareth Colliton from Warrnambool used local identities in place of the traditional faces to produce this modern variation. The Church is open every day.

- Glenthompson is the only town with satellite NBN broadband, so there is the opportunity to attract worker-from-home 'lifestyles' to reside in Glenthompson now that internet connection provided with the redevelopment of the Rural Transaction Centre reduces the virtual barriers of employment
- Oaklands Hill Wind Farm; a renewable wind energy farm that has 32 wind turbines
- Canola fields

Vision

Residents wish Glenthompson to be positioned as the eastern gateway to the Southern Grampians Region, providing a township that is not only an attractive place to live and work but for tourists to pass through and appreciate its history, natural values and the quaint regional lifestyle on offer.

Hierarchy Order

Classed as “Rural Settlement”. The overall role of Glenthompson within the hierarchal network of small towns surrounding Hamilton is a supporting one, due to the following considerations:

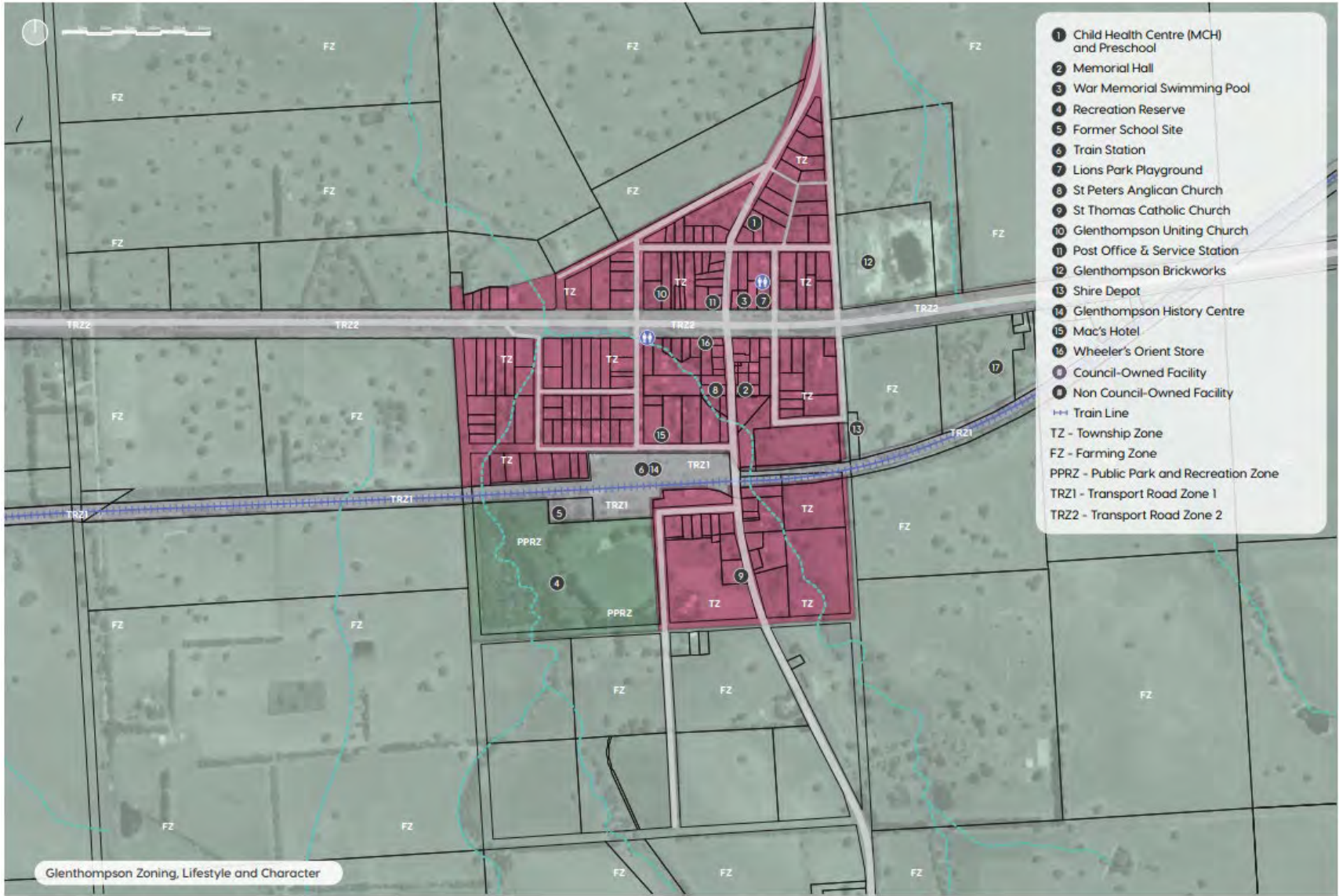
- Moderate to low provision of services, community infrastructure and retail/commercial opportunities.
- Low demand for housing and low supply of residential land.
- Relative isolation from key services and jobs, may indicate low suitability for rural living lifestyle.
- Indicates a consolidation of the towns existing features, allowing for some carefully planned growth in tourist and residential accommodation based on the individual town.

Existing Attributes

- The town is poorly serviced by community infrastructure with no kindergarten, primary or secondary school, hospital or medical centre or community centre located within the town. The town is well serviced by recreation infrastructure.
- Glenthompson has experienced very low levels of dwelling development activity. Property prices lower than the Shire median also indicate low demand for housing at present, a condition confirmed in consultation with real estate agents.
- The town is well located to respond to demand for housing and visitor accommodation generated by the Grampians National Park, however has less scenic values and topographical variation than nearby Dunkeld in support of a potential tourism role.
- Glenthompson is proximate to a substantial area of mineral exploration to the immediate east which, if mined, could lead to new employment in the area and housing demand in the town.
- There is limited capacity to accommodate additional housing in the town based on current zoning, lot size profile and the absence of sewer infrastructure.

Community infrastructure provision, as assessed by Council is described as follows:

Community Infrastructure	Location	Land Owner	Managed By	Facility Details
Glenthompson Memorial Hall	Glenthompson	Crown	State Government; CoM	Community Meeting Space
Glenthompson Recreation Reserve - Pavilion	Glenthompson	Crown	State Government; CoM	Community Meeting Space
Glenthompson Pool	Glenthompson	Other	Council	1 outdoor pool (25m)
Glenthompson Recreation Reserve	Glenthompson	Crown	CoM	1 x Football
Glenthompson Recreation Reserve – Multipurpose courts	Glenthompson	Crown	CoM	2 x Netball, 2 x Tennis
Glenthompson Recreation Reserve Playground	Glenthompson		State Govt (CoM)	Local (township)
Lions Park Playground	Glenthompson		Council	District (township)



Key items for consideration in ongoing Structure Planning:

Considerations

Community Infrastructure and Services

- Glenthompson lacks community facilities and social meeting points.
- There is limited patronage of Glenthompson pool and significant upgrades are required.
- Residents have limited access to emergency services.
- Infrastructure, services and activities to support wellbeing of youth and children are lacking.

Lifestyle and character

- Residents have to travel 40 minutes by car to the nearest supermarket for fresh fruit and vegetables.
- While Glenthompson is rich in history, the town doesn't currently maximise its tourist attractors.

Access, Connection and Transport

- The town lacks regular and consistent public transport options or active transport infrastructure.
- The high-speed road environment to the Glenelg Highway lacks amenity and poses safety risk for pedestrians.
- Inadequate signate at the Glenelg Highway/Cameron Street/McLennon Street intersection means trucks frequently U-turn in the middle of the Glenelg Highway as they miss the turn off to Ararat.
- Glenthompson is on the Ararat to Portland trainline, which has potential to be re-activated.

Infrastructure (servicing)

- There are no sewerage services in town and septic systems pose risk to both environment and human health.

Natural Values and Open Space

Constraints that may impact future development include:

- FFG covers most of the town and land surrounding the town boundary with some native vegetation requiring a permit for removal located about 800m northwest of the town.
- Public green spaces are poorly maintained.

Opportunities

The following list of opportunities was developed to reflect previous strategic work and community engagement results.

Community Infrastructure and Services

- Repurpose pool / reinvest in alternative community infrastructure.
 - Reduce pool service to a splash pad.
 - Invest in making meeting hall accessible.
 - Improve playground or skatepark.
 - Develop the former school site.
- Investment in community hall
 - Build accessible facilities.
 - Implement programming of activities for young people and families.
- Improve access to fresh produce.
- Support energy economies
 - Investigate how to foster/hasten the development of a renewable energy economy in the area – esp. Wind and solar.
 - Investigate how to leverage potential economic development associated with the Stavelly mining operations.
- Upgrade capacity at Dunkeld police station
 - Address limited presence of police in area.
 - Test whether Glenthompson is adequately serviced/residents have adequate access to emergency services.

Lifestyle and character

- Celebrate history.
 - Introduce wayfinding signage.
 - Introduce dual street names to reflect aboriginal history.
 - Provide historical information at key sites (linked to app with audio).
- Activate the public realm.
 - Investigate repurposing former brick works site.
 - Restore and promote the heritage significance of the railway station and hotel.
 - Activate and revitalise old shops through artist residencies.
 - Signage at town entrance to welcome visitors and promote attractiveness as a destination.
 - Fund mural on mechanics hall to foster town beautification.
 - Deliver creek walk and dam beautification.

Access, Connection and Transport

- Improve walking and cycling paths
 - Improve walking and cycling path to Dunkeld (such as Yuppeckiar Creek Walk).
 - Deliver an accessible shared path network.
- Improve bus services
 - Continue to advocate to dot for improved frequency on Ballarat-Hamilton-Mt. Gambier route.
 - Support the creation of a local transport forum to come up with solutions to local transport and seek funding through the Victorian Government Flexible Local Transport Solutions program.
- Advocate to Department of Transport for road safety improvements.
 - Broad and ongoing road renewal.
 - Signage to direct trucks to avoid using brakes to reduce noise pollution.

Infrastructure (servicing)

- Investigate alternative wastewater management solutions
 - Pursue rectification/mitigation of off-site discharge.
- Improve waste management services
 - Provide additional facilities around public spaces.
 - Deliver skip or smart bins for visitors existing the National Park.

Natural Values and Open Space

- Invest in reducing bushfire risk.
 - Reduce grass loading on streetscapes.
 - Provide community water tanks/ overhead fill in areas with non-reticulated water supply.
 - Address lack of water supply to 4000-8000sqm lots.
 - Investigate how to reduce risk of chemical spills from pool/water treatment plant in event of Bushfire.
 - Improve telecommunications infrastructure (including areas in between towns).



Housing Response

All residential land supply in Glenthompson is zoned TZ. There is the potential to add a further 13 new Rural Living lots to the supply. There is limited capacity to accommodate additional housing in the town based on current zoning, lot size profile and the absence of sewer infrastructure.

There is opportunity for resource extraction in Southern Grampians, including near Glenthompson to increase into the future. This is likely to drive additional future demand for housing, particularly in towns such as Glenthompson.

What the Community Wants

Residents in Glenthompson viewed Community Infrastructure and Facilities as the most important theme, with Access Connection and Transport as considerably important too. Lifestyle and Character and Infrastructure (servicing) and Natural Values and Environmental Risk were noted too.

Residents advocated for improvements to existing walking tracks are needed, which aligns with Access Transport and Connection receiving the most attention from residents. Most residents mentioned improvements to the commercial centre, which is assumed to refer to general uplift of the area. Better recycling, better sewage and reopening the pub are also noted as important.

Reflecting the findings from other towns and those of the Intercept Survey, residents viewed all themes as needing funding and greater planning on behalf of Council, in particular with regards to Community Infrastructure and Facilities and Infrastructure (servicing). Community needs, such as a local GP, a men's shed and retainment of the local pool were noted as needed improvements whilst a greater number of social gathering opportunities were also argued for, such as morning tea in the super room.

Tourist accommodation and active street frontages as well as revitalizing old shops, all to encourage greater tourist numbers, similar to that of other towns were noted.

Road safety improvements and clear parking markings, particularly for Memorial Road were argued for as well as improvements, and as previously noted in other towns, greater accessibility for pedestrians was also advocated for. Interestingly, the return of the passenger rail for the town was requested, as were other improvements to local public transport, such as a community bus service.

Key Aspects to be Updated in Strategic Planning Documentation

- Investigate delivery of township plan
 - Position Glenthompson as the “eastern gateway” to Southern Grampians region
 - Identify infrastructure needs
 - Review zoning regime and lot sizes



PENSHURST

Town Summary

Penshurst is situated on a sensitive groundwater environment near an extinct volcano at the intersection of four major highways, 30km south of Hamilton. There is a natural spring of significance to the region's Traditional Owners, the Eastern Maar located within the Botanic Gardens. The town had a population of 491 as of the 2021 census, representing a slight population increase (22 people) from 2011.

Vision

Being a small regional town, Penshurst could increase its stature in the hierarchy of towns and ensure that it grows as a healthy, happy and connected places for people to live, whilst encouraging growth in tourism and associated activities. Through this, Penshurst should enhance and add to its community assets to ensure that it grows as a viable and liveable community. Finally, considering Penshurst has wonderful natural environs and features, these assets should be sustained and preserved for future generations.

Hierarchy Order

Classed as "Lifestyle Rural Settlement". The overall role of Penshurst within the hierarchal network of small towns surrounding Hamilton is a supporting one, due to the following considerations:

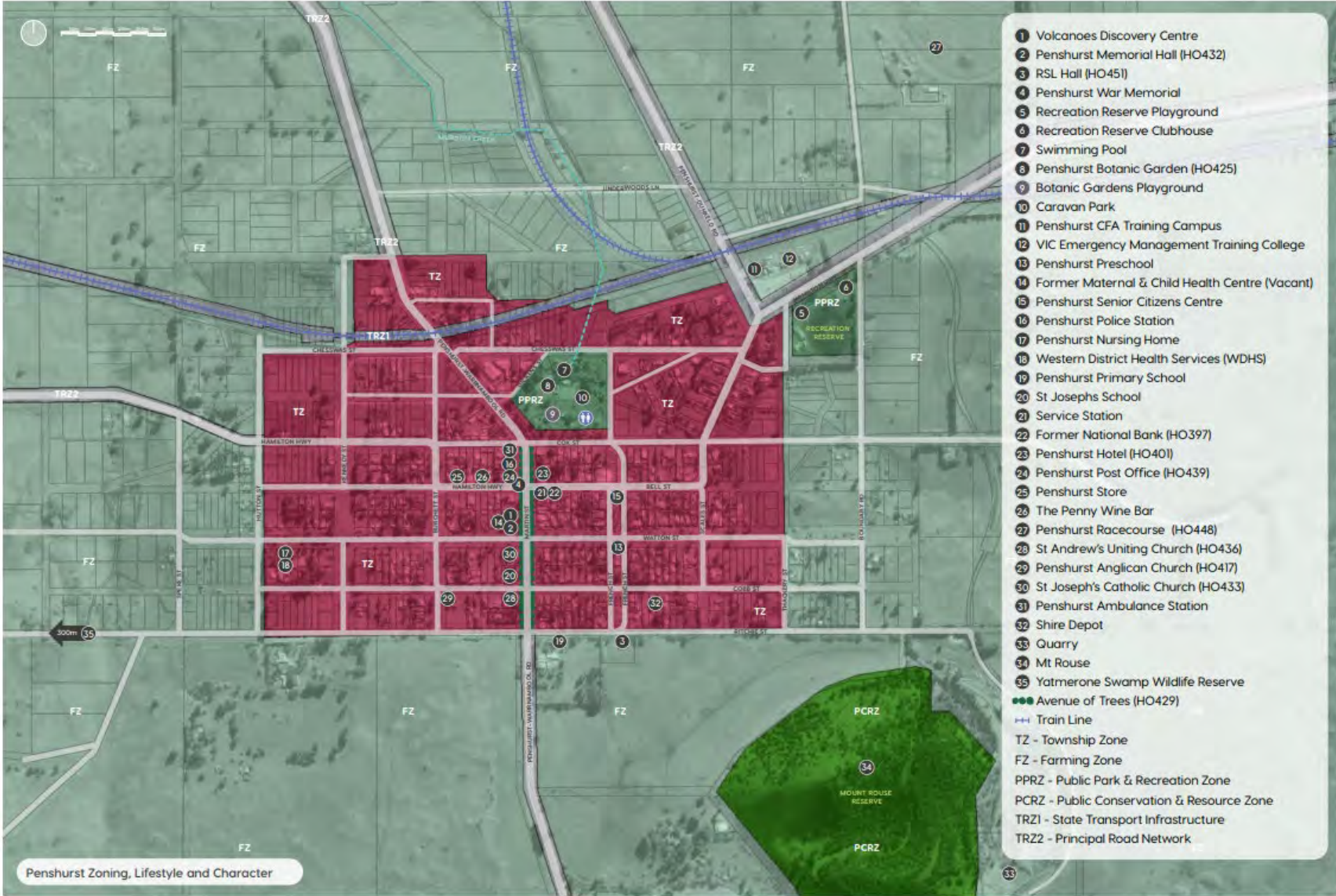
- Moderate to high provision of services, community infrastructure and retail/commercial opportunities.
- Lower demand for housing alongside underutilized supply.
- Combination of demand indicators point to moderate suitability to accommodate demand.
- Indicates suitability for incremental change and growth that builds on the opportunities within the town.
- Increase in residentially zoned land could increase demand and thus place the town in the category above.

Existing Attributes

- Peshurst is a rural service centre which provides a district role to township and rural residents and provides key community infrastructure, including a kindergarten, primary school and medical centre.
- The town is currently unsewered; however, Wannon Water is investigating opportunities to introduce reticulated sewer infrastructure to the town.
- Close proximity to Hamilton is the main advantage of Peshurst in terms of accommodating future demand, along with the availability of community infrastructure.
- The lack of sewer restricts urban development in the town – only 3 new dwellings have been approved since 2014/15. The median house price in the town is \$310,000, approximately \$40,000 lower than the Southern Grampians median price.
- Discussions with real estate agents indicated that towns proximate to Hamilton are popular with buyers and would be expected to achieve good short-term sales rates if new township land was made available.
- Peshurst is a logical location to support moderate urban growth given proximity to Hamilton, the prospect of reticulated sewer and good supply of community infrastructure.

Community infrastructure provision, as assessed by Council is described as follows:

Community Infrastructure	Location	Land Owner	Managed By	Facility Details
Penshurst Memorial Hall	Penshurst	Crown	State Government; CoM	Community Meeting Space
Penshurst Bowls Club	Penshurst	Crown	Council; CoM	Community Meeting Space
Penshurst Recreation Reserve - Pavilion	Penshurst	Crown	State Government; CoM	Community Meeting Space
Penshurst Senior Citizens	Penshurst	Crown	Council	Community Meeting Space
Penshurst Pool	Penshurst	DELWP	Council	1 outdoor pool (25m)
Penshurst Recreation Reserve	Penshurst	Crown	CoM	1 x Cricket, 1 x Football, 2 x Netball, 2 x Tennis
Penshurst Bowls Club	Penshurst	Crown	CoM	1 x Lawnbowls
Penshurst Recreation Reserve Playground	Penshurst		State Govt (CoM)	Local (township)
Penshurst Botanic Gardens Playground	Penshurst		Council	District (township)
Penshurst Kindergarten	Penshurst	Council	CPSG	Sessional



Key items for consideration in ongoing Structure Planning:

Considerations

Community Infrastructure and Services

- The swimming pool in Peshurst is in poor condition, has low visitation and high operating costs.
- Peshurst lacks community space.
- The caravan park which adjoins the Recreation Reserve is of a low standard, with limited infrastructure and no on-site supervision.

Lifestyle and character

- A high proportion of activity space in the town centre is apparently vacant; Peshurst does not have a supermarket.
- The amenity of the streetscape requires improvement, especially Bell and Martin Streets.
- The built form of the township better reflects historical uses and is poorly equipped to meet current needs.

Access, Connection and Transport

- The Botanic Gardens lack shared paths infrastructure.
- Broad an ongoing road renewal is needed – roads are not fit for purpose as they are based on decades old traffic and freight patterns.
- Public transport access is limited.

Infrastructure (servicing)

- The most densely populated settlement without reticulated sewerage. This poses significant risk to human and environmental health.

Natural Values and Open Space

Several environmental constraints may inhibit development in certain areas of the town ship and its surrounds:

- FFG are located around the township boundary within a kilometre of the town, including Bandicoots, Readers Daisy, Australasian Shoveler, and Magpie Geese, among others.
- The lack of sewerage infrastructure has resulted in high levels of blue-green algae in the spring located within the Botanic Gardens, and poses a high risk of contamination of local rivers, wetlands and waterways.
- Some facilities in the Botanic Gardens require upgrades.
- The groundwater aquifers underlying the town are currently undervalued.



Penshurst Natural Values and Open Space



Opportunities

The following list of opportunities was developed to reflect previous strategic work and community engagement results.

Community Infrastructure and Services

- Investigate repurposing of swimming pool into a splash park or neighbourhood hub.
- Investigate value of delivering a neighbourhood hub to Peshurst.
- Provide support to schools and kindergarten.

Lifestyle and character

- Better leverage Peshurst's location on the Great Southern Touring Route.
- Maximise increased tourism opportunities generated by delivery of Peshurst Volcanic Discovery Centre.
- Seek funding to undertake a streetscape revitalisation project, involving improvements to building facades and street tree plantings.
- Investigate how to better utilise vacant heritage buildings.

Access, Connection and Transport

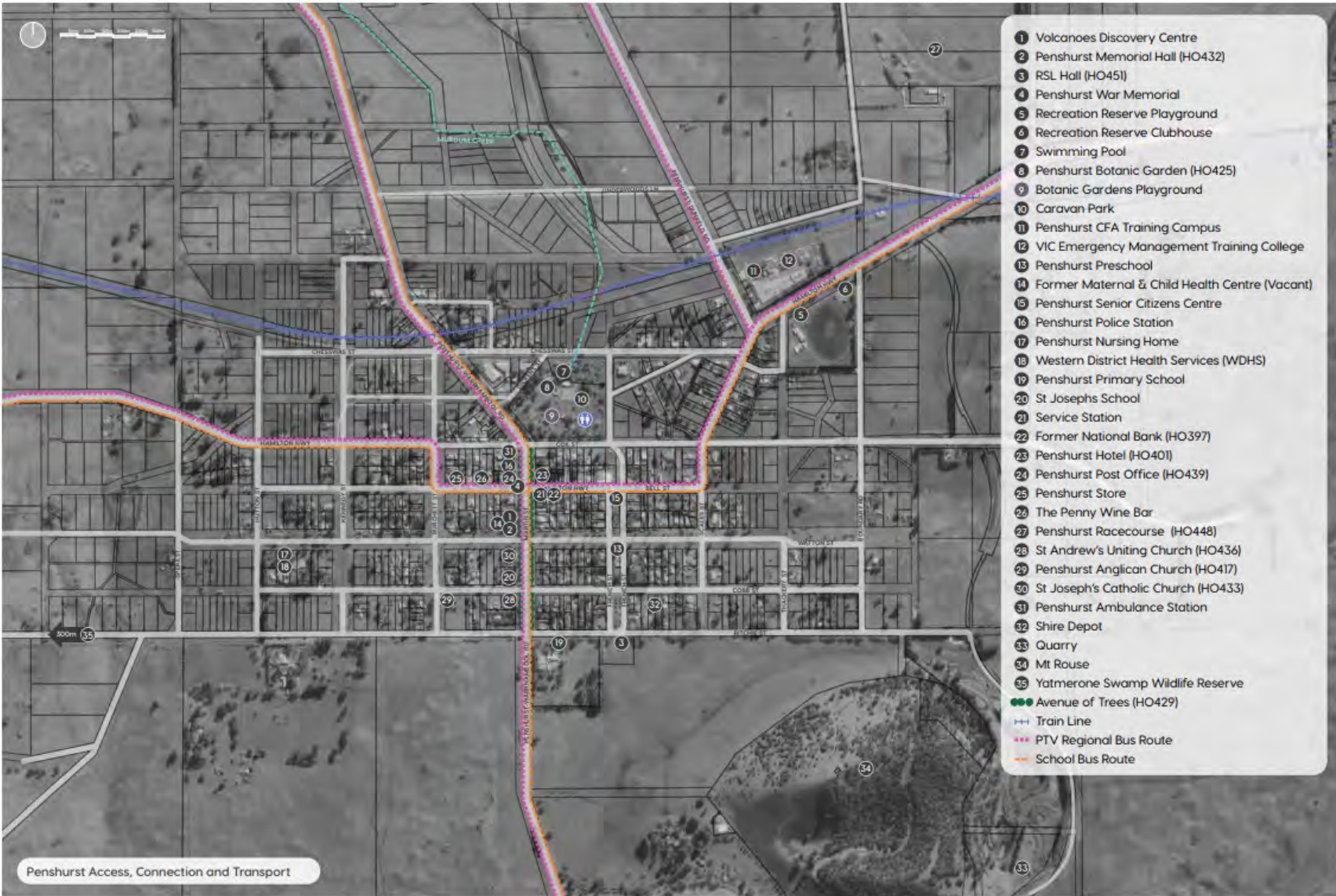
- Advocate to Department of Transport for broad and ongoing road renewal.
- Continue to advocate to Department of Transport to improve bus service.
- Explore potential to purchase a community bus and local school bus.
- Improve shared paths and active transport connectivity.
- Create a walking and cycling loop that connects the Botanic Gardens.
- Improve the walking track to Mount Rouse and Yatmerone Wildlife Reserve.
- Deliver signage and bicycle parking facilities in Botanic Gardens.

Infrastructure (servicing)

- Finalise funding model for Peshurst adaptive wastewater scheme, to be delivered with Wannan Water.

Natural Values and Open Space

- Investigate the groundwater aquifers underlying Peshurst and surrounds and identify environmental, Indigenous and cultural significance and interconnection with the Mt Rouse volcano and nearby Wetlands including Yatmerone.



Housing Response

Residential land in Peshurst is all zoned TZ. There is potential capacity to accommodate 43 new lots, with 1 additional infill lot. Peshurst is well placed in terms of relative proximity to several larger settlements including Hamilton, Dunkeld and Warrnambool and is currently the subject of a wastewater pilot project which could result in greater urban lot development being possible in the future.

What the Community want

Contrary to most of the precious towns, Lifestyle and Character was mentioned the most while the remaining four themes were also noted as important but less frequently.

Road improvements, telecoms and medical services also received attention from residents.

Issues relating to Infrastructure (servicing), Lifestyle and Character and Access, Connection and Transport were brought up the most, suggesting that aspect of the natural environment and Community Infrastructure were regarded as less in need of improvement. However, a GP, and long term day care facilities were noted as needed aspects of Community Infrastructure as well as promoting funding for infrastructure upgrades to the kindergarten. Additionally, specific improvements to the Caravan Park, such as toilet upgrades were also noted.

General improvements to pedestrian and bicycle access, road safety and way finding measures were noted.

Key Aspects to be Updated in Strategic Planning Documentation

- Require land owners to provide own infrastructure to provide water access in less concentrated urban areas as part of building permit, e.g. 10000L water tank with fitting for fire truck. Triggers in planning system needed.
- Peshurst is a good candidate town for consideration of rural living, especially with its support services (schools, local retail, quality open space, WDHS health centre etc).
- Vision of community infrastructure needs.
- Investigation areas for rural living/residential development and logical zone changes around existing townships in map form.



TARRINGTON

Town Summary

Tarrington is a village located 15km south east of Hamilton with a strong German heritage, originally named Hochkirk by its German founder in 1853. At the 2021 census, Tarrington had a population of 467, which is a slight increase (additional 16 residents) since 2011.

The town has a large Lutheran Church, along with a school, church, hall, oval, cafe/restaurant, computer repair service, quarry, day-care centre and a fire station. The township also supports a dedicated 10-kilometre cycling track, which links through the Henty Wine Region. The town is recognised for its local tourist attraction of hay bale art as part of the annual Laternenfest.

Vision

Tarrington will be a place that makes the most of its existing and improved recreational and natural landscape features. By providing a range of housing options including heritage cottages and houses and low density rural lots, it will be a lifestyle choice for a diversity of people. Through community gathers and events, we will recognize and celebrate our past and our community values. We will retain the village of our community whilst supporting the growth and attraction of appropriate business and cultural activities.

Hierarchy Order

Classed as “Lifestyle Rural Settlement”. The overall role of Tarrington within the hierarchal network of small towns surrounding Hamilton is a supporting one, due to the following considerations:

- Moderate to high provision of services, community infrastructure and retail/commercial opportunities.
- Lower demand for housing alongside underutilized supply.
- Combination of demand indicators point to moderate suitability to accommodate demand.
- Indicates suitability for incremental change and growth that builds on the opportunities within the town.
- Increase in residentially zoned land could increase demand and thus place the town in the category above.

Existing Conditions

- Tarrington is located in close proximity to Hamilton and is only 9km from the Hamilton CBD. The western edge of the Tarrington RLZ is only 1.3km from the eastern edge of the Hamilton RLZ.
- No reticulated sewer is available and the town is relatively poorly serviced by community infrastructure, with only a primary school.
- 11 new dwellings have been approved since 2014/15 (4% of all approvals in Southern Grampians), and agents identified that there is moderate demand for housing in the town given proximity to Hamilton.
- The Tarrington Structure Plan encourages economic growth of the town including through increased tourism and agri-businesses. Any such increase in economic activity has the potential to underpin residential demand within the town.
- Tarrington is well located to accommodate future development, with the town located 10 minutes east of Hamilton and in close proximity to the rural living zone areas of Hamilton. Proximity to employment and services in Hamilton is one of the main drivers of housing demand in the Shire.
- The lack of community infrastructure in Tarrington is a key weakness, indicating that a potential future role in accommodating lower density (off-sewer) could be contemplated by the Strategy subject to a constraints assessment.

Community infrastructure provision, as assessed by Council is described as follows:

Community Infrastructure	Location	Land Owner	Managed By	Facility Details
Tarrington Recreation Reserve - Pavilion	Tarrington	Crown	State Government; CoM	Community Meeting Space
Tarrington Recreation Reserve	Tarrington	Crown	CoM	1 x Cricket
Tarrington Recreation Reserve - Tennis courts	Tarrington	Crown	CoM	3 x Tennis
Tarrington Recreation Reserve Playground	Tarrington		State Govt (CoM)	District (township)



Key items for consideration in ongoing Structure Planning:

Considerations

Community Infrastructure and Services

- Tarrington lacks a community hall
- Improvement to facilities at community park are required.

Lifestyle and character

- Highway trees require increased maintenance to better contribute to amenity.
- Street layout of Main Street encourages speeding and through-movement.

Access, Connection and Transport

- Broad an ongoing road renewal is needed – roads are not fit for purpose as they are based on decades old traffic and freight patterns.
- Bicycle and pedestrian infrastructure needs improvements and increased wayfinding signage

Infrastructure (servicing)

- Tarrington is not serviced by reticulated sewerage.
- Overhead powerlines negatively impact the amenity of the public realm.

Natural Values and Open Space

Prohibitive environmental factors that may impact on future development include:

- FFG values, include Eastern Banded Bandicoot, Stripped Legless Lizard among others.



Opportunities

The following list of opportunities was developed to reflect previous strategic work and community engagement results.

Community Infrastructure and Services

- Promote and develop Arts and Culture through community events.
- Invest in placemaking at the Recreation Reserve
- Advocate for funding to upgrade facilities at Recreation Reserve, including provision of new community centre.

Lifestyle and character

- Upgrade interpretative signage along historic walk
- Enhance Tarrington's main street.
 - Deliver improvements to bus stop, post office box, telephone space, landscaping and pavement treatments.
 - Introduce traffic calming and urban design/landscaping treatments to slow through-traffic and encourage lingering in town.
 - Investigate civic art to highlight key buildings and improve visual amenity.
 - Better maintain vegetation on verges
- Explore creative utilisation of Water Tower

Access, Connection and Transport

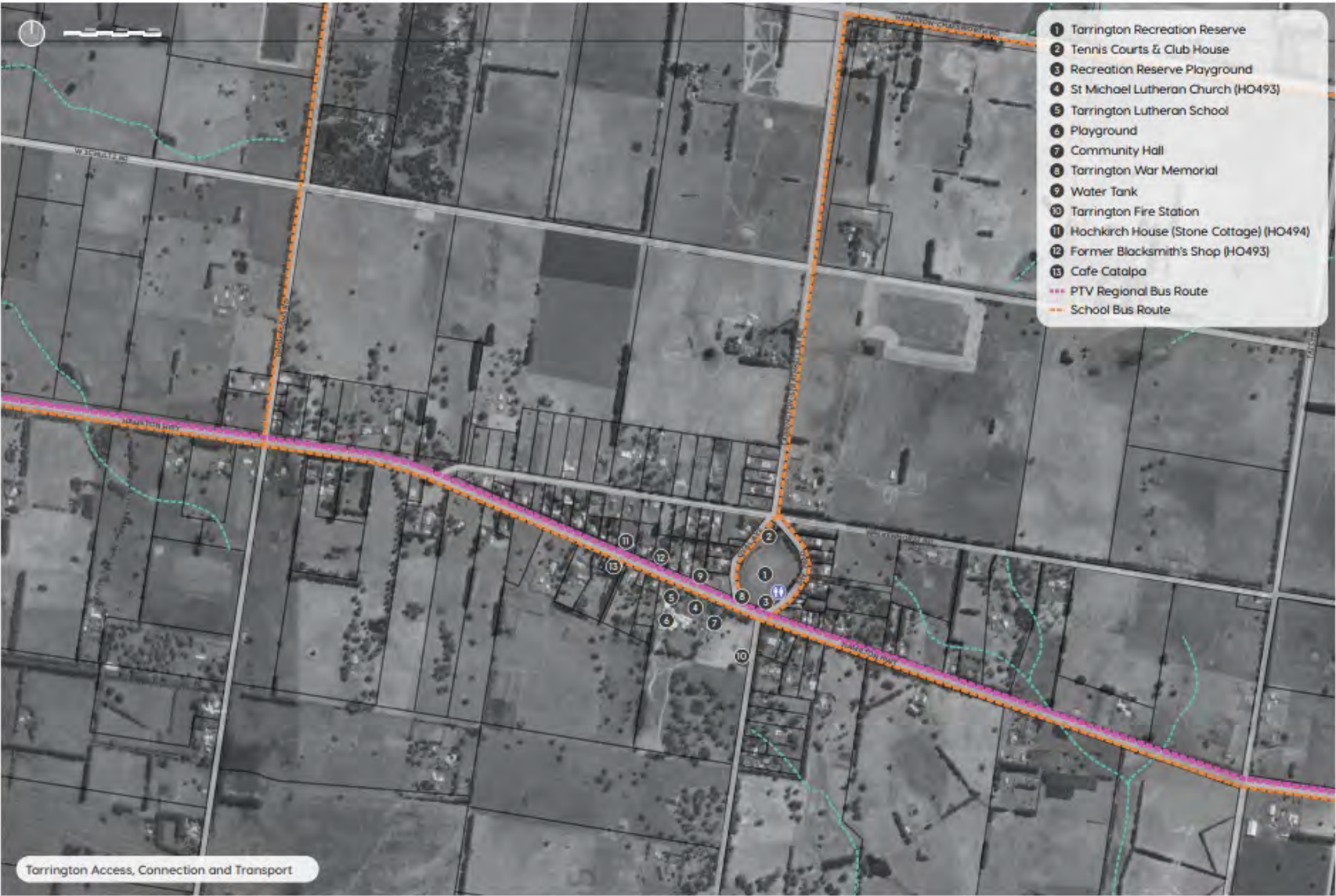
- Improve active transport infrastructure and connectivity.
 - Deliver regular rest stops/shaded seated areas on the path to Hamilton.
 - Improve quality of shared path to Hamilton and provide increased wayfinding signage.
 - Explore opportunities to develop pedestrian nodes within the wide Hamilton Highway road reserve
 - Provide a shared path connection to the highway crossing to join the Community Park to the Main Street pedestrian network
- Continue to advocate to Department of Transport to improve quality and safety of road network.

Infrastructure (servicing)

- Provide community water tanks or overhead fill supply to areas with non-reticulated water supply to protect against bushfire

Natural Values and Open Space

- Continue to support the implementation of the Community Park Masterplan and the development of the Tarrington Community Park as a community and sporting facility.
- Explore the enhancement of stands of native vegetation throughout the town through the addition of native understorey planting.
- Apply the Vegetation Protection Overlay to significant stands of vegetation.



Housing Response

Residential land in Tarrington is zoned RLZ1 and TZ. There is the capacity to add an additional 11 new lots and 11 potential infill lots to the residential and supply. Tarrington has experienced moderate levels of housing increase in recent years and is well-located to accommodate demand for lower density / lifestyle development. There is the possibility to investigate the relative suitability of Tarrington to accommodate lifestyle demand to support the housing role of Hamilton. The capacity of existing zoned land in Tarrington is severely limited by the absence of reticulated sewer.

What the Community Wants

Community Infrastructure was noted as the most important theme that needs to be addressed whilst café/restaurants were also mentioned as the improvements or additions that were needed most for the town.

Aspects of Community Infrastructure and Facilities, Lifestyle and Character and of the Natural Environment were mentioned the most. Specific point so improvements for residents include parking additions and playground enhancements.

In addition to this, residents also advocated for investment into civic art to highlight the character of town and improve visual amenity.

Key Aspects to be Updated in Strategic Planning Documentation

- Tarrington has a structure plan. Provide gaps analysis of existing strategic planning work (structure plans or other key docs) developed across all small towns. This would also examine UDFs and have regard to the issues identified in existing community plans. Review recently collected feedback on Council Plan 2021-2025 as to local priorities.
- Provide a critique of existing structure plans, identifying any changes refinements required. Review recently collected feedback on Council Plan as to local priorities.
- Potentially introduce By-Law to assist Council in further regulating land owners to maintain through regular servicing; plan and undertake maintenance and renewal of existing municipal and non-private water and drainage systems.
- In considering future growth and development of Tarrington, Council may contemplate a review and potential amendment to the existing Planning Scheme to integrate the provision of waste water management initiatives for a suite of lot sizes in potential residential areas in unsewered Townships.
- 2018 Planning Scheme Review states that Tarrington does not require urgent rezoning.
- Requiring land owners to provide own infrastructure to provide water access in less concentrated urban areas, as part of building permit. E.g. 10000 water tank with fitting for fire truck. Triggers in planning system needed.
- Vision of community infrastructure needs.
- Investigation areas for rural living/residential development and logical zone changes around existing townships in map form.

APPENDICES





Council Policy

<h3>DISPOSAL OF ABANDONED VEHICLES POLICY</h3>	Date Adopted:	
	Adopted By:	Council
	Review Due:	2027
	Responsible Officer:	Manager Strategy and Regulation
	Directorate:	Wellbeing, Planning and Regulation
	EDRMS No:	

PURPOSE

The purpose of this policy is to provide guidance for Council Authorised Officers when impounding and disposing of abandoned vehicles collected from within the Shire.

DEFINITIONS

- SGSC** Southern Grampians Shire Council
DAV Disposal of Abandoned Vehicles Policy

APPLICATION AND SCOPE

This Policy applies to any vehicle impounded by Council's Authorised Officers.

GENERAL PROVISIONS

SGSC must control vehicles that have been left abandoned, unregistered or dangerously parked within the Municipality, and has the power under the provisions set out in *Local Government Act*, to implement and administer Councils Local Laws to impound vehicles and hold them until ownership can be proven for their return.

Community Local Law No.1 of 2022; Section 79

Abandoned, Unregistered or Derelict vehicles in a public place.

- (1) *A person must not, without permit, leave any derelict, abandoned or unregistered vehicle, or allow such a vehicle to remain on any public place or council land other than a road.*
- (2) *Where a vehicle left standing on a road, public place or council land is unregistered or has been left standing between 24 hours and 7 consecutive days and is derelict or abandoned, the vehicle and anything on or in the vehicle may be impounded by the Authorised Officer.*

If after three months, Council is unable to locate the owner of an impounded vehicle, via Vic Roads, Victoria Police or other means, these vehicles will be put up for tender to be sold, in line with Councils general "Disposal of Assets Policy".

The tender process is as follows:

- Once a vehicle is impounded and stored at the Council yard, all possible identification information "must" be collected, the vehicle photographed and recorded where it is located at the Hamilton Depot.
- This information is to be then transferred in the DAV register, which will enable all compliance staff to be able to track all vehicles from pick up to disposal.
- After a period of three months and once efforts to locate the owners of the impounded vehicles, via VicRoads, Victoria Police or contact with the owner are exhausted, SGSC will advertise for sale by tender via public notice in the Hamilton Spectator.
- The price accepted must be higher than the reserve set on each individual vehicle to ensure councils costs are covered, i.e., towing and administrations fees.
- Approval of the successful tender will be decided by a Council Authorised Officer, (within the Wellbeing, Planning and Regulation directorate)
- Once the successful bidder is notified, the vehicle "must" be paid for and collected, no more than seven days after the notification.
- If the vehicle is not collected within the allotted time frame, the sale will be cancelled and the second highest bidder, will then receive notification that they are now the successful tender.

Final disposal

If after a period of four weeks after the vehicle has been offered for tender and has not been sold, the vehicle will be offered to the Hamilton SES (or other emergency services agency) for road rescue training and recorded or sold for scrap metal.

IMPLEMENTATION

Following the adoption of this policy, Authorised Officers will commence its implementation for any existing vehicles and then any new vehicles impounded by SGSC.

CHARTER OF HUMAN RIGHTS COMPLIANCE

It is considered that this policy is compatible with the relevant human rights identified in the *Charter of Human Rights and Responsibilities Act 2006 (Vic)*.

GENDER EQUALITY COMPLIANCE

It is considered that this policy is compatible with the relevant gender equality principles identified in the *Gender Equality Act 2020*.

Is a Gender Impact Assessment required?

- Yes (*legally required for all policies that have a direct and significant impact on the public*)
- No (*please provide an explanation why a Gender Impact Assessment is not required*)

ASSOCIATED DOCUMENTS

Southern Grampians Shire Council Disposal of Assets Policy.

REVIEW

This Policy must be reviewed a minimum of every four years or in-line with legislative change.

AUTHORISED

CEO Tony Doyle

Signature

Date

OR

Adopted at Council Meeting on {INSERT DATE}.

END